

LDC23-00001

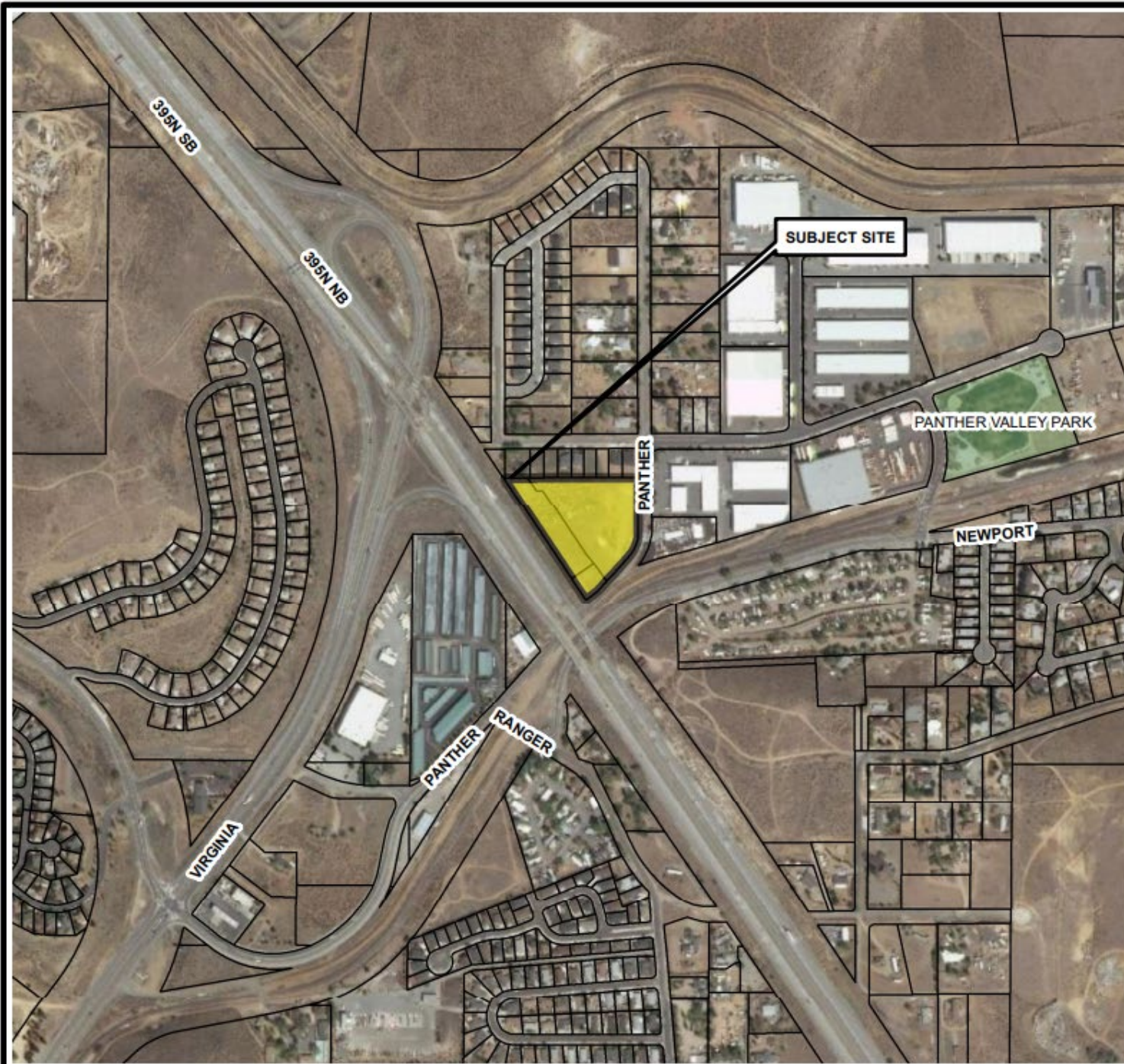
(Panther Valley Flex Park Master Plan and Zoning Map Amendments)

*Reno Planning Commission
November 2, 2022*



Project Information

- **Site Size:** ±4.41 acres
- **Requests:**
 1. **Zone Change**
Existing – ±4.41 acres of GC
Proposed – ±4.41 acres of IC
 2. **Master Plan Amendment**
Existing – ± 4.41 acres of SMU
Proposed – ±4.41 acres of I



