

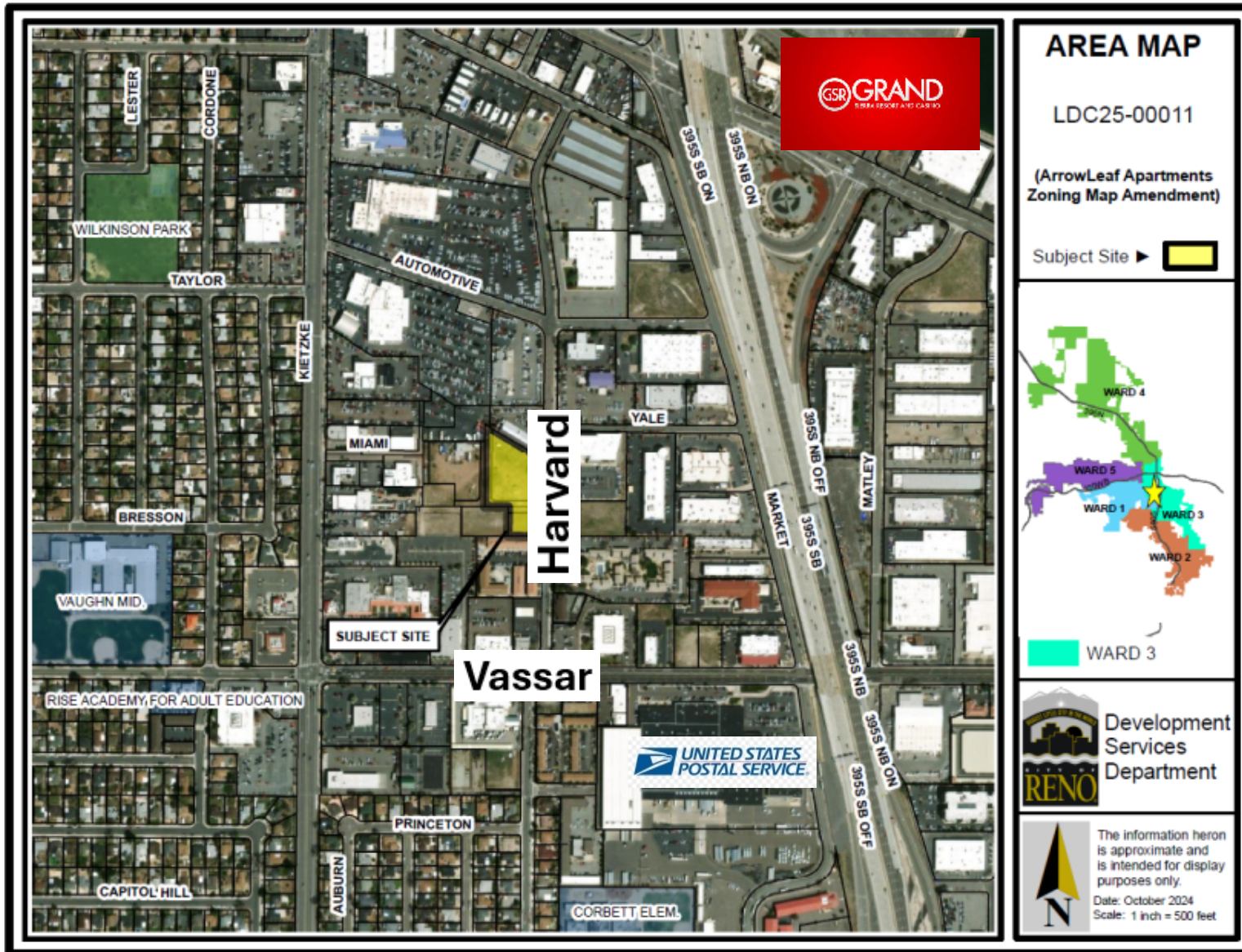
LDC25-00011
(ArrowLeaf Zoning Map Amendment)
Reno City Council
December 11, 2024

