

**LDC25-00024**  
(900 Western Road Zoning Map Amendment)  
Reno City Council  
*February 12, 2025*

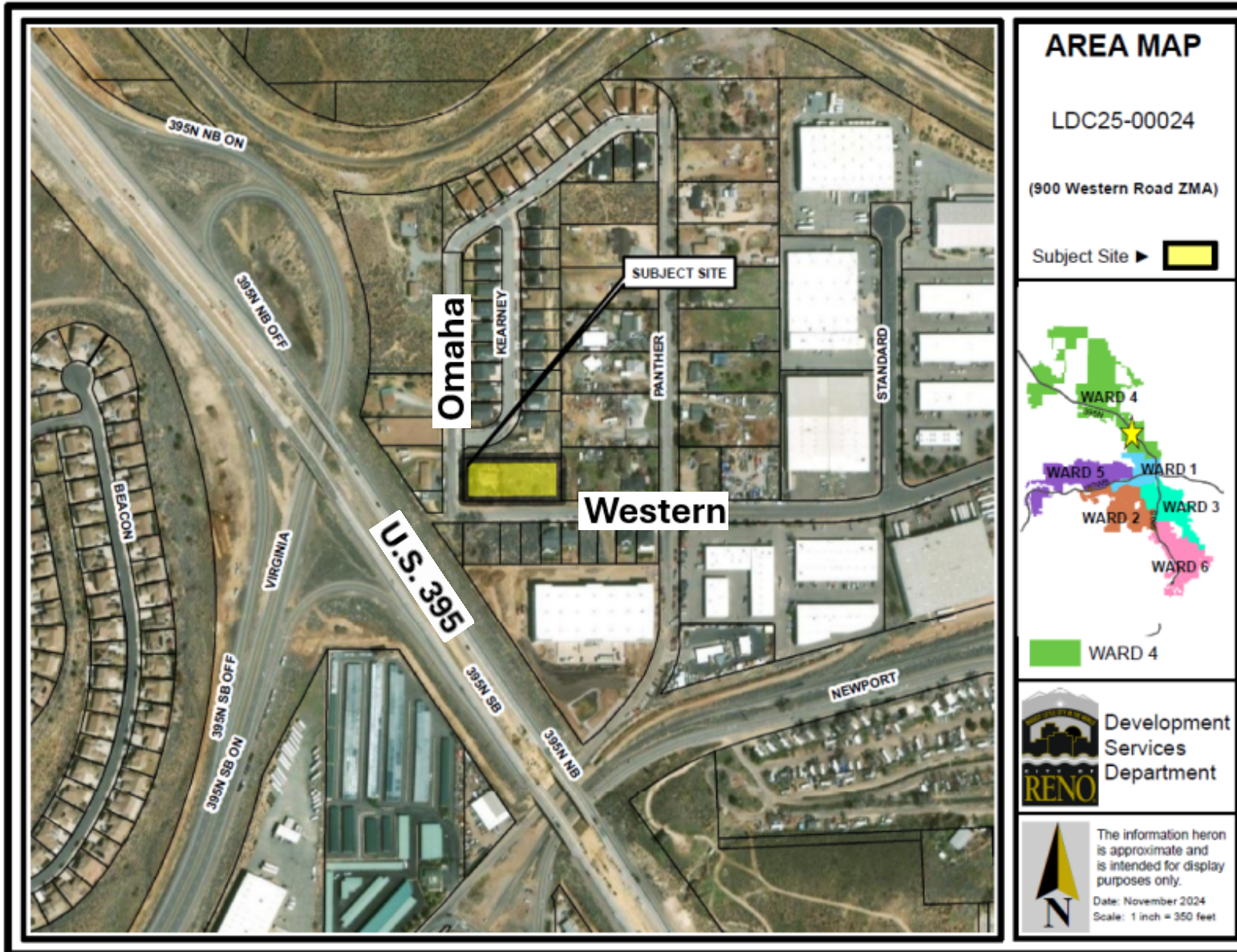


C I T Y O F  