AREA MAP

LDC23-00001

(Panther Valley Flex Park
Master Plan and Zoning
Map Amendments)

Subject Site ►

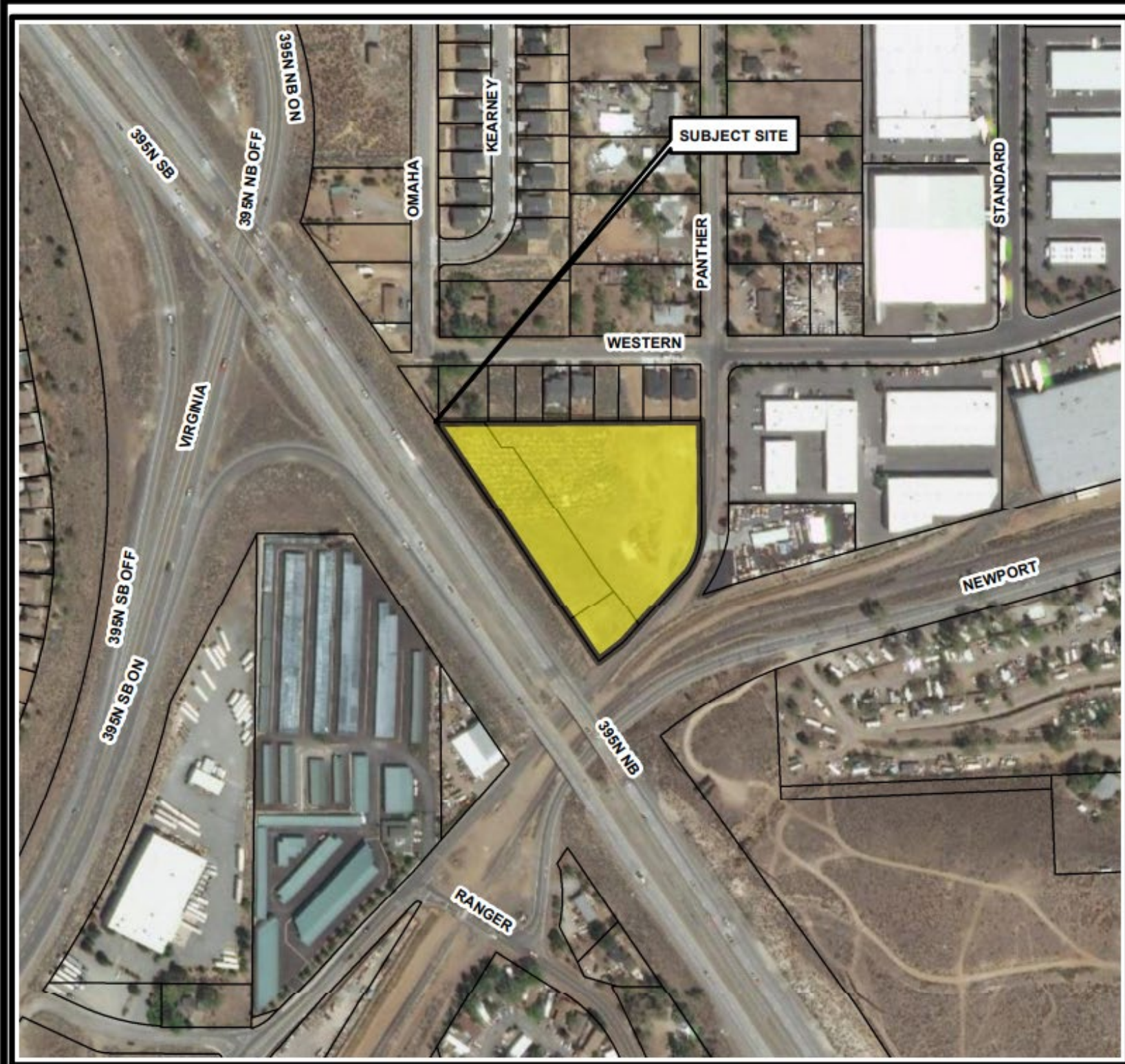


Development
Services
Department



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

Date: July 2022
Scale: 1 inch = 600 feet

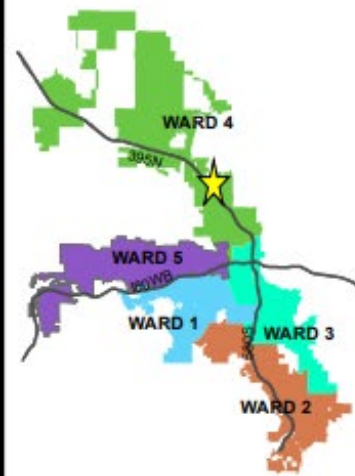



VICINITY MAP

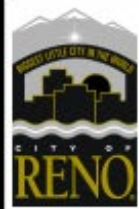
LDC23-00001

(Panther Valley Flex Park
Master Plan and Zoning
Map Amendments)

