

# LDC23-00034

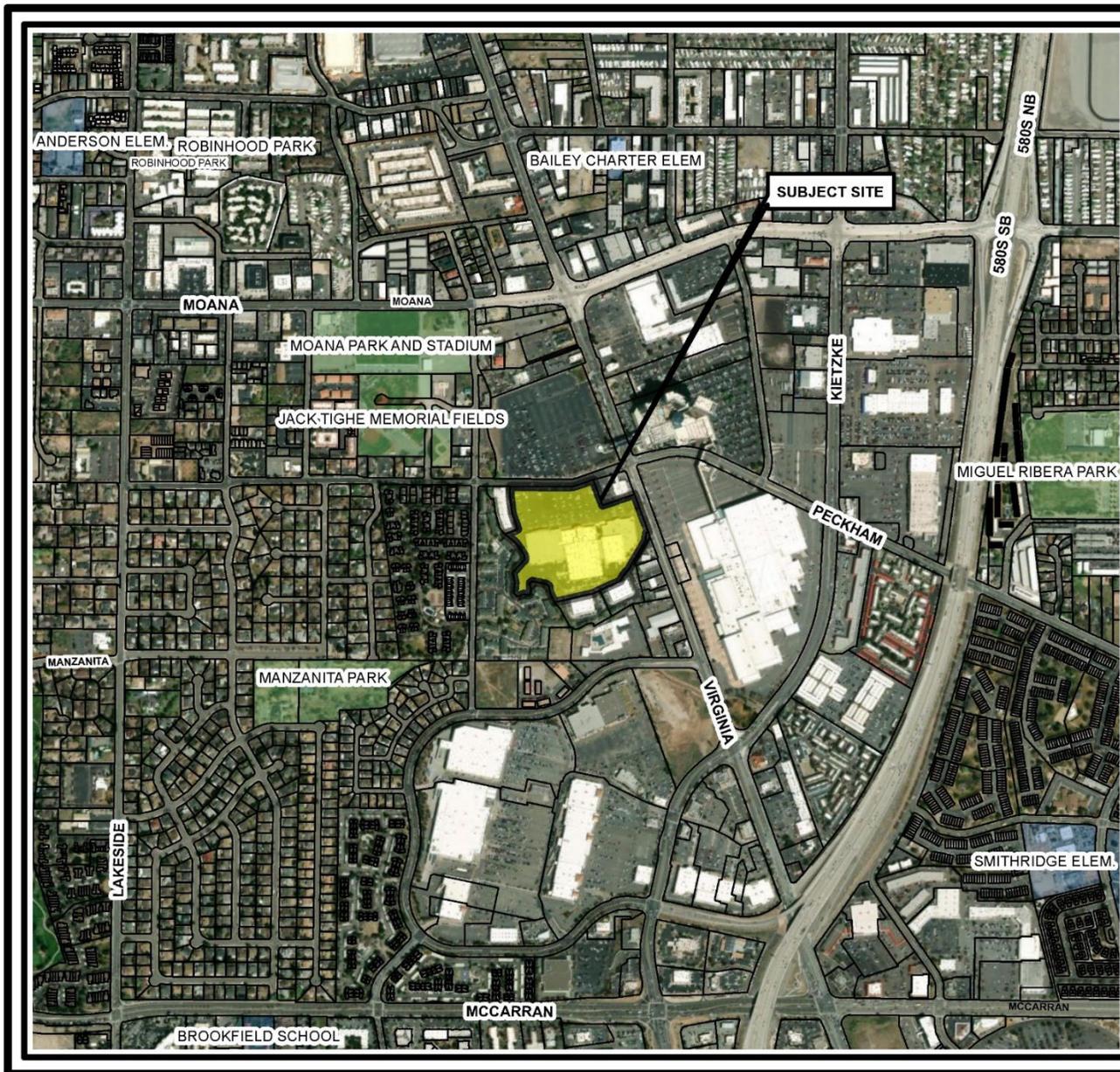
## (Roter Investments of Nevada Self Storage)

*Reno City Planning Commission*

*February 1, 2023*



C I T Y O F  
**RENO**

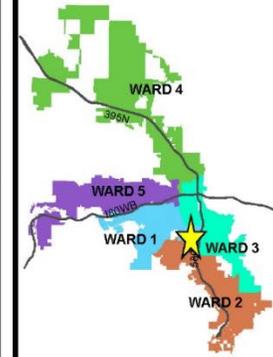


# AREA MAP

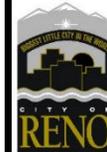
LDC23-00034

(Roter Investments of Nevada Self Storage)

