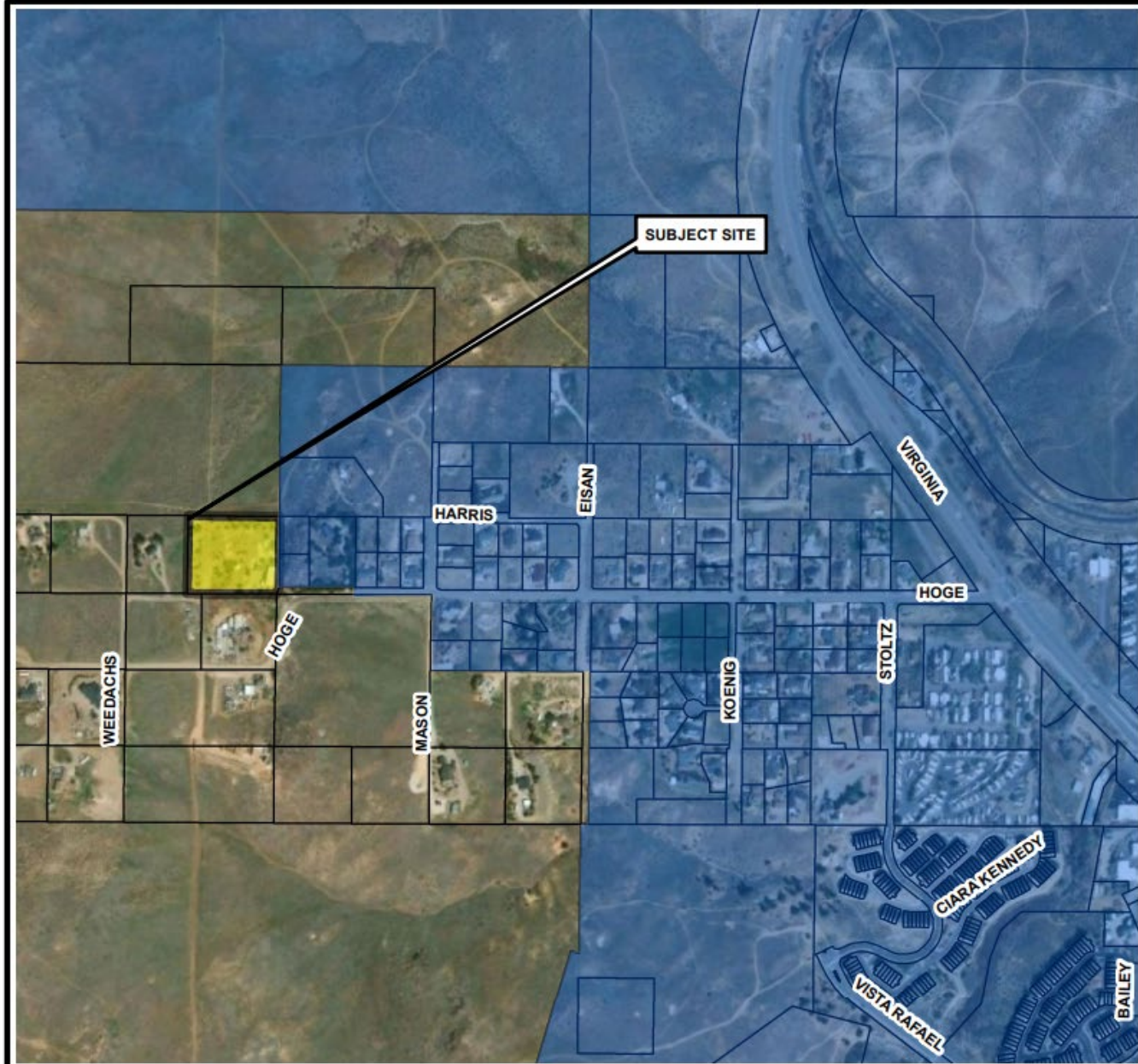


LDC23-00002

(1045 Hoge Road Master Plan and Zoning Map Amendments)

