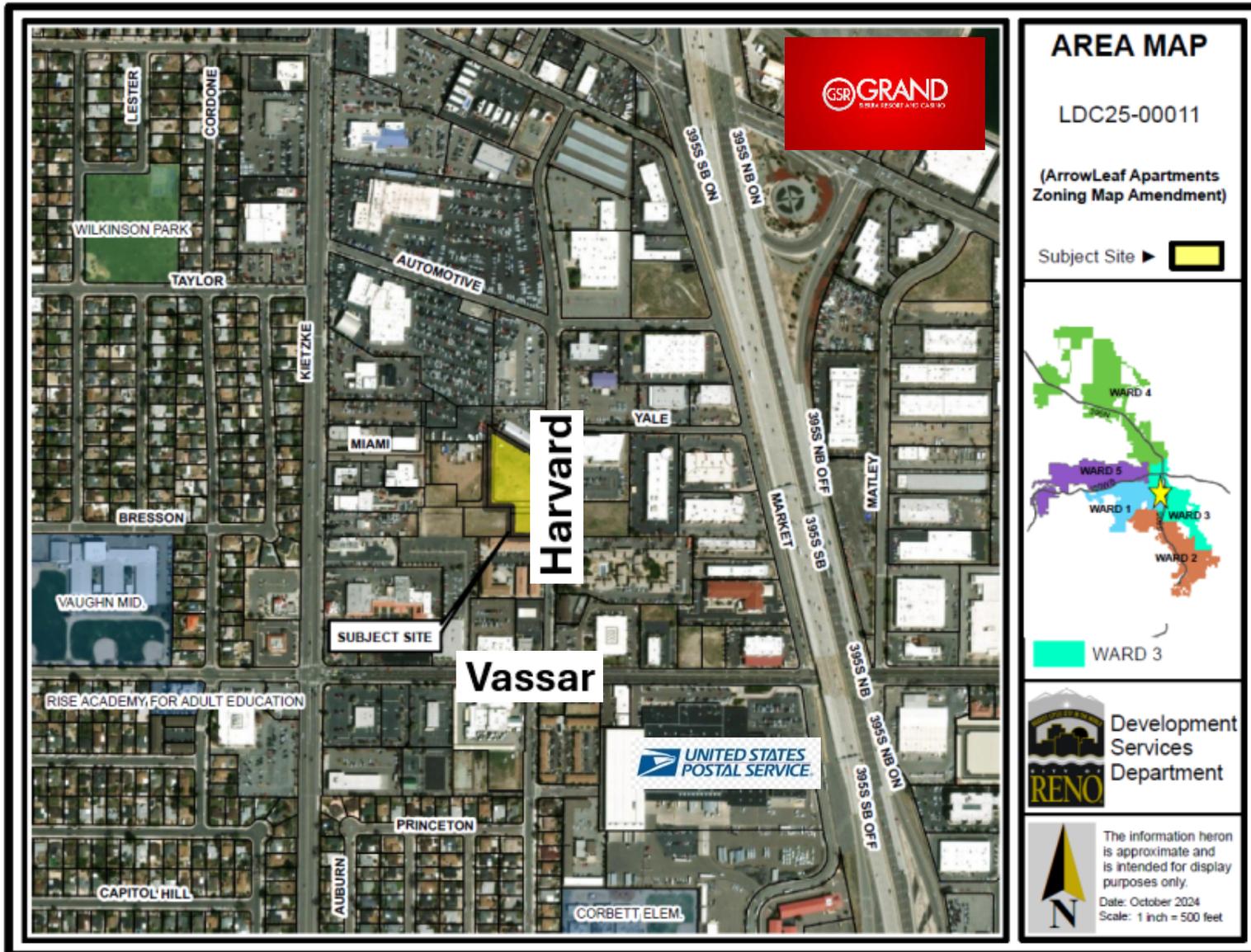


LDC25-00011
(ArrowLeaf Zoning Map Amendment)
Reno City Council
December 11, 2024



C I T Y O F
RENO

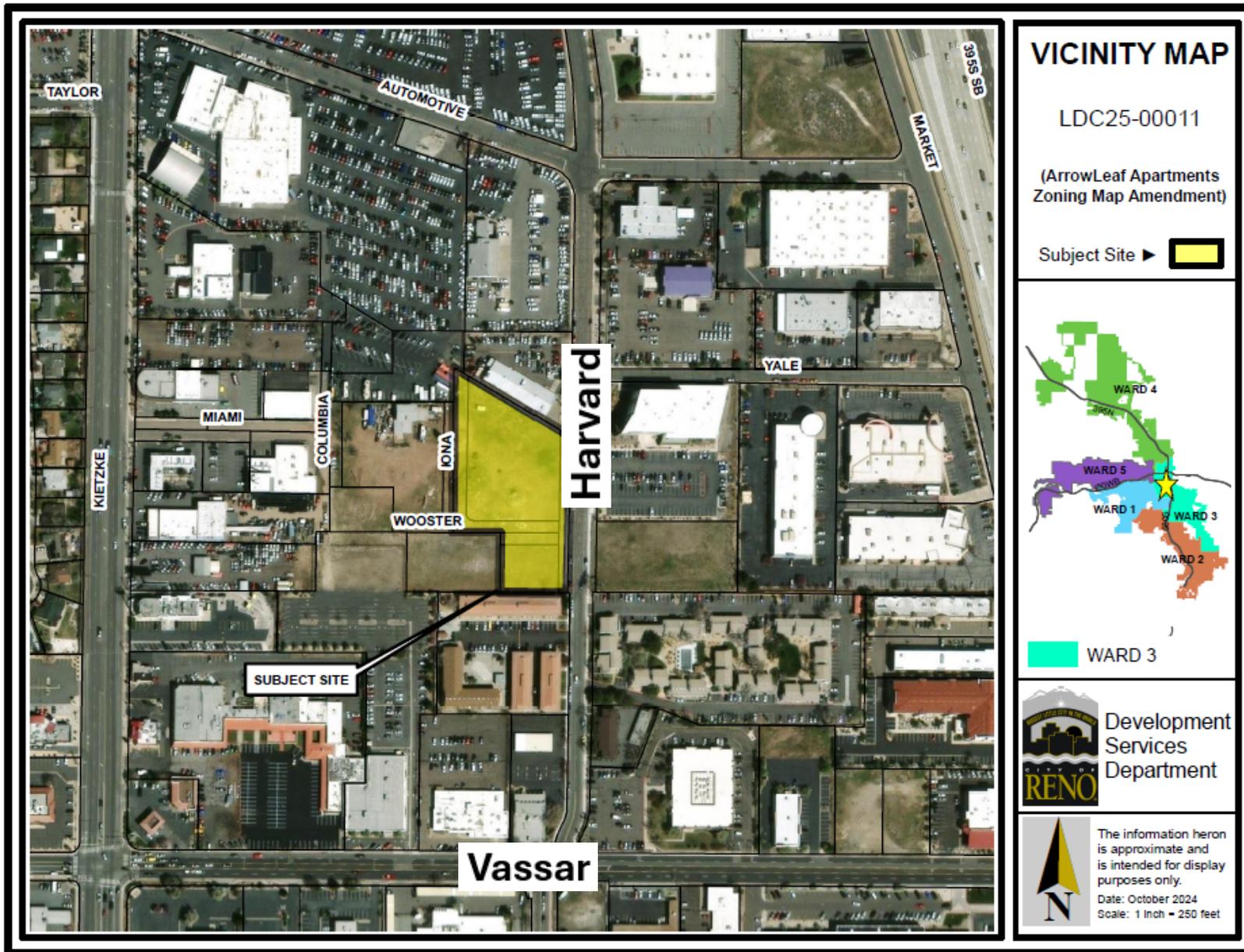


