

Exhibit A - PC Staff Report

PLANNING COMMISSION STAFF REPORT

Date: November 17, 2022

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 06-22 Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan amendment from Unincorporated Transition (UT) to Single-Family Neighborhood (SF), and; 2) a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The ±3 acre site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road; together with matters which pertain to or are necessarily connected therewith.

From: Grace Mackedon, Associate Planner

Ward #: 4 (Upon Annexation)

Case No.: LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments)

Applicant: Po Yi Chen

APN: 082-361-16

Request: 1) **Master Plan Amendment:** From Unincorporated Transition (UT) to Single-Family Neighborhood (SF);
2) **Zoning Map Amendment:** From Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3).

Location: See Case Maps (Exhibit A)

Proposed Motion: Based upon compliance with the applicable findings, I move to adopt the amendment to the Master Plan 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 ±3 acre subject site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road. The site is currently accessed via an easement from the property to the south. This is a request for 1) a Master Plan amendment from Unincorporated Transition (UT) to Single-Family Neighborhood (SF); and 2) a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The change

from Unincorporated Transition to Single-Family designations would allow smaller lot sizes and up to two additional residential lots through the parcel map process. The requested amendments are displayed graphically in the provided Master Plan and zoning comparison display maps (**Exhibit A**). Key issues related to the request consist of: 1) compatibility of the proposed zoning with surrounding zoning and land uses; 2) conformance with the Master Plan, and; 3) availability of public services and infrastructure. The proposed SF Master Plan land use designation and SF-3 zoning districts are appropriate and compatible with the surrounding land uses and zoning.

Background: The subject ± 3 acre parcel consists of an existing single-family detached home which is currently on well and septic. The site is located outside City limits but within the City's Sphere of Influence (SOI). Application for annexation is being reviewed concurrently with this request and is scheduled to be heard by the Reno City Council on December 14, 2022. Properties to the east of the subject site were annexed in 1981 and have a Master Plan designation of SF and a zoning designation of SF-3. City records show the UT Master Plan designation was assigned with the adoption of the Reimagine Reno Master Plan in 2017. Prior to this amendment, the subject parcel and surrounding areas featured the Single-Family Residential land use designation.

Analysis: The existing UT Master Plan designation is intended for largely undeveloped unincorporated land within the SOI anticipated to develop within 20 years. The proposed SF Master Plan designation is intended for primarily single-family detached homes with varied lot sizes. The proposed SF-3 zoning district conforms to the proposed SF Master Plan designation.

Land Use Compatibility: Upon annexation, the site will be zoned UT-5 and located in the City of Reno. Although the site has a zoning designation of UT-5, it is considered non-conforming as the property is only three-acres in size, and UT-5 requires a minimum of five-acres. The proposed SF-3 zoning designation conforms to the ± 3 acre subject parcel and is consistent with the adjacent properties. The properties to the east of the site are zoned SF-3 within the Reno City limits, the properties to the south, west, and north are located in Unincorporated Washoe County within the SOI. Properties to the south and west of the subject site currently have the Master Plan land use designation of UT and are also considered non-conforming as the lot sizes are less than five-acres. A comparison of allowed land uses between the existing and proposed zoning districts is provided in **Exhibit B**. The proposed change from UT-5 to SF-3 zoning is compatible with the surrounding area.

Development Standards: A comparison of the bulk/dimensional standards for the existing and proposed zoning districts is noted in the table below. This comparison demonstrates the proposed SF-3 zone is compatible with the surrounding area, and similar to the existing UT-5 zoning district. The minimum lot size for the proposed SF-3 zoning district would allow the applicant to create up to seven additional lots. A tentative map, approved by the Planning Commission, is required for the creation of more than four lots through which site specific requirements may be applied.

Zoning	UT-5	SF-3
Setbacks – Front/Side/Rear	30’/15’/30’	30’/5’/30’
Height	35’	35’
Stories	3	2.5
Lot size, Minimum	5-acres	15,000 sq. ft.
Lot Width, Minimum	200’	80’

Utilities: The subject site is within the existing Truckee Meadows Water Authority (TMWA) service area and extension of City of Reno sewer would be required to be extended by the applicant in order to further develop the site. Necessary infrastructure (i.e. sewer, storm drainage, water, and power) will be further reviewed with associated permit requests to develop the site. Water “Will Serve” from TMWA will be required prior to the issuance of any building permit.

Traffic, Access, and Circulation: The subject site is accessed from Hoge Road. If the Master Plan and Zoning Map Amendment is approved, the level of service for Hoge Road is not expected to be impacted as the trips generated from a potential project are minimal. Hoge Road southeast of the site is currently unimproved. In accordance with NRS 278.462, on and off-site improvements will be required with permit requests to develop the site. From submitted application materials, there is no indication that the Master Plan and zoning map amendments will have any adverse effect/impact to City infrastructure facilities beyond existing use.

Public Safety: City of Reno Fire Department reviewed the request and indicated no major concerns. The closest fire station to the site is Station 10 location at 5250 N Virginia Street with a response time of 5 minutes. The second closest fire station is Station 2 located at 2500 Sutro Street with a response time of 10 minutes.

Conformance with the Master Plan: With the approval of the Master Plan Amendment the subject site would have a Master Plan designation of Single-Family Neighborhood and is within the Foothill Neighborhood within a half mile of a neighborhood corridor per the Structure Plan Framework of the Reno Master Plan. The proposed amendments are supportive of the following Master Plan policies.

