

PLANNING COMMISSION STAFF REPORT

Date: December 21, 2022

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC23-00023 (455 Crampton Street Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan amendment from Mixed Neighborhood/ Wells Avenue Neighborhood Planning Area/ Wells Avenue Mixed-Use (MX/WANP/WAMU) to Suburban Mixed-Use/Wells Avenue Neighborhood Planning Area/ Wells Avenue Mixed-Use (SMU/WANP/WAMU), and; 2) a zoning map amendment from Multi-Family Residential – 14 units per acre/ Wells Avenue Neighborhood Plan (MF-14/WANP) to General Commercial/ Wells Avenue Neighborhood Plan (GC/WANP). The ±0.16 acre site is located north of Crampton Street ±170 feet east of its intersection with Wells Avenue.

From: Grace Mackedon, Associate Planner

Ward #: 3

Case No.: LDC23-00023 (455 Crampton Street Master Plan and Zoning Map Amendments)

Applicant: Jeffrey Loftin

APN: 013-165-10

Request: **1) Master Plan Amendment:** From Mixed Neighborhood/Wells Avenue Neighborhood Planning Area/Wells Avenue Mixed-Use (MX/WANP/WAMU) to Suburban Mixed-Use/Wells Avenue Neighborhood Planning Area/Wells Avenue Mixed-Use (SMU/WANP/WAMU), and;
2) Zoning Map Amendment: From Multi-Family Residential – 14 units per acre/ Wells Avenue Neighborhood Plan (MF-14/WANP) to General Commercial/Wells Avenue Neighborhood Plan (GC/WANP).

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon 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.

Summary: The ±0.16 acre subject parcel is located on the north side of Crampton Street ±170 feet east of its intersection with Wells Avenue. The site is currently accessed via Crampton Street and an alley in between South Wells Avenue and Wilson Avenue. This is a request for 1) a Master Plan amendment from Mixed Neighborhood (MX) to Suburban Mixed Use (SMU); and 2) a zoning map amendment from Multi-Family Residential – 14 units per acre (MF-14) to General Commercial (GC) (**Exhibit A**). The requested amendments would bring the site into conformance with the Wells Avenue Mixed-Use (WAMU) sub-land use designation and facilitate commercial and residential development with intensities and design consistent with abutting properties to the west within the Wells Avenue corridor. Key issues related to the request consist of: 1) compatibility of the proposed zoning with surrounding zoning and land uses; and 2) conformance with the Master Plan. The proposed SMU Master Plan land use designation and GC zoning district are appropriate and compatible with the surrounding land uses and zoning.

Background: Currently, the site consists of a nonconforming one-story office building constructed in 1963 with a gravel parking area on the northern portion of the site. The Wells Avenue Neighborhood Plan, adopted in 2008, identifies the subject parcel within the Wells Avenue Mixed-Use (WAMU) sub-land use designation. The parcel was assigned a MX Master Plan designation in 2017 during the ReImagine Reno Master Plan update, which is non-conforming with the Wells Avenue Neighborhood Plan WAMU designation (**Exhibit B**). Although the neighborhood plan and sub-landuse allow for GC as a conforming district, the applicant submitted a Master Plan amendment from MX to SMU to bring the site into Master Plan conformance and facilitate assignment of the GC zoning district. GC zoning and the SMU Master Plan designation are consistent with the area and conforming to the WANP/WAMU overlay plan.

Analysis: The WAMU sub-land use designation is intended to facilitate a pedestrian-oriented "main street" that serves the neighborhood and the surrounding community. The existing nonconforming MX Master Plan designation is intended for primarily single-family detached homes and duplexes. The proposed SMU Master Plan designation and GC zone are intended for a diverse mix of commercial and residential uses and conform the WAMU sub-land use designation.

Land Use Compatibility: The project site is well suited for SMU and GC designations. Surrounding zoning consists of MF-14 to the north, east, and south, and GC on abutting parcels to the west. The properties to the north, east, and south are all within the Mixed-Residential – 14 sub-overlay within the WANP while the properties to the west of the site are within the WAMU sub-overlay of WANP. The subject site has operated as a commercial office use within the MF-14 zone which makes the site non-conforming. The proposed zone change and Master Plan amendment will bring the site into conformance, and make the site more consistent with the WAMU designation. Although the GC zoning designation allows for a variety of commercial uses, the WAMU overlay prohibits a number of these uses as shown in **Exhibit C**. Prohibiting these uses

helps ensure the impacts on the surrounding neighbors will be minimal.

A comparison of allowed land uses between the existing MF-14 and proposed GC zoning districts is provided in **Exhibit D**. Future nonresidential development of the site will be subject to both the residential adjacency standards of Reno Municipal Code (RMC) and the discretionary site plan review process. RMC has standards to help mitigate any potential impacts for a non-residential project near a residential development. These standards include mitigation for noise, lighting, setbacks, and signage. Additional site specific requirements may be applied at time of development through the discretionary review process in addition to the specific neighborhood design standards of the WANP zoning overlay. The proposed zoning is compatible with the surrounding area and would allow for activation of an infill location where public infrastructure and services are in-place.

Development Standards: A comparison of the bulk/dimensional standards for the existing and proposed zoning districts are noted in the table below. With the discretionary review processes identified previously, the allowed setbacks, building height, and other development standards for the proposed GC zone is compatible with the area. Additionally, the WANP overlay requires a number of articulation, building massing, and transition requirements to maintain the character of the neighborhood. Specific design considerations regarding site layout, access, and improvements will be analyzed at time of development to ensure compatibility with the residential uses to the north.

Zoning	MF-14	GC/WANP/WAMU
Setbacks – Front/Side/Rear	10’/5’/10’	10’/10’/10’
Height	35’	45’
Stories	2.5	3
Lot Width, Minimum	40’	50’
Density	14 du/acre	45 du/acre

Conformance with the Master Plan: With the approval of the Master Plan Amendment the subject site would have a Master Plan land use designation of Suburban Mixed Use/Wells Avenue Neighborhood Plan/Wells Avenue Mixed-Use and is within the Central Neighborhood per the Structure Plan Framework of the Reno Master Plan. The proposed amendments are supportive of the following Master Plan policies.