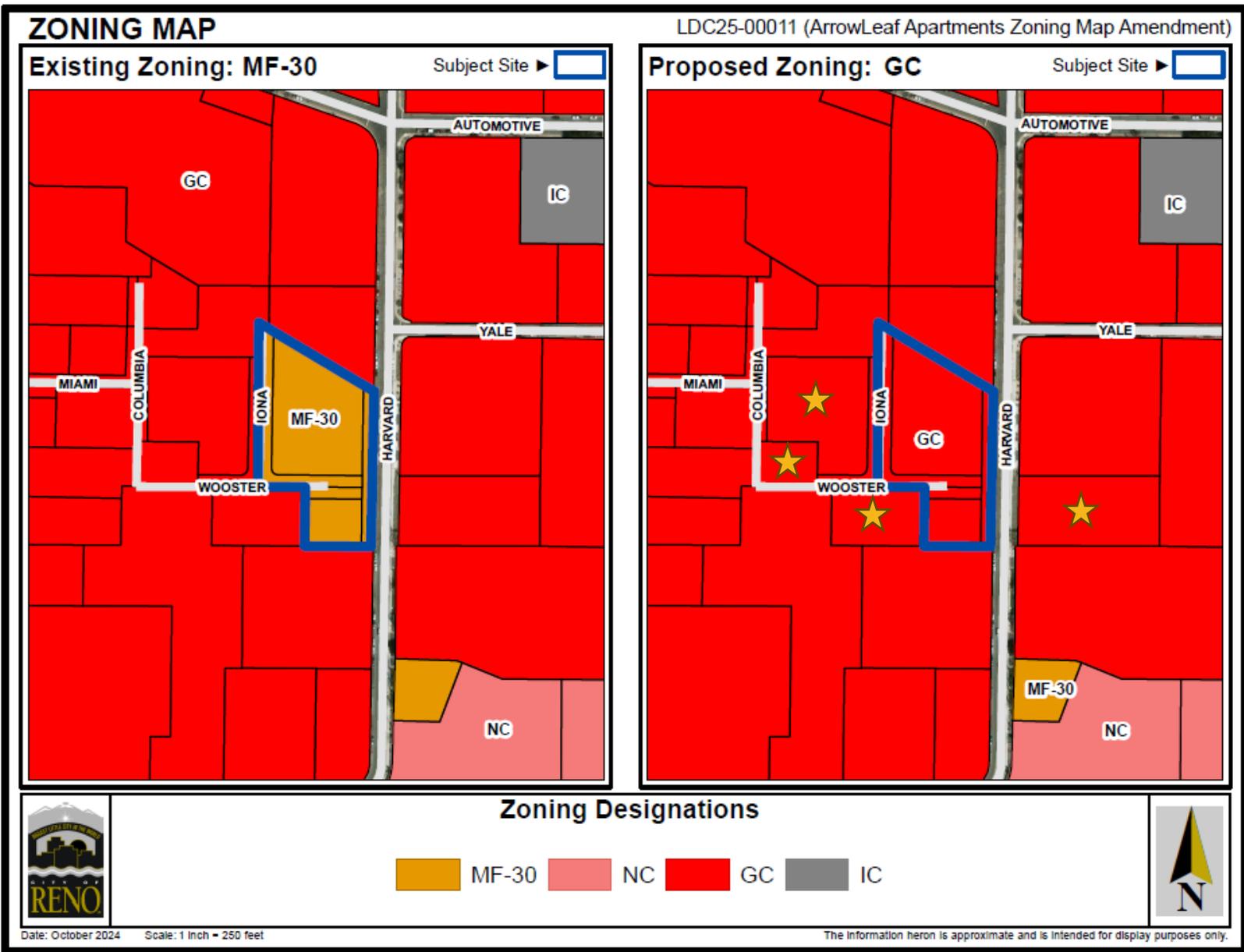
Project Information

- **Site size:** ±1.96 acres
- 5 vacant parcels
- **Request:** Zone change from MF-30 to GC to provide for consistent zoning over property, including 6 additional parcels that are subject of a separate conditional use permit approved by PC on November 21 (LDC25-00012)

