



LDC25-00033

NDI Office Rezoning

Reno City Council

March 26, 2025

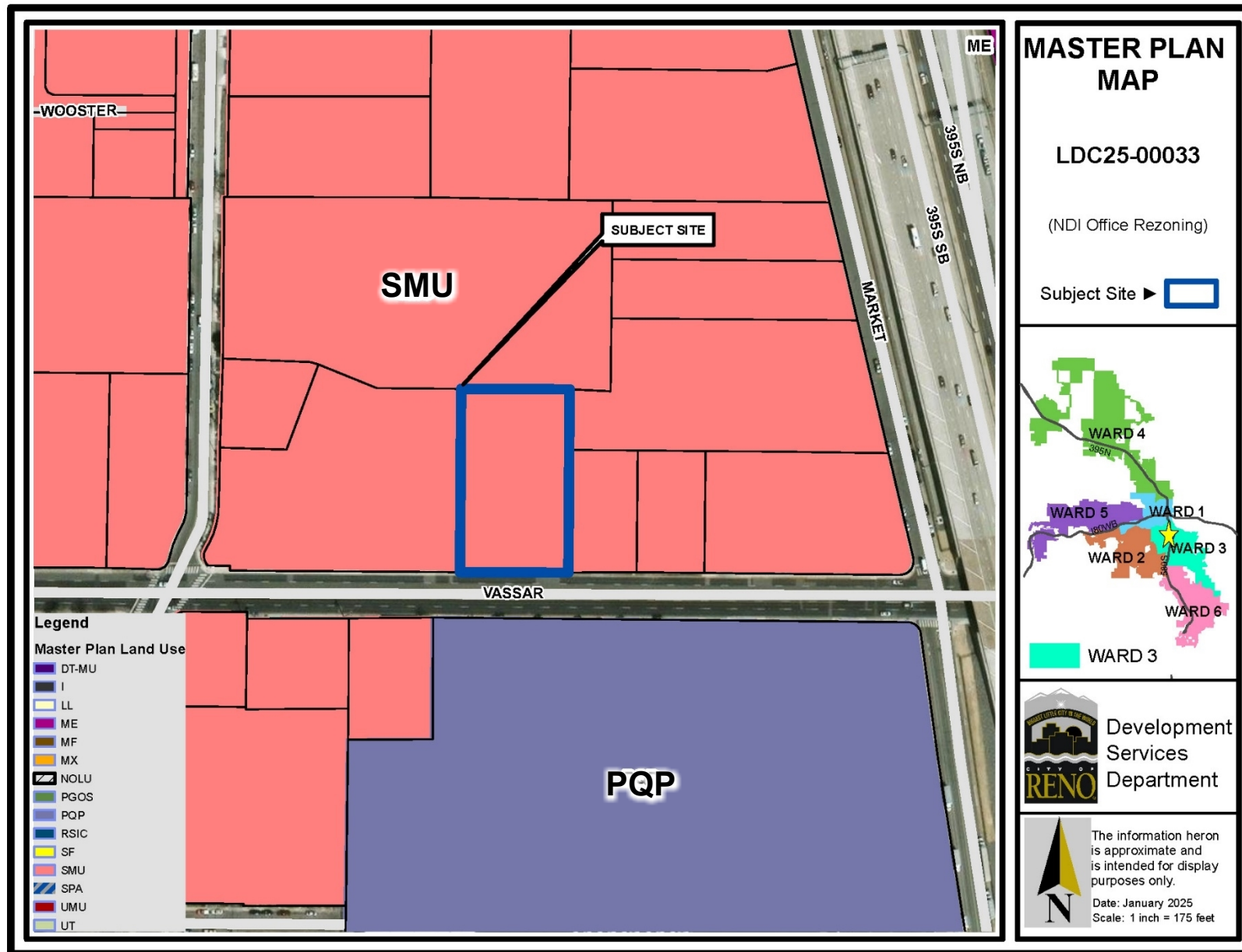


C I T Y O F
RENO

Project Information



- **Site Size:**
 ± 0.99 acres
- **Zoning Map Amendment Request**
from Neighborhood Commercial (NC) to General Commercial (GC)



