

# **LDC24-00052**

## **(Chism Mobile Home Park Master Plan Amendment and Rezoning)**

*Reno City Council  
July 31, 2024*



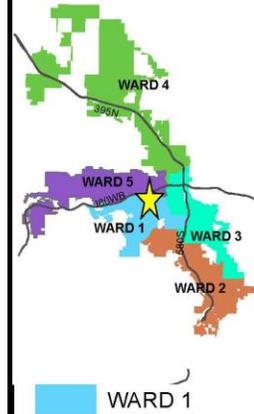


## AREA MAP

LDC24-00052

(Chism Mobile Home Park MPA & ZMA)

Subject Site ► 



The information hereon is approximate and is intended for display purposes only.  
Date: June 2024  
Scale: 1 inch = 600 feet

## Request:

±1.18 acres

- Establish a Master Plan land use designation of Mixed-Employment (ME)
- Establish a zoning district of Mixed Employment (ME)

±0.57 acres

- General Commercial (GC) to ME

±1.56 acres

- Industrial (I) to ME

±0.17 acres

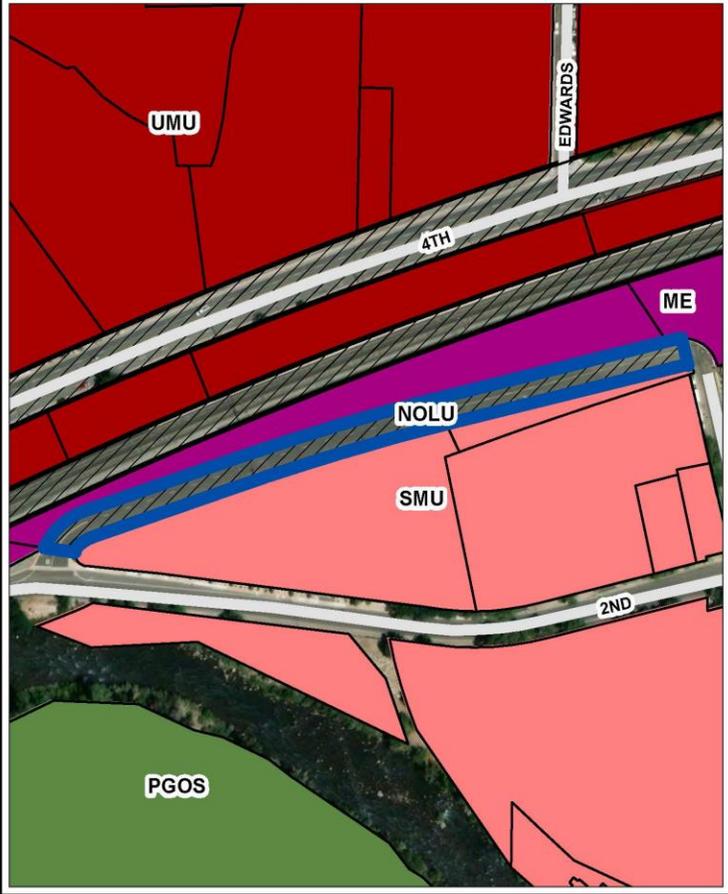
- GC to Multi-Family (MF-21)

MASTER PLAN LAND USE COMPARISON

LDC24-00052 (Chism Mobile Home Park MPA & ZMA)

