

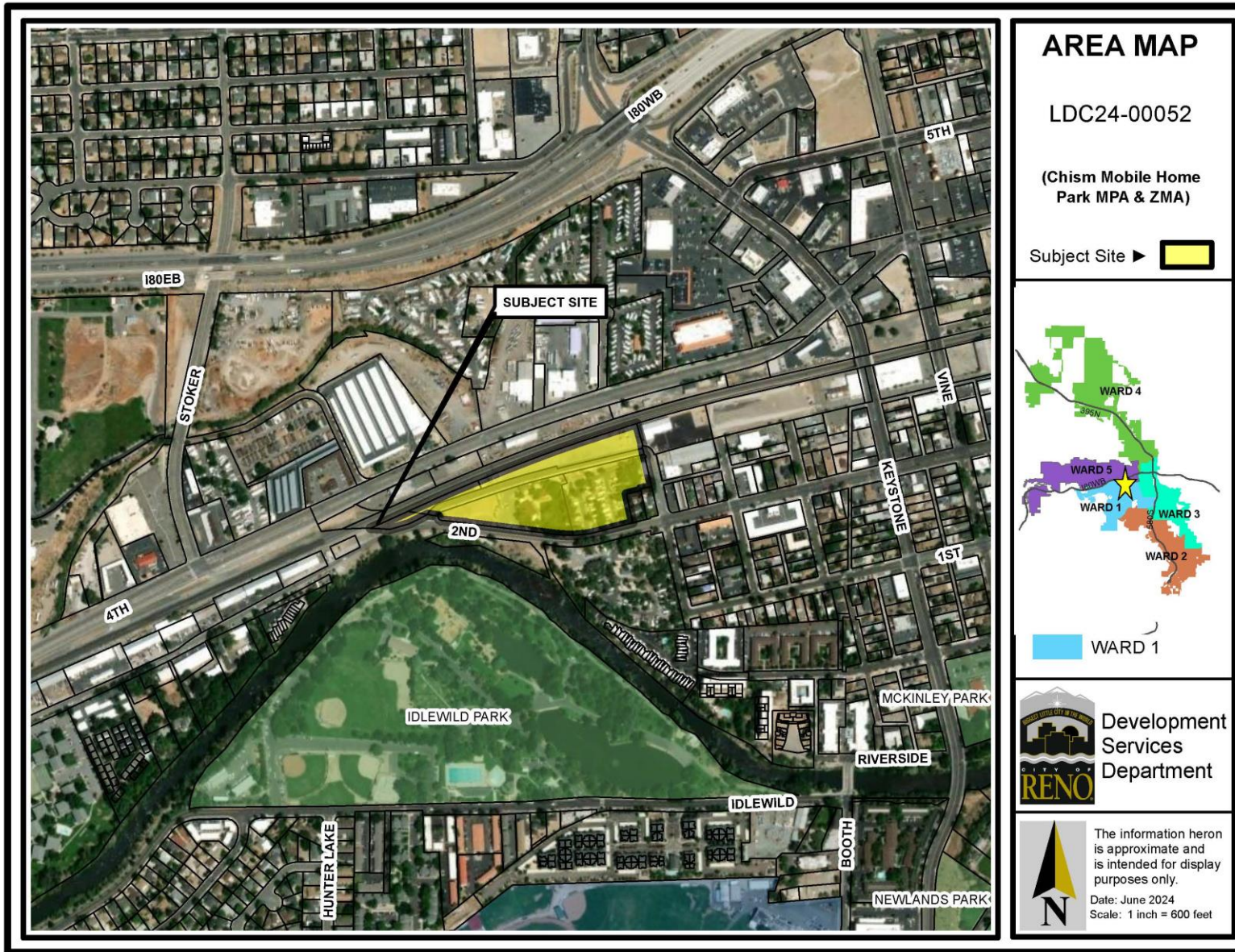
# **LDC24-00052**

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

*Reno City Council  
July 31, 2024*







## 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)

