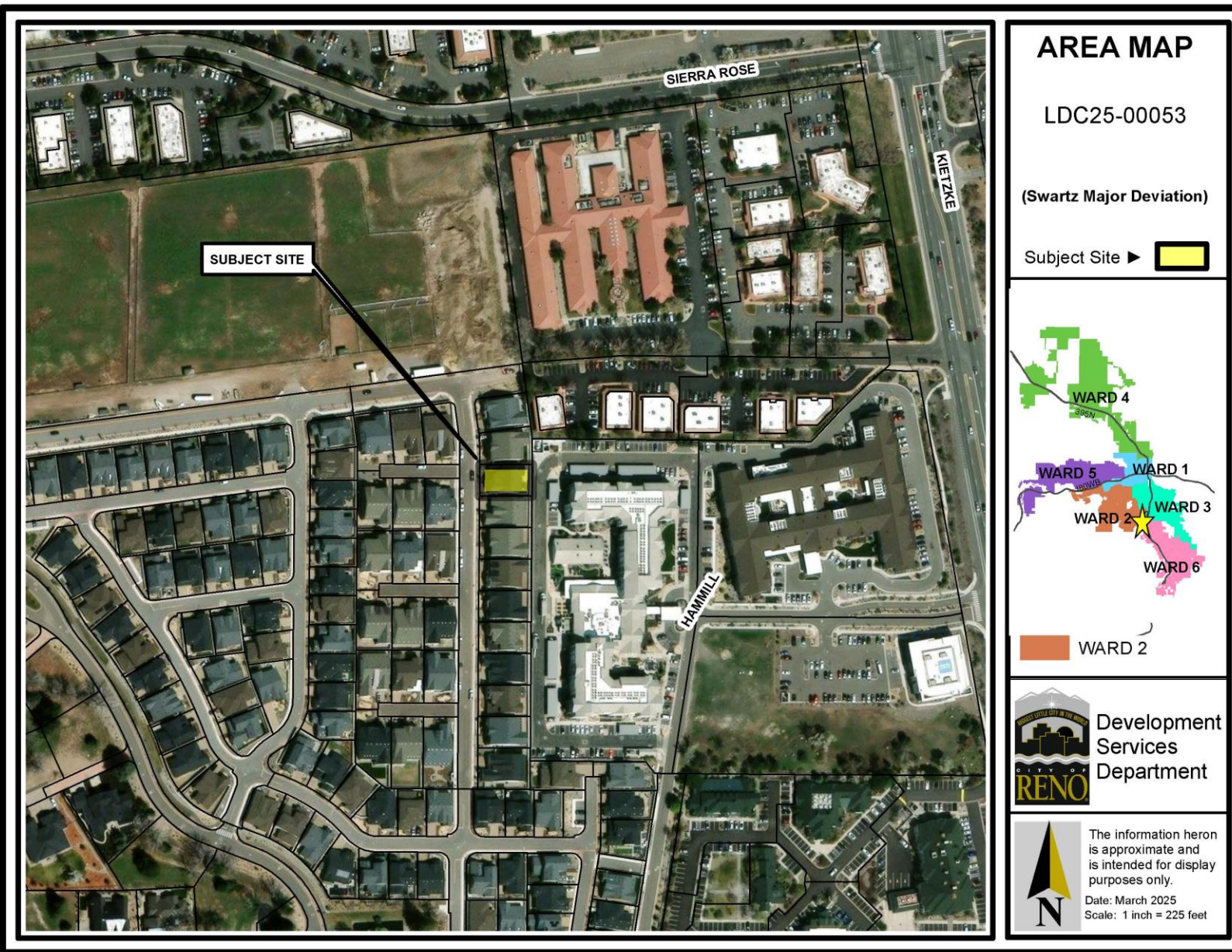


LDC25-00053

(Swartz Major Deviation)