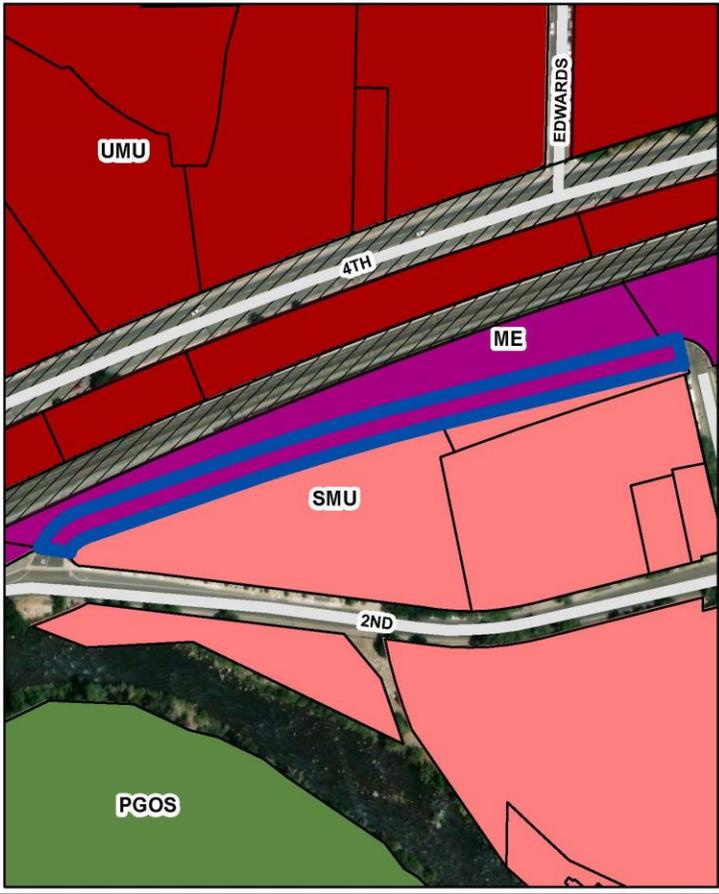
Existing MPLU: NOLU

Subject Area ▶ 



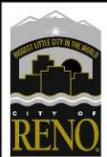
Proposed MPLU: ME

Subject Area ▶ 



**±1.18 acres**

- Abandoned in 2020
- Never assigned a land use designation or zoning district
- Establish a Master Plan land use designation of Mixed-Employment (ME)
- Establish a zoning district of Mixed Employment (ME)