**RENO**

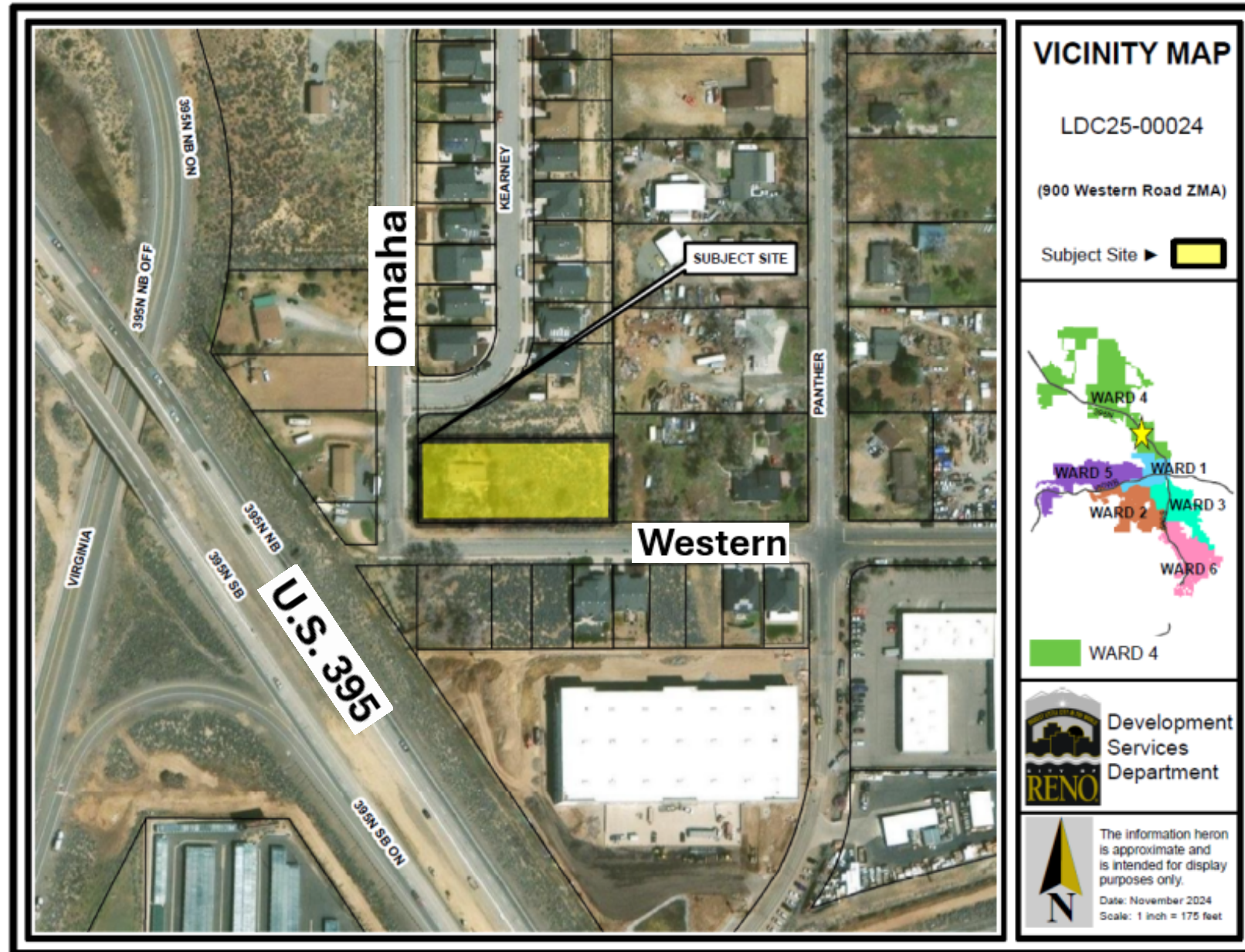


# Project Information

- **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

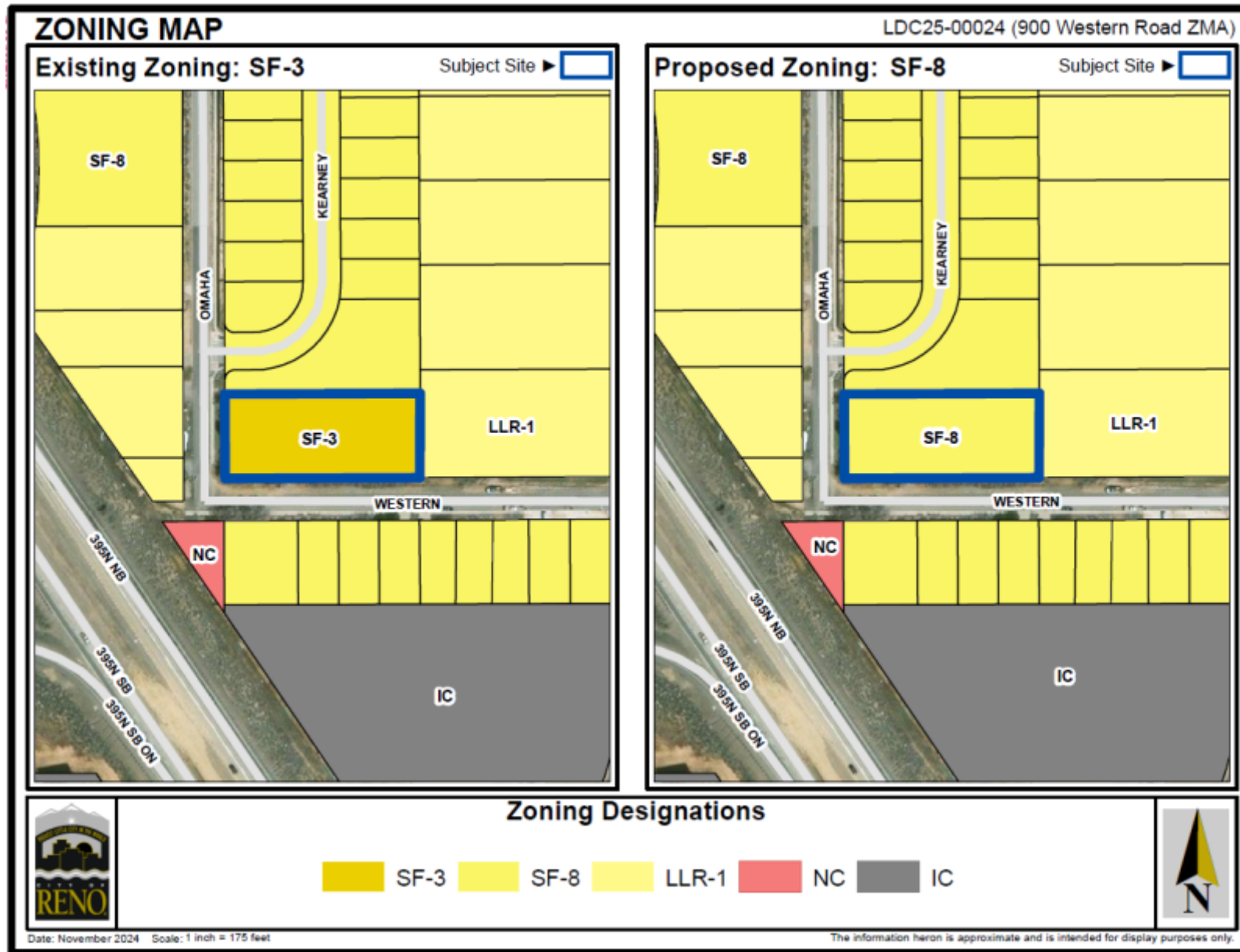






# Key Issues

- Zoning compatibility
- Master Plan conformance



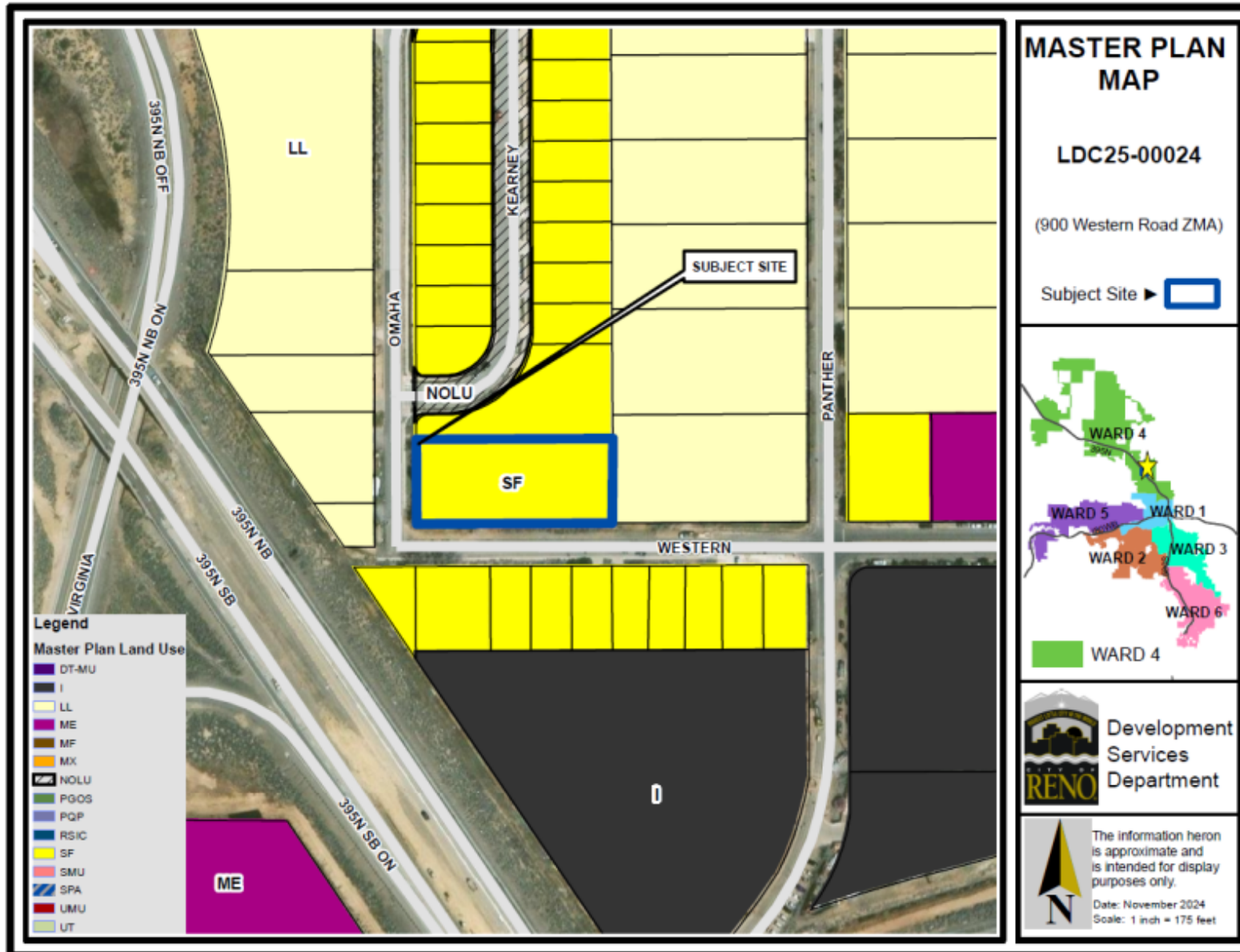
# Zoning District

- 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. 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 (corner lot) 6,000 SF (interior lot)

# 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

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