

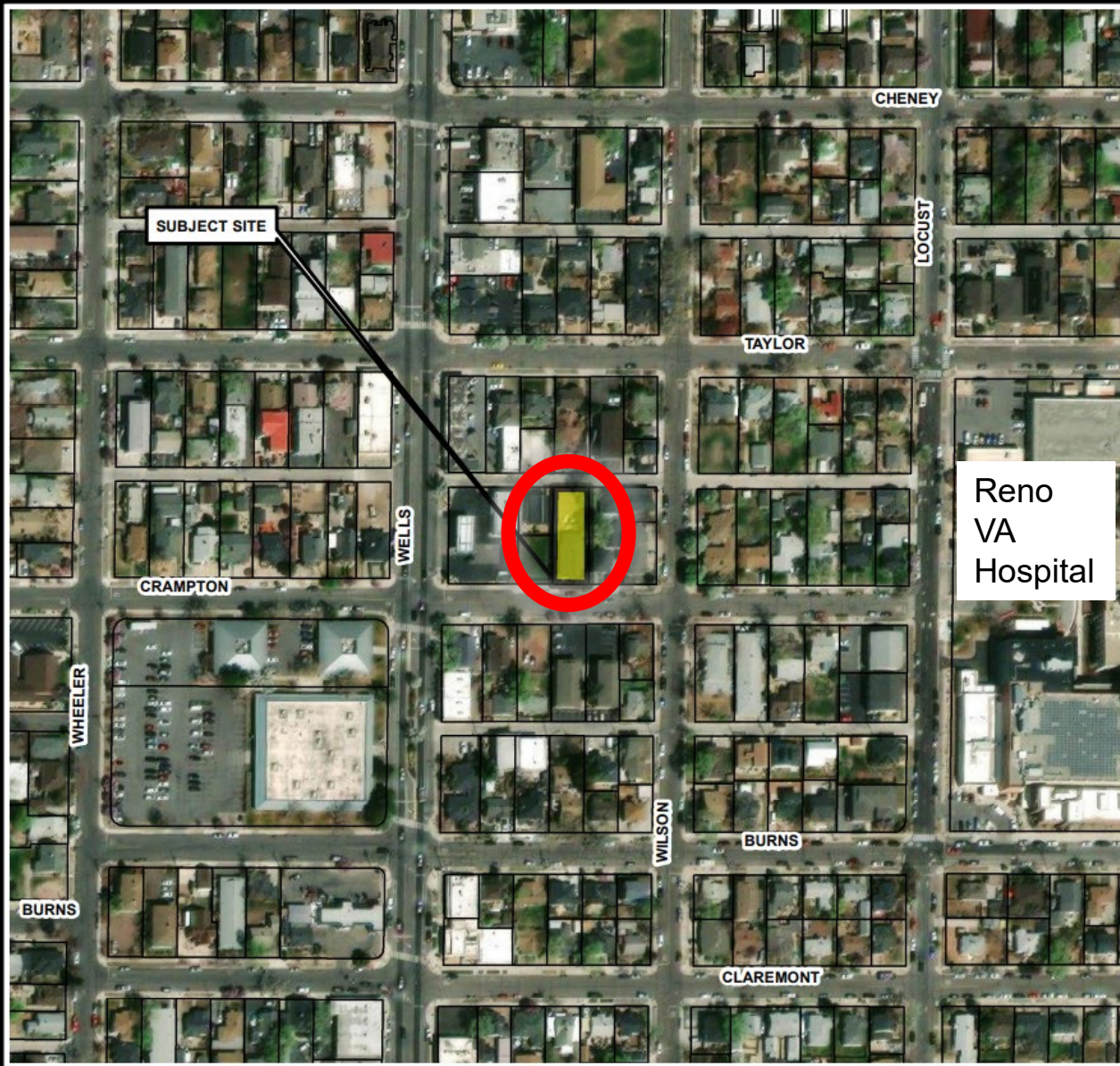
# **LDC23-00023**

## **(455 Crampton Street Master Plan and Zoning Map Amendments)**

*Reno City Council  
January 11, 2023*





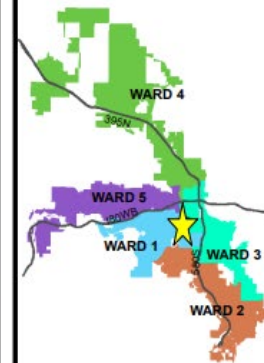


## AREA MAP

LDC23-00023

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

Subject Site ► 



 WARD 3



Development  
Services  
Department



