

- 4.3 Staff Report (For Possible Action - Recommendation to City Council)  
Case No. **LDC25-00019 (Orrcrest Drive Zoning Map Amendment)**  
- A request has been made for a zoning map amendment from the Large-Lot Residential (1 Acre) (LLR-1) zoning district to the Mixed Employment (ME) zoning district. The ±1.18-acre site is located on the north side of Orrcrest Drive approximately 240 feet east of its intersection with Carson Lane. The subject site has a Master Plan land use designation of Mixed-Employment (ME). **[Ward ]**

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** December 5, 2024

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC25-00019 (Orrcrest Drive Zoning Map Amendment) - A request has been made for a zoning map amendment from the Large-Lot Residential (1 Acre) (LLR-1) zoning district to the Mixed Employment (ME) zoning district. The ±1.18-acre site is located on the north side of Orrcrest Drive approximately 240 feet east of its intersection with Carson Lane. The subject site has a Master Plan land use designation of Mixed-Employment (ME).

**From:** Daniel Martoma, Associate Planner Specialist

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**Ward #:** 4

**Case No.:** LDC24-00019 (Orrcrest Drive Zoning Map Amendment)

**Applicant:** Joe James

**APN:** 013-464-15

**Request:** **Zoning Map Amendment:** From ±1.18-acres of Large-Lot Residential - 1 Acre (LLR-1) to Mixed-Employment (ME).

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

**Summary:** The ±1.18-acre site is located on the north side of Orrcrest Drive approximately 240 feet east of its intersection with Carson Lane. The requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). The current Large-Lot Residential - 1 Acre (LLR-1) zoning district does not conform to the existing Mixed-Employment (ME) Master Plan land use designation. The proposed change to Mixed Employment (ME) zoning will bring the parcel into conformance with the ME Master Plan land use designation assigned to the general area east of Carson Road. Due to residential adjacency, a site plan review (SPR) would be required for any future nonresidential development on the subject the site. Key issues related to this request include: 1)

compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. Staff can make all of the findings and recommends approval of the zoning map amendment.

**Background:** The applicant is proposing the zone change to conform with the ME Master Plan land use designation assigned in the Parr Industrial Area, which supports light industrial development. According to the submitted application materials, the subject parcel was historically developed with a manufactured/mobile home and utilized as a rental property. The mobile home has been removed from the site and the property is currently vacant pending sale.

**Discussion:** The current LLR-1 zoning does not conform to the existing Master Plan land use of ME. The subject site and its adjacent properties were assigned the ME Master Plan land use designation through the adoption of the *ReImagine Reno* Master Plan. Among the “Employment Land Uses” categories of the Master Plan, ME is specifically designed to provide for concentrated areas of employment and supporting uses, such as small-scale commercial uses. Opportunities for light manufacturing, processing, wholesaling, flex space as well as support services (e.g. small-scale retail) are afforded under the Master Plan land use designation of ME.

#### **Analysis:**

**Land Use Compatibility:** The proposed zone change from LLR-1 to ME zoning is consistent with the planned zoning of the properties in the immediate vicinity. Current zoning and land uses of the properties immediately surrounding the subject site are summarized in the table below:

	<b>ZONING DISTRICTS</b>	<b>LAND USES</b>
<b>NORTH</b>	Single-Family Residential (8 units Per Acre) (SF-8)	Single-Family
<b>EAST</b>	Large-Lot Residential (1 Acre) (LLR-1)	Single-Family
<b>SOUTH</b>	Single-Family Residential (8 units Per Acre) (SF-8)	Single-Family
<b>WEST</b>	Industrial (I)	Vacant

As illustrated in the table above, the vacant property to the north of the subject site has a zoning of SF-8. The properties to the east and directly south of the subject site are zoned LLR-1 while the properties to the west and southwest of the subject site are zoned Industrial (I). The general development pattern south of the site and east of Carson Lane is industrial in nature with the majority of properties being zoned I.

The zone change from LLR-1 to ME will result in differences in the allowed uses for the subject site (**Exhibit C**). The LLR-1 zoning district is intended to accommodate rural single-family

residential uses and agricultural uses while the ME zoning district is intended to provide a mix of employment focused uses. The Master Plan supports light industrial development and ME zoning for parcels east of Carson Lane. RMC contains numerous residential adjacency standards intended to mitigate potential impacts from future development such as noise, lighting, signage, setbacks, building orientation, etc. which will be applied to any future development of the site. Each of these standards provides an added level of protection to maintain compatibility with residentially zoned parcels that adjoin the site. Additionally, a site plan review (SPR) would be required, per RMC 18.08.602(b)(2)(b), for any nonresidential development adjacent to residentially zoned property. Nearby properties would be noticed and additional site/project specific conditions for compatibility could be applied through the SPR process.

**Development Standards:** The lot and building standards for the existing LLR-1 zoning district and proposed ME zoning district are listed in the table below:

<i><b>ZONING</b></i>	<i><b>LLR-1</b></i>	<i><b>ME</b></i>
<i><b>SETBACKS – FRONT / SIDE / REAR</b></i>	<i>30' / 12' / 30'</i>	<i>10' / 0 or 10' / 0' or 10'</i>
<i><b>MAX. HEIGHT</b></i>	<i>45'</i>	<i>55'</i>
<i><b>MAX. STORIES</b></i>	<i>3</i>	<i>4</i>
<i><b>MAX. BUILDING COVERAGE</b></i>	<i>35%</i>	<i>--</i>
<i><b>MAX. BUILDING AREA</b></i>	<i>--</i>	<i>500,000 sf</i>
<i><b>MIN. LANDSCAPING</b></i>	<i>20%</i>	<i>100% of front yard (driveways excepted); 30' width minimum</i>

**Master Plan Conformance:** The subject site has a Master Plan land use designation of ME and is within the Industrial/Logistics Employment Areas per the Structure Plan Framework of the Reno Master Plan. The proposed zoning map change to ME is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 2.2B: Underutilized Properties
- EA-ILA.3: Residential Compatibility

**Public and Stakeholder Engagement:** The project was reviewed by various City divisions and partner agencies, and no noted concerns were identified at the time this report was prepared. The application was reviewed at the Ward 4 Neighborhood Advisory Board (NAB) meeting on November 21, 2024. A courtesy notice was sent out to surrounding property owners, and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.



## Findings:

**General Review Criteria:** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- (1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- (2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- (3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- (4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- (5) Rational Phasing Plan: If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

**Rezoning (Zoning Map Amendment):** All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2) (included below):

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;

- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character and the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods and, in counties whose population is 700,000 or more, the protection of historic neighborhoods;
- n. To promote systems which use solar or wind energy; and
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance the Master Plan.