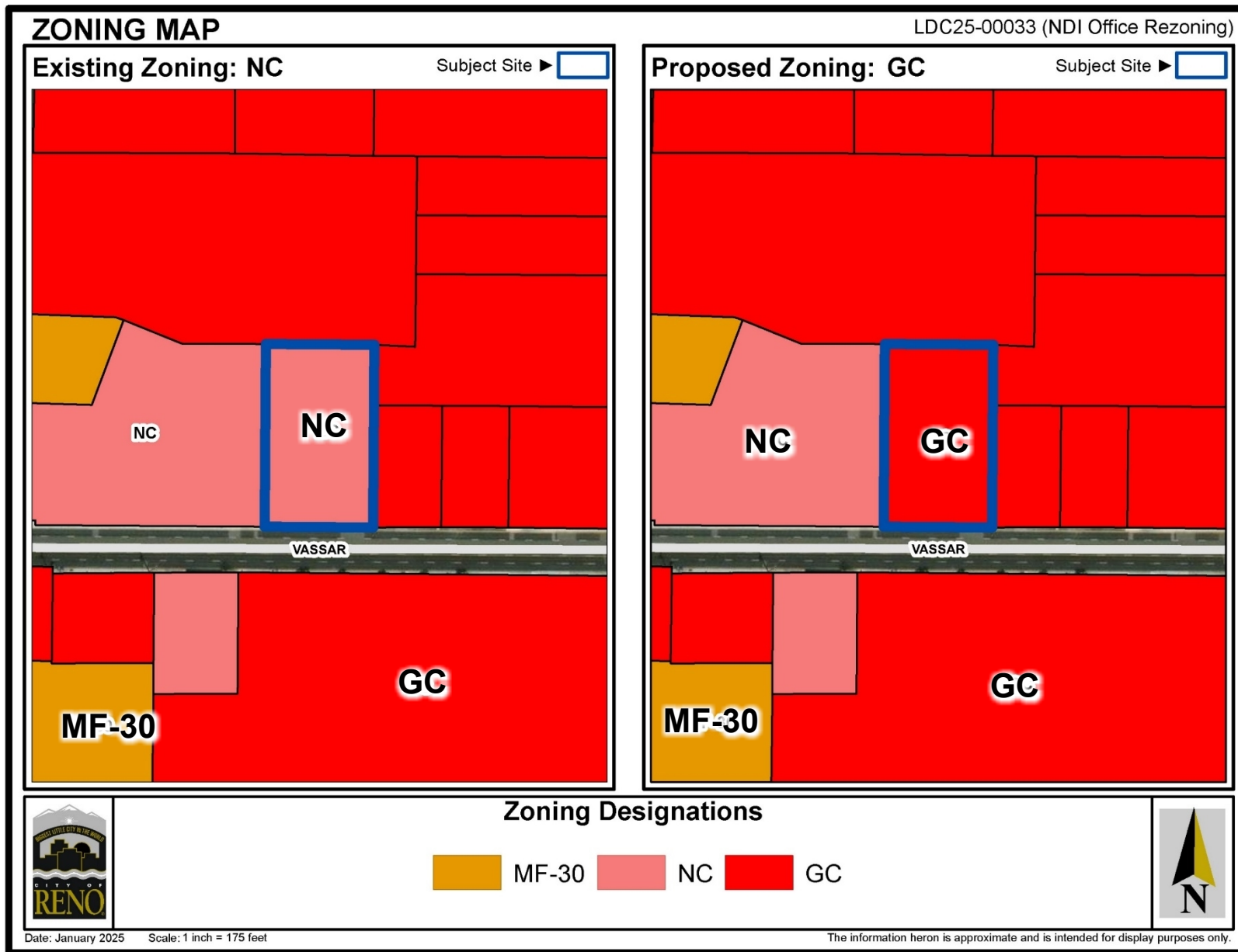
Master Plan

Suburban Mixed-Use (SMU)

Master Plan Policies:

- 1.2C: Existing Businesses
- 2.2B: Underutilized Properties

Zoning District

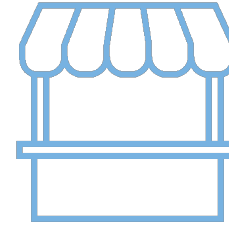


- Neighborhood Commercial (NC) to General Commercial (GC)
- GC is a conforming district within the SMU Master Plan land use designation

Highlight of Uses



Increase residential density consistent with the area



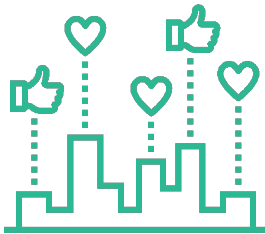
Adds the opportunity for several commercial uses and light industrial uses



Addition of any commercial or industrial use requires a site plan review

Development Standards

| | NC | GC |
|-----------------------------------|-------------------|-------------------|
| Setbacks (Front/Side/Rear) | 10' / 0' / 0' | No change |
| Max Height | 35' | 65' * |
| Max Floor Area Ratio | 1.5 | None |
| Density | 30 units per acre | 45 units per acre |



Standard residential massing and transition standards apply

* Increased height over 35' requires additional stepback from adjacent properties

Zoning Map Amendment Findings Recommendation

| Findings | Analysis | Staff Review |
|--|--|--------------|
| Conforms with state law NRS Section 278.250(2) | Generally in conformance with NRS | ✓ Yes |
| Conforms with Master Plan | GC zone is conforming with the SMU Master Plan land use designation | ✓ Yes |

Recommended Motion

I move to uphold the recommendation of the Planning Commission by approving the zoning map amendment and referring to second reading for adoption by ordinance.