

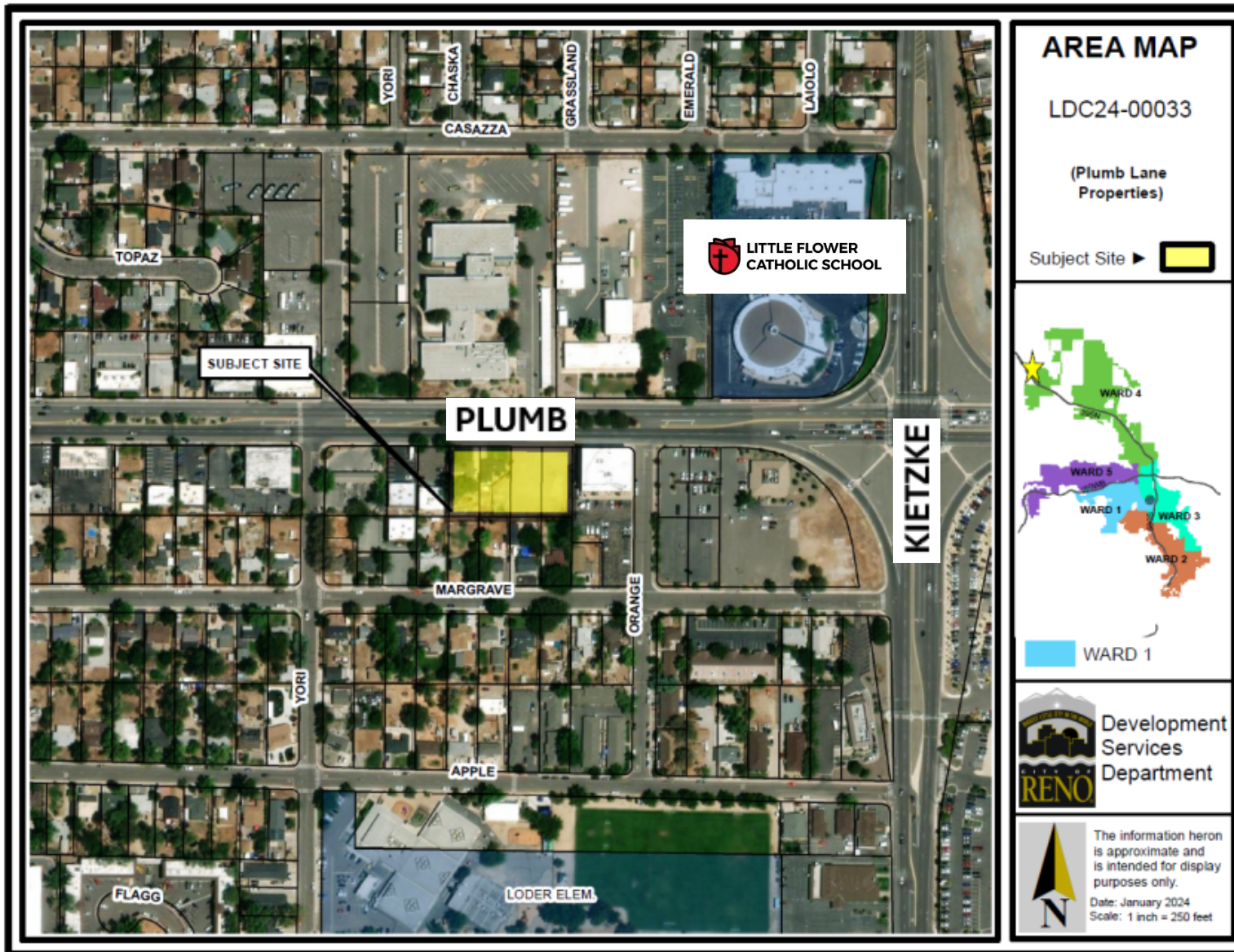
LDC24-00033
(Plumb Lane Properties)
Reno City Council
April 10, 2024

