

# LDC24-00063

## Calvary Chapel Zone Change

*Reno City Council*

*October 23, 2024*



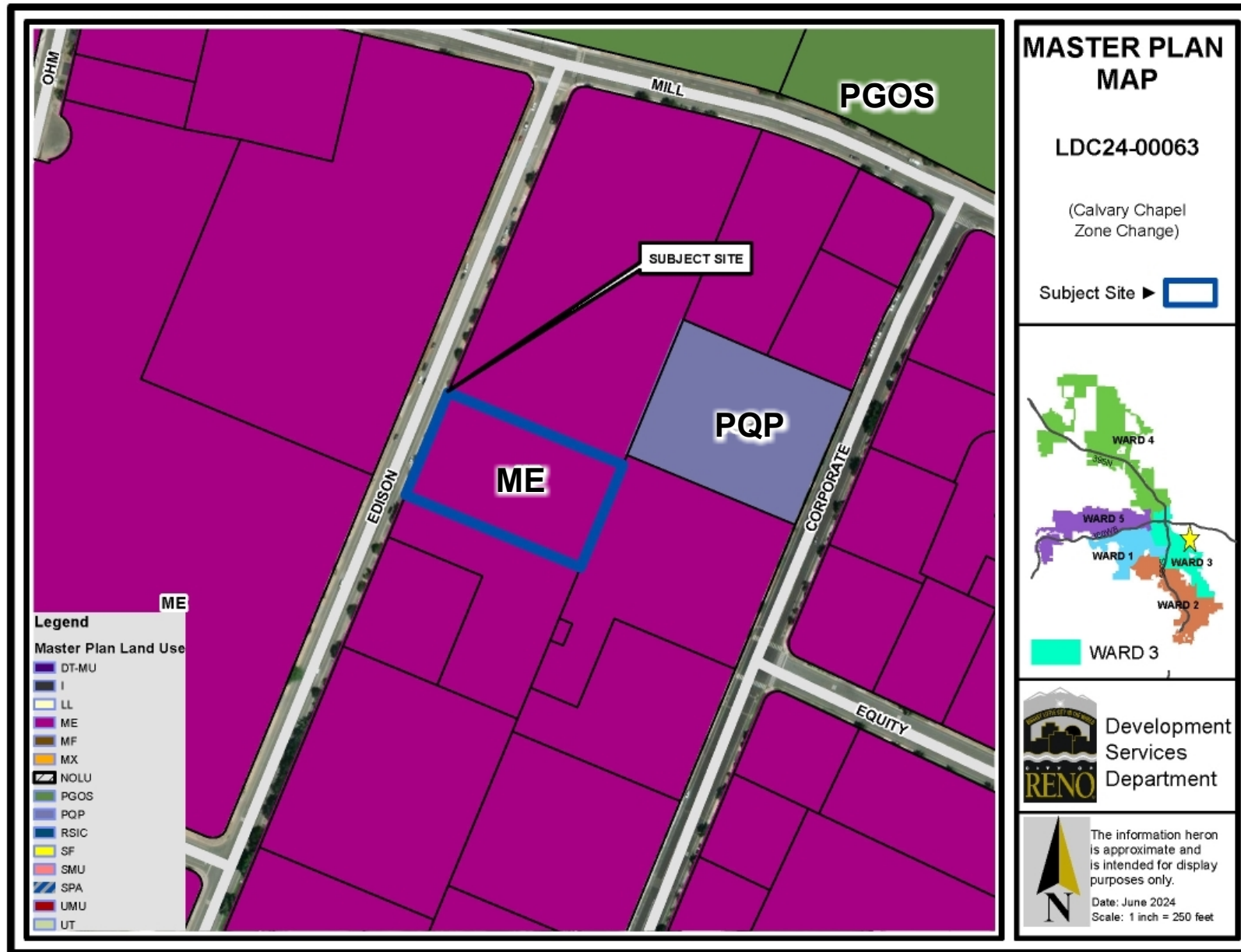
C I T Y O F  
**RENO**



# Project Information



- **Site Size:**  
± 2.16 acre site
- **Zoning Map Amendment**  
from Industrial Commercial (IC) to Mixed Employment (ME)



