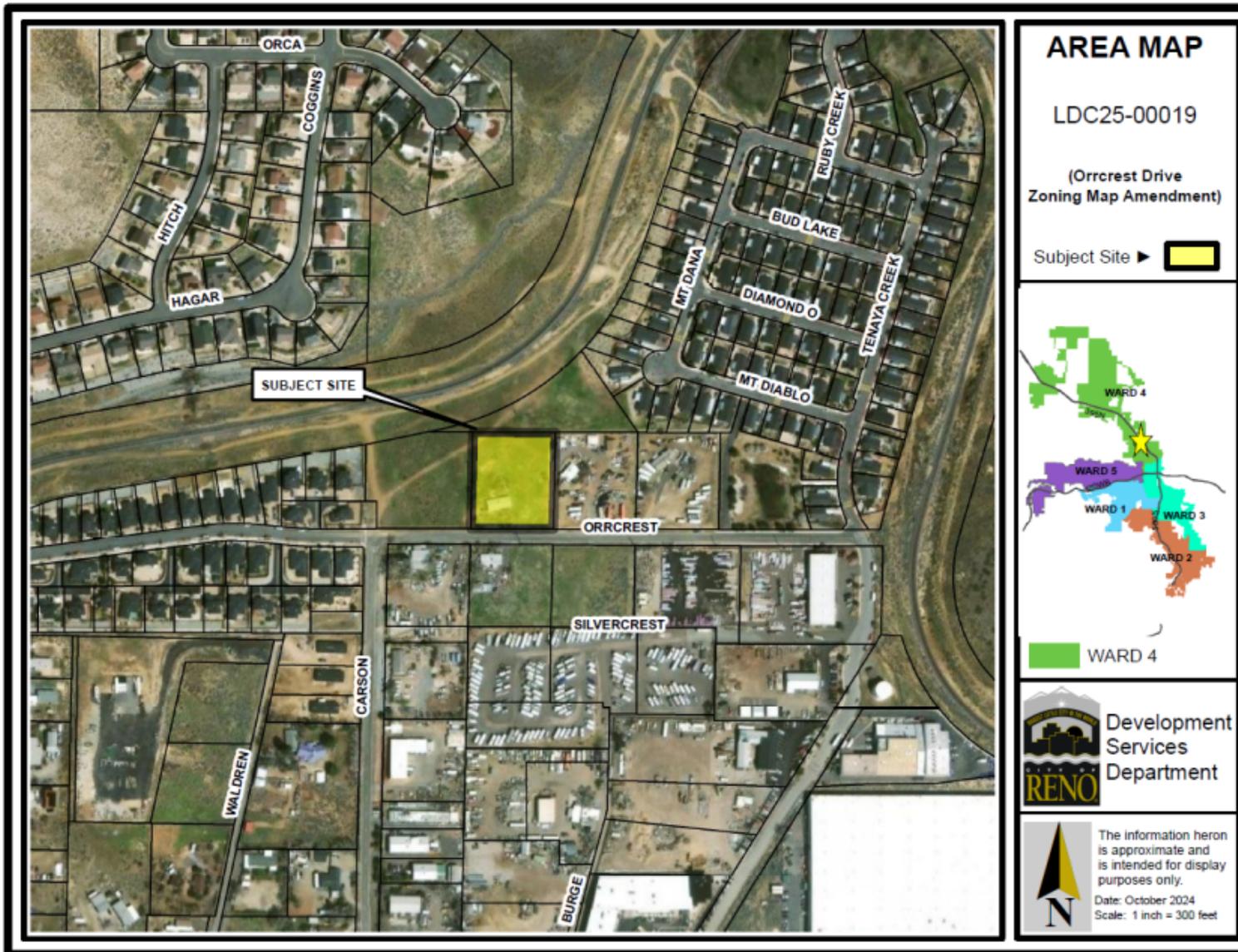


LDC25-00019
(Orrcrest Drive ZMA)
Reno City Council
January 8, 2025

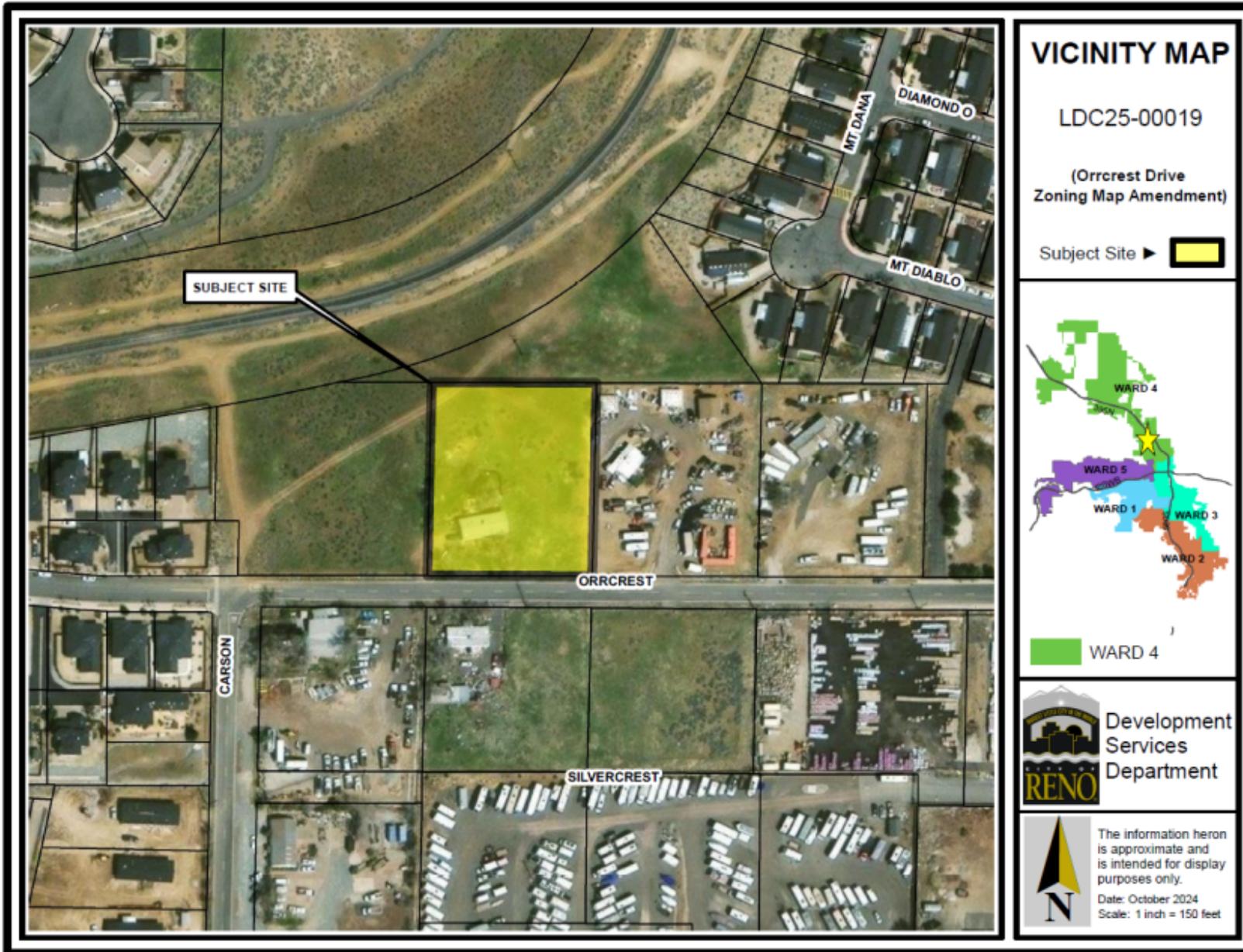


C I T Y O F
RENO

Project Information



- **Site size:** ±1.18 acres
- **Request:** Zoning Map Amendment from LLR-1 to ME to bring into Master Plan conformance