Reno City Council
February 22, 2023





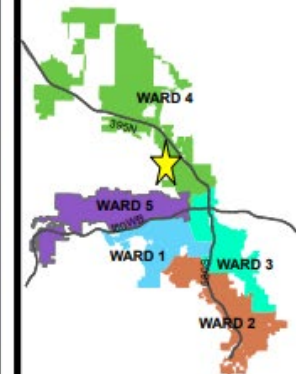
AREA MAP

LDC23-00002

(1045 Hoge Road Master
Plan and Zoning Map
Amendments)

Subject Site ► 

City Limits ► 



 WARD 4



Development
Services
Department



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

Date: February 2023

Scale: 1 inch = 600 feet

Project Information

Site Size: ±3 acres

Master Plan Amendment

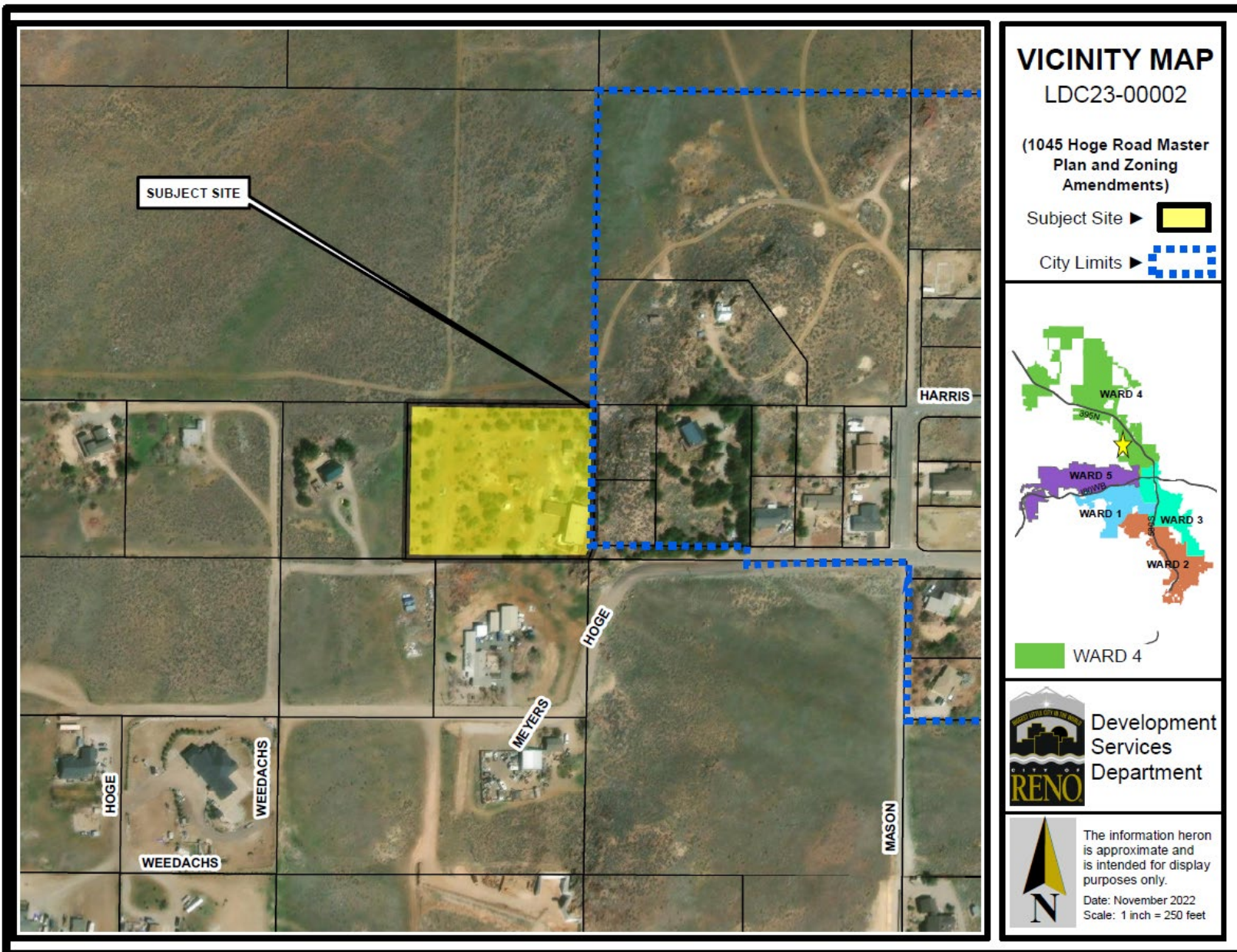
- From UT to SF

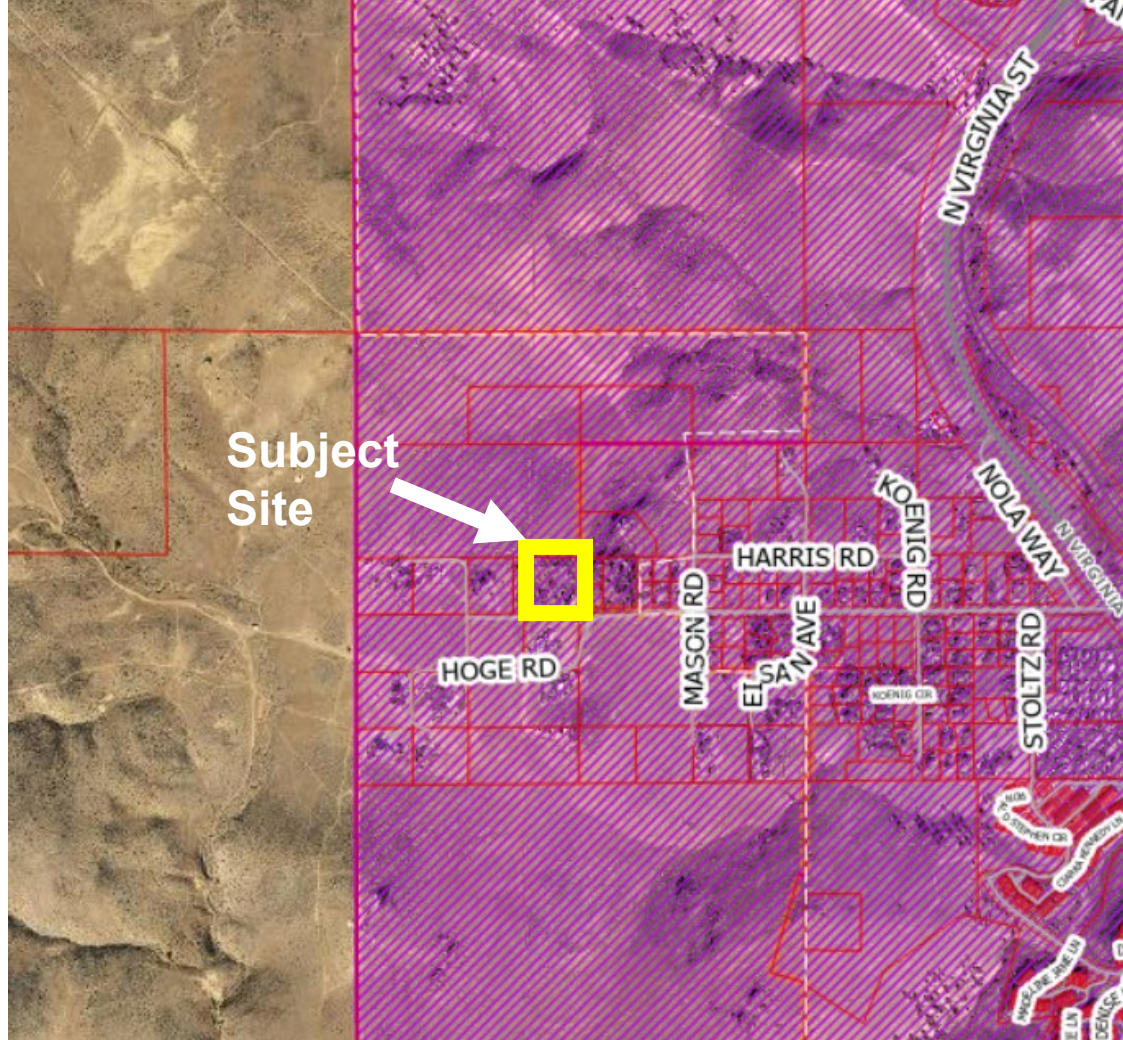
Zoning Map Amendment

- From UT-5 to SF-3

Key Issues:

