

STAFF REPORT

Date: January 11, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC23-00023 (455 Crampton Street Master Plan and Zoning Map Amendments) Request for: 1) a Master Plan amendment from Mixed Neighborhood/Wells Avenue Neighborhood Planning Area/Wells Avenue Mixed-Use (MX/WANP/WAMU) to Suburban Mixed-Use/Wells Avenue Neighborhood Planning Area/Wells Avenue Mixed-Use (SMU/WANP/WAMU), and; 2) a zoning map amendment from Multi-Family Residential – 14 units per acre/ Wells Avenue Neighborhood Plan (MF-14/WANP) to General Commercial/ Wells Avenue Neighborhood Plan (GC/WANP). The ±0.16 acre site is located north of Crampton Street ±170 feet east of its intersection with Wells Avenue; together with matters which pertain to or are necessarily connected therewith. [Ward 3]

From: Grace Mackedon, Associate Planner

Department: Development Services - Planning

Summary: The ±0.16 acre subject site is located directly north of Crampton Street ±170 feet east of its intersection with Wells Avenue. The site is currently accessed via Crampton Street and an alley in between South Wells Avenue and Wilson Avenue. This is a request for 1) a Master Plan amendment from Mixed Neighborhood/Wells Avenue Neighborhood Plan/Wells Avenue Mixed-Use (MX/WANP/WAMU) to Suburban Mixed-Use/Wells Avenue Neighborhood Plan/Wells Avenue Mixed Use (SMU/WANP/WAMU); and 2) a zoning map amendment from Multi-Family Residential – 14 units per acre/Wells Avenue Neighborhood Plan (MF-14/WANP) to General Commercial/Wells Avenue Neighborhood Plan (GC/WANP). 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 SMU Master Plan land use designation and GC 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 MF-14/WANP to GC/WANP appears to be consistent and compatible with land uses in the immediate vicinity. Existing development includes residential to the north separated by an alley, residential to the east, a vacant lot zoned GC to the west, and multi-family to the south. Currently the site consists of a nonconforming one-story office building constructed in 1963. The Wells Avenue Neighborhood Plan, adopted in 2008, identifies the subject parcel within the Wells Avenue Mixed-Use (WAMU) sub-land use designation. This parcel was assigned a MX Master Plan designation in 2017 during the ReImagine Reno Master Plan update, which is non-conforming with the Wells Avenue Neighborhood Plan WAMU designation. GC zoning and the SMU Master Plan designation are consistent with the area and conforming to the WANP/WAMU Neighborhood Plan designation.

Discussion:

Planning Commission Recommendation: The requests were heard at the December 21, 2022 Planning Commission hearing with the following motion:

- Master Plan Amendment: Seven in favor, none opposed. The Planning Commission recommended approval of the Master Plan land use amendment.
- Zoning Map Amendment: Seven in favor, none opposed. The Planning Commission recommended approval of the zoning map amendment.

The December 21, 2022 Planning Commission meeting minutes were not available as of the submittal of this staff report. The applicant's representative gave a presentation noting the compatibility with the area. Staff reiterated the compatibility with the area and noted that the amendments would bring Master Plan and zoning designations into conformance with the WANP neighborhood plan. There was one question regarding the compatibility with the proposed GC zoning adjacent to residential. Staff referenced the Wells Avenue Neighborhood Plan and the surrounding zoning for the reason for the proposed GC zoning.

Financial Implications: None at this time

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

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

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:

Case Maps

Exhibit A - Planning Commission Staff Report

Exhibit B - Planning Commission Minutes

Proof of Noticing