Key Issues

- Zoning compatibility
- Master Plan conformance

ZONING MAP

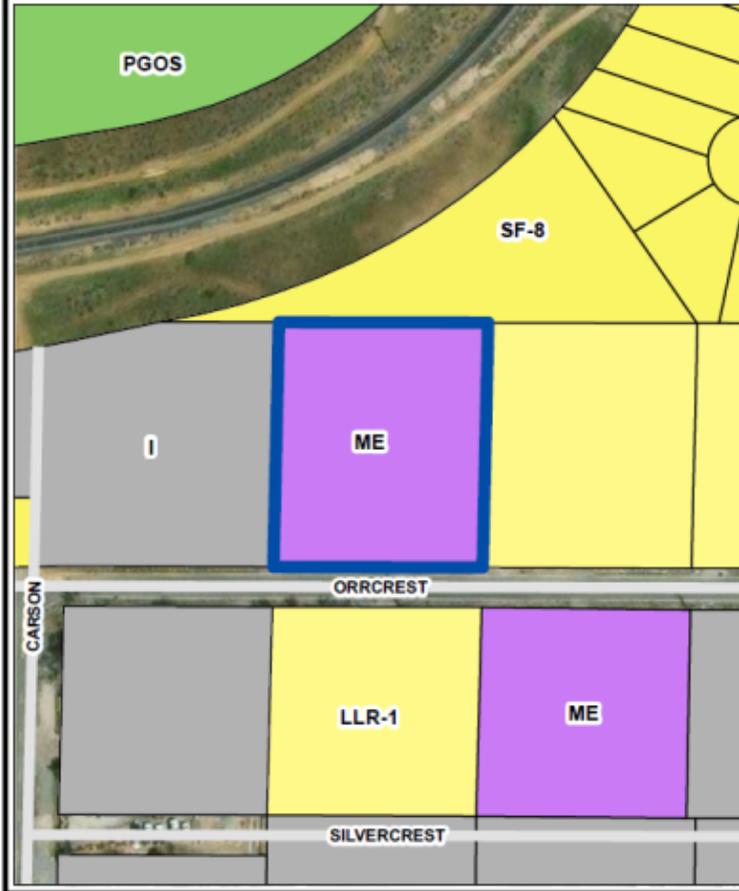
Existing Zoning: LLR-1

Subject Site ▶



Proposed Zoning: ME

Subject Site ▶



Zoning Designations



Date: October 2024 Scale: 1 inch = 150 feet

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

Zoning District

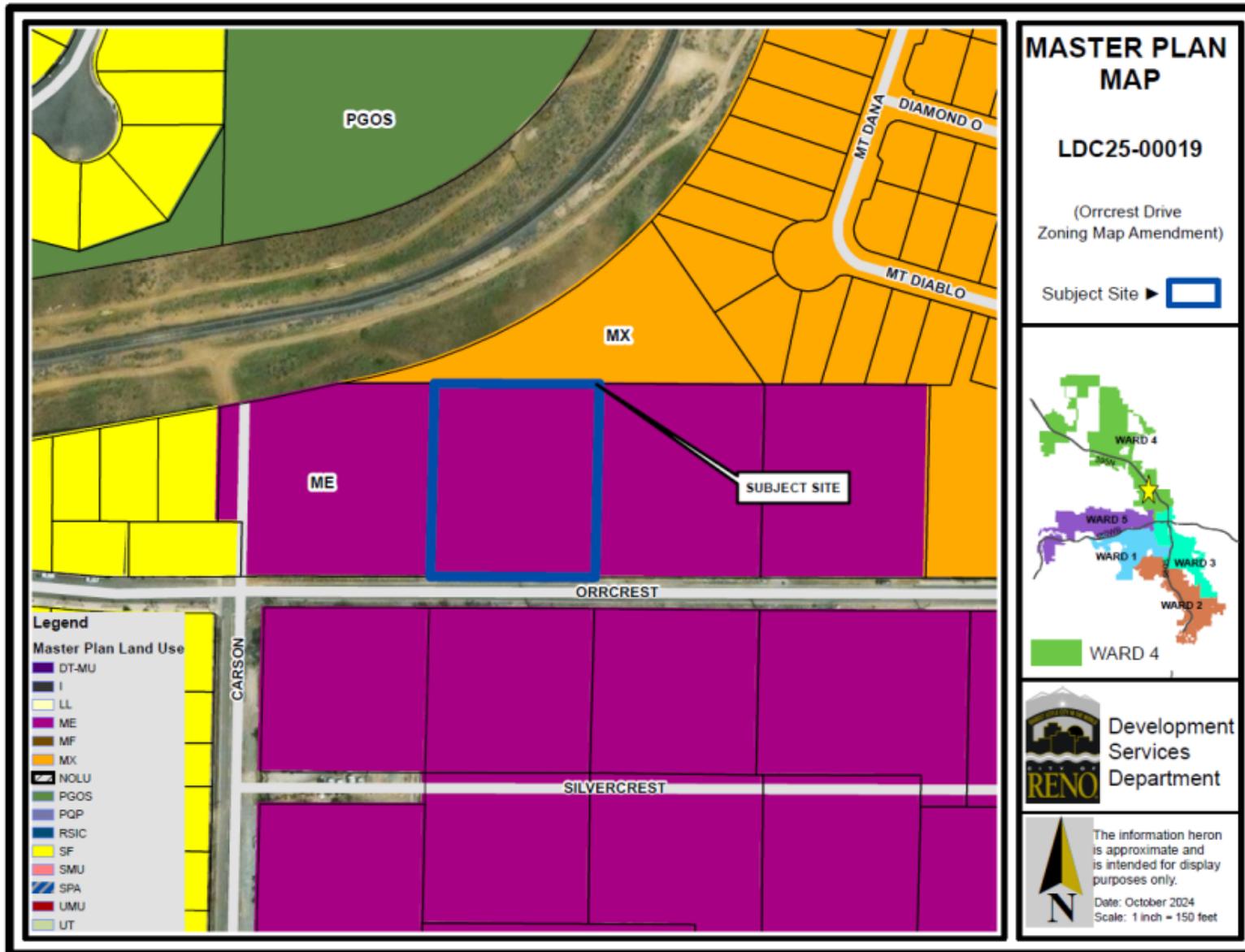
- Large-Lot Residential (1 Acre) (LLR-1)
- Does not conform with Master Plan designation
- Proposed change to Mixed Employment (ME)

Master Plan Land Use

- Mixed-Employment (ME)

- GP 2.2B: Underutilized Properties

- EA-ILA.3: Residential Compatibility



Development Standards

**PROPOSED
ZONING**

<i>ZONING</i>	<i>LLR-1</i>	<i>ME</i>
<i>SETBACKS – FRONT / SIDE / REAR</i>	<i>30' / 12' / 30'</i>	<i>10' / 0 or 10' / 0' or 10'</i>
<i>MAX. HEIGHT</i>	<i>45'</i>	<i>55'</i>
<i>MAX. STORIES</i>	<i>3</i>	<i>4</i>
<i>MAX. BUILDING COVERAGE</i>	<i>35%</i>	<i>--</i>
<i>MAX. BUILDING AREA</i>	<i>--</i>	<i>500,000 sf</i>
<i>MIN. LANDSCAPING</i>	<i>20%</i>	<i>100% of front yard (driveways excepted); 30' width minimum</i>

Zoning Map Amendment Recommended Findings

ZMA Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Conforms to all requirements listed in NRS and current RMC zoning regulations	✓ Yes
Conforms with Master Plan	Conforming zone and the following Guiding Principles: <ul style="list-style-type: none"><li data-bbox="1098 868 1735 986">• GP 2.2B: Underutilized Properties<li data-bbox="1098 996 1735 1115">• EA-ILA.3: Residential Compatibility	✓ 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 a second reading and adoption.