

LDC24-00041

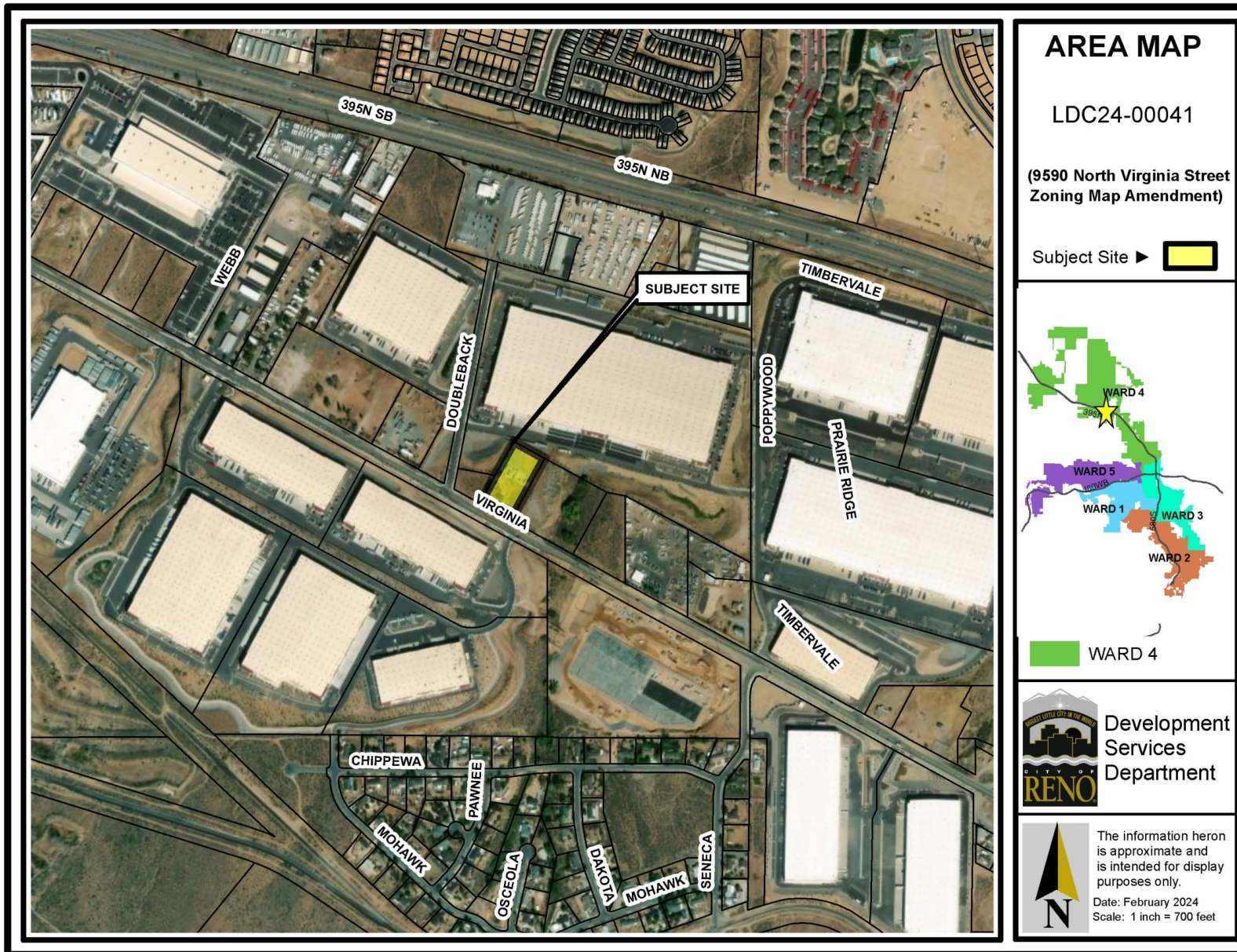
(9590 North Virginia Street Zoning Map Amendment)

Reno City Council

April 10, 2024



C I T Y O F
RENO



Site:

- ± 2.0 acre site

ZONING MAP

LDC24-00041 (9590 North Virginia Street Zoning Map Amendment)

