

# LDC25-00043

## Earl Wooster and Corbett Zone Change

*Reno City Council*

*April 23, 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)

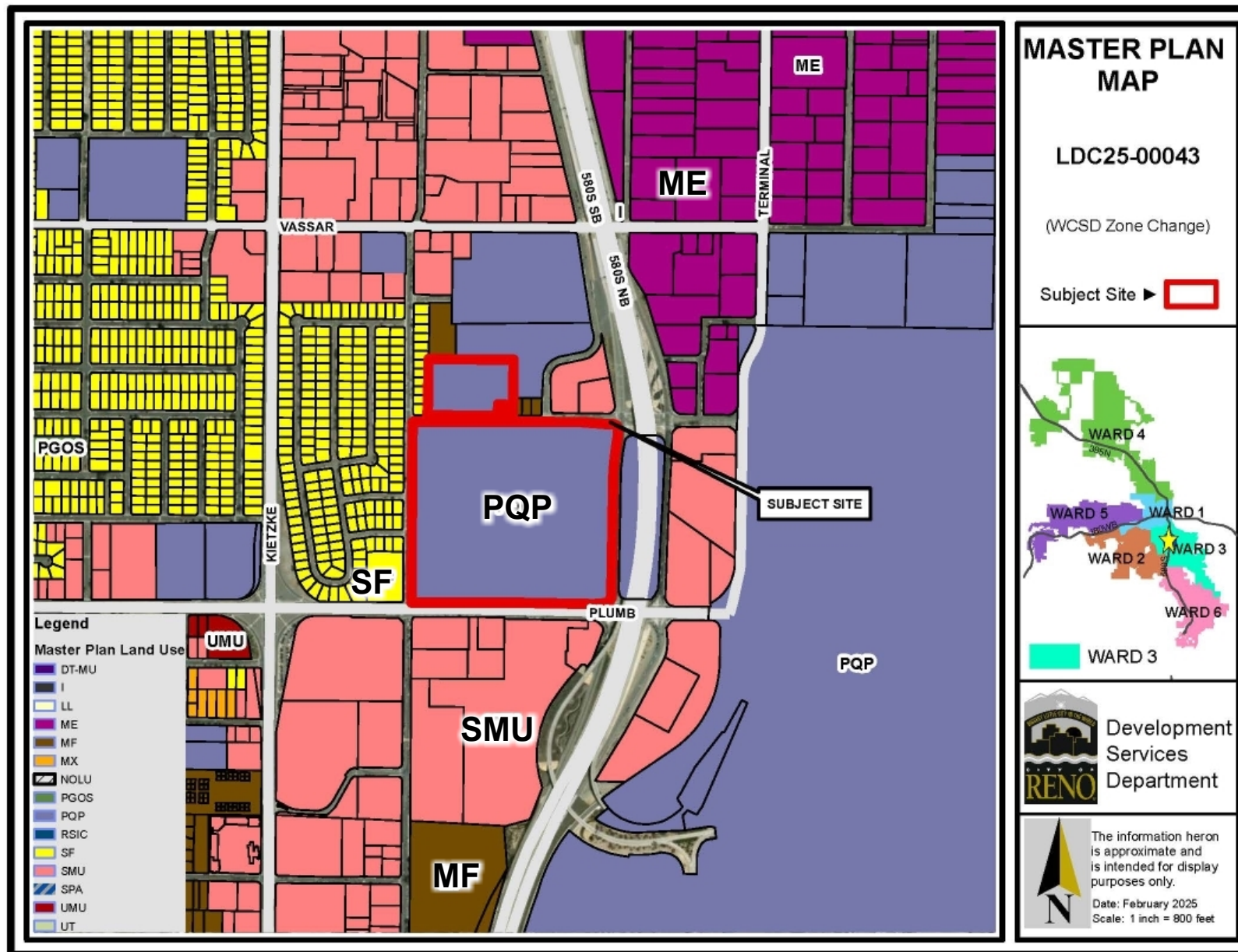
- 1** Earl Wooster High School
- 2** Corbett Elementary School

# Master Plan

Public/Quasi-Public (PQP)

