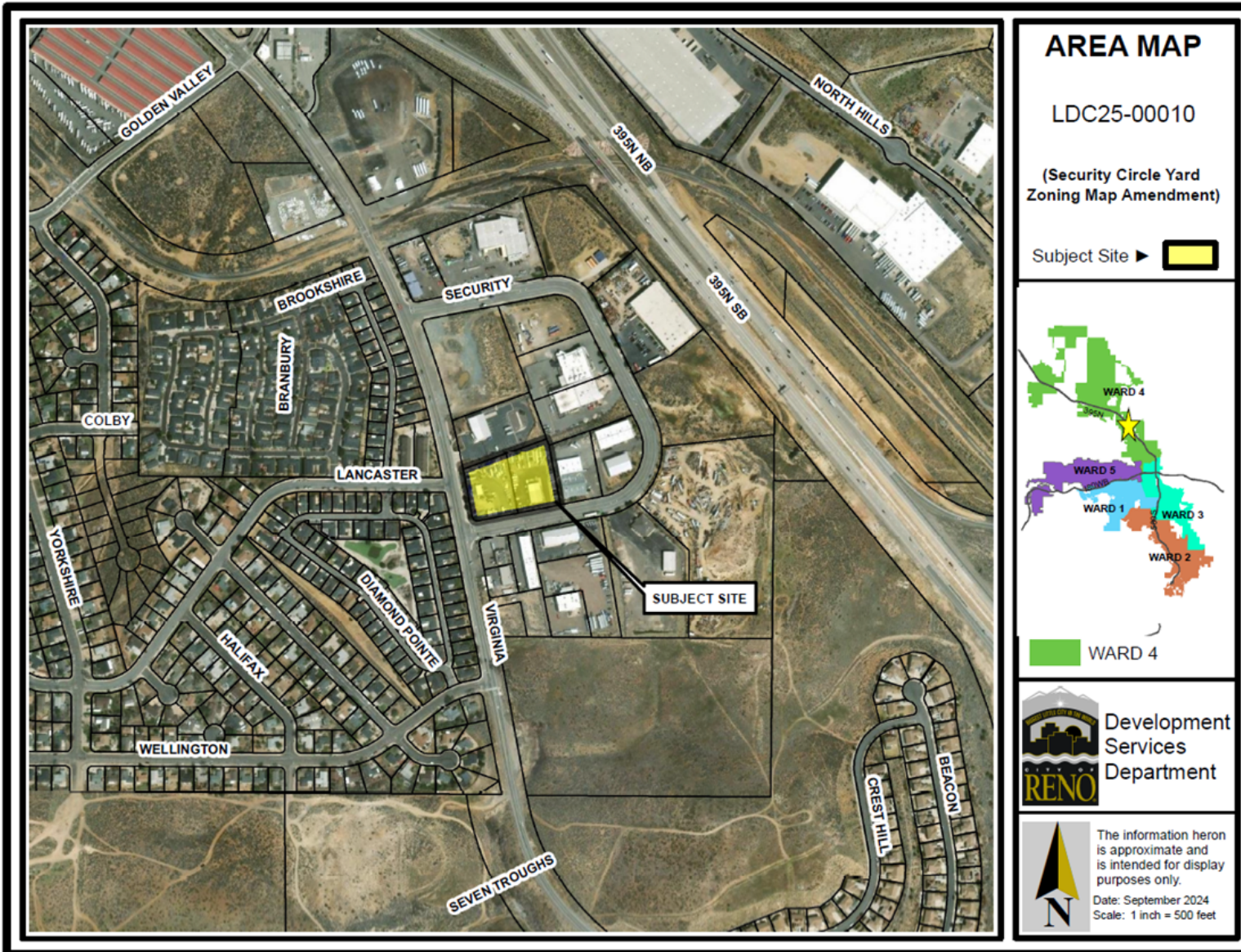


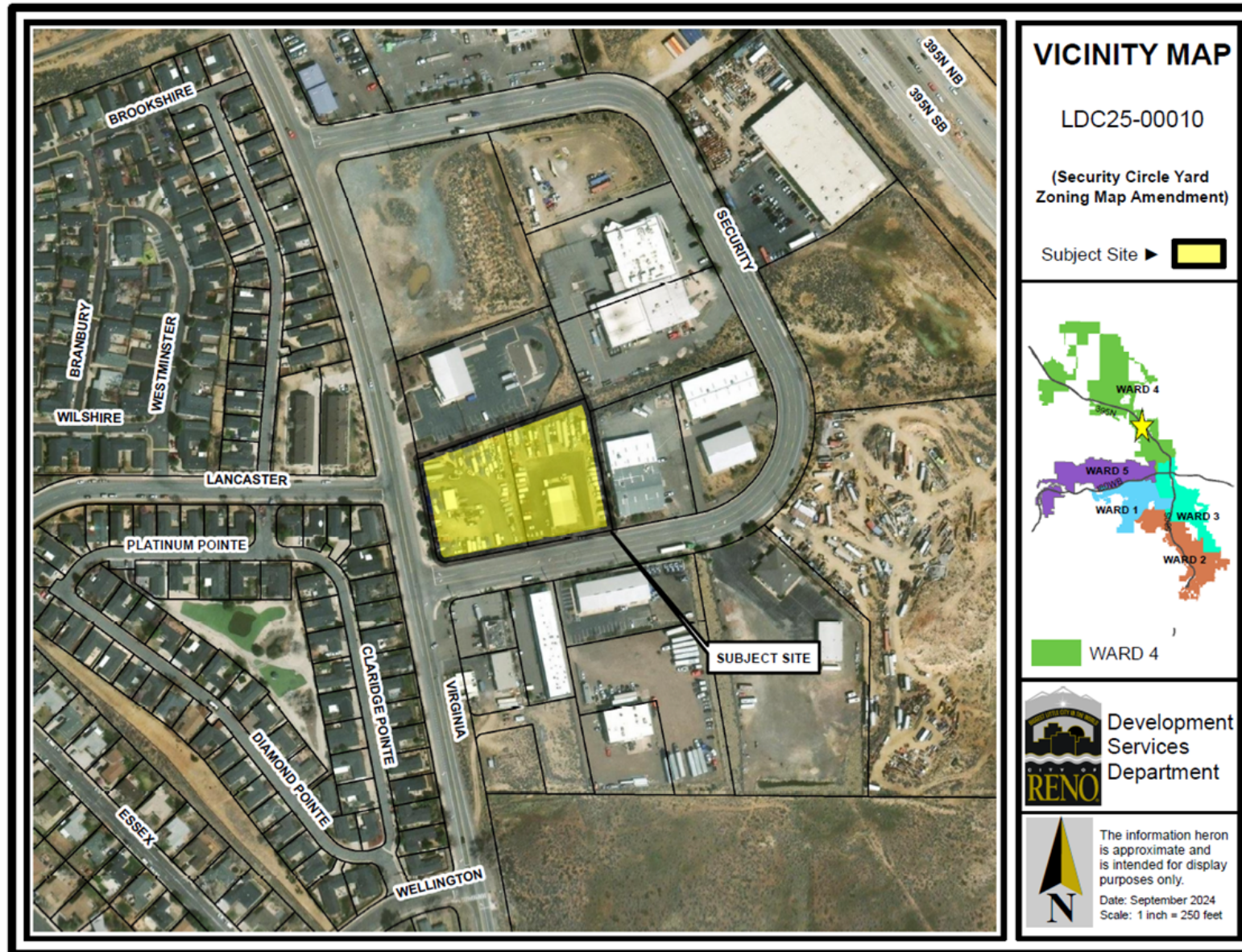
LDC25-00010
(Security Circle Yard ZMA)
Reno City Council
January 8, 2025