Existing Zoning: MS

Subject Site ► 



Proposed Zoning: IC

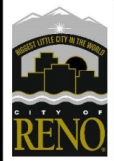
Subject Site ► 



Request:

Zoning Map Amendment

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

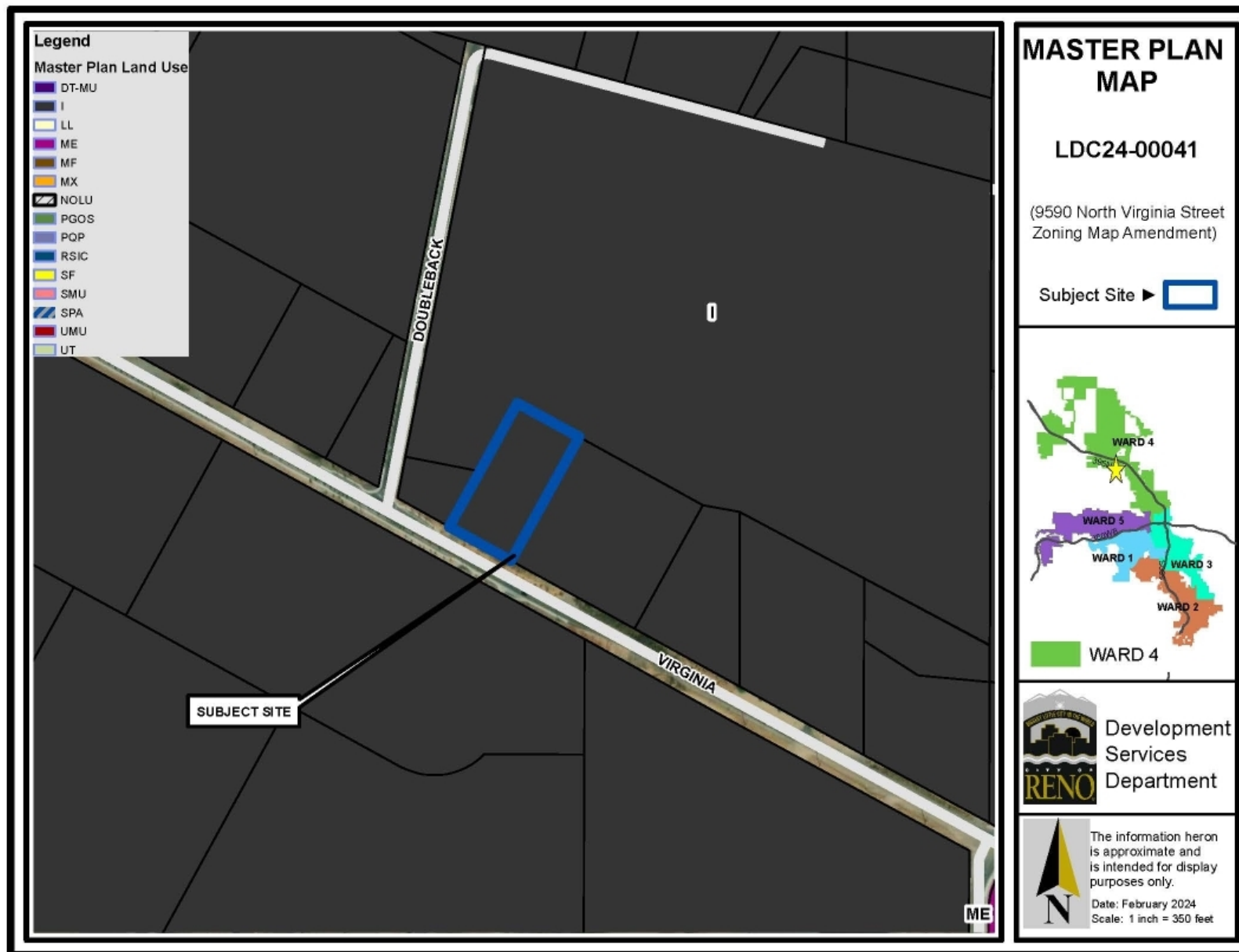


Zoning Designations



Date: February 2024 Scale: 1 inch = 350 feet

The information hereon 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

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

Development Standards

Zoning	MS	IC
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.