Key Issue

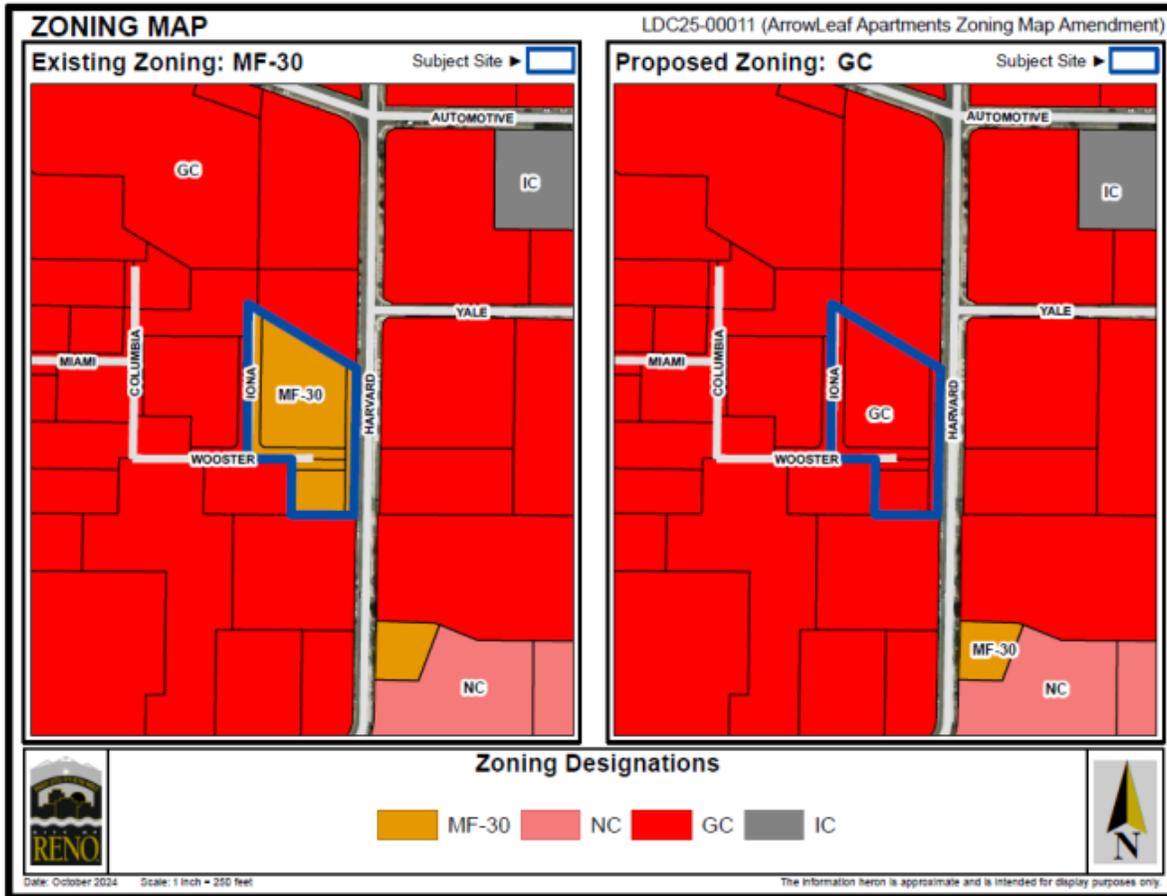
- Zoning and land use compatibility





Zoning District

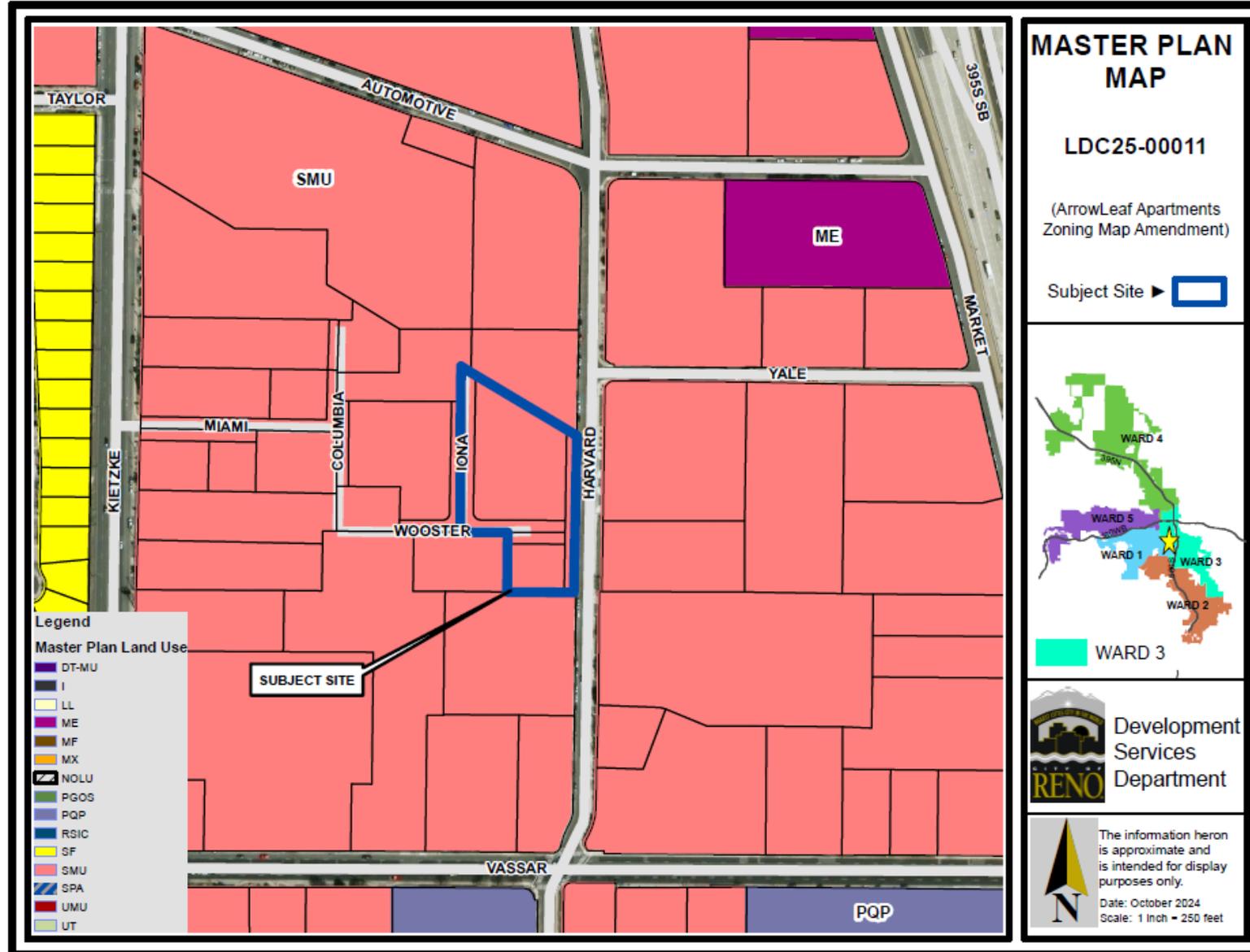
- Multi-Family Residential 30 units per acre (MF-30)
- MF-30 conforms to Master Plan designation
- Proposed change to General Commercial (GC)
- Related 6 parcels zoned GC



Zoning Comparison

| Use Types | Uses | MF-30 | GC |
|------------------------------|-------------------------------------|-------|-----|
| Residential | Multi-family | Yes | Yes |
| | Single family | Yes | Yes |
| | Group living | Yes | Yes |
| Public, Civic, Institutional | Community and cultural | Yes | Yes |
| | Educational | Yes | Yes |
| | Healthcare | No | Yes |
| Commercial | Agriculture, animals, farming | No | Yes |
| | Food and beverage | Yes | Yes |
| | Lodging | No | Yes |
| | Office and professional services | Yes | Yes |
| | Personal services | Yes | Yes |
| | Recreation and entertainment | Yes | Yes |
| | Retail | No | Yes |
| | Transportation, vehicles, equipment | No | Yes |
| | | | |
| Industrial | Manufacturing and processing | No | Yes |
| | Resource and extraction | No | No |
| | Storage, distribution, warehousing | No | Yes |