Reno Planning Commission
June 5, 2025





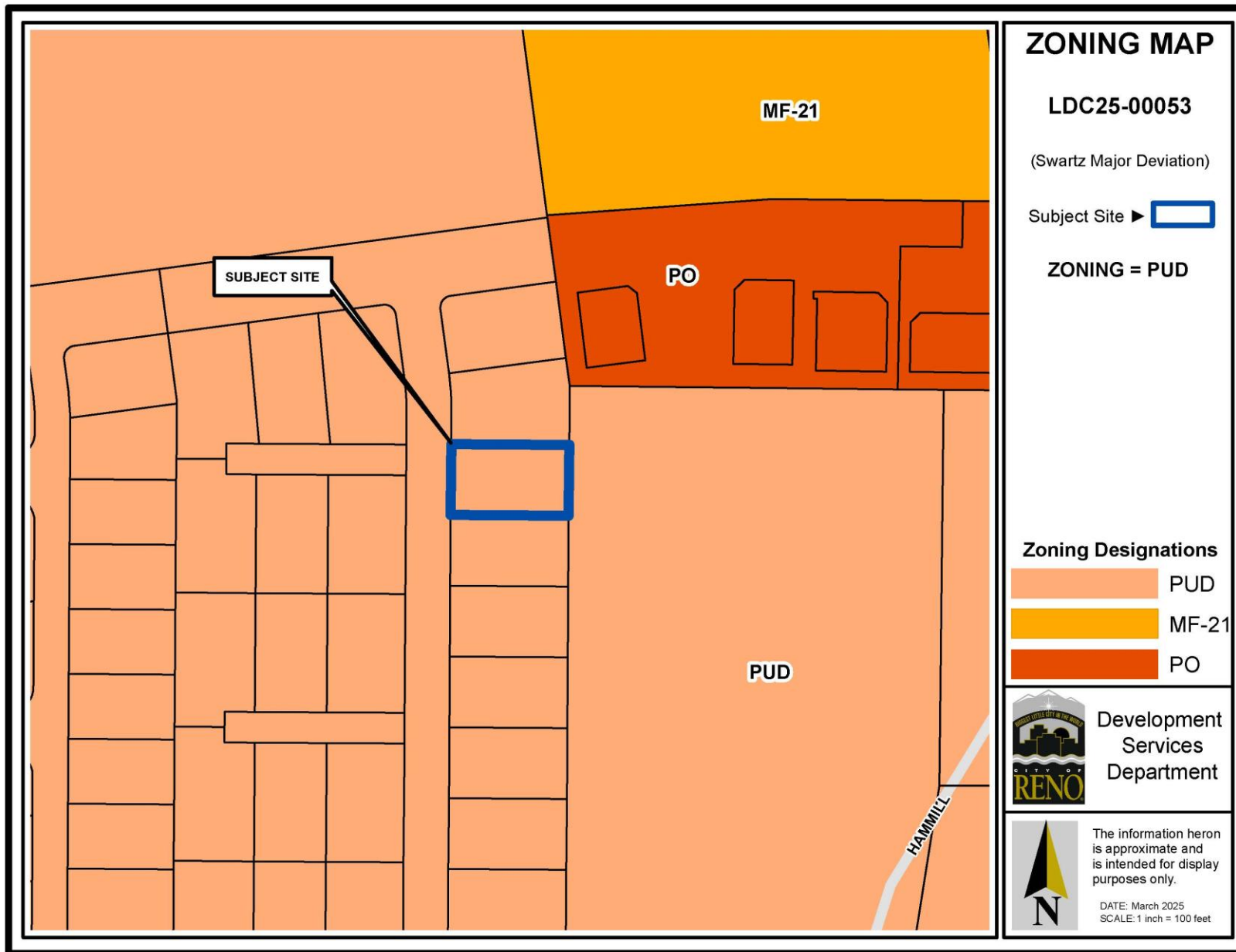
Project Information

Site:

- ± 0.14 acre site

Request:

- Exceed the 6' fence height standard by <50% (6'9")



Zoning District

- Rancharrah Planned Unit Development (PUD)

