

**PLANNING COMMISSION
STAFF REPORT**

Date: January 29, 2019

To: Reno City Council and Reno City Planning Commission

Subject: **B.1. Staff Report (For Possible Action): Presentation, discussion, and potential direction to staff on recommended approaches for drafting updated zoning districts and land uses, development standards, and procedures as it relates to the comprehensive update to Reno Municipal Code (RMC) Title 18.**

From: Calli Wilsey, Community Liaison

Summary: As the next step in the comprehensive update to the City of Reno Annexation and Land Development Code (RMC Title 18), staff is seeking Council and Planning Commission direction on a variety of issues and recommended approaches to updating zoning districts and land uses, development standards, and procedures. A memorandum (attached) explains each issue in detail. Council and Planning Commission members are encouraged to weigh-in on these topics and either confirm the direction or provide further feedback.

Previous Council Action:

- **October 10, 2018** - Council provided input on the recommendations in the *Annexation and Land Development Code Targeted Assessment Report*.
- **August 22, 2018** - Council approved a consulting agreement with Clarion Associates for services related to the comprehensive zoning code update in an amount not to exceed \$180,000.
- **April 25, 2018** - Staff presented an overview of plans to update the City's zoning code.

Previous Commission Action:

- **October 3, 2018** - The Commission provided input on the recommendations in the *Annexation and Land Development Code Targeted Assessment Report*.
- **March 21, 2018** - Staff presented an overview of plans to update the City's zoning code.

Background: Updating the City of Reno Annexation and Land Development Code (RMC Title 18) is a priority implementation initiative in the City's new Master Plan. The alignment of

Master Plan policies with regulations in the zoning code is a critical step to achieving the community's visions and values for Reno as detailed in the Master Plan.

The Annexation and Land Development Code Targeted Assessment Report was developed as the final step in the Master Plan update process. The primary purpose of the report was to identify key areas where amendments to the zoning code were needed to implement the new Master Plan. The report outlines 10 recommendations related to zoning districts and uses, development standards, and procedures.

As an initial first step in the comprehensive zoning code update project (*Zoning Code RENOVation*), staff gathered public input on the recommendations in the assessment report, as well as gathered feedback on the functionality and usability of the current zoning code. Staff hosted a public open house in August 2018 and discussed the recommendation at the August session of Community Development Conversations, an outreach program designed to meet quarterly with the region's development community. Staff also utilized an online survey to seek input on the report and to better understand concerns and user experiences with the current zoning code. Comments were also heard during presentations made at meetings of the project's technical working group, Reno Planning Commission, and Reno City Council in October 2018.

Discussion: Using the feedback collected, the consultant team, with Clarion Associates, developed a memo (attached) that addresses key issues and priorities within each of the focus areas, including:

- *Focus Area: Zoning Districts and Uses*
 - Streamline and Simplify Mixed-Use Districts and Overlays
 - Create a Neighborhood Overlay
 - Minimize the Use of PUDs in the Future
 - Make Targeted Revisions to Other Zoning Districts
- *Focus Area: Development Standards*
 - Update development standards to (1) implement Master Plan design principles through district-specific standards where possible, (2) distinguish between infill/redevelopment and greenfield development, (3) encourage flexibility, and (4) provide more certainty and consistency.
- *Administration and Procedures*
 - Additional Procedural Streamlining to Improve Efficiency
 - New Tools for Design Alternatives and Flexibility

The attached memo provides an explanation and additional details of each issue. At the January 29, 2019 workshop, Council and Planning Commission members will be encouraged to weigh-in on these issues and either confirm the direction or provide further feedback. This workshop will

serve as an important milestone in the comprehensive zoning code update. Direction provided at the workshop will provide guidance prior to drafting the new sections of Title 18.

Financial Implications: None at this time.

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

Recommendation: Staff recommends Council and the Planning Commission review the attached memo, provide feedback, and confirm the direction of each issue outlined in the document.

Proposed Motion: I move to approve staff recommendation as detailed in the memo, with the following direction: (Be specific).

Attachments:

- Reno Code Direction Memo - final (1) (PDF)