Master Plan Land Use



- Suburban Mixed-Use (SMU)

- GP 1.5B: Urban Revitalization
- GP 2.1A: Growth Tiers
- GP 2.2B: Underutilized Properties

Development Standards

*PROPOSED
ZONING*

| Zoning District | MF-30 | GC |
|----------------------------|---|---|
| Setbacks – Front/Side/Rear | 15 ^{’*} / 5 [’] / 10 [’] | 10 [’] / 10 [’] / 10 [’] |
| Height | 45 [’] | 65 ^{’**} |
| Stories | 3 | 5 |
| Lot Width, Minimum | 50 [’] | 50 [’] |

* A 10-foot front setback is permitted if the site is designed in accordance with the stepback standards of RMC 18.04.903(c)(1), Additional Setbacks and Stepbacks for Compatibility.

** One foot of additional stepback is required for each one foot above the height of 35 feet.

Zoning Map Amendment Recommended Findings

| ZMA Findings | Analysis | Staff Review |
|--|--|---------------------|
| 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 data-bbox="1098 868 1880 1110" style="list-style-type: none">• GP 1.5B: Urban Revitalization• GP 2.1A: Growth Tiers• GP 2.2B: Underutilized Properties | ✓ Yes |

Recommended Motion

I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Allowed Uses in General Commercial

| Residential | Public, Civic, Institutional | Commercial | Industrial |
|---|--|---|--|
| <ul style="list-style-type: none"> * Multi-family * Single-family (attached and detached) * Assisted Living Facility * Boarding or Rooming House * Convent or Monastery * Group Home * Single-Room Occupancy | <ul style="list-style-type: none"> * Cemetery or Mausoleum * Funeral Parlor * Library, Art Gallery, or Museum * Minor Government Facility * Private Club, Lodge, or Fraternal Organization * Public Park or Recreation Area * Religious Assembly * Adult Education * Childcare Center * College, University or Seminary * Vocational or Trade School * Blood Plasma Donor Center * Hospital, Acute/Overnight Care * Day Use Medical Facility | <ul style="list-style-type: none"> * Animal Clinic, Shelter, Hospital, Boarding Kennel, Training Facility * Commercial Stable * Retail Bakery * Commercial Kitchen * Microbrewery, Distillery, Winery * Restaurant (w/ or w/o Alcohol Service) * Lodging Uses (B and B, Motel, Hotel) * Call Center * Financial Institution * Laboratory * General Office * Recording Studio * Commercial Cleaners * General Personal Service * Tattoo Parlor * Wedding Chapel * Inside Amusement or Recreation * Event Center/Banquet Hall * Building, Lumber, Landscape Material Sales * Adult-Use Cannabis Dispensary * Convenience Store * General Retail * Plant Nursery or Garden Supply * Auto Service and Repair * Car Wash * Gas Station * Open Parking Lot | <ul style="list-style-type: none"> * Cannabis Independent Testing Laboratory (Adult-Use and Medical) * Medical Cannabis Production Facility * Custom and Craft Manufacturing * Food Processing or Wholesale Bakery * Maintenance, Repair or Renovation Business * Printing and Publishing * Wholesale |
| <ul style="list-style-type: none"> * Duplex (MUP) * Triplex (CUP) * Fourplex (MUP) * Live/Work Dwelling (MUP) * Transitional Living Facility (CUP) | <ul style="list-style-type: none"> * Secondary School (MUP) | <ul style="list-style-type: none"> * Urban Farm (MUP) * Bar, Lounge or Tavern (CUP) * Outside Amusement or Recreation (CUP) * Indoor Gun Range (CUP) * Recreational Vehicle Park (CUP) * Sports Arena, Stadium or Track (CUP) * General Retail: Package Alcohol (CUP) * Pawn Shop (CUP) * Vehicle Sales or Rental (CUP) | <ul style="list-style-type: none"> * Collection Station (CUP) * Crematorium (CUP) * Heavy Machinery and Equipment Rental, Sales and Service (CUP) * Mini-warehouse (CUP) |