- Policy 4.1A: Housing Options
- Policy N-G.21: Transitions
- Policy N-FN.8: Transitions to Unincorporated County/Open Space
- Policy N-FN.9: Access to Public Lands

Public and Stakeholder Engagement: Courtesy notices were mailed out to allow for early engagement of surrounding property owners with City staff and the applicant on this project. No comments were received. The request was intended to be heard by the Ward 4 Neighborhood

Advisory Board (NAB) meeting on October 20, 2022, but was not scheduled in time. The applicant provided public comment at the NAB, and scheduled a separate neighborhood meeting to meet the requirements of NRS 278.210 (**Exhibit C**). No concerns have been identified at the time this report was prepared. Any future comments will be forwarded to the Planning Commission as 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) (Outlined below)

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
 - b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
 - c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
 - d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
 - e. To provide for recreational needs;
 - f. To protect life and property in areas subject to floods, landslides and other natural disasters;
 - g. To conform to the adopted population plan, if required by NRS 278.170;
 - h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
 - i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
 - j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
 - k. To promote health and the general welfare;
 - l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
 - m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
 - n. To promote systems which use solar or wind energy;
 - o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.
- (2) The amendment is in substantial conformance the Master Plan.

Attachments:

Exhibit A - Display Maps

Exhibit B - Land Use Comparison Table

Exhibit C – Public Meeting Verification

Resolution No. 06-22

RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC23-00002 (1045 HOGE ROAD MASTER PLAN AND ZONING MAP AMENDMENTS), FROM ±3 ACRES OF UNINCORPORATED TRANSITION (UT) TO SINGLE-FAMILY NEIGHBORHOOD (SF) LOCATED NORTHWEST OF HOGE ROAD ±670 FEET WEST OF ITS INTERSECTION WITH MASON ROAD, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC23-00002 (1045 HOGE ROAD 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 November 17, 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. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) (hereafter referred to as “the

Amendment”) are related to the planning and physical development of the City and are hereby **ADOPTED** as an Amendment to the City of Reno Master Plan; and

2. That the Planning Commission recommends that the City Council make the determination that with the Amendment, 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 Amendment 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 17th day of November, 2022, by the following vote of the Commission:

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

APPROVED this 17th day of November, 2022.

CHAIRPERSON

ATTEST:

DEVELOPMENT SERVICES DIRECTOR
RECORDING SECRETARY

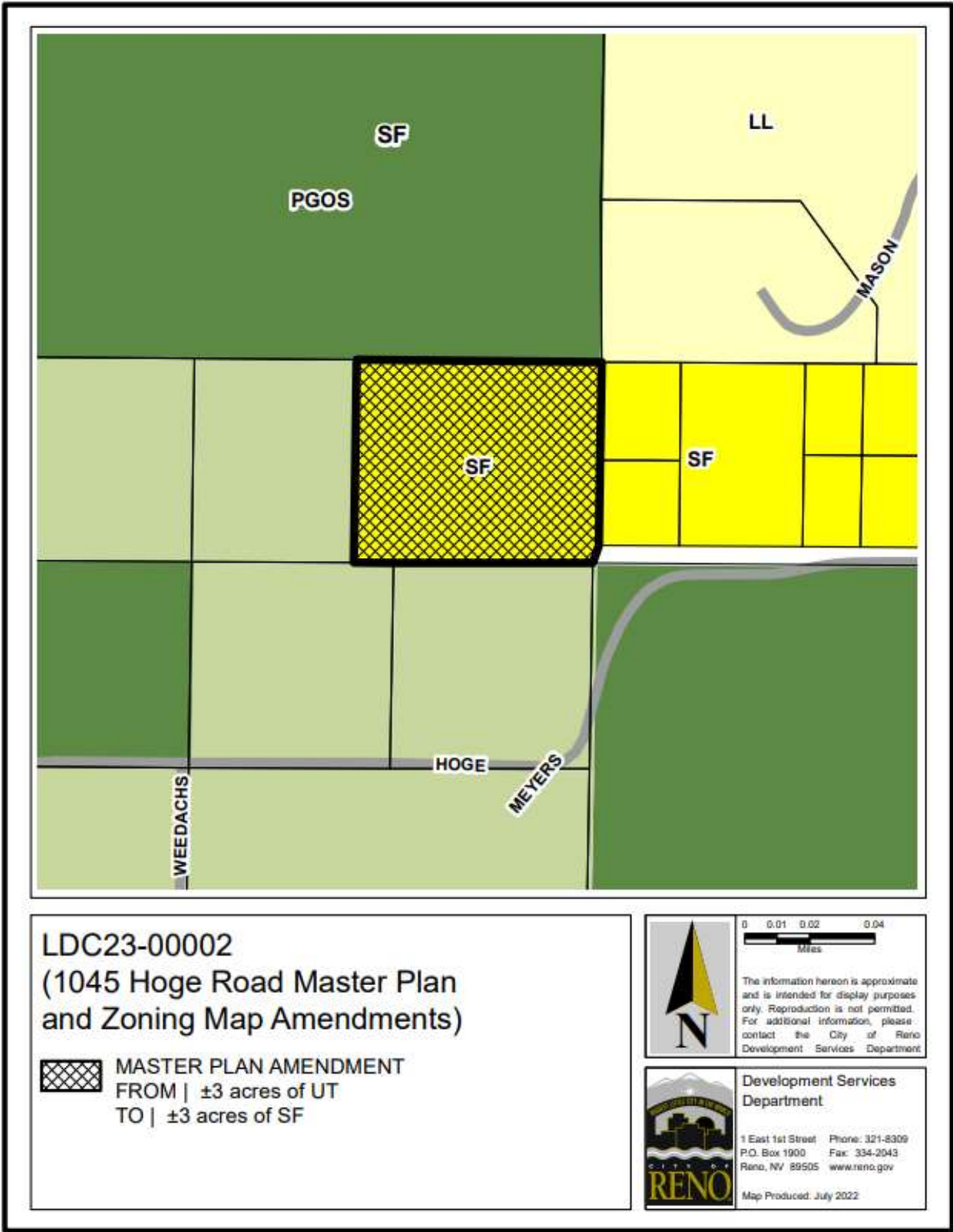


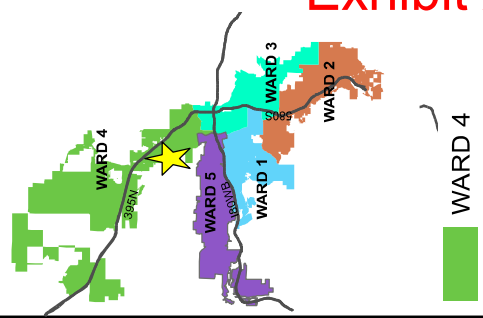
Exhibit A - Case Maps

AREA MAP

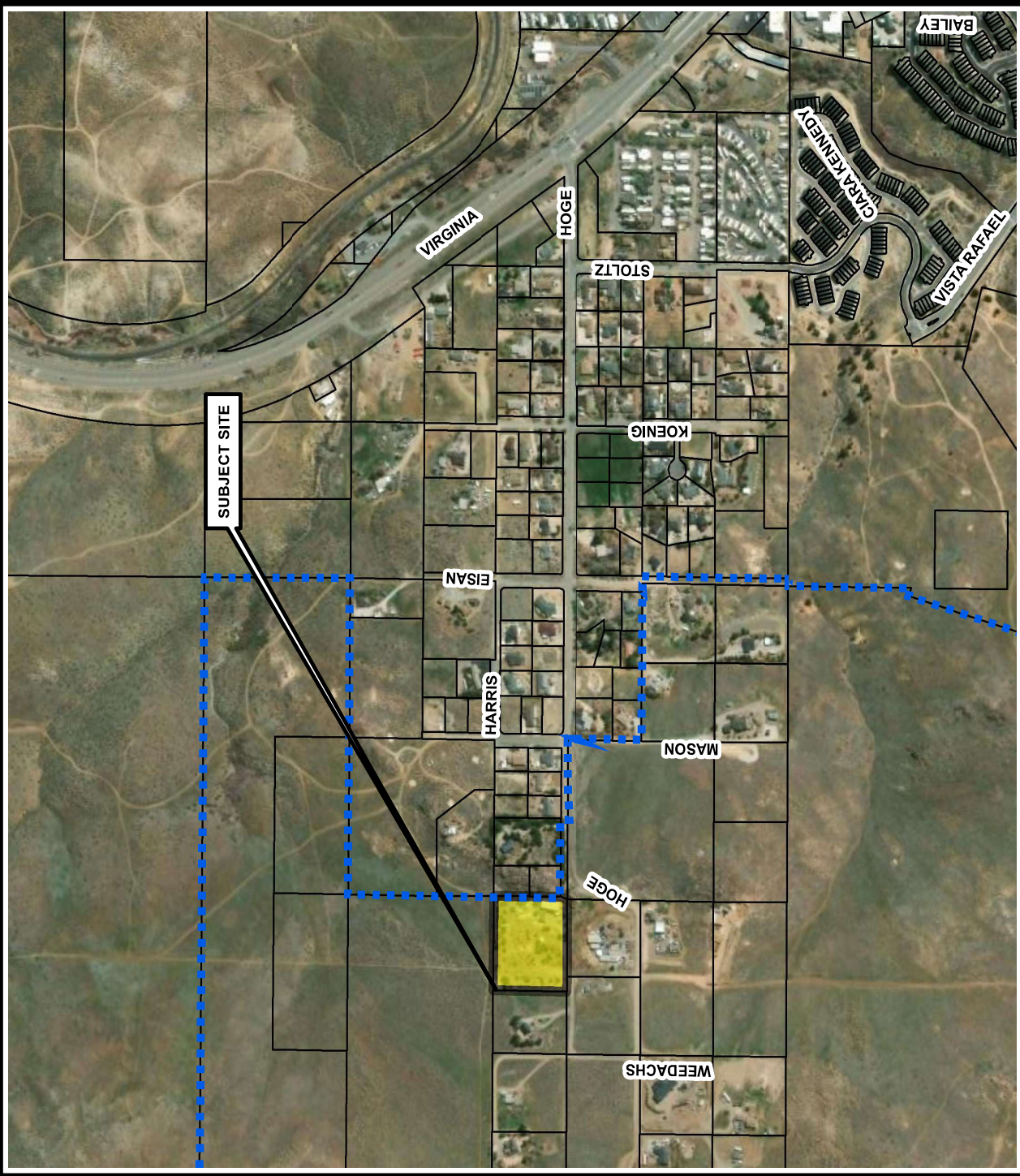
LDC23-00002

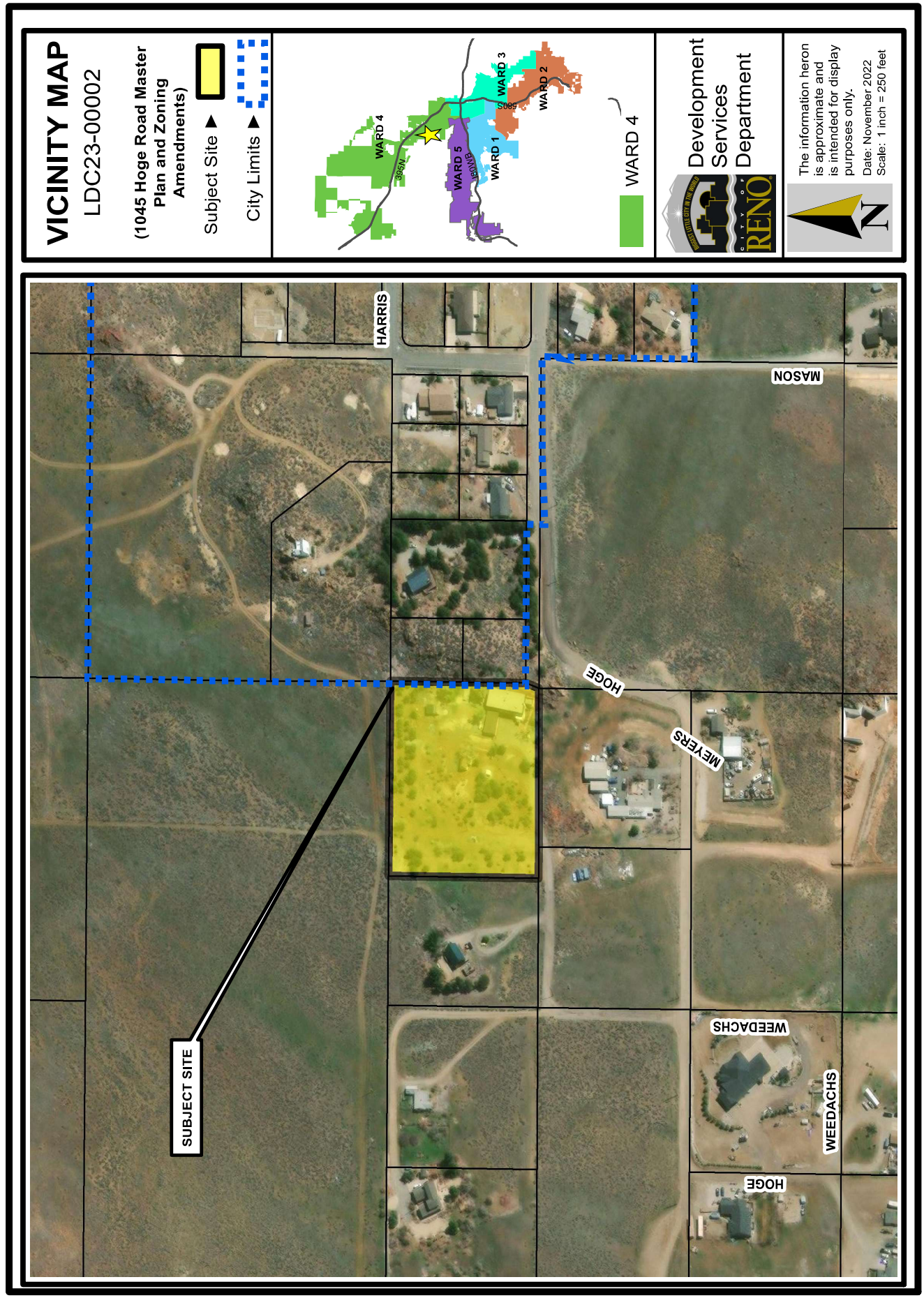
(1045 Hoge Road Master Plan and Zoning Map Amendments)

- Subject Site
- City Limits



The information here is approximate and is intended for display purposes only.
Date: November 2022
Scale: 1 inch = 600 feet







ZONING MAP

LDC23-00002

(1045 Hoge Road Master Plan and Zoning Map Amendments)

