

1045 Hoge Road

Master Plan Amendment & Zoning Map
Amendment (LDC23-00002)

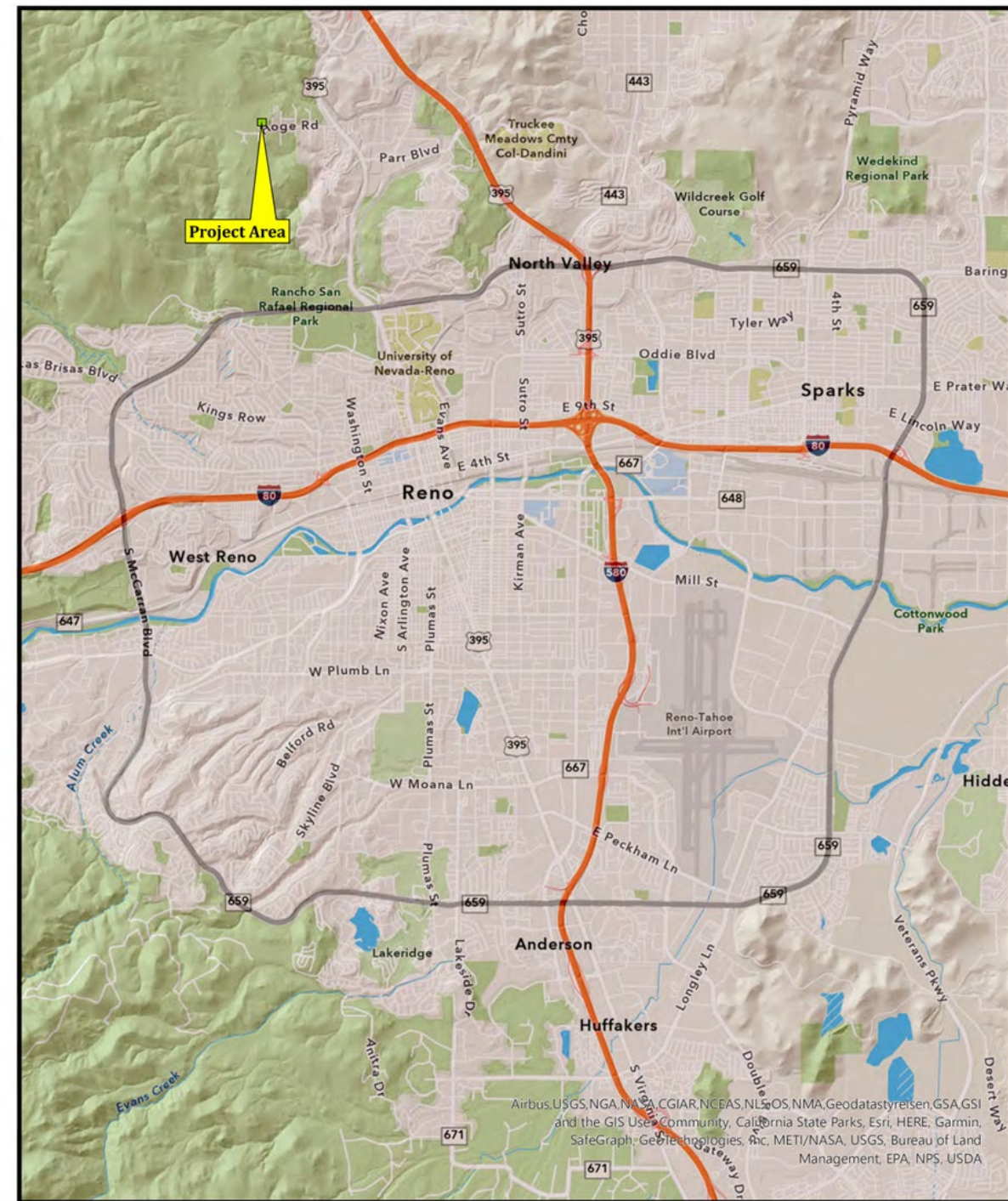
RENO CITY COUNCIL MEETING
February 22, 2023