Subject Site ► 



 WARD 4

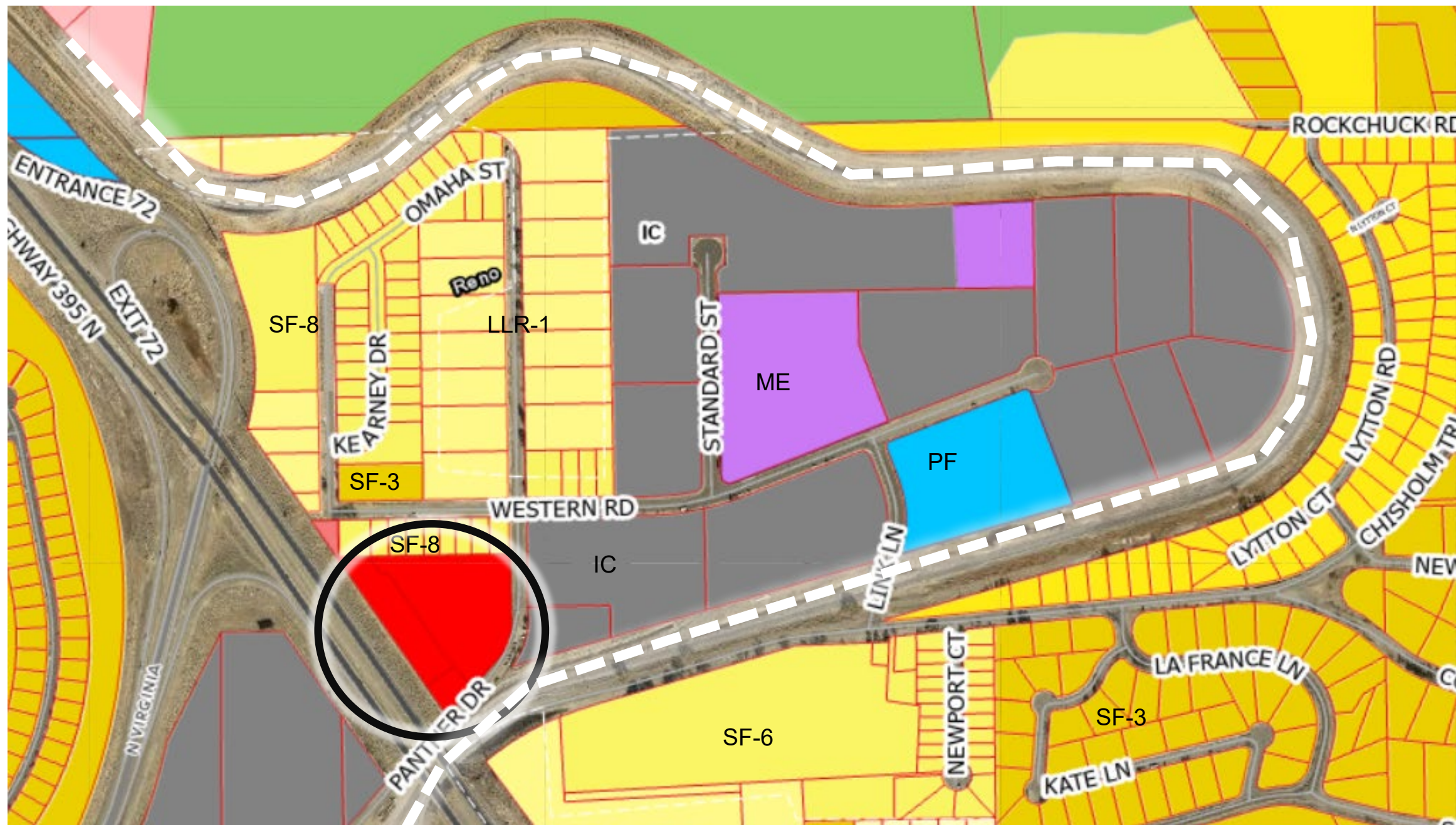


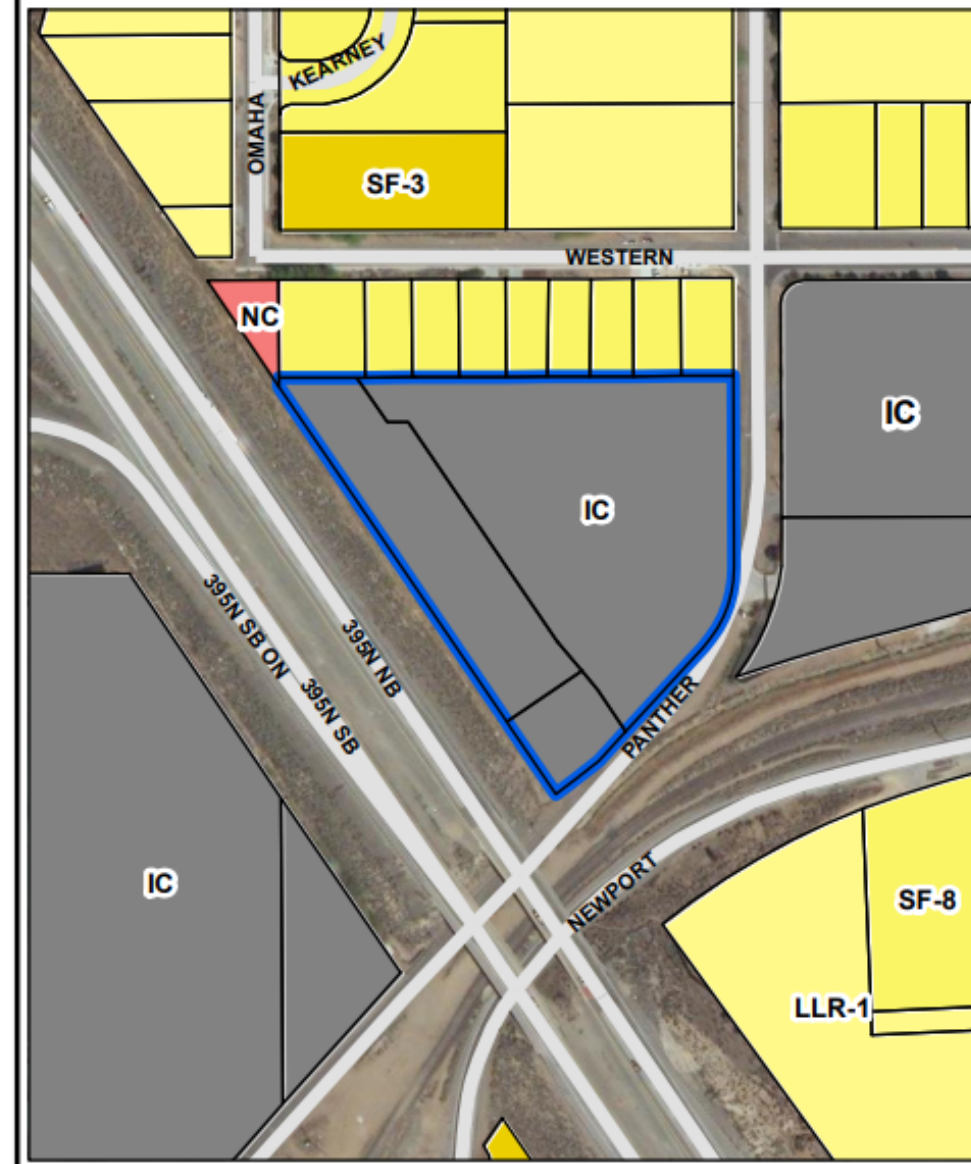

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purposes only.
Date: July 2022
Scale: 1 inch = 300 feet





ZONING MAP**Existing Zoning: GC**Subject Site ► **Proposed Zoning: IC**Subject Site ► **Zoning Designations**