ZONING = NZ

Subject Site 

City Limits 

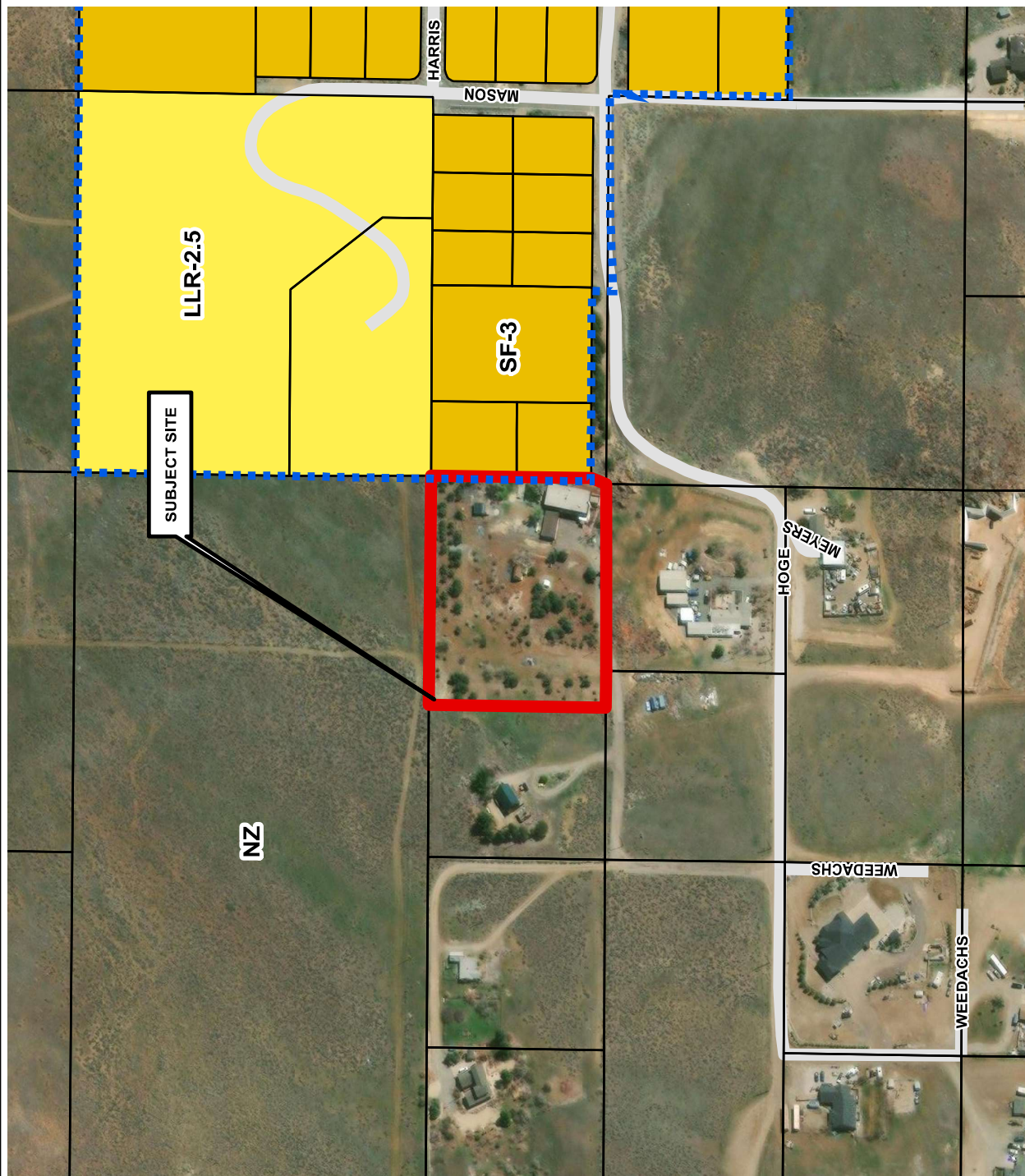
Zoning Designations

 LLR-2.5
 SF-3



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

DATE: November 2022
SCALE: 1 inch = 250 feet

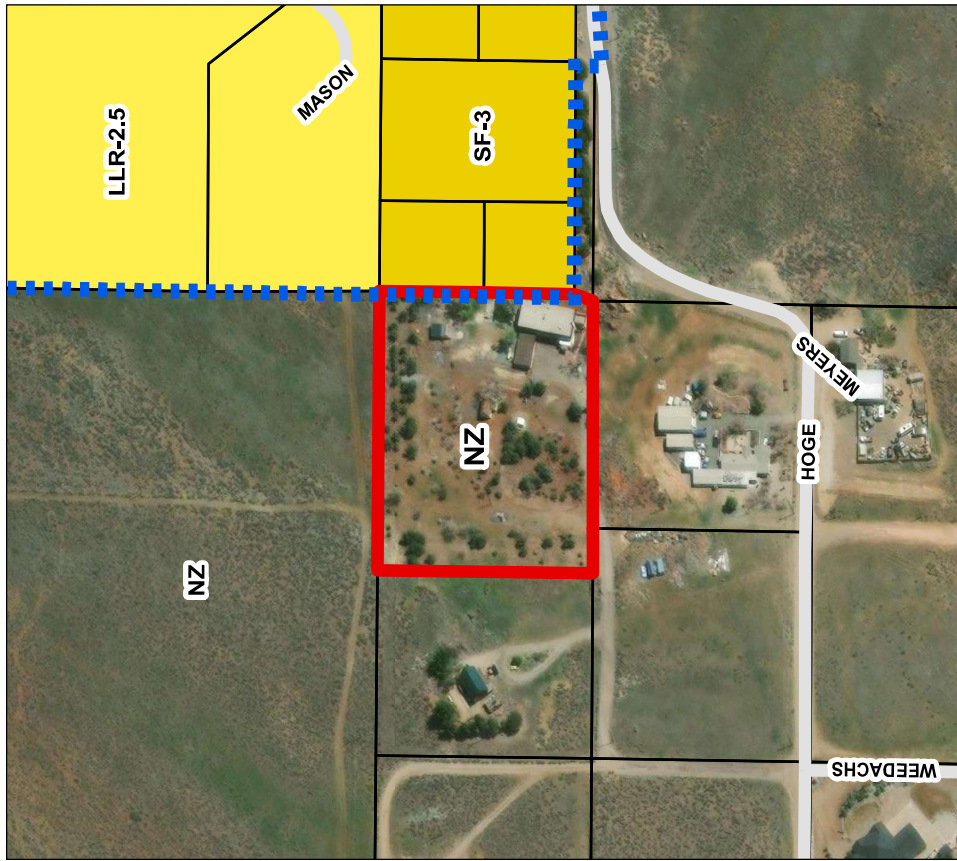


ZONING MAP

LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments)

