

# LDC24-00044

## (Riverside SPD)

*Reno City Council*  
*June 12, 2024*



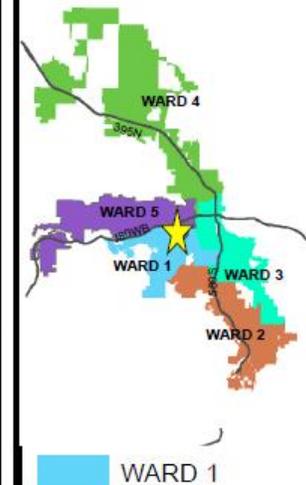


## AREA MAP

LDC24-00044

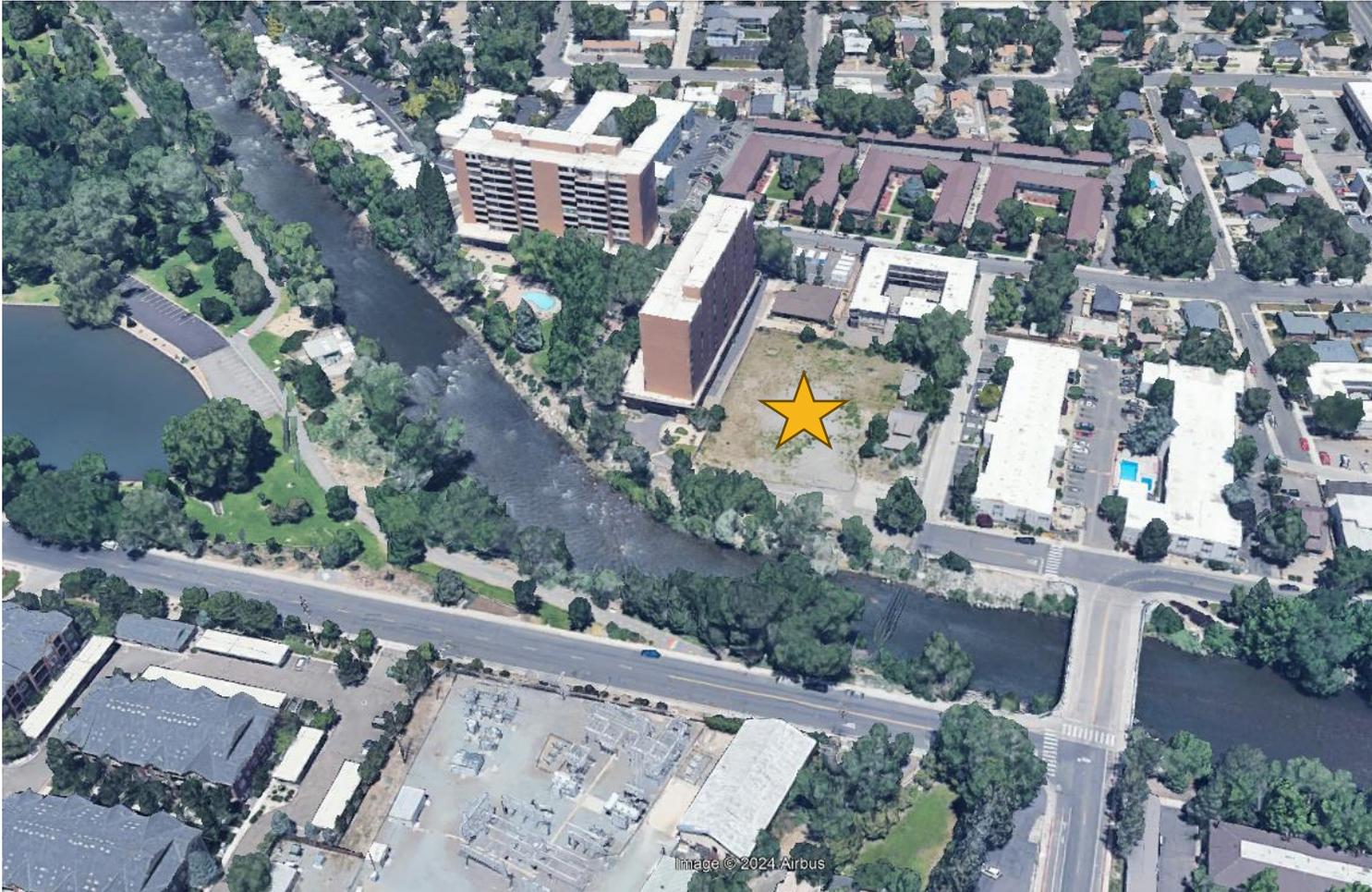
(Riverside SPD)

Subject Site ► 




Development  
Services  
Department

 The information hereon is approximate and is intended for display purposes only.  
Date: March 2024  
Scale: 1 inch = 400 feet