	SF-3		LLR-1		GC
	SF-8		NC		IC




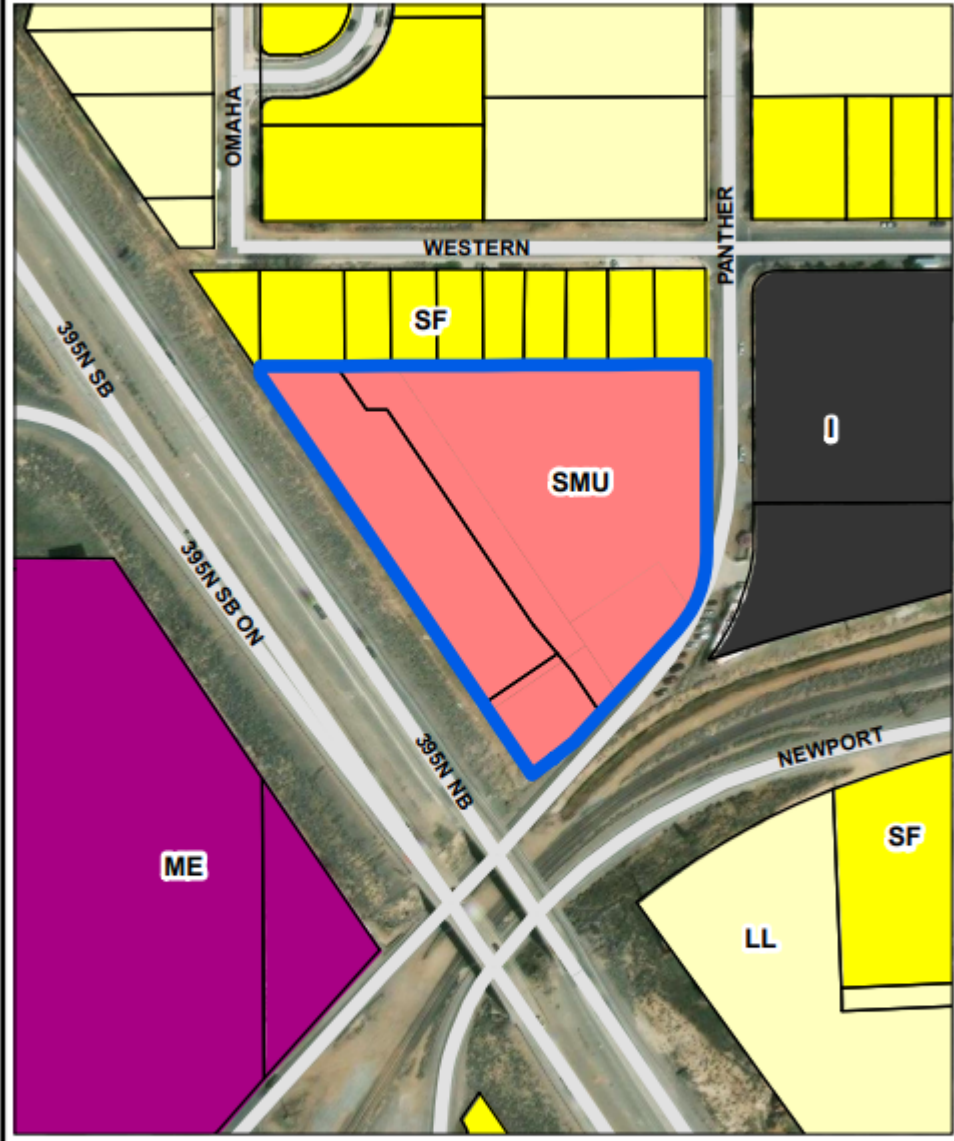
Date: July 2022 Scale: 1 inch = 250 feet