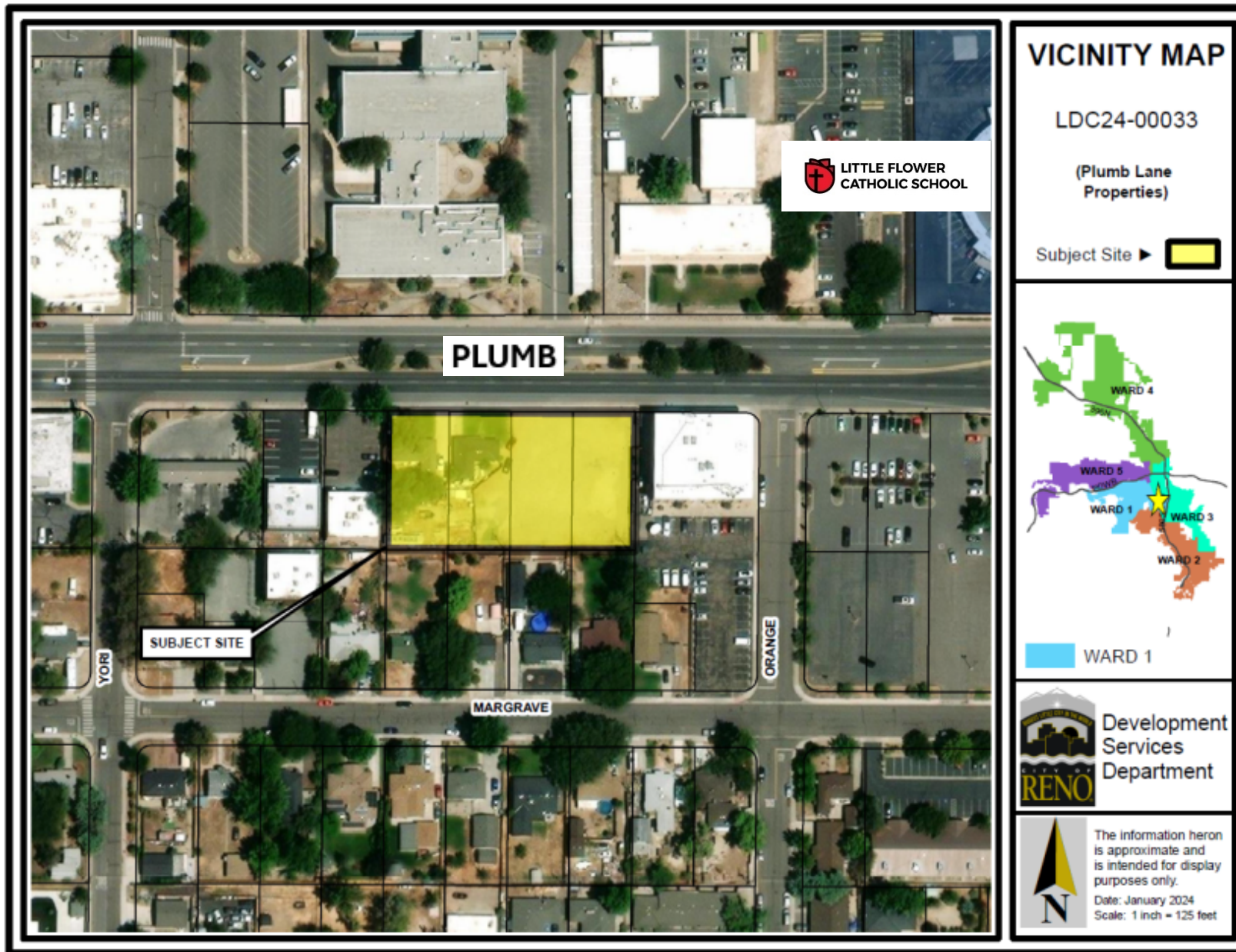


C I T Y O F
RENO

Project Information

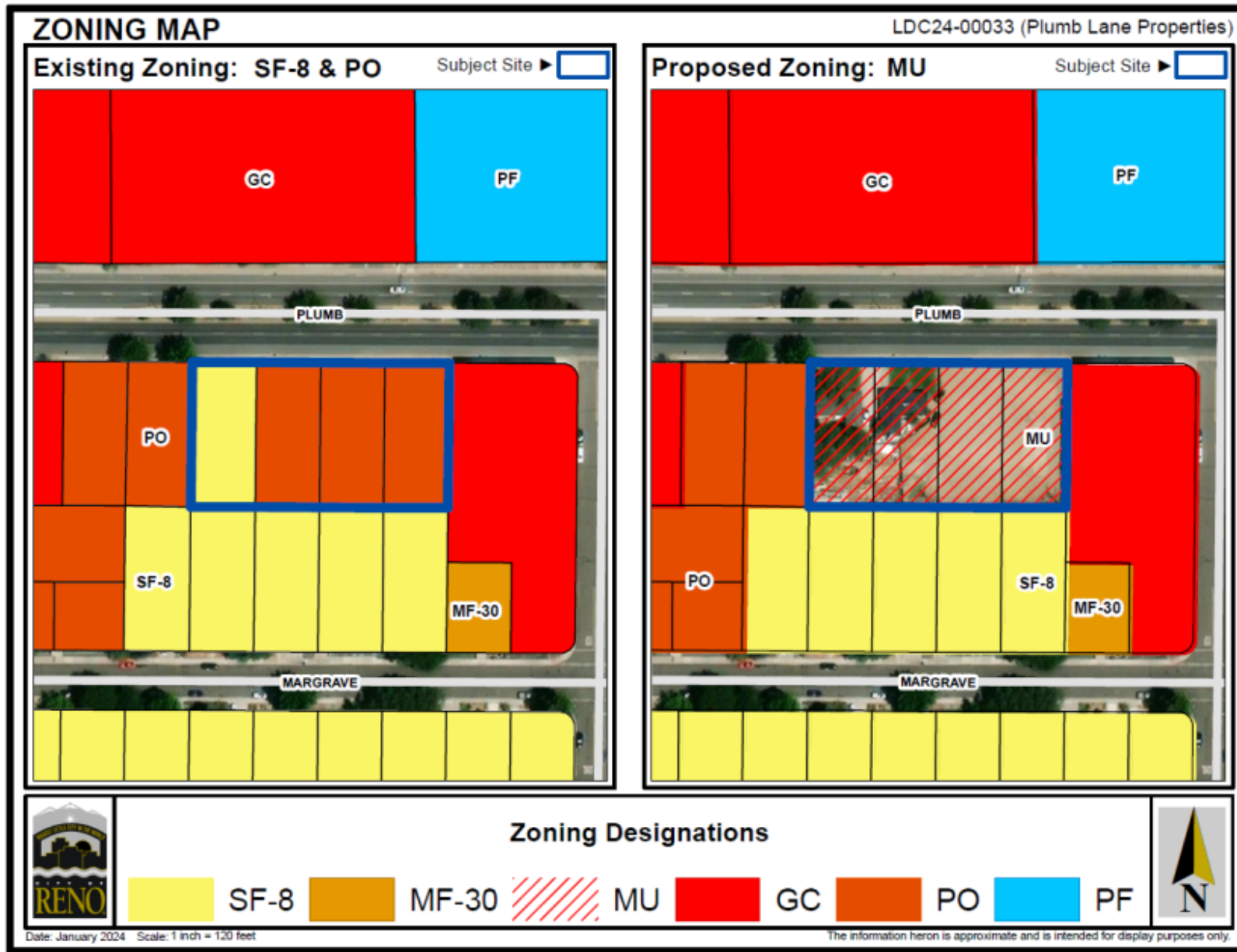
- **Site size:** ±0.88 acres
- Two parcels have single-family homes, two vacant
- **Request:** Zoning Map Amendment from PO and SF-8 to MU to bring into conformance with Master Plan
- No uses or buildings proposed





