

LDC25-00024
(900 Western Road Zoning Map Amendment)
Reno Planning Commission
January 15, 2025



Project Information

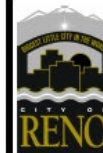
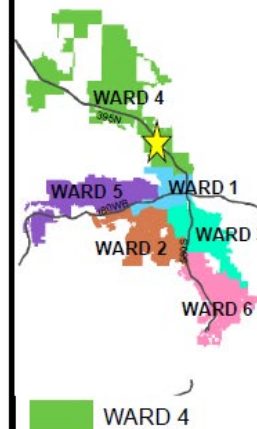
- **Site size:** ±0.83 acres
- Parcel with a single-family home
- **Request:** Zoning Map Amendment from SF-3 to SF-8
- No uses or buildings proposed currently

AREA MAP

LDC25-00024

(900 Western Road ZMA)

Subject Site ► 

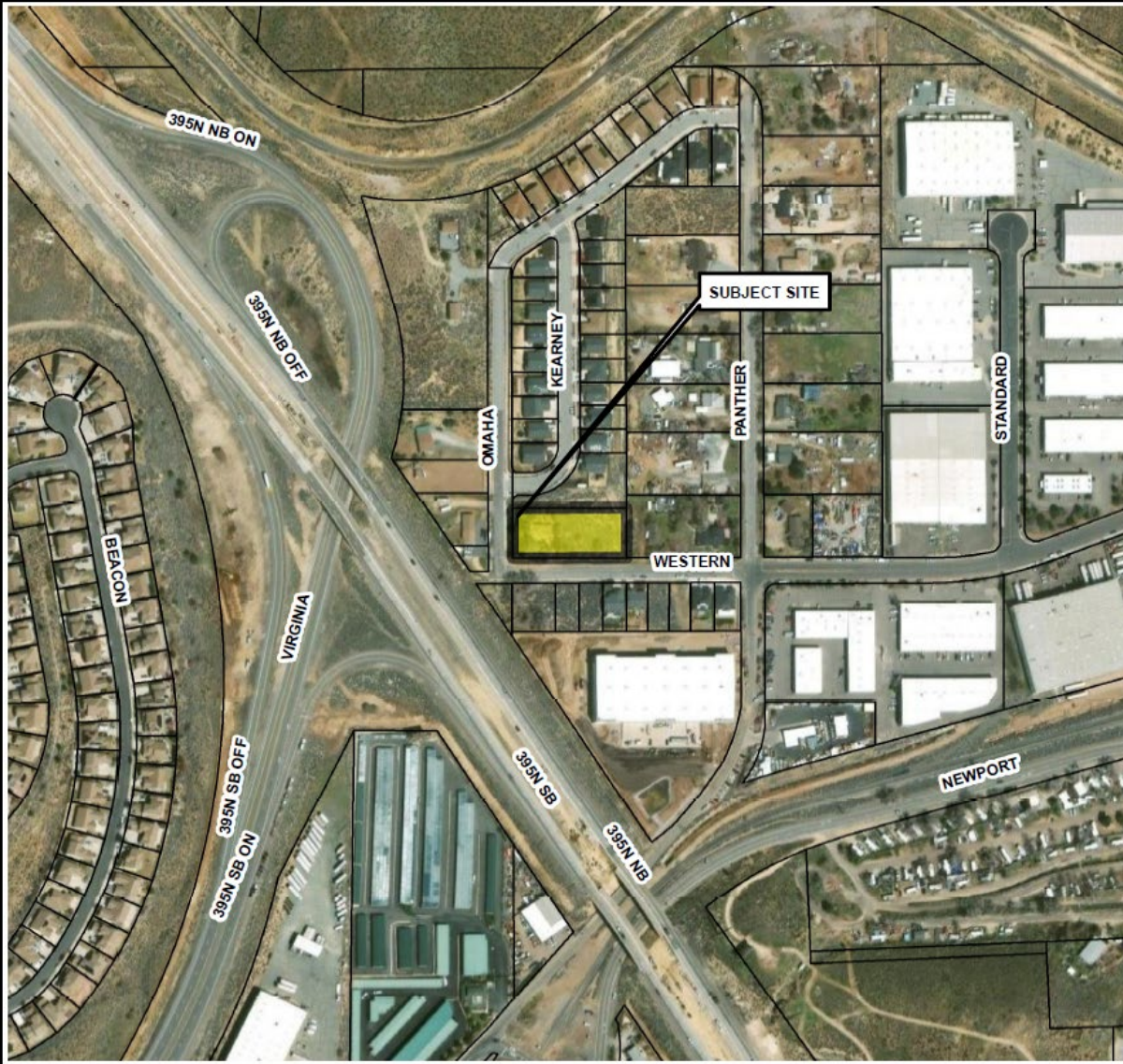


