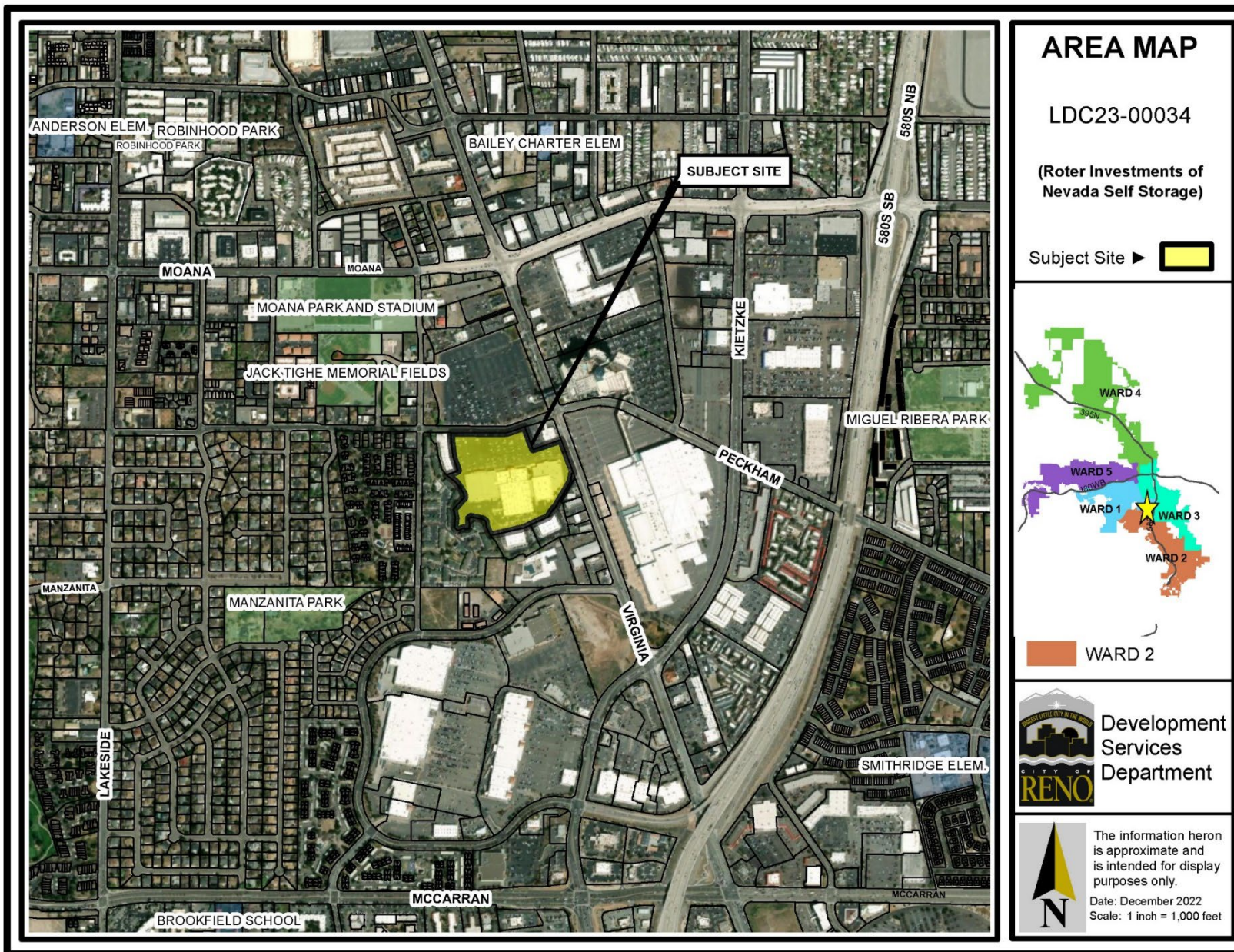


