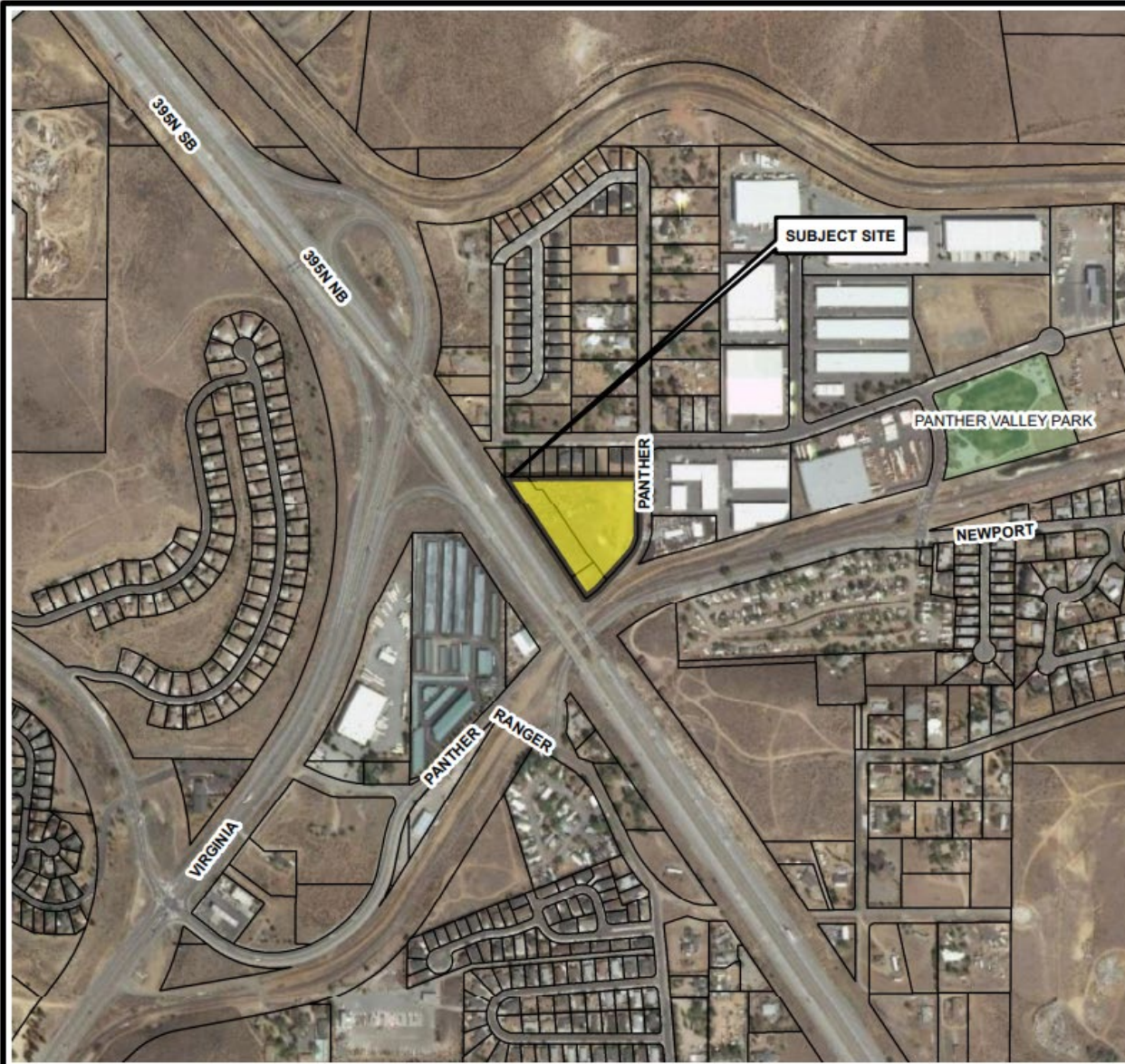


LDC23-00001

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

*Reno City Council
December 14, 2022*



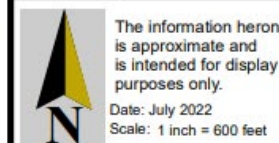
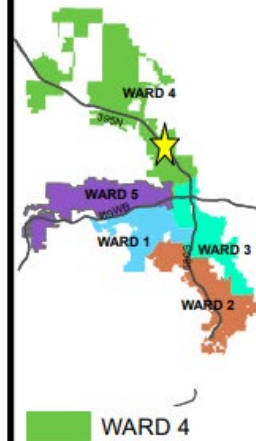


