



# LDC25-00033

## NDI Office Rezoning

*Reno City Planning Commission*

*February 19, 2025*



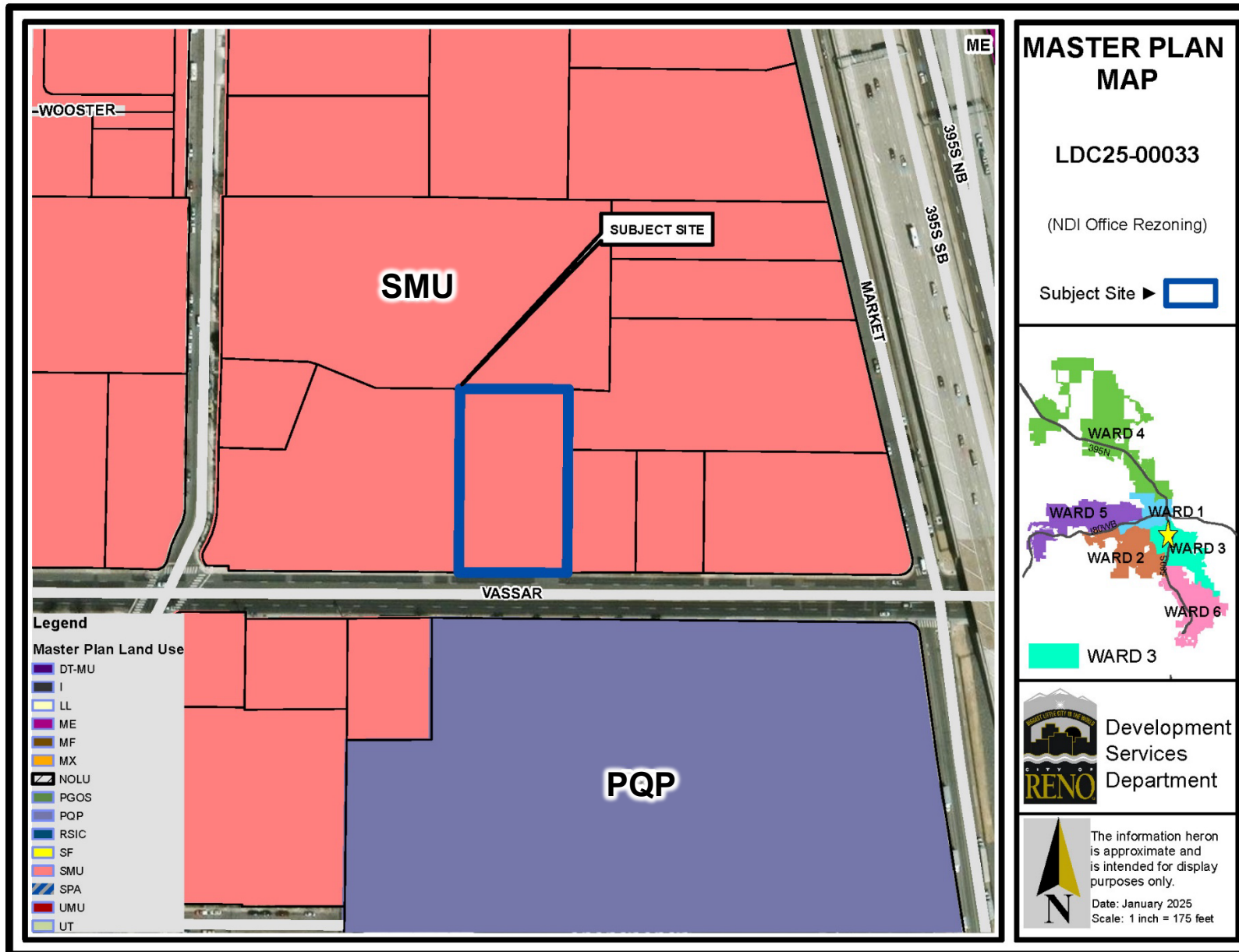
C I T Y O F  
**RENO**



# Project Information



- **Site Size:**  
 $\pm 0.99$  acres
- **Zoning Map Amendment Request**  
from Neighborhood Commercial (NC) to General Commercial (GC)



