

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** November 2, 2022

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan amendment from Suburban Mixed-Use (SMU) to Industrial (I), and; 2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ±4.41 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395.

**From:** Grace Whited, Associate Planner

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**Ward #:** 4

**Case No.:** LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)

**Applicant:** Jeff Lynch, Sierra Developments, LLC

**APN:** 082-851-01, 082-851-02, and 082-851-03

**Request:** **1) Master Plan Amendment:** From Suburban Mixed-Use (SMU) to Industrial (I);  
**2) Zoning Map Amendment:** From General Commercial (GC) to Industrial Commercial (IC).

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission.

**Summary:** The ±4.41 acre subject site consists of three parcels located directly north of the intersection of Panther Drive and U.S. Highway 395. The site is currently accessed by Panther Drive from North Virginia Street and Western Road. This is a request for 1) a Master Plan amendment from Suburban Mixed-Use (SMU) to Industrial (I); and 2) a zoning map amendment

from General Commercial (GC) to Industrial Commercial (IC). The requested amendments are displayed graphically in the provided Master Plan and zoning comparison display maps (**Exhibit A**). Key issues related to the request consist of: 1) compatibility of the proposed amendments with surrounding zoning and land uses; and 2) conformance with the Master Plan. The proposed I Master Plan land use designation and IC zoning district are appropriate and compatible with the surrounding land uses and zoning.

**Background:** The subject parcels are currently vacant. The site was designated as Neighborhood Commercial (NC) in the Panther Valley Neighborhood Plan, which was adopted in 1992 and replaced in 2006 with standard Master Plan and zoning designations. In 2018, a zone change from NC to Community Commercial (CC) was adopted by City Council. Following the zone change, the subject site was entitled for 49 single-family townhomes and ±15,246 square feet of commercial space. This project was never developed, and the site remains vacant. CC zoning was converted to GC during the Reno Municipal Code (RMC) Title 18 update.

**Analysis:** Outside of concentrated nodes and corridors, the existing SMU Master Plan designation is intended for low to moderate density development. The proposed I Master Plan designation is intended to provide industrial uses such as warehouse, manufacturing, and flex spaces. The proposed IC zoning district is a light industrial district that conforms to the proposed I Master Plan designation and is compatible with the surrounding land uses.

**Land Use Compatibility:** The project site is well suited for I and IC designations. Although there are single-family homes to the north of the site, the subject parcels are characterized by neighboring industrial buildings to the east and west, regional power lines through the site, and U.S. Hwy 395 directly to the west. The general area is bound by US 395 to the west, is surrounded by the railroad tracks to the south, east, and north, and consists primarily of industrial property with the remaining ±34% of the area identified as residential. The railroad that outlines this neighborhood provides a buffer and a clear separation for the residential neighborhoods on the south and east of the railroad tracks east of US Highway 395.

The proposed IC zoning is intended for a mix of light industrial and commercial uses. A comparison of allowed land uses between the existing GC and proposed IC zoning districts is provided in Exhibit B. Future development of the site will be subject to both the residential adjacency standards of Reno Municipal Code (RMC) and the discretionary site plan review process. RMC has standards to help mitigate any potential impacts for a non-residential project near a residential development. These standards include mitigation for noise, lighting, setbacks, and signage. Additional site specific requirements may be applied at time of development through the discretionary review process. The proposed zoning is compatible with the surrounding area and would allow for activation of an infill location where public infrastructure and services are in-place.

**Development Standards:** A comparison of the bulk/dimensional standards for the existing and proposed zoning districts are noted in the table below. With the discretionary review processes identified previously, the allowed setbacks, building height, and other development standards for the proposed IC zone is compatible with the area. The comparison of dimensional standards demonstrates the proposed IC district building standards are less intense than the existing GC zoning district. Specific design considerations regarding site layout, access, and improvements will be analyzed at time of development to ensure compatibility with the residential uses to the north.

<b>Zoning</b>	<b>GC</b>	<b>IC</b>
Setbacks – Front/Side/Rear	10’/10’/10’	10’/0’ or 10’/0’ or 10’
Height	65’	45’
Stories	5	3
Lot Width, Minimum	50’	50’
Building Area, Maximum	N/A	500,000 s.f. > With CUP

**Conformance with the Master Plan:** With the approval of the Master Plan Amendment the subject site would have a Master Plan land use designation of Industrial and is within the Foothill Neighborhood per the Structure Plan Framework of the Reno Master Plan. Although Foothill Neighborhoods are typically seen on the outskirts of the City with unique considerations such as slopes, drainage, and vegetation, this site is predominantly surrounded by other industrial uses within the Foothill Neighborhood designation and is located adjacent to the freeway with close proximity to an on-ramp. Additionally, this site does not have significant slopes or natural features that would typically be a concern. The proposed amendments are supportive of the following Master Plan policies.

- Policy 1.2B: Modern Industrial Hub
- Policy 2.1A: Growth Tiers
- N-FN.10 Network Connections

**Public and Stakeholder Engagement:** This project was reviewed by various City divisions and partner agencies and comments were incorporated into the project analysis (**Exhibit C**). A courtesy notice was sent to surrounding property owners upon initial submittal of the request and the applicant held an initial neighborhood meeting. Staff received two public comments in opposition to the case with concerns regarding traffic and potential health impacts (**Exhibit D**). Development permitted within the existing GC zoning generally generates more Peak Hour (PH) trips than development within the proposed IC zone. Traffic will be reviewed at the time of development where all applicable codes must be met. Washoe County Air Quality will review all permits and ensure the project is compliant with adopted standards. The item was presented to the Ward 4

Neighborhood Advisory Board meeting on August 18, 2022 where no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

### **Findings:**

***General Review Criteria:*** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

***Master Plan Amendment:*** To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

***Rezoning (Zoning Map Amendment):*** All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2); and
- (2) The amendment is in substantial conformance with the Master Plan.