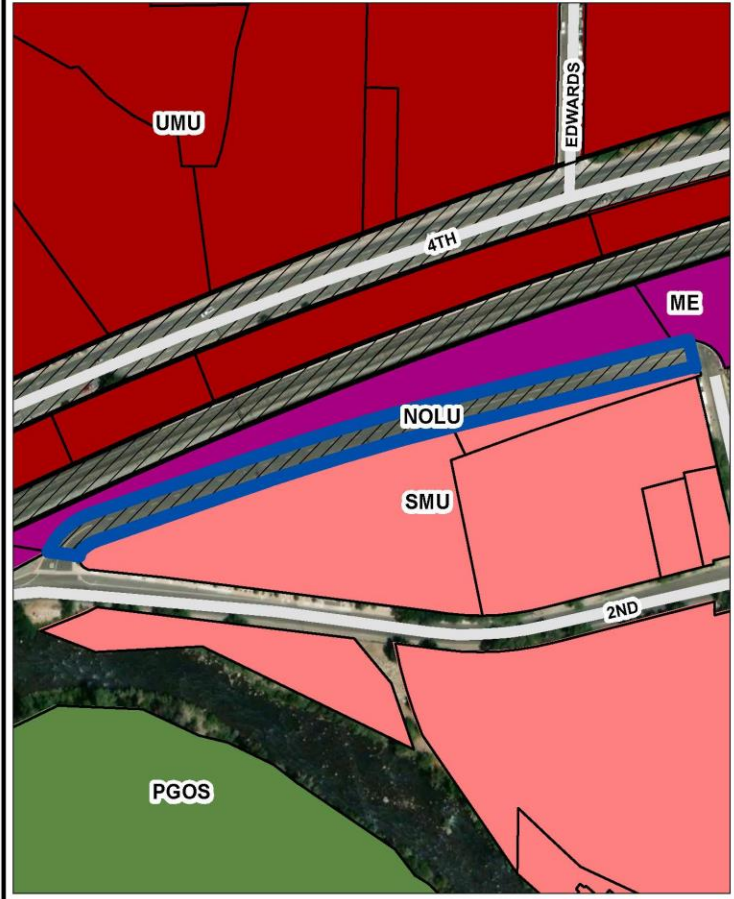


# MASTER PLAN LAND USE COMPARISON

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

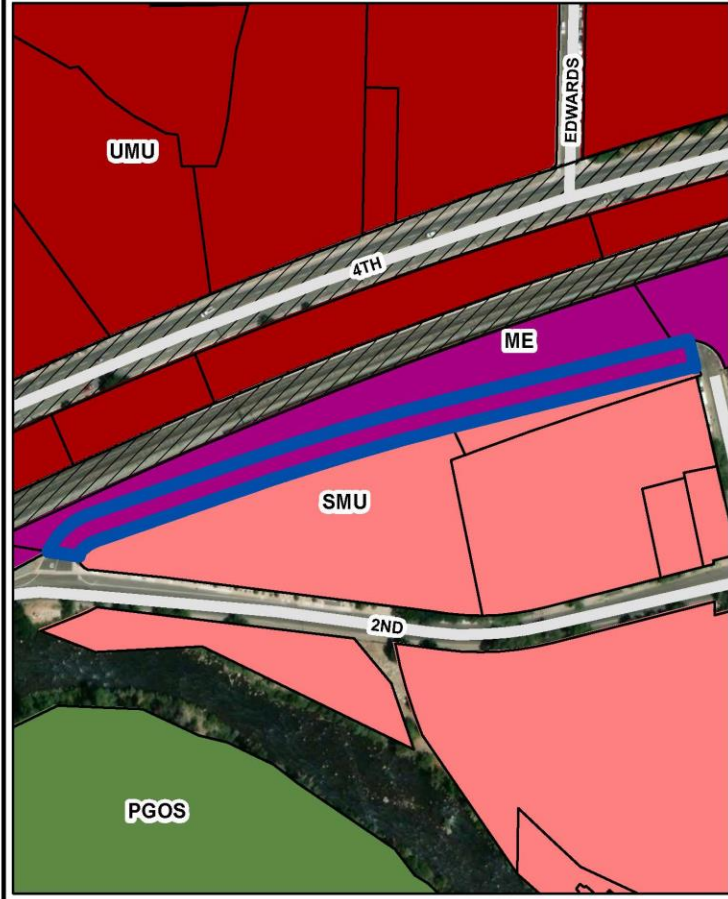