Key Issues

- General Code Compliance
- Compatibility with surrounding developments & uses

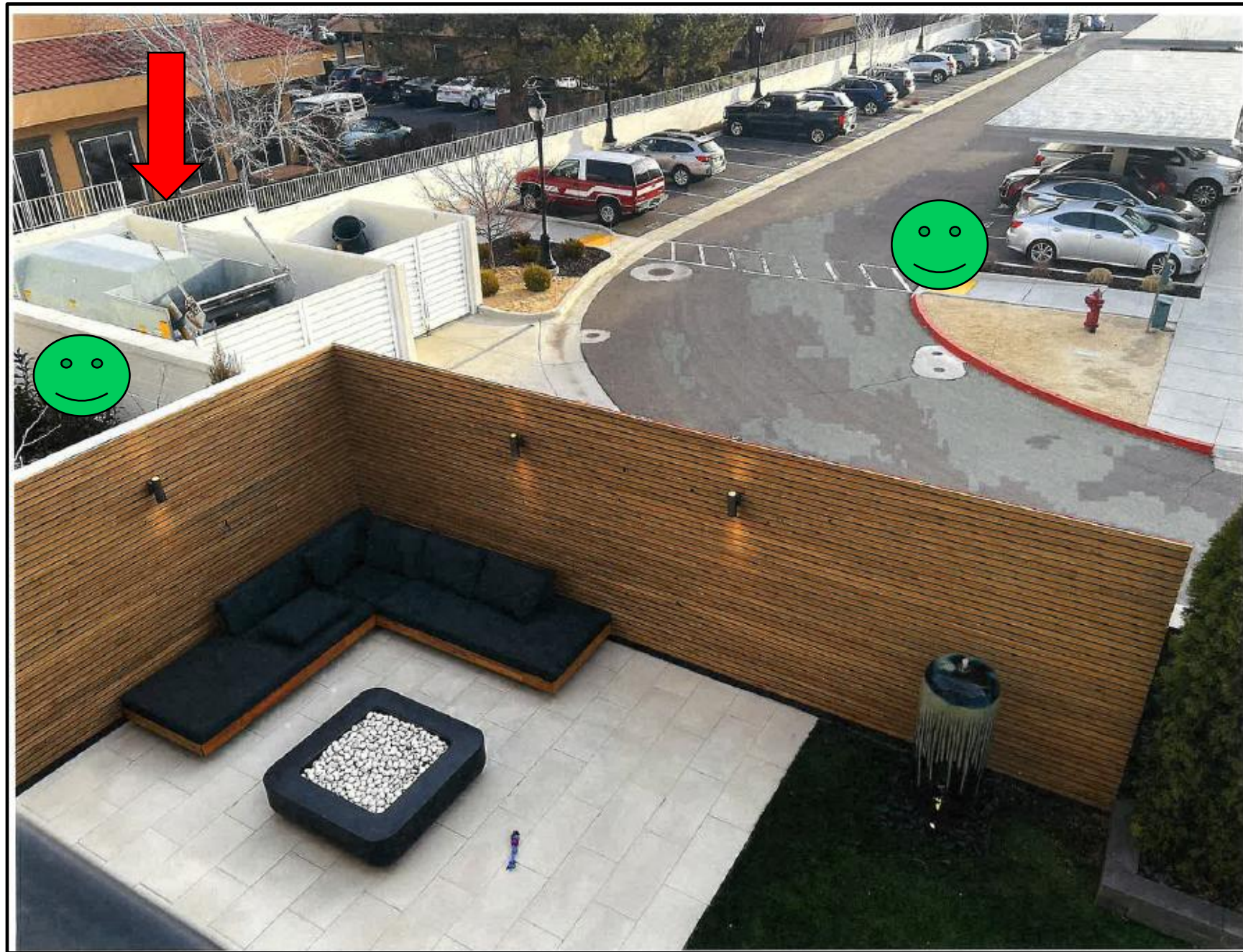
Code Compliance

July 2024 Code
Enforcement Complaints:

- Strong odor
- Tall fence

Compatibility

Letters of support from the
neighbors



Major Deviation Review Recommended Findings	Analysis	Staff Review
Will not significantly impact nearby property	Properties most impacted support the request	Yes
Enhance the overall design of the project, operations of the project or the public benefits resulting from the project	Mitigates the impact between land uses	Yes
Does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity	Other properties can also apply for a major deviation	Yes
Will not be detrimental to public health, safety, or welfare	No detriment	Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to approve the major deviation, subject to the conditions listed in the staff report.