

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. LDC23-00036 (First Congregational Church Zoning Map Amendment) Request for a zoning map amendment from the Single-Family Residential - 8 units per acre (SF-8) zoning district to the Public Facilities (PF) zoning district. The ±3.40 acre project site is located at the terminus of Sunnyside Drive approximately 150 feet west of its intersection with Novelty Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF).

From: Leah Brock, Associate Planner

Department: Development Services - Planning

Summary: According to assessor's records, the First Congregational Church of Reno has existed on this site since approximately 1959. The ±3.40 acre site is developed with an assembly building, an office building, and a multipurpose building. Approval of this zoning map amendment will allow for expanded public facility uses, including child care, subject to the approval of a site plan review or conditional use permit evaluating adjacent residential impacts. Due to residential adjacency, site plan review will be required for any new nonresidential use or expansion of existing uses. Key issues related to this request include compatibility of the proposed zoning with surrounding zoning districts and conformance with the current zoning code.

Alignment with Strategic Plan:

- Economic and Community Development

Background: The Planning Commission staff report (**Exhibit A**) analyzed the history of the site and compatibility with the surrounding land uses, as well as conformity with the Master Plan. The proposed zone change from SF-8 to PF appears to be consistent with the existing and historical land uses on the site. Future development of the site will be subject to both the residential adjacency standards of Reno Municipal Code (RMC) and the discretionary site plan review process.

Discussion: The PF zoning district is intended to provide for public and quasi-public facilities and services. Primary uses include public institutions, cultural centers, religious institutions, government centers, libraries, hospitals, schools, and utility installations. In contrast, the SF-8 zoning district is intended primarily to accommodate single-family detached residential uses.

The March 1, 2023 Planning Commission meeting minutes were not available as of the submittal of this staff report. Public comment included concerns regarding access to the site through the residential neighborhood, traffic safety, potential uses and residential adjacency. Planning Commission discussed the concerns expressed by the public, compatibility, and the requirement for future entitlements. The Planning Commission recommended approval with five in favor, one opposed, 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

Exhibit B – Additional Public Comment