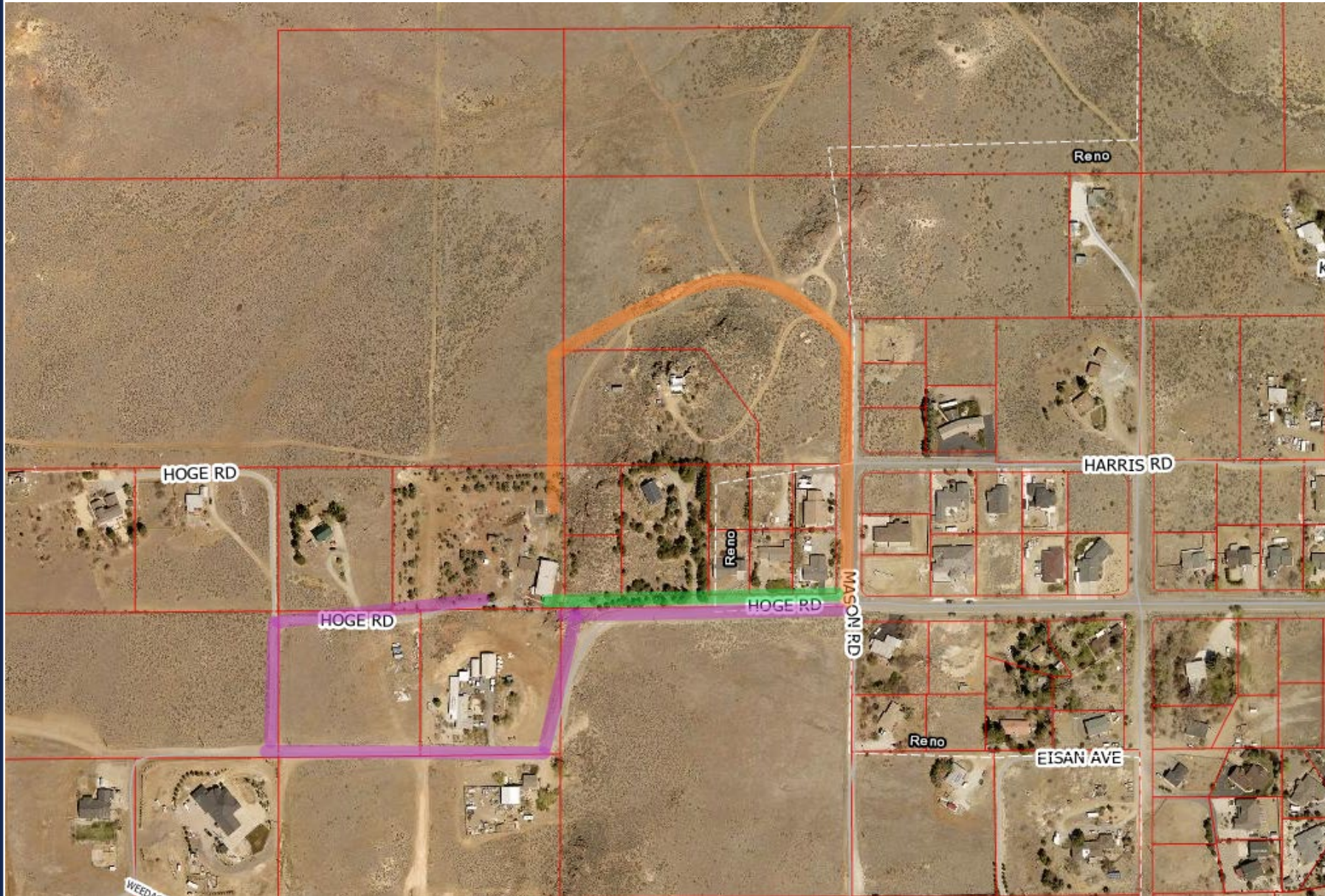
1. Compatibility
2. Conformance with Master Plan
3. Availability of public services and infrastructure