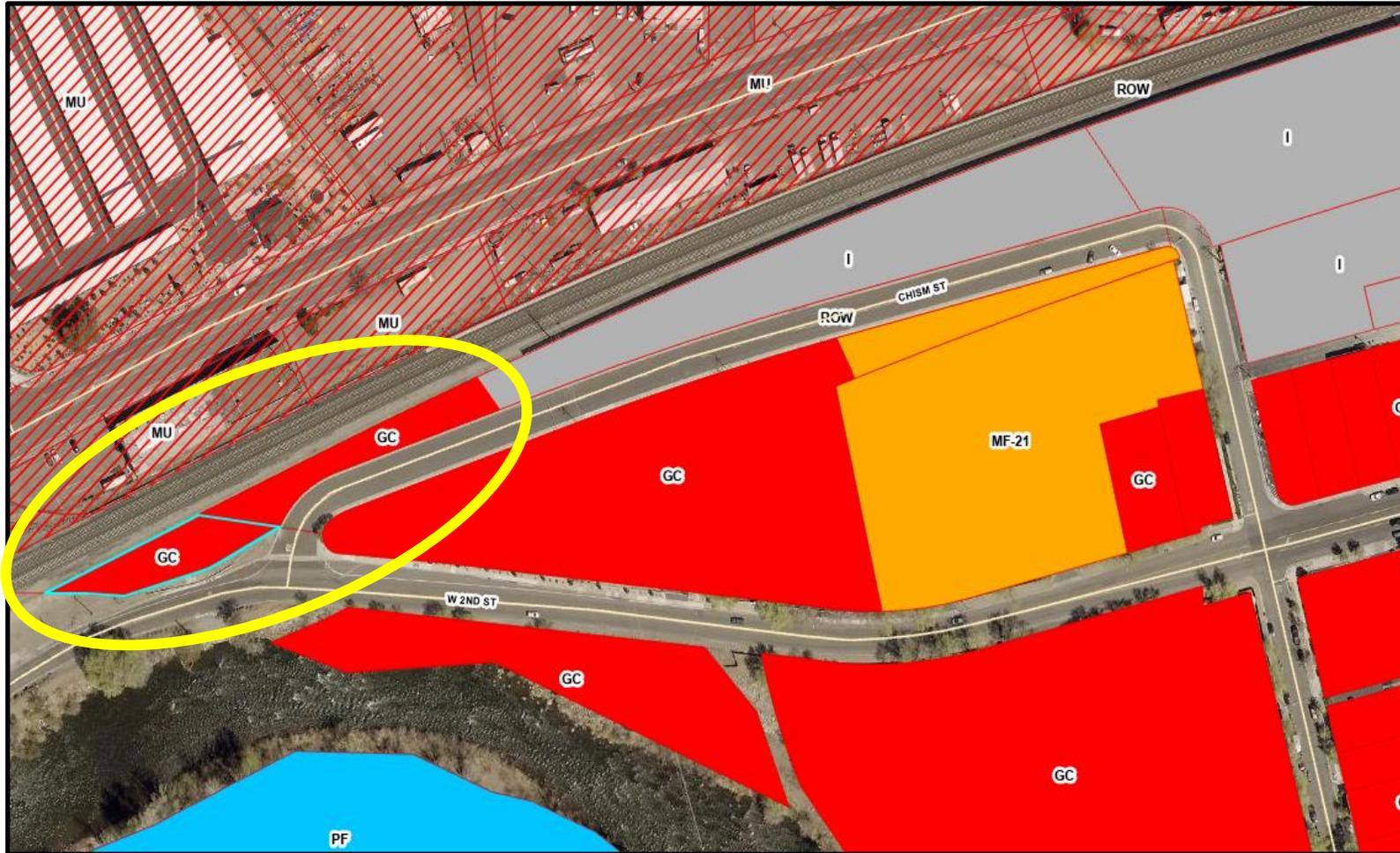
Master Plan Land Use



Date: April 2024

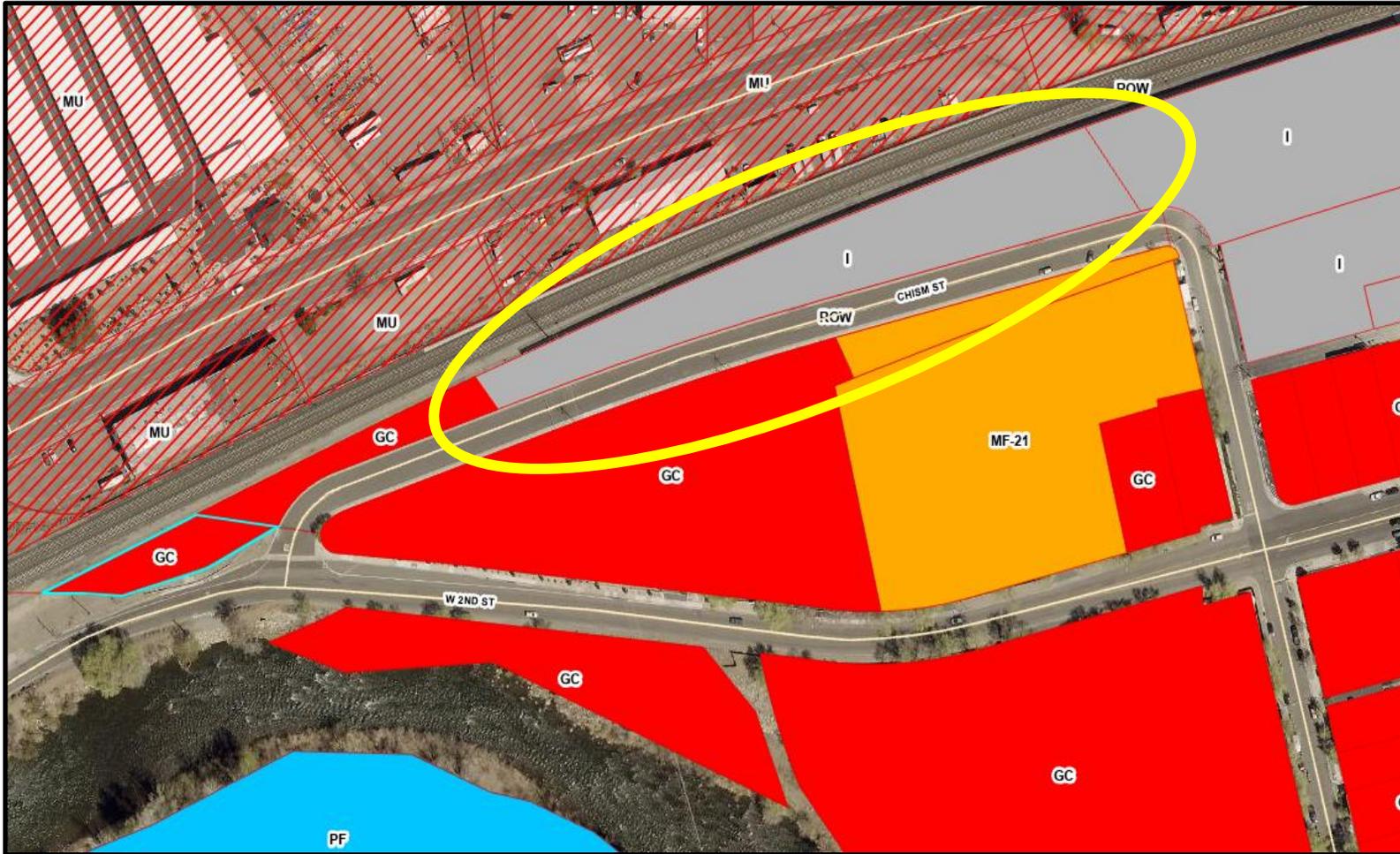
Scale: 1 inch = 250 feet

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



**±0.57 acres**

- Not in conformance with the Master Plan
- General Commercial (GC) to Mixed Employment (ME) brings it into conformance with the master plan