Subject Site ► 



 WARD 2

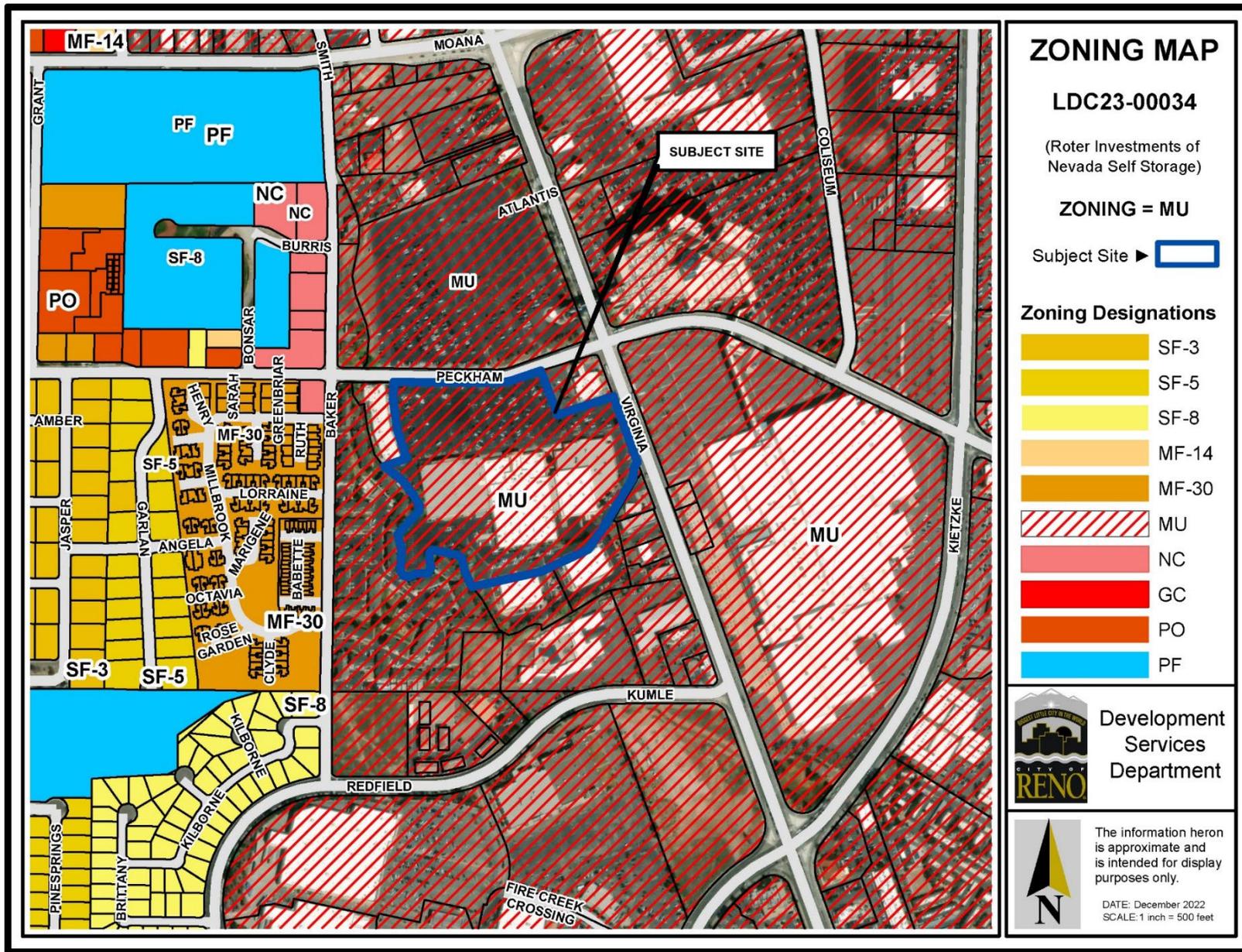


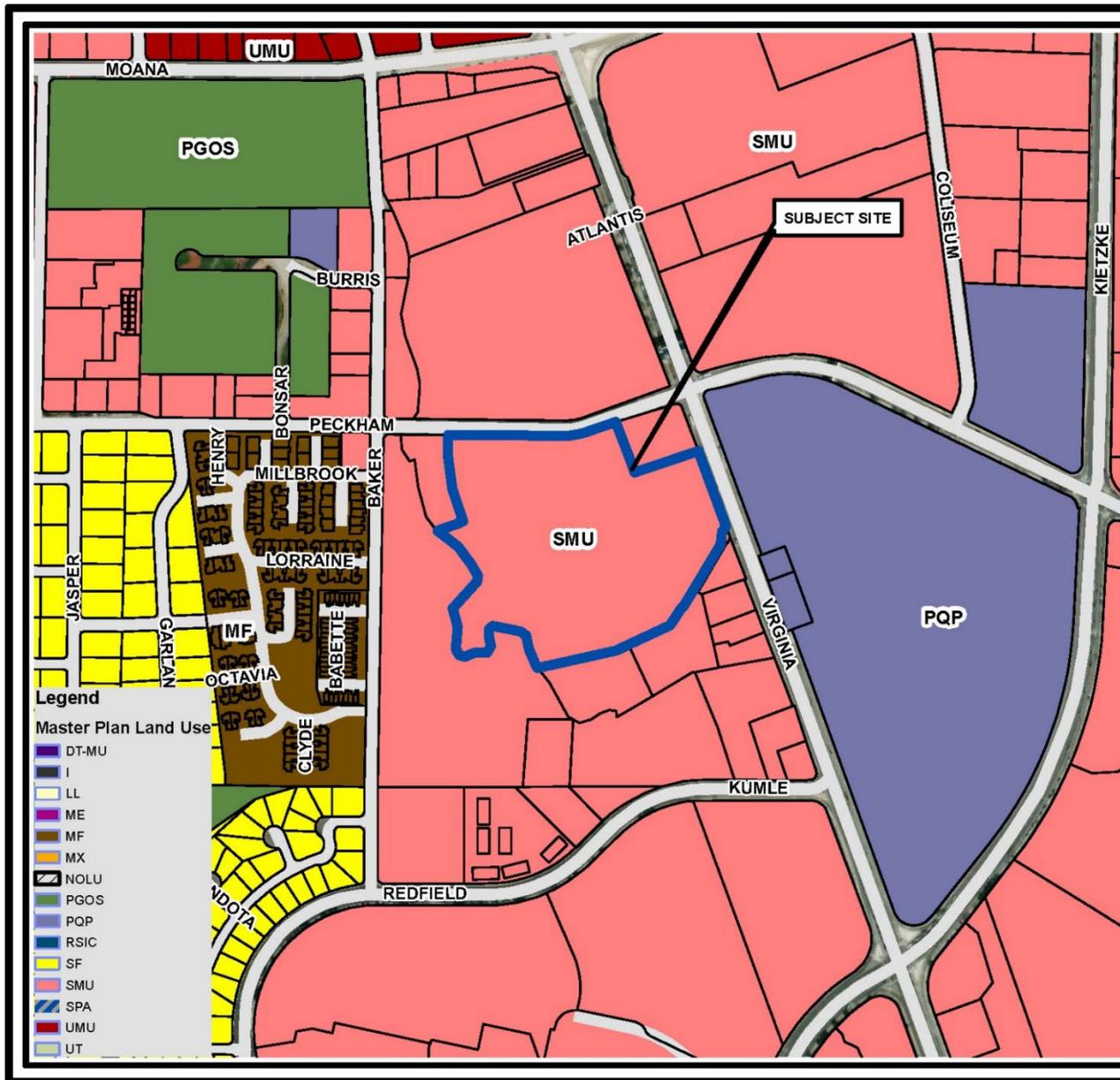
Development Services Department



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

Date: December 2022  
Scale: 1 inch = 1,000 feet



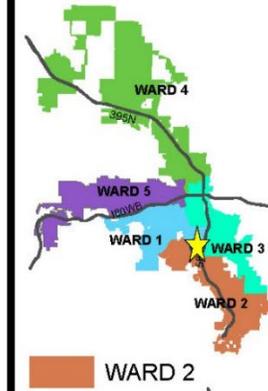


# MASTER PLAN MAP

LDC23-00034

(Roter Investments of Nevada Self Storage)