Project Information

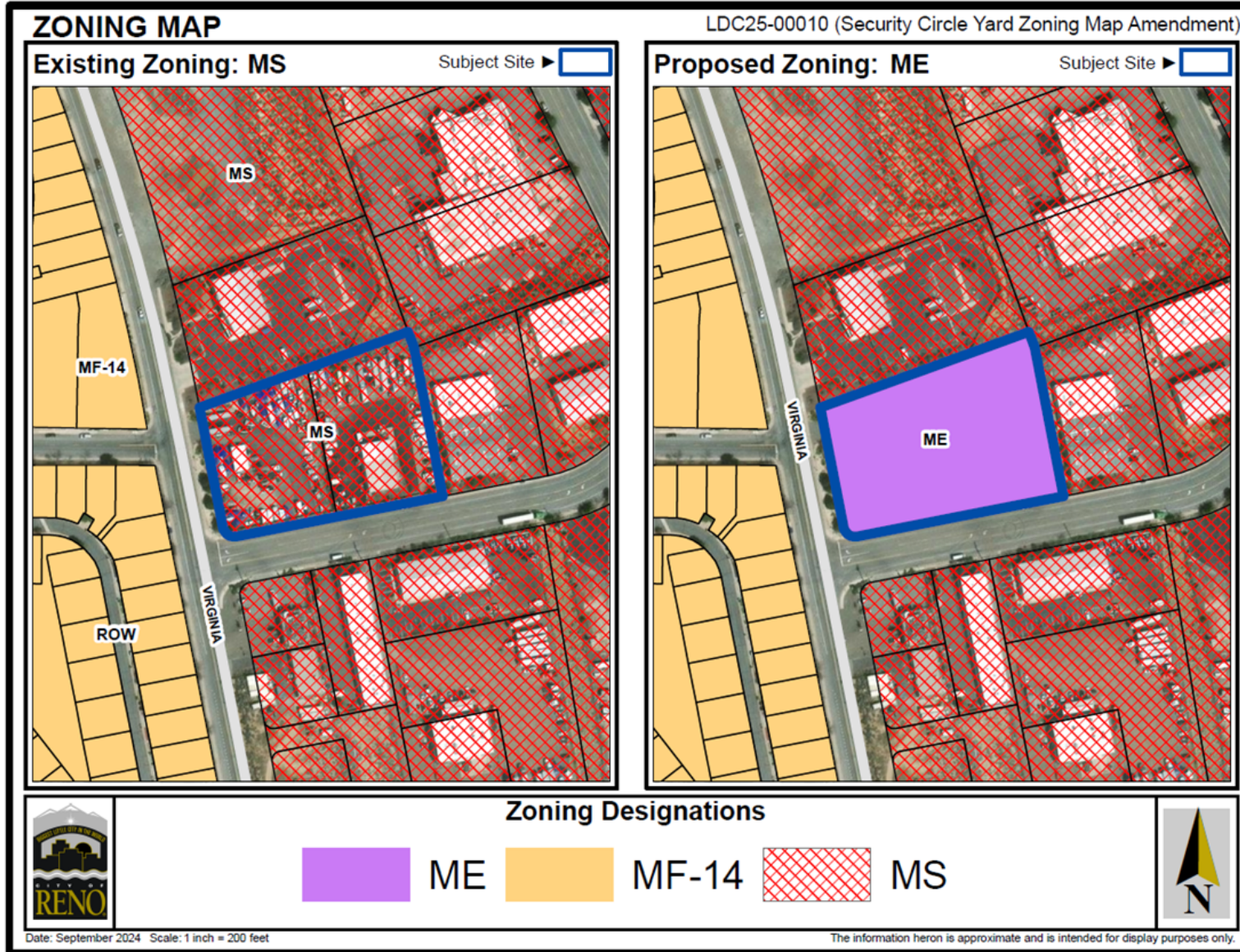
- **Site size:** ±2.2 acres
- Two parcels
(7705 & 7725 Security Cir)
- **Request:** Zoning Map Amendment from MS to ME to bring into Master Plan conformance
- Outdoor storage of operable vehicles