Sphere of Influence

- Outside City Limits, but within the City's land use authority
- Regardless of annexation development reviewed to City standards



Access:

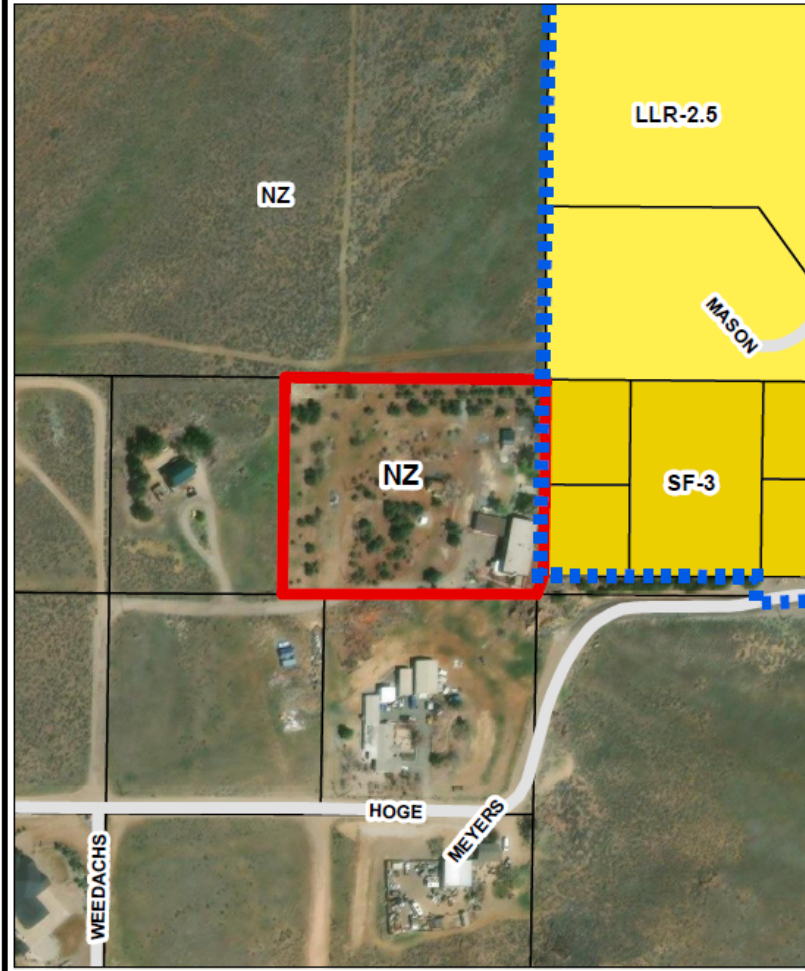
- Existing right-of-way
- Existing access easements
- Improvement required with development

ZONING MAP

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

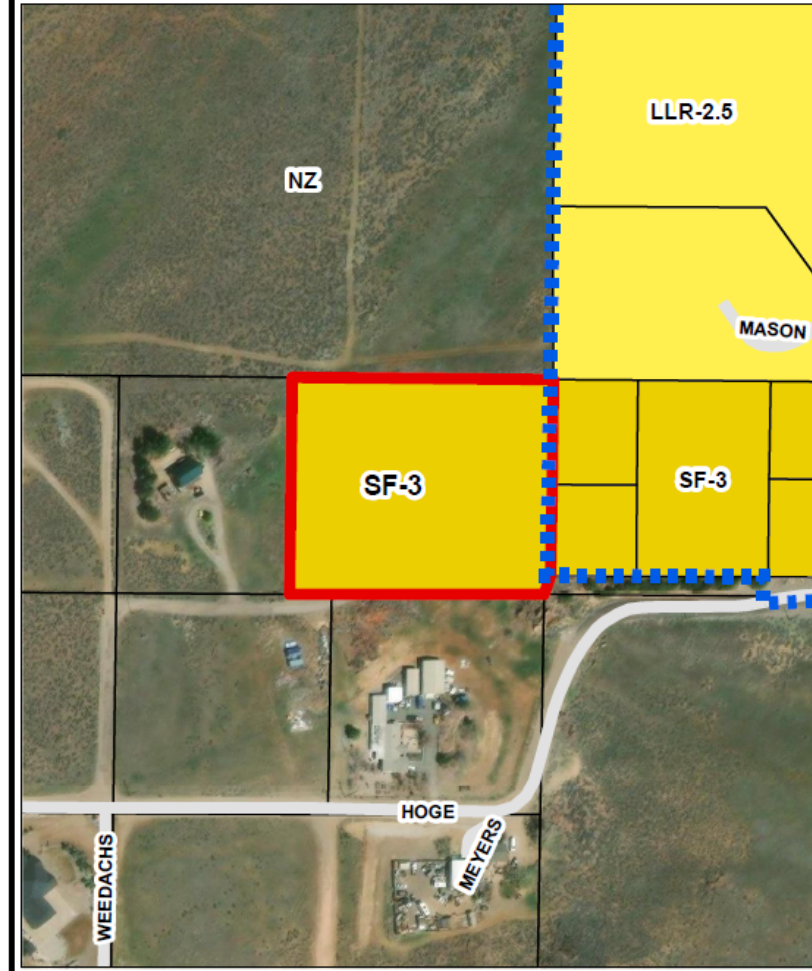
Existing Zoning: NZ

Subject Site ► 



Proposed Zoning: SF-3

Subject Site ► 



Legend



SF-3



LLR-2.5




City Limits

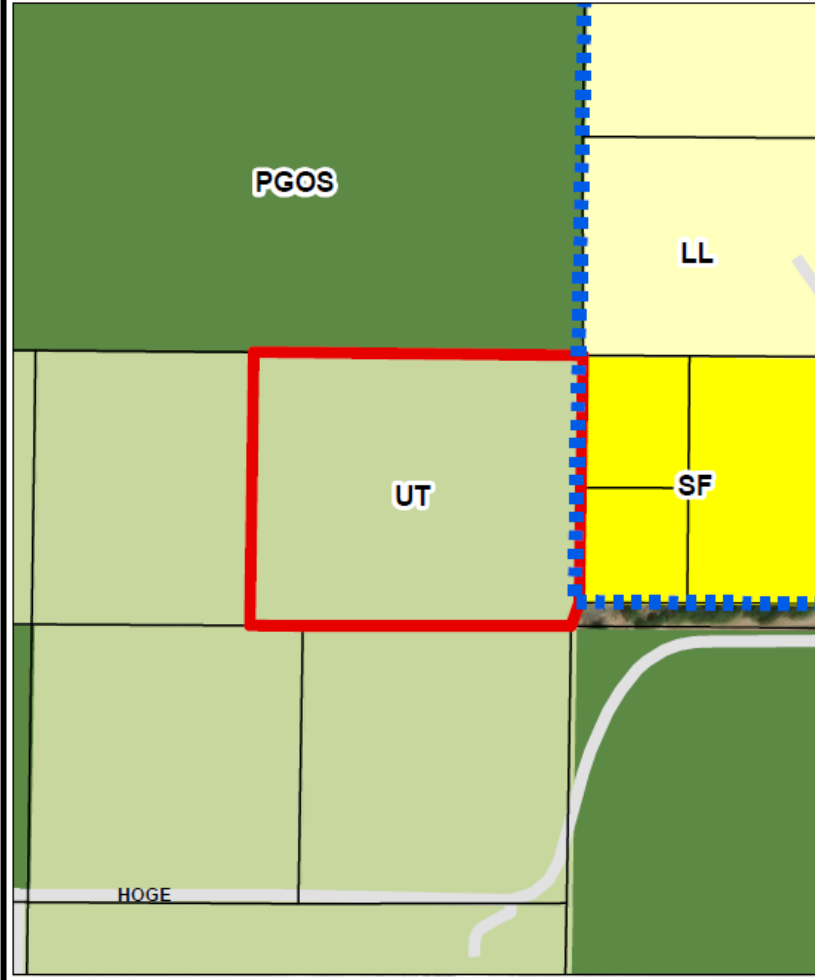


Date: November 2023 Scale: 1 inch = 250 feet


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

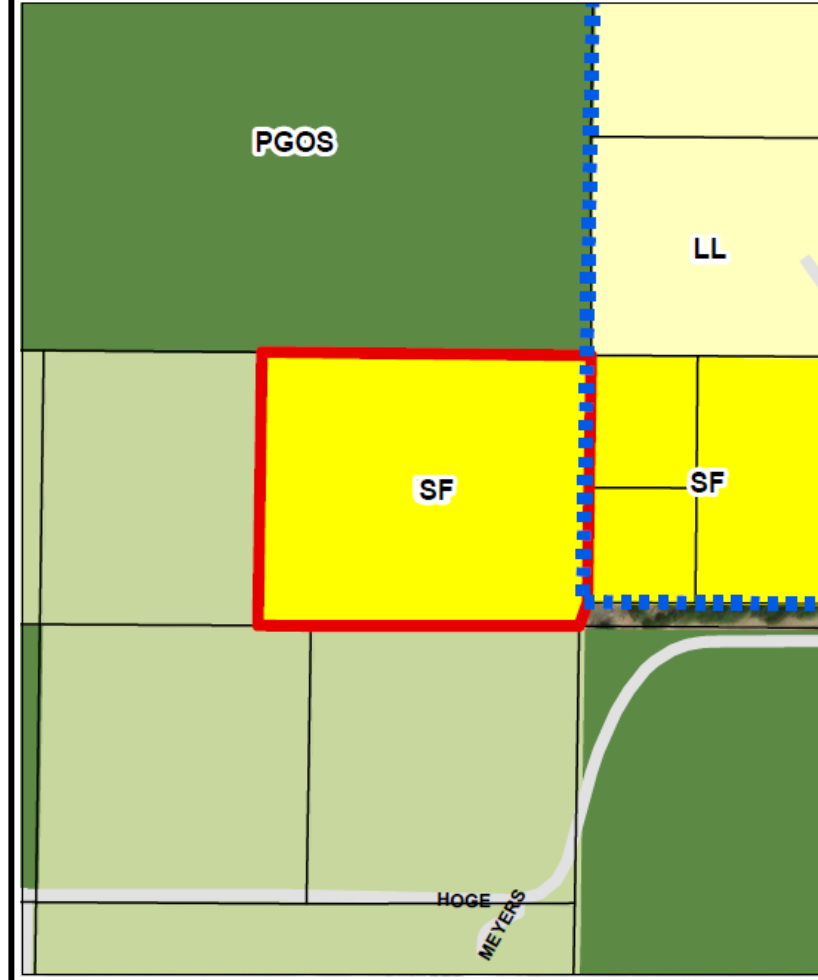
Existing MPLU: UT

Subject Area ► 

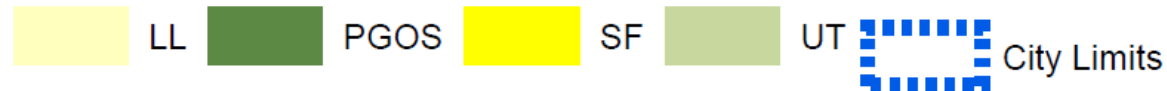


Proposed MPLU: SF

Subject Area ► 



Legend



Date: November 2023 Scale: 1 inch = 200 feet

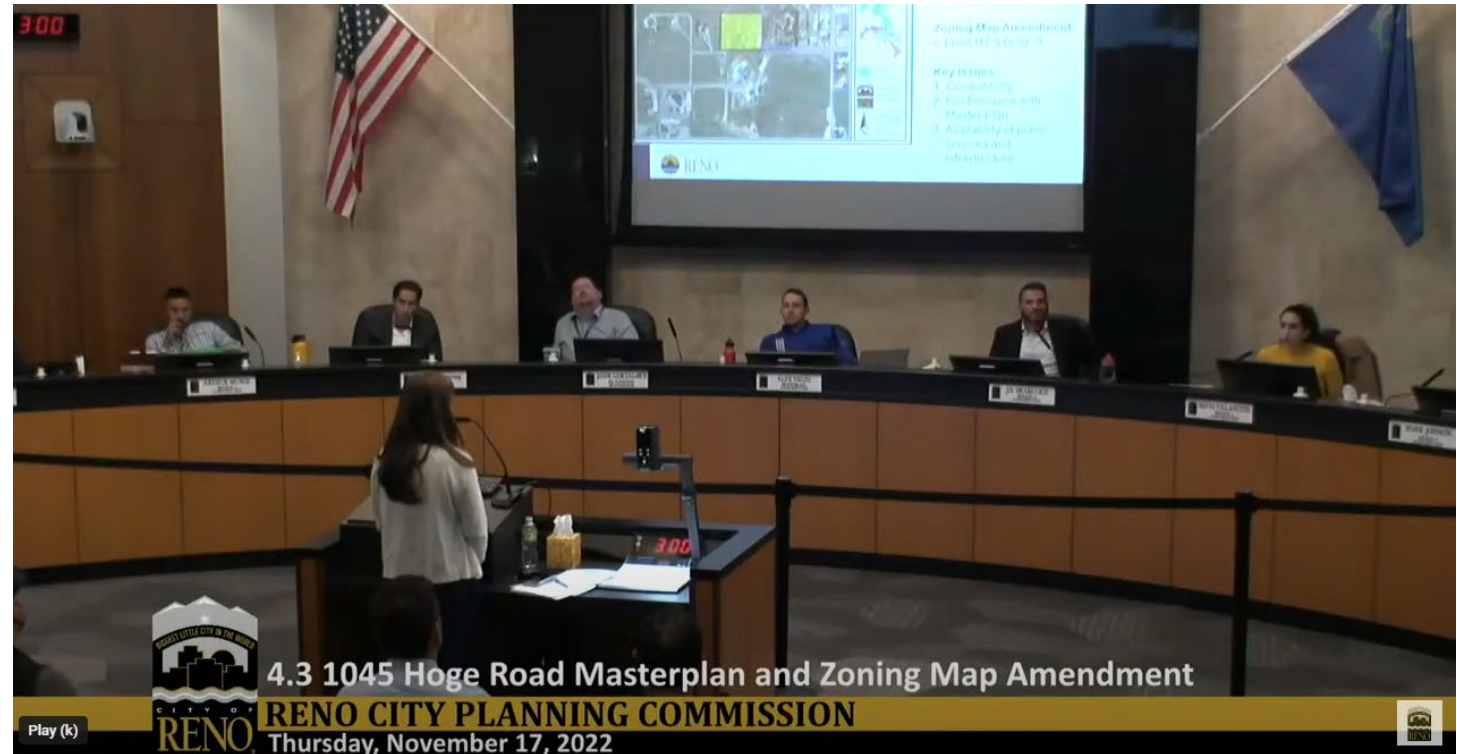
The information hereon is approximate and is intended for display purposes only.

Comparison of Development Standards

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 sqft
Lot Width, Minimum	200'	80'

Planning Commission Recommendation:

- Planning Commission recommended denial based on:
 - Confusion regarding process and preference to see annexation results before making this decision
 - Access concerns



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

Proposed Motion: I move to uphold the recommendation of the Planning Commission

Alternative Motion: I move to approve the Master Plan amendment by resolution and refer zoning map amendment for a second reading and adoption. Subject to review of the Truckee Meadows Regional Planning of the associated Master Plan amendment.