Subject Site 



Development Services Department



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

Date: December 2022  
Scale: 1 inch = 500 feet

# Project Information

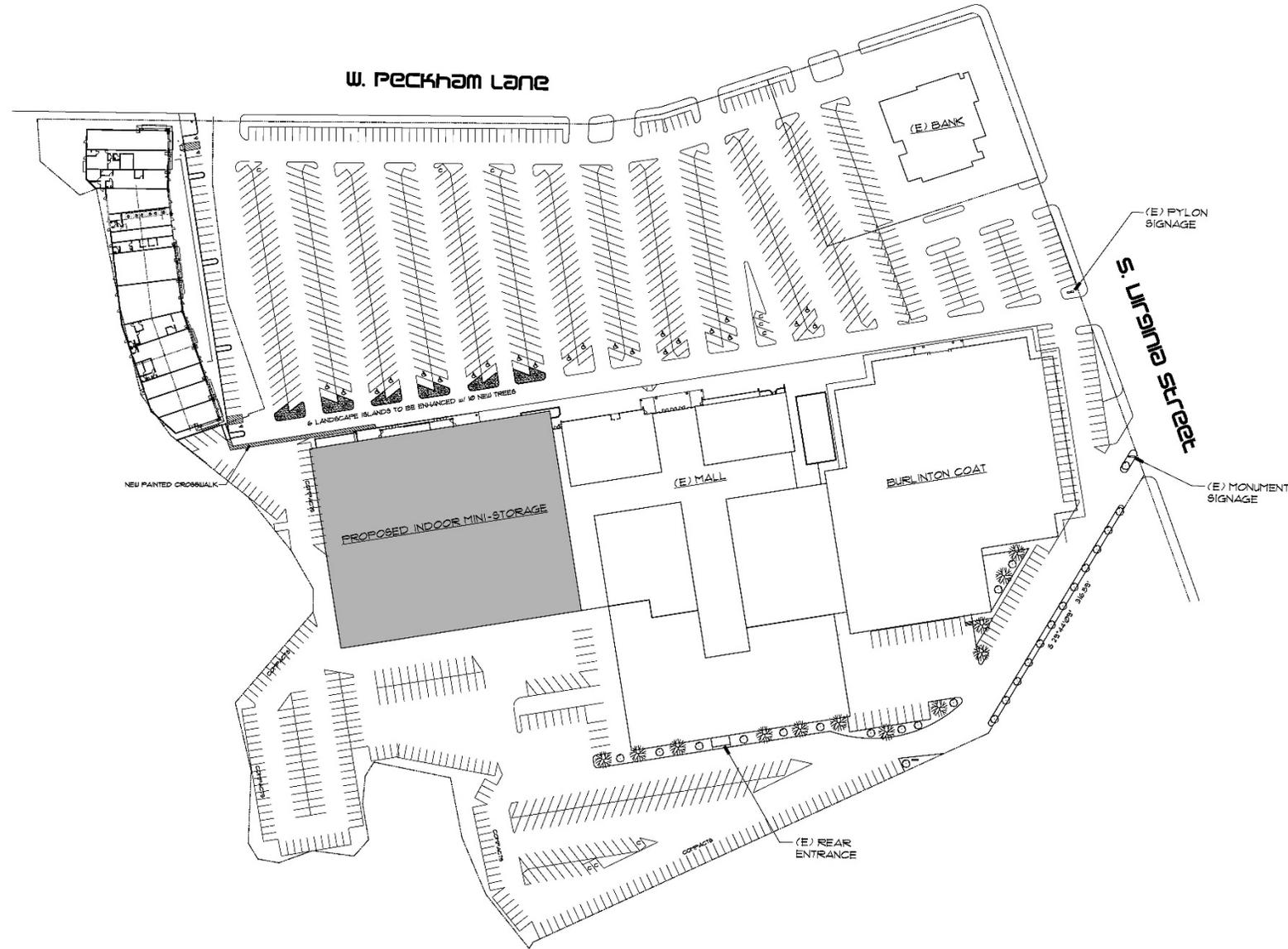
**Site Size:** ± 15.94 acres

## **Conditional Use Permit Request**

- To establish a mini-warehouse facility

## **Key Issues**

1. Mix of Uses
2. Compatibility
3. Adaptive Reuse



# Mix of Uses

	<b>Current</b>	<b>Proposed</b>
<b>Retail/Services</b>	58%	39%
<b>Restaurant</b>	5%	5%
<b>Office</b>	28%	28%
<b>Library</b>	9%	9%
<b>Self-storage</b>	0%	18%





# Conditional Use Permit Findings

Findings	Staff Review and Analysis
Consistent with RMC	✓ Yes
Land use is compatible with surrounding development	✓ Yes
Consistent with development standards	✓ Yes
Public services and utilities are available	✓ Yes
Physical land characteristics are compatible	✓ Yes
Will not be detrimental to public health, safety, or welfare	✓ Yes

## Recommended Motion

**Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.**