

LDC25-00043

Earl Wooster and Corbett Zone Change

Reno City Council

May 7, 2025



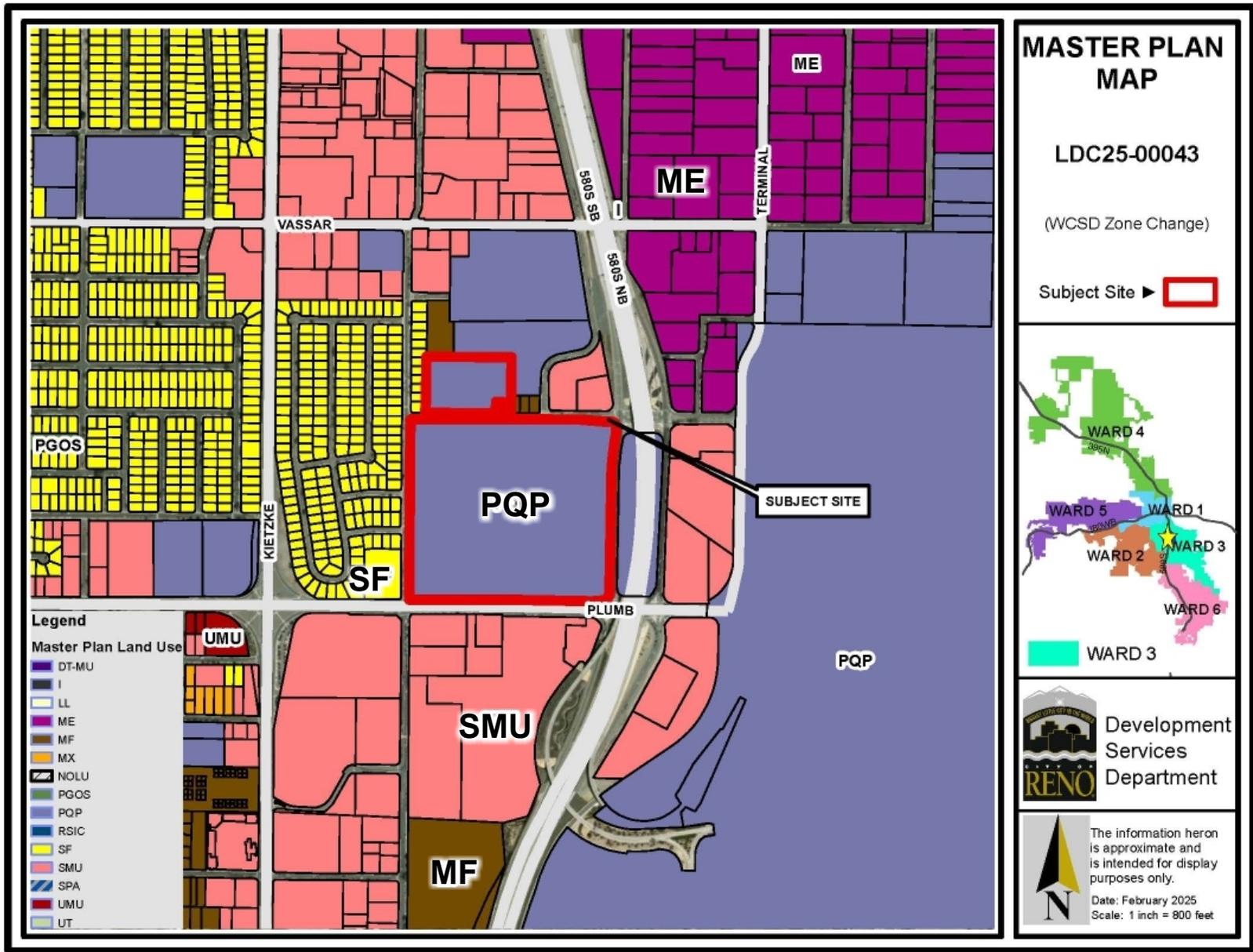
C I T Y O F
RENO

Project Information



- **Site Size:**
± 43.13 acres
- **Zoning Map Amendment Request**
from Single Family Residential – 8 units per acre (SF-8) to Public Facility (PF)

- 1 Earl Wooster High School
- 2 Corbett Elementary School



Master Plan

Public/Quasi-Public (PQP)

Master Plan Policies:

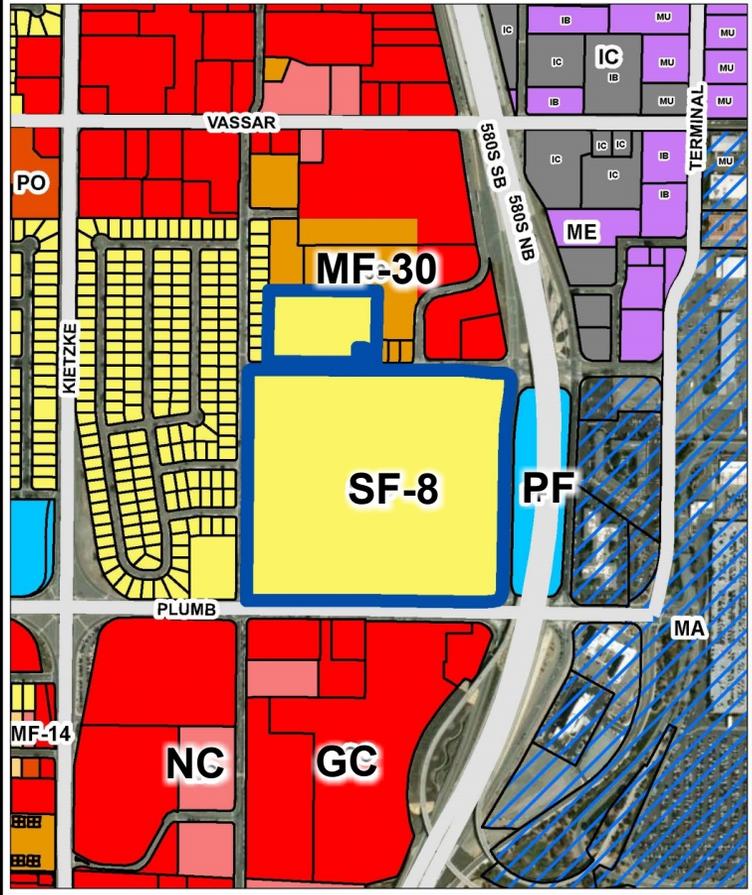
- 1.5D: Education

Zoning District

ZONING MAP

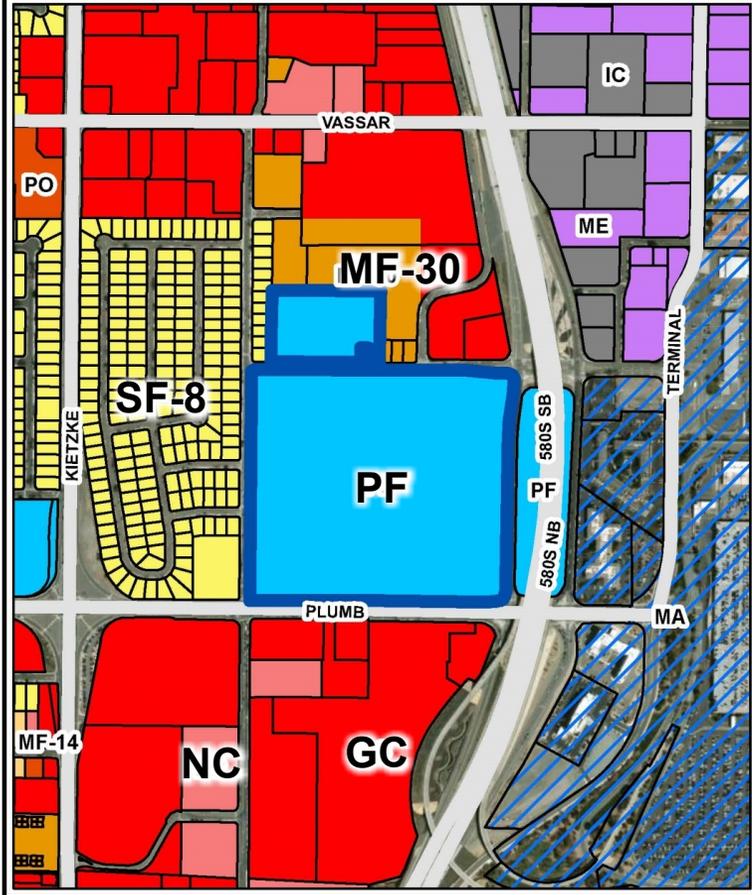
Existing Zoning: SF-8

Subject Site 



Proposed Zoning: PF

Subject Site 



Zoning Designations



Date: February 2025 Scale: 1 inch = 800 feet

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

- Single-Family Residential – 8 units per acre (SF-8) to Public Facility (PF)
- PF is a conforming district within the PQP Master Plan land use designation

Highlight of Uses



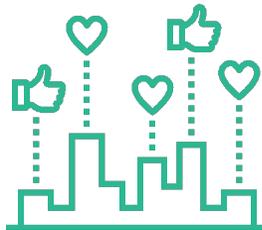
Prioritizes public institutional uses like schools



Major expansions of the school or new uses on-site would require additional review

Development Standards

	SF-8	PF
Setbacks (Front/Side/Rear)	10' / 5' / 20'	10' / 5' / 10' *
Max Height	35'	45'



Standard residential massing and transition standards apply

* Setbacks increase as height increases at a 1:1 ratio

Zoning Map Amendment Findings Recommendation

Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Generally in conformance with NRS	✓ Yes
Conforms with Master Plan	PF zone is conforming with the PQP Master Plan land use designation	✓ Yes

Planning Commission Hearing on March 19, 2025

The commission recommended approval unanimously.



Recommended Motion

I move to adopt Ordinance No. _____

