

- F.1 Ordinance Adoption – Bill No. 7274 (For Possible Action): Case No. LDC24-00052 (Chism Mobile Home Park MPA & ZMA) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±3.48-acre site located south of the Union Pacific Railroad right-of-way and north of West 2nd Street from ±0.57 acres of General Commercial (GC) to Mixed Employment (ME), ±1.56 acres of Industrial (I) to Mixed Employment (ME), ±0.17 acres of General Commercial (GC) to Multi-Family Residential-21 units per acre (MF-21), and to establish a zoning district of Mixed Employment (ME) on ±1.18 acres; together with matters which pertain to or are necessarily connected therewith.

STAFF REPORT

Date: August 14, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Ordinance Adoption – Bill No. 7274 (For Possible Action): Case No. LDC24-00052 (Chism Mobile Home Park MPA & ZMA) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±3.48-acre site located south of the Union Pacific Railroad right-of-way and north of West 2nd Street from ±0.57 acres of General Commercial (GC) to Mixed Employment (ME), ±1.56 acres of Industrial (I) to Mixed Employment (ME), ±0.17 acres of General Commercial (GC) to Multi-Family Residential-21 units per acre (MF-21), and to establish a zoning district of Mixed Employment (ME) on ±1.18 acres; together with matters which pertain to or are necessarily connected therewith.

From: Leah Piccotti, Associate Planner

Department: Development Services - Planning

Summary:

The attached ordinance amends zoning designations from General Commercial (GC) and Industrial (I) to Mixed Employment (ME), from GC to Multi-Family Residential - 21 units per acre (MF-21), and establishes a zoning district of ME on a ±3.48 acre site. Staff recommends adoption of the attached ordinance.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

July 31, 2024 - Council upheld the recommendation of the Planning Commission and approved the first reading by a vote of 7-0.

Ayes: Brekhus, Ebert, Duerr, Martinez, Reese, Schieve, and Taylor

Nays: None

Absent: None

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council adopt Ordinance No. _____.

Proposed Motion:

I move to adopt Ordinance No. _____.

Attachments:

Ordinance

BILL NO. ____

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±3.48-ACRE SITE LOCATED SOUTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY AND NORTH OF WEST 2ND STREET FROM ±0.57 ACRES OF GENERAL COMMERCIAL (GC) TO MIXED EMPLOYMENT (ME), ±1.56 ACRES OF INDUSTRIAL (I) TO MIXED EMPLOYMENT (ME), ±0.17 ACRES OF GENERAL COMMERCIAL (GC) TO MULTI-FAMILY RESIDENTIAL-21 UNITS PER ACRE (MF-21), AND TO ESTABLISH A ZONING DISTRICT OF MIXED EMPLOYMENT (ME) ON ±1.18 ACRES; TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1455 relating to a ±3.48 acre site located south of the Union Pacific Railroad right-of-way and north of West 2nd Street and more particularly described in the attached "Exhibit A" and rezoning said property from General Commercial (GC) and Industrial (I) to Mixed Employment (ME), and from General Commercial (GC) to Multi-Family Residential - 21 units per acre (MF-21), and establishing a zoning district of Mixed Employment (ME), the same to read as follows:

Sec. 18.02.102(b).1455. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00052, ±3.48 acre site located south of the Union Pacific Railroad right-of-way and north of West 2nd Street and more particularly described in the attached "Exhibit A" and rezoning said property from General Commercial (GC) and Industrial (I) to Mixed Employment (ME), and from General Commercial (GC) to Multi-Family Residential - 21 units per acre (MF-21), and establishing a zoning district of Mixed Employment (ME).

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno and upon approval of conformance review for the associated Master Plan amendment (LDC24-00052 Chism Mobile Home Park Master Plan and Zoning Map Amendments) by the Truckee Meadows Regional Planning Agency.

CASE NO. LDC24-00052 (Chism Mobile Home Master Plan and Zoning Map Amendments)
APN NO's. 010-610-21, 010-610-23, 010-610-24, 010-610-26, 010-031-12, 010-031-11

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ____ day of _____, ____, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, ____.