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

Date: October 2022  
Scale: 1 inch = 200 feet

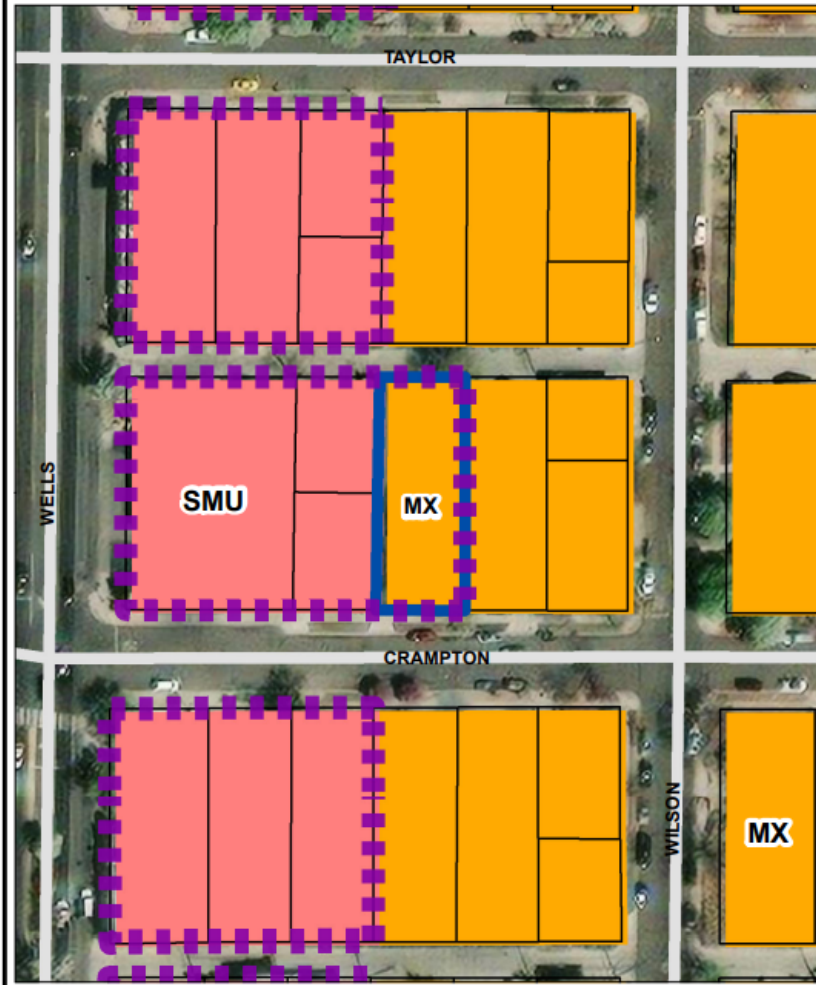
## Project Information

- **Site Size:** ±0.16 acres
- **Requests:**
  1. **Zone Change**  
Existing – ±0.16 acres of MF-14/WANP  
  
Proposed – ±0.16 acres of GC/WANP
  1. **Master Plan Amendment**  
Existing – ± 0.16 acres of  
MX/WANP/WAMU  
  