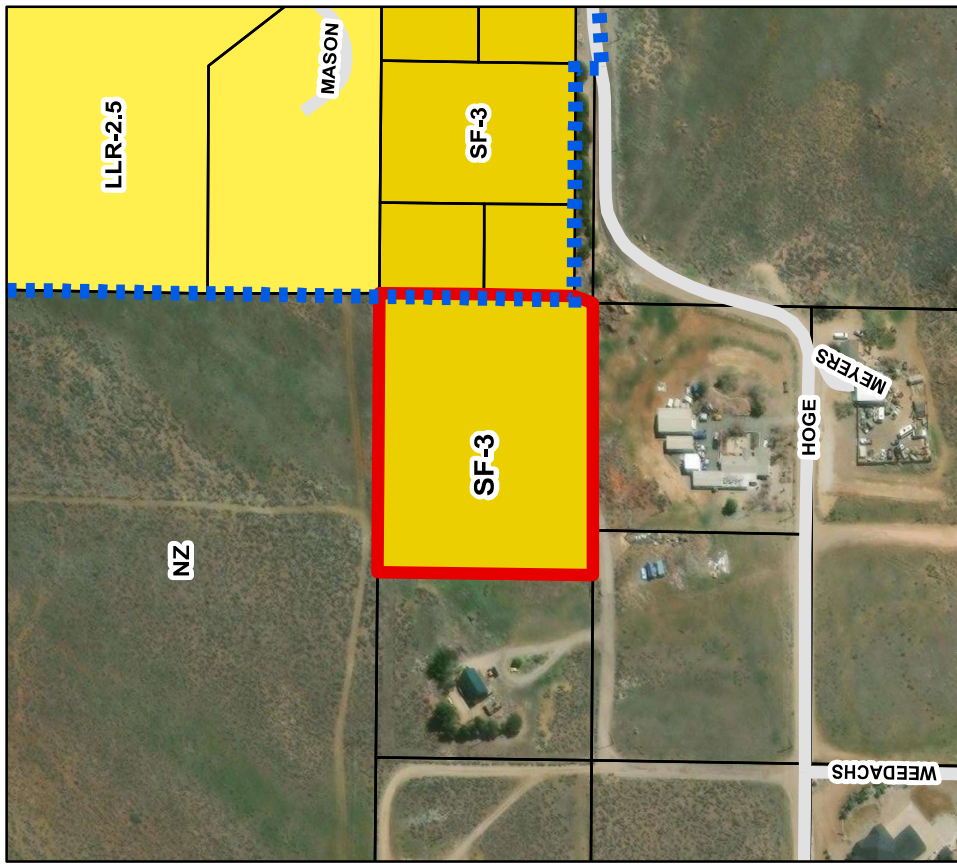
Existing Zoning: NZ

Subject Site

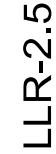


Proposed Zoning: SF-3

Subject Site



Legend



City Limits



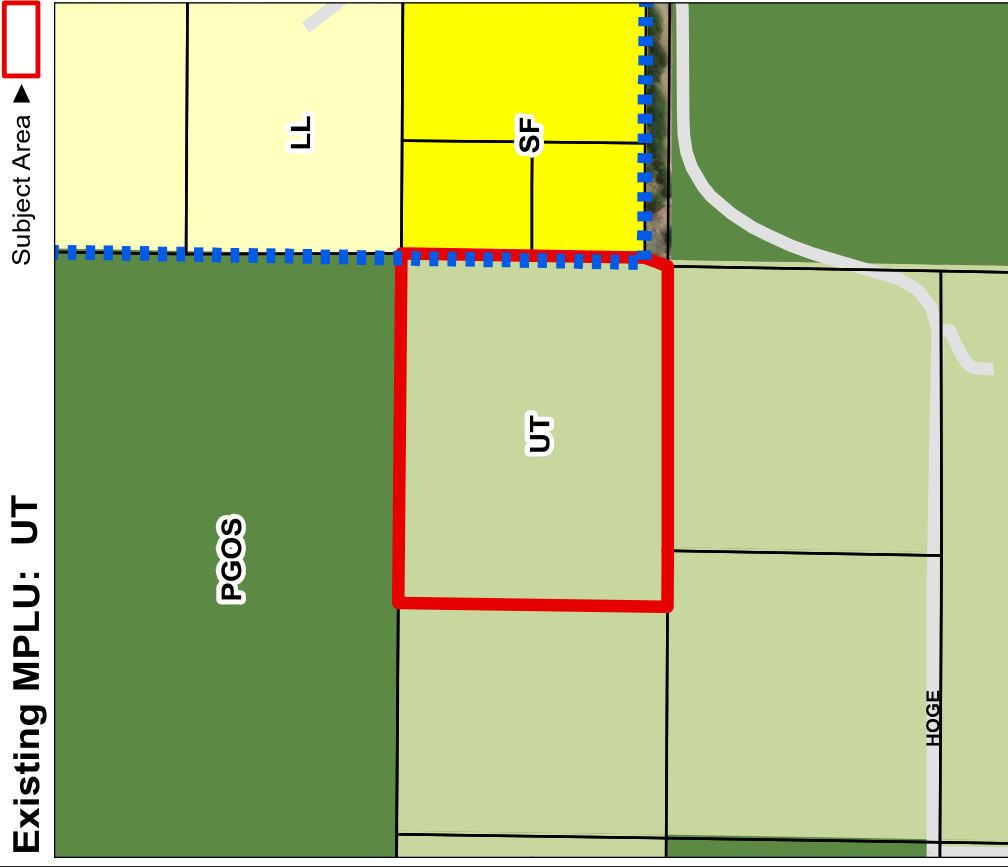
Date: November 2024 Scale: 1 inch = 250 feet

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

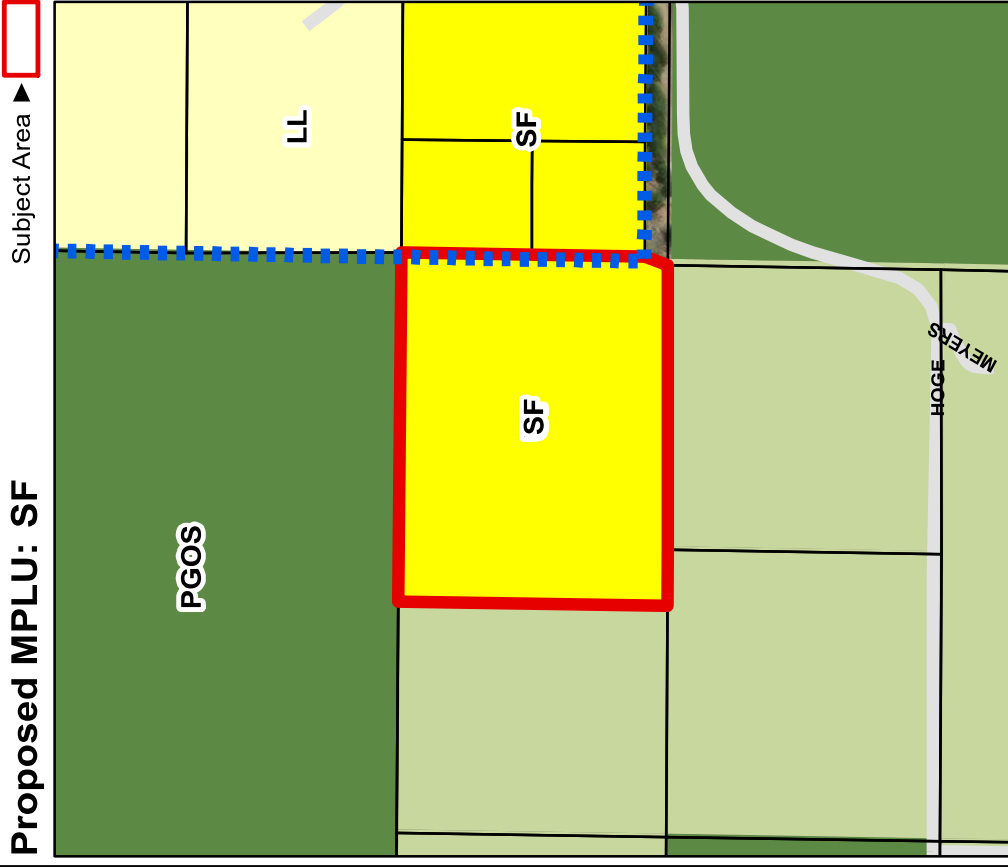
MASTER PLAN LAND USE COMPARISON MAP

LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments)

