

LDC25-00024

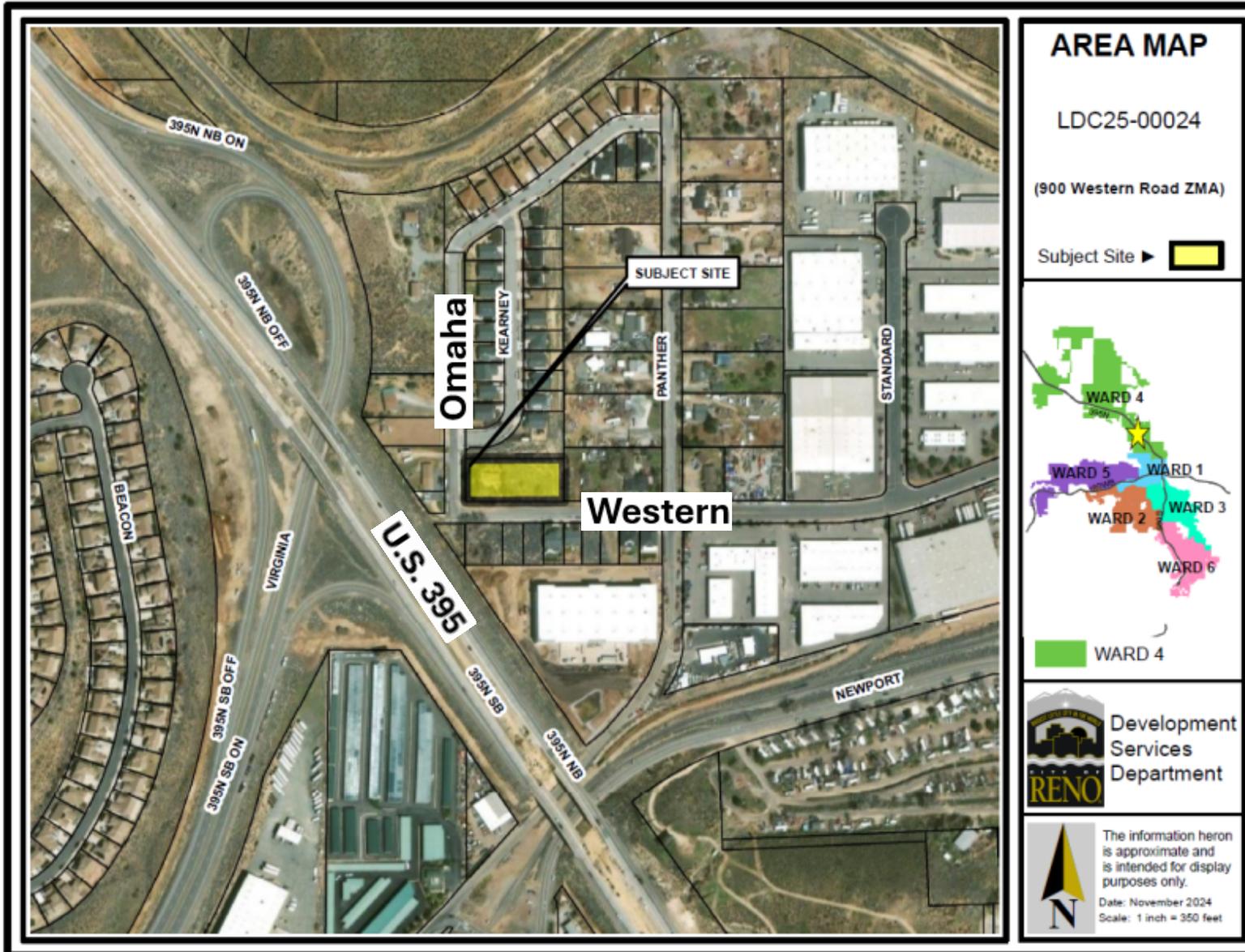
(900 Western Road Zoning Map Amendment)