# Master Plan

## Mixed Employment (ME)

## Industrial/Logistics Employment Area

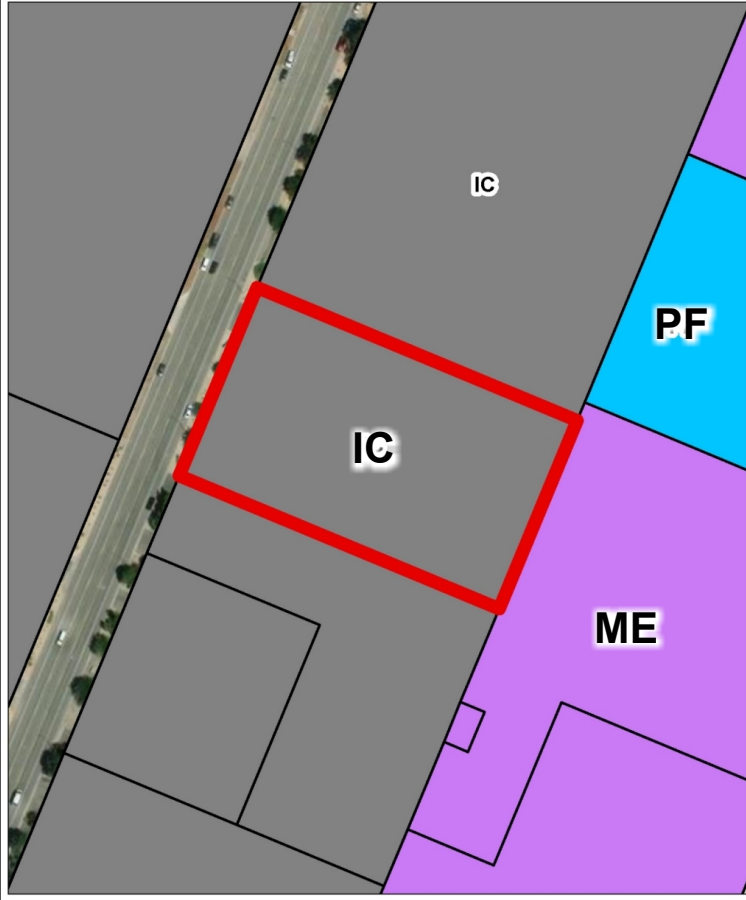
- 1.1B: Community Development
- 1.2B: Modern Industrial Hub
- 1.5D: Education
- EA-ILA.1: Overall Mix

## ZONING MAP

LDC24-00063 (Calvary Chapel Zone Change)

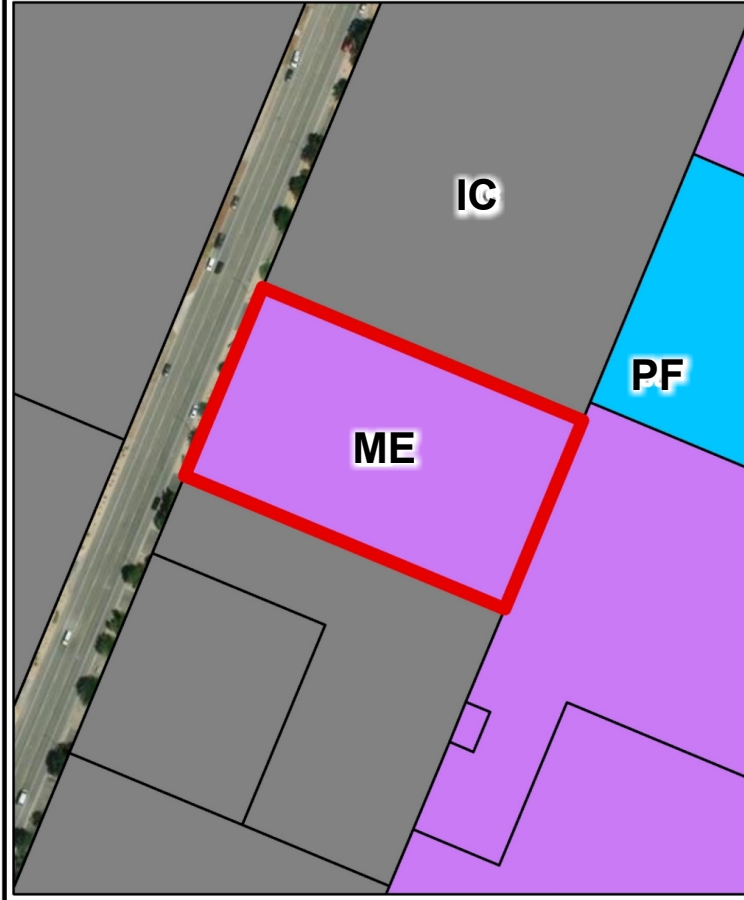
Existing Zoning: IC

Subject Site ► 



Proposed Zoning: ME

Subject Site ► 



Zoning Designations



ME



IC



PF



Date: July 2024

Scale: 1 inch = 175 feet

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

# Zoning District

## Mixed Employment (ME)

- Conforming to ME Master Plan designation
- Adjacent to ME and Public Facilities



# Highlight of Uses



Maintains most indoor and light industrial uses by-right



All commercial uses are maintained like office, retail, and restaurant



More intense industrial uses require additional review or are prohibited



Significant expansions of any commercial or industrial use requires a site plan review

# Development Standards

	IC	ME
<b>Setbacks (Front/Side/Rear)</b>	10' / 5' / 10'	No change
<b>Max Height</b>	45'	55'
<b>Max Stories</b>	3 stories	4 stories
<b>Max Building Area</b>	500,000 sq. ft	No change

# 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
Conforms with Master Plan	<b>1. ME zone is conforming with the ME Master Plan land use designation, and</b>  <b>2. Continues a zoning scheme contemplated by the Master Plan</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.