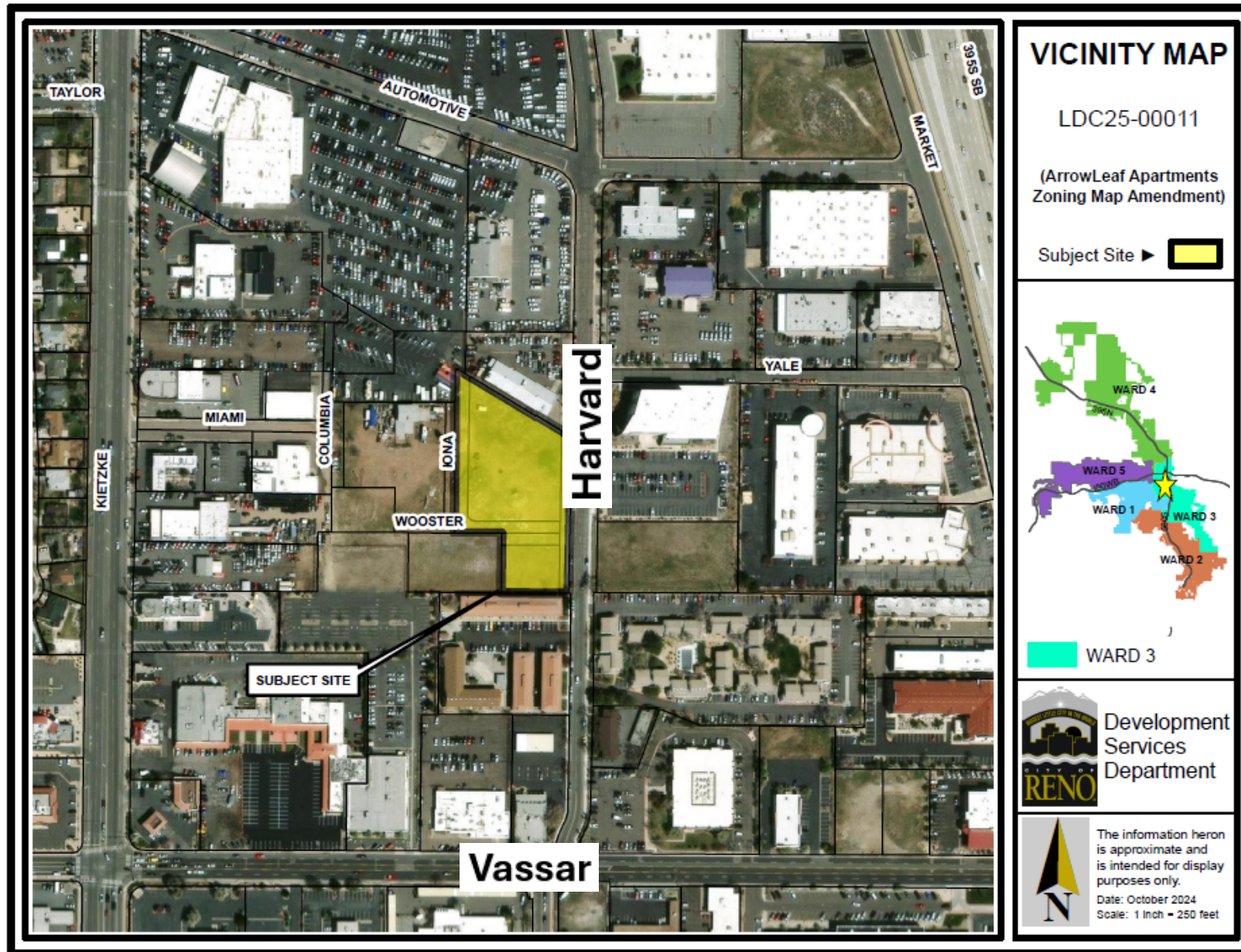


C I T Y O F
RENO

Project Information

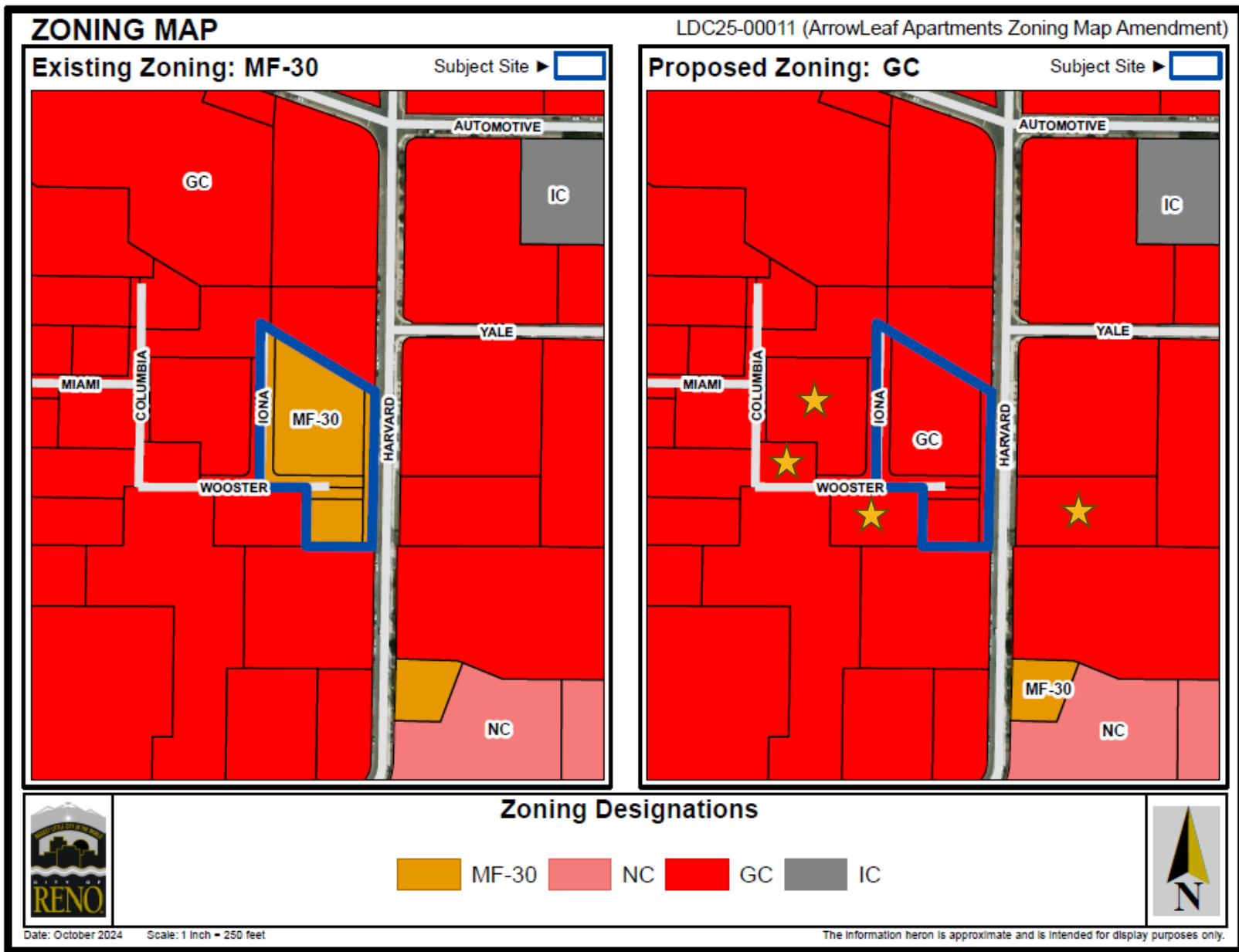
- **Site size:** ±1.96 acres
- 5 vacant parcels
- **Request:** Zone change from MF-30 to GC to provide for consistent zoning over property, including 6 additional parcels that are subject of a separate conditional use permit approved by PC on November 21 (LDC25-00012)