**Attachments:**

**Exhibit A. - Display Maps**

**Exhibit B. - Land Use Comparison Table**

**Exhibit C. - Agency Comments**

**Exhibit D. - Public Comment**

**Resolution No. 05-22**

**RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00001 (PANTHER VALLEY FLEX PARK MASTER PLAN AND ZONING MAP AMENDMENTS), FROM ±4.41 ACRES OF SUBURBAN MIXED-USE (SMU) TO INDUSTRIAL (I) LOCATED DIRECTLY NORTH OF THE INTERSECTION OF PANTHER DRIVE AND U.S. HIGHWAY 395, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00001 (PANTHER VALLEY FLEX PARK MASTER PLAN AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.**

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on November 2, 2022, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
- 2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:

- (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
  - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner\_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the foregoing Resolution was passed and adopted this 2nd day of November, 2022, by the following vote of the Commission:

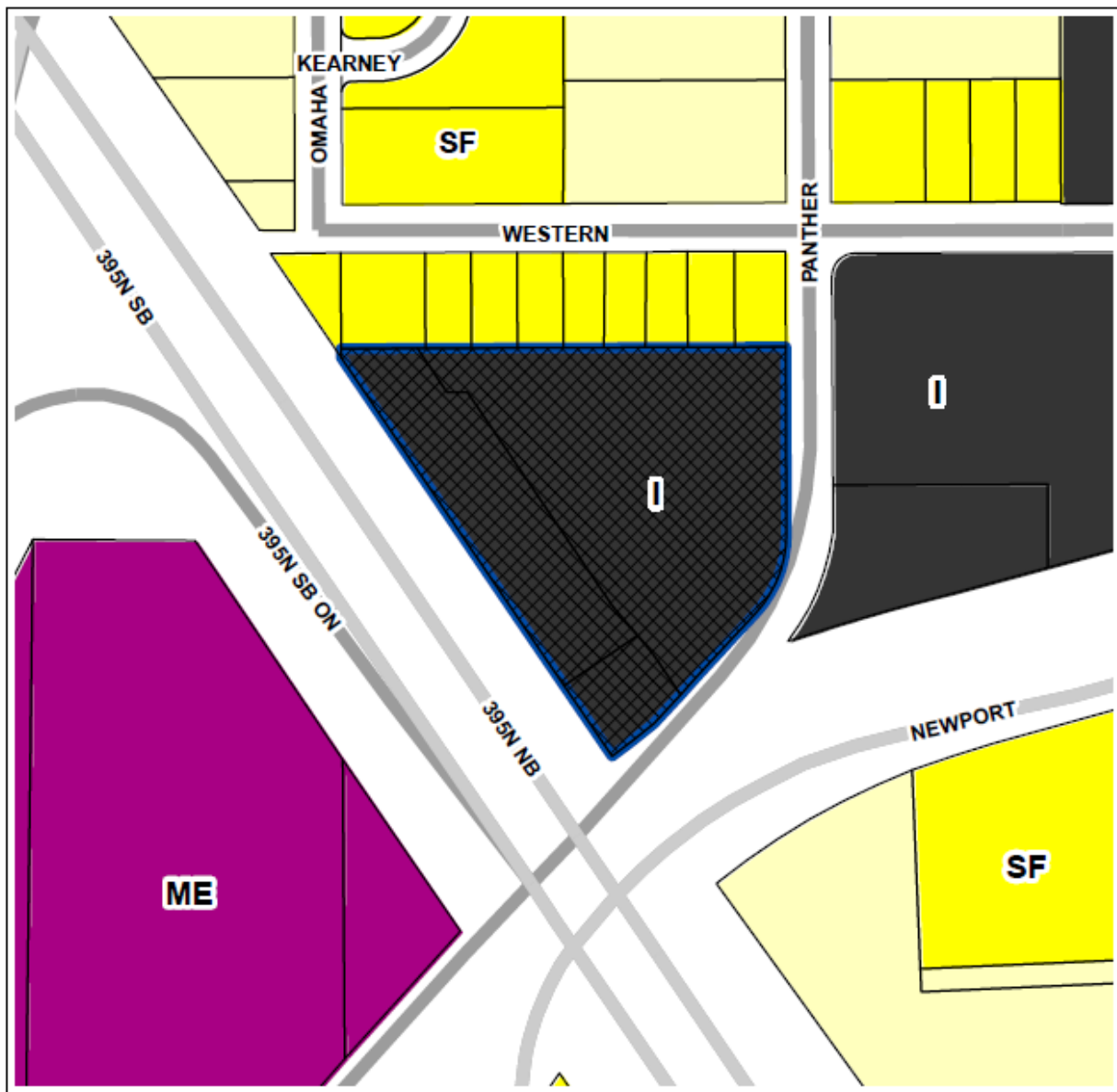
AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this 2nd day of November, 2022.


\_\_\_\_\_  
CHAIRPERSON

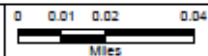
ATTEST:

\_\_\_\_\_  
DEVELOPMENT SERVICES DIRECTOR  
RECORDING SECRETARY



**LDC23-00001**  
**(Panther Valley Flex Park Master Plan**  
**and Zoning Map Amendments)**

 **MASTER PLAN AMENDMENT**  
**FROM | ±4.41 acres of SMU**  
**TO | ±4.41 acres of I**



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**Development Services**  
**Department**

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Map Produced: October 2022