

LDC24-00036

525 East Plumb Lane Zone Change

Reno City Council

April 10, 2024



C I T Y O F
RENO

Project Information



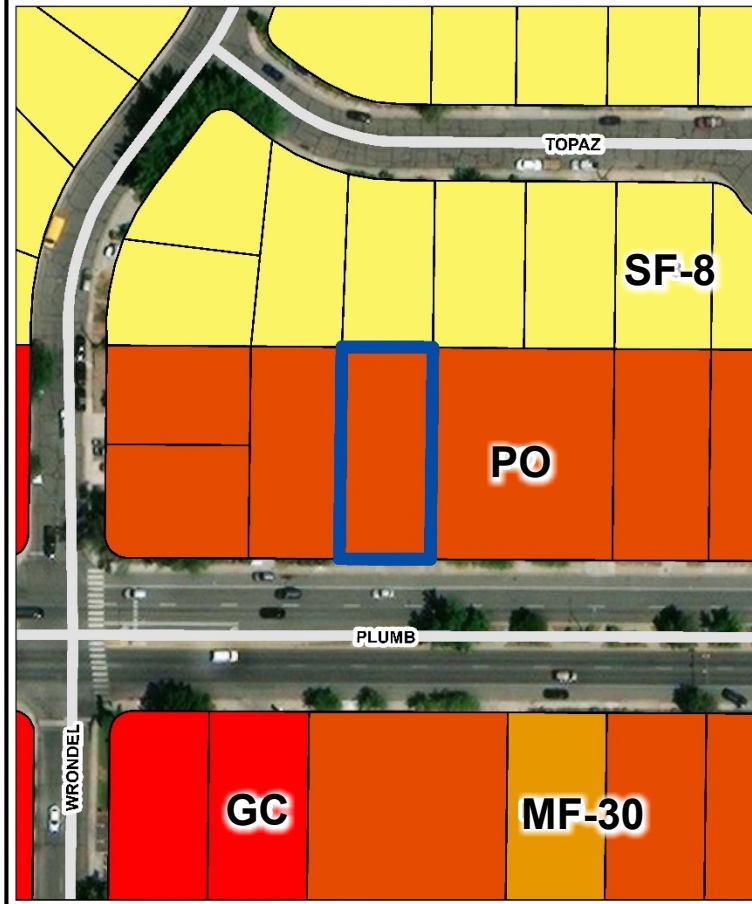
- **Site Size:**
± 0.19 acre site
- **Zoning Map Amendment**
from Professional Office (PO) to
General Commercial (GC)

ZONING MAP

LDC24-00036 (525 East Plumb Lane)

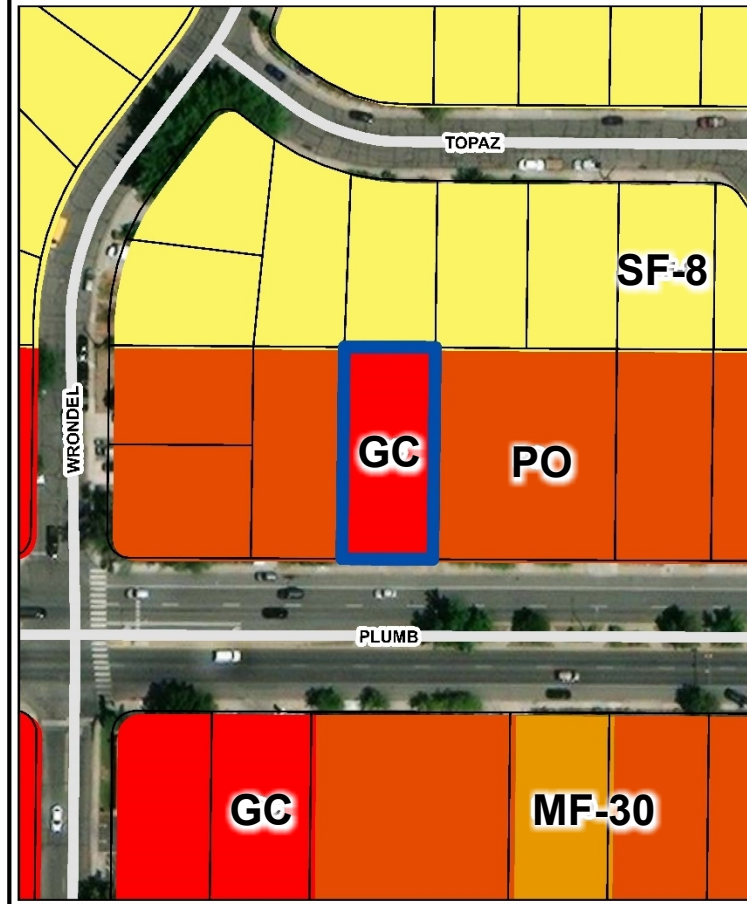
Existing Zoning: PO

Subject Site ► 



Proposed Zoning: GC

Subject Site ► 



Zoning Designations



SF-8



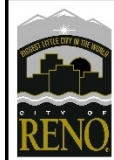
MF-30



GC



PO



Date: January 2024 Scale: 1 inch = 100 feet

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

Zoning District

General Commercial (GC)

