

**PLANNING COMMISSION
STAFF REPORT**

Date: January 18, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC23-00029 (3655 Warren Way Rezoning) - A request has been made for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 21 units per acre (MF-21). The ±1.0 acre project site is located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Leah Brock, Assistant Planner

Ward #: 2

Case No.: LDC23-00029 (3655 Warren Way Rezoning)

Applicant: Christy Corporation

APN: 024-121-04

Request: **Zoning Map Amendment:** From Single-Family – 3 units per acre (SF-3) to Multi-family – 21 units per acre (MF-21).

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

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

Summary: The ±1.0 acre subject site is located west of Warren Way ±306 feet north of its intersection with West Peckham Lane. The current Single Family Residential - 3 units per acre (SF-3) zoning does not conform to the Suburban Mixed-Use (SMU) Master Plan land use designation. The proposed change to Multi-Family Residential – 21 units per acre (MF-21) zoning will bring the parcel into conformance with the SMU Master Plan land use designation. Key issues related to this request include: 1) compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. The proposed MF-21 zoning is compatible with the surrounding uses and is adjacent to properties with the MF-14 zoning designation, and MF-21 in the surrounding area. Staff recommends approval of the zoning map amendment.

Background: The subject site’s current zoning designation of SF-3 does not conform to the SMU Master Plan land use designation. The proposed MF-21 zoning designation does conform to the SMU Master Plan designation, and there have been two other zoning map amendments from SF-3 to MF-21 approved on Warren Way in the past two years: LDC21-00056 (3690 Warren Way Zoning Map Amendment) and LDC21-00077 (3715 Warren Way Rezoning).

Analysis: The SMU land use designation was assigned to the site and adjacent properties through adoption of the *ReImagine Reno Master Plan*. This designation supports a diverse mix of commercial and residential uses with opportunities for higher-density housing within close proximity to services and employment. In contrast, the SF-3 designation is primarily intended to accommodate lower density single-family detached residential uses. A comparison of uses allowed within the existing SF-3 zone and the proposed MF-21 zone is provided as **Exhibit B**, and the key differences between the current SF-3 zoning district and the proposed MF-21 zoning district are illustrated below.

Uses	SF-3	MF-21
Single Family Residential	Permitted	Permitted
Multi-Family	Not Permitted	Permitted
Retail and Commercial	Not Permitted	Some Uses Permitted
Educational Facilities	Some Uses Permitted	Some Uses Permitted
Mini-Warehouse	Not Permitted	Conditionally Permitted
Outdoor Storage	Not Permitted	Not Permitted

Land Use Compatibility: The proposed zone change from SF-3 to MF-21 is consistent and compatible with the existing zoning and land uses of the properties in the immediate vicinity. The various land uses surrounding the site are described in the table below. The surrounding parcels all have a Master Plan land use designation of SMU. The proposed MF-21 zone is conforming to the Master Plan and compatible with the surrounding land uses. This designation will provide a transition from higher intensity commercial uses along Moana Lane to the single family residential uses south of Peckham Lane while still conforming to the SMU land use designation. The requested MF-21 zoning district is appropriate and compatible with surrounding uses and planned development.

Direction	Land Use	Zoning
North	Office Park	Neighborhood Commercial (NC) and Professional Office (PO) – <i>Split-zoned</i>
East	Single-Family Attached Homes	Multi-Family Residential (MF-14)
	Salon and Spa	Professional Office (PO)

	Primary School	Multi-Family Residential (MF-30)
South	Single-Family Attached Homes	Multi-Family Residential (MF-14)
West	Office Park	Professional Office (PO)

Development Standards: Development standards for the existing SF-3 and proposed MF-21 zoning districts are noted in the table below. The development standards for the proposed MF-21 zone appear appropriate for the site and consistent with the existing developments surrounding the property. The subject site is ± 1.0 acres which would allow for a maximum of 21 units in the proposed MF-21 zoning district. Specific design considerations regarding site layout, access, and other improvements will be analyzed at the time of development.

Zoning	SF-3	MF-21
Setbacks – Front/Side/Rear	30’/5’/30’	15’/10’/10’
Height	35’	45’
Stories	2.5	3
Building Area, Maximum	40%	N/A
Lot Width, Minimum	80’	50’

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use, and it is within the Outer Neighborhood designation of the Structure plan. The current SF-3 zoning does not conform to the Master Plan land use designation. The proposed zoning map amendment would bring the subject site into conformance while ensuring compatibility with surrounding properties. The proposed zone change is consistent with the following applicable Master Plan guidance:

- City Wide Policy 2.1A: Growth Tiers
- Area Specific Policy N-G.21: Transitions
- Area Specific Policy N-ON.1: Mix of Housing Types

Public and Stakeholder Engagement: Staff received one general inquiry from an area property owner who received a courtesy notice in the mail (**Exhibit C**). The Ward 2 Neighborhood Advisory Board (NAB) meeting scheduled for December 2022 was cancelled, and the applicant was unable to present their request to the NAB. Therefore, the applicant conducted additional outreach to nearby property owners regarding this request, including a virtual neighborhood meeting on January 17, 2023. No concerns were identified by any reviewing agencies at the time this report was prepared.

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.

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

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.

Attachments:

Exhibit A. Case Maps

Exhibit B. Table of Allowed Uses

Exhibit C. Public Comment