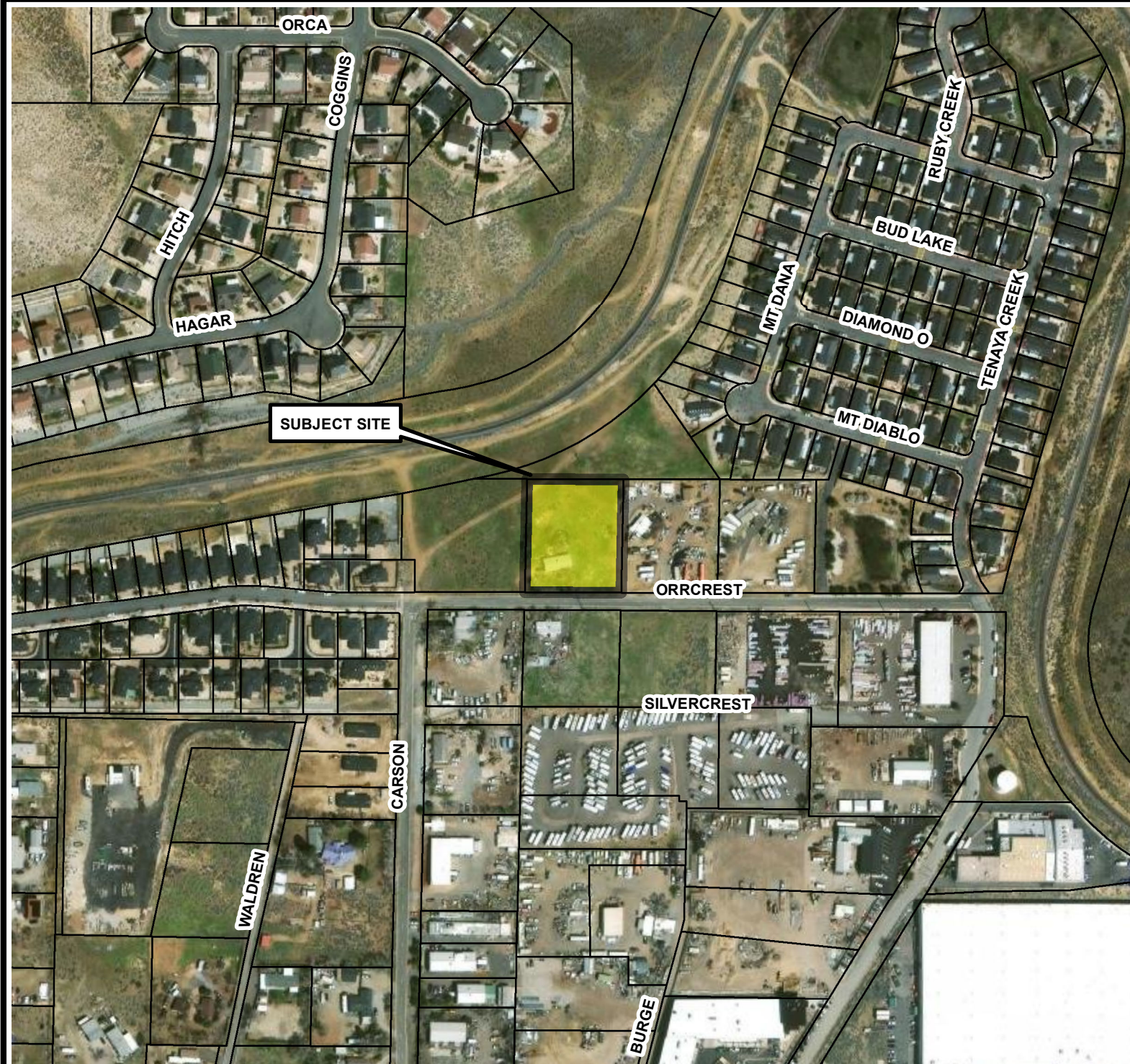
**Attachments:**

Exhibit A – Case Maps

Exhibit B – Zoning Comparison Map

Exhibit C – Comparison of Allowed Uses

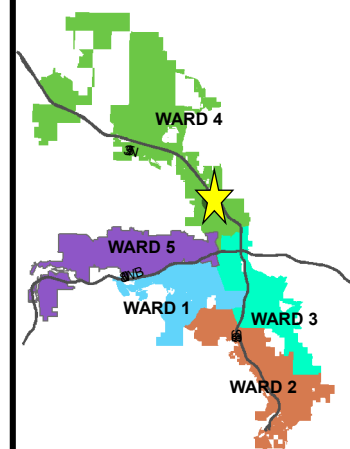




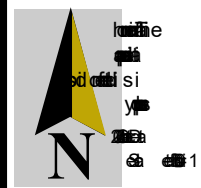
# AREA MAP



(Orrcrest Drive  
Zoning Map Amendment)



WARD





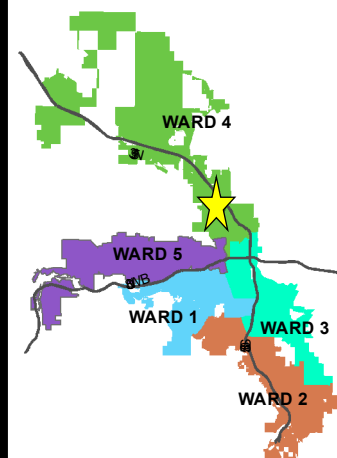


# VICINITY MAP



(Orrcrest Drive  
Zoning Map Amendment)