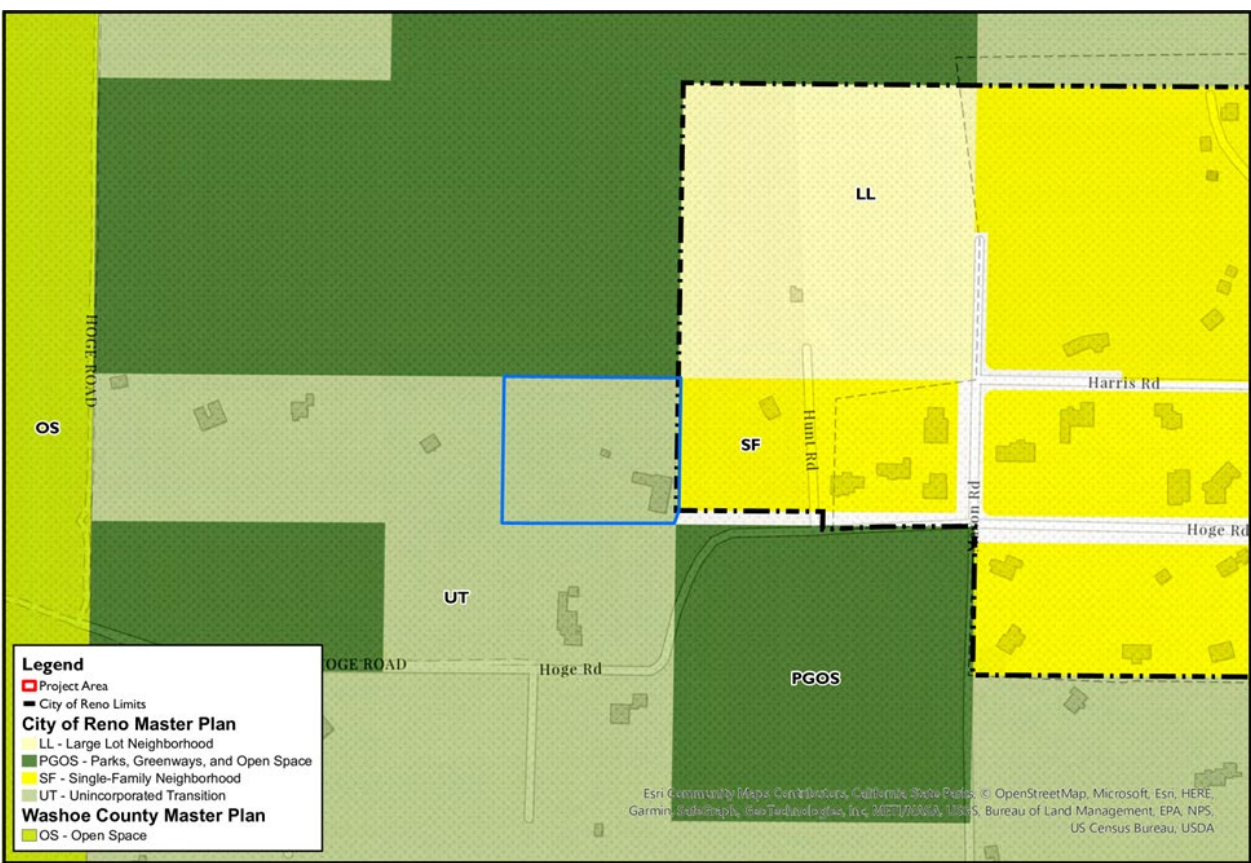
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Project Location

- 1045 Hoge Road
- ±3.0 Acres
- Near the US Forest Service Peavine Trailhead
- City of Reno Sphere of Influence (pending ANX23-00001)
- Tier 2 Regional Land Designation

