

# LDC24-00041

## (9590 North Virginia Street Zoning Map Amendment)

*Reno City Council*

*April 10, 2024*



C I T Y O F  
**RENO**

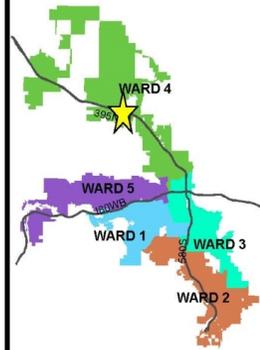


## AREA MAP

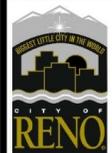
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(9590 North Virginia Street  
Zoning Map Amendment)

Subject Site ► 



 WARD 4



Development  
Services  
Department



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

Date: February 2024  
Scale: 1 inch = 700 feet

Site:

- ±2.0 acre site

# ZONING MAP

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Existing Zoning: MS

Subject Site ▶



Proposed Zoning: IC

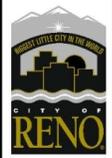
Subject Site ▶



## Request:

### Zoning Map Amendment

- Mixed-Use Suburban (MS) to Industrial Commercial (IC)

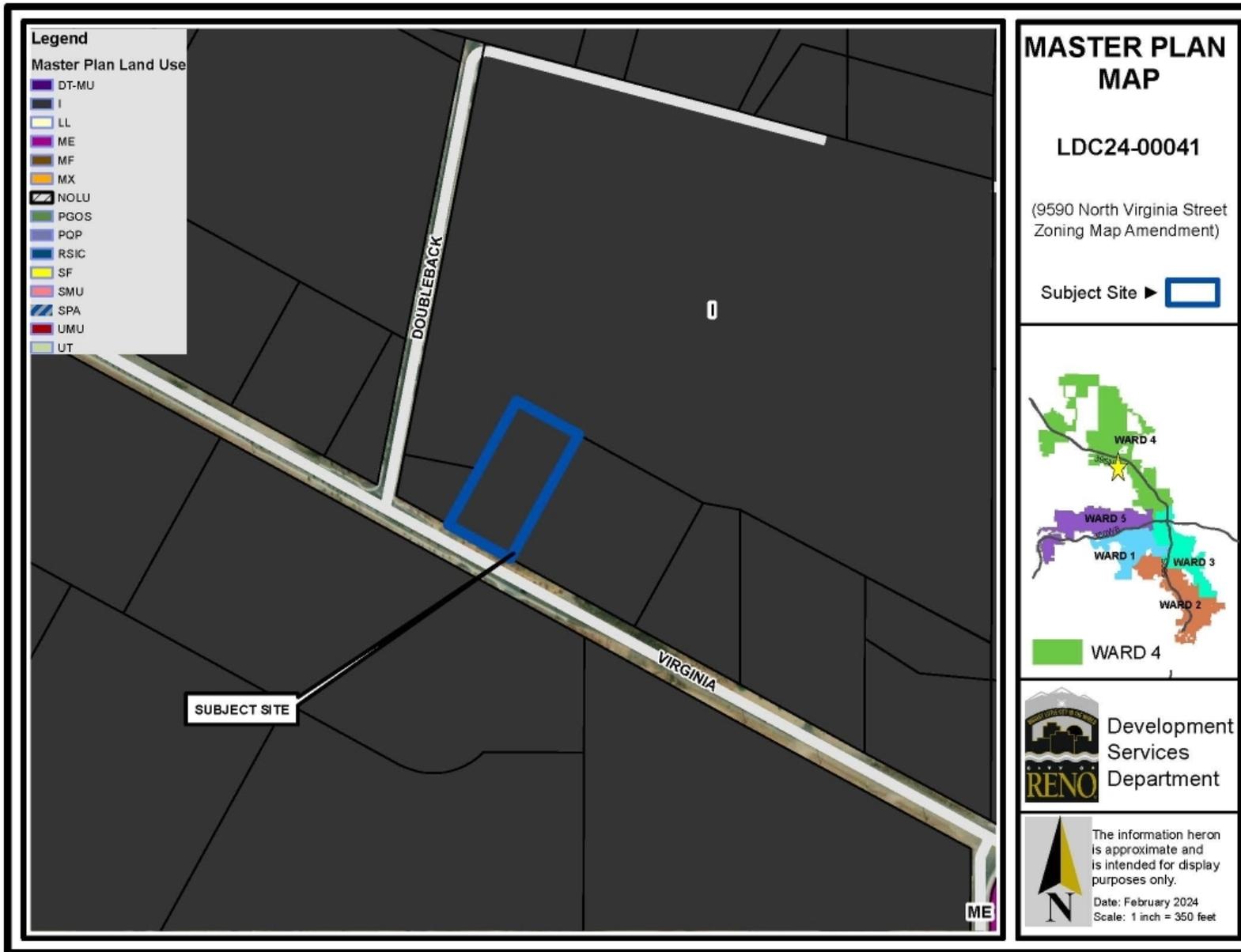


### Zoning Designations



Date: February 2024 Scale: 1 inch = 350 feet

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



## Key Issue:

- Conformance with the Master Plan land use designation of Industrial (I)

## Conforming Base Zoning Districts:

- Industrial (I)
- Industrial Commercial (IC)
- Mixed-Use Airport (MA)
- Mixed Employment (ME)
- Parks, Greenways, Open Space (PGOS)
- Public Facilities (PF)
- Planned Unit Dev. (PUD)
- Specific Plan Dev. (SPD)

# Summary of Uses

<b>Uses</b>	<b>MS</b>	<b>IC</b>
Residential	Allowed	Not Allowed
Office or Retail, General	Allowed	Allowed
Warehouse/Wholesale	Allowed	Allowed
Salvage (Indoors) or Tow Yard	Not Allowed	Allowed

# Development Standards

<b>Zoning</b>	<b>MS</b>	<b>IC</b>
Setbacks – Front/Side/Rear	10’/0’ or 5’/0’ or 5’	10’/0’ or 10’/0’ or 10’
Height	None	45’
Stories	None	3
Building Area, Maximum	None	500,000 sq. ft.
Lot Width, Minimum	50’	50’

# Zoning Map Amendment Recommended Findings

ZMA Findings	Staff Review and Analysis
Conforms with state law NRS Section 278.250(2)	✓ Yes
Conforms with Master Plan	✓ Yes

**March 20, 2024**

**Unanimous recommendation of approval by the  
Planning Commission**



## Recommended Motion

**I move to uphold the recommendation of the Planning Commission and refer Bill No. \_\_\_\_\_ for a second reading and adoption.**