AREA MAP

LDC23-00001

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

Subject Site ► 



Project Information

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

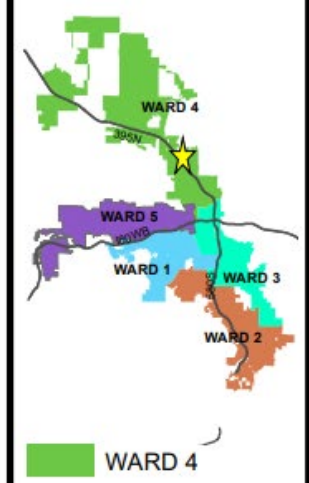


VICINITY MAP

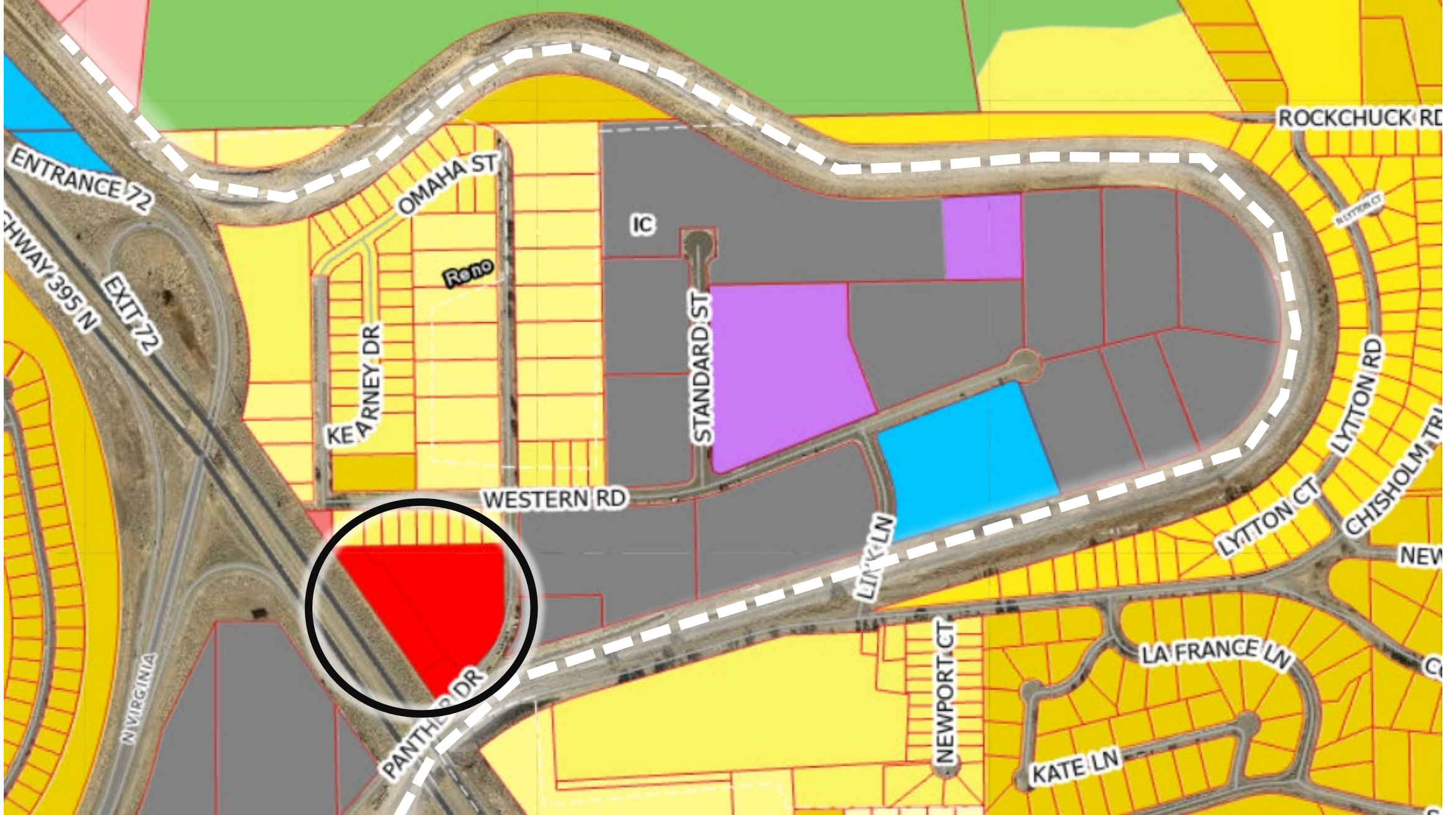
LDC23-00001

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

Subject Site ► 



The information hereon
is approximate and
is intended for display
purposes only.
Date: July 2022
Scale: 1 inch = 300 feet