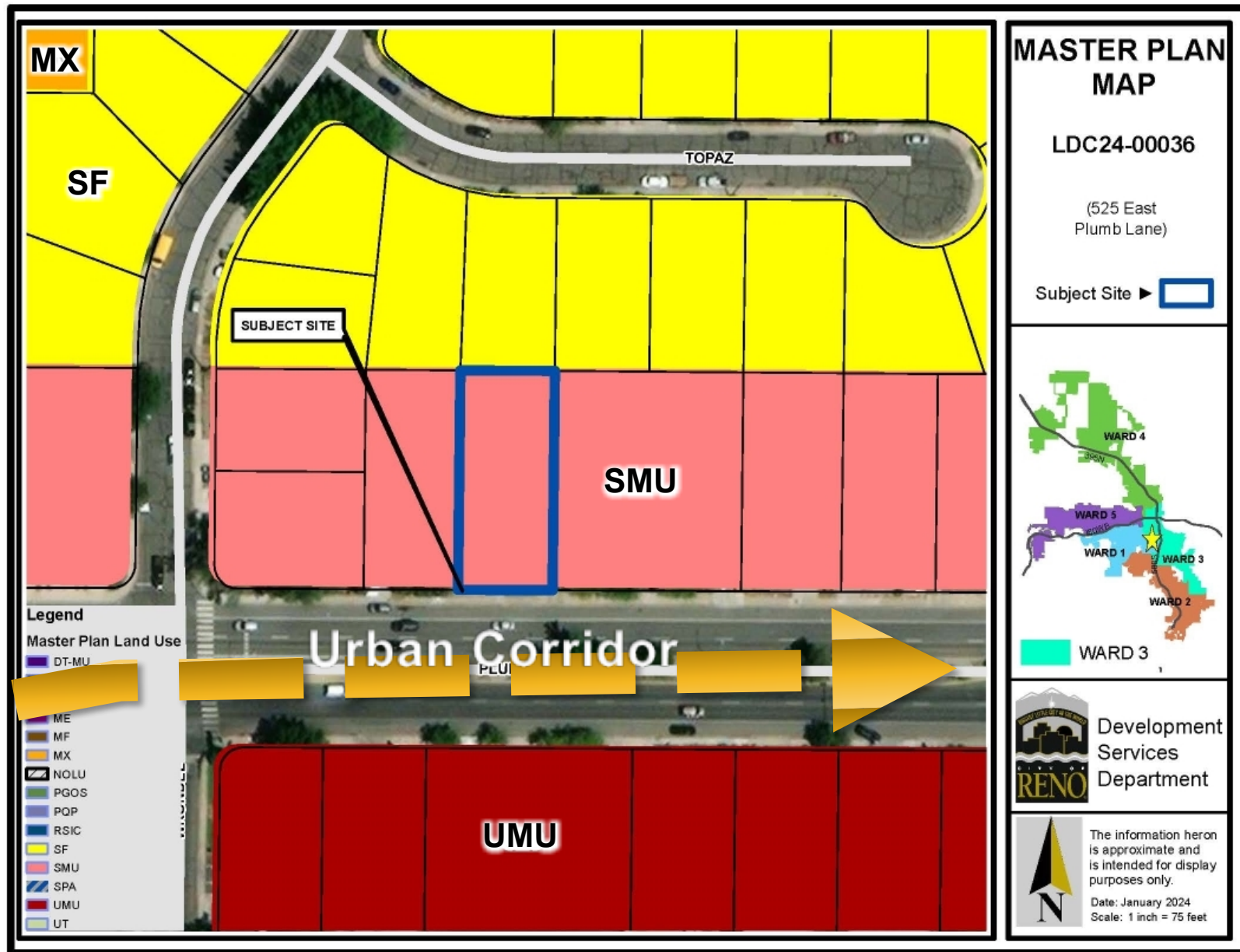
- Conforming to SMU
- Some instances of GC nearby

Planning Commission Recommendation

Planning Commission Vote: Motion to recommend approval (Unanimous)

Discussion:

- The Commission generally agreed that the area is intensifying considering its location and supporting that progression is appropriate and consistent with the Master Plan.



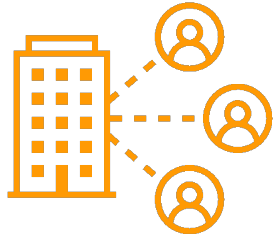
Master Plan

Suburban Mixed-Use (SMU)

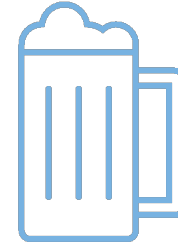
Urban Corridor

- 4.4E: Density/Intensity
- C-UC.1: Overall Mix
- C-UC.17: Relationship to Adjacent Neighborhoods

Highlight of Uses



Multi-family uses
allowed with GC



Uses like bars and
outdoor entertainment
still require additional
review



A greater mix of
commercial uses



Requires additional review
for residential adjacency

Development Standards

| | PO | GC |
|-----------------------------------|----------------|----------------------|
| Setbacks (Front/Side/Rear) | 10' / 5' / 10' | 10' / 0 or 10' / 10' |
| Max Height | 35' | 35' - 65' |
| Max Stories | 2.5 stories | 5 stories |
| Max Density | Fourplex | 45 dwellings / acre |
| Min Landscaping | 20% | 15% |

Current Proposed

Residential Adjacency Standards



For every one foot in height above 35 ft, one additional foot of setback



More intense parking requirements



Building must be oriented towards the street which pushes parking to the rear of the lot



Enhanced architectural requirements



Zoning Map Amendment Findings Recommendation

| Findings | Analysis | Staff Review |
|---|--|--------------|
| Conforms with state law NRS Section 278.250(2) | Generally, in conformance with NRS | ✓ Yes |
| 1. Conforms with Master Plan | 1. GC zone is conforming with the SMU Master Plan land use designation, and 2. Continues a zoning scheme contemplated by the Master Plan through the Urban Corridor | ✓ Yes |

Recommended Motion

Based upon compliance with the applicable findings, I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for second reading and adoption.