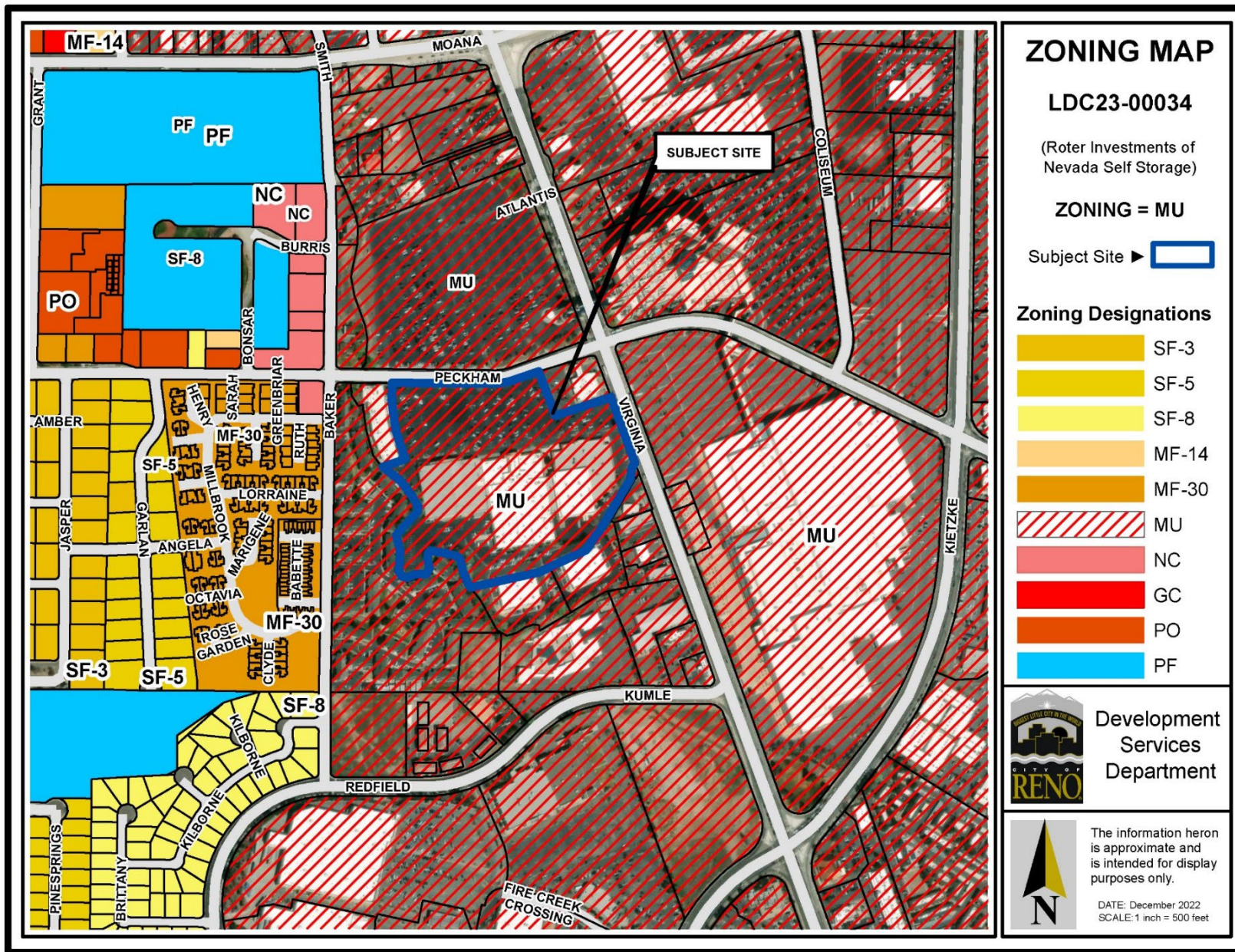
LDC23-00034

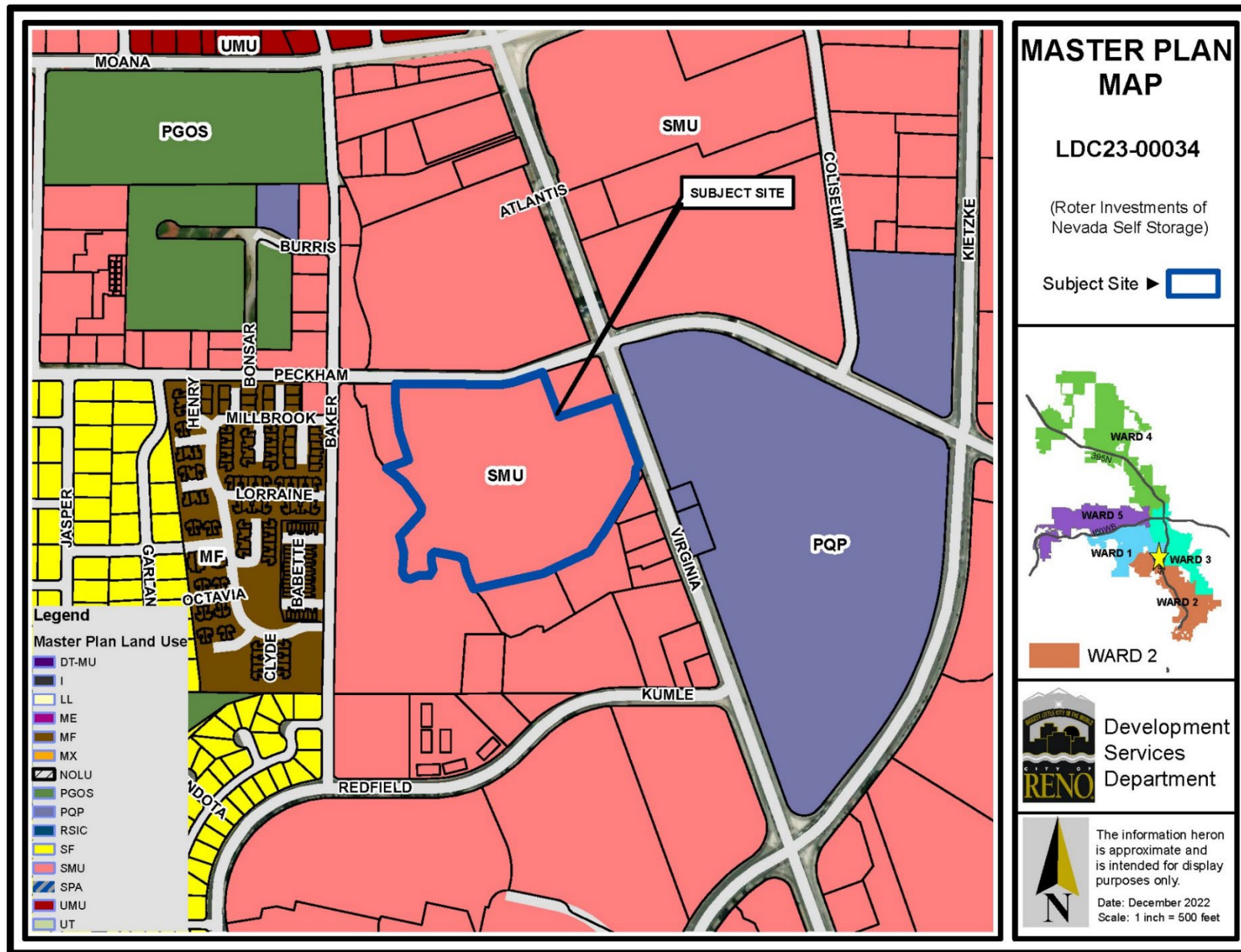
(Roter Investments of Nevada Self Storage)