1:500



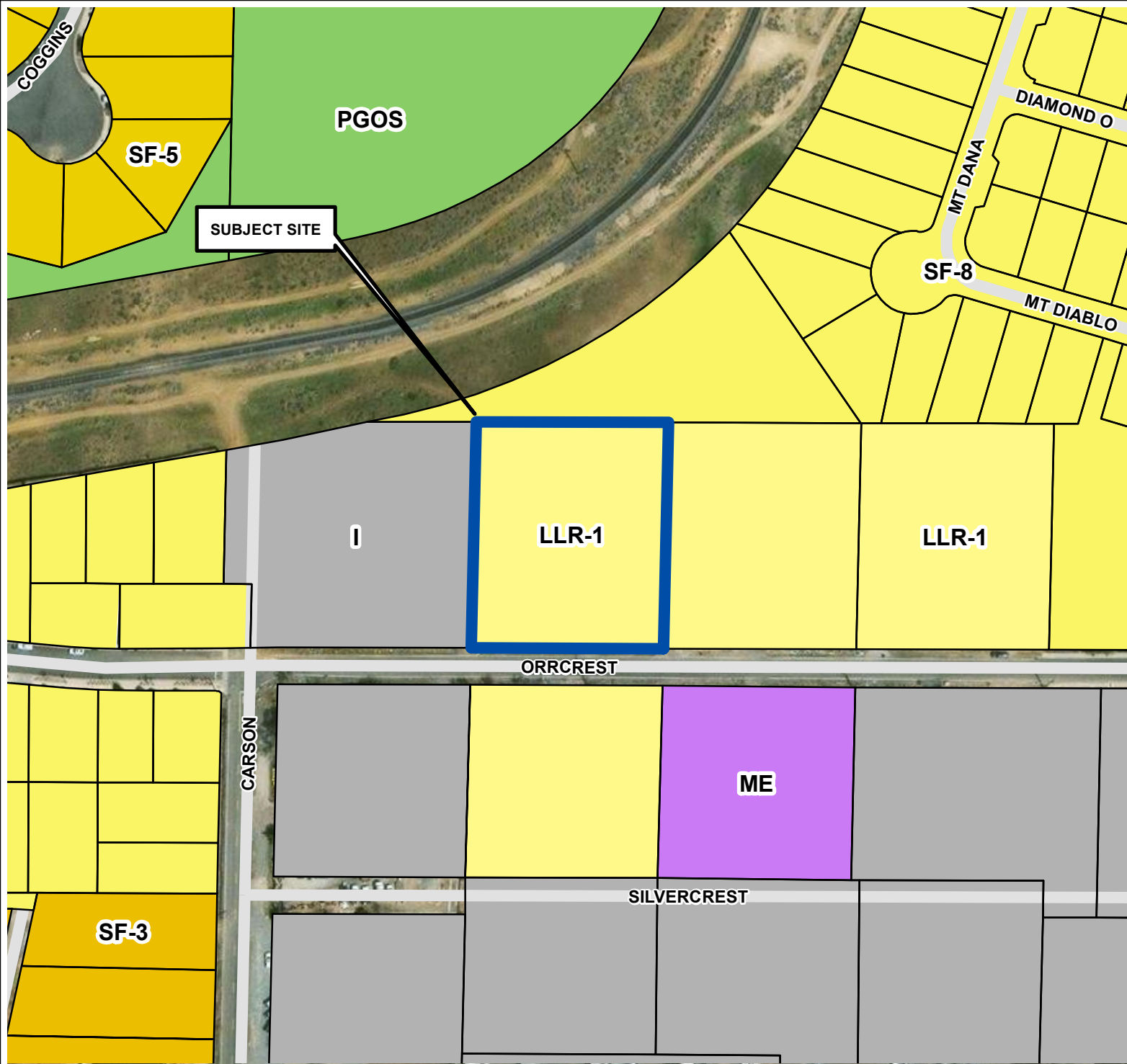
WARD



Plate  
Site  
Date







# ZONING MAP

LDC25-00019

ZONING = LLR-1

City of Reno  
Planning Department



## Zoning Designations

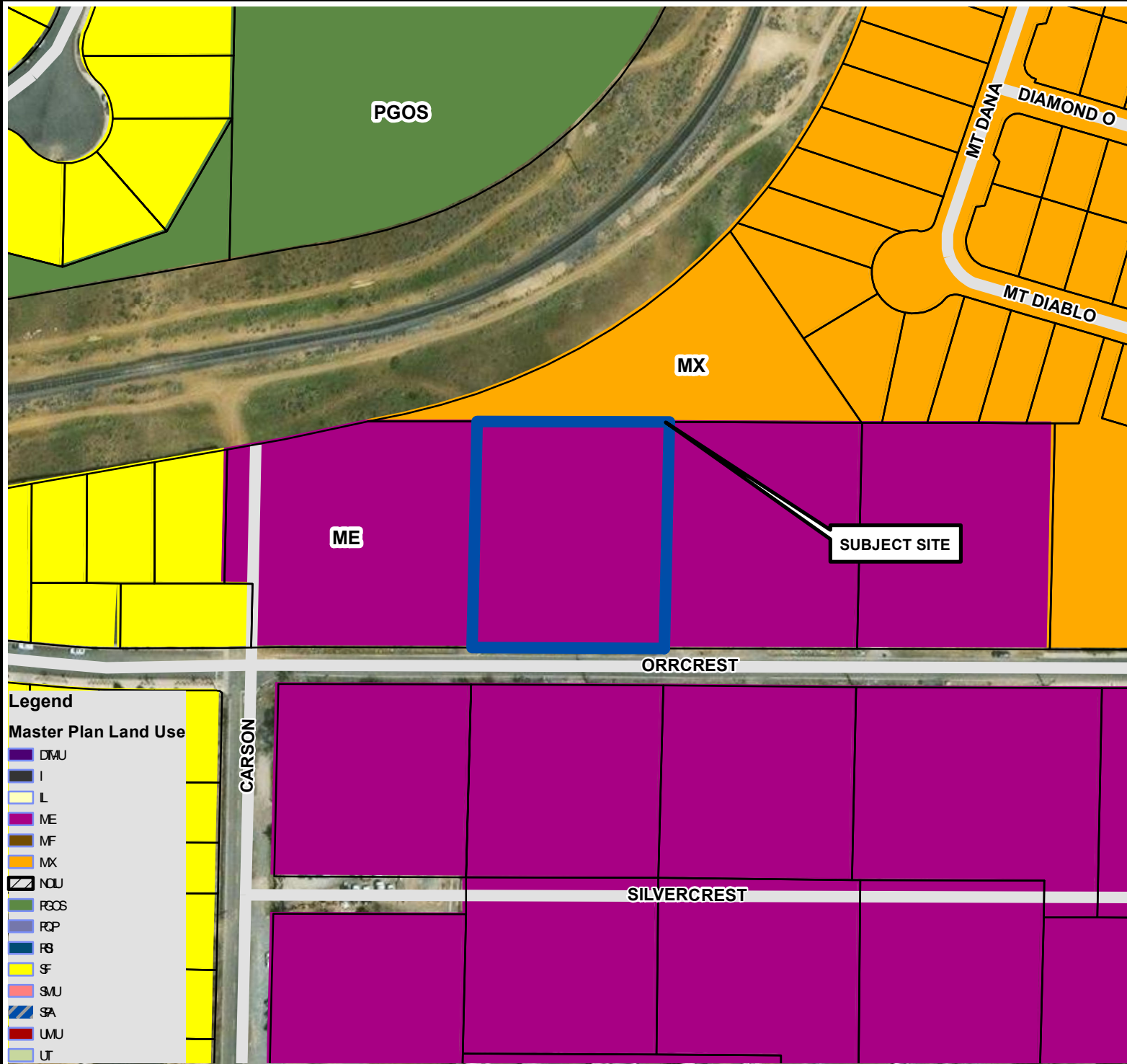
- SF-5
- SF-8
- LLR-1
- ME
- I
- PGOS



Deputy  
Sales  
Director



City of Reno  
Planning Department  
2025



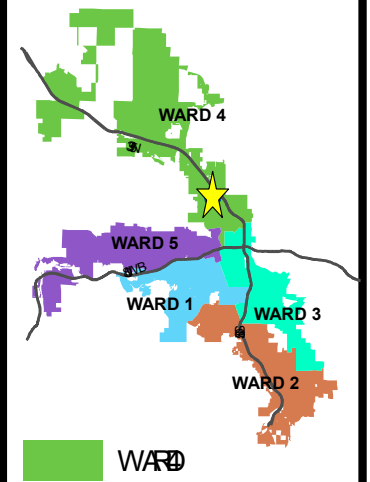
- Legend**
- Master Plan Land Use**
- DMU
  - I
  - L
  - ME
  - MF
  - MX
  - NDU
  - PGOS
  - RCP
  - RS
  - SF
  - SMU
  - SPA
  - UMU
  - UT

