

STAFF REPORT

Date: January 11, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____ LDC23-00022 (Golden Valley Commerce Center Zoning Map Amendment) Request for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Industrial Commercial (IC) zoning district. The ±6.08 acre site is located on the southeast side of West Golden Valley Road approximately ±298 feet southwest of its intersection with North Virginia Street. The subject site has a Master Plan land use designation of Industrial (I). [Ward 4]

From: Leah Brock, Assistant Planner

Department: Development Services - Planning

Summary: The ±6.08 acre site is located south of the intersection at North Virginia Street and West Golden Valley Road, north of the railroad tracks, and approximately 750 feet south of the US Highway 395 Exit 73 northbound off ramp. The key issue related to this request is the conformance of the base zoning district with the Master Plan land use designation. The current base zoning district is Mixed-Use Suburban (MS). This base zoning district is not in conformance with the Master Plan land use designation of Industrial (I). The proposed zoning map amendment to the Industrial Commercial (IC) zoning district will bring the base zoning into conformance with the Master Plan land use designation. The Planning Commission could make all of the findings and recommends approval of the zoning map amendment.

Alignment with Strategic Plan:

- Economic and Community Development

Background: Prior to the recent Renovation zoning update the subject parcel had a zoning of Mixed Use/ South Virginia Transit Corridor (MU/SVTC). This zoning was translated to the Mixed-Use Suburban zoning district with the update. The new code offers applicants the ability to apply for a zoning map amendment to bring the zoning designation into conformance with the Master Plan land use designation at no cost to encourage reconciling zoning inconsistencies with the Master Plan.

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 MS to IC appears to be consistent and compatible with land uses in the immediate vicinity. Existing development includes the railroad to the south with residential on the other side of the railroad corridor and industrial uses to the north, east, and west. The railroad tracks that outline the residential area provide a clear separation for the residential neighborhoods on the south. 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: The Mixed-Use Suburban (MS) zoning district does not currently conform to the Industrial (I) Master Plan designation. The Industrial Master Plan land use designation was assigned to the site and adjacent properties to the north of the railroad corridor through adoption of the 2017 ReImagine Reno Master Plan. The Industrial land use designation provides opportunities for more intensive industrial uses including manufacturing/ processing operations, maintenance and repair shops and warehousing and distribution facilities.

The December 8, 2022 Planning Commission meeting minutes were not available as of the submittal of this staff report. Public comment included two concerns regarding potential uses and residential adjacency. Planning Commission had brief discussion regarding compatibility and the requirement for future entitlements. The request was approved five in favor, none opposed, and two absent.

Planning Commission Vote: Recommendation for approval: 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.

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 and application that provides a public benefit even if the development is contrary to some of the foals, 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.

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 278.250(2) (outlined below);

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;

- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

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

Proposed Motion: I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Exhibit A - Planning Commission Staff Report

CC Ordinance

Proof of Noticing