

## STAFF REPORT

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**Date:** February 22, 2023

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) Request for 1) a Master Plan amendment from Unincorporated Transition (UT) to Single-Family Neighborhood (SF), and; 2) a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The ±3 acre site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road; together with matters which pertain to or are necessarily connected therewith.

**From:** Grace Mackedon, Associate Planner

**Department:** Development Services - Planning

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**Summary:** A request has been made for an amendment to the Master Plan land use designation from Unincorporated Transition (UT) to Single-Family Neighborhood (SF). The ±3 acre site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road. Staff analysis focused on the appropriateness of the Master Plan amendment. Planning Commission recommends Council deny the Master Plan amendment and zoning map amendment, citing concerns over the lack of public services and facilities in accordance with the Master Plan Concurrency Management system. Prior to Planning Commission review, staff recommended approval of the application.

**Alignment with Strategic Plan:** Economic and Community Development

**Previous Council Action:** The item was previously scheduled for hearing at the December 14, 2022 City Council meeting. At the applicant's request, the item was postponed.

**Background:** The Planning Commission staff report (**Exhibit A**) analyzed compatibility with the surrounding land uses, as well as conformity with the Master Plan. The ±3 acre site consists of an existing single-family detached home, which is currently on well and septic. Application for annexation is being reviewed concurrently with this request (ANX23-00001). Properties to the east of the subject site were annexed in 1981 and have a Master Plan designation of Single-Family Neighborhood (SF) and a zoning designation of SF-3. The UT Master Plan designation was

assigned with the adoption of the Reimagine Reno Master Plan in 2017. Prior to this amendment, the subject parcel and surrounding areas featured the Single-Family Residential land use designation. The applicant has submitted a request to change the Master Plan designation from UT to Single-Family Neighborhood (SF) since the ±3 acre site is non-conforming with the UT designation. The UT designation requires a 5-acre minimum lot size. As such, this change would bring the site into Master Plan conformance.

**Discussion:** Minutes from the November 17, 2022 Planning Commission hearing are included in **Exhibit B**. The applicant's representative gave a presentation at the hearing noting the compatibility of the area and the need to change the zoning to bring the site into conformance. Staff reiterated the compatibility with the area and consistency with a number of Master Plan policies. Additionally, staff discussed the improvements that would be required prior to development which include, water, sewer, roadway improvements, etc. Public comment included eight people in opposition of the project due to concerns regarding traffic, access, and density. Three comments were received prior to the Planning Commission meeting that were in opposition of the project noting similar concerns (**Exhibit C**).

There were questions regarding the neighborhood outreach, the process following this Master Plan and zoning map amendment, response time of emergency services, potential traffic impacts, slopes of the site, rock outcroppings, access, roadway upgrades, and maintenance responsibilities. Discussion involved concerns with the Commission's inability to review annexation requests, and general concerns with access, traffic impacts, infrastructure, and site constraints. The Planning Commission recommended denial of both the zoning map amendment and Master Plan amendment with four commissioners in favor of denial, and three opposed to a denial.

**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 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.

**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.

**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 denial of the requested Master Plan amendment and zoning map amendment.

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

**Alternative Motion:** I move to approve the Master Plan amendment by resolution and the zoning map amendment by ordinance subject to the approval of the associated annexation and conformance review by Truckee Meadows Regional Planning of the associated Master Plan amendment.

**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:**

Exhibit A - Planning Commission Staff Reports

Exhibit B – Planning Commission Minutes

Exhibit C – Public Meeting

Exhibit D – Public Comment