**±1.56 acres**

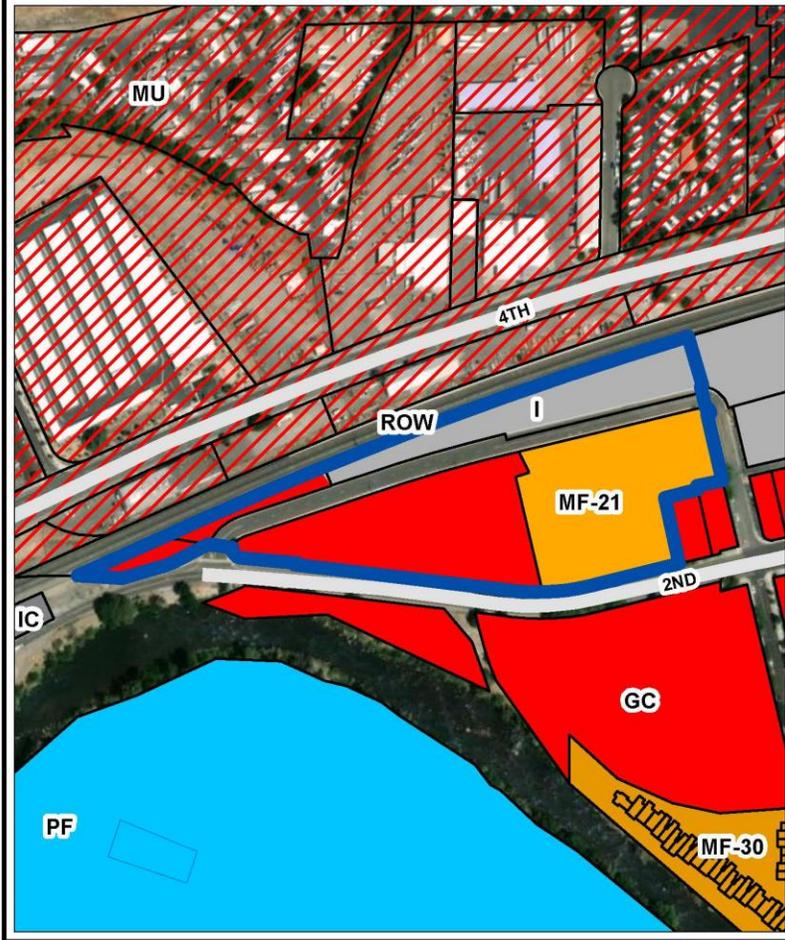
- Requested for continuity throughout the site
- Industrial (I) to Mixed Employment (ME)



# ZONING MAP

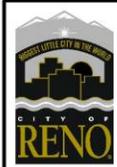
Existing Zoning: Multiple

Subject Site 



Proposed Zoning: Multiple

Subject Site 



Date: June 2024

Scale: 1 inch = 350 feet

## Zoning Designations

	MF-21		MU		I		PF
	MF-30		GC		IC		ME



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# Summary of Uses

<b>Uses</b>	<b>GC</b>	<b>I</b>	<b>ME</b>
Residential	Allowed	Not allowed	Not allowed, except Live/Work
Office or Retail, General	Allowed	Allowed	Allowed
Warehouse/Wholesale	Not allowed	Allowed	Allowed
Salvage or Tow Yard	Not Allowed	Allowed	Conditional

# Development Standards

<b>Zoning</b>	<b>GC</b>	<b>I</b>	<b>ME</b>
Setbacks – Front/Side/Rear	10'/0' or 10'/0' or 10'	10'/ 0' or 10'/ 0' or 10'	10'/0' or 10'/0' or 10'
Height	65 feet	55'	55'
Stories	5	4	4
Building Area, Maximum	None	None	500,000 sq. ft.
Lot Width, Minimum	50'	150'	None

# Master Plan Amendment Findings

<b>MPA Recommended Findings</b>	<b>Staff Review and Analysis</b>
<b>Substantial conformance with Master Plan priorities and policies</b>	✓ Yes
<b>Activities and development compatible with surrounding</b>	✓ Yes
<b>Availability of public services in accordance with Concurrency Management System</b>	✓ Yes

# Zoning Map Amendment Findings

<b>ZMA Findings</b>	<b>Staff Review and Analysis</b>
<b>Conforms with state law NRS Section 278.250(2)</b>	<b>✓ Yes</b>
<b>Conforms with Master Plan</b>	<b>✓ Yes</b>

# Recommended Motions

**Master Plan Amendment:** I move to adopt the resolution subject to a conformance review by the Truckee Meadows Regional Planning Commission.

**Zoning Map Amendment:** I move to refer the bill for a second reading and adoption.

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