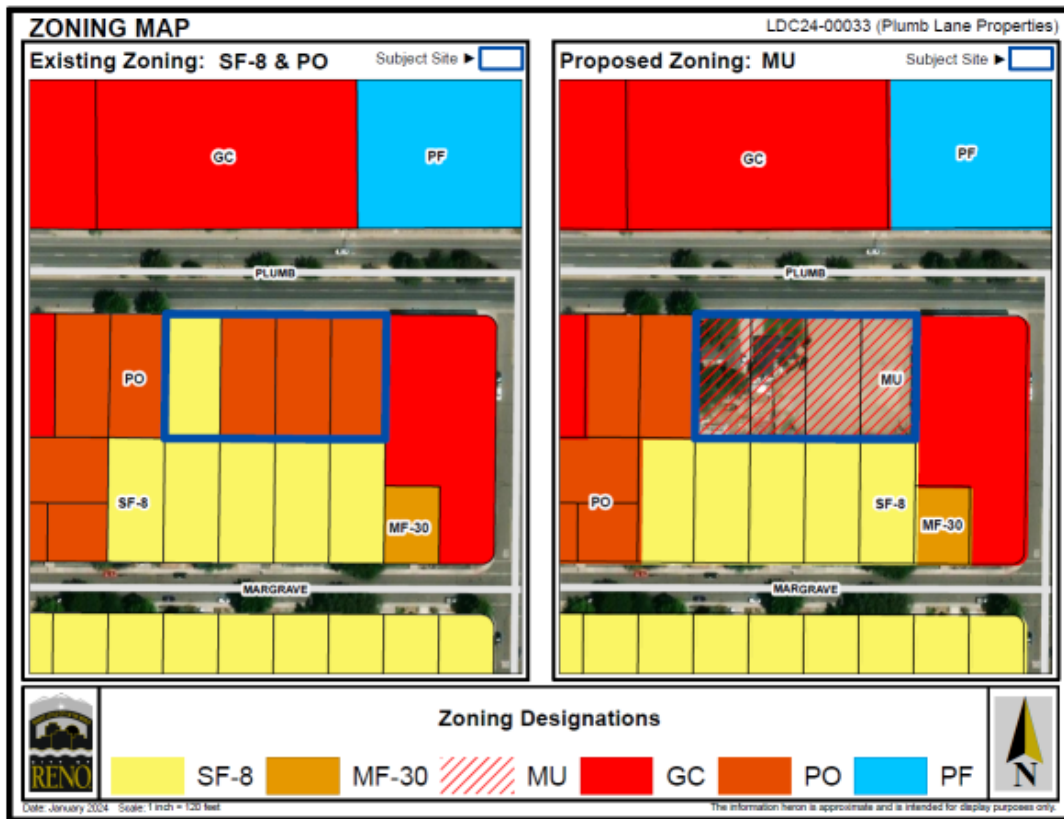
Key Issue

- Zoning compatibility



Zoning District

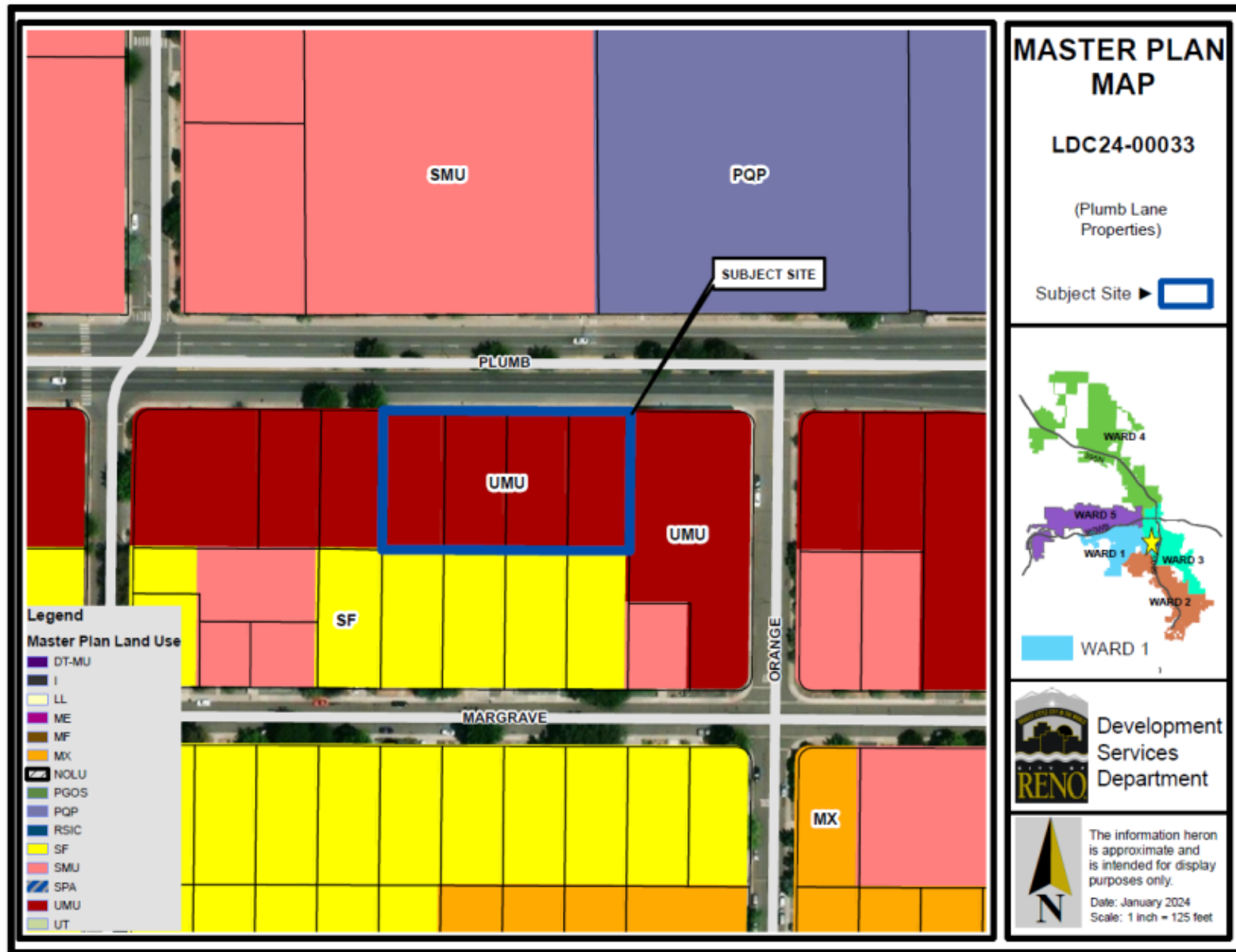
- Professional Office (PO) and Single-Family Residential 8 units/acre (SF-8)
- Do not conform with Master Plan designation
- Proposed change to Mixed-Use Urban (MU)
- Request was for General Commercial (GC) but not allowed under Master Plan



Zoning Comparison

Use Types	Uses	PO	SF-8	MU
Residential	Multi-family	No	Yes	Yes
	Single family	Yes	Yes	Yes
	Group living	No	No	Yes
Public, Civic, Institutional	Community and cultural	Yes	No	Yes
	Educational	No	No	Yes
	Healthcare	Yes	No	Yes
Commercial	Agriculture, animals, farming	No	No	Yes
	Food and beverage	No	No	Yes
	Lodging	No	No	Yes
	Office and professional services	Yes	No	Yes
	Personal services	Yes	No	Yes
	Recreation and entertainment	No	No	Yes
	Retail	No	No	Yes
	Transportation, vehicles, equipment	No	No	Yes
Industrial	Manufacturing and processing	No	No	Yes
	Resource and extraction	No	No	No
	Storage, distribution, warehousing	No	No	No

Master Plan Land Use



- Urban Mixed-Use (UMU)
- GP 2.2A: Priority Locations for Infill and Redevelopment
- GP 2.2B: Underutilized Properties
- C-UC.1: Overall Mix

Development Standards

PROPOSED ZONING

Zoning District	PO	SF-8	MU
Setbacks – Front/Side/Rear	10' / 5' / 10'	10' / 5' / 20'	12' / 0' or 5' / 0' or 5'*
Height	35'	35'	N/A**
Stories	2.5	2.5	N/A
Lot Width, Minimum	50'	60'	30'

* The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.

** Site plan review required for buildings greater than 85'.

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 2.2A: Priority Locations for Infill and Redevelopment• GP 2.2B: Underutilized Properties• C-UC.1: Overall Mix	✓ Yes

Recommended Motion

I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Allowed Uses in Mixed-Use Urban

Residential	Public, Civic, Institutional	Commercial	Industrial
<ul style="list-style-type: none"> * Duplex * Triplex * Fourplex * Live/Work Dwelling * Multi-family * Single-family (attached and detached) * Manufactured Home * Assisted Living Facility * Boarding or Rooming House * Convent or Monastery * Group Home * Private Dorm * Single-Room Occupancy 	<ul style="list-style-type: none"> * Cemetery or Mausoleum * Funeral Parlor * Library, Art Gallery, or Museum * Minor Government Facility * Private Club, Lodge, or Fraternal Organization * Public Park or Recreation Area * Religious Assembly * Adult Education * Childcare Center * Schools, Colleges, Educational Facilities * Blood Plasma Donor Center * Hospital, Acute/Overnight Care * Day Use Medical Facility 	<ul style="list-style-type: none"> * Animal Clinic, Shelter, Hospital, Boarding Kennel, Training Facility * Commercial Stable * Retail Bakery * Bar, Lounge or Tavern * Commercial Kitchen * Microbrewery, Distillery, Winery * Restaurant (w/ or w/o Alcohol Service) * Lodging Uses (B and B, Motel, Hotel) * Call Center * Financial Institution * Laboratory * General Office * Recording Studio * Commercial Cleaners * General Personal Service * Tattoo Parlor * Wedding Chapel * Inside Amusement or Recreation * Private Country Club * Event Center/Banquet Hall * Building, Lumber, Landscape Material Sales * Convenience Store * General Retail * Plant Nursery or Garden Supply * Open Parking Lot 	<ul style="list-style-type: none"> * Custom and Craft Manufacturing * Food Processing or Wholesale Bakery * Indoor Manufacturing, Processing, Assembly or Fabrication * Maintenance, Repair or Renovation Business * Printing and Publishing * Wholesale
<ul style="list-style-type: none"> * Fraternity or Sorority House (MUP) 		<ul style="list-style-type: none"> * Urban Farm (MUP) * Outside Amusement or Recreation (MUP) * Convention Center (CUP) * Recreational Vehicle Park (CUP) * Sports Arena, Stadium or Track (CUP) * General Retail: Package Alcohol (CUP) * Car Wash (CUP) * Gas Station (CUP) 	<ul style="list-style-type: none"> * Mini-warehouse (CUP) * Warehouse or Distribution Center (CUP)