

# LDC24-00036

## 525 East Plumb Lane Zone Change

*Reno City Council*

*April 24, 2024*



C I T Y O F  
**RENO**



# Project Information



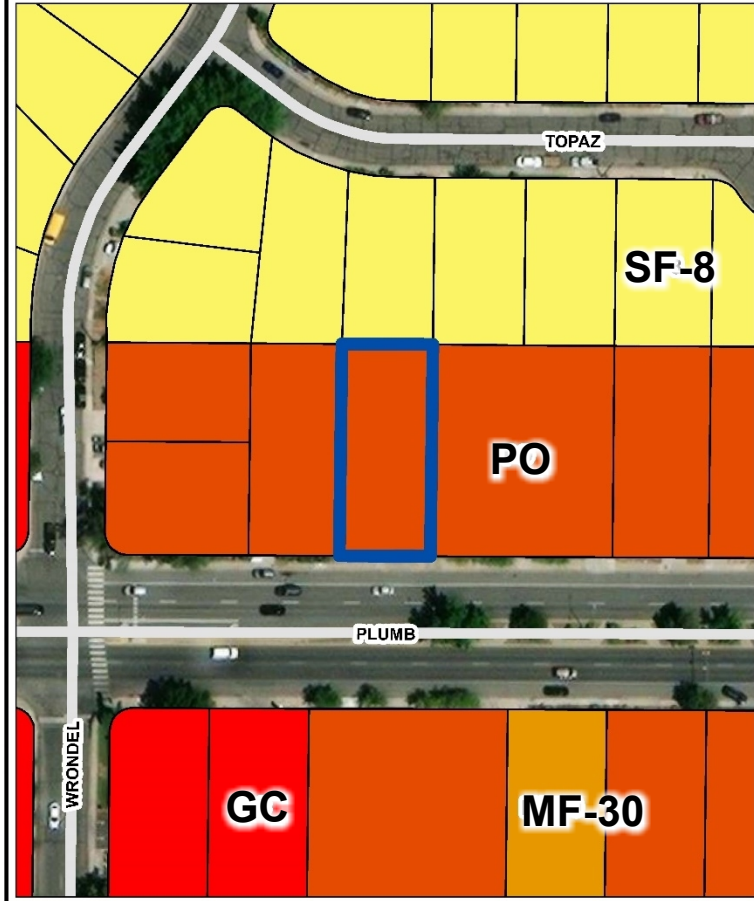
- **Site Size:**  
± 0.19 acre site
- **Zoning Map Amendment**  
from Professional Office (PO) to  
General Commercial (GC)

## ZONING MAP

LDC24-00036 (525 East Plumb Lane)

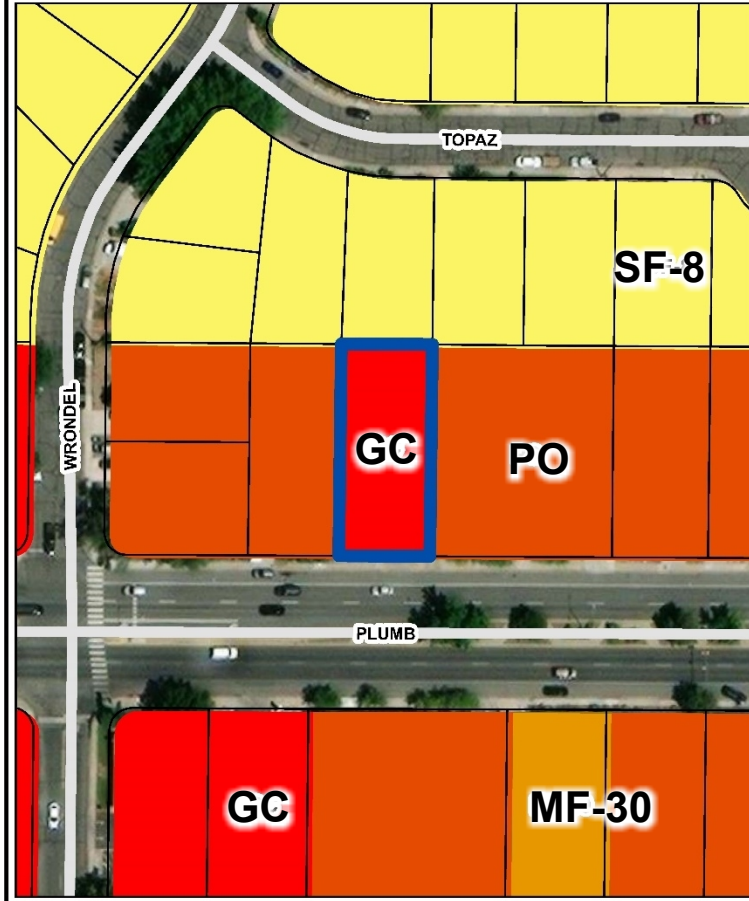
Existing Zoning: PO

Subject Site ► 



Proposed Zoning: GC

Subject Site ► 



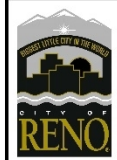
### Zoning Designations

 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:

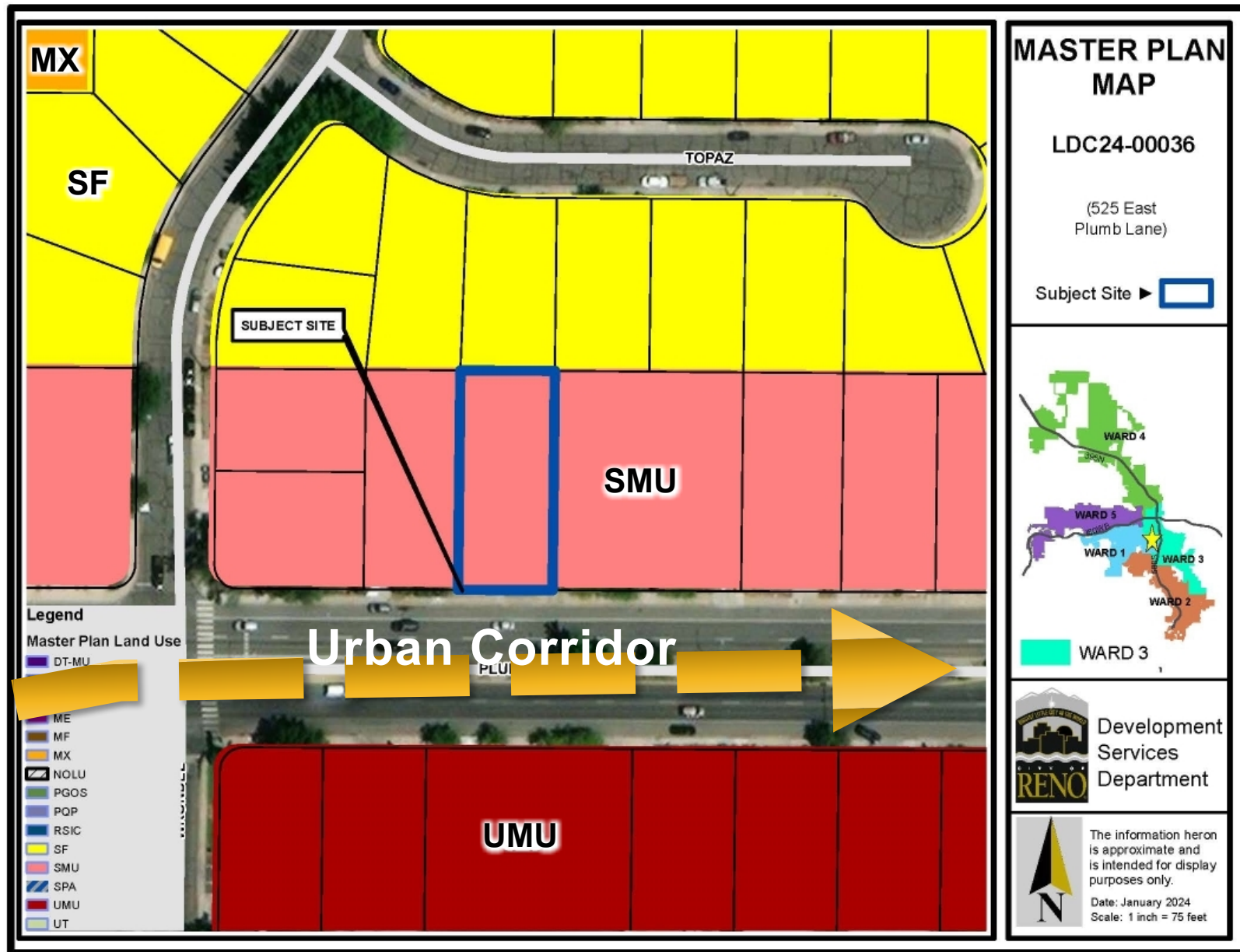
- The Commission generally agreed that the area is intensifying considering its location and supporting that progression is appropriate and consistent with the Master Plan.

## Past Council Action

**City Council Vote:** Motion to refer to 2<sup>nd</sup> reading and adoption (Unanimous)







# 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
<b>Setbacks (Front/Side/Rear)</b>	10' / 5' / 10'	10' / 0 or 10' / 10'
<b>Max Height</b>	35'	35' - 65'
<b>Max Stories</b>	2.5 stories	5 stories
<b>Max Density</b>	Fourplex	45 dwellings / acre
<b>Min Landscaping</b>	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)	<b>Generally, in conformance with NRS</b>	✓ Yes
1. Conforms with Master Plan	<b>1. GC zone is conforming with the SMU Master Plan land use designation, and</b> <b>2. Continues a zoning scheme contemplated by the Master Plan through the Urban Corridor</b>	✓ 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.