

# LDC24-00044

## (Riverside SPD)

*Reno City Council*  
*June 12, 2024*





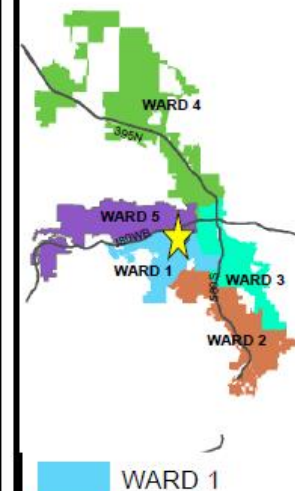



## AREA MAP

LDC24-00044

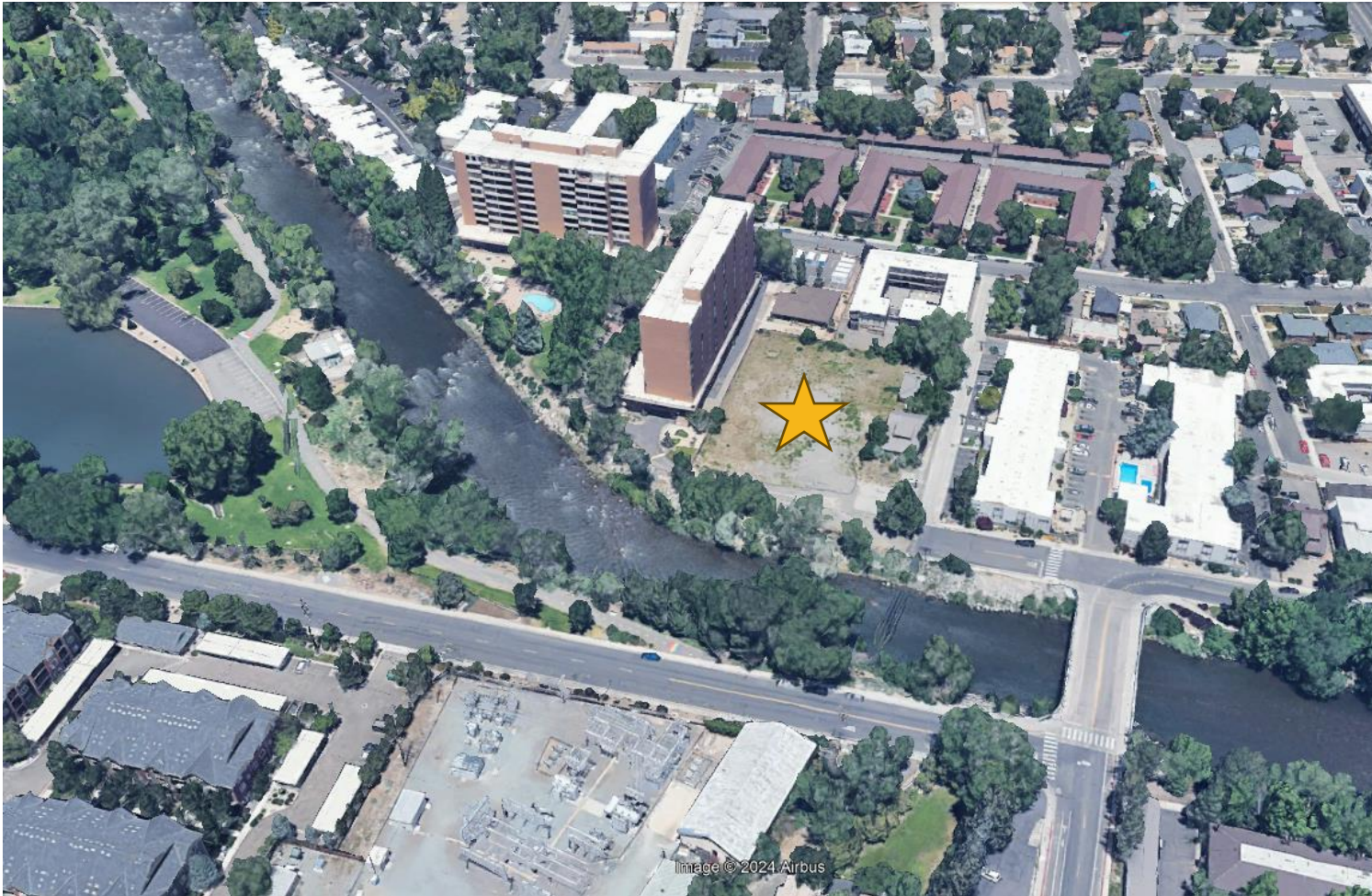
(Riverside SPD)