## Master Plan Policies:

- 1.5D: Education



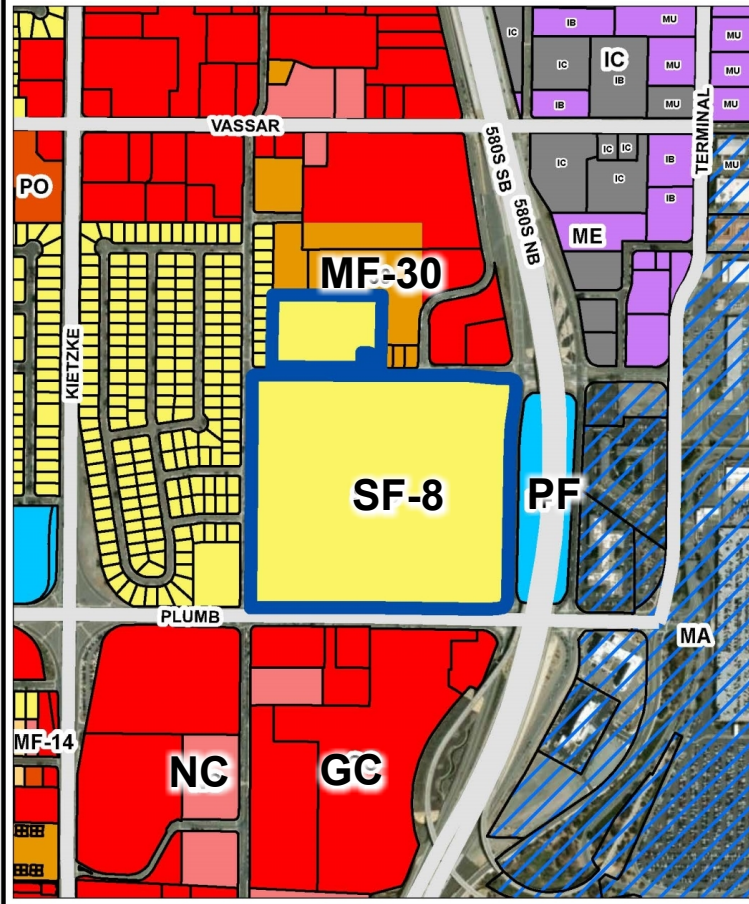


## ZONING MAP

LDC25-00043 (WCSD Zone Change)

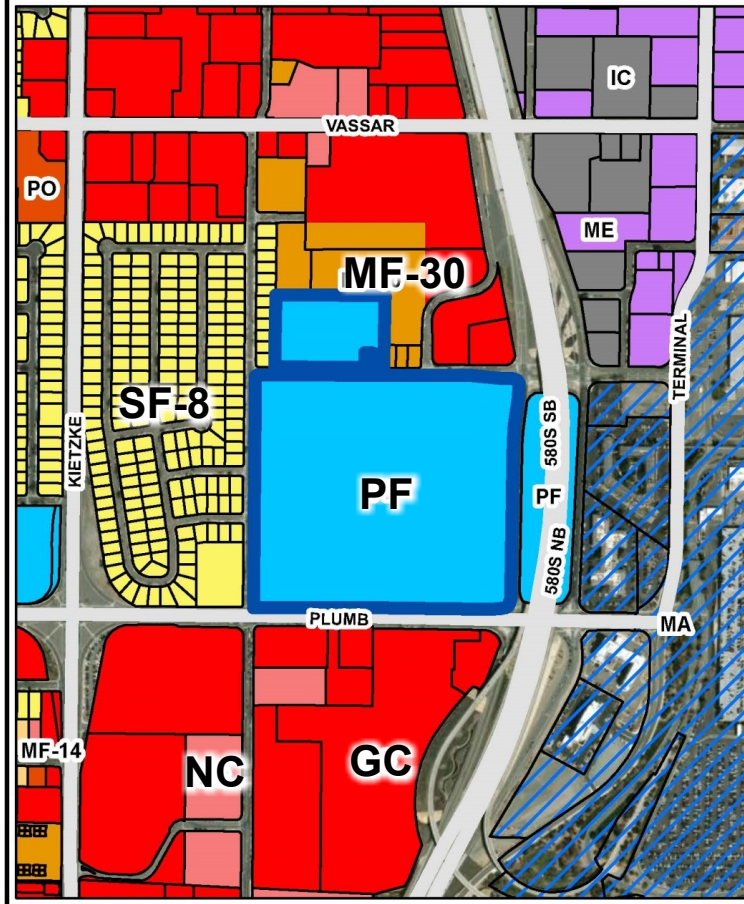
Existing Zoning: SF-8

Subject Site ► 

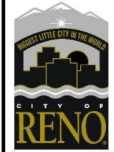


Proposed Zoning: PF

Subject Site ► 



### Zoning Designations



Date: February 2025 Scale: 1 inch = 800 feet

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

## Zoning District

- 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



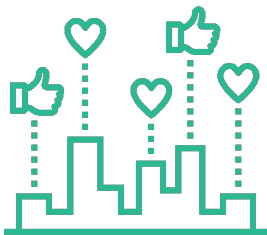
Prioritizes public institutional uses like schools



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)	<b>Generally in conformance with NRS</b>	✓ <b>Yes</b>
Conforms with Master Plan	<b>GC zone is conforming with the SMU Master Plan land use designation</b>	✓ <b>Yes</b>

## Planning Commission Hearing on March 19, 2025

The commission recommended approval unanimously.

# Recommended Motion

I move to uphold the recommendation of the Planning Commission by approving the zoning map amendment and referring to second reading for adoption by ordinance.