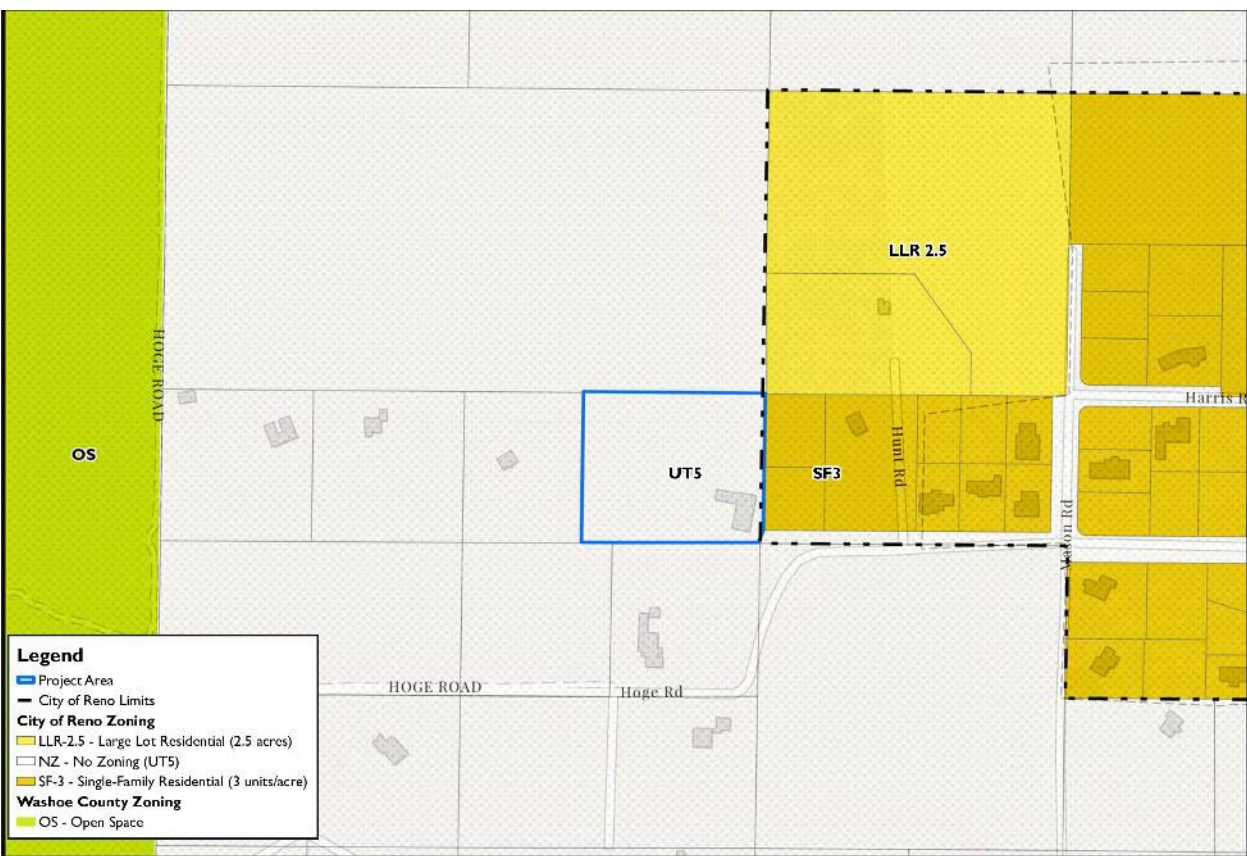


Existing Master Plan



Unincorporated Transition (UT)

Existing Zoning



Unincorporated Transition
Minimum 5-Acres (UT-5)

Non-Conforming

Project Request

Master Plan Amendment:

Unincorporated Transition
(UT)

to

To Single Family Residential
(SF)

