

STAFF REPORT

Date: September 27, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC23-00055 (Diaz Masonry) Ordinance Adoption – Bill No. 7248 Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±0.65 acre site consisting of three parcels located on the north side of Western Road, ±170 feet east of its intersection with Panther Drive from Single -Family Residential - 8 units per acre (SF-8) to Mixed Employment (ME); together with matters which pertain to or are necessarily connected therewith.

From: Brook Oswald, Associate Planner

Department: Development Services - Planning

Summary:

The request is to amend the zoning district on a ±0.65 acre site from Single-Family Residential - 8 units per acre (SF-8) to Mixed-Employment (ME). The site is located approximately 170 feet northeast of the intersection of Panther Drive and Western Road and the surrounding area is a mix of residential, industrial, and unincorporated residential large lots. The requested amendments are comparable and compatible with the surrounding area development, provide a transition between existing and future uses, and public infrastructure and services are available. Staff and Planning Commission could make all applicable findings and recommends approval subject to a Regional Plan conformance review by the Truckee Meadows Regional Planning Commission for the associated Master Plan amendment.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

September 13, 2023 Council approved the first reading.

Ayes: Breckus, Ebert, Martinez, Reese, Taylor

Nays: None

Abstain: None

Absent: Duerr, Schieve,

Financial Implications:

No financial concerns have been identified.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council adoption of Ordinance No. _____

Proposed Motion:

I move to adopt Ordinance No. _____

Attachments:

Ordinance