Existing MPLU: NOLU

Subject Area ▶



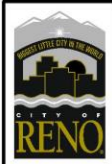
Proposed MPLU: ME

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



ME



NOLU



PGOS



SMU

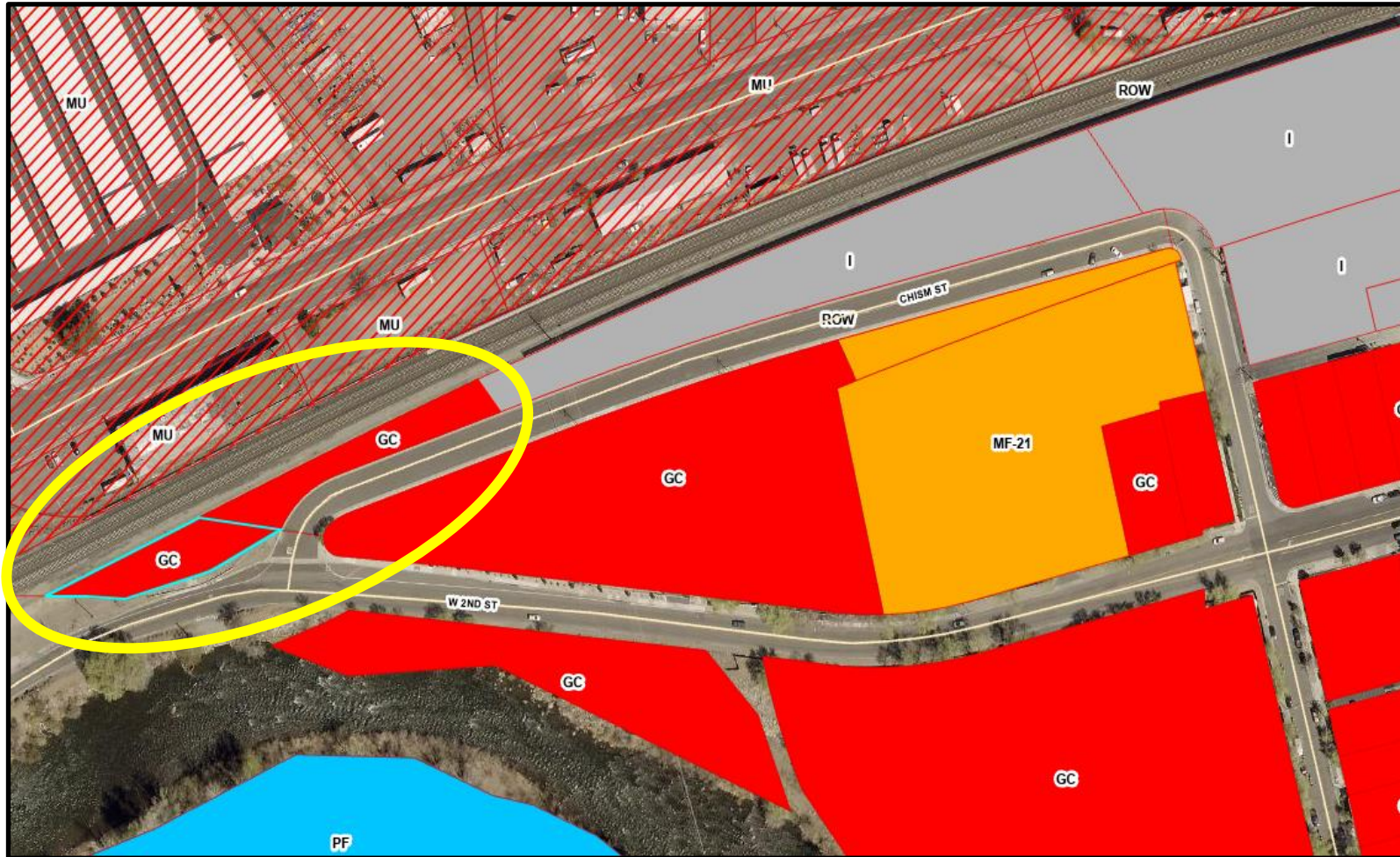


UMU

Date: April 2024

Scale: 1 inch = 250 feet

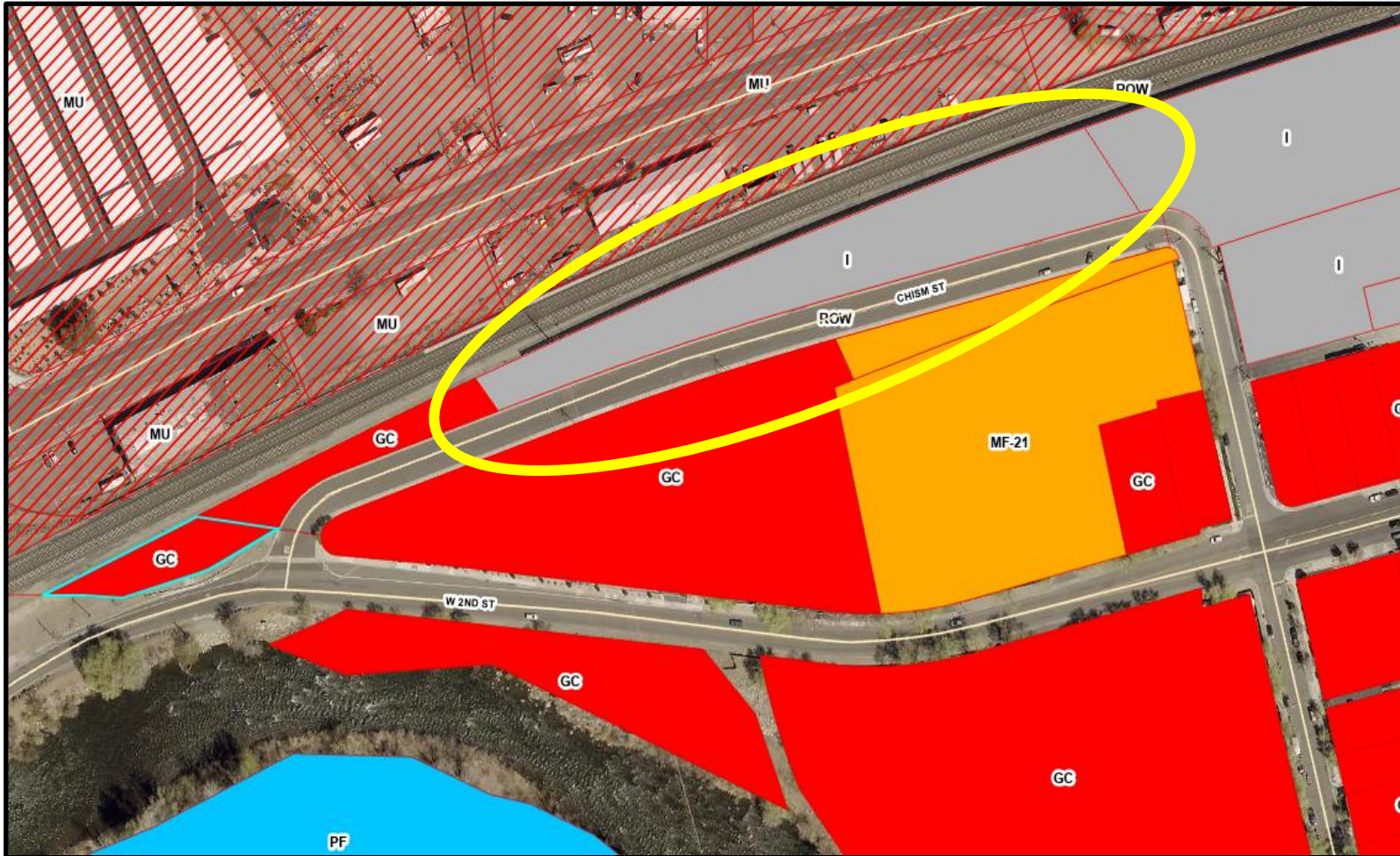
The information hereon is approximate and is intended for display purposes only.