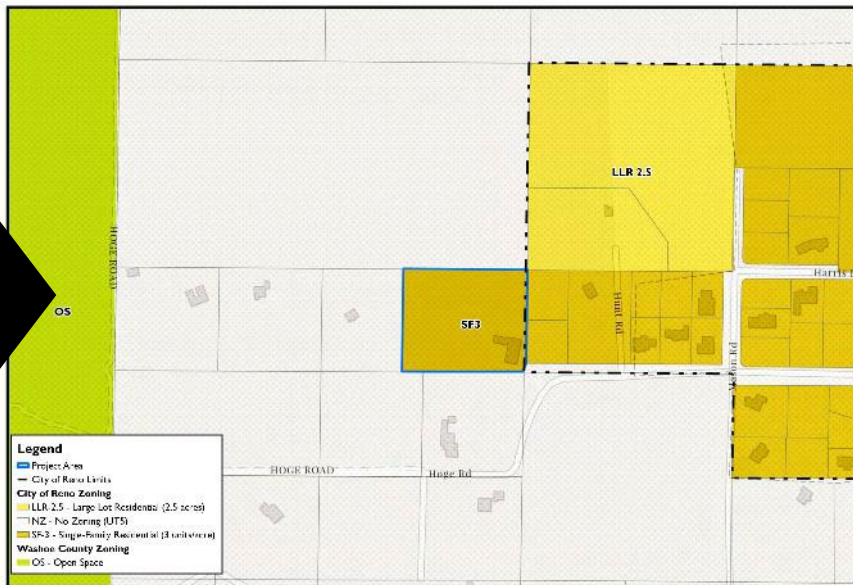
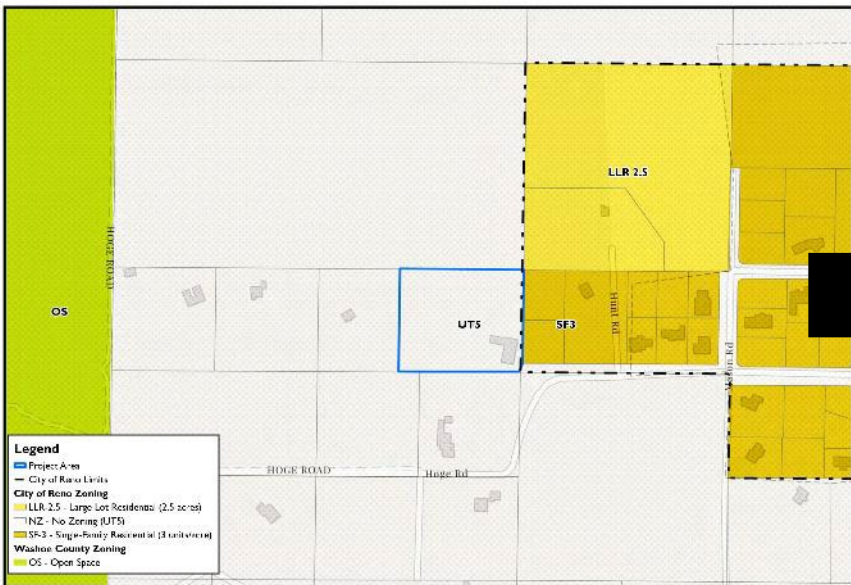
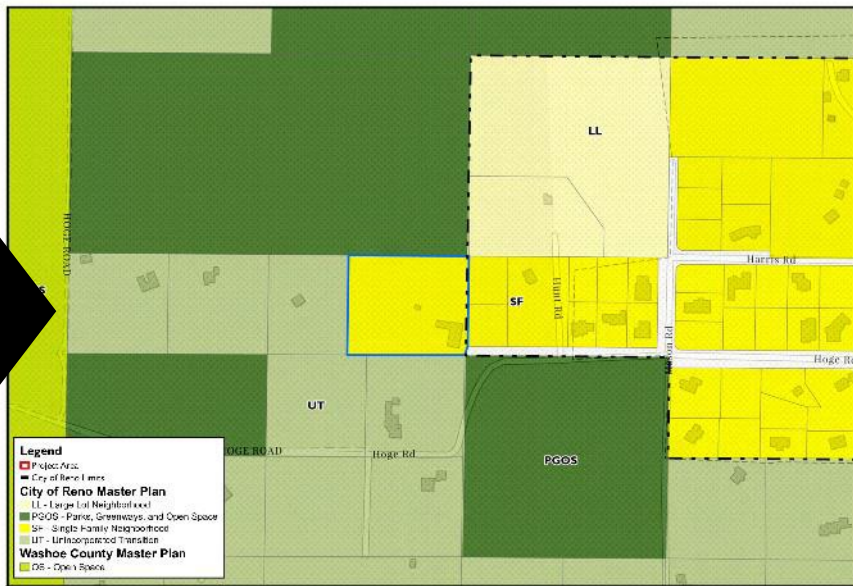
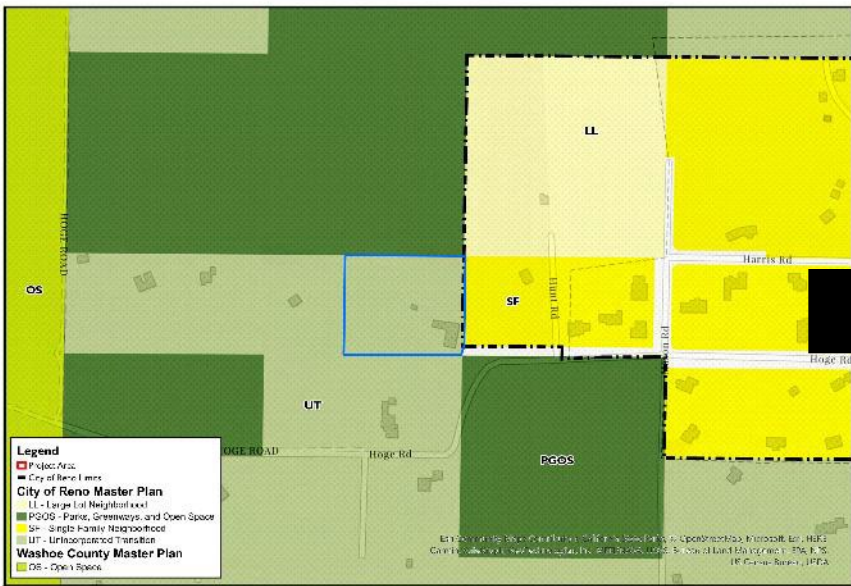


Zone Change:

Unincorporated Transition
5 Acres (UT5)

to

Single Family Residential
3 Units per Acre (SF3)



Proposed Master Plan



Single-Family Neighborhood (SF)

Range of Densities

Typically between 2 and 8 units per acre.

