

STAFF REPORT

Date: March 22, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Introduction – Bill No. _____ Case No. LDC23-00029 (3655 Warren Way Rezoning) Request for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14). 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, Associate Planner

Department: Development Services - Planning

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 - 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 – 14 units per acre (MF-14) 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-14 zoning is compatible with the surrounding uses and is adjacent to properties with the MF-14 zoning designation.

Alignment with Strategic Plan:

- Economic and Community Development

Background: The Planning Commission staff report (**Exhibit A**) analyzed compatibility with surrounding land uses, as well as conformity with the Master Plan. The subject site's current zoning designation of SF-3 does not conform to the SMU Master Plan land use designation. The proposed MF-14 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).

The applicant originally requested a zoning map amendment from SF-3 to Multi-Family – 21 units per acre (MF-21). After holding a community meeting and attending the Ward 2 Neighborhood Advisory Board, the applicant amended the request from MF-21 to MF-14 zoning district.

Discussion: The SMU Master Plan land use designation was assigned to the site and adjacent properties through adoption of the 2017 ReImagine Reno Master Plan. The SMU land use designation provides opportunities for a broader mix of uses in a more suburban context while also preserving opportunities for higher density infill and redevelopment in the future.

The March 1, 2023 Planning Commission meeting minutes were not available as of the submittal of this staff report. Planning Commission had brief discussion regarding compatibility related to height and density. The Planning Commission unanimously recommended approval, with six in favor and one absent.

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 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:

Ordinance

Case Maps

Exhibit A - Planning Commission Staff Report