

LDC24-00044

(Riverside SPD)

Reno City Council
June 12, 2024



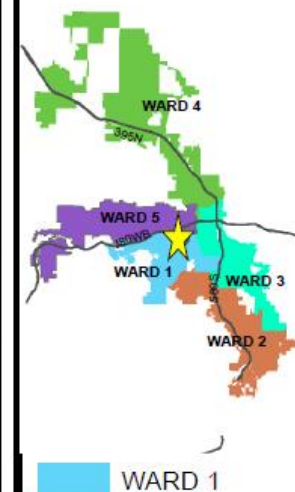


AREA MAP

LDC24-00044

(Riverside SPD)

Subject Site ► 

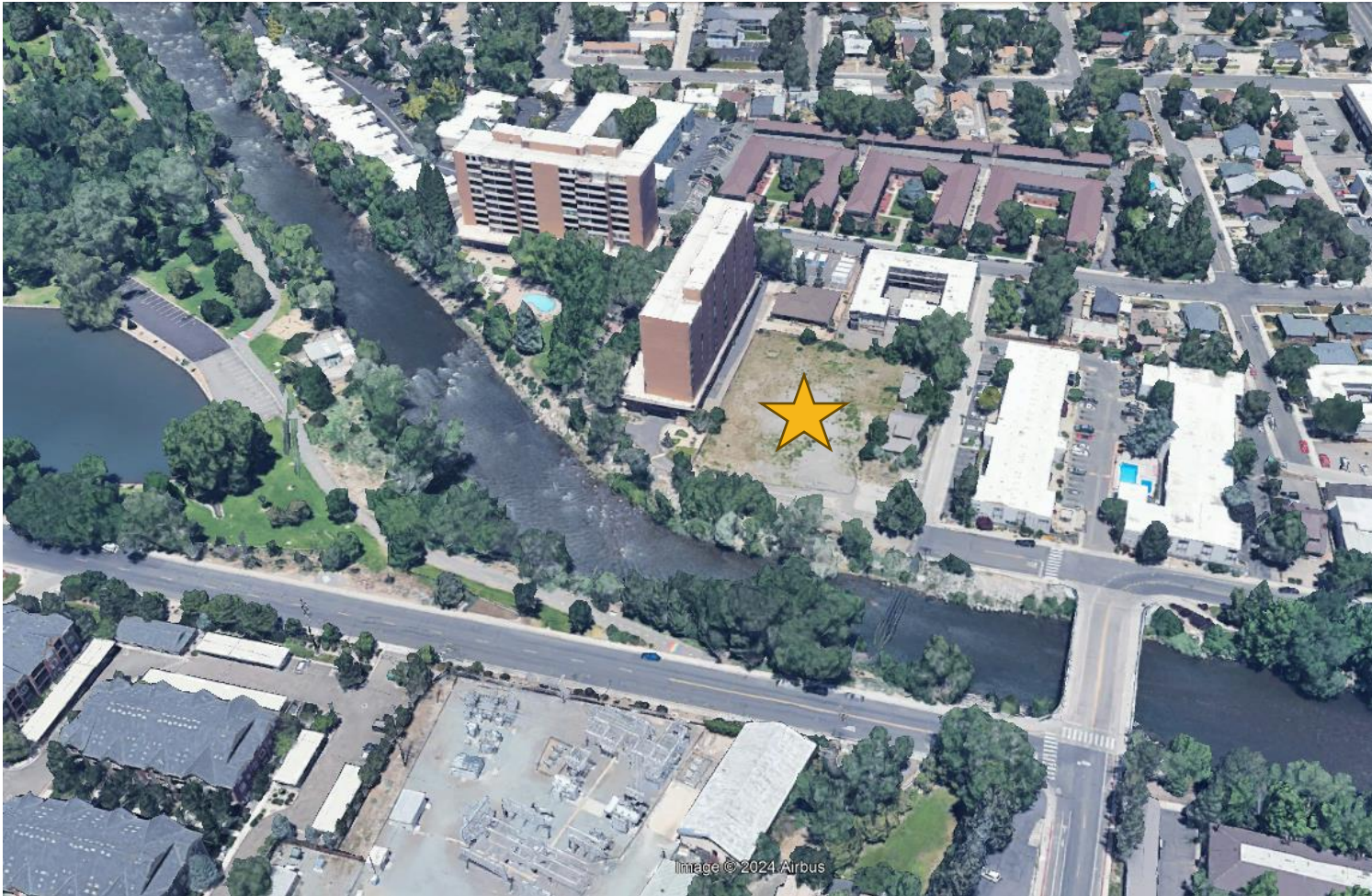


Development
Services
Department



The information heron
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:

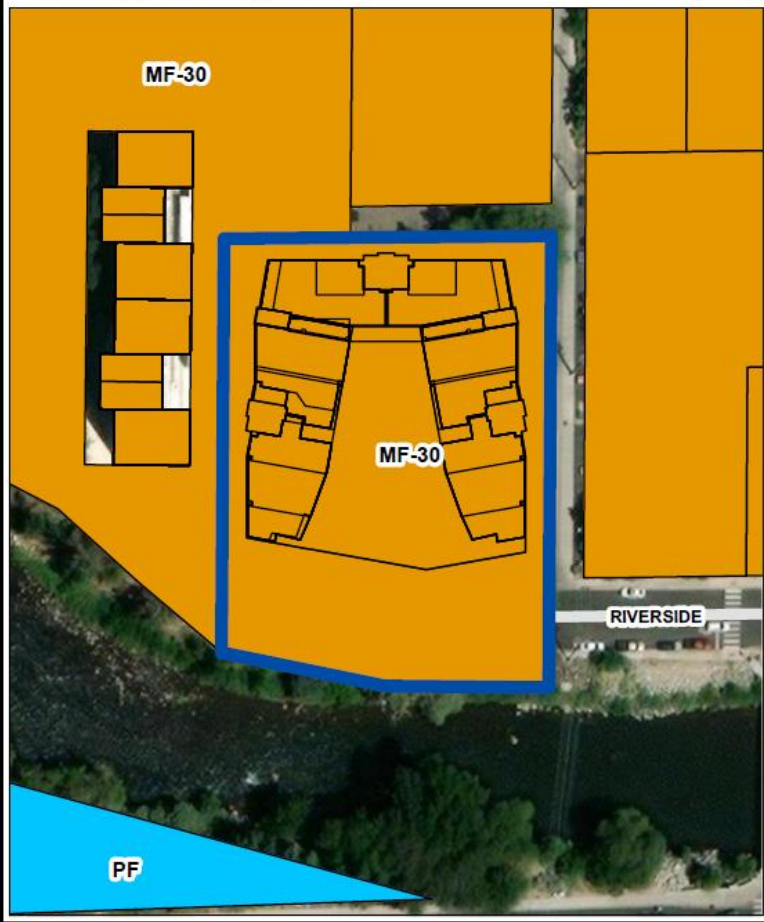
1. Compatibility
2. Available services and infrastructure
3. Conformance with the Master Plan

ZONING MAP

LDC24-00044 (Riverside SPD)

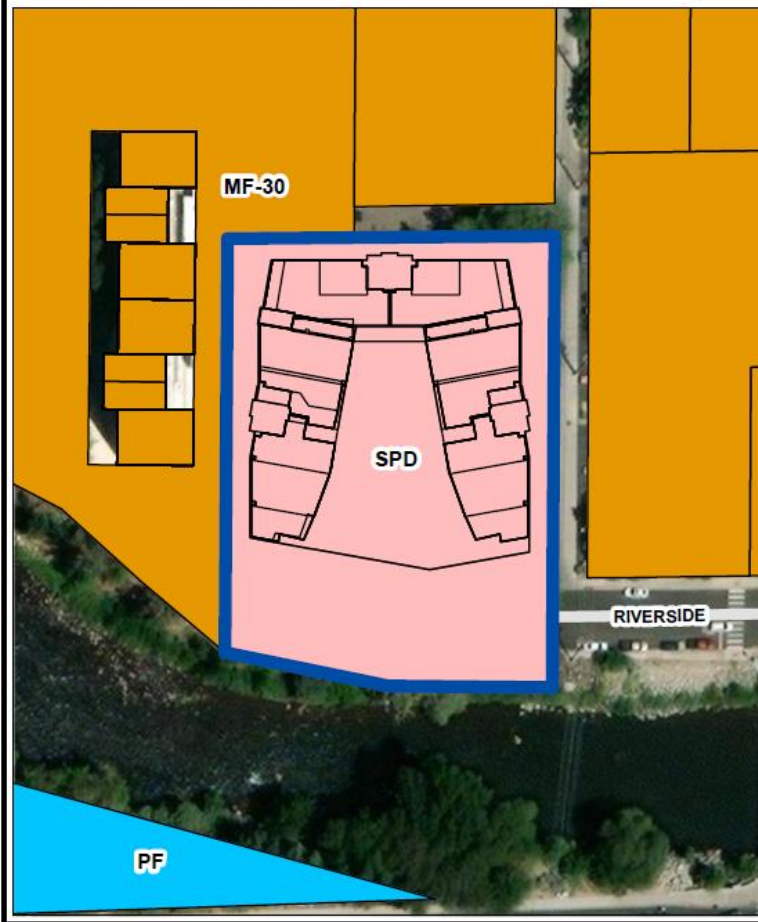
Existing Zoning: MF-30

Subject Site ► ☐



Proposed Zoning: SPD

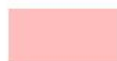
Subject Site ► ☐



Zoning Designations



MF-30



SPD



PF



Date: March 2024 Scale: 1 inch = 100 feet

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



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



Overall Development Plan:

- Up to 65 feet in height
- 180-units of multi-family
- 109 parking spaces
- Items not addressed in handbook defer to RMC Title 18



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.