

# LDC25-00024

(900 Western Road Zoning Map Amendment)

Reno Planning Commission

*January 15, 2025*



C I T Y O F  
**RENO**

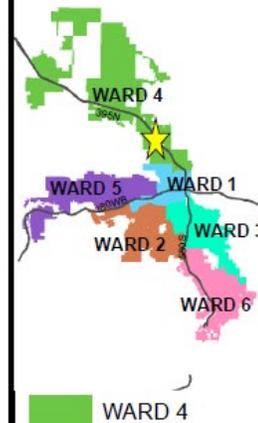
# Project Information

## AREA MAP

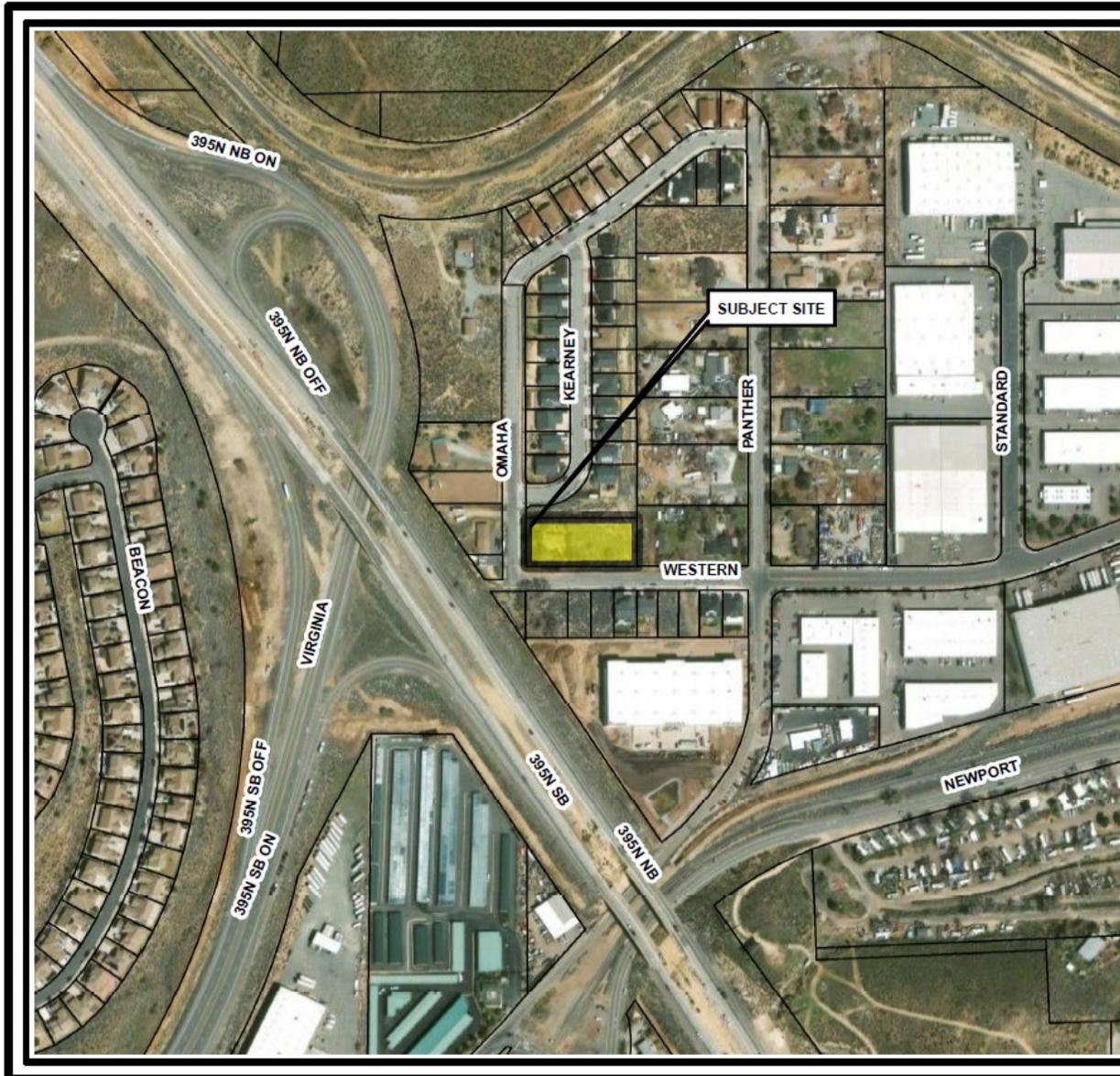
LDC25-00024

(900 Western Road ZMA)