Proposed – ±0.16 acres of  
SMU/WANP/WAMU



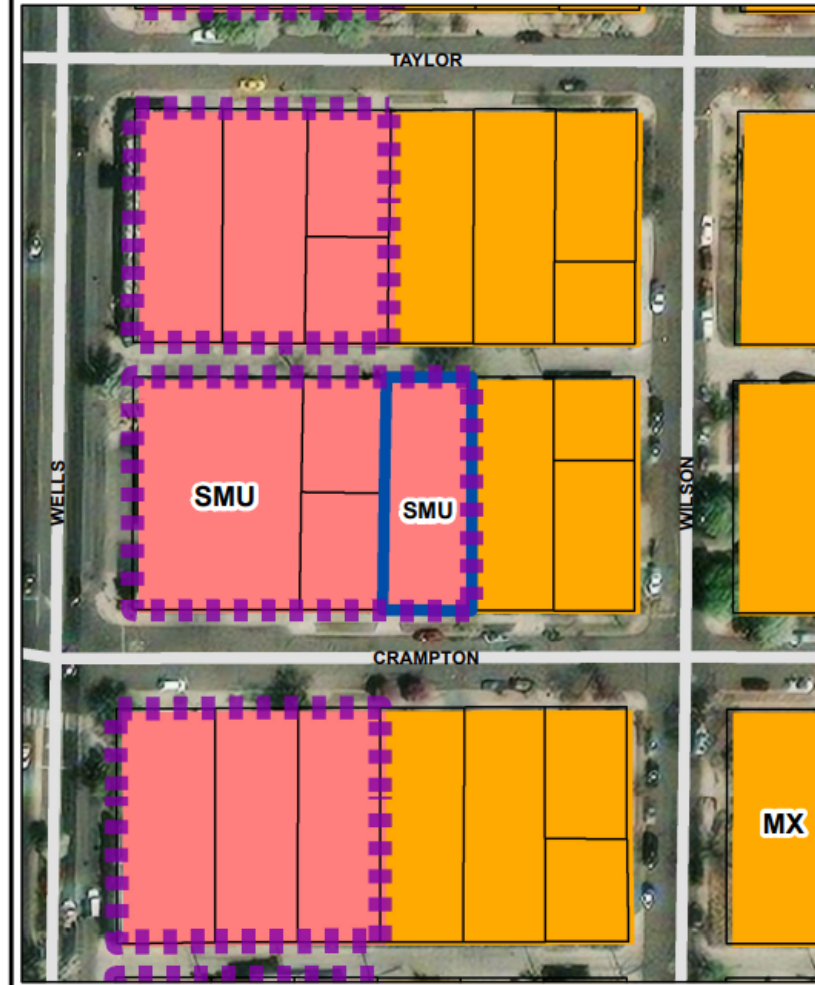
Existing MPLU: MX

Subject Area ►



Proposed MPLU: SMU

Subject Area ►



Master Plan Land Use



MX/WANP/WA-MU



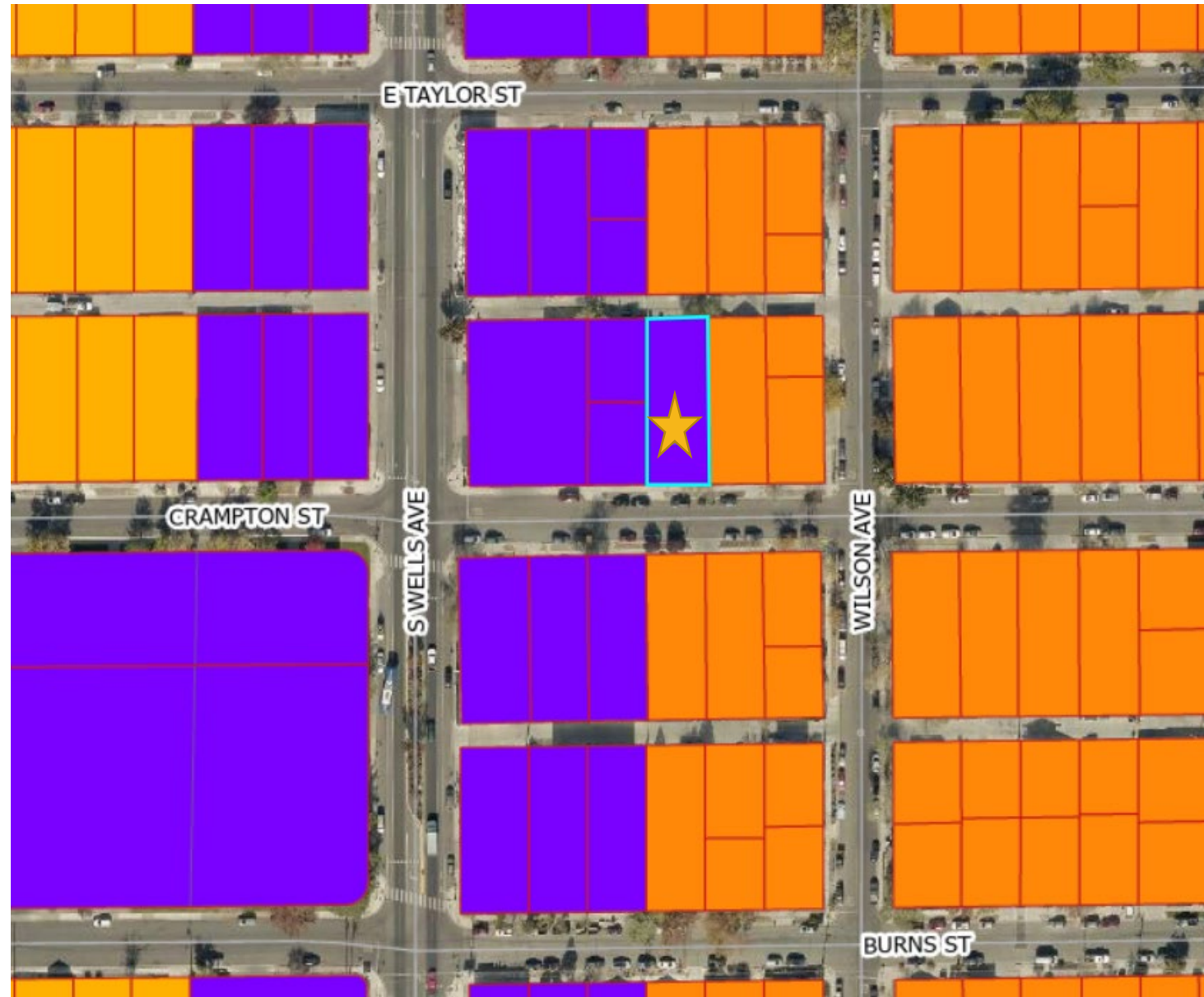
SMU/WANP/WA-MU

Date: December 2022

Scale: 1 inch = 100 feet

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

# Wells Avenue Neighborhood Plan



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