Reno City Council
February 12, 2025

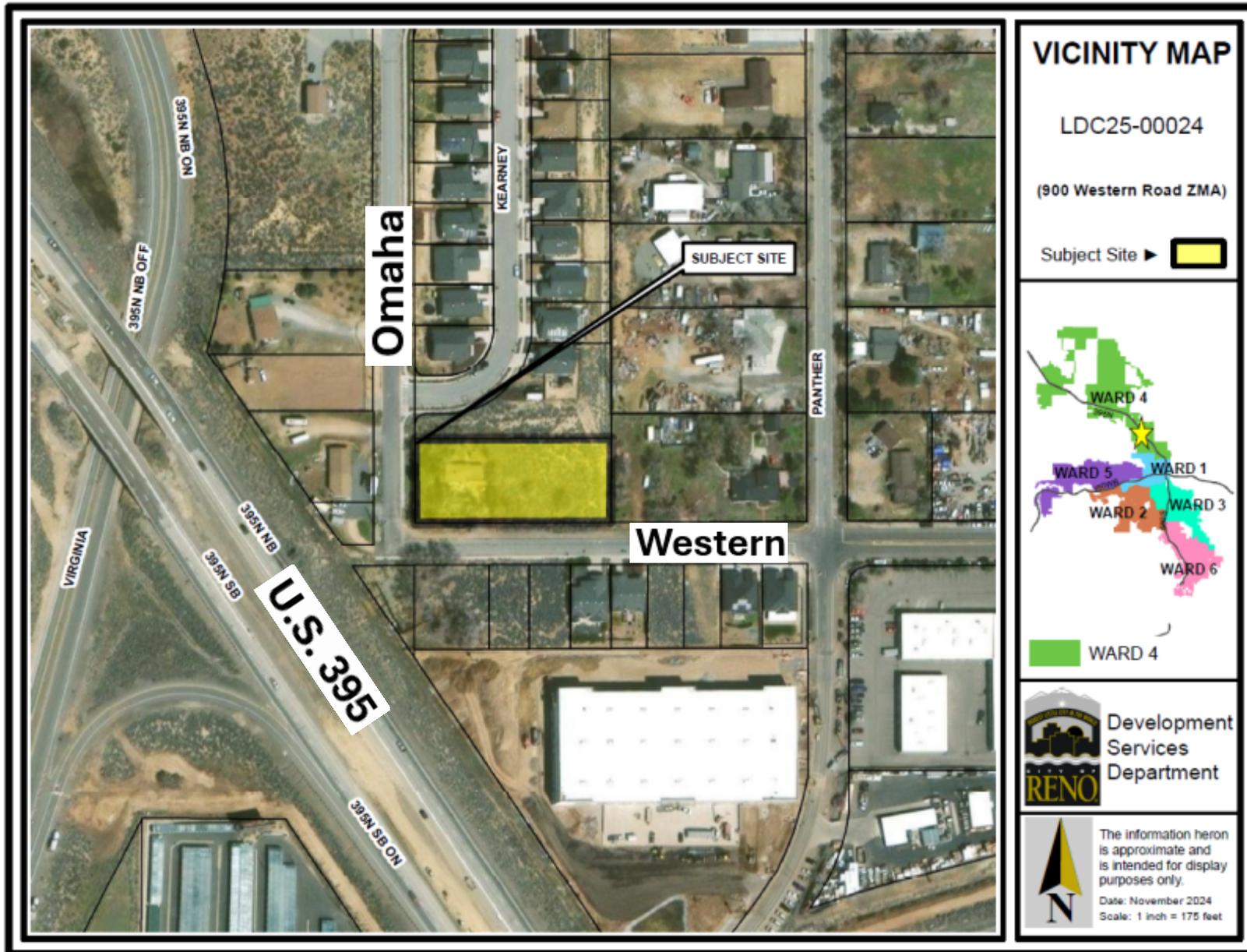


C I T Y O F
RENO

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



Key Issues

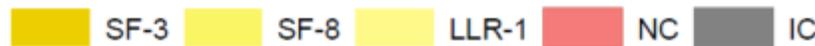
- Zoning compatibility
- Master Plan conformance

ZONING MAP

LDC25-00024 (900 Western Road ZMA)