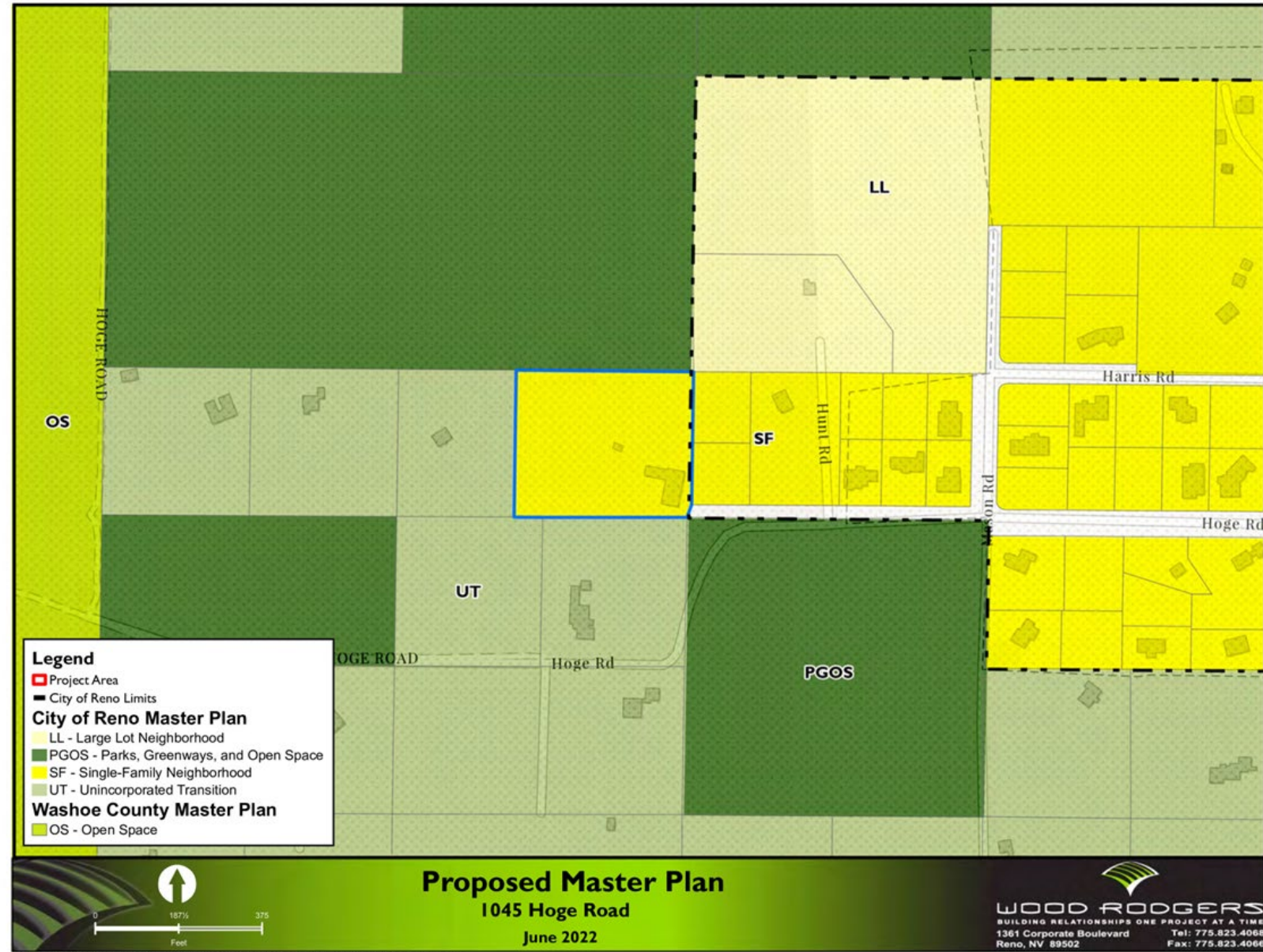
Uses

Primary: Single-family detached homes

Secondary: Accessory dwelling units and other complementary neighborhood uses

Characteristics

- Comprised primarily of single-family detached homes with varied lot sizes.
- Housing type diversity is encouraged through the construction of accessory dwelling units where desired by property owners.
- Secondary uses are designed in a manner to fit the scale and character of neighborhoods or are integrated into the overall design of new neighborhoods.



Proposed Master Plan

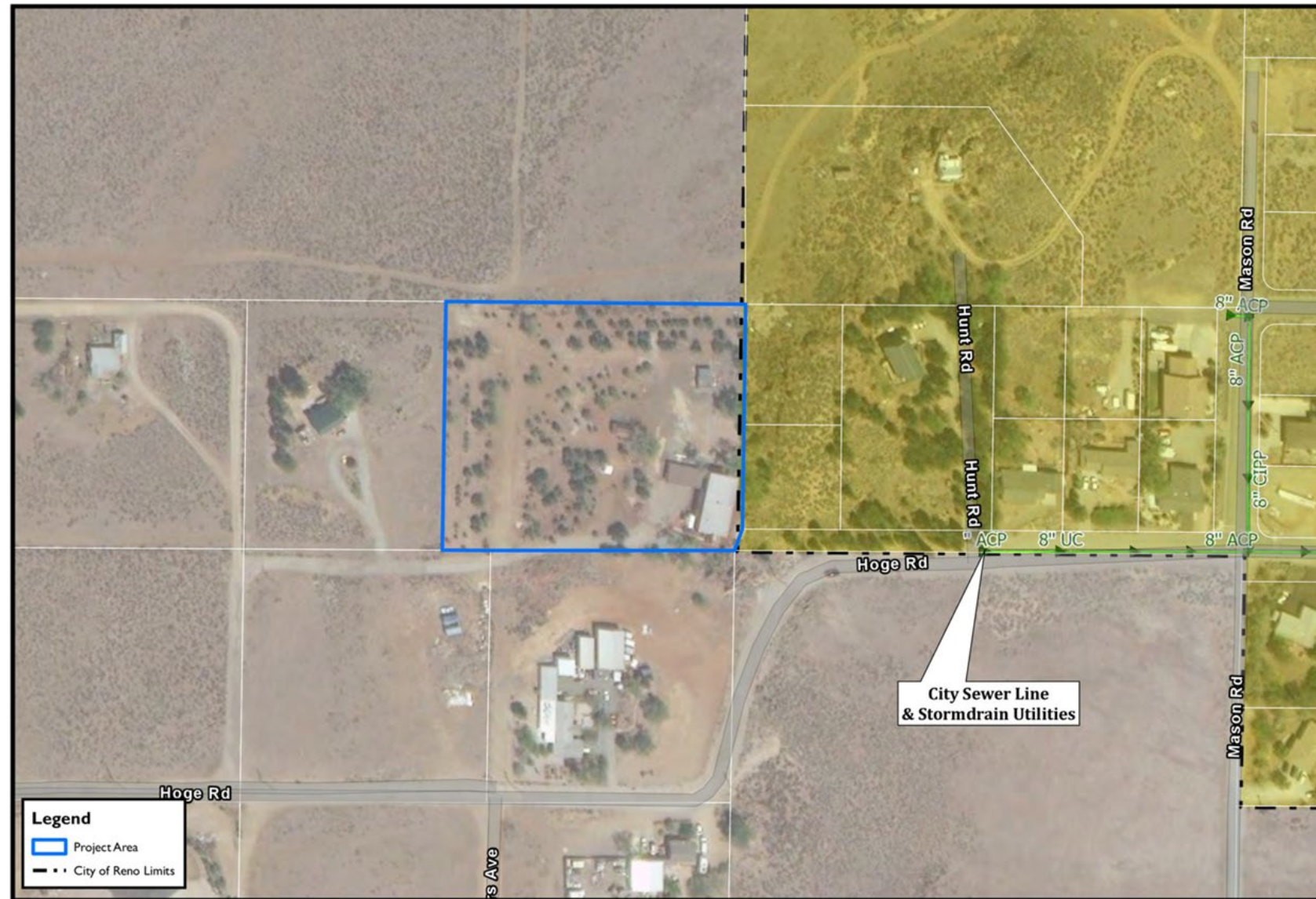
Existing Infrastructure 350-feet to the east

City of Reno Right-of-Way (southeast)

In conformance with the surrounding and existing land uses

Tier 2 Land in the Truckee Meadow Regional Plan

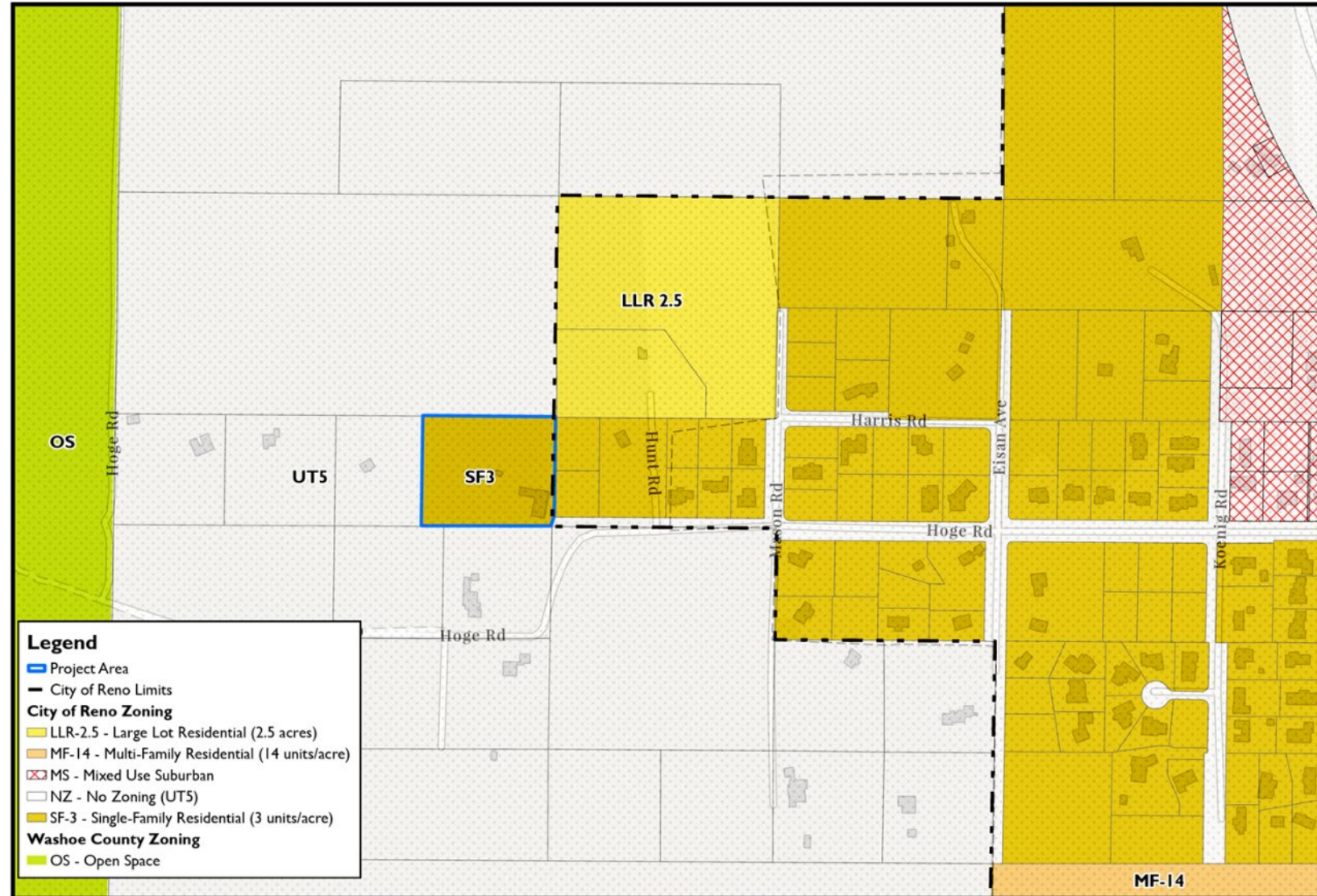
“...generally less dense development occurring at suburban levels, with some higher density nodes... Public facility and service provision is currently in place or is planned...”



Proposed Zoning

SF-3 = Single Family Residential
3 Units Per Acre

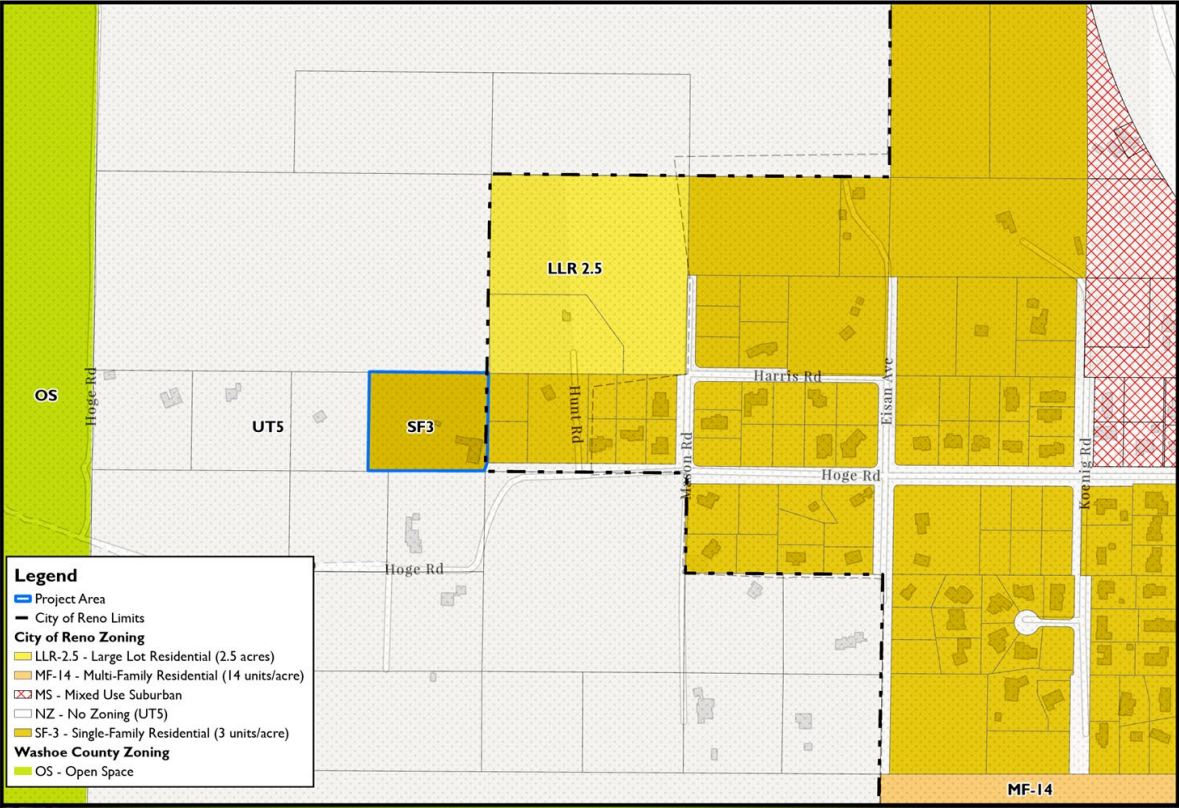
- ✓ Confirms with the City of Reno Zoning Designation to the East
- ✓ Allows Mostly Single Family Detached (Table 3-1 Annexation and Land Development Code)
- ✓ 3 Units Per Acre = 9 maximum (3.0 acre property)
- ✓ Minimum 1/3 acre lot (15,000 sq. ft.)