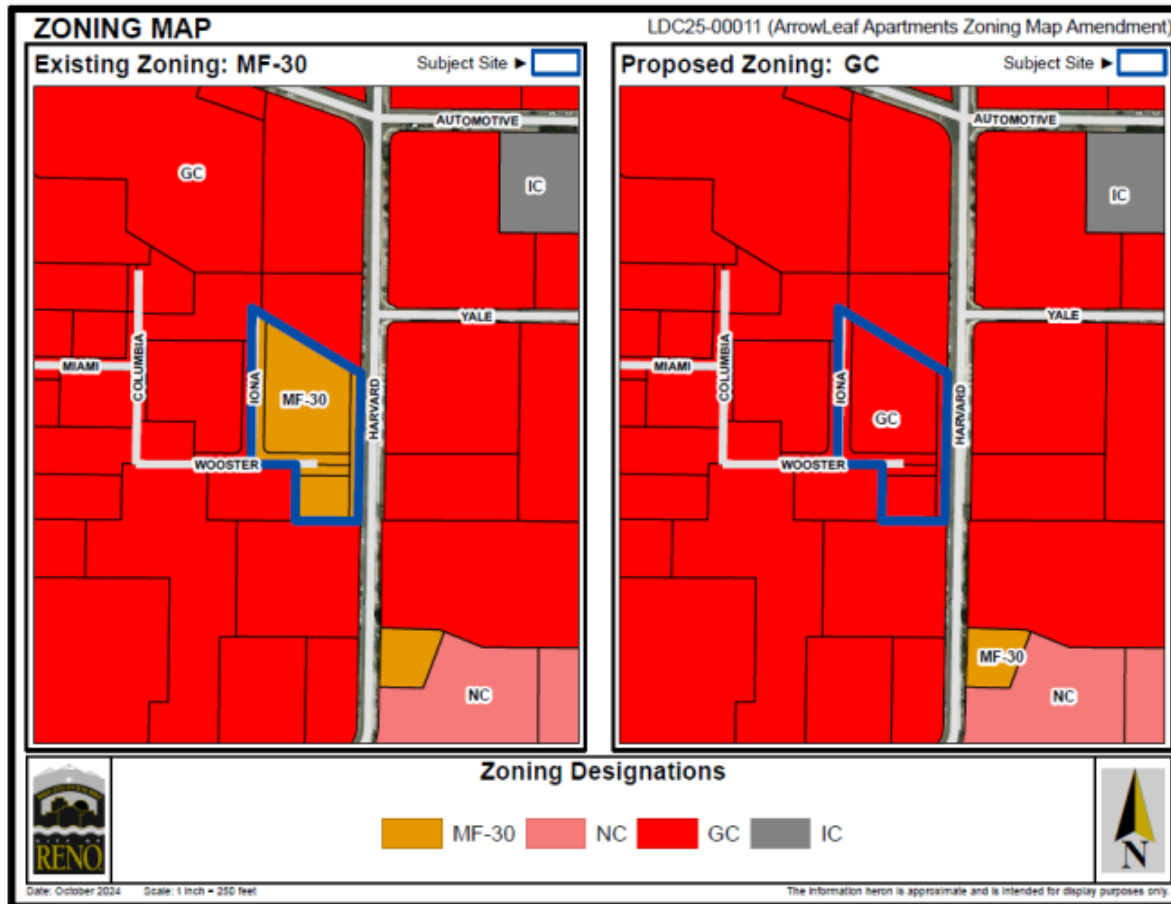
Key Issue

- 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

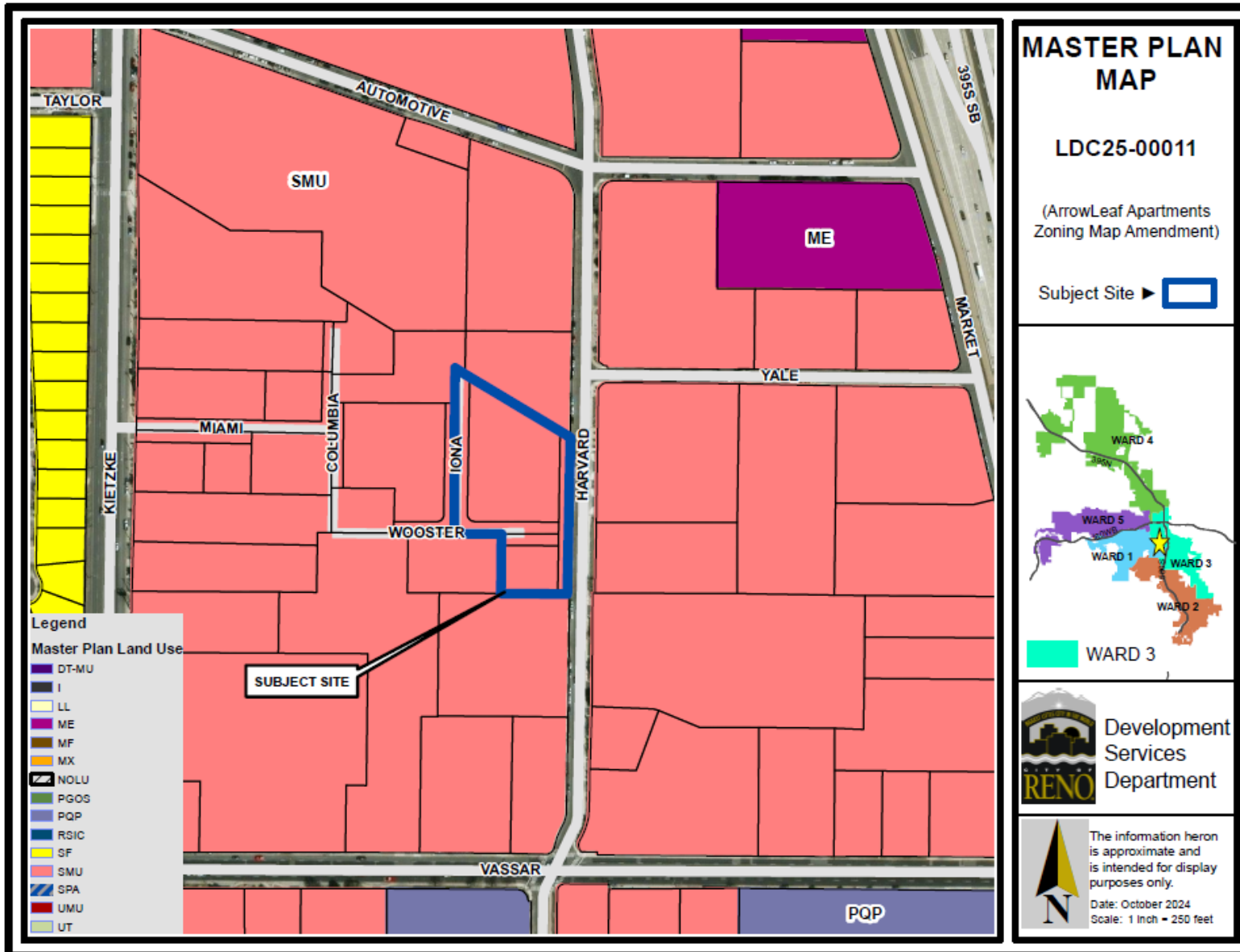
Master Plan Land Use

- Suburban Mixed-Use (SMU)

- GP 1.5B: Urban Revitalization

- GP 2.1A: Growth Tiers

- GP 2.2B: Underutilized Properties



Development Standards

		<i>PROPOSED ZONING</i>	
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’	
<p>* 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.</p> <p>** One foot of additional stepback is required for each one foot above the height of 35 feet.</p>			

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 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)