- Policy 2.2B: Underutilized Properties
- Policy N-G.16: Neighborhood Services
- Policy N-CN.6: Building Orientation and Setbacks

Public and Stakeholder Engagement: This project was reviewed by various City divisions and

partner agencies and no comments were received. A courtesy notice was sent to surrounding property owners upon initial submittal of the request. Staff received one public comment in support of the project (**Exhibit D**). The applicant hosted a neighborhood meeting to satisfy the requirements of NRS 278.210 where one neighbor attended with questions regarding a future project. Any further comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2); and
- (2) The amendment is in substantial conformance the Master Plan.

Attachments:

Exhibit A - Display Maps

Exhibit B – Wells Avenue Neighborhood Plan Excerpt

Exhibit C – WAMU Prohibited Uses

Exhibit D – Comparison of Uses

Exhibit E – Public Comments

Resolution No. 07-22

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00023 (455 CRAMPTON STREET MASTER PLAN AND ZONING MAP AMENDMENTS), FROM ±0.16 ACRES OF MIXED NEIGHBORHOOD/ WELLS AVENUE NEIGHBORHOOD PLANNING AREA/ WELLS AVENUE MIXED-USE (MX/WANP/WAMU) TO SUBURBAN MIXED-USE/WELLS AVENUE NEIGHBORHOOD PLANNING AREA/ WELLS AVENUE MIXED-USE (SMU/WANP/WAMU). THE SUBJECT PARCEL IS LOCATED NORTH OF CRAMPTON STREET ±170 FEET EAST OF ITS INTERSECTION WITH WELLS AVENUE, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00023 (455 CRAMPTON STREET MASTER PLAN AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on December 21, 2022, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

1. That the maps, documents and descriptive material in Planning Case No. LDC23-00023 (455 Crampton Street Master Plan and Zoning Map Amendments) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted this 21st day of December, 2022, by the following vote of the Commission:

AYES: _____
 NAYS: _____
 ABSTAIN: _____ ABSENT: _____

APPROVED this 21st day of December, 2022.

 CHAIRPERSON

ATTEST:

 PLANNING MANAGER
 RECORDING SECRETARY

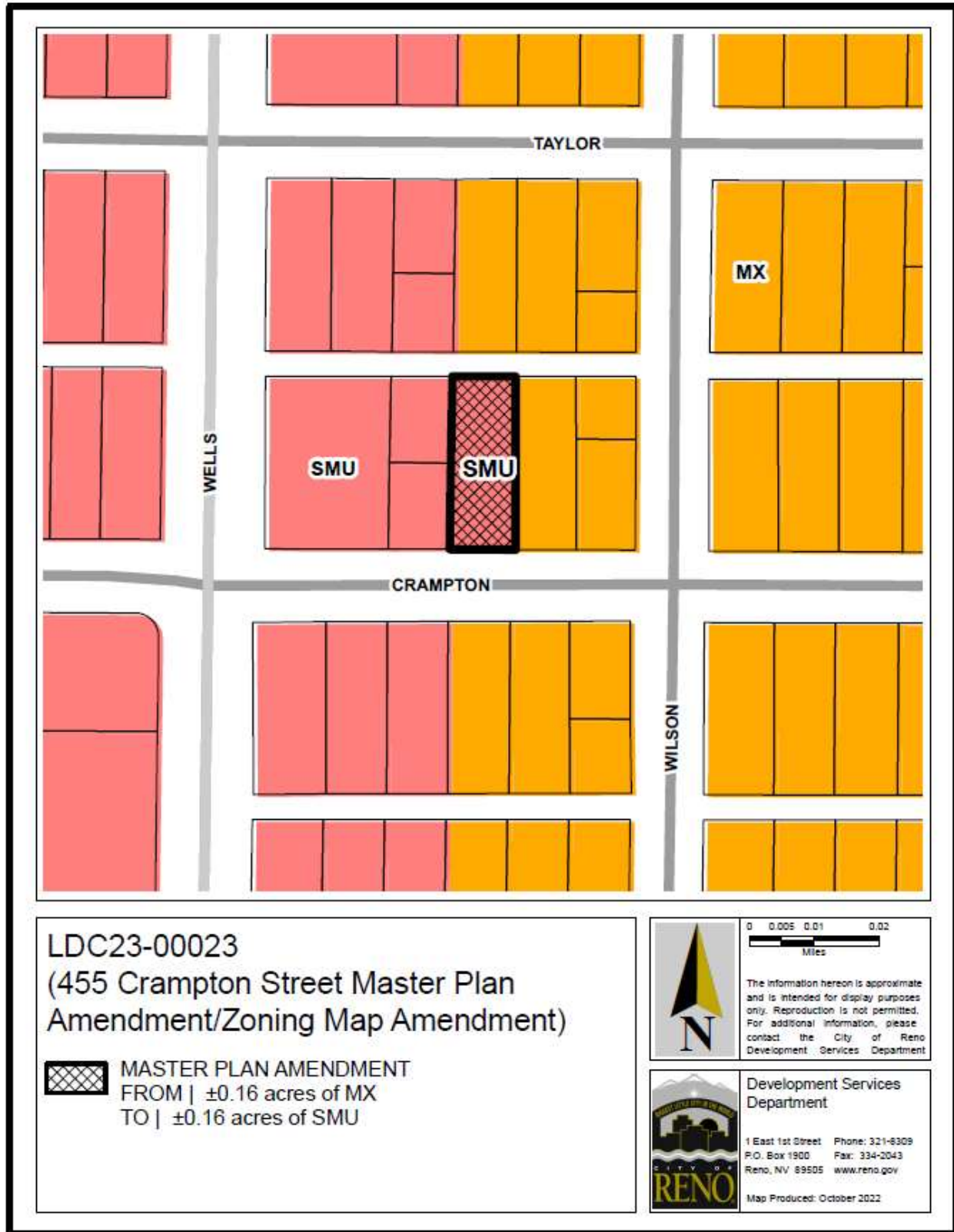
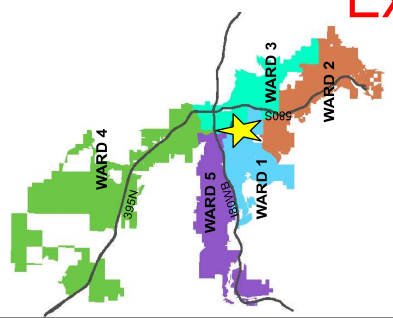


