

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** February 1, 2023

**To:** Reno City Planning Commission

**Subject:** **Staff Report (For Possible Action): Case No. LDC23-00034 (Roter Investments of Nevada Self Storage) – A request has been made for a conditional use permit to establish a 523-unit mini-warehouse facility in an existing tenant space within the property known as Reno Town Mall. The ±15.94 acre project site is located south of West Peckham Lane, ±295 feet west of its intersection with South Virginia Street. The project site is located within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).**

**From:** Carter Williams, Assistant Planner

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**Ward #:** 2

**Case No.:** LDC23-00034 (Roter Investments of Nevada Self Storage)

**Applicant:** Roter Investments of Nevada

**APN:** 024-140-18

**Request:** **Conditional Use Permit:** To establish a 523-unit mini-warehouse facility in an existing tenant space within the property known as Reno Town Mall.

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

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.

**Summary:** The project site is comprised of one ±15.94-acre parcel located south of West Peckham Lane, ±295 feet west of its intersection with South Virginia Street. The proposed conditional use permit would allow a 523-unit mini-warehouse facility in an existing tenant space within the property known as Reno Town Mall. Key project issues include: 1) mix of uses; 2) compatibility; and 3) adaptive reuse.

**Background:** The project is located within the existing Reno Town Mall shopping center, constructed in 1973. In 1986, a 22,000 square foot expansion was approved (Case No. 73-87). The tenant space was occupied by several grocery stores that went out of business; most recently by

Sierra Foods Market, which closed on April 30, 2022. Prior to that, Food Source occupied the space until February of 2021. Food Source took over the tenant space from Raley's which went out of business in October of 2019.

### **Analysis:**

**Site Design:** The project site is an existing shopping center. Minimal site improvements are proposed with this application including tree plantings in the existing landscape islands within the parking area in front of the tenant space **(Exhibit B) Condition No. 5**. Additional landscaping may be necessary if the proposed improvement valuation exceeds 40 percent of the total assessed value of the structure and will be evaluated at the time of building permit. Currently there is no accessible path of travel from the adjacent sidewalk network. The applicant has agreed to make an accessible path from West Peckham Lane to the entrance of the proposed facility. **Condition No. 6** requires that this path be constructed in accordance with ADA standards and be completed prior to the issuance of a building permit or business license for the project.

A loading and unloading area was not identified and the applicant communicated that it is anticipated that clientele will utilize existing parking spaces in front and to the rear of the building. To prevent impacts on pedestrian and vehicular circulation on-site, **Condition No. 7** requires that a loading and unloading plan be approved by the Administrator that uses techniques such as pavement striping and signage to discourage parking in travel areas.

**Mix of Uses:** The table below details the mix of uses currently and the mix if the project is approved:

	<b>Retail/Services</b>	<b>Restaurant</b>	<b>Office</b>	<b>Library</b>	<b>Mini-warehouse</b>
<b><i>Current</i></b>	58%	5%	28%	9%	0%
<b><i>Proposed</i></b>	39%	5%	28%	9%	18%

This project adds to the mix of uses within the center with the majority of tenant space remaining retail, restaurant, and other general personal service uses.

**Compatibility with Surrounding Uses:** The project site is surrounded by properties located within the MU zoning district. To the east is the Reno-Sparks Convention Center, to the north and northeast is a hotel with non-restricted gaming, to the west is an apartment complex, and to the south are several properties with commercial uses. The mini-warehouse use supports Master Plan policies encouraging high-density residential uses along Urban Corridors, such as South Virginia Street. The tenant space for the proposed project is located interior to the lot, furthest from either street frontage, which supports the location for a less activity-generating use. The proposed use is

integrated into the existing building which maintains architectural unity with the center (**Exhibit C**).

The MU zoning district allows for 24-hours of operation for indoor uses. Considering the potential impacts on adjacent residential uses to the rear and side of the project site, access to the southern entrances of the building are to be limited to between the hours of 6:00 a.m. and 10:00 p.m. (**Condition No. 8**).

**Adaptive Reusability:** The existing center and retail tenant space was constructed prior to code requirements for large retail establishments. These standards are intended to mitigate the potential negative impacts of large retail establishments, including incorporating techniques that allow for the adaptive reuse of these tenant spaces. Some of these standards include pedestrian access, promoting multiple customer entrances, and the demonstration of feasibility for adaptive reuse. Although these standards are not required for the proposed use, the proposed development is similar in form warranting their consideration.

The proposed project intends to maintain the existing entrances and vestibules original to the existing large retail establishment, allowing for future multi-tenant conversion. By providing pedestrian access from West Peckham Lane, the project supports future conversion to more activity-generating uses, particularly on Urban Corridors that promote a mix of transit modalities. Per the applicant, the proposed tenant improvements are considerably cheaper to remove to allow for potential interior subdivision of the space, which increases the feasibility of adaptive reuse.

**Public Safety:** Comments received by the Reno Police Department have been incorporated into the staff report. Prior to the issuance of a business license, **Condition No. 9** requires that a security plan be submitted to the satisfaction of the Administrator. This security plan shall include the installation of security cameras around the exterior of the building, include a photometric plan showing adequate light levels around building entrances, and provides for measures to prohibit access to unauthorized individuals during unstaffed hours.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located in a Mixed Use Area along an Urban Corridor per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the recommended conditions, the project is in conformance with the SMU Master Plan land use designation and the following applicable Master Plan goals and policies:

2.2B: Underutilized Properties

C-UC.1: Overall Mix

C-UC.18: Adaptive Reuse

**Public and Stakeholder Engagement:** No concerns were identified from the external agency comments that were received regarding this application. The project is scheduled to be presented to the January 24, 2023 Ward 2 Neighborhood Advisory Board (NAB) meeting. A courtesy notice was sent out to surrounding property owners upon initial submission of the project, and two letters in opposition were received at the time this report was prepared (**Exhibit D**). Primary concerns were compatibility with the surrounding uses and Master Plan conformance.

**Recommended Conditions of Approval:** All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. Prior to the approval of a building permit or business license, plans shall be approved illustrating installation of landscape improvements noted in **Exhibit B** of the staff report.
6. Prior to the approval of a building permit or business license, an accessible path of travel constructed in accordance with ADA standards shall be established between the sidewalk network along West Peckham Lane and the northern entrance of the proposed mini-warehouse facility.
7. Prior to the approval of a building permit or business license, the applicant shall submit a loading and unloading plan to the satisfaction of the Administrator that effectively discourages unloading and loading within pedestrian and vehicular travels areas.

8. Customer access from the southern entrances of the tenant space shall be limited to between the hours of 6:00 a.m. and 10:00 p.m. A note to that effect shall be included on customer lease agreements for the rental of storage units and a sign shall be posted visible from the southern entrances.
9. Prior to the issuance of a business license, a security plan shall be submitted to the satisfaction of the Administrator. This security plan shall include the installation of security cameras around the exterior of the building, include a photometric plan showing adequate light levels around building entrances, and provide for measures to prohibit access to unauthorized individuals during unstaffed hours. The approved security plan shall be implemented during business operations.

### **Findings:**

***General Review Criteria and Considerations:*** 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.

**Conditional Use Permit:** In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- (6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
  - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
  - b. Any hazard to persons and property.

**Attachments:**

**Exhibit A – Case Maps**

**Exhibit B – Site and Floor Plans**

**Exhibit C – Elevations**

**Exhibit D – Public Comment**