# MASTER PLAN MAP

LDC25-00019

Comprehensive  
Zoning Amendment

Scale



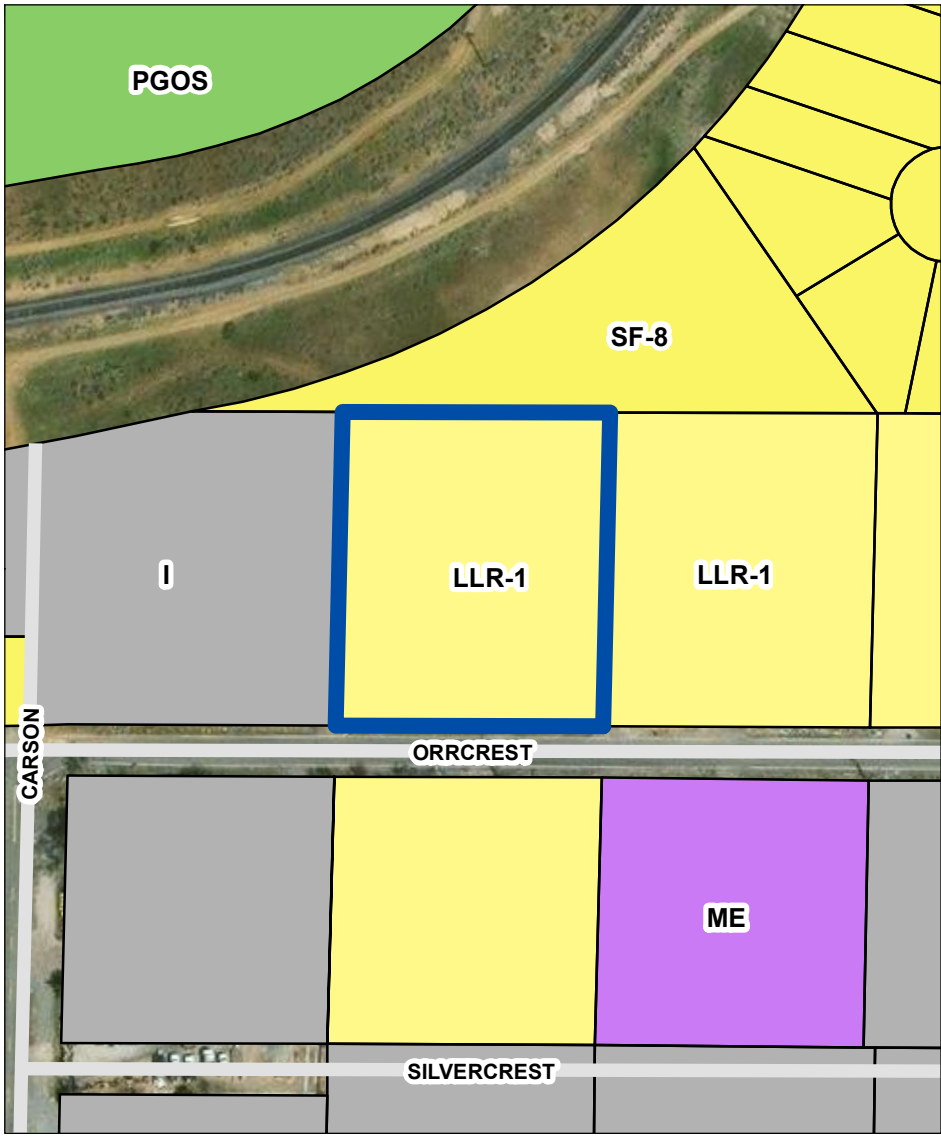
Development  
Services  
Department



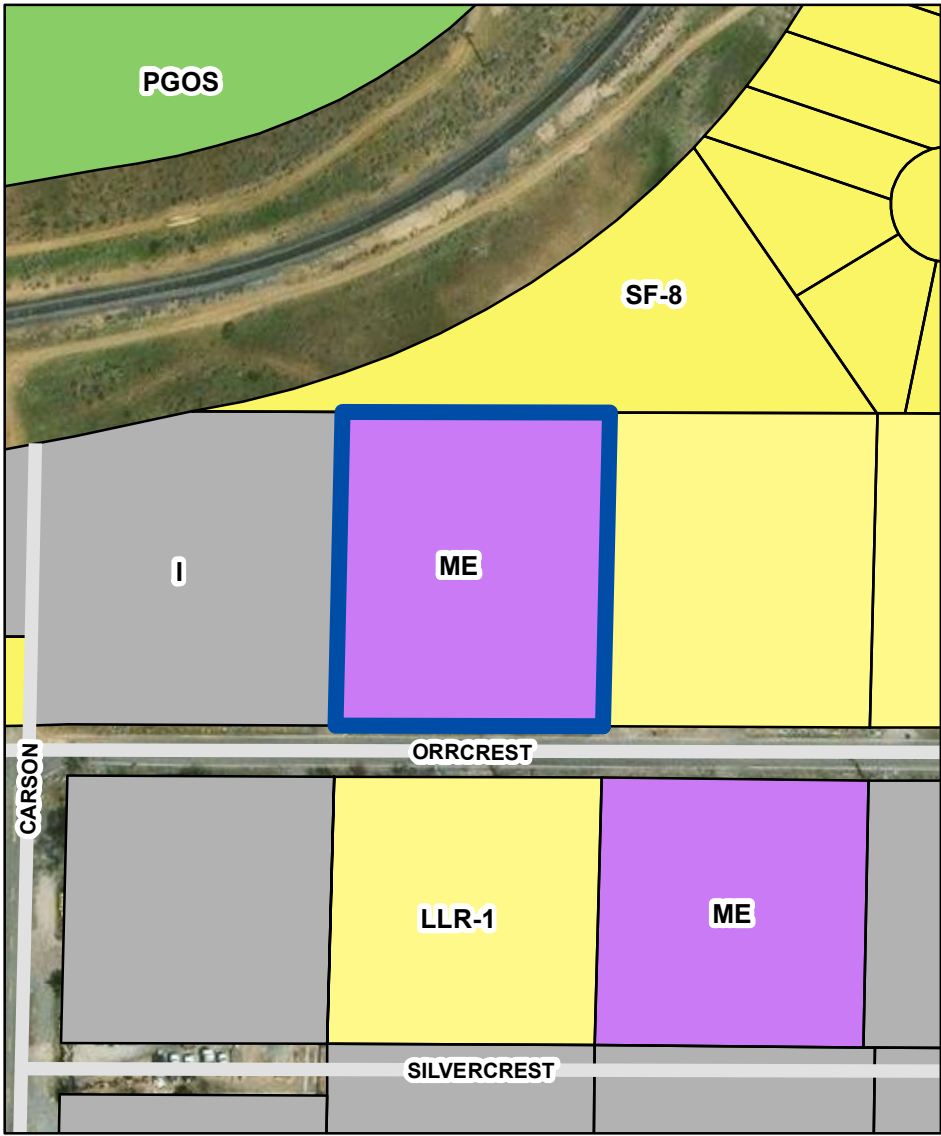
This map is for informational purposes only.

# ZONING MAP

## Existing Zoning: LLR-1



## Proposed Zoning: ME



### Zoning Designations





**Table 3-1 Table of Allowed Uses**

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited  
[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review  
[P/A]2 = permitted by right except when the use-specific standards require public hearing  
[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing  
[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use								Employ.		Special				Use-Specific Standards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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Zone Districts	Residential								Mixed-Use										Employ.		Special				Use-Specific Standards					
	LLR2.5	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	IC	MA	PGOS		PF	UT5	UT10	UT40	
Group Living																														
Assisted Living Facility							P <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P	P	P	P	P	P <sub>2</sub>	P	P								18.03.302(b)(1)	
Boarding or Rooming House			C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>		C <sub>4</sub>	C <sub>4</sub>	C		P	P		P	P	P	P	P		P	P								18.03.302(b)(2)	
Convent or Monastery Fraternity or Sorority House			P							P	P	P	P	P	P	P	P	P		P	P			C					18.03.302(b)(3)	
Group Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	C		18.03.302(b)(4)	
Private Dorm								P <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P	P	P	P	P			P			P <sub>3</sub>					18.03.302(b)(5)	
Single-Room-Occupancy									P <sub>3</sub>	P	P	P	P	P	P	P	P	P <sub>3</sub>		P	P			P <sub>3</sub>					18.03.302(b)(6)	
Transitional Living Facility																C	C	C						P					18.03.302(b)(7)	
PUBLIC, INSTITUTIONAL, AND CIVIC USES																														
Community and Cultural Facilities																														
Cemetery or Mausoleum	C	C	C							P	P	P	P	P	P	P	P	P					P	P	C	M	M	M	18.03.303(a)(1)	

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Funeral Parlor																					P			P							
Library, Art Gallery, or Museum											P	P	P	P	P	P	P	P	P	P	P	P		P	C	P	C	C	P		
Major Government Facility																													C		
Minor Government Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C		
Prison or Custodial Institution																										C					
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P	C	P			P							
Public Meal or Homeless Services Provider													C				C						C							18.03.303(a)(2)	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	C	C	C	C	18.03.303(a)(4)
Educational Facilities																															
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(b)(1)
Childcare Center	C	C	C						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	M	18.03.303(b)(2)

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College, University, or Seminary											P	P	P	P	P	P	P	P	P	P	P	P	P			P		P				18.04.107
School, Primary		M		M	M	M	M	M	M		P	P	P	P	P	P	P	P	P		P	P	P			P		P	M	M		18.03.303(b)(3)
School, Secondary		M		M	M	M	M				P	P	P	P	P	P	P	P	M		P	P	P			P		P	M	M		18.03.303(b)(4)
School, Vocational or Trade											P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		P	M	M		18.04.107
Healthcare Facilities																																18.04.107
Blood Plasma Donor Center											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(c)(1)
Hospital, Acute and Overnight Care											P	P	P	P	P	P	P	P	P							C						
Medical Facility, Day Use											P	P	P	P	P	P	P	P	P	P	P	P				P						
COMMERCIAL USES																																
Agriculture, Animals, and Farming																																18.04.107
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility		C	C	C							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M	M	M		18.03.304(a)(1)



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Farm																										P		P	P	P	18.03.304(a)(2)	
Stable, Commercial	C		C														P	P	P		P							M	M	M	18.03.304(a)(3)	
Urban Farm	M		M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M		M	M	M	18.03.304(a)(4)	
Food and Beverage																																
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C		P		P	P	P	P						
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M	M	M		
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(b)(1)	
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	M		P		P	P	P	P					18.03.304(b)(2)	
Lodging																																
Bed and Breakfast Inn	M		M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P										18.03.304(c)(1)