Exhibit A - Case Maps

AREA MAP

LDC23-00023
(455 Crampton Street
Master Plan Amendment/
Zoning Map Amendment)

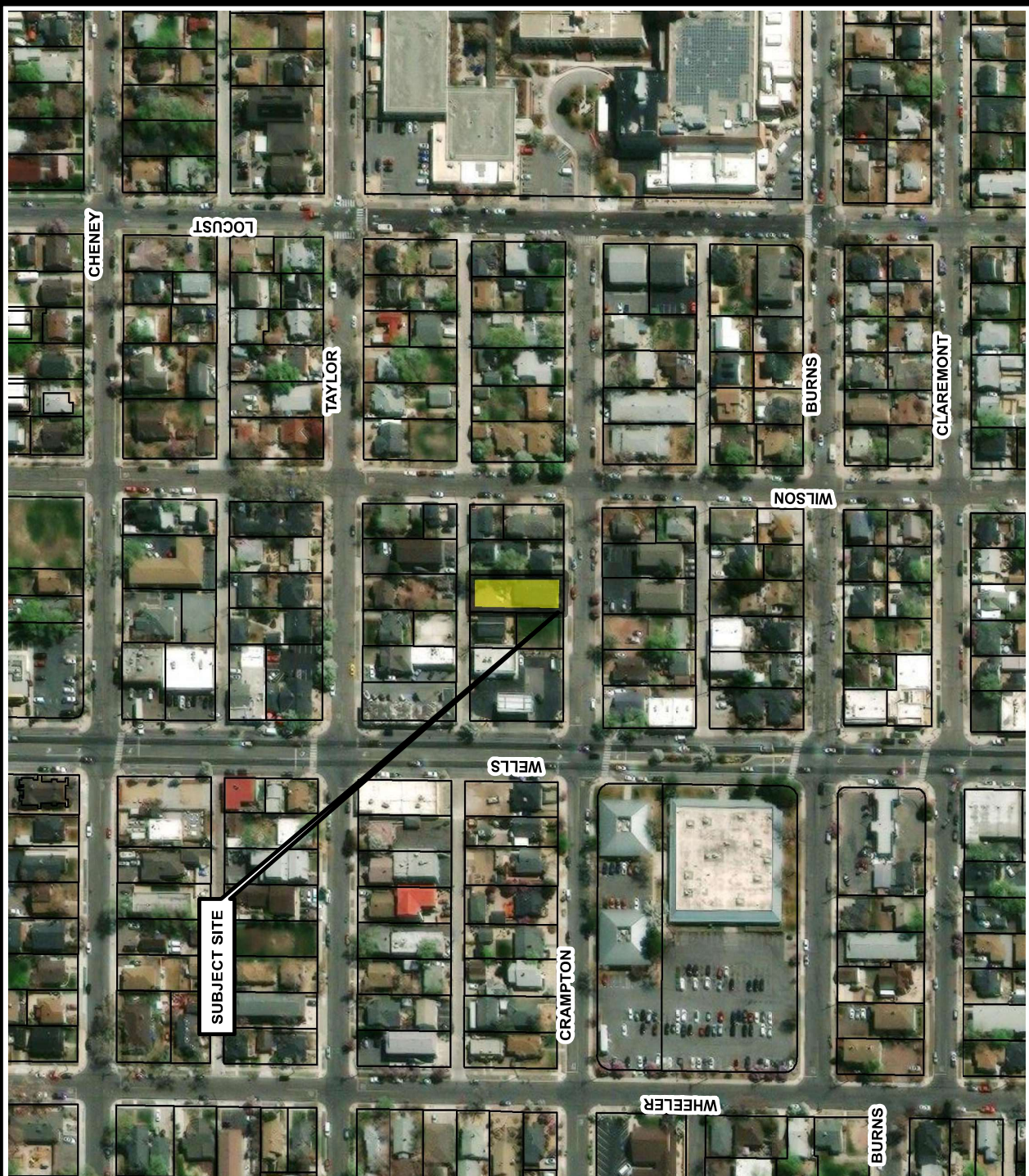
Subject Site ► 



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Scale: 1 inch = 200 fe




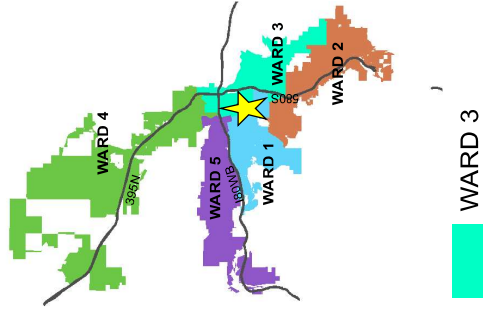
SUBJECT SITE

VICINITY MAP

LDC23-00023

(455 Crampton Street
Master Plan Amendment/
Zoning Map Amendment)