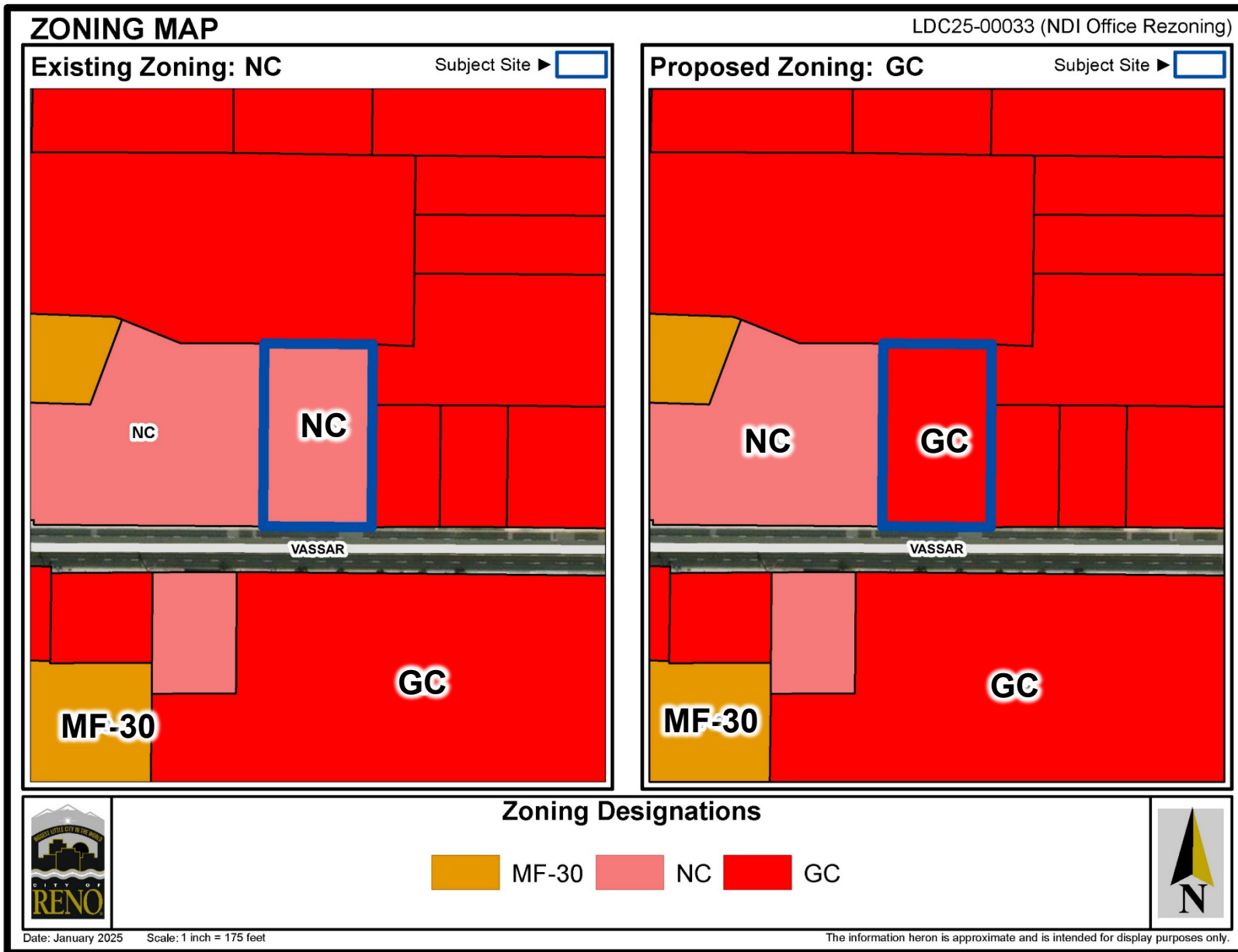
# Master Plan

Suburban Mixed-Use (SMU)

## Master Plan Policies:

- 1.2C: Existing Businesses
- 2.2B: Underutilized Properties





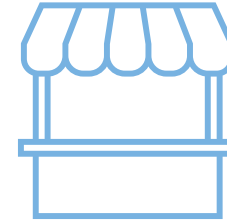
## Zoning District

- Neighborhood Commercial (NC) to General Commercial (GC)
- GC is a conforming district within the SMU Master Plan land use designation

# Highlight of Uses



Increase residential density consistent with the area



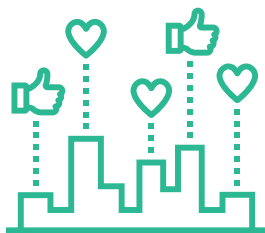
Adds the opportunity for several commercial uses and light industrial uses



Addition of any commercial or industrial use requires a site plan review

# Development Standards

	NC	GC
Setbacks (Front/Side/Rear)	10' / 0' / 0'	No change
Max Height	35'	65' *
Max Floor Area Ratio	1.5	None
Density	30 units per acre	45 units per acre



Standard residential massing and transition standards apply

\* Increased height over 35' requires additional stepback from adjacent properties

# Zoning Map Amendment Findings Recommendation

Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	<b>Generally in conformance with NRS</b>	✓ Yes
Conforms with Master Plan	<b>GC zone is conforming with the SMU Master Plan land use designation</b>	✓ Yes

# Recommended Motion

Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment.