

STAFF REPORT

Date: August 10, 2022

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Ordinance Adoption – Bill No. 7213 Case No. LDC22-00069 (Allen Glen Drive Zoning Map Amendment) Ordinance to amend a zoning map from Large-Lot Residential – 1 unit per acre (LLR-1) to Multi-Family Residential - 14 units per acre (MF-14). The ±2.0 acre project site consists of two parcels located northeast of the terminus of Allen Glen Drive. The site has a Master Plan land use designation of Mixed Neighborhood (MX).

From: Grace Whited, Associate Planner

Department: Development Services - Planning

Summary: The applicant is requesting a rezoning from Large-Lot Residential – 1 unit per acre (LLR-1) to Multi-Family Residential – 14 units per acre (MF-14). The ±2.0 acre subject site consists of two parcels located northeast of the terminus of Allen Glen Drive. The current Large-Lot Residential - 1 acre minimum lot size (LLR-1) zoning district does not conform to the Mixed Neighborhood (MX) Master Plan land use designation. The proposed change to Multi-Family Residential – 14 units per acre (MF-14) zoning will bring the parcels into conformance and will be more consistent with the surrounding residential zoning districts than the nonconforming LLR-1 zone. Staff and Planning Commission recommend approval of the zoning map amendment.

Alignment with Strategic Plan:

- Economic and Community Development:
 - Implement the Master Plan to support revitalization of urban areas and well-designed neighborhoods
 - Enhance procedures to comprehensively evaluate the environmental, infrastructure, and service impacts/benefits of developments

Previous Council Action: There is no recent Council action relevant to this item.

Background: The Planning Commission staff report (**Exhibit A**) analyzed compatibility with the surrounding land uses, as well as conformity with the Master Plan. The proposed zone change from LLR-1 to MF-14 appears to be consistent and compatible with land uses in the immediate

vicinity. Existing development includes single-family detached to the east, single-family attached to the south, and multi-family development to the west and north of the subject site. The proposed MF-14 zoning would serve as a transition from the lower density single-family to the east to the higher density multi-family to the west. The MX designation was assigned to the site through the *ReImagine Reno* Master Plan. This designation supports single-family and small multi-family projects. Similarly, the MF-14 zoning designation supports small multi-family and single-family projects while the LLR-1 designation supports large one acre lot single-family detached projects.

Discussion: Minutes from the June 15, 2022 Planning Commission hearing are included in **Exhibit B**. The applicant's representative gave a presentation at the hearing noting that the proposed MF-14 zoning will bring the site into conformance with the Master Plan and that it is more compatible with the area. Staff reiterated the conformance with the MX Master Plan land use designation and the compatibility with the surrounding land uses. Public comment included concerns regarding traffic and parking. Planning Commission had no discussion or questions. The request was approved five in favor, none opposed, and two absent.

Financial Implications: None at this time.

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:

Case Maps
Ordinance