

## STAFF REPORT

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**Date:** November 15, 2017

**To:** Mayor and City Council

**Thru:** Sabra Newby, City Manager

**Subject:** **F.1.1. Staff Report (For Possible Action): Case No. LDC17-00060 (McCarran/Sutro Master Plan and Zoning Map Amendments) Request for: 1) Master Plan amendment on ±7.61 acres from Mixed Residential to Urban Residential/Commercial and 2) zoning map amendment on ±1.71 acres of Industrial (I) and ±1.66 acres of Multifamily - 21 dwelling units per acre (MF21) to ±3.37 acres of Community Commercial (CC). The site is located on the northeast corner of the North McCarran Boulevard/Sutro Street intersection. This item was continued from the August 9, 2017 and September 13, 2017 City Council meetings.**

**From:** Heather Manzo, Assistant Planner

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**Past Council Actions:** On August 9, 2017, the City Council opened the public hearing and continued this item to September 13, 2017 at the request of the applicant. The applicant requested a continuance in order to allow additional time to address traffic related concerns at the intersection of North McCarran Boulevard and Sutro Street as they relate to the Maverik gas station and convenience store that is currently under construction.

At the September 13, 2017 meeting, the City Council expressed continued concerns regarding traffic improvements located at the intersection of North McCarran Boulevard and Sutro Street. The applicant stated that they would be agreeable to a continuance if that was the wish of the City Council. The Council continued this item to November 15, 2017.

**Summary:** This is a request for a: 1) Master Plan amendment on ±7.61 acres from Mixed Residential to Urban Residential/Commercial and 2) zoning map amendment on ±1.71 acres of Industrial (I) and ±1.66 acres of Multifamily - 21 dwelling units per acre (MF21) to ±3.37 acres of Community Commercial (CC). The site is located on the northeast corner of the North McCarran Boulevard/Sutro Street intersection.

The Planning Commission recommends Council approve the requested Master Plan amendment by resolution and zoning map amendment by ordinance.

**Background:** The site is located on the northeast corner of North McCarran Boulevard and Sutro Street. Parcels associated with this request include a church site, an industrial building that gains access from North McCarran Boulevard, a Truckee Meadows Water Authority (TMWA) booster station, a Maverik convenience store and gas station currently under construction, and a vacant site that has street frontage along Sutro Street and Selmi Drive.

This request includes a Master Plan amendment of approximately 7.61 acres, and a zone map amendment (rezone) of approximately 3.37 acres. The area to be rezoned is a subset of the proposed 7.61 acre master plan amendment. The intent of the Master Plan amendment is to bring clarity to an area that was developed in an ad hoc fashion, and the purpose of the rezone is to implement the proposed master plan amendment and facilitate future multi-family development.

The Master Plan amendment entails changing five parcels totaling  $\pm 7.61$  acres from Mixed Residential to Urban Residential/Commercial. According to current Master Plan policy, the Mixed Residential designation may be appropriate for neighborhood commercial projects of less than four acres in size and for residential projects with densities ranging from 3 - 21 dwelling units per acre (du/ac).

The Master Plan states that the Urban Residential/Commercial land use category is intended to allow for a full range of commercial activities with increased intensity where vehicle trip generation, size, scale and compatibility with surrounding uses warrant such intensity. Where commercial centers that are less than 10 acres in size are proposed within this land use designation, the centers may be located on an arterial and/or collector road. Development within the Urban Residential/Commercial designation must accommodate pedestrian, bicycle, transit and vehicular circulation. The Urban Residential/Commercial designation may be appropriate for residential development of more than 40 units and a density greater than 21 du/ac. The Urban Residential/Commercial designation may be appropriate where: 1) all urban services and utilities such as sewer, water, and emergency services are available; 2) fire and police response times are within six to eight and 15 minutes respectively and 3) access is taken off of an arterial or collector road.

The table below illustrates the current and proposed Master Plan land use designations and the corresponding conforming zoning designations.

<b>Land Use Designation (proposed)</b>	<b>Conforming Zoning Districts</b>
Mixed Residential (3-21 du/ac and some commercial use)	SF15, SF9, SF6, SF4, MF14, MF21, PO, GO, NC, PUD, SPD, PF, OS
Urban Residential/Commercial (full range of commercial activities and residential densities equal to or greater than 21)	MF21, MF30, PO, GO, NC, AC, CC, PUD, SPD, PF, OS

du/ac)	
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A zoning map amendment from Industrial (I) to Multifamily – 21 dwelling units per acre (MF21) was approved on the vacant parcel in 2016 (LDC16-00057 – McCarran Sutro Partners, LLC Zoning Map Amendment). This request for a zoning map amendment includes the vacant parcel as well as the site of the Maverik currently under construction. These two properties total ±3.37 acres which are zoned MF21 and I respectively and are proposed to be rezoned to CC.

The requested zoning map amendment would generally allow for a variety of commercial uses as well as higher density residential development which may include single family attached or multifamily projects that are greater than 21 du/ac. The Maverik site is currently zoned I, but the use of a gas station and convenience store is also allowed in both the CC and I zoning districts, and so it would not become non-conforming. A special use permit for the Maverik was approved in December of 2016 (LDC16-00016 – Maverik Gas Station and Convenience Store) for hours of operation and nonresidential development adjacent to residentially zoned property. The SUP conditions of approval for the Maverik as approved by the SUP will continue to be applicable to the project.

The subject site is considered to be in an area of infill and is located in close proximity to services, schools, access to public transportation and shopping. The application states that this request is to allow for an intensification of properties that are located along North McCarran Boulevard that will help to serve the City’s need for additional housing and/or employment growth.

If the City Council approves the Master Plan Amendment by resolution and zoning map amendment by ordinance, the Master Plan Amendment must be found in conformance with the Regional Plan by the Truckee Meadows Regional Planning Agency (TMRPA) before the map amendments may take effect.

**Discussion:** At the July 5, 2017, Planning Commission public hearing, the applicant indicated that he agreed with staff’s recommendation. No one else spoke for or against the proposal.

**Advisory Commission Vote:** Seven in favor; none opposed; none absent.

**Financial Implications:** None at this time.

**Legal Implications:** None at this time.

**Master Plan Considerations:**

- (a) As may be applied practically to the physical development of the City for a reasonable period next ensuing will:
1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;
  2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and
  3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
- (b) Master plan amendments shall not be in effect prior to the Truckee Meadows Regional Planning Agency finding the master plan amendments conform to the Truckee Meadows Regional Plan.

**Findings:**

Zoning Map Amendment: General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning is in accordance with the Master Plan for land use and be designed, as applicable:

- 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.

**Recommendation:** The Planning Commission recommends Council adopt the requested Master Plan amendment by resolution and zoning map amendment by ordinance.

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

**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:**

- Display Maps (PDF)
- Planning Commission Staff Report (PDF)
- Draft Planning Commission Meeting Minutes - July 5, 2017 (PDF)
- David Kauffmann correspondence received (PDF)
- Correspondence re F.1.1 - 08-09-2017 (PDF)