

LDC24-00063

Calvary Chapel Zone Change

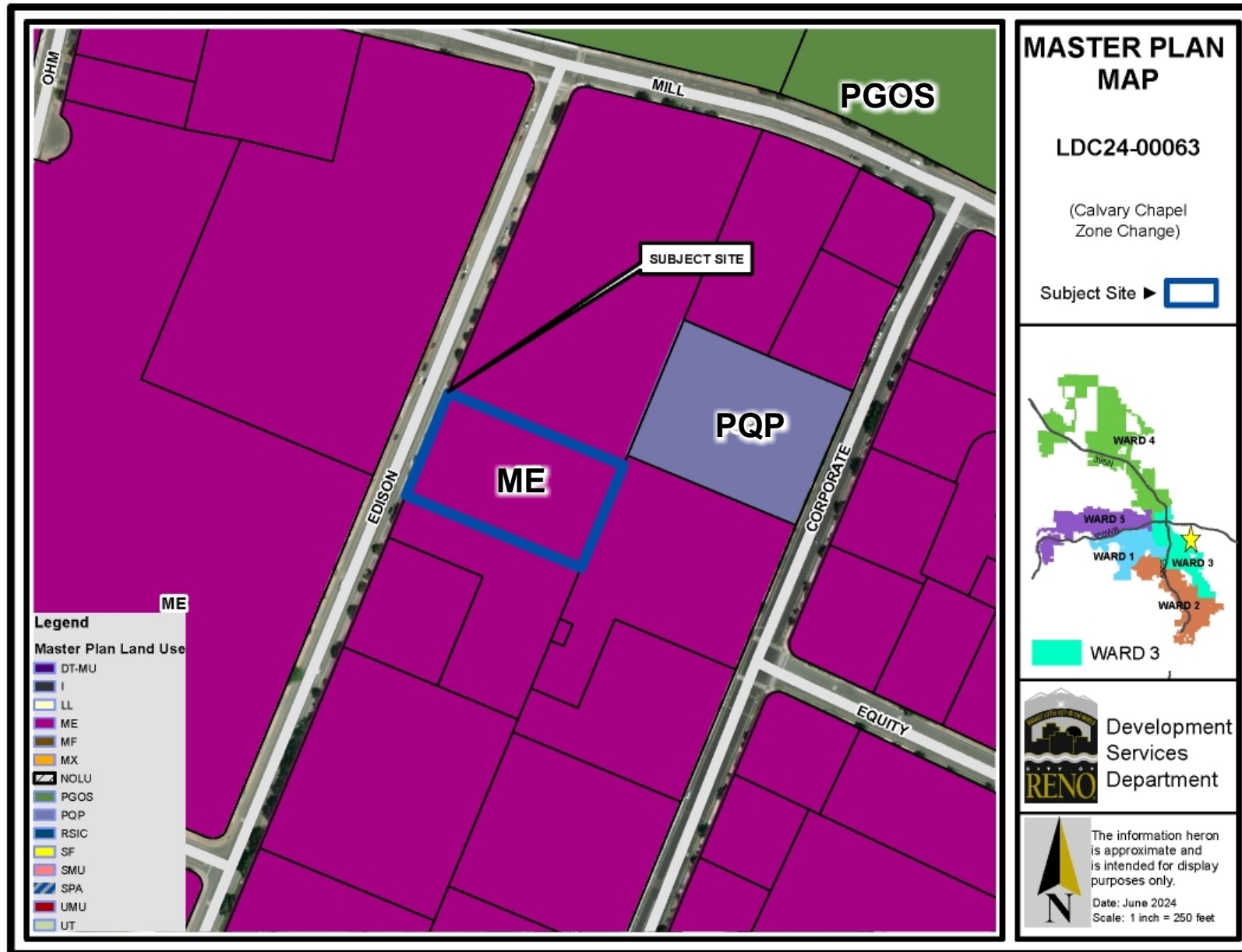
Reno City Council
September 11, 2024



Project Information



- **Site Size:**
± 2.16 acre site
- **Zoning Map Amendment**
from Industrial Commercial (IC) to Mixed Employment (ME)



Master Plan

Mixed Employment (ME)