ZONING MAP

LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)

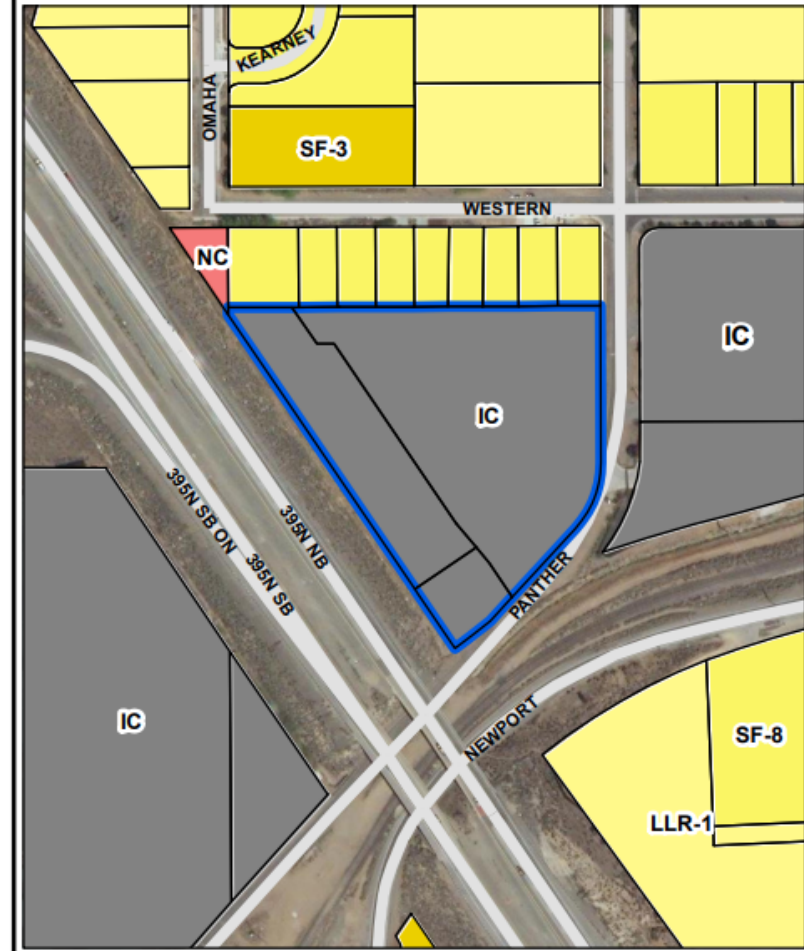
Existing Zoning: GC

Subject Site ► 



Proposed Zoning: IC

Subject Site ► 



Zoning Designations

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

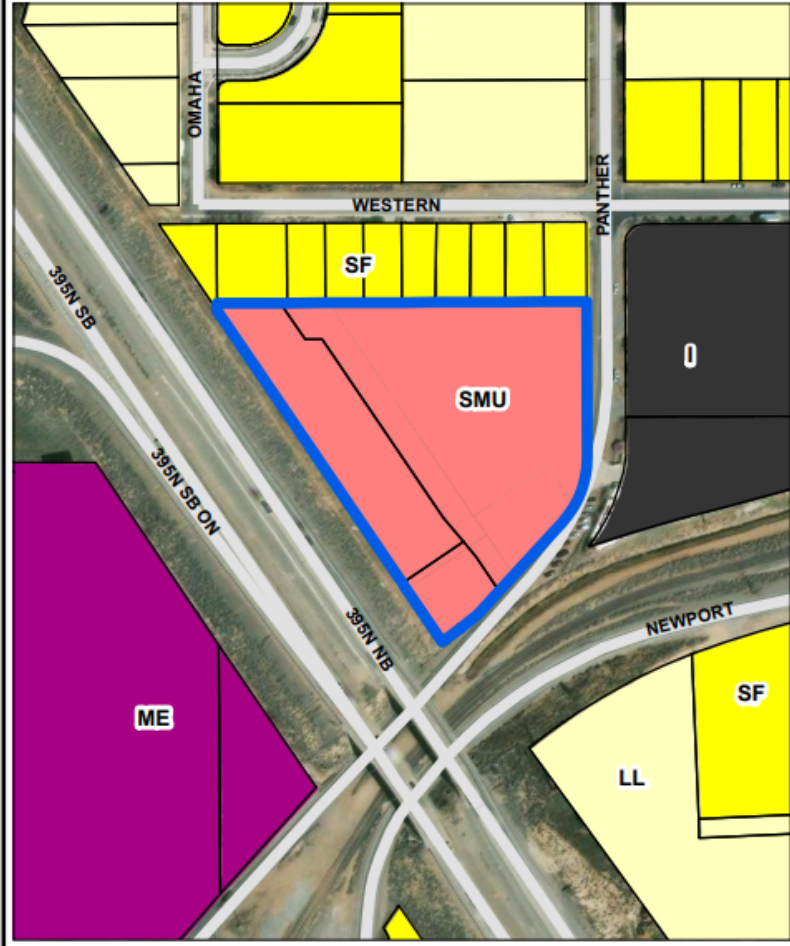


Date: July 2022 Scale: 1 inch = 250 feet

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

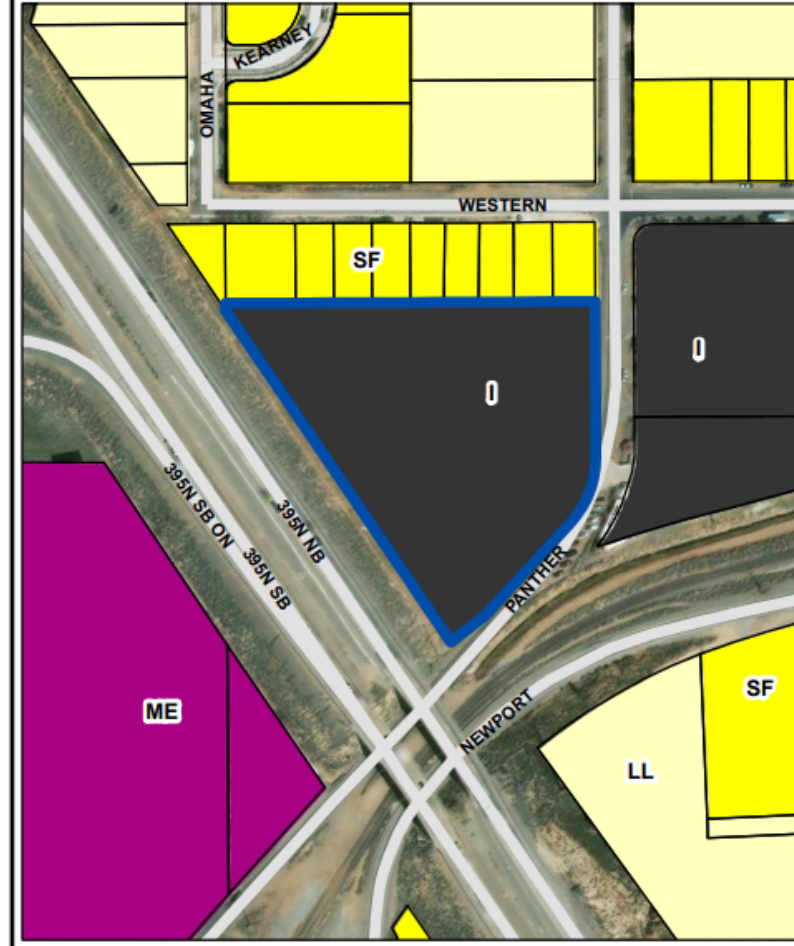
Existing MPLU: SMU

Subject Area ►



Proposed MPLU: I

Subject Area ►



Master Plan Land Use



Date: October 2022 Scale: 1 inch = 250 feet

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



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

Master Plan Amendment: Based upon compliance with the applicable findings, I move to adopt the amendment to the Master Plan by resolution, subject to conformance review by the Truckee Meadows Regional Planning Commission

Zoning Map Amendment: Based upon compliance with the applicable findings, I move to adopt the zoning map amendment by ordinance and refer to a second reading.