**Table 3-1 Table of Allowed Uses**

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 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.		Special		Use-Specific Standards							
	LLR2.5		LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	I	IC			MA	PGOS	PF	UT5	UT10	UT40
Hotel-Condominium											P	P	P	P	P	P	P	P		P	P		P	P		P <sub>4</sub>						18.03.304(c)(2)
Hotel											P	P	P	P	P	P	P	P	P		P					P <sub>4</sub>						18.03.304(c)(3)
Hotel with Nonrestricted Gaming											C				C		C	C								C <sub>4</sub>						18.03.304(c)(4)
Motel																	P	P <sub>3</sub>								P <sub>4</sub>						18.03.304(c)(5)
Motel with Nonrestricted Gaming																		C														18.03.304(c)(6)
Office and Professional Services																																
Call Center												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Financial Institution										P	P	P	P	P	P	P	P	P	P	P	M			P	P	P	P	M				18.03.304(d)(1)
Laboratory												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.304(d)(2)
Office, General										P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P				18.03.304(d)(3)
Recording Studio											P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P				

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Zone Districts	Residential								Mixed-Use								Employ.		Special				Use-Specific Standards								
	LLR2.5	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES		IC	MA	PGOS	PF	UT5	UT10	UT40	
Personal Services																															
Cleaners, Commercial											P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.04.107	
Personal Service, General									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.304(e)(1)	
Tattoo Parlor, Body Painting, and Similar Uses																P	P	P			P		P	P	P						
Wedding Chapel										P	P	P	P	P	P	P	P	P			P			P							
Recreation and Entertainment																															
Adult Business																							P	P	P					18.03.304(f)(1)	
Amusement or Recreation, Inside									P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	C	P			18.03.304(f)(2)	
Amusement or Recreation, Outside										M	M	M	M	M	M	M	M	C			M		C	C	C	C	C	C	C	18.04.107	
Casino (see Hotel with Nonrestricted Gaming)																															
Convention Center										P	C	C	C	C	C																
Country Club, Private	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P		P			P	P						18.03.304(f)(3)	

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Zone Districts	Residential								Mixed-Use								Employ.		Special				Use-Specific Standards										
	LLR2.5		LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC		MU-RES	I	IC		MA	PGOS	PF	UT5	UT10	UT40
Daytime Entertainment Venue									C	C	P	P	P	P	P	P	P	M	M	M	M	M		P	P	P	P	C	C				18.03.304(f)(4)
Escort Service/Outcall											P																						
Gun Range, Indoor																			C					C	C			C					
Live Entertainment											M	M	M	M	M	M	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.304(f)(5)
Recreational Vehicle Park															C		C	C	C														18.03.304(f)(6)
Sports Arena, Stadium, or Track											C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C				18.04.107
Retail																																	
Building, Lumber, and Landscape Material Sales															P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(g)(1)
Cannabis Dispensary, Medical											P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(g)(2)
Cannabis Dispensary, Adult-use																	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(g)(3)
Convenience Store											P	P	P	P	P	P	P	P	P	C	P	P	P	P	M	P	P	P					
General Retail, less than 10,000 Square Feet										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(g)(4)



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Zone Districts	Residential									Mixed-Use										Employ.		Special			Use-Specific Standards							
	LLR2.5	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	I	IC			MA	PGOS	PF	UT5	UT10	UT40	
General Retail, 10,000 Square Feet or more										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.03.304(g)(5)	
Pawn Shop																C 4	C 4	C 4		C 4				C 4	C 4						18.03.304(g)(6)	
Plant Nursery or Garden Supply										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
Transportation, Vehicles, and Equipment																																
Airport Operations and Facilities																									P						18.04.107	
Auto Service and Repair											C 4			C 4		P 4	P 4	P 4	M				P	P	M	P						18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental											C 4			C 4		C 4	C 4	C 4					P	P		C						18.03.304(h)(2)
Bus or Other Transportation Terminal										C	C	C		C		C	C	C					P	P		P	P					18.03.304(h)(3)
Car Wash												C		C		C	M	P					P	P		P						
Gas Station												C		C		C	M	P					P	P		P						18.03.304(h)(4) 18.04.107
Parking Lot, Open										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					18.03.304(h)(5)
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					

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Zone Districts	Residential								Mixed-Use								Employ.			Special				Use-Specific Standards							
	LLR2.5	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I		IC	MA	PGOS	PF	UT5	UT10	UT40
Truck Stop/Travel Plaza																	C						C	C	C						18.03.304(h)(6) 18.04.107
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																															
Communications and Broadcasting																															
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M				18.03.305(a)(1)
TV Broadcasting and Other Communication											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				18.03.305(a)(2)
Utilities																															
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.305(b)(2)
INDUSTRIAL USES																															
Manufacturing and Processing																															
Animal and Animal Byproduct Processing																							C					C	C	C	18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use												P				P	P						P	P	P	P					18.03.306(a)(2)

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Zone Districts	Residential									Mixed-Use									Employ.		Special					Use-Specific Standards								
		LLR2.5		LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	I	IC		MA	PGOS	PF	UT5	UT10	UT40		
Cannabis Cultivation Facility, Medical														P 4				P 4	P 4	P 4				P 4	P 4	P 4						18.03.306(a)(3)		
Cannabis Independent Testing Laboratory, Adult-use														P 4	P 4			P 4	P 4	P 4		P 4		P 4	P 4	P 4						18.03.306(a)(4)		
Cannabis Independent Testing Laboratory, Medical														P 4	P 4			P 4	P 4	P 4		P 4		P 4	P 4	P 4						18.03.306(a)(5)		
Cannabis Production Facility, Adult-use														P 4				P 4	P 4					P 4	P 4	P 4							18.03.306(a)(6)	
Cannabis Production Facility, Medical														P 4				P 4	P 4	P 4				P 4	P 4	P 4							18.03.306(a)(7)	
Chemical Processing and/or Manufacture																								C C	C C	C								
Collection Station																			C					P P	P C	P 2		C C						
Crematorium													C C	C C		C C	C C	C C	C C	C C		C		P P	P C	P 2							18.03.306(a)(8)	
Custom and Craft Manufacturing													P P	P P	P P	P P	P P	P P	P P	P P	P P	P P	P P	P P	P P	P		C C	C C					
Food Processing or Wholesale Bakery													P P	P P	P P	P P	P P	P P	P P	P P		P		P P	P P	P P								
Hazardous Waste Facility												C C	C C	C C	C C	C C	C C	C C	C C			C C		P 2	P 2	P 2								18.03.306(a)(9)

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Zone Districts	Residential									Mixed-Use								Employ.		Special				Use-Specific Standards							
	LLR2.5	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO	MU-MC	MU-RES	I	IC		MA	PGOS	PF	UT5	UT10	UT40	
Indoor Manufacturing, Processing, Assembly, or Fabrication												P				P	P			P		P	P	P					C		
Maintenance, Repair, or Renovation Business												P		P		P	P	P		P	P	P	P	P							
Outdoor Manufacturing, Processing, Assembly, or Fabrication																						C	C	C	C						
Printing and Publishing										P	P	P	P	P	P	P	P			P	P	P	P	P							
Resource and Extraction																															
Asphalt or Concrete Batch Plant																							C						C		
Mining Operations																							C		C				C		
Storage, Distribution, and Warehousing																															
Heavy Machinery and Equipment, Rental, Sales, and Service																4	C	C				P	P	C	P				18.03.306(b)(1)		
Mini-warehouse								C	C	C	C	C	C	C	C	C	C	C	C	C		P	P	P	P				18.03.306(b)(2)		
Outdoor Storage																4	C					P	P	C	P				18.03.306(b)(3)		



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Zone Districts	Residential										Mixed-Use								Employ.		Special		Use-Specific Standards					
	LLR2.5		LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	GC MS	PO NC	MU-RES MU-MC	I C			MA	PGOS	PF	UT5	UT10
Railroad Yard or Shop																	C				P		P		P			
Salvage or Reclamation of Products, Indoors																					P	P	C	P				
Septic Tank Services																					C						C	
Tow Yard																					P	P	C	P				18.03.306(b)(4)
Transfer Station																					C							18.03.306(b)(5)
Truck Terminal																					C	C	C	C				
Warehouse or Distribution Center												P <sub>1</sub>					C	P <sub>1</sub>			P	P	P	P	C			
Wholesale																	P	P	P		P	P	P	P				18.03.306(b)(6)
Wrecking Yard, Salvage Yard, or Junk Yard																					C		C					
ACCESSORY USES																												
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(a)

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Zone Districts	Residential									Mixed-Use									Employ.		Special				Use-Specific Standards						
	LLR2.5		LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	IC I	MA		PGOS	PF	UT5	UT10	UT40	
Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				18.03.405(b)	
Childcare, In-Home (1-6 Children)	A	A	A	A	A	A					A	A	A	A	A	A	A	A	A	A	A	A			A <sub>1</sub>	A	A	A	A	18.03.405(c)	
Childcare, In-Home (7-12 Children)	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	A	A	A	A	18.03.405(d)	
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A													18.03.405(e)	
Drive-Through Facility (Food Service)													C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>		C <sub>4</sub>	M <sub>4</sub>	M <sub>4</sub>				A	A <sub>1</sub>						18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M		M	M	M	M			A	A						18.03.405(g)	
Gaming Operation, Restricted											A		A	A	A		A	A	A	A	A		A	A	A						18.03.405(h)
Guest Quarters	A	A	A	A	A	A	A	A									A	A	A												18.03.405(i)
Helipad											M	A	M	A	M		M	M	M				M	M	A	A		M			18.03.405(j)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A	A	A	18.03.405(k)
Outdoor Storage											A	A	A		A		A <sub>1</sub>	A <sub>1</sub>	A <sub>1</sub>	A	A <sub>1</sub>										18.03.405(l)
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(m)

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		LLR2.5		LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC		MU-RES	I	IC		MA	PGOS	PF	UT5	UT10	UT40
Satellite Dish		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(n)
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						18.03.405(o)
Stable, Private		A	A	A																							A	A	A	A	A	18.03.405(p)	
Utilities, Alternative Systems		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(q)
TEMPORARY USES																																	
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)
Carnival, Circus, Entertainment Event, Amusement Ride												P	P	P	P	P	P	P	P	P	P	P	P			P							18.03.503(b)
Christmas Tree Sales Lot and Similar Uses												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(c)
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(d)
Garage Sale	P	P	P	P	P	P	P	P	P	P	P																						18.03.503(e)
Parking Lot, Open												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(f)
Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)

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Zone Districts	Residential		Mixed-Use										Employ.		Special		Use-Specific Standards														
	LLR2.5	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU		MS	GC	NC	PO	MU-MC	MU-RES	I	IC		MA	PGOS	PF	UT5	UT10
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)



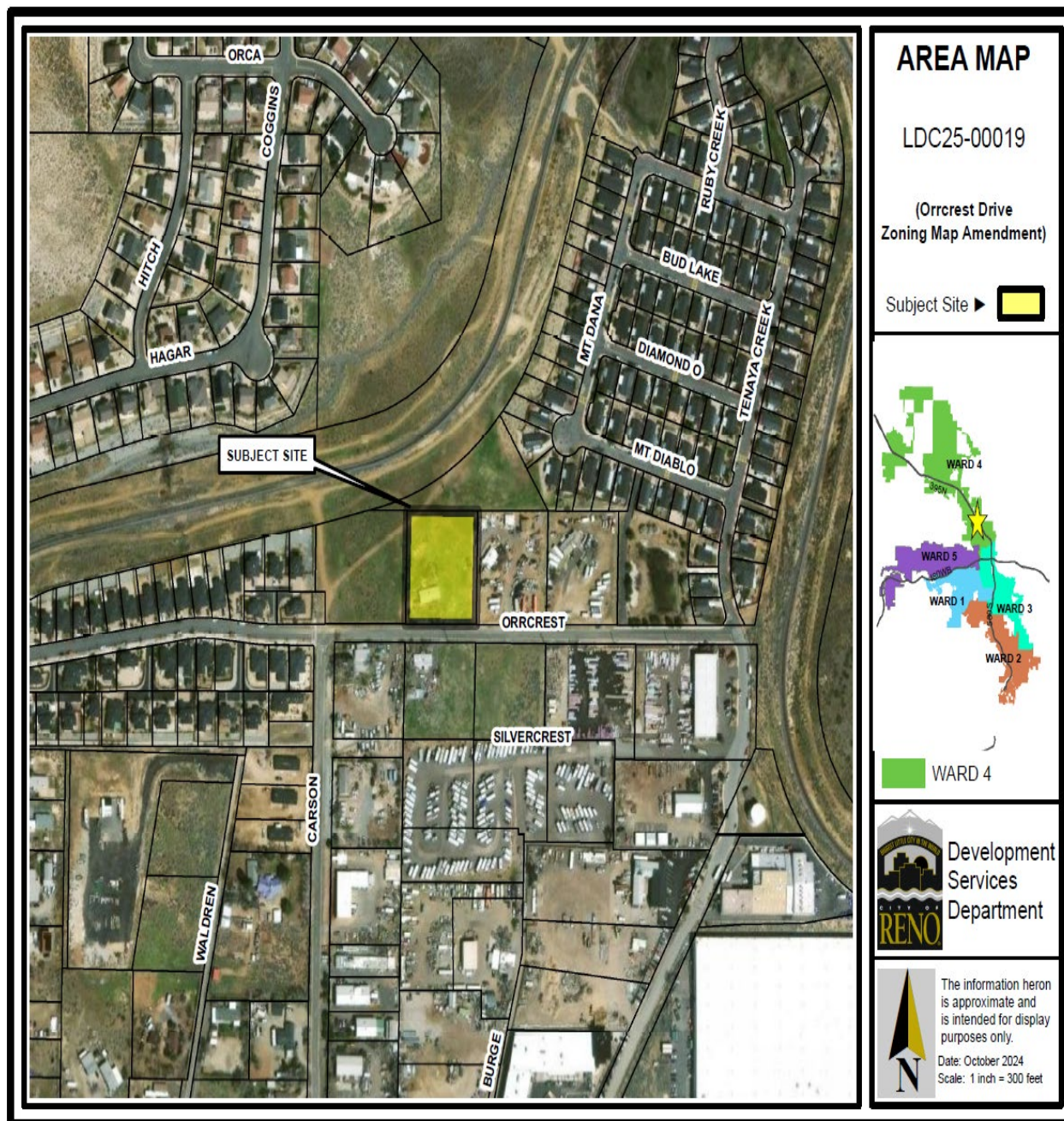
**LDC25-00019**  
(Orrcrest Drive ZMA)  
Reno Planning Commission  
*December 5, 2024*





# Project Information

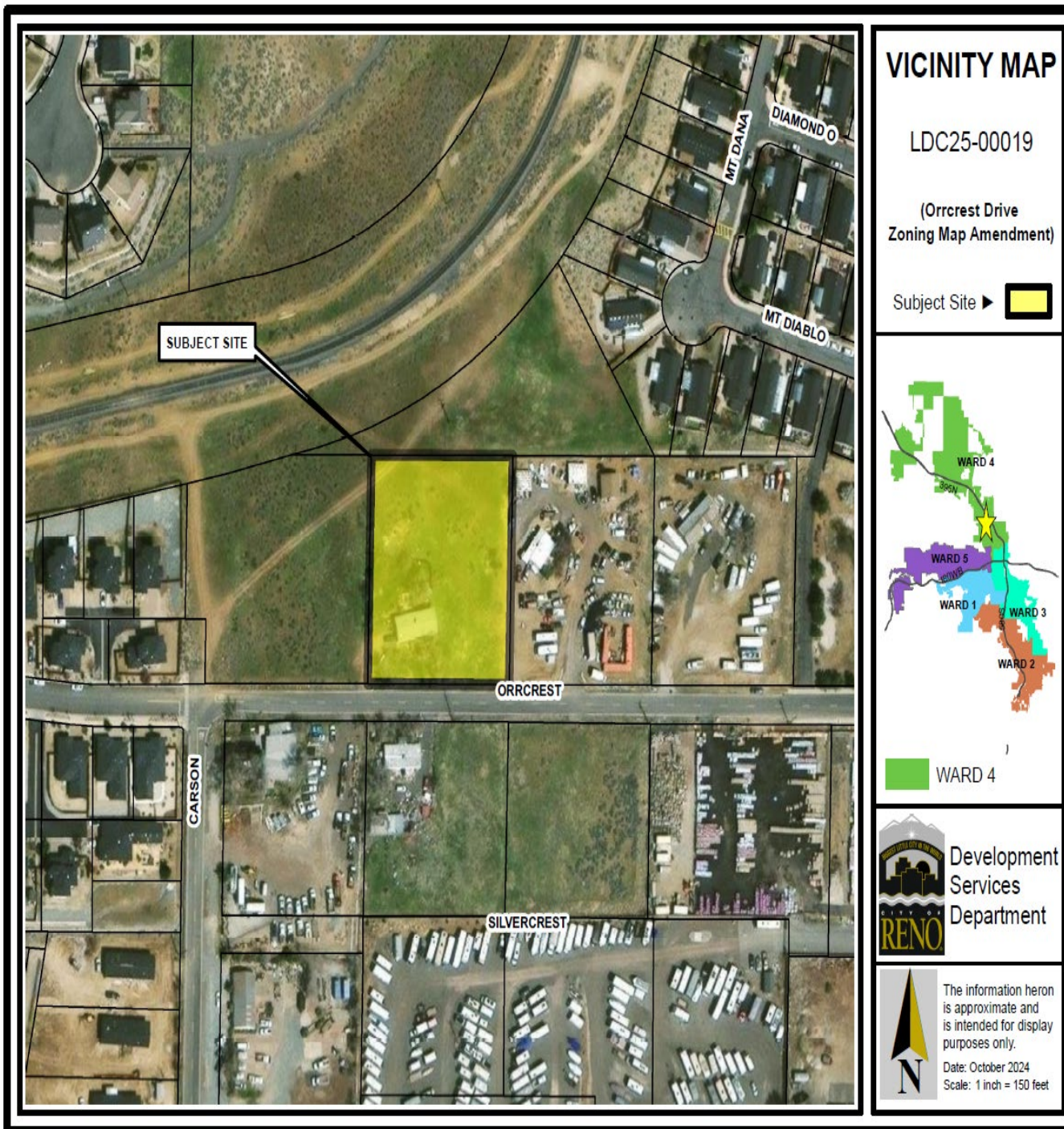
- **Site size:** ±1.18 acres
- **Request:** Zoning Map Amendment from LLR-1 to ME to bring into Master Plan conformance





# Key Issues

- Zoning compatibility
- Master Plan conformance

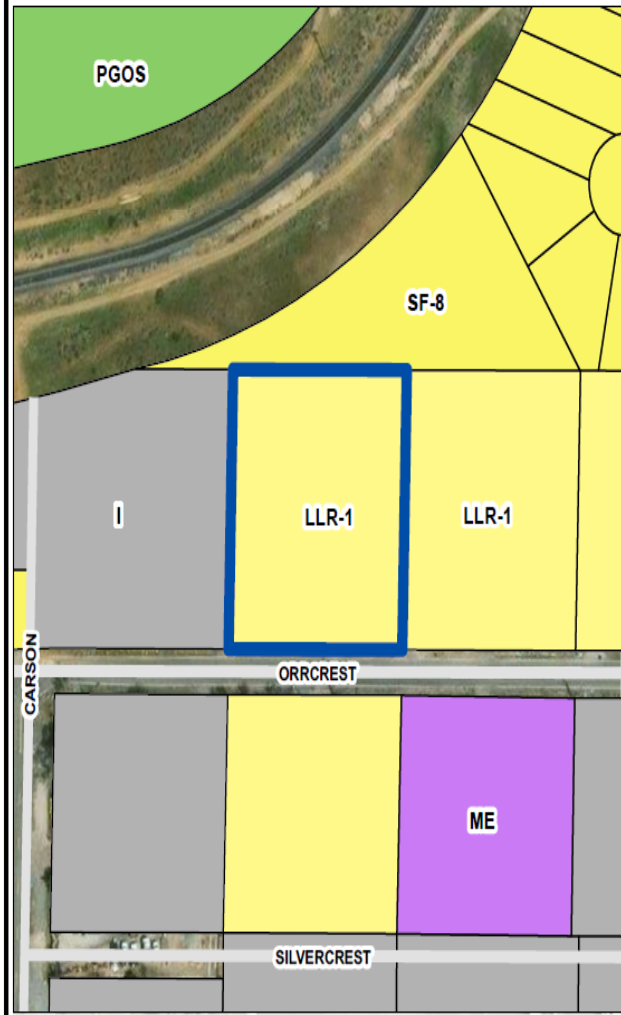


## ZONING MAP

LDC25-00019 (Orrcrest Drive Zoning Map Amendment)

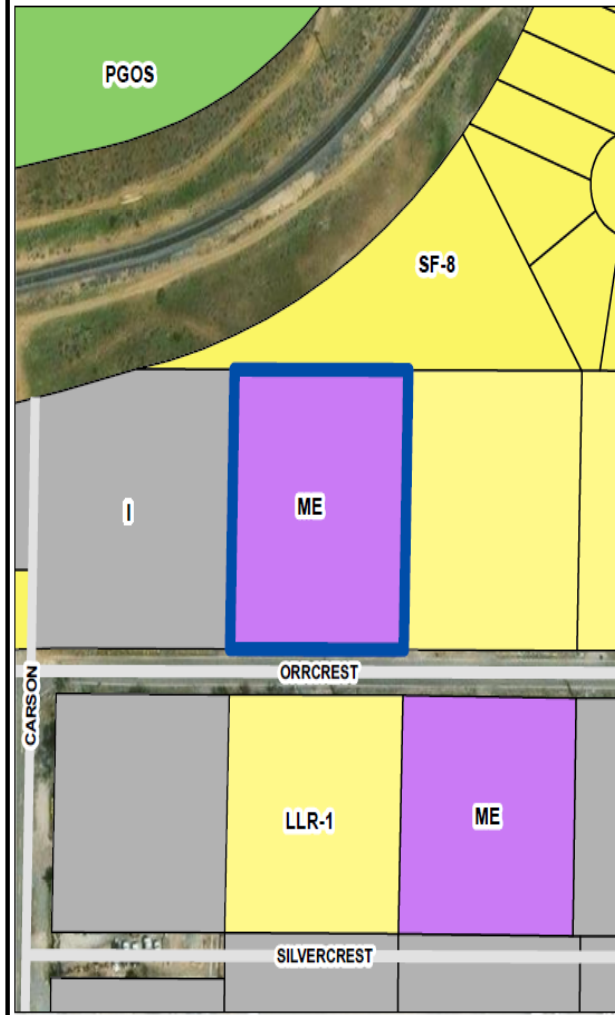
Existing Zoning: LLR-1

Subject Site ► ☐



Proposed Zoning: ME

Subject Site ► ☐



### Zoning Designations

SF-8 LLR-1 ME I PGOS



Date: October 2024 Scale: 1 inch = 150 feet

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

# Zoning District

- Large-Lot Residential (1 Acre) (LLR-1)
- Does not conform with Master Plan designation
- Proposed change to Mixed Employment (ME)



# Master Plan Land Use

- Mixed-Employment (ME)