**±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



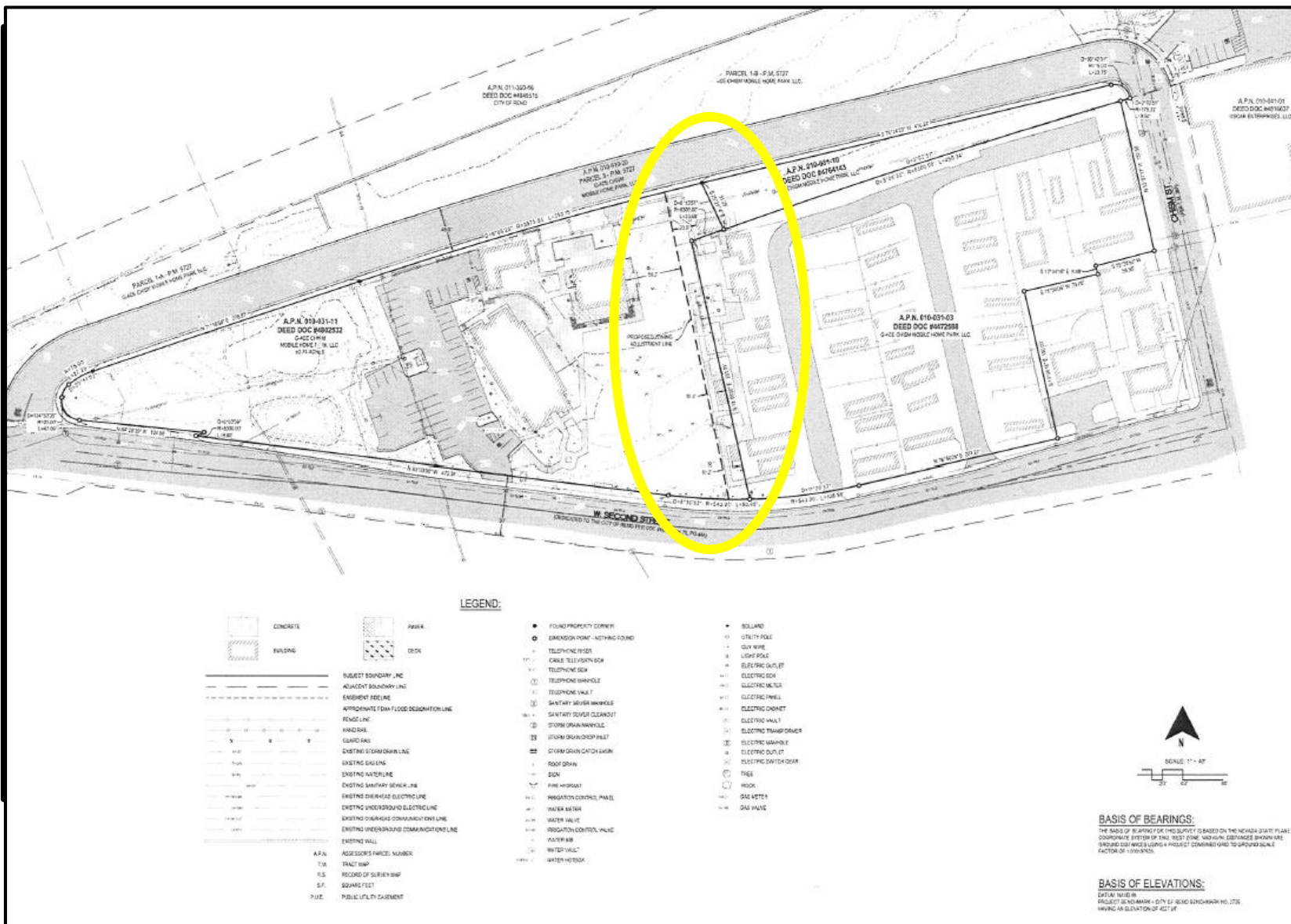


**±1.56 acres**

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

**±0.17 acres**

- Resolve an encroachment with the adjacent mobile home park
- Under the same ownership
- General Commercial (GC) to Multi-Family (MF-21)





# ZONING MAP

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

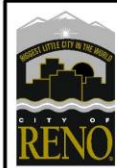
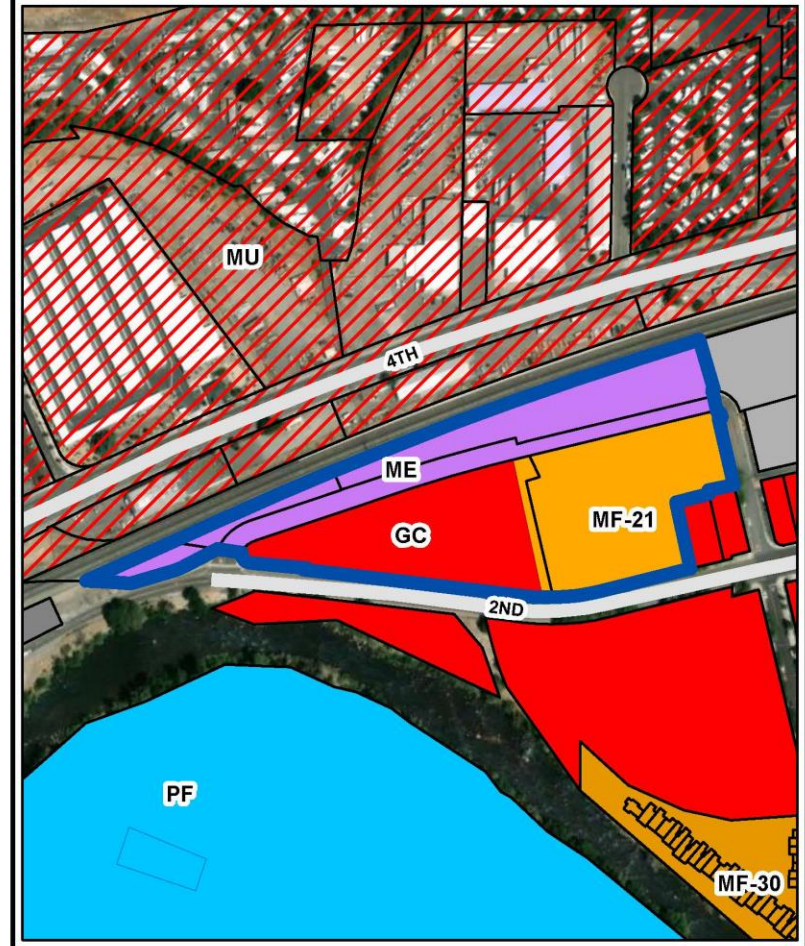
Existing Zoning: Multiple

Subject Site ► 



Proposed Zoning: Multiple

Subject Site ► 



## Zoning Designations

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



Date: June 2024

Scale: 1 inch = 350 feet

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

# Summary of Uses

Uses	GC	I	ME
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

Zoning	GC	I	ME
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

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

# Zoning Map Amendment Findings

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



# 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.

- S