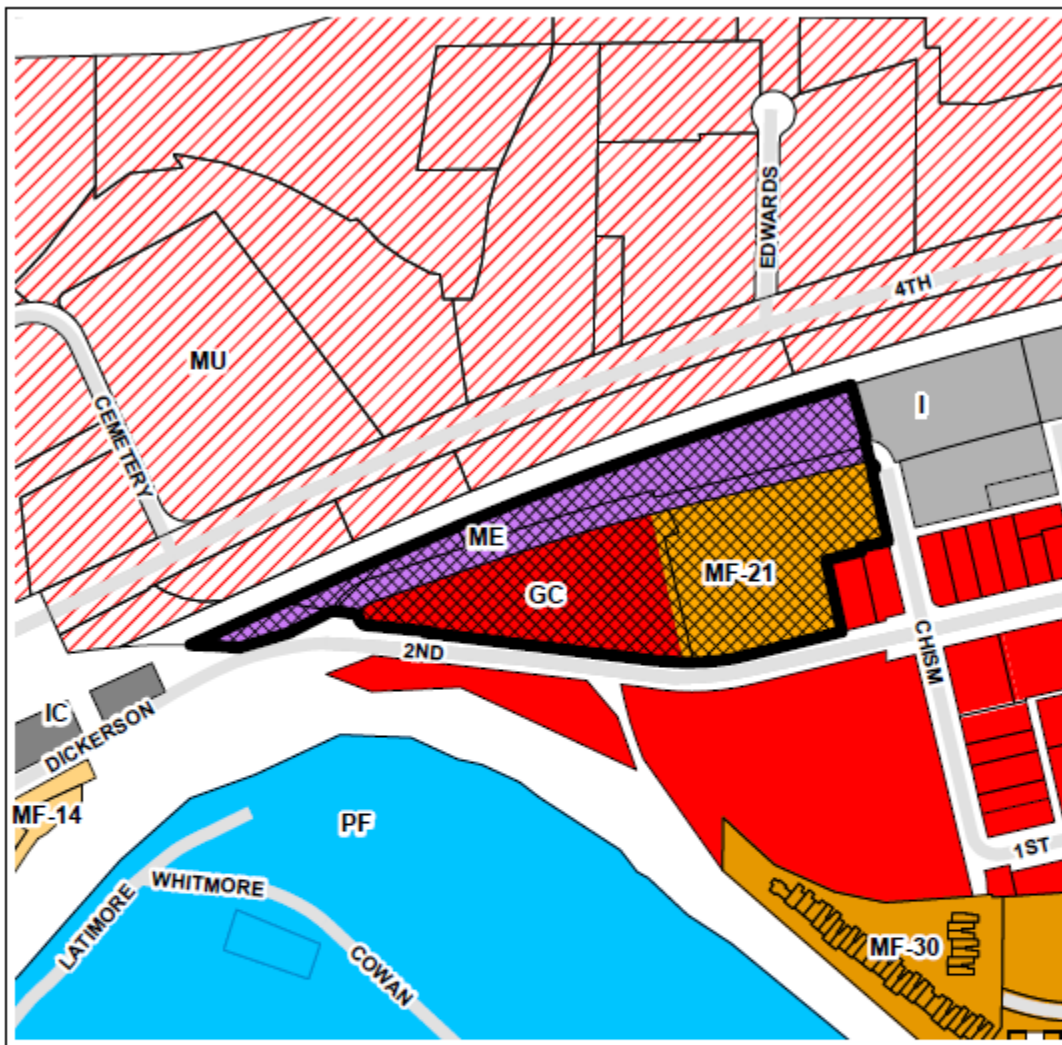
HILLARY SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:

MIKKI HUNTSMAN
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

Exhibit A



LDC24-00052 (Chism Mobile Home Park ZMA & MPA)



ZONING MAP AMENDMENT
 FROM: ± 1.18 Acres of ROW;
 ± 0.74 Acres of GC;
 ± 1.56 Acres of I
 TO: ± 3.31 Acres of ME;
 ± 0.17 Acres of MF-21



0 0.02 0.04 0.08
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department.



**Development Services
Department**

1 East 1st Street Phone: 321-8309
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov

Map Produced: June 2024