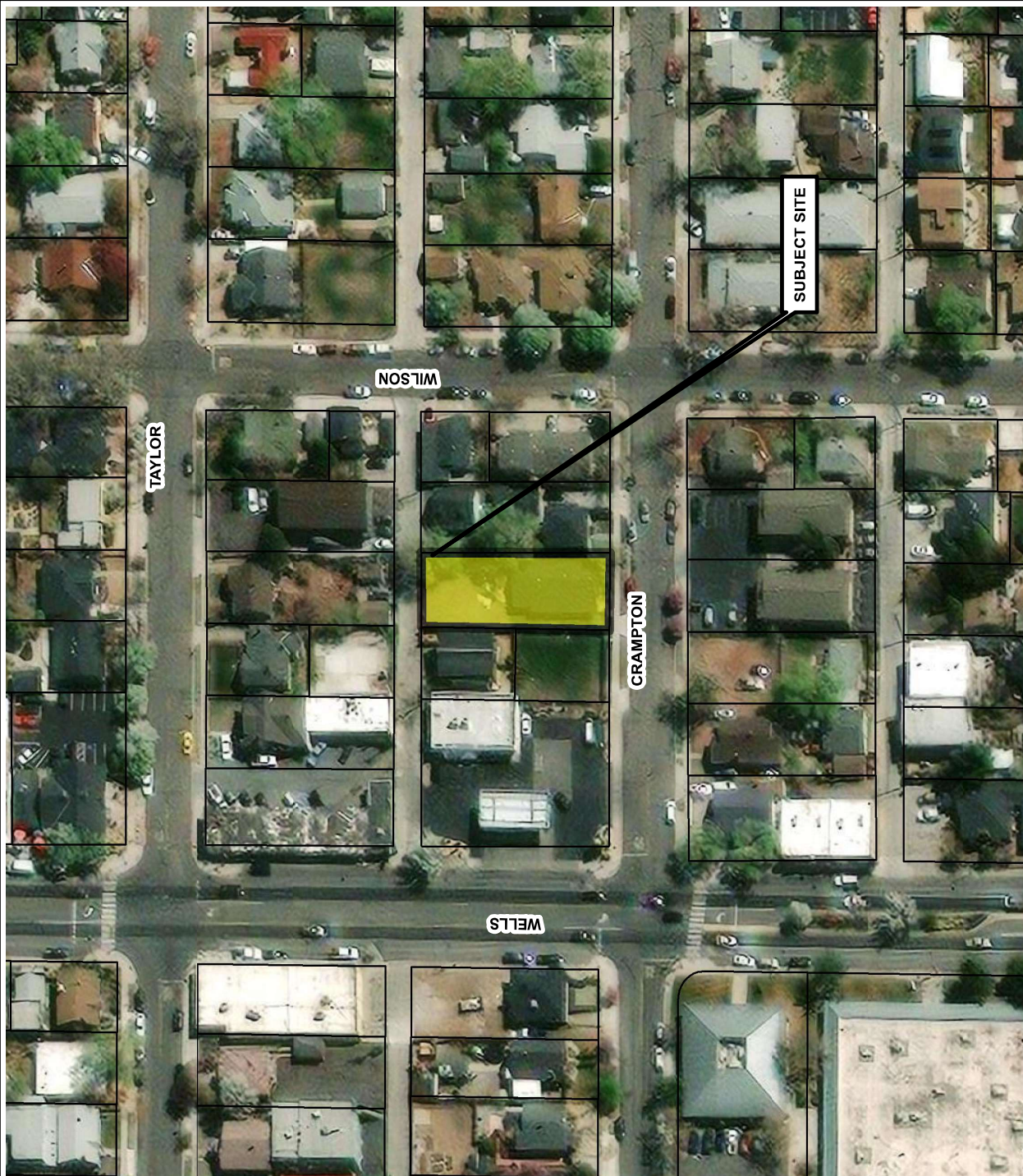
Subject Site ► 



Development
Services
Department



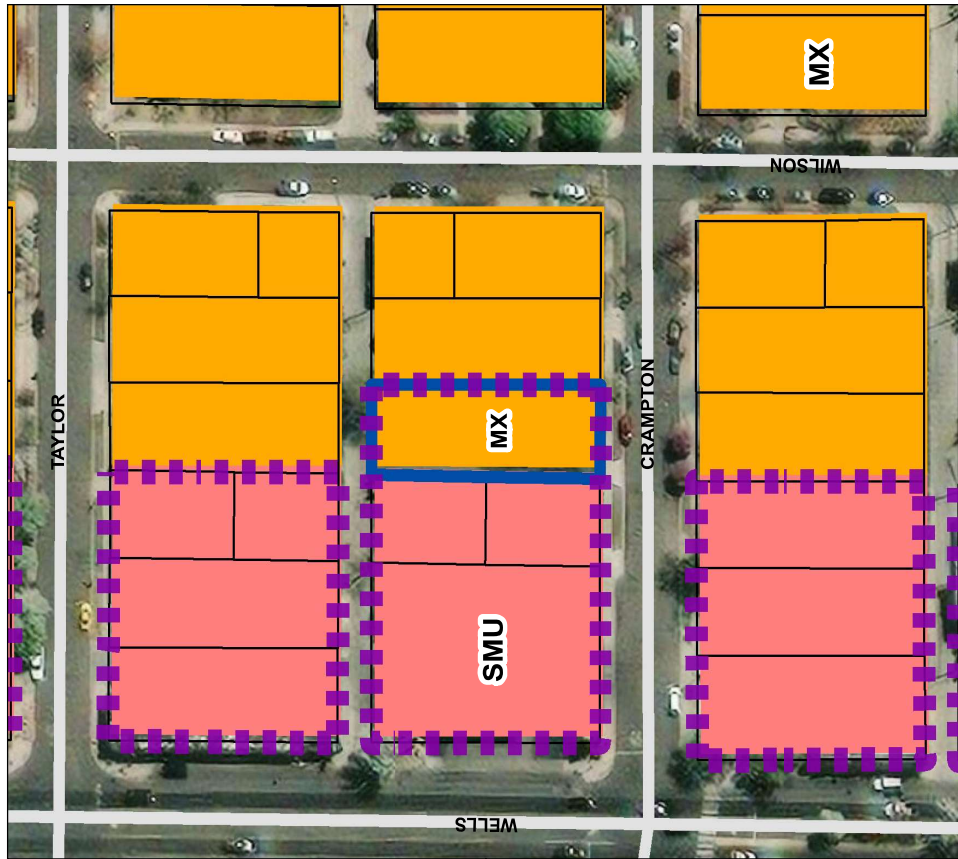
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is approximate and
is intended for display
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Date: October 2022
Scale: 1 inch = 100 feet



MASTER PLAN LAND USE COMPARISON LDC23-00023 (455 Crampton Street Master Plan Amendment/Zoning Map Amendment)

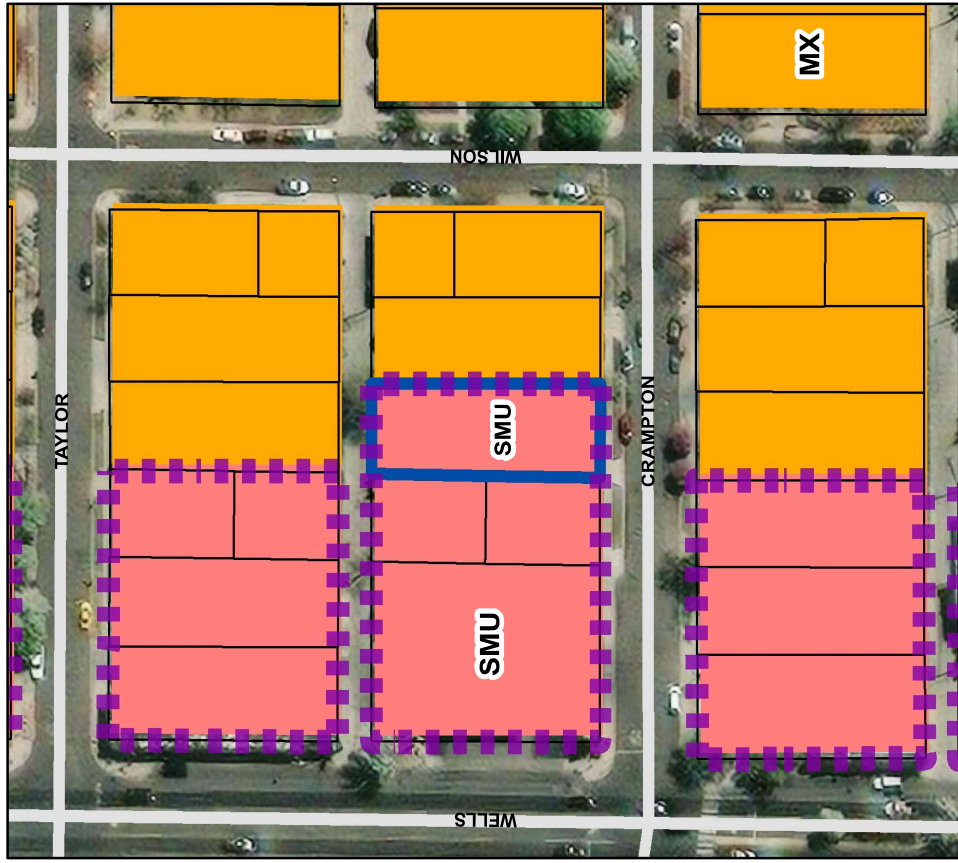
Existing MPLU: MX

Subject Area ▶



Proposed MPLU: SMU

Subject Area ▶



Master Plan Land Use



MX/WANP/WA-MU



SMU/WANP/WA-MU

Date: December 2022 Scale: 1 inch = 100 feet

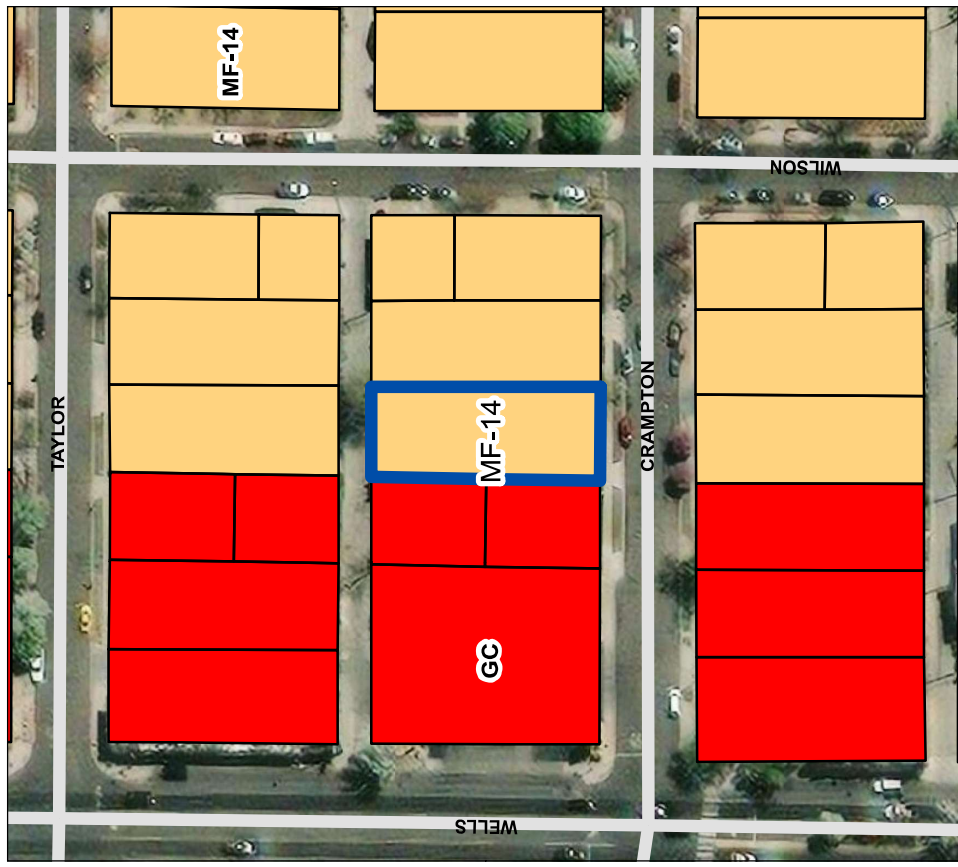
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ZONING MAP

LDC23-00023 (455 Crampton Street Master Plan Amendment/Zoning Map Amendment)

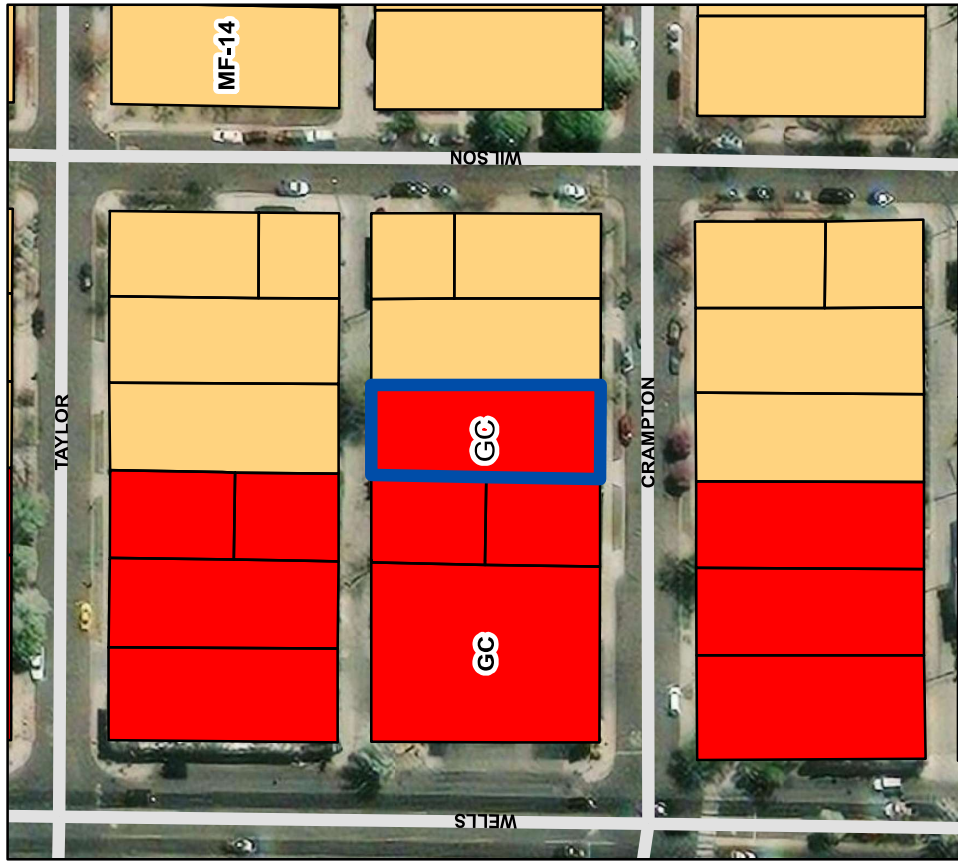
Existing Zoning: MF-14

Subject Site



Proposed Zoning: IC

Subject Site



Zoning Designations



MF-14



GC



Date: October 2023 Scale: 1 inch = 100 feet

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

Wells Avenue Neighborhood Plan

Land Use and Conforming Base Zoning Districts

Master Plan Land Use designations were applied to the Wells Avenue Neighborhood Plan area using adopted zoning districts. However, the Wells Avenue Neighborhood Plan designations are carried forward and the following table identifies zoning districts that conform to the Master Plan Land Use designations and Wells Avenue Neighborhood Plan designations.

Master Plan Land Use Designations	Wells Avenue Neighborhood Plan Designations	Conforming Base Zoning Districts
Single-Family Neighborhood	Single-Family (SF)	<ul style="list-style-type: none"> SF3: Single Family Residential (3 units per acre) SF5: Single Family Residential (5 units per acre)
Mixed Neighborhood	Mixed-Residential 14 (MR-14)	<ul style="list-style-type: none"> SF8: Single Family Residential (8 units per acre) MF14: Multifamily (14 dwelling units per acre)
Multi-Family Neighborhood	Mixed-Residential 30 (MR-30)	<ul style="list-style-type: none"> MF14: Multifamily (14 dwelling units per acre) MF21: Multifamily (21 dwelling units per acre)
Suburban Mixed Use		<ul style="list-style-type: none"> MF30: Multifamily (30 dwelling units per acre) PO: Professional Office
Suburban Mixed Use	Wells Avenue Mixed-Use	<ul style="list-style-type: none"> MF14: Multifamily (14 dwelling units per acre) MF21: Multifamily (21 dwelling units per acre) MF30: Multifamily (30 dwelling units per acre) PO: Professional Office
Suburban Mixed Use	Mixed-Use Residential (Holcomb & Vassar)	<ul style="list-style-type: none"> MF14: Multifamily (14 dwelling units per acre) MF21: Multifamily (21 dwelling units per acre) MF30: Multifamily (30 dwelling units per acre) PO: Professional Office
Suburban Mixed Use	Urban Residential/Commercial	<ul style="list-style-type: none"> MF14: Multifamily (14 dwelling units per acre) MF21: Multifamily (21 dwelling units per acre) MF30: Multifamily (30 dwelling units per acre)
Public/Quasi-Public	Public Facility	<ul style="list-style-type: none"> PF: Public Facilities

Exhibit B - Wells Avenue Neighborhood Plan Excerpt

Exhibit C - WAMU Prohibited Uses

a. Applicability

The following standards shall apply to all parcels designated as WA-MU on the Land Use Framework map contained within the Wells Avenue Neighborhood Plan, except those designated as Public Facility. Design Standards for the WA-MU area are intended to reinforce its distinction as a pedestrian-oriented "main street" that serves the neighborhood and the surrounding community.

1. Permitted/Prohibited Uses

The following modifications to Table 3-1, *Table of Allowed Uses*, shall apply to all parcels located within the WA-MU area of the Wells Avenue Neighborhood Plan:

The following uses shall be prohibited:

- [a] Auto repair garage and paint and body shop;
- [b] Automobile and truck sales and mobile home, RV, boat and trailer sales or rental;
- [c] Building landscape material/lumber yard;
- [d] Laboratory;
- [e] Indoor gun range;
- [f] Commercial stables or riding academy;
- [g] Motels;
- [h] Food processing/wholesale;
- [i] Mini-warehouse; and
- [j] Truck rentals.

The following principal uses shall be permitted by right:

- [k] Restaurant with Alcohol Service.
- [l] Restaurant without Alcohol Service.

The following principal uses shall be permitted with a conditional use permit:

- [m] Drive-through facility;
City Comment: Exhibit C - WAMU Prohibited Uses
- [n] Convenience store.

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
[P/A]2 = permitted by right except when the use-specific standards require public hearing
[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
RESIDENTIAL USES																																		
Household Living																																		
Dwelling, Duplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P	P					P	P	P	P	18.03.302(a)(1)	
Dwelling, Fourplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P	P					P	P	P	P	18.03.302(a)(1)	
Dwelling, Live/Work									P	P	P	P	P	P	P	P	P	P	M	M	P	P	P	P		P							18.03.302(a)(2)	
Dwelling, Multi-family							C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		M							18.03.302(a)(3)	
Dwelling, Single-Family Attached						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	18.03.302(a)(4)	
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P	P	P	P	P	18.03.302(a)(5)	
Dwelling, Triplex						C	C	P	P	P	P	P	P	P	P	P	P	P	C	C									P	P	P	P	18.03.302(a)(1)	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P															18.03.302(a)(6)	
Manufactured or Mobile Home Park								C	C	C																					C	C	C	18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P	P																							18.03.302(a)(8)	

Exhibit D - Comparison Of Uses

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
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 [P/A]2 = permitted by right except when the use-specific standards require public hearing
 [P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
 [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts		Residential								Mixed-Use										Employ.				Special				Use-Specific Standards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Zone Districts	Residential									Mixed-Use										Employ.				Special					Use-Specific Standards								
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40				
Funeral Parlor																	P	P	P			P					P	P									
Library, Art Gallery, or Museum												P	P	P	P	P	P	P	P	P	P	P	P				P		C	C	C	P					
Major Government Facility																																	C				
Minor Government Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C					
Prison or Custodial Institution																																					
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	C	P								P	P									
Public Meal or Homeless Services Provider													C				C	4							C									18.03.303(a)(2)			
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(3) 18.04.107			
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	P		P	C	C	C	C	18.03.303(a)(4)			
Educational Facilities																																					
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						18.03.303(b)(1)			
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	M	18.03.303(b)(2)			

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Zone Districts		Residential								Mixed-Use										Employ.				Special					Use-Specific Standards				
		LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40
College, University, or Seminary												P	P	P	P	P	P	P	P	P	P	P	P			P			P				18.04.107
School, Primary		M	M	M	M	M	M	M		M		P	P	P	P	P	P	P	P		P	P	P			P		P	P	M	M	M	18.03.303(b)(3)
School, Secondary		M	M	M	M	M	M	M				P	P	P	P	P	P	P	P	M		P	P			P	P		P	M	M	M	18.03.303(b)(4)
School, Vocational or Trade												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	18.04.107
Healthcare Facilities																														18.04.107			
Blood Plasma Donor Center												P	P	P	P	P	P	P	P	P	P	P	P			P	P	P					18.03.303(c)(1)
Hospital, Acute and Overnight Care												P	P	P	P	P	P	P	P	P	P	P	P				C						
Medical Facility, Day Use												P	P	P	P	P	P	P	P	P	P	P	P				P						
COMMERCIAL USES																																	
Agriculture, Animals, and Farming																														18.04.107			
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility		C	C	C								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			M	M	M	18.03.304(a)(1)	

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Zone Districts	Residential									Mixed-Use										Employ.				Special					Use-Specific Standards				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40
Farm																													P	P	P	18.03.304(a)(2)	
Stable, Commercial	C	C															P	P	P			P								M	M	18.03.304(a)(3)	
Urban Farm	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	18.03.304(a)(4)	
Food and Beverage																																	
Bakery, Retail									M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P					
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C			P			P	P	P	P					
Commercial Kitchen											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			M	M	M	
Microbrewery, Distillery, or Winery											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(b)(1)	
Restaurant									M	M	P	P	P	P	P	P	P	P	P	P	M	P			P	P	P	P					
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	M	P			P	P	P	P					18.03.304(b)(2)	
Lodging																																	
Bed and Breakfast Inn	M	M	M	M	M	M		M	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P									18.03.304(c)(1)	

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Hotel-Condominium											P	P	P	P	P	P	P	P				P		P	P		P	4					18.03.304(c)(2)				
Hotel											P	P	P	P	P	P	P	P	P			P					P	4					18.03.304(c)(3)				
Hotel with Nonrestricted Gaming											C				C		C	C									C	4					18.03.304(c)(4)				
Motel																	P		P	3							P	4					18.03.304(c)(5)				
Motel with Nonrestricted Gaming																	C																18.03.304(c)(6)				
Office and Professional Services																																					
Call Center											P	P	P	P	P	P	P	P	P	P		P			P	P	P	P									
Financial Institution										P	P	P	P	P	P	P	P	P	P	P	M				P	P	P	P	M				18.03.304(d)(1)				
Laboratory																	P	P	P	P		P		P	P	P	P	P	P				18.03.304(d)(2)				
Office, General										P	P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P				18.03.304(d)(3)				
Recording Studio											P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P	P								

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	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
Daytime Entertainment Venue									C	C	P	P	P	P	P	P	P	M	M	M	M	M			P	P	P	P	C	C			18.03.304(f)(4)	
Escort Service/Outcall											P																							
Gun Range, Indoor																			C					C						C				
Live Entertainment											M	M	M	M	M	M	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	18.03.304(f)(5)	
Recreational Vehicle Park															C		C	C	C														18.03.304(f)(6)	
Sports Arena, Stadium, or Track											C	C	C	C	C	C	C	C	C					C	C	C	C	C	C				18.04.107	
Retail																																		
Building, Lumber, and Landscape Material Sales															P	P	P	P	P	P			P	P	P	P	P	P					18.03.304(g)(1)	
Cannabis Dispensary, Medical											P	P	P	P	P	P	P	P	P	P			P				P	P					18.03.304(g)(2)	
Cannabis Dispensary, Adult-use																	P	P	P	P			P				P	P					18.03.304(g)(3)	
Convenience Store											P	P	P	P	P	P	P	P	P	C	P	P	P	P	M	P	P	P						
General Retail, less than 10,000 Square Feet									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(g)(4)	