Subject Site ► 



The information hereon is approximate and is intended for display purposes only.  
Date: November 2024  
Scale: 1 inch = 350 feet

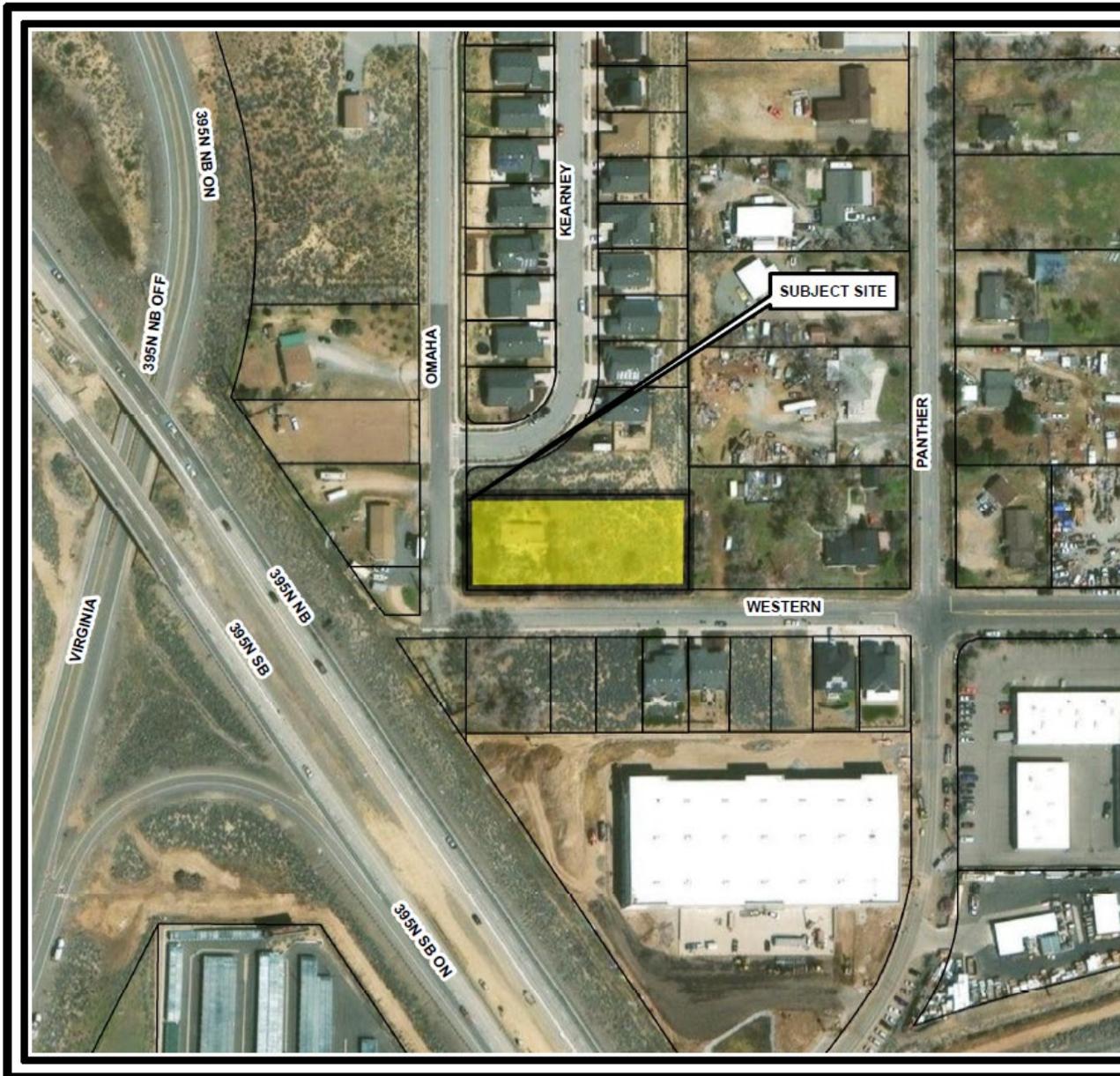


- **Site size:** ±0.83 acres

- Parcel with a single-family home

- **Request:** Zoning Map Amendment from SF-3 to SF-8

- No uses or buildings proposed currently



## VICINITY MAP

LDC25-00024

(900 Western Road ZMA)