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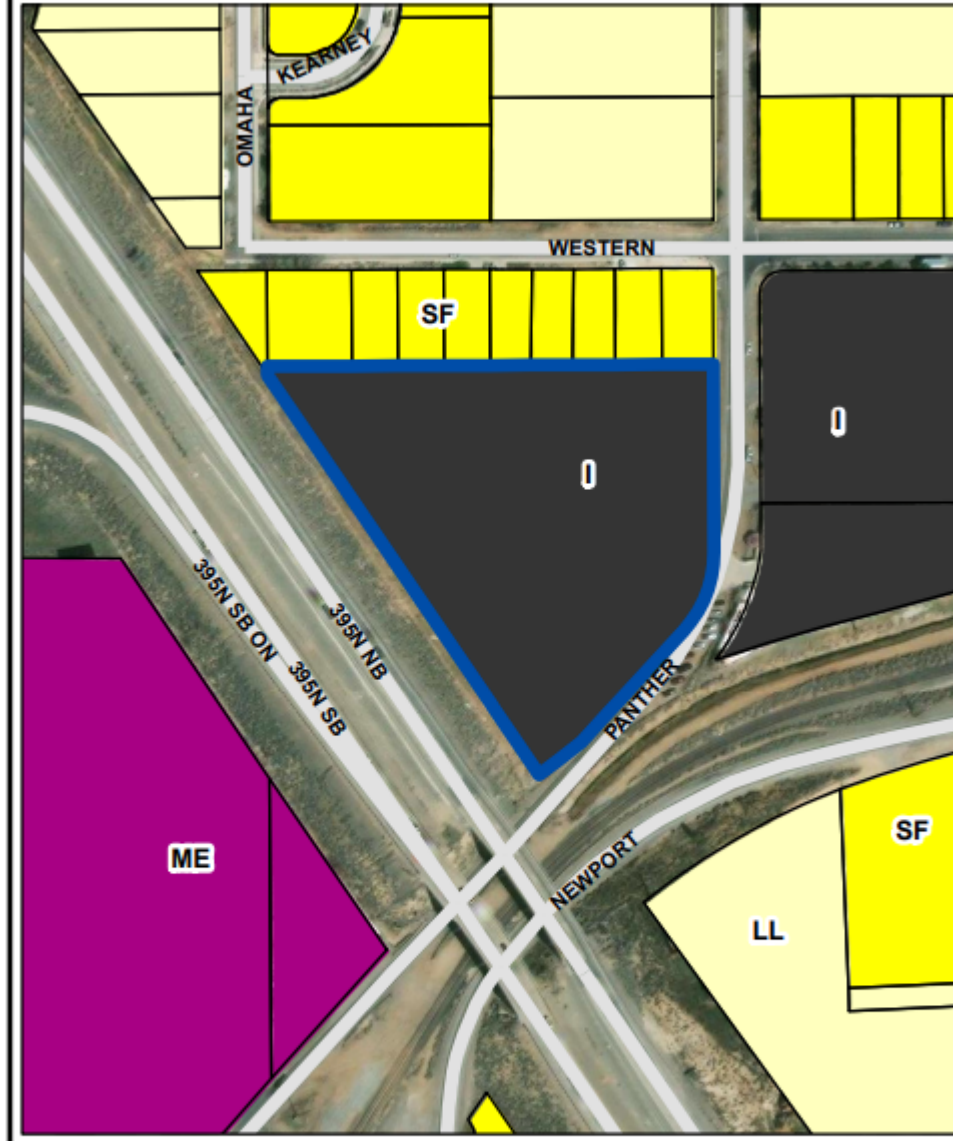
Existing MPLU: SMU

Subject Area ▶ 



Proposed MPLU: I

Subject Area ▶ 

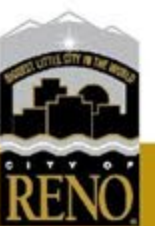


Master Plan Land Use



Date: October 2022 Scale: 1 inch = 250 feet

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Summary of Uses

Uses	GC	IC
Single-Family Detached	Allowed	Not Allowed
Multi-Family	Allowed	Not Allowed
Office, General	Allowed	Allowed
Industrial Uses	Not Allowed	Allowed

Development Standards

Zoning	GC	IC
Setbacks – Front/Side/Rear	10'/10'/10'	10'/0' or 10'/0/ or 10'
Height	65'	45'
Stories	5	3
Building Area, Maximum	N/A	500,000 s.f. > with CUP
Lot Width, Minimum	50'	50'

Zoning Map Amendment Findings

ZMA Findings	Staff Review and Analysis
Conforms with state law NRS Section 278.250(2)	✓ Yes
Conforms with Master Plan	✓ Yes

Master Plan Amendment Findings

MPA Findings	Staff Review and Analysis
Substantial conformance with Master Plan priorities and policies	✓ Yes
Activities and development compatible with surrounding	✓ Yes
Availability of public services in accordance with Concurrency Management System	✓ Yes

Recommended Motion

Based on compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission.