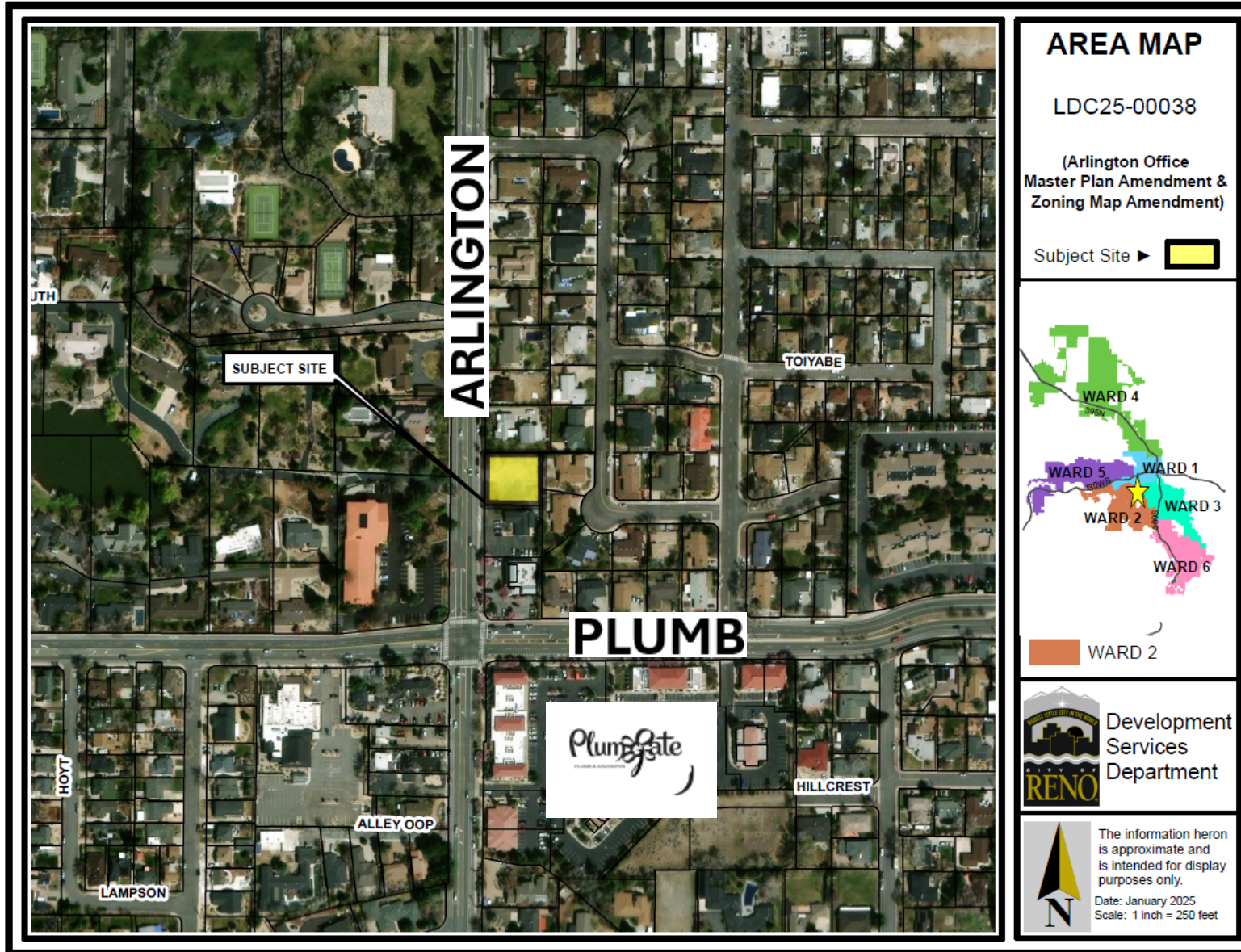


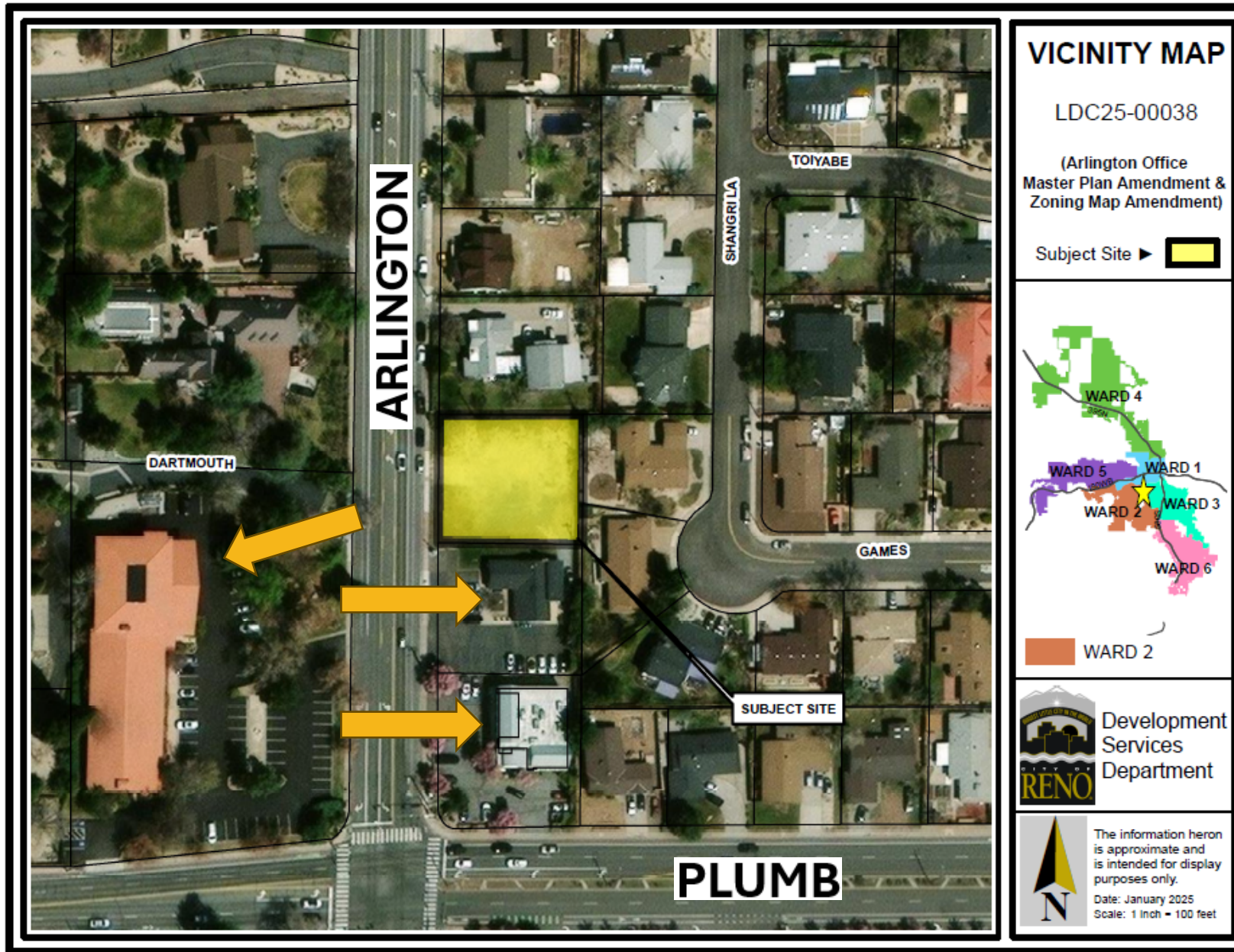
LDC25-00038
(Arlington Office MPA and ZMA)
Reno City Council
April 23, 2025



Project Information

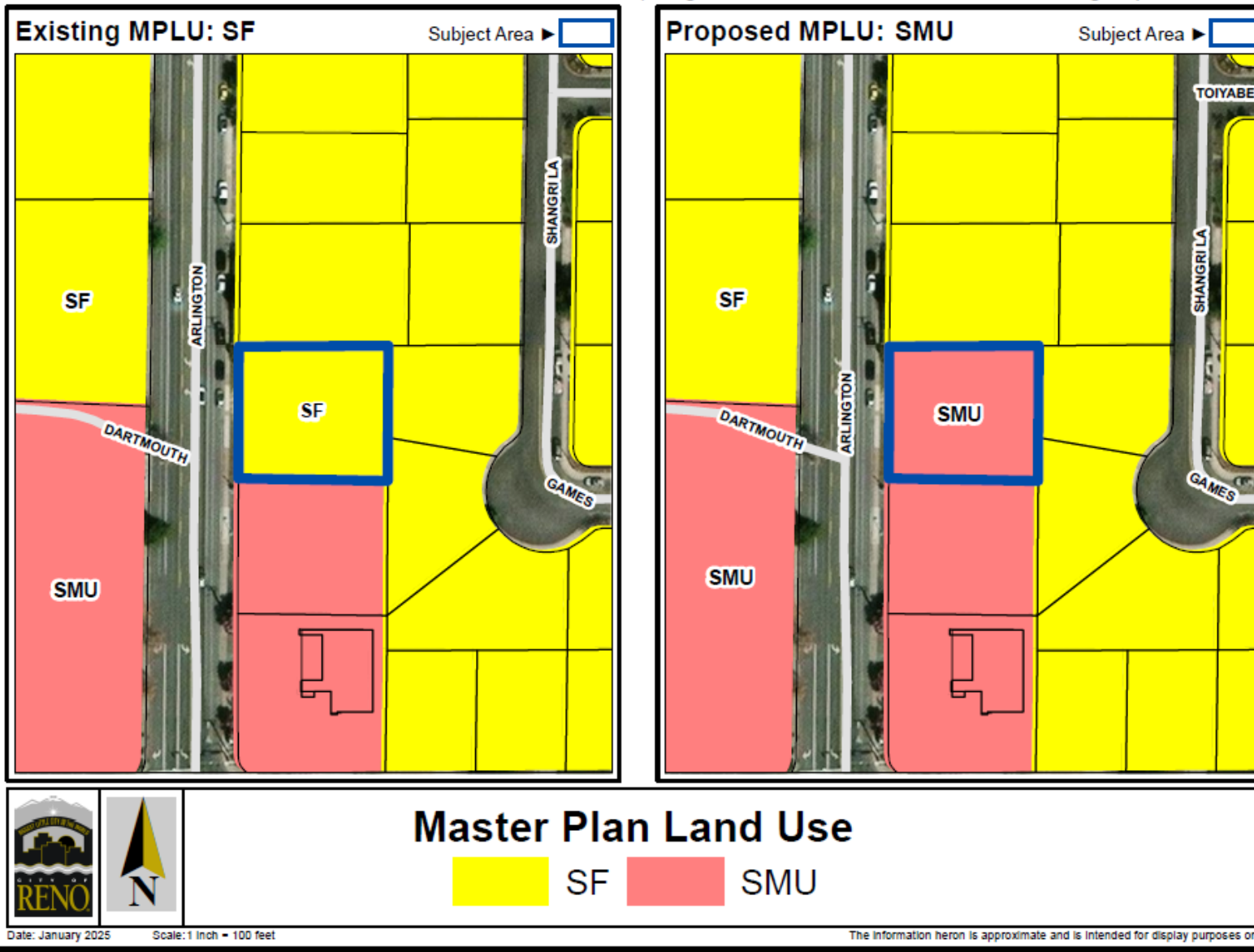
- **Site size:** ±0.31 acres
- Vacant parcel appears to never have been developed
- **Request:** MPA from Single-Family Neighborhood to Suburban Mixed-Use and ZMA from Single-Family Residential - 5 units per acre to Professional Office





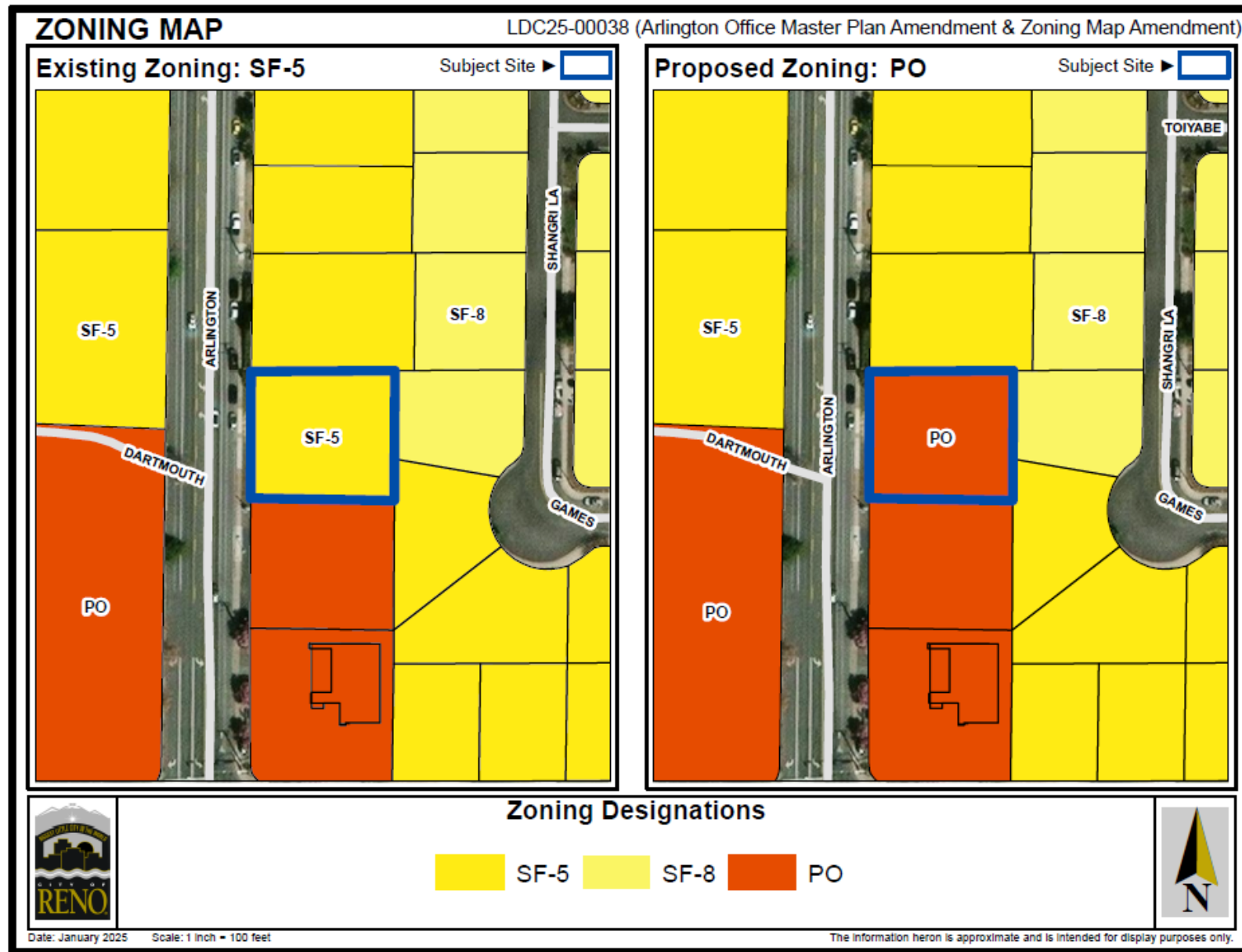
Key Issue

- Compatibility of the proposed Master Plan land use designation and zoning with surrounding land use designations and development



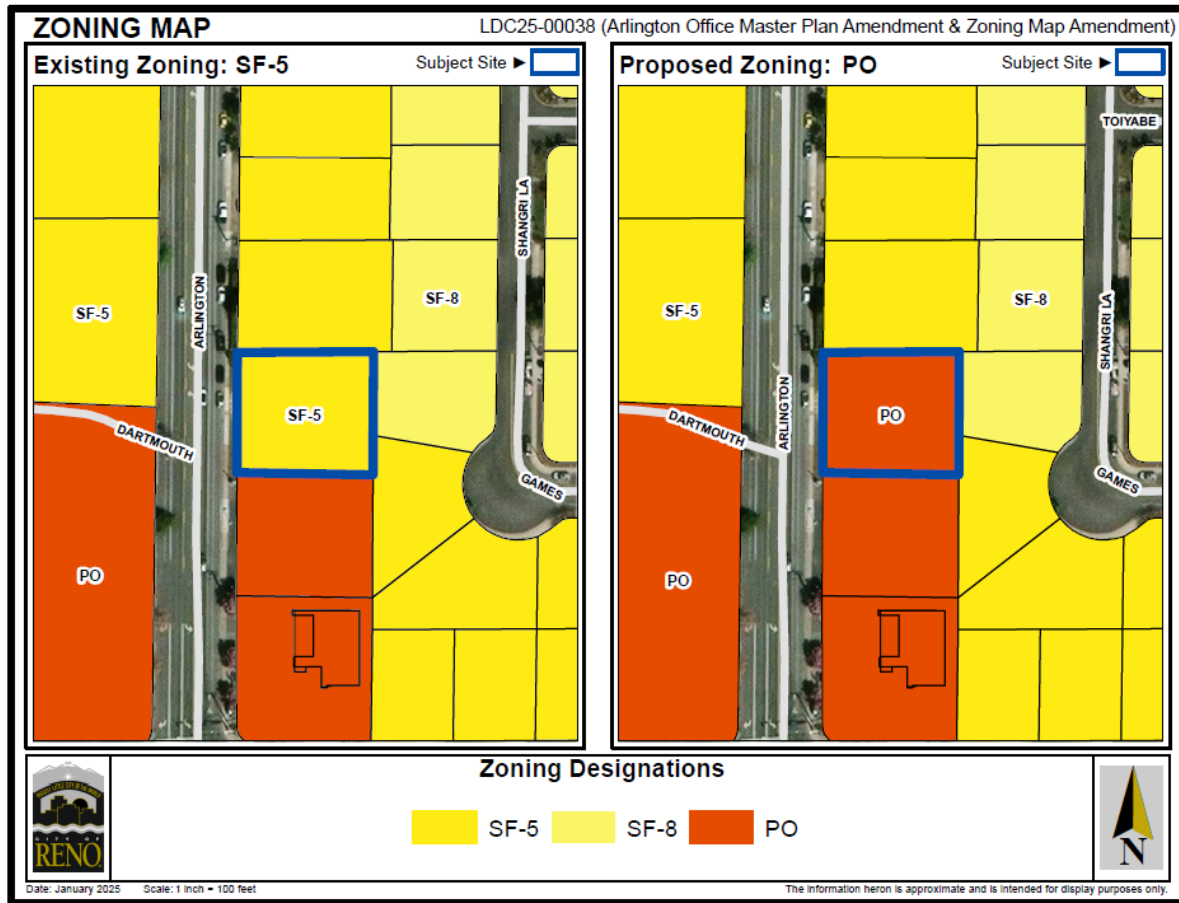
Master Plan Land Use

- Single-Family Neighborhood (SF) currently
- Suburban Mixed-Use (SMU) proposed
- GP 1.5B: Urban Revitalization
- GP 2.1A: Growth Tiers
- GP 2.2B: Underutilized Properties
- GP 2.5B: Transit-Oriented Development



Zoning District

- Single-Family Residential 5 units per acre (SF-5)
- SF-5 conforms to current Master Plan designation
- Proposed change to Professional Office (PO) requires Master Plan Amendment



Zoning Comparison

Use Types	Uses	SF-5	PO
Residential	Multi-family	No	No
	Single family	Yes	Yes
	Group living	No	No
Public, Civic, Institutional	Community and cultural	No	Yes
	Educational	Yes	Yes
	Healthcare	No	Yes
Commercial	Agriculture, animals, farming	No	No
	Food and beverage	No	Yes
	Lodging	No	No
	Office and professional services	No	Yes
	Personal services	No	Yes
	Recreation and entertainment	No	No
	Retail	No	No
	Transportation, vehicles, equipment	No	No
Industrial	Manufacturing and processing	No	No
	Resource and extraction	No	No
	Storage, distribution, warehousing	No	No

Development Standards

PROPOSED ZONING

Zoning District		SF-5	PO
Setbacks – Front/Side/Rear		10' / 5' / 20'	10' / 5' / 10'
Height		35'	35'* **
Lot Width, Minimum		70'	50'
<p>* Minor site plan review required for buildings over 35 feet and no greater than 55 feet.</p> <p>** The Plumas Neighborhood Residential Core Planning Area Overlay limits building height to 25 feet with a maximum of two stories.</p>			

Master Plan Amendment Recommended Findings

MPA Findings	Analysis	Staff Review
Conforms with Master Plan	Conforms with several goals and policies	✓ Yes
Compatible with nearby land uses	Compatible with existing uses, land use designations, and zoning bordering project site	✓ Yes
Provision of public services and facilities	Public services and facilities exist	✓ Yes

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	Conforms to the following Guiding Principles: <ul style="list-style-type: none">• GP 1.5B: Urban Revitalization• GP 2.1A: Growth Tiers• GP 2.2B: Underutilized Properties• GP 2.5B: Transit-Oriented Development	✓ Yes

Recommended Motion

In the matter of case LDC25-00038, based upon compliance with the applicable findings, I move to uphold the recommendations of the Planning Commission.

Master Plan Amendment: I move to adopt Resolution No. _____ subject to conformance review by the Regional Planning Commission.

Zoning Map Amendment: I move to refer Bill No. _____ for a second reading and adoption.

Allowed Uses in Professional Office (PO)

Residential	Public, Civic, Institutional	Commercial	Industrial
<ul style="list-style-type: none"> * Duplex, triplex, fourplex * Single-family (attached and detached) * Manufactured home * Group Home 	<ul style="list-style-type: none"> * 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 * Day Use Medical Facility 	<ul style="list-style-type: none"> * Laboratory * General Office * Recording Studio * General Personal Service * Open Parking Lot 	NONE
NONE	<ul style="list-style-type: none"> * School, Public or Private (MUP) 	<ul style="list-style-type: none"> * Urban Farm (MUP) * Retail Bakery (MUP) * Restaurant (MUP) * Bed and Breakfast Inn (MUP) * Financial Institution (MUP) * Event Center/Banquet Hall (CUP) 	NONE