Key Issues

- Zoning compatibility
- Master Plan conformance

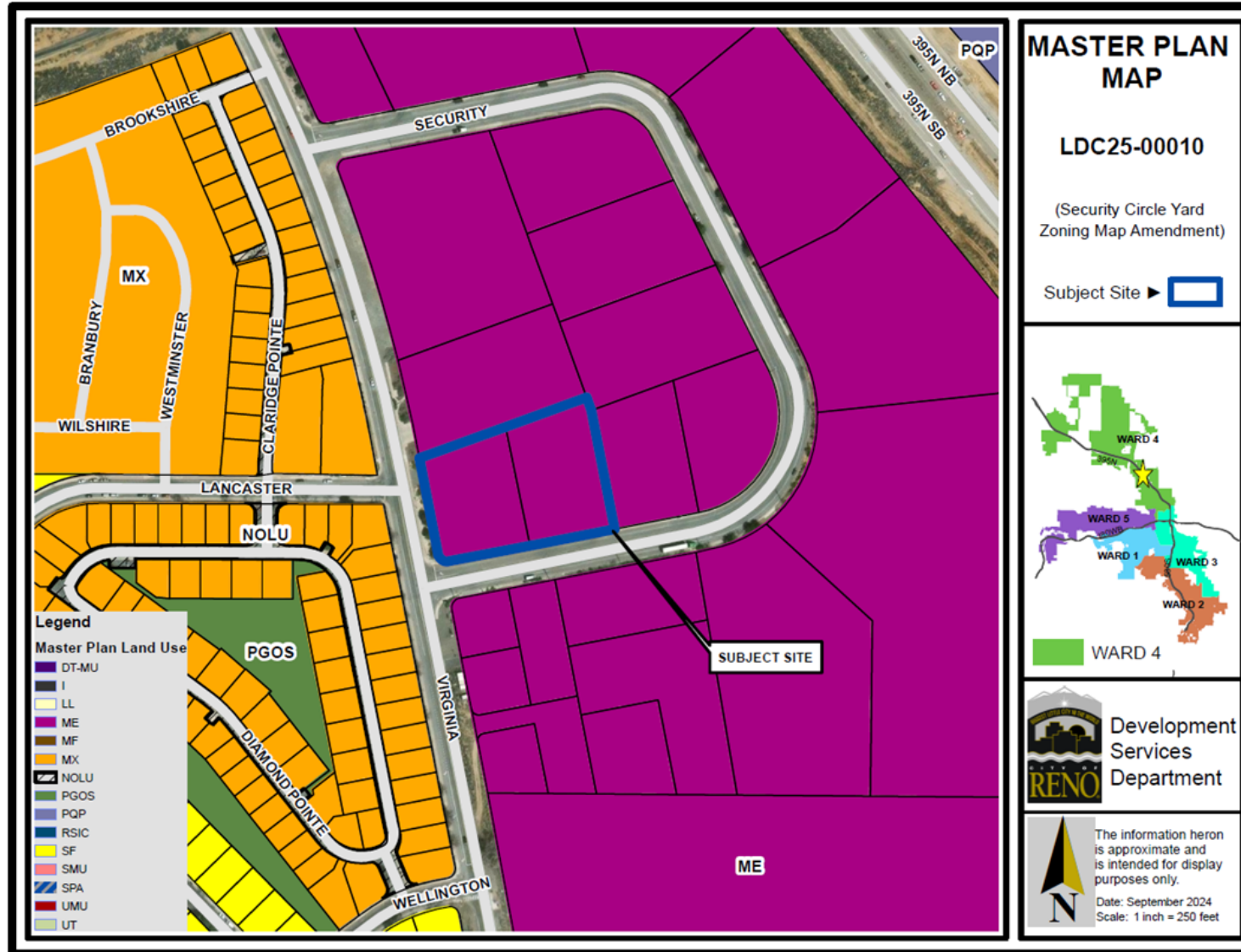


Zoning District

- Mixed-Use Suburban (MS)
- 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
- C-SC.17: Infill and Redevelopment
- EA-ILA.1: Overall Mix



Comparison of Use Types

Comparison of Use Types Between MS and ME zoning districts		
Use Types	Mixed-Use Suburban (MS)	Mixed Employment (ME)
Residential	Most Types Allowed	Limited Types Allowed
Public, Institutional, & Civic	Most Types Allowed	Most Types Allowed
Commercial	Most Types Allowed	Most Types Allowed
Public & Quasi-Public Utilities & Services	Most Types Allowed	Most Types Allowed
Industrial	Many Geographically Restricted or Conditionally Allowed	Many Geographically Restricted or Conditionally Allowed
Accessory	Allowed or Conditionally Allowed	Allowed or Conditionally Allowed
Temporary	Most Types Allowed	Most Types Allowed

Development Standards

PROPOSED ZONING

Zoning District	MS	ME
Setbacks – Front/Side/Rear	10' / *0' or 5' / *0' or 5'	10' / **0' or 10' / **0' or 10'
Building Separation	10' between principal buildings	10' between principal buildings
Height	***N/A	****55'
Stories	N/A	4'
Lot Width, Minimum	50'	N/A
FAR, Maximum	N/A	N/A

* The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.

** The building shall be either placed on the property line or set back a minimum of 10 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 10 feet.

*** Site plan review required for buildings greater than 55'.

**** One foot of additional step back is required adjacent to streets and residentially zoned property for each one foot above the height of 35 feet.

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">• GP 2.2B: Underutilized Properties• C-SC.17: Infill & Redevelopment• EA-ILA.1: Overall Mix	✓ 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.