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	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
General Retail, 10,000 Square Feet or more											P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P						18.03.304(g)(5)	
Pawn Shop																	C 4 4	C 4 4	C 4 4			C 4				C 4							18.03.304(g)(6)	
Plant Nursery or Garden Supply											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
Transportation, Vehicles, and Equipment																																		
Airport Operations and Facilities																												P						18.04.107
Auto Service and Repair													C 4	C 4	C 4		P 4	P 4	P	M				P	P	M	P							18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental													C 4	C 4	C 4		C 4	C 4	C					P	P	C	P							18.03.304(h)(2)
Bus or Other Transportation Terminal											C	C	C	C	C		C	C	C					P	P		P		P					18.03.304(h)(3)
Car Wash													C	C	C		C	M	P					P	P	P	P							
Gas Station													C	C	C		C	M	P					P	P	P	P							18.03.304(h)(4) 18.04.107
Parking Lot, Open												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					18.03.304(h)(5)
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				

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	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I		IC	ME	MA	PGOS	PF	UT5	UT10	UT40
Truck Stop/Travel Plaza																		C						C	C		C						18.03.304(h)(6) 18.04.107
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																																	
Communications and Broadcasting																																	
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	M	P	P	P	P	P					18.03.305(a)(1)	
TV Broadcasting and Other Communication											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			18.03.305(a)(2)	
Utilities																																	
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)	
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.305(b)(2)	
INDUSTRIAL USES																																	
18.04.107																																	
Manufacturing and Processing																																	
Animal and Animal Byproduct Processing																								C						C	C	18.03.306(a)(1)	
Cannabis Cultivation Facility, Adult-use											P						P	P					P	P	P	P	P	P				18.03.306(a)(2)	

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	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
Cannabis Cultivation Facility, Medical													P	4			P	P						P	4	P	P						18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use													P	4	P		P	P	P			P		P	4	P	P						18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical													P	4	P		P	P	P			P		P	4	P	P						18.03.306(a)(5)
Cannabis Production Facility, Adult-use													P	4			P	P						P	4	P	P						18.03.306(a)(6)
Cannabis Production Facility, Medical													P	4			P	P	P					P	4	P	P						18.03.306(a)(7)
Chemical Processing and/or Manufacture																								C	C	C							
Collection Station																			C					P	P	C	2			C	C		
Crematorium												C	C		C	C	C	C	C			C			P	P	C	2					18.03.306(a)(8)
Custom and Craft Manufacturing											P	P	P	P	P	P	P	P	P			P		P	P	P	P			C	C	C	
Food Processing or Wholesale Bakery												P	P	P	P	P	P	P	P			P		P	P	P	P						
Hazardous Waste Facility											C	C	C	C	C	C	C	C				C		P	P	P	P						18.03.306(a)(9)

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Zone Districts	Residential								Mixed-Use												Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
Indoor Manufacturing, Processing, Assembly, or Fabrication													P				P	P				P		P	P	P	P					C	
Maintenance, Repair, or Renovation Business													P		P		P	P	P			P	P	P	P	P	P						
Outdoor Manufacturing, Processing, Assembly, or Fabrication																								C	C	C	C						
Printing and Publishing											P	P	P	P	P	P	P	P	P			P	P	P	P	P	P						
Resource and Extraction																																	
Asphalt or Concrete Batch Plant																									C								C
Mining Operations																									C				C				C
Storage, Distribution, and Warehousing																																	
Heavy Machinery and Equipment, Rental, Sales, and Service																	4	C	C						P	P	C	P					18.03.306(b)(1)
Mini-warehouse									C	C	C	C	C	C	C		C	C	C			C		P	P	P	P	2					18.03.306(b)(2)
Outdoor Storage																	4	C				C		P	P	C	P						18.03.306(b)(3)

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	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40		
Railroad Yard or Shop																	C							P			P		P						
Salvage or Reclamation of Products, Indoors																							P	P	P	C	P								
Septic Tank Services																							C								C				
Tow Yard																							P	P	P	C	P						18.03.306(b)(4)		
Transfer Station																							C										18.03.306(b)(5)		
Truck Terminal																							C	C	C	C									
Warehouse or Distribution Center													P ₁				C	P ₁					P	P	P	P	P	C							
Wholesale																	P	P	P				P	P	P	P	P						18.03.306(b)(6)		
Wrecking Yard, Salvage Yard, or Junk Yard																							C				C								
ACCESSORY USES																																			
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A				A	A	A	A	A	A	A						
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A	A	A	A	A	A	A		18.03.405(a)		

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Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A				18.03.405(b)	
Childcare, In-Home (1-6 Children)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A		A ₁	A	A	A	A	18.03.405(c)	
Childcare, In-Home (7-12 Children)	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M			M		M	A	A	A	A	18.03.405(d)	
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A	A															18.03.405(e)	
Drive-Through Facility (Food Service)												C ₄	C ₄	C ₄	C ₄	C ₄	M ₄	M ₄	A					A ₁	A	A	A ₁						18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M	M	M	M	A		M				A	A	A						18.03.405(g)	
Gaming Operation, Restricted											A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A					18.03.405(h)	
Guest Quarters	A	A	A	A	A	A	A	A									A	A									A						18.03.405(i)	
Helipad											M	A	M	A	M		M	M	M					M	M	M	A		A			M	18.03.405(j)	
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A	A	18.03.405(k)
Outdoor Storage											A	A	A	A	A		A ₁	A ₁	A ₁	A	A	A ₁			A	A							18.03.405(l)	
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(m)	

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Zone Districts	Residential									Mixed-Use									Employ.				Special					Use-Specific Standards					
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA		PGOS	PF	UT5	UT10	UT40
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)

Exhibit E - Public Comment

Which Category Describes You	Citizen
Case Number	LDC23-00023
Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	No
Citizen General Public Comment Form	
Full Name	Charles Rahn
Contact Email	chukkr@gmail.com
Contact Phone Number	7756362623
Position	In Support
Leave comments on this case here.	the requested zone change seems logical and well suited to the existing building or future development of that parcel. Please grant the change, I would like to see improvements on the property sooner rather than later!

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