Subject Site ► 



 The information heron  
is approximate and  
is intended for display  
purposes only.  
Date: March 2024  
Scale: 1 inch = 400 feet





## **Project Information**

**Site Size:** ±1.39 acres

### **Zoning Map Amendment**

- From MF-30 to SPD

### **Key Issues:**

1. Compatibility
2. Available services and infrastructure
3. Conformance with the Master Plan

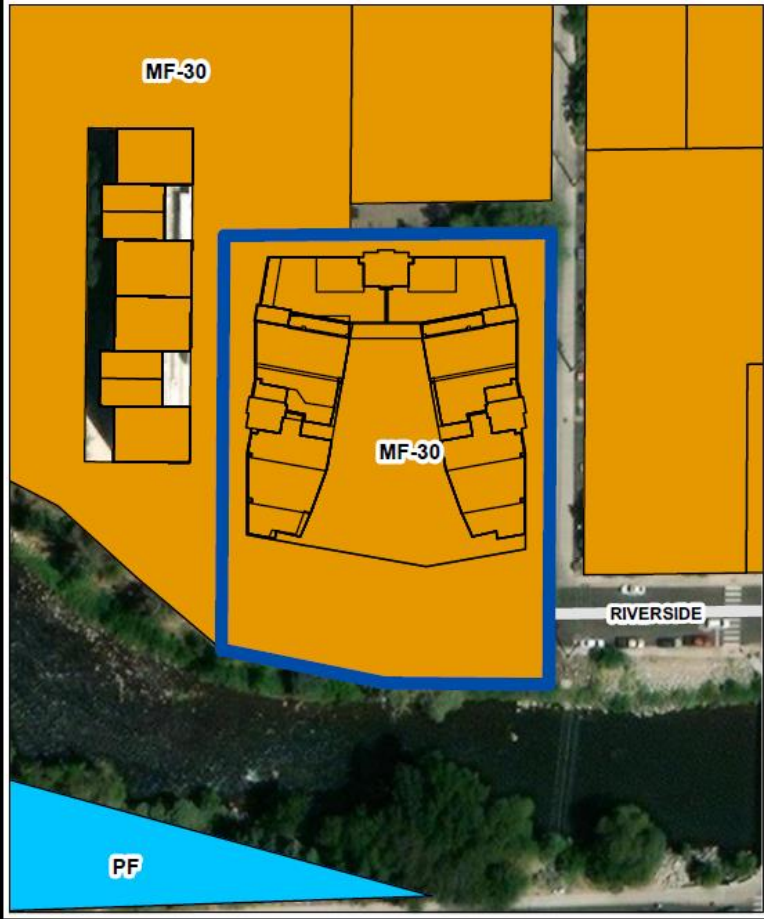


# ZONING MAP

LDC24-00044 (Riverside SPD)