## Project Information

**Site Size:** ±1.39 acres

### **Zoning Map Amendment**

- From MF-30 to SPD

### **Key Issues:**

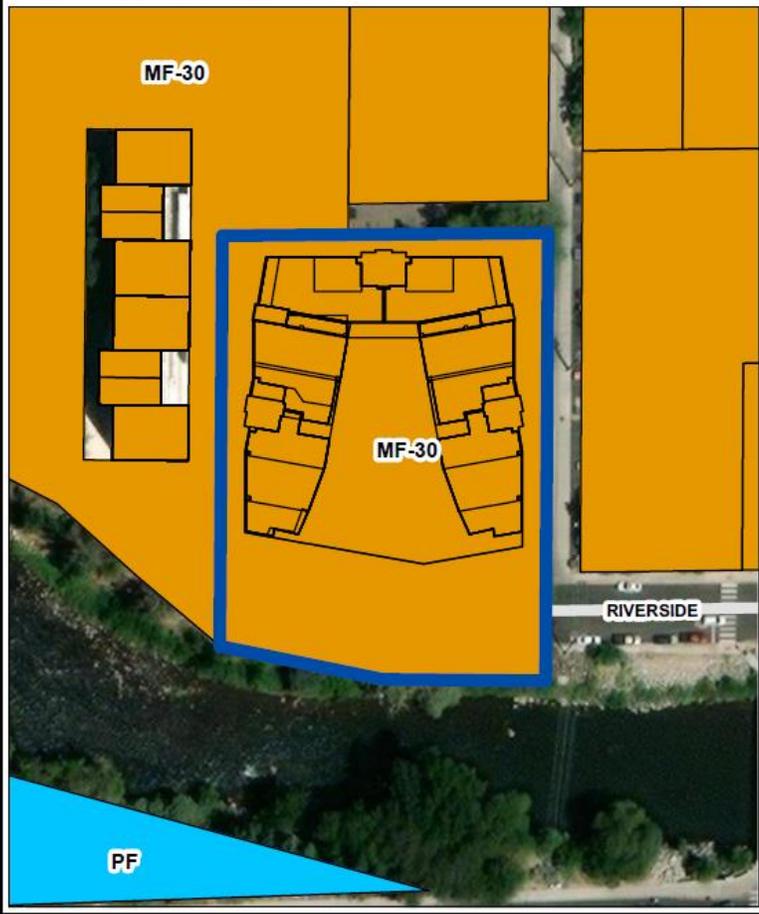
1. Compatibility
2. Available services and infrastructure
3. Conformance with the Master Plan

# ZONING MAP

LDC24-00044 (Riverside SPD)

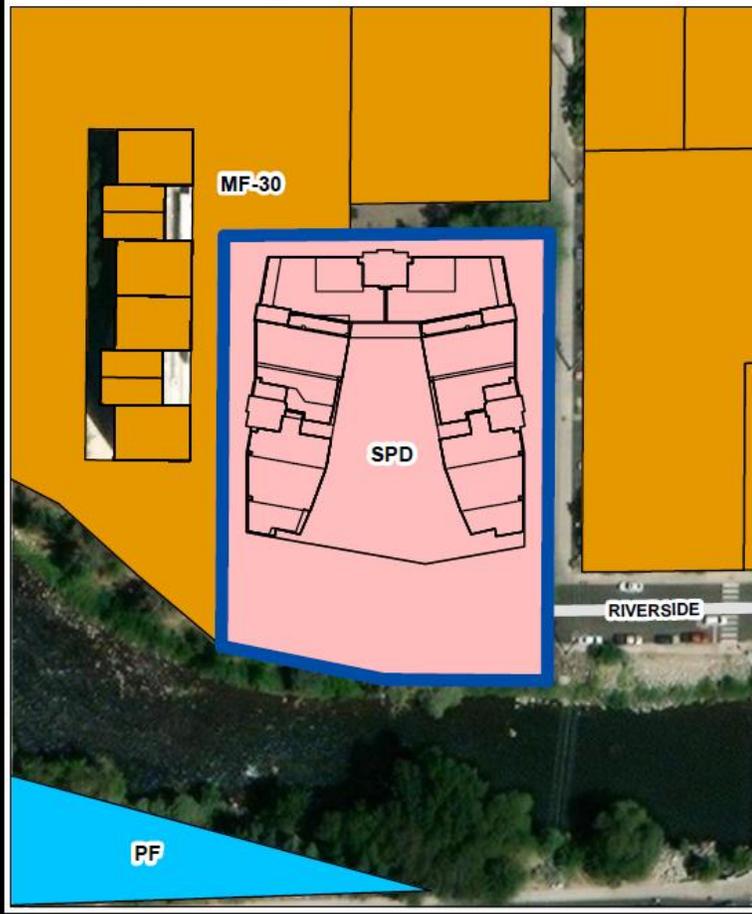
Existing Zoning: MF-30

Subject Site



Proposed Zoning: SPD

Subject Site



## Zoning Map Amendment

- From MF-30 to Specific Plan District with a MF-30 base zone.
- SPD allows for a 65 foot 180 unit multi-family development

### Zoning Designations



Date: March 2024 Scale: 1 inch = 100 feet

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





## Conceptual Elevations:

- Exempt from shadowing ordinance
- Shadow pattern established by building on the east.

# Development Standards

Standard	MF-30	SPD
Base Density	30 du/acre	Up to 180 du
Lot size, minimum	3,000 sqft	3,000 sqft
Lot Width Minimum	50 ft	50 ft
Front Setbacks	10 ft	10 ft
Off-Street Parking	0.6 spaces per unit	0.6 spaces per unit

# 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

# Specific Plan District Recommended Findings

SPD Findings	Staff Review and Analysis
Conforms with State Law NRS Section 278.250(2)	✓ Yes
Conforms with the Master Plan	✓ Yes
Meets the intent of the SPD	✓ Yes
Addresses a unique situation, provides a benefit, innovative design, layout, or configuration	✓ Yes

# Recommended Motion

**Proposed Motion:** I move to adopt the zoning map amendment by ordinance and refer to a second reading.