Industrial/Logistics Employment Area

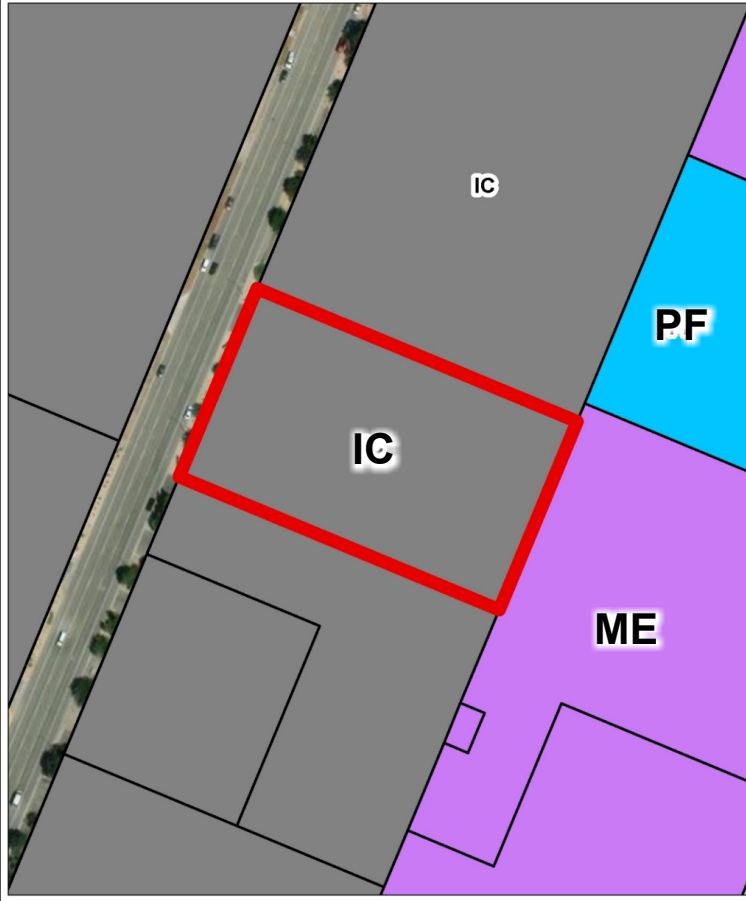
- 1.1B: Community Development
- 1.2B: Modern Industrial Hub
- 1.5D: Education
- EA-ILA.1: Overall Mix

ZONING MAP

LDC24-00063 (Calvary Chapel Zone Change)

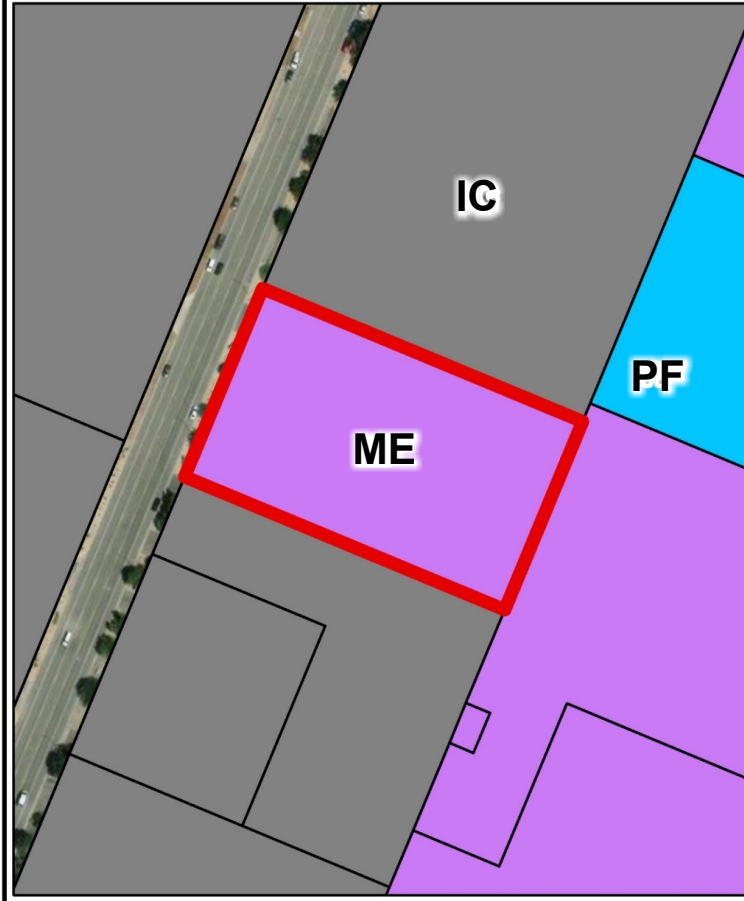
Existing Zoning: IC

Subject Site ► 

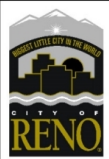


Proposed Zoning: ME

Subject Site ► 



Zoning Designations



Date: July 2024

Scale: 1 inch = 175 feet

The information hereon is approximate and is intended for display purposes only.

Zoning District

Mixed Employment (ME)

- Conforming to ME Master Plan designation
- Adjacent to ME and Public Facilities

Highlight of Uses



Maintains most indoor and light industrial uses by-right



All commercial uses are maintained like office, retail, and restaurant



More intense industrial uses require additional review or are prohibited



Significant expansions of any commercial or industrial use requires a site plan review

Development Standards

	IC	ME
Setbacks (Front/Side/Rear)	10' / 5' / 10'	No change
Max Height	45'	55'
Max Stories	3 stories	4 stories
Max Building Area	500,000 sq. ft	No change

Zoning Map Amendment Findings Recommendation

Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Generally, in conformance with NRS	✓ Yes
Conforms with Master Plan	1. ME zone is conforming with the ME Master Plan land use designation, and 2. Continues a zoning scheme contemplated by the Master Plan	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for second reading and adoption.