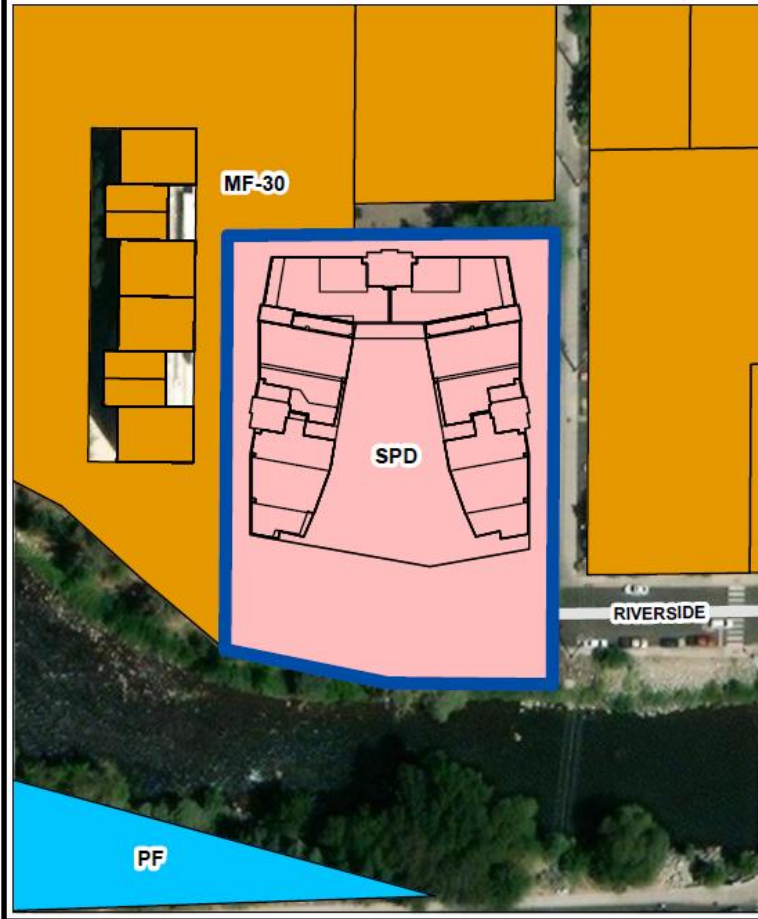
Existing Zoning: MF-30

Subject Site ► ☐



Proposed Zoning: SPD

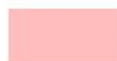
Subject Site ► ☐



## Zoning Designations



MF-30



SPD



PF



Date: March 2024 Scale: 1 inch = 100 feet

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



## Zoning Map Amendment

- From MF-30 to Specific Plan District with a MF-30 base zone.
- SPD allows for a 65 foot 180 unit multi-family development

## Overall Development Plan:

- Up to 65 feet in height
- 180-units of multi-family
- 109 parking spaces
- Items not addressed in handbook defer to RMC Title 18





## Conceptual Elevations:

- Exempt from shadowing ordinance
- Shadow pattern established by building on the east.

## Development Standards

Standard	MF-30	SPD
Base Density	30 du/acre	Up to 180 du
Lot size, minimum	3,000 sqft	3,000 sqft
Lot Width Minimum	50 ft	50 ft
Front Setbacks	10 ft	10 ft
Off-Street Parking	0.6 spaces per unit	0.6 spaces per unit

# Zoning Map Amendment Findings

<b>ZMA Findings</b>	<b>Staff Review and Analysis</b>
<b>Conforms with state law NRS Section 278.250(2)</b>	✓ Yes
<b>Conforms with Master Plan</b>	✓ Yes



# Specific Plan District Recommended Findings

<b>SPD Findings</b>	<b>Staff Review and Analysis</b>
<b>Conforms with State Law NRS Section 278.250(2)</b>	✓ Yes
<b>Conforms with the Master Plan</b>	✓ Yes
<b>Meets the intent of the SPD</b>	✓ Yes
<b>Addresses a unique situation, provides a benefit, innovative design, layout, or configuration</b>	✓ Yes

# Recommended Motion

**Proposed Motion:** I move to adopt the zoning map amendment by ordinance and refer to a second reading.