Proposed Zoning

Future City of Reno Approval Required for Subdivision

- Parcel Map (up to 4 parcels; 3 additional)
- Tentative Map (5-9 parcels)



18.02.204 SF-3: Single-Family Residential

- (a) **Purpose**
The SF-3 district is primarily intended to accommodate single-family detached residential uses. Secondary uses include parks, schools, community gardens, and home occupations. This zoning district functions as a transition from the large-lot zoning districts to the higher-intensity residential districts.

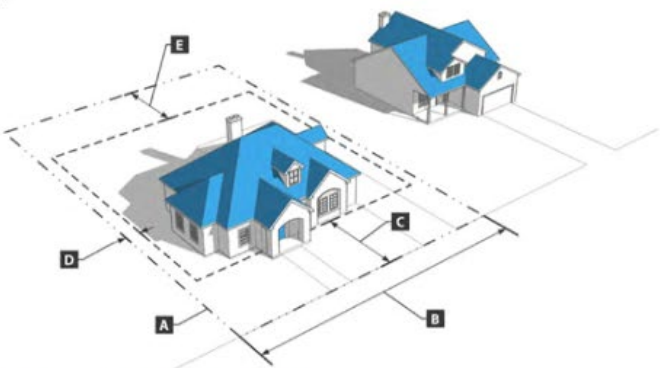


Table 2-7 SF-3: Lot and Building Standards			
	Lots		
	Base density, maximum	3 du/acre	
A	Lot size, minimum	15,000 sf	
B	Lot width, minimum	80 ft	
	Setbacks, minimum [1]	Principal Building	Accessory Structure
C	Front	30 ft	[2]
D	Side	5 ft	5 ft
E	Rear	30 ft	30 ft/5 ft [3]
F	Street-facing garage	30 ft, measured from sidewalk or planned sidewalk to face of garage	
	Height, maximum	Principal Building	Accessory Structure
	Height	35 ft	29 ft/16 ft/12 ft [4]
	Stories	2.5	[4]
	Other		
	Building coverage, maximum	40%	
	Accessory uses/structures	See Chapter 18.03 Article 4	
	Site and building standards for residential districts	See Chapter 18.04 Article 9	
	Development standards (parking, landscaping, etc.)	See Chapter 18.04	

Notes:

[1] A minimum zero-foot setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors and parking spaces that backup onto an alley.

[2] All accessory structures shall be located behind the front face of the existing principal structure.

[3] The lower rear setback applies to any single-story accessory building/structure up to 16 feet in height. Other accessory buildings/structures shall comply with the higher rear setback.

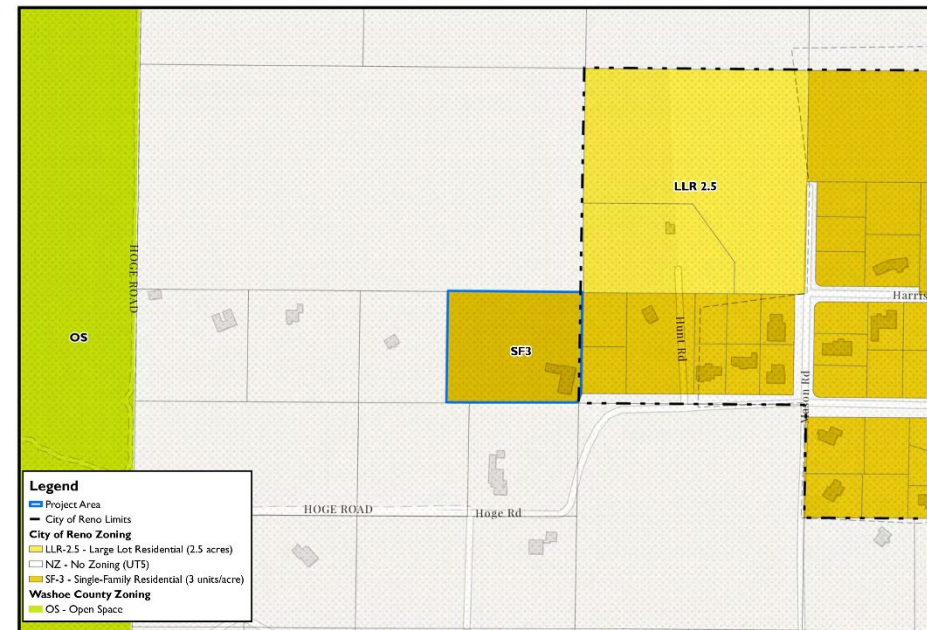
[4] 29 feet maximum for a single accessory building on each lot; 16 feet maximum for one-story residential garage or carport; 12 feet maximum for all other accessory structures.

Proposed Request

- ✓ Brings the parcel into conformance
- ✓ Continuation of existing master plan & zoning to the east
- ✓ Meets required findings
- ✓ Supported by City Staff and Reviewing Agencies
- ✓ Future development will require parcel map or tentative map



Single
Family
Residential



Single
Family
Residential 3
Units per
Acre (SF3)