Existing MPLU: UT



Proposed MPLU: SF



Legend

- LL
- PGOS
- SF
- UT
- City Limits

Date: November 2023 Scale: 1 inch = 200 feet

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

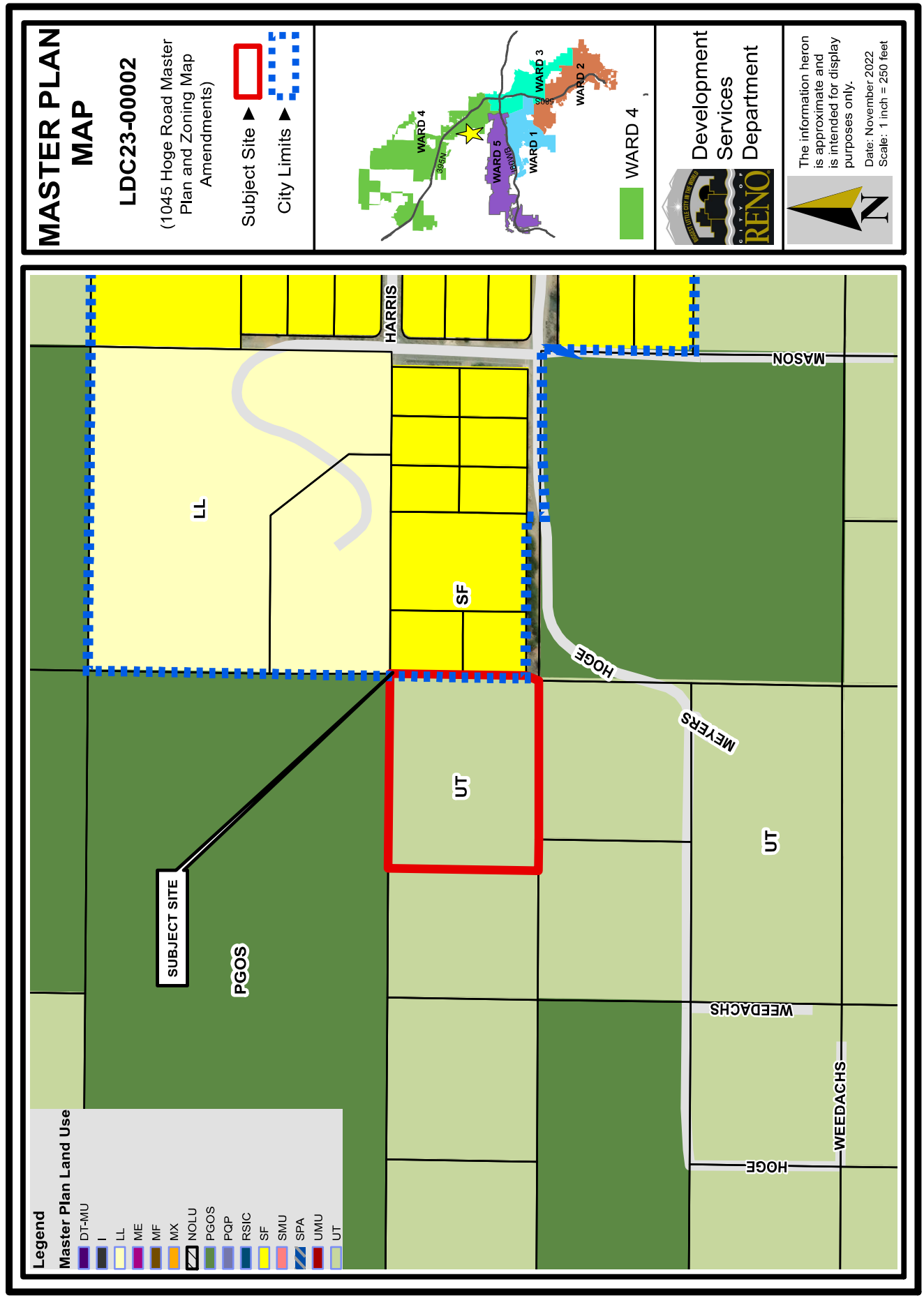


Table 3-1 Table of Allowed Uses

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											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											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	M	M		P	P				P					18.03.302(a)(2)	
Dwelling, Multi-family											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				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	C	P				P	P	P	P	18.03.302(a)(5)	
Dwelling, Triplex											P	P	P	P	P	P	P	P	C	C	C	P	P					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				P	P									18.03.302(a)(6)	
Manufactured or Mobile Home Park																														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 B - Comparison of Uses

Table 3-1 Table of Allowed Uses

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Funeral Parlor														P	P	P	P	P	P			P					P	P									
Library, Art Gallery, or Museum														P	P	P	P	P	P	P	P	P	P				P	C	P	C	C	P					
Major Government Facility																											P	C					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	C				
Prison or Custodial Institution																																					
Private Club, Lodge, or Fraternal Organization									C	C	P	P	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	P	P	C	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	M	M	M	M	M	18.03.303(b)(2)			

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[illegible]

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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	
Farm																													P	P	P	18.03.304(a)(2)		
Stable, Commercial	C	C															P	P	P			P							M	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	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										
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			
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							
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	M	P	P	P	P	P	P	P	P	P	P	P	P	M	P	P											18.03.304(c)(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
Hotel-Condominium												P	P	P	P	P	P	P	P			P		P	P		P		P					18.03.304(c)(2)
Hotel												P	P	P	P	P	P	P	P	P			P					P						18.03.304(c)(3)
Hotel with Nonrestricted Gaming												C			C		C	C	C									C						18.03.304(c)(4)
Motel																	P		P	3								P						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					
Financial Institution											P	P	P	P	P	P	P	P	P	P	P	M					P	P	P	M				18.03.304(d)(1)
Laboratory													P	P	P	P	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				18.03.304(d)(3)
Recording Studio												P	P	P	P	P	P	P	P	P	P			P		P	P	P	P	P				