- GP 2.2B: Underutilized Properties

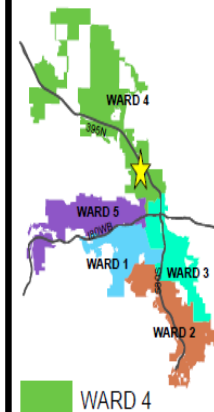
- EA-ILA.3: Residential Compatibility

## MASTER PLAN MAP

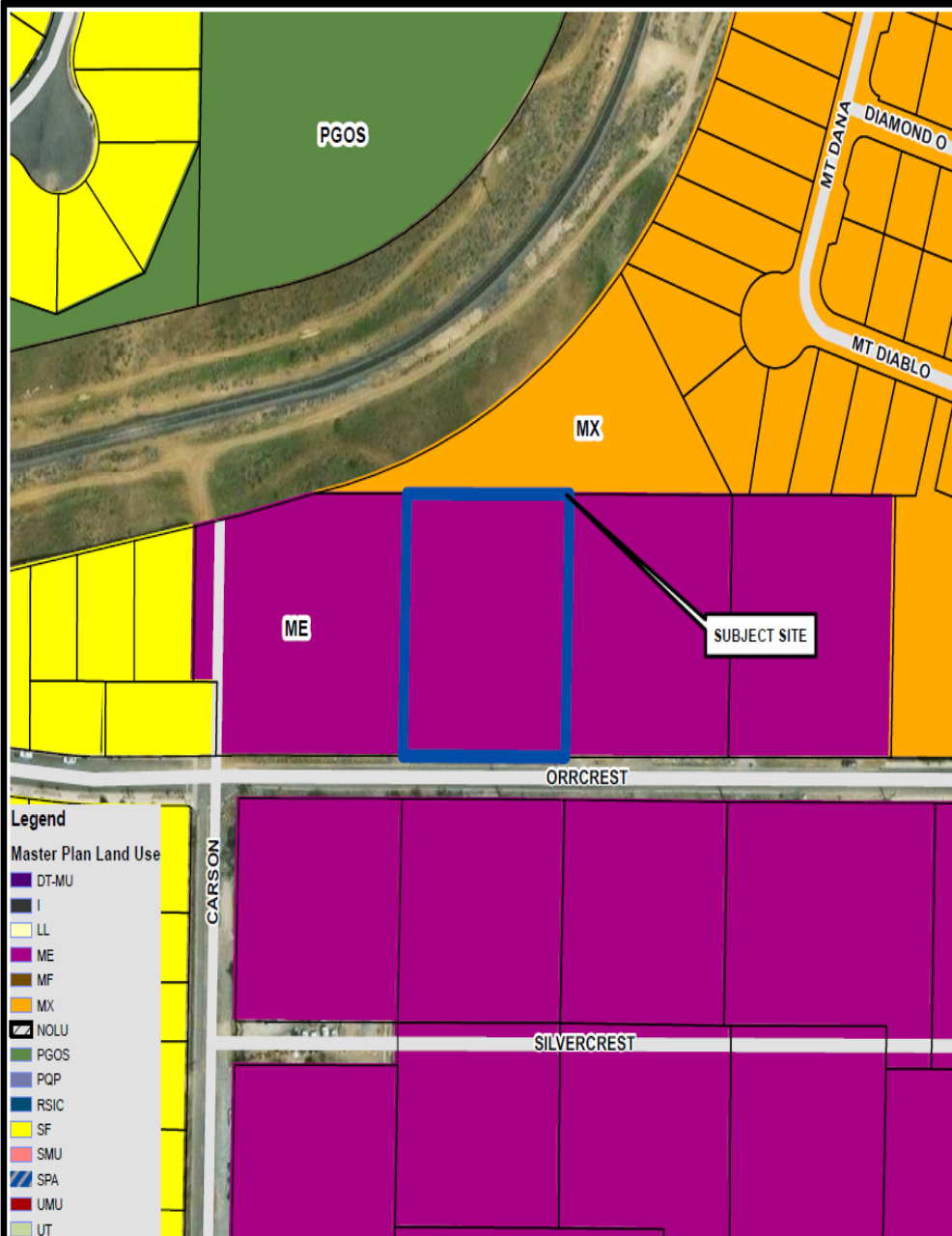
LDC25-00019

(Orrcrest Drive  
Zoning Map Amendment)

Subject Site ► 



The information hereon  
is approximate and  
is intended for display  
purposes only.  
Date: October 2024  
Scale: 1 inch = 150 feet



# Development Standards

**PROPOSED  
ZONING**

<i><b>ZONING</b></i>	<i><b>LLR-1</b></i>	<i><b>ME</b></i>
<i><b>SETBACKS – FRONT / SIDE / REAR</b></i>	<i><b>30' / 12' / 30'</b></i>	<i><b>10' / 0 or 10' / 0' or 10'</b></i>
<i><b>MAX. HEIGHT</b></i>	<i><b>45'</b></i>	<i><b>55'</b></i>
<i><b>MAX. STORIES</b></i>	<i><b>3</b></i>	<i><b>4</b></i>
<i><b>MAX. BUILDING COVERAGE</b></i>	<i><b>35%</b></i>	<i><b>--</b></i>
<i><b>MAX. BUILDING AREA</b></i>	<i><b>--</b></i>	<i><b>500,000 sf</b></i>
<i><b>MIN. LANDSCAPING</b></i>	<i><b>20%</b></i>	<i><b>100% of front yard (driveways excepted); 30' width minimum</b></i>

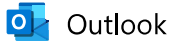
# Zoning Map Amendment Recommended Findings

<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 2.2B: Underutilized Properties</li><li>• EA-ILA.3: Residential Compatibility</li></ul>	✓ Yes

## Recommended Motion

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





Outlook

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**CASE NO: LDC25-00019 PROJECT NAME: ORRCREST DR. ZONING MAP AMENDMENT**

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**From** Alicia Tapia <aliciaxerox@hotmail.com>**Date** Thu 12/5/2024 2:51 PM**To** Reno Planning Commission <RenoPlanningCommission@reno.gov>

GOOD DAY RENO PLANNING COMMISSION.

I am asking that the application for a zoning change be denied.

The infrastructure to support this change is not available nor is there plans to make any changes.

I live on Orrcrest and with all the construction along Tenaya Creek and Carson Ln, it is very hard to drive through the streets to get to Parr Circle or Virginia. 2 days ago, a semi was parked on Tenaya Creek and I had to wait 10 minutes for the truck to move so that I could drive to my appointment. Yesterday, it happened again, because the construction company has expanded and they have lots of semi coming and going all the time.

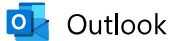
The same thing is happening with Orrcrest Dr. The company on the corner of Orrcrest and Tenaya Creek blocks the street with their forklifts full of product and it causes a jam for regular cars. We have to wait to use the streets.

We have had an increase of semi trucks driving through Orrcrest and we are a family residential area. We would like to keep it that way.

Any questions, please give me a call at 775-843-3355

Regards,

Alicia



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**15758::Voice Message From: Cisco Unity Connection Messaging System (917758433355)**

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**From** Donoma Unity <DonomaUnity@reno.gov>

**Date** Thu 12/5/2024 2:39 PM

**To** Public Comment - PC <PublicCommentPC@reno.gov>

 1 attachment (489 KB)

VoiceMessage.wav;

Voice Message delivered by Donoma OneVoice

From: 917758433355

Click to Call [917758433355](tel:917758433355)

**Good afternoon. My name is Alicia Tapia. I live on orc, Crest Drive, in Reno, Nevada. I'm calling regarding case number I d, z25 d, 0000019 project name or Crest, Drive zoning map Amendment. I'm calling to let you know that it should not be changed to any other types of residential. Uh, we have an issue with the street that connects to our press, which is called Tenaya Creek and trucks, cannot turn around and they block the street for up to 10 minutes and you have to sit there and wait because you can't maneuver yourself back. So I am not in agreement to change. Changing the Zoning for this. Parcel. If you have any questions, give me a call 775-843-3355. I appreciate Your time. Thank you.**

(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.