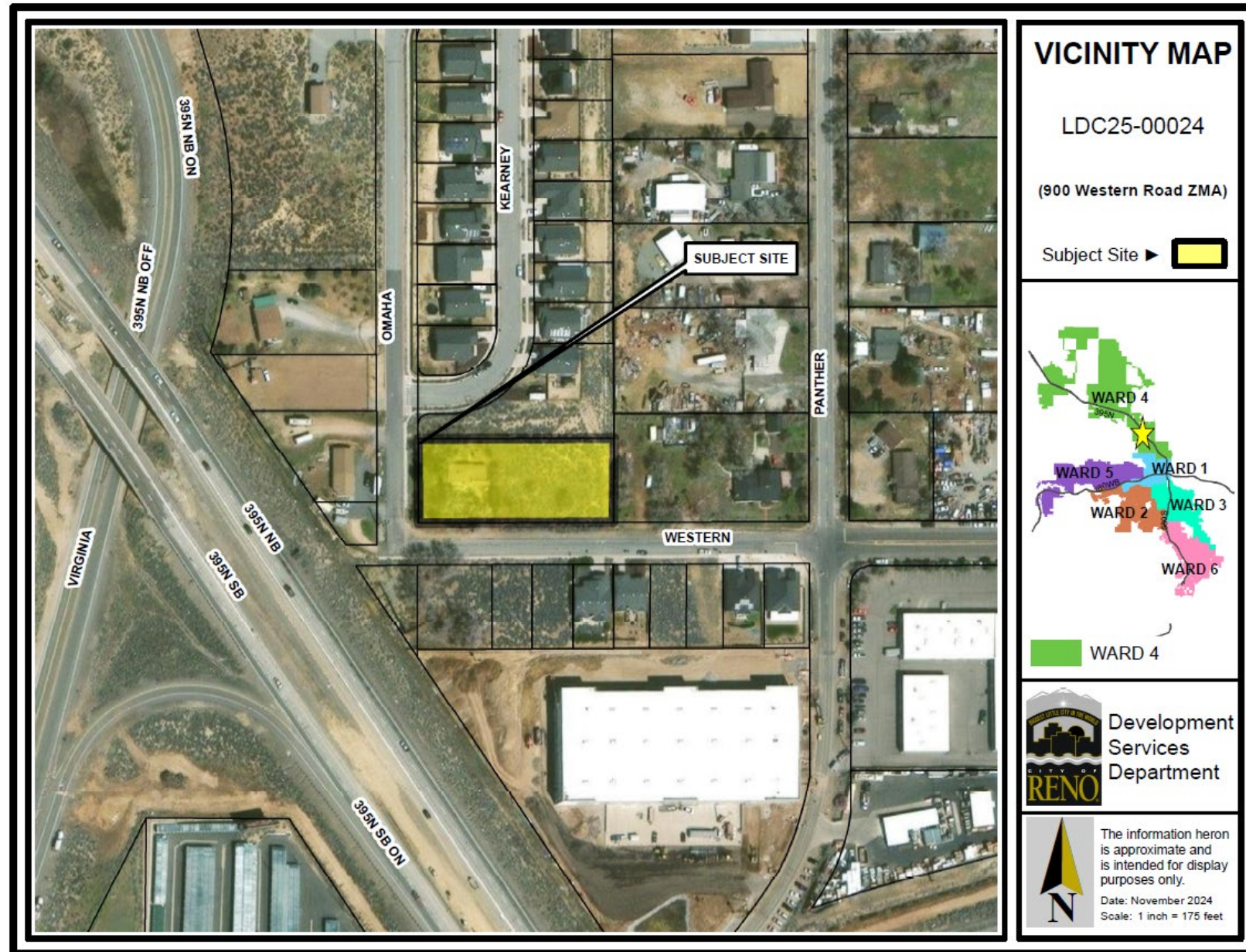
Development
Services
Department



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

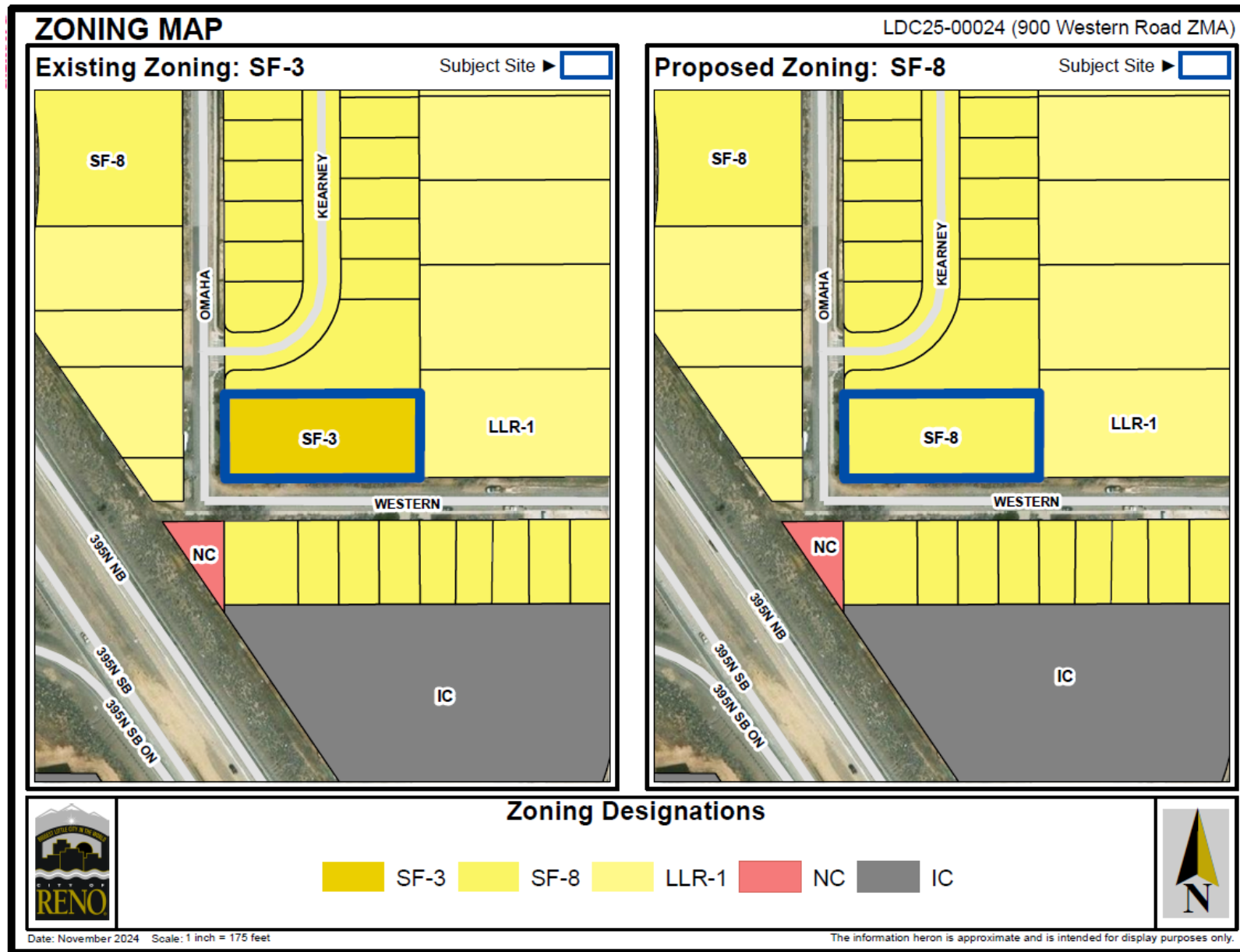
Date: November 2024
Scale: 1 inch = 350 feet





Key Issues

- Zoning compatibility
- Master Plan conformance

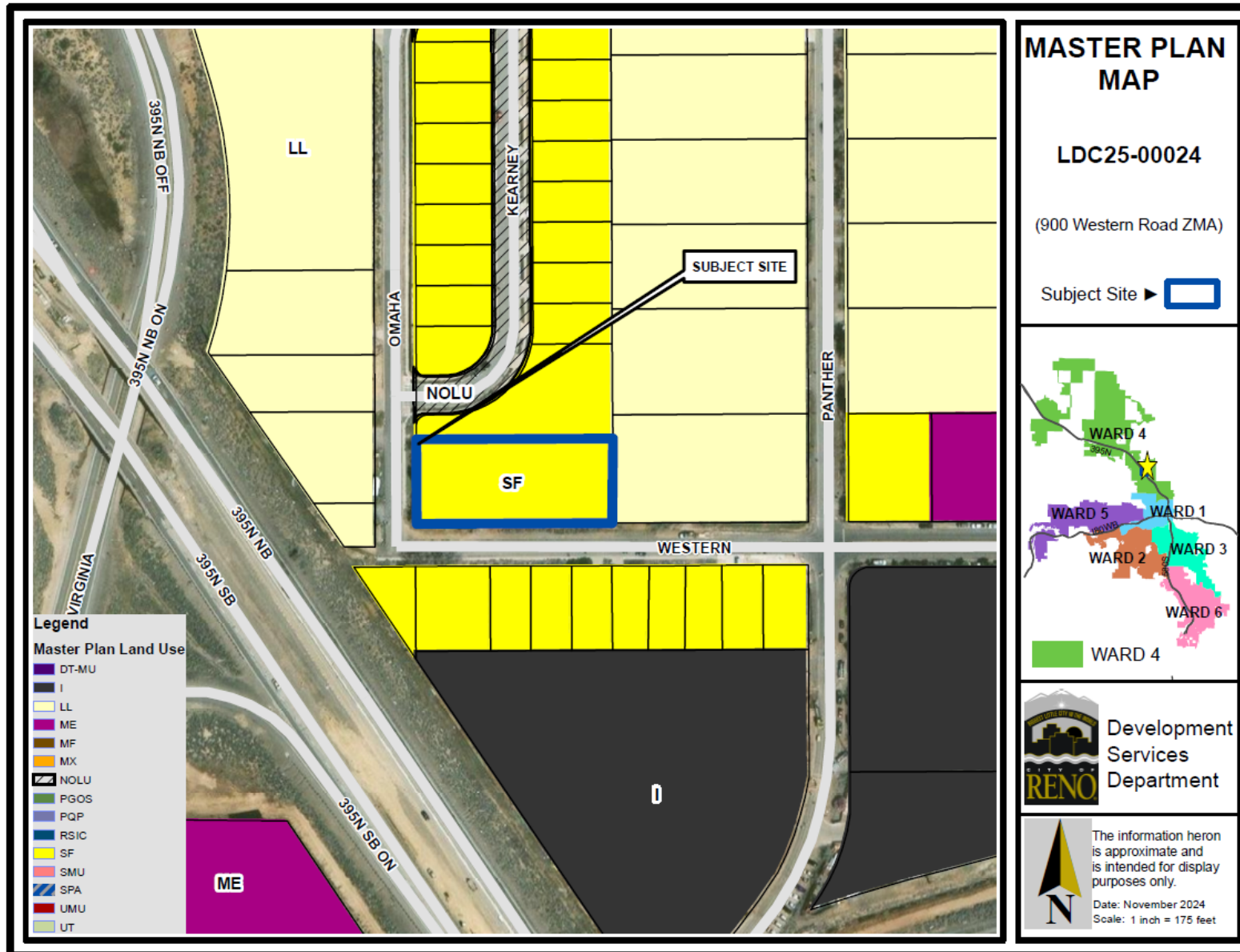


Zoning District

- 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

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



Development Standards

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

Zoning Map Amendment Recommended Findings

ZMA Findings	Analysis	Staff Review
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">• GP 4.1A: Housing Options• GP 4.3B: Infill and Redevelopment	✓ 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.