*Reno City Planning Commission
February 1, 2023*









Project Information

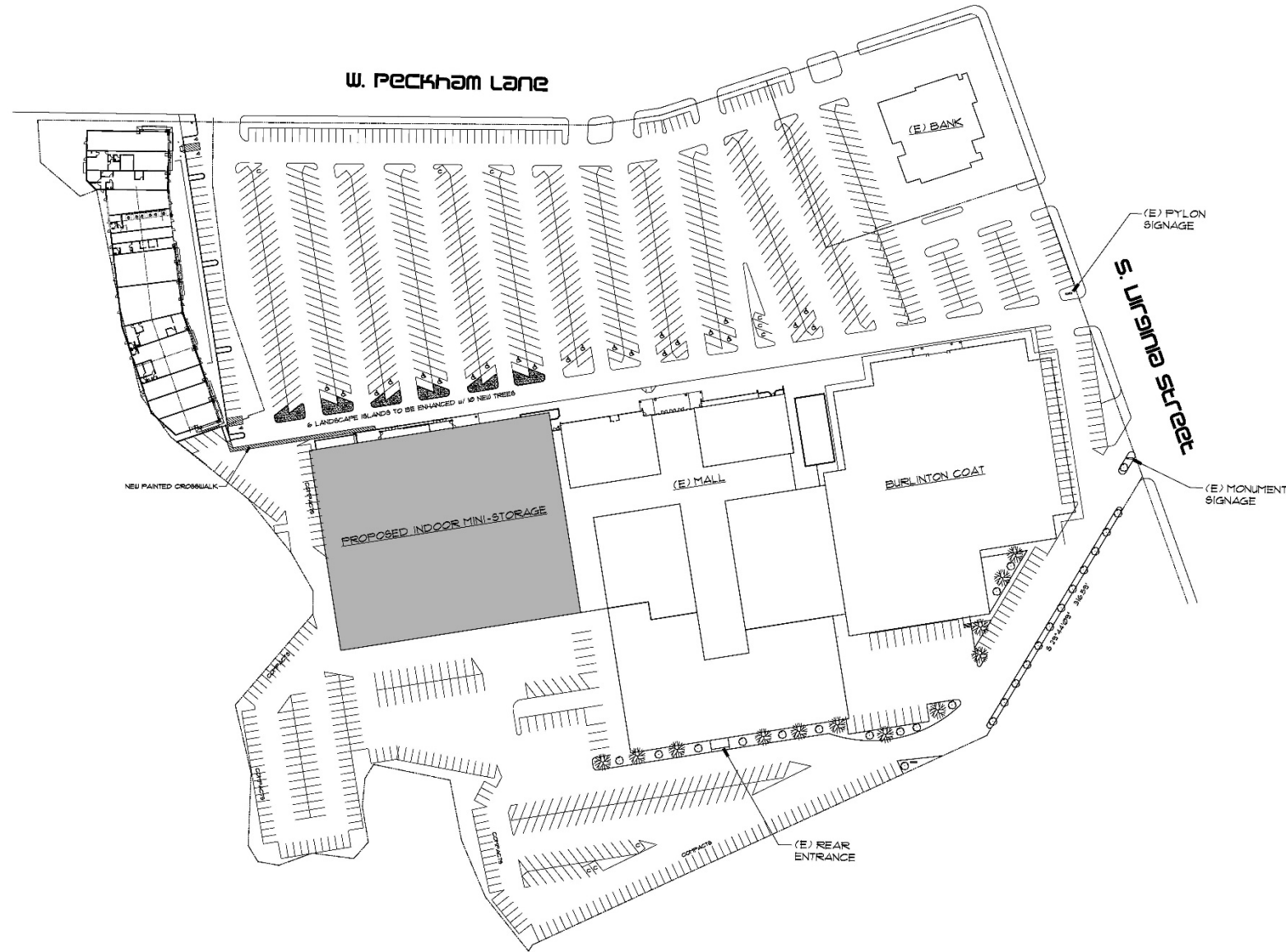
Site Size: ± 15.94 acres

Conditional Use Permit Request

- To establish a mini-warehouse facility

Key Issues