Zoning Designations



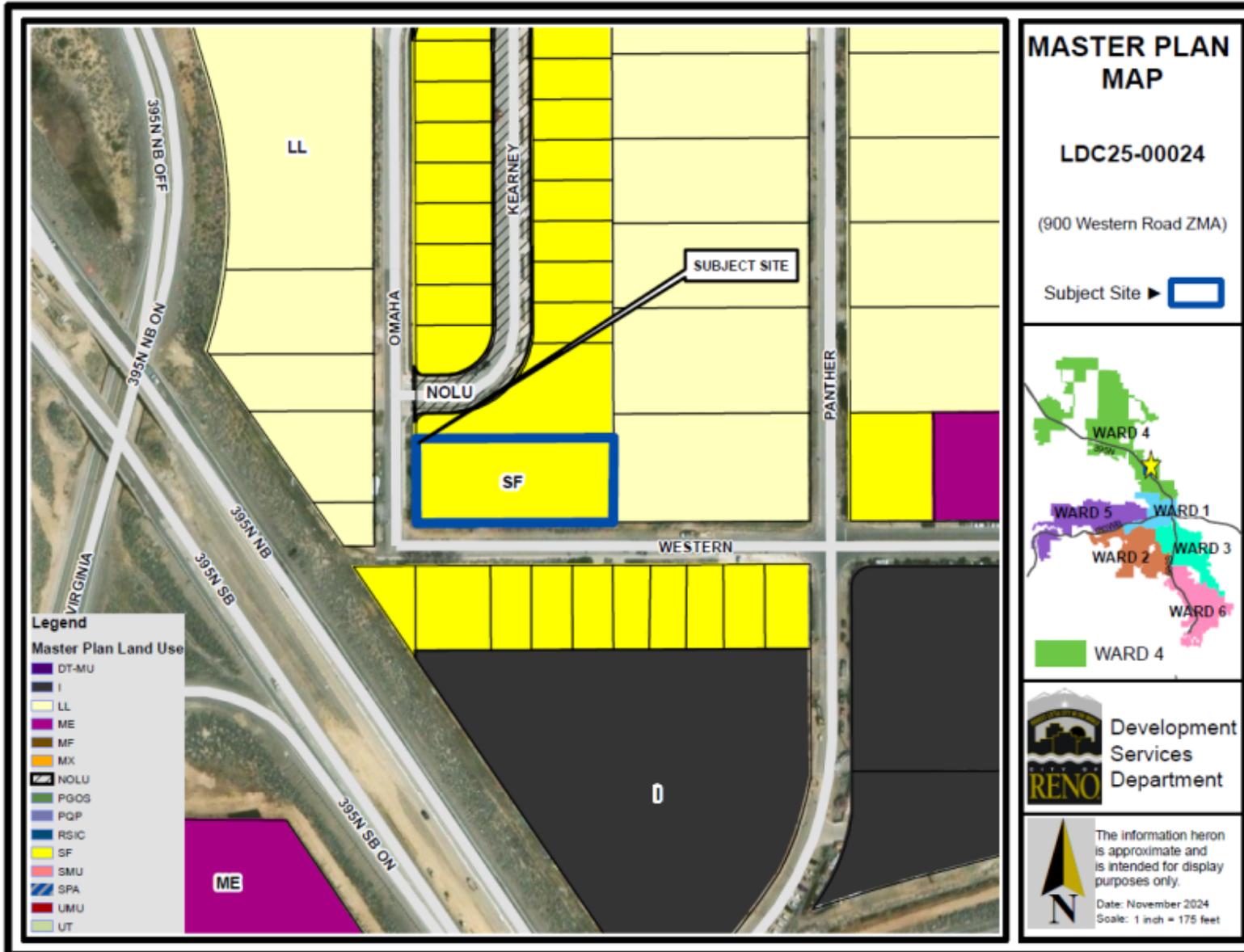
Date: November 2024 Scale: 1 inch = 175 feet

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

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**

<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. 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 (corner lot) 6,000 SF (interior lot)</i>

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

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