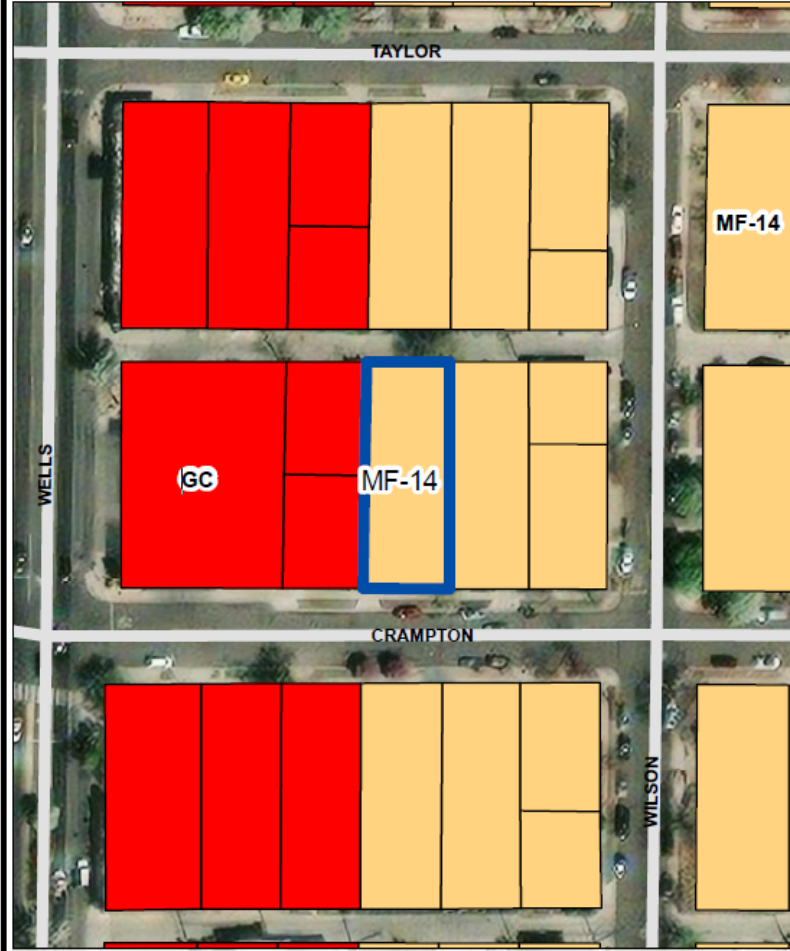


# ZONING MAP

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

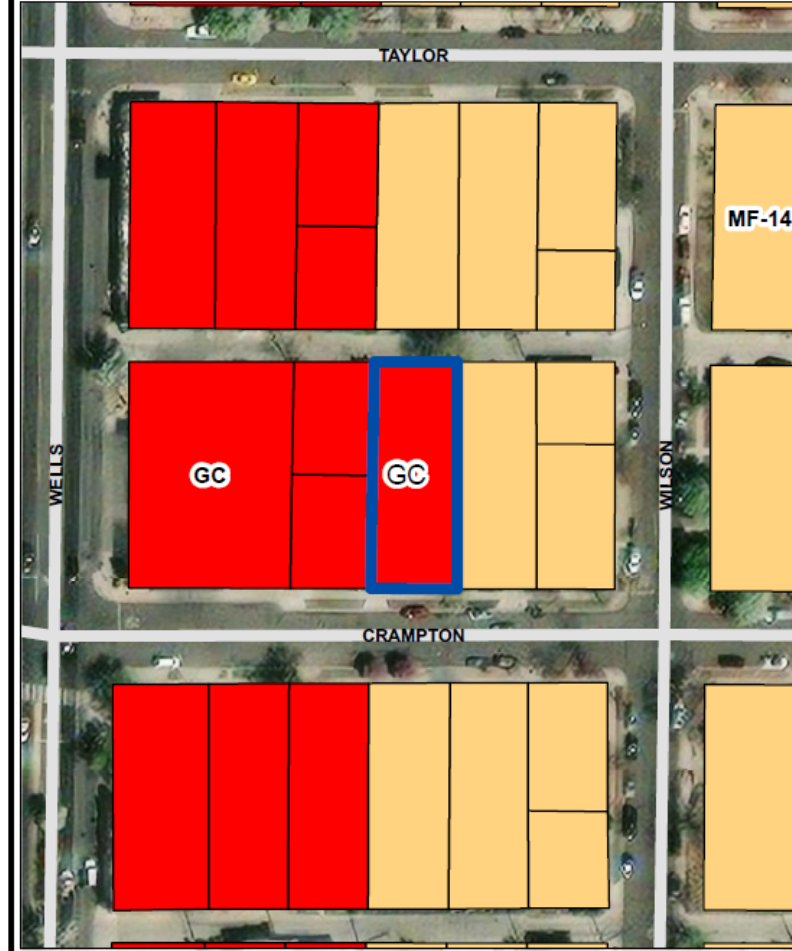
Existing Zoning: MF-14

Subject Site ► ☐



Proposed Zoning: GC

Subject Site ► ☐



## Zoning Designations

MF-14  GC



Date: October 2022 Scale: 1 inch = 100 feet

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# Summary of Uses

<b>Uses</b>	<b>MF-14</b>	<b>GC/WANP/WAMU</b>
Single-Family Detached	Allowed	Allowed
Multi-Family	Allowed	Allowed
Office, General	Not Allowed	Allowed
Retail/Restaurant	Not Allowed	Allowed

# Development Standards

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



# Zoning Map Amendment Findings

<b>ZMA Findings</b>	<b>Staff Review and Analysis</b>
<b>Conforms with state law NRS Section 278.250(2)</b>	✓ Yes
<b>Conforms with Master Plan</b>	✓ 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.**