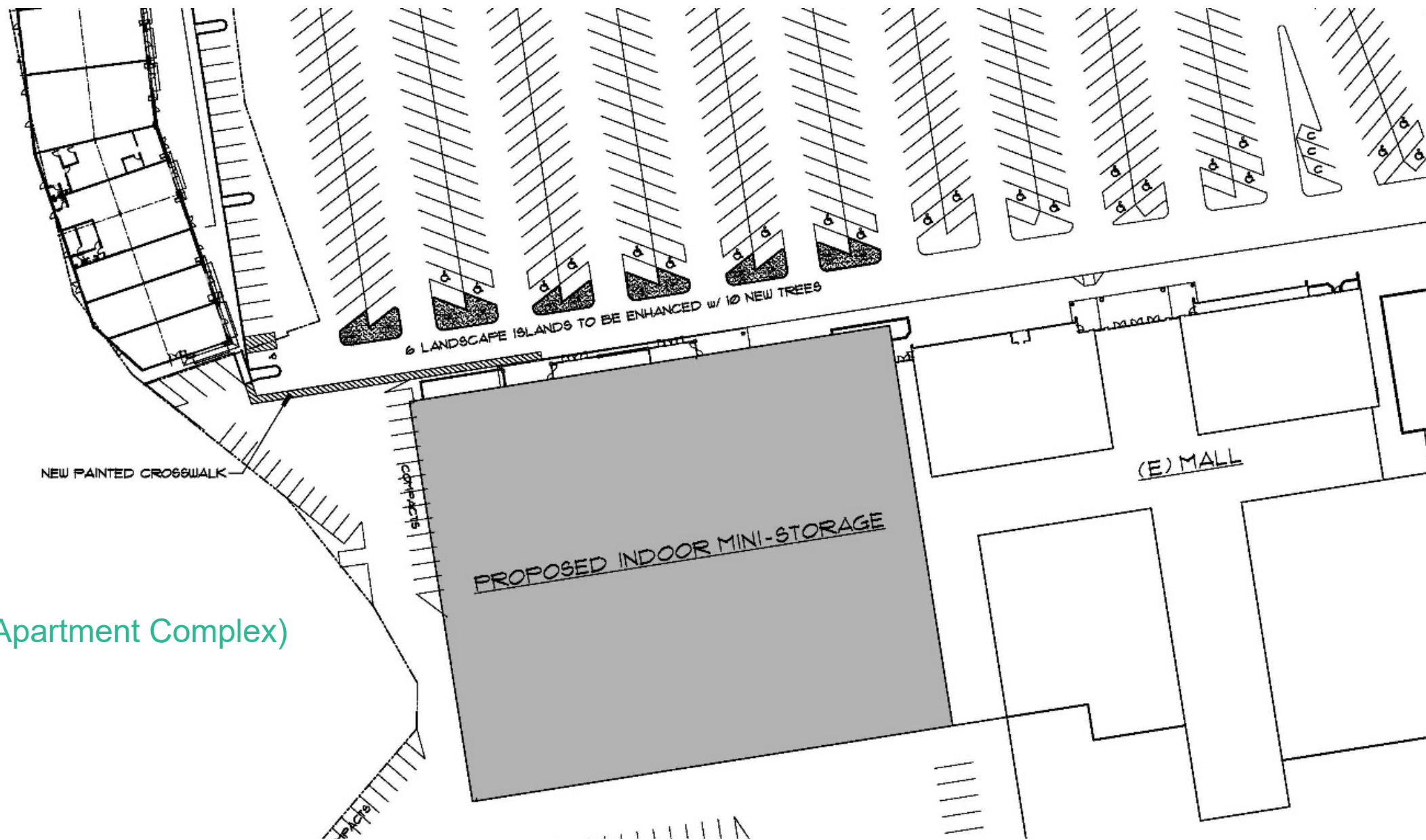
1. Mix of Uses
2. Compatibility
3. Adaptive Reuse



Mix of Uses

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

(Apartment Complex)





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.