

STAFF REPORT

Date: December 14, 2022

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments) 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 ±4.41 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395; together with matters which pertain to or are necessarily connected therewith. [Ward 4]

From: Grace Mackedon, Associate Planner

Department: Development Services - Planning

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. Key issues related to the request consist of: 1) compatibility of the proposed zoning 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.

Alignment with Strategic Plan:

- Economic and Community Development

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 GC to IC appears to be consistent and compatible with land uses in the immediate

vicinity. Existing development includes residential to the north, industrial to the east and west, the railroad to the south, and U.S. Hwy 395 directly to the west. This neighborhood consists of primarily industrial property with ±34% identified as residential. The railroad tracks that outline this neighborhood provide a clear separation for the residential neighborhoods on the south and east of the railroad tracks east of U.S. Hwy 395. 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.

Discussion: Minutes from the November 2, 2022 Planning Commission hearing are included in **Exhibit B**. Staff gave a presentation at the hearing noting the proposed IC zoning district and I Master Plan designation are compatible with the area and consistent with a number of Master Plan policies. The applicant's representative reiterated the compatibility with the area. Public comment included one concern regarding potential uses. There was one question regarding setbacks and residential adjacency. Planning Commission had brief discussion regarding compatibility. The request was approved five in favor, none opposed, and one absent.

Financial Implications: None at this time

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

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 the Master Plan.

Recommendation: The Planning Commission recommends Council adopt the requested Master Plan amendment by resolution and zoning map amendment by ordinance.

Proposed Motion: I move to uphold the recommendation of the Planning Commission

Master Plan Amendment: I move to adopt Resolution No. _____.

Zoning Map Amendment

First Reading: I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – Planning Commission Minutes

Public Notice