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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	
Personal Services																																			
Cleaners, Commercial												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							18.04.107	
Personal Service, General										P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					18.03.304(e)(1)	
Tattoo Parlor, Body Painting, and Similar Uses																	P	P	P						P	P	P								
Wedding Chapel											P	P	P	P	P	P	P	P	P	P			P	P				P							
Recreation and Entertainment																																			
Adult Business																									P	P	P	P							18.03.304(f)(1)
Amusement or Recreation, Inside										P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					18.03.304(f)(2)	
Amusement or Recreation, Outside											M	M	M	M	M	M	M	M	C				M	C	C	C	C	C	C	C	C	C	C	18.04.107	
Casino (see Hotel with Nonrestricted Gaming)																																			
Convention Center											P	C	C	C	C	C	C																		
Country Club, Private	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P				P				P	P							18.03.304(f)(3)

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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	
Daytime Entertainment Venue									C	C	P	P	P	P	P	P	P	M	M	M	M	M	M		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	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	C					18.04.107	
Retail																																		
Building, Lumber, and Landscape Material Sales															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	M	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							18.03.304(g)(4)

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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
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	C 4	C 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							

Transportation, Vehicles, and Equipment

Airport Operations and Facilities																																		18.04.107
Auto Service and Repair																																		18.03.304(h)(1) 18.04.107
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental																																		18.03.304(h)(2)
Bus or Other Transportation Terminal																																		18.03.304(h)(3)
Car Wash																																		
Gas Station																																		18.03.304(h)(4) 18.04.107
Parking Lot, Open																																		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	P	P		

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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
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	P	P	P	P	P	P		M			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			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	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		C	C	C	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	P	P	P					18.03.306(a)(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	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40
Cannabis Cultivation Facility, Medical													P				P	P						P	P	P	P						18.03.306(a)(3)
												P	P				P	P	P			P		P	P	P	P						18.03.306(a)(4)
													P	P			P	P	P			P		P	P	P	P						18.03.306(a)(5)
													P				P	P						P	P	P	P						18.03.306(a)(6)
													P				P	P	P					P	P	P	P						18.03.306(a)(7)
																								C	C	C							
																								P	P	C	2			C	C		
													C	C		C	C	C	C					P	P	C	2						18.03.306(a)(8)
													P	P	P	P	P	P	P	P		P	P	P	P	P	P		C	C	C		
Custom and Craft Manufacturing												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						
Food Processing or Wholesale Bakery																																	
Hazardous Waste Facility																																	
																																	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
Indoor Manufacturing, Processing, Assembly, or Fabrication														P			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						
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	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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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
Railroad Yard or Shop																	C							P	P		P		P				
Salvage or Redamation of Products, Indoors																								P	P	C	P						
Septic Tank Services																								C							C		
Tow Yard																								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	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	A	A	A		18.03.405(a)

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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		
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			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		M	A	A			18.03.405(d)	
Community Center, Private						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	A						A ₁	A ₁	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	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				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				18.03.405(k)
Outdoor Storage											A	A	A	A	A		A ₁	A ₁	A ₁	A						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	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
Satellite Dish	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	A	A	A	18.03.405(n)
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A						18.03.405(o)
Stable, Private	A	A	A	A																								A	A	A	A	18.03.405(p)	
Utilities, Alternative Systems	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	A	A	A	18.03.405(q)
TEMPORARY USES																																	
Asphalt or Concrete Batch Plant	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	C	18.03.503(a)
Carnival, Circus, Entertainment Event, Amusement Ride											P	P	P	P	P	P	P	P	P	P	P	P	P					P					18.03.503(b)
Christmas Tree Sales Lot and Similar Uses											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(c)
Construction Field Office	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(d)
Garage Sale	P	P	P	P	P	P	P	P	P	P																							18.03.503(e)
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(f)
Real Estate Sales Office	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(g)

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[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
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)



Grace Mackedon <mackedong@reno.gov>

Hoge Road Neighborhood Meeting

Eric Hasty <ehasty@woodrogers.com>
To: Grace Mackedon <mackedong@reno.gov>
Cc: Grace Whited <whitedg@reno.gov>

Wed, Nov 2, 2022 at 8:49 AM

Mrs. Mackedon,

Yesterday Wood Rodgers hosted a virtual neighborhood meeting for [1045 Hoge Road](#) (ANX23-00001 & LDC23-00002). The meeting started at 5:30 and ended at 6:15pm. All three requests; annexation, master plan amendment, and zone change were discussed. There were four attendees including the applicant. Questions and comments were not directed to the three current requests but were focused on future development including future offsite improvements including extending Hoge Road and utilities. The neighbors were generally in support of the request as long as the future development was appropriate for the surrounding development and appropriate for the area.

I encouraged all comments and concerns be passed on to you for recording purposes and gave the tentative date and times for the upcoming PC and City Council meetings.

Attached is a document that has a screen shot of the attendees and the comments provided in the chat. A recording of the meeting was taken and can be provided.

Please let me know if you need anything else.

Thanks,

Eric Hasty, AICP | Planner

Wood Rodgers, Inc. | www.woodrogers.com |
775.823.9770 Direct
ehasty@WoodRodgers.com

| **Celebrating 25 Years** |

From: Grace Mackedon <mackedong@reno.gov>
Sent: Tuesday, November 1, 2022 2:57 PM
To: Eric Hasty <ehasty@WoodRodgers.com>
Cc: Grace Whited <whitedg@reno.gov>
Subject: Re: Hoge Road Neighborhood Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Attachment: Exhibit C - Public Meeting

Meeting Chat











17:51:33 From sarah To Everyone:

We can't even get emergency services up here during a storm.

17:58:00 From Jared Souther To Everyone:

Eric, Thanks for the great presentation.

Participants (6)

- Amber Harmon (Host, me)  
- Eric Hasty (Co-host)  
- Cynthia's iPad  
- Jared Souther  
- Jason Chen  
- sarah 