Subject Site ▶ 



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 Date: November 2024  
 Scale: 1 inch = 175 feet

# Key Issues

- Zoning compatibility
- Master Plan conformance

# ZONING MAP

LDC25-00024 (900 Western Road ZMA)

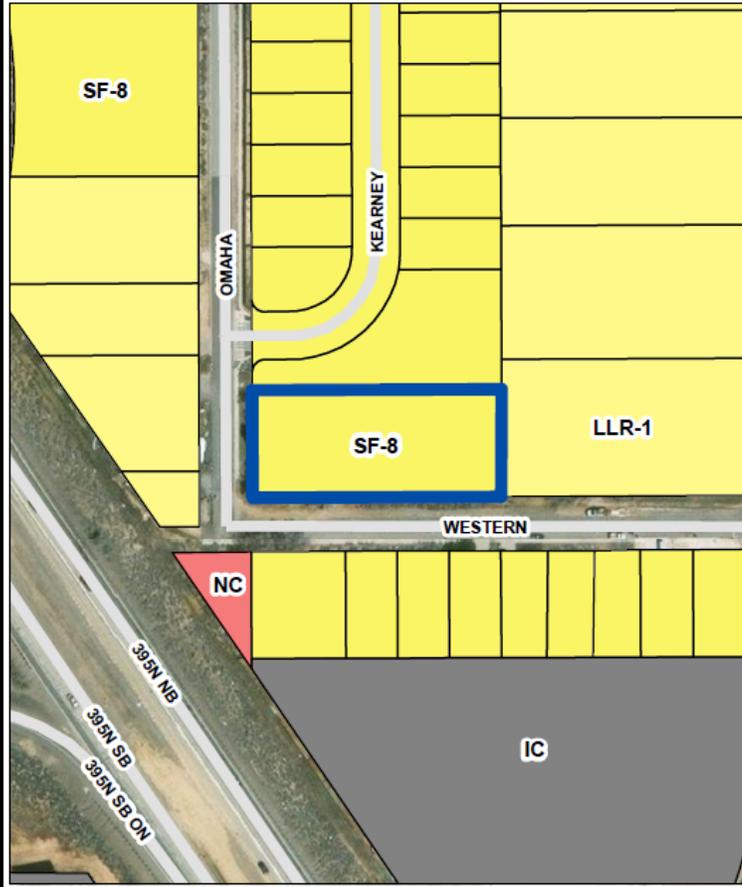
Existing Zoning: SF-3

Subject Site 



Proposed Zoning: SF-8

Subject Site 



## Zoning Designations



Date: November 2024 Scale: 1 inch = 175 feet

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# Zoning District

- Single-Family Residential 3 units/acre (SF-3)
- SF-3 conforms to Master Plan designation
- Proposed change to Single-Family Residential 8 units/acre (SF-8)

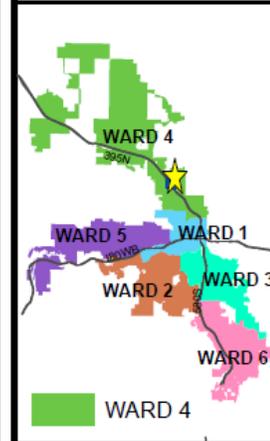
# Master Plan Land Use

## MASTER PLAN MAP

LDC25-00024

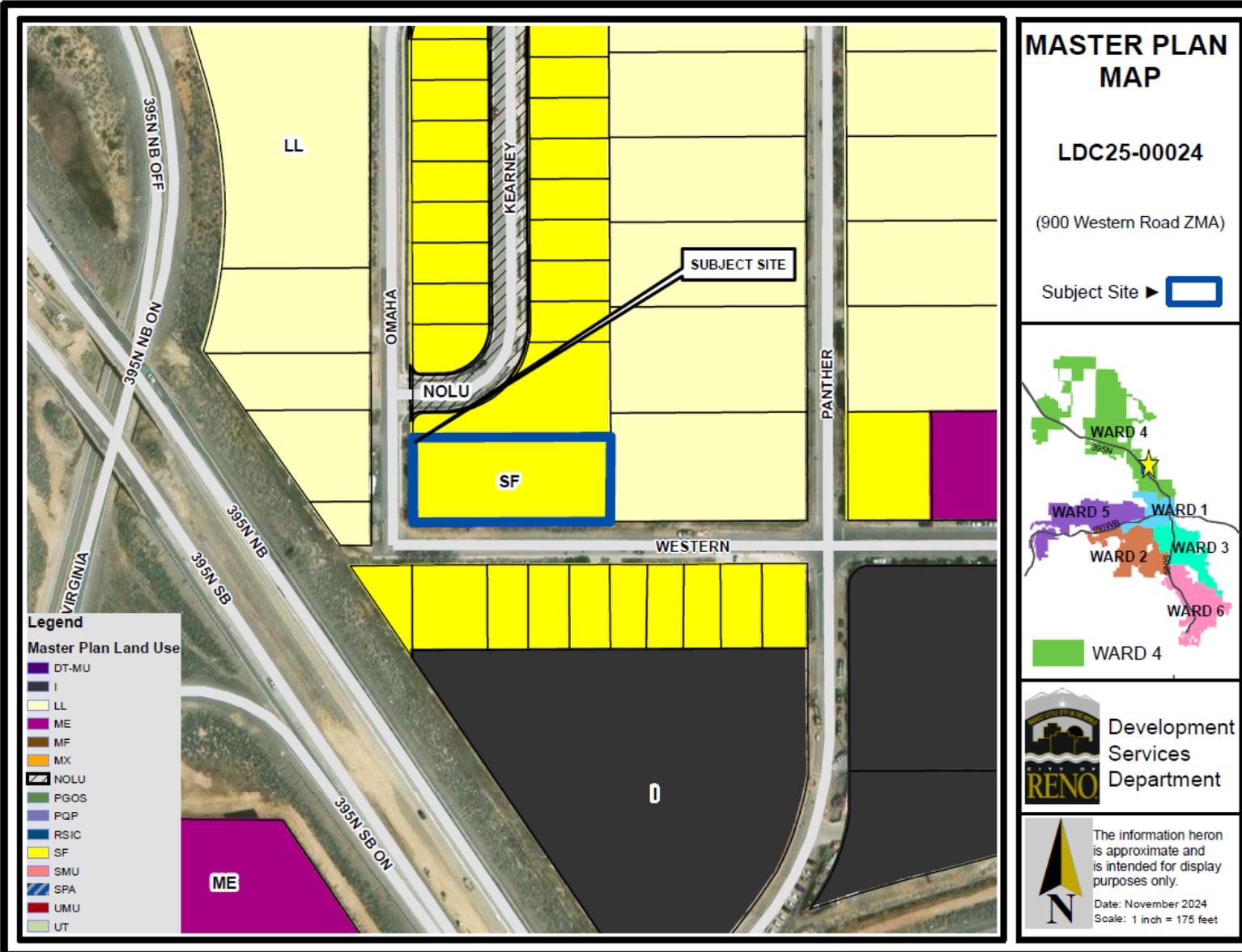
(900 Western Road ZMA)

Subject Site ► 



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- Single-Family Neighborhood (SF)
- GP 4.1A: Housing Options
- GP 4.3B: Infill and Redevelopment



# Development Standards

<i>ZONING</i>	<i>SF-3</i>	<i>SF-8</i>
<i>SETBACKS – FRONT / SIDE / REAR</i>	<i>30' / 5' / 30'</i>	<i>10' / 5' / 20'</i>
<i>MAX. HEIGHT</i>	<i>35'</i>	<i>35'</i>
<i>MAX. STORIES</i>	<i>2.5</i>	<i>2.5</i>
<i>MAX. BUILDING COVERAGE</i>	<i>40%</i>	<i>40% of the lot or common open space shall be provided equal to 20% of the gross project area</i>
<i>BASE DENSITY, MAXIMUM</i>	<i>3 du/acre</i>	<i>8 du/acre</i>
<i>LOT SIZE, MINIMUM</i>	<i>15,000 sf</i>	<i>7,000 sf</i>

**PROPOSED  
ZONING**

# Zoning Map Amendment Recommended Findings

<b>ZMA Findings</b>	<b>Analysis</b>	<b>Staff Review</b>
Conforms with state law NRS Section 278.250(2)	Conforms to all requirements listed in NRS and current RMC zoning regulations	✓ Yes
Conforms with Master Plan	Conforming zone and the following Guiding Principles: <ul style="list-style-type: none"><li>• GP 4.1A: Housing Options</li><li>• GP 4.3B: Infill and Redevelopment</li></ul>	✓ Yes

# Recommended Motion

In the matter of case LDC25-00024, based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.