

- 4.5 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00036 (First Congregational Church Zoning Map Amendment)** – A request has been made for a zoning map amendment from the Single-Family Residential - 8 units per acre (SF-8) zoning district to the Public Facilities (PF) zoning district. The ±3.40 acre project site is located at the terminus of Sunnyside Drive approximately 150 feet west of its intersection with Novelty Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward]**

**PLANNING COMMISSION
STAFF REPORT**

Date: March 1, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC23-00036 (First Congregational Church Zoning Map Amendment) – A request has been made for a zoning map amendment from the Single-Family Residential - 8 units per acre (SF-8) zoning district to the Public Facilities (PF) zoning district. The ±3.40 acre project site is located at the terminus of Sunnyside Drive approximately 150 feet west of its intersection with Novelty Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF).

From: Leah Brock, Associate Planner

Ward #: 5

Case No.: LDC23-00036 (First Congregational Church Zoning Map Amendment)

Applicant: First Congregational Church of Reno

APN: 006-021-27

Request: **Zoning Map Amendment:** From Single Family - 8 units per acre (SF-8) zoning district to the Public Facilities (PF) zoning district.

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

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

Summary: According to assessor's records, the First Congregational Church of Reno has existed on this site since approximately 1959. The ±3.40 acre site is developed with an assembly building, an office building, and a multipurpose building. Approval of this zoning map amendment will allow for expanded public facility uses, including child care, subject to the approval of a site plan review or conditional use permit evaluating adjacent residential impacts. Due to residential adjacency, site plan review will be required for any new nonresidential use or expansion of existing uses. Key issues related to this request include compatibility of the proposed zoning with

surrounding zoning districts and conformance with the current zoning code. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background:

- 1977 – The First Congregational Church applied for a Special Use Permit for an amphitheater. Due to opposition from neighbors the application was withdrawn.
- 1983 – Reno City Council denied a request for a Special Use Permit to allow a childcare facility for 50 to 100 children.
- 1996 – The Board of Adjustment approved a request for a 1,440 square foot expansion to the church.
- 1996 - The site was identified in a code enforcement complaint for operating a Montessori school. A Notice of Violation was issued and the First Congregational Church appealed the violation to the Board of Adjustment. They contended that the “Education Building” was constructed in 1957 specifically for educational purposes and a Special Use Permit was not required because the education use was pre-existing/legal nonconforming. The evidence provided by the appellant indicated that the structure has been used as a school, or for educational purposes, intermittently for 20+ years prior. The evidence did not prove that the use was legally established prior to the effective date of the Title and the use was not proven to be continuous. The Board of Adjustment upheld the Administrator’s decision and denied the appeal
- August 17, 2022 – The Planning Commission approved a conditional use permit to allow a Montessori (primary) school, with a maximum of 24 students, located in a 1,420 square foot portion of the 6,104 square foot multipurpose building.

Discussion: The PF district is intended to provide for public and quasi-public facilities and services. Primary uses include public institutions, cultural centers, religious institutions, government centers, libraries, hospitals, schools, and utility installations. In contrast, the SF-8 zoning district is intended primarily to accommodate single-family detached residential uses. The SF-8 and PF zoning districts both conform to the Single-family Neighborhood Master Plan land use designation. A comparison of uses allowed within the existing SF-8 zoning district and the proposed PF zoning district is provided as **Exhibit B**.

Analysis:

Existing Site Development and Uses: The ±3.40 acre site is developed with a 7,186 square foot assembly building, a 1,404 square foot office building, and a 6,104 square foot multipurpose building. A small Montessori school, with a maximum of 24 students, occupies a 1,420 portion of the multipurpose building. The church also hosts community events such as holiday events and

food and clothing drives. Alcoholics Anonymous and related sobriety organizations also utilize the multipurpose building on a weekly basis.

Compatibility with Surrounding Development: Single-family residential zoning (SF-8) and developed single-family residences surround the subject parcel. Existing screening is in place between the multipurpose building and the adjacent residential to the north including heavy duty privacy fence screening along an existing chain-link fence with six feet of landscaping south of the fence. Code contains numerous residential adjacency standards to mitigate for noise, lighting, signage, setbacks, building orientation, odor, and loading operations. Each of these standards will provide an added level of protection to maintain compatibility with residential zones. Additionally, a site plan review will be required, per Reno Municipal Code (RMC 18.08.602(b)(2)(b)), for any development or expansion of nonresidential uses. Nearby properties will be noticed and additional site specific conditions for compatibility may be applied through the site plan review.

Development Standards: Development standards for the existing SF-8 zoning district and proposed PF zoning district are noted in the table below. The development standards for the proposed PF zoning district appear consistent with the existing site. Any future development or expansion of uses will require a site plan review and additional site specific conditions for compatibility may be applied. Additionally, the site will be required to meet all the residential adjacency standards in RMC.

Zoning District	SF-8	PF
Setbacks – Front/Side/Rear	10’/5’/20’ or 5’	10’/5’/10’
Height	35’	45’*
Stories	2.5	3
Building Area, Maximum	40%	N/A
Lot Width, Minimum	70’	50’
*Additional height possible through site plan review, additional stepback from residentially zoned property for height above 35 ft., and finding of compatibility.		

Traffic, Access and Circulation: The application materials indicate that a portion of the site may be used as a future childcare facility, which is prohibited in the SF-8 zone. If the zoning map amendment is approved, the multipurpose building could potentially provide childcare for approximately 120 children. As this application only addresses the zoning map amendment, a site plan review will be required for any new nonresidential use or expansion of existing uses. Vehicular and pedestrian access and circulation will be reviewed at that time and a Traffic Impact Analysis will be required to be submitted with the site plan review to assess the need for onsite and offsite improvements, including but not limited to, the addition of sidewalks (where non-existent), traffic signage and striping in the nearby roadway network, as well as a plan depicting the on-site pick-up and drop-off of children.

Public Services: No noted concerns were received from either the Reno Fire Department or Reno Police Department in regards to this request. The closest fire station is Station 4 located at 1096 Ralston Street. The current response time from Station 4 is four minutes.

Master Plan Conformance: The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF). Secondary uses are designed in a manner to fit the scale and character of neighborhoods. The church has existed in this location for as long as the surrounding subdivisions developed between 1946 and 1960. The zoning map change to PF is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- Guiding Principle 1.2C: Existing Businesses
- Guiding Principle 1.2G: Business Retention and Attraction
- Guiding Principle 2.2B: Underutilized Properties
- Guiding Principle 4.2E: Neighborhood Connections
- Guiding Principle 4.3F: Neighborhood Gathering Places

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Courtesy notices were sent out to surrounding property owners and five public comments have been received related to the use as a childcare center (**Exhibit C**). The applicant is scheduled to attend the February 14, 2023, Ward 5 Neighborhood Advisory Board. Future comments will be forwarded to the Planning Commission.

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.

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 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 with the Master Plan.

Attachments:

Exhibit A – Case Maps

Exhibit B – Comparison of Allowed Uses

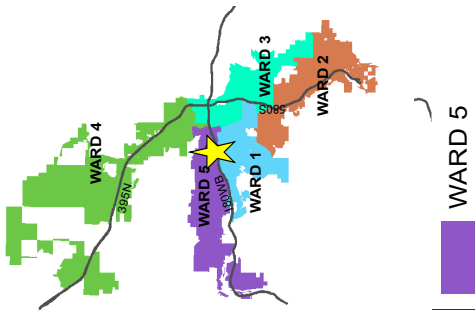
Exhibit C – Public Comment

AREA MAP

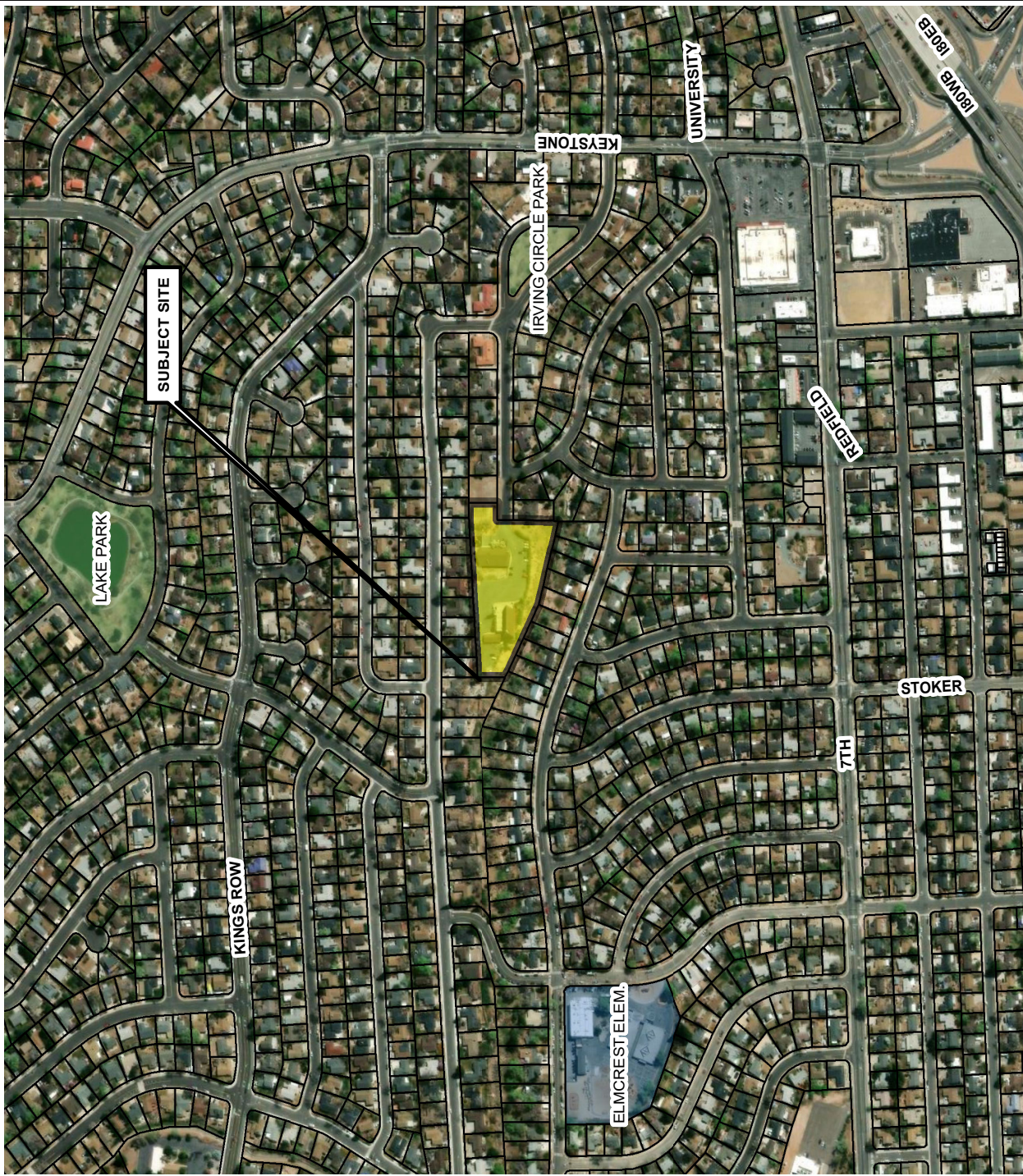
LDC23-00036

(First Congregational Church Zoning Map Amendment)

Subject Site ► 



The information hereon is approximate and is intended for display purposes only.
Date: January 2023
Scale: 1 inch = 500 feet

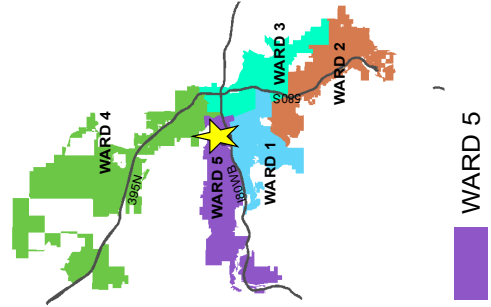


VICINITY MAP

LDC23-00036

(First Congregational Church Zoning Map Amendment)

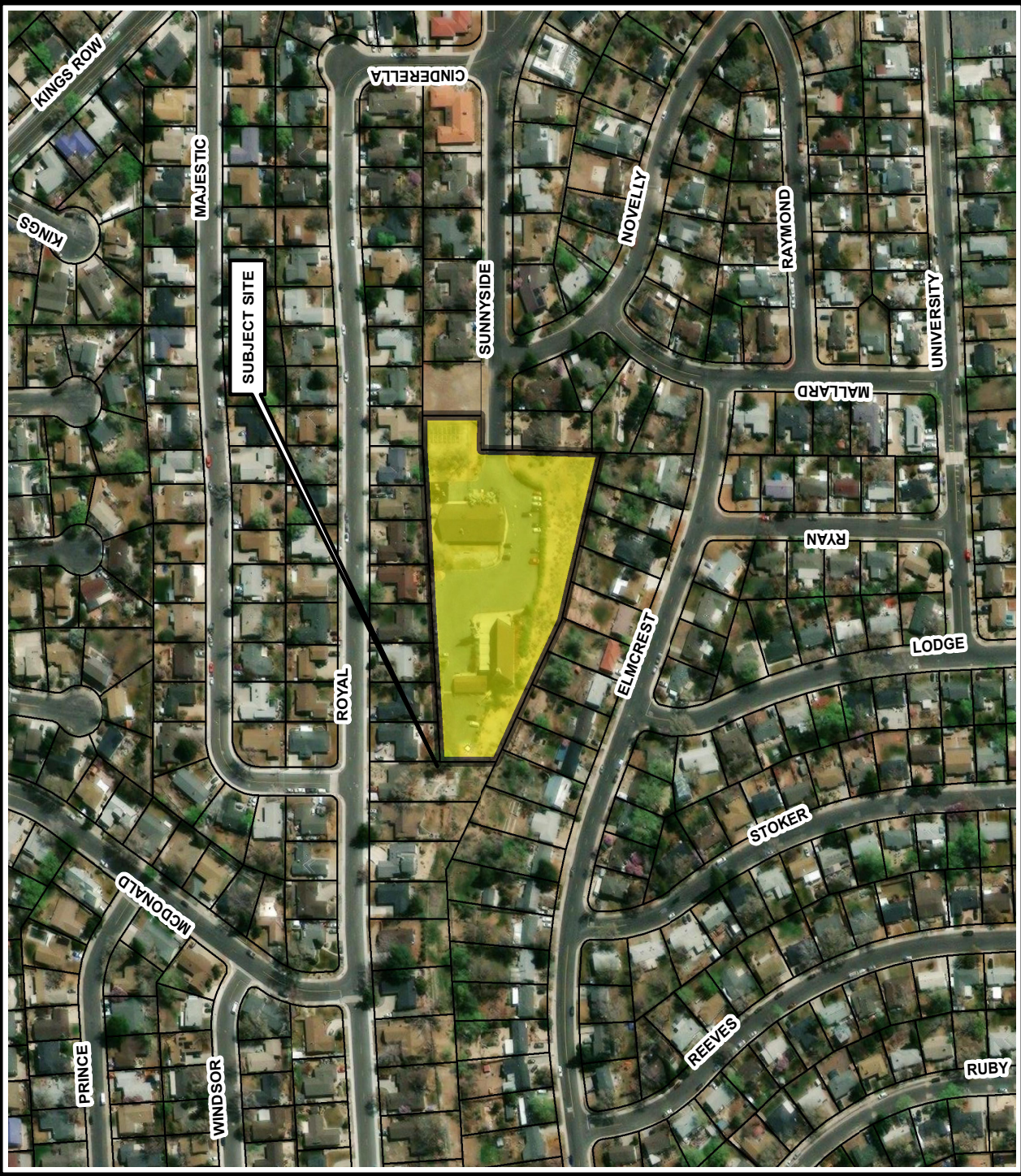
Subject Site ► 



Development
Services
Department



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Date: January 2023
Scale: 1 inch = 250 feet




ZONING MAP

LDC23-00036

(First Congregational
Church Zoning Map
Amendment)

ZONING = SF-8

Subject Site ► 

Zoning Designations

 SF-8

 NC

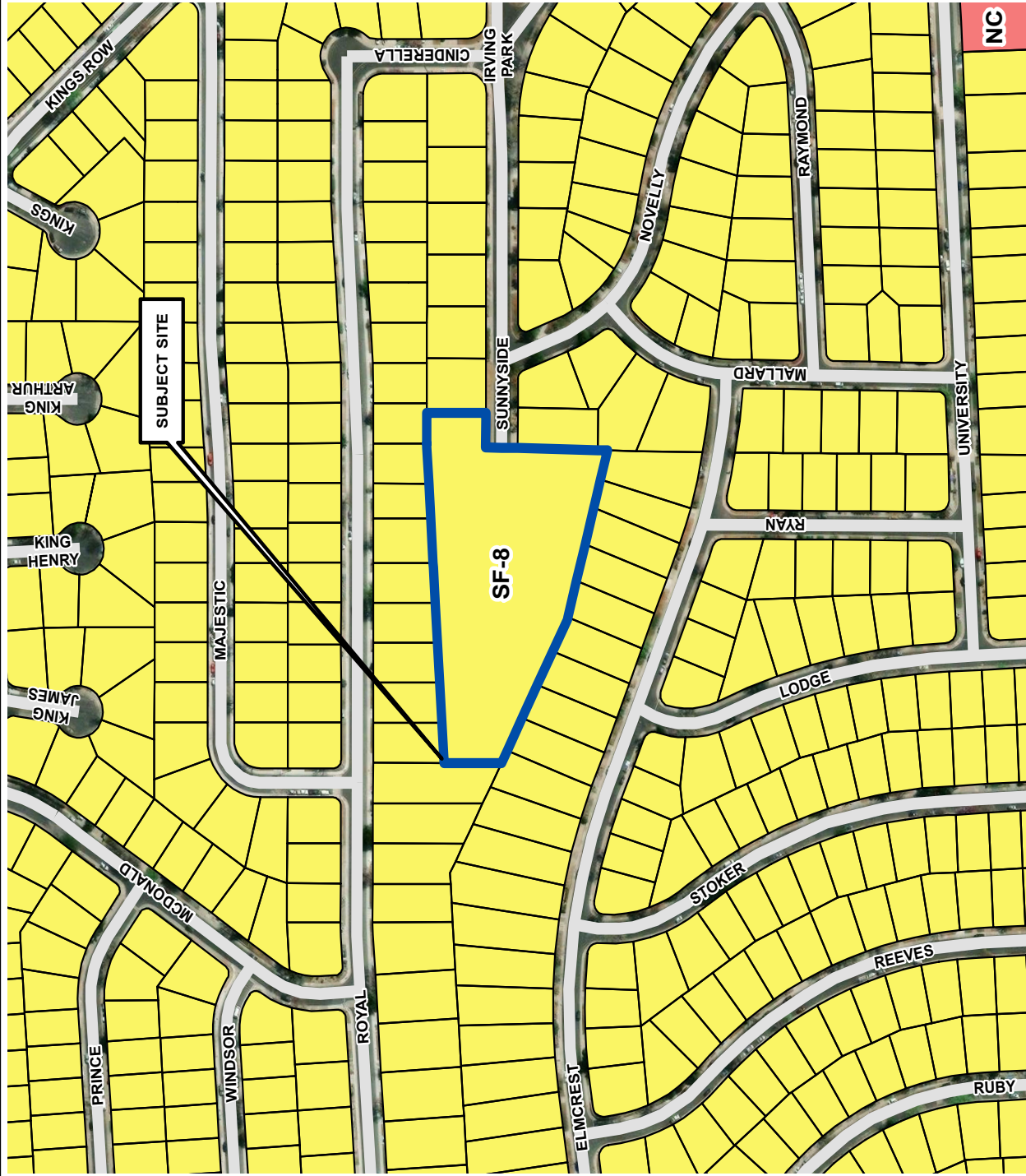


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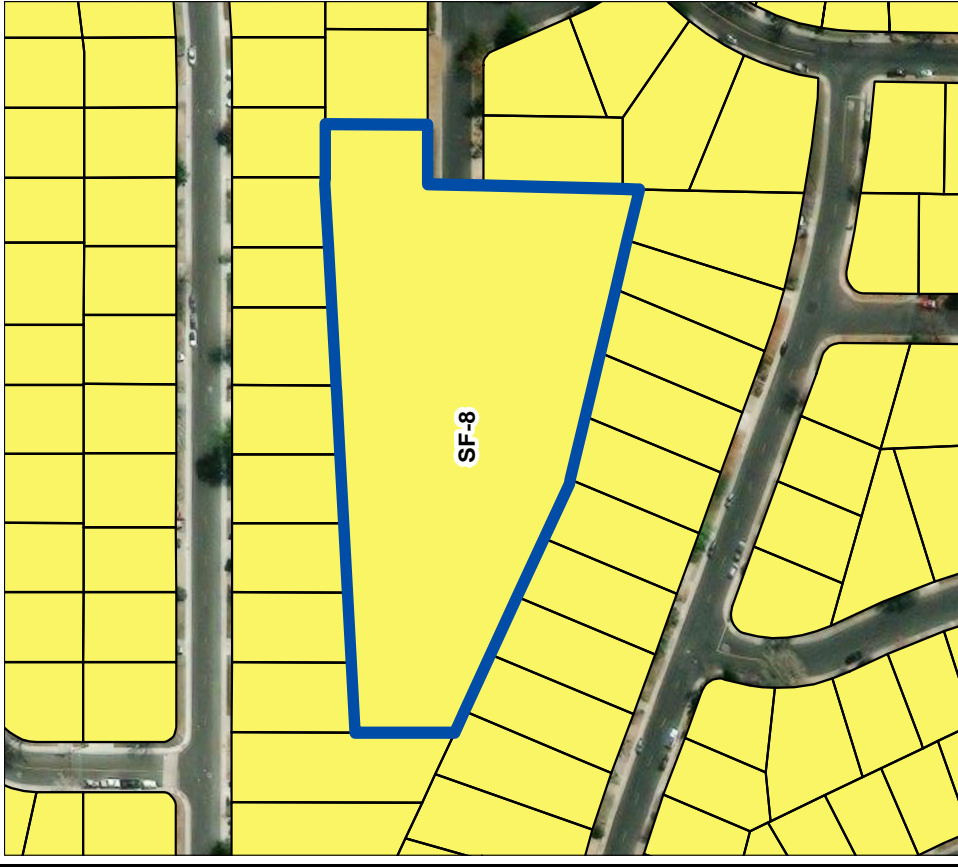


ZONING MAP

LDC23-00036 (First Congregational Church Zoning Map Amendment)

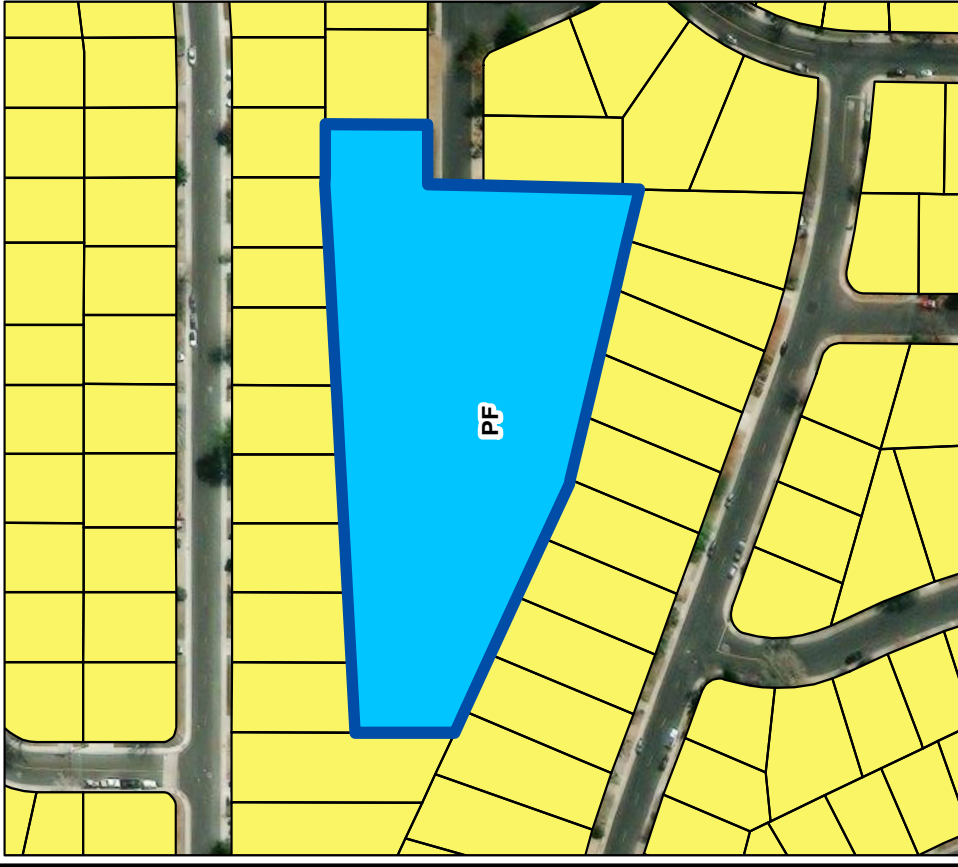
Existing Zoning: SF-8

Subject Site ▶ ☐



Proposed Zoning: PF

Subject Site ▶ ☐



Zoning Designations



PF




SF-8

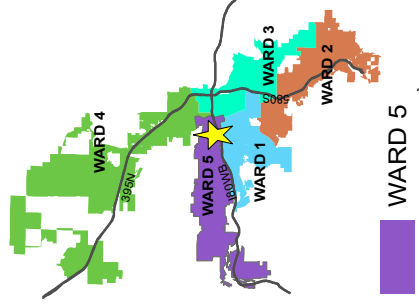


MASTER PLAN MAP

LDC23-00036

(First Congregational
Church Zoning Map
Amendment)

Subject Site ► 



Development
Services
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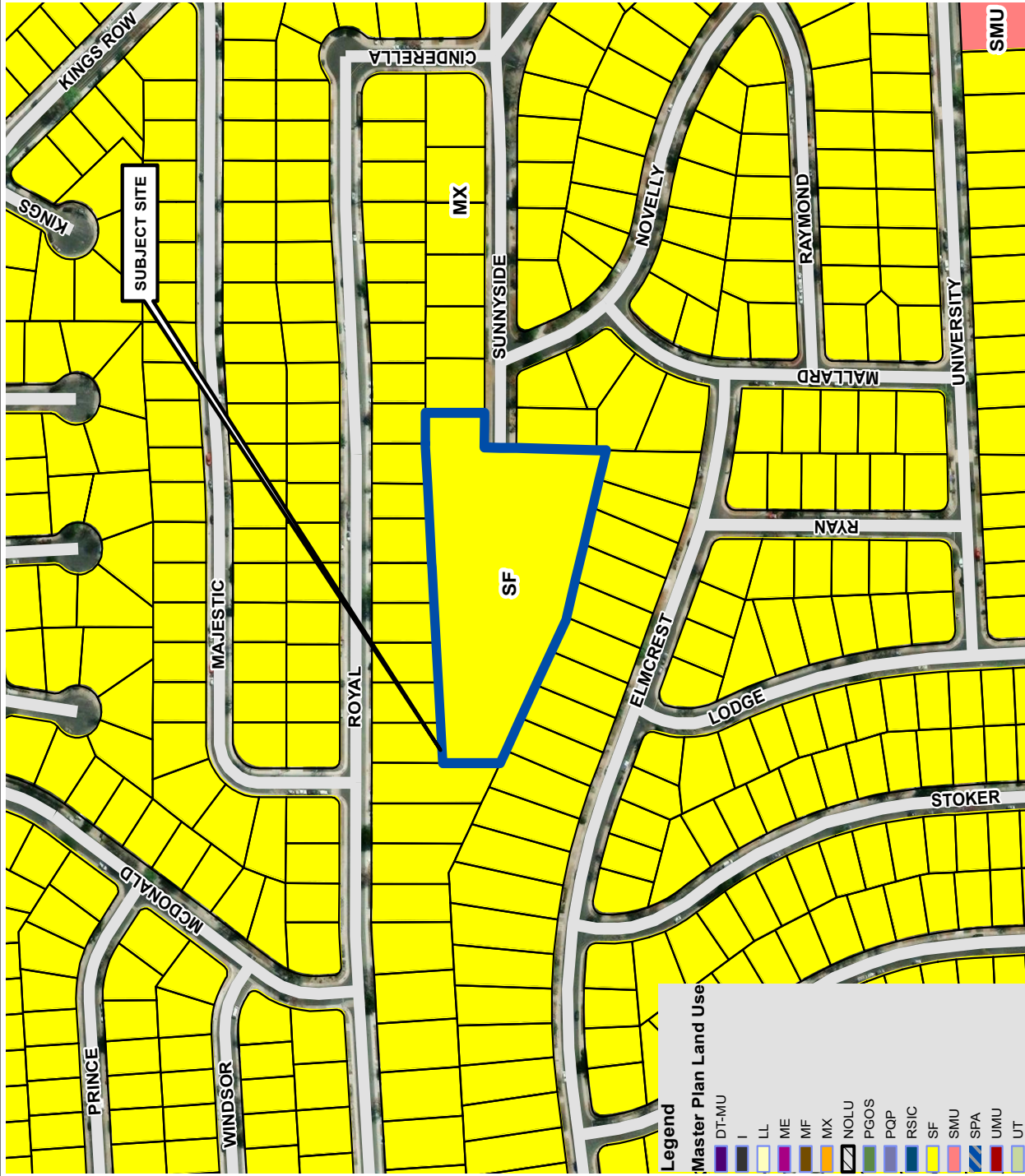


Table 3-1 Table of Allowed Uses

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						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	3				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	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	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																				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)	

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Group Living																																	
Assisted Living Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P									18.03.302(b)(1)
Boarding or Rooming House				C	C	C		C	C	C		P	P		P	P	P	P	P	P		P	P										18.03.302(b)(2)
Convent or Monastery				P							P	P	P	P	P	P	P	P	P			P	P						C				18.03.302(b)(3)
Fraternity or Sorority House										C	C	M	M	M	M	M	M	M				M	M										
Group Home	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	18.03.302(b)(4)
Private Dorm									P	P	P	P	P	P	P	P	P	P				P	P						P	3			18.03.302(b)(5)
Single-Room-Occupancy										P	P	P	P	P	P	P	P	P	P			P	P						P	3			18.03.302(b)(6)
Transitional Living Facility																	C	C	C	C									P				18.03.302(b)(7)
PUBLIC, INSTITUTIONAL, AND CIVIC USES																																	
Community and Cultural Facilities																																	
Cemetery or Mausoleum	C	C	C								P	P	P	P	P	P	P	P	P	P						P	P		C	M	M	M	18.03.303(a)(1)

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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	P			P	P	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	C	C	C						
Prison or Custodial Institution																													C								
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	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	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	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	P	M	M	M	18.03.303(b)(2)				

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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	P	M	M	M	18.03.303(b)(3)																														
School, Secondary	M	M	M	M	M	M					P	P	P	P	P	P	P	P	M		P	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							18.03.303(c)(1)																													
Hospital, Acute and Overnight Care											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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Farm																												P		P	P	P	18.03.304(a)(2)				
Stable, Commercial																	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	18.03.304(a)(4)				
Food and Beverage																																					
Bakery, Retail										M	M	P	P	P	P	P	P	P	P	P	P	M	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	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						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		P							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				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	P	P				18.03.304(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses															P	P		P	P			P		P	P	P	P						
Wedding Chapel											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	C	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	18.04.107
Casino (see Hotel with Nonrestricted Gaming)																																	
Convention Center											P	C	C	C	C	C																	
Country Club, Private	C	C	C	C	C	C	C	C	C	C	P	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			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						18.03.304(g)(1)
Cannabis Dispensary, Medical											P	P	P	P	P	P	P	P				P					P						18.03.304(g)(2)
Cannabis Dispensary, Adult-use																	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	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	P										
Transportation, Vehicles, and Equipment																																					
Airport Operations and Facilities																												P						18.04.107			
Auto Service and Repair												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								

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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						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	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	P	18.03.305(b)(2)
INDUSTRIAL USES																																	
18.04.107																																	
Manufacturing and Processing																																	
Animal and Animal Byproduct Processing																								C									18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use												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	4				P	P	4					P	4	P	P	P	4				18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use												P	4	P			P	P	4	4		P	4	P	P	P	P	P	4				18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical												P	4	P			P	P	4	4		P	4	P	P	P	P	P	4				18.03.306(a)(5)
Cannabis Production Facility, Adult-use												P	4				P	P	4	4				P	4	P	P	P	4				18.03.306(a)(6)
Cannabis Production Facility, Medical												P	4				P	P	4	4				P	4	P	P	P	4				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	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			C	C	P	P	2	2	2					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	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		C		P	P	P	P						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 Reclamation 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	C					
Wholesale																	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	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	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	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	A					A ₁	A								18.03.405(f)	
Drive-Through Facility (Non-Food Service)												M	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					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 ₁	A ₁	A ₁	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								18.03.405(m)	

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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	18.03.405(n)				
Sidewalk Café										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	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	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	18.03.503(a)				
Carnival, Circus, Entertainment Event, Amusement Ride											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	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				18.03.503(d)				
Garage Sale	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	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	18.03.503(g)				

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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)



Leah Brock <brockl@reno.gov>

Fwd: Public Comment-- Rezoning: Reference case #LDC23-00036, 627 Sunnyside Dr., Reno, NV 89503, First Congregational Church

1 message

Jim Umbach <umbachj@reno.gov>
To: Leah Brock <brockl@reno.gov>

Mon, Feb 6, 2023 at 12:56 PM

----- Forwarded message -----

From: **Anthony Kharrat** <AKharrat@childrencabinet.org>

Date: Mon, Feb 6, 2023 at 12:47 PM

Subject: Public Comment-- Rezoning: Reference case #LDC23-00036, 627 Sunnyside Dr., Reno, NV 89503, First Congregational Church

To: RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov>Cc: Marty Elquist <melquist@childrencabinet.org>

Hello,

Kindly find below our statement in support of the reference case mentioned in the subject line:

The Children's Cabinet supports improving our state's child care capacity to serve young children and their families. We have a shortage of licensed child care that cannot meet our current demand. Washoe county currently has the licensed child care capacity of 10,000 child care slots, which only serves 20.49% of children ages 0-12 who live in households with all available parents in the workforce. Child care is a critical workforce support and without care options for working families, they cannot contribute to our region's economy. We strongly encourage the City and Planning Commission to help working parents by providing more child care options for our fellow Nevadans. For more information about the affordability, supply, demand and quality of child care in Nevada, please download The Children's Cabinet's 2022 Early Education Fact Sheet: <https://www.childrencabinet.org/wp-content/uploads/2023/02/2022-Demographics-Report-FINAL.pdf>

Please let us know if you need anything.

Best regards,

Anthony Kharrat

Provider Grants Coordinator

Supporting Early Education and Development (SEED) Department

The Children's Cabinet[5905 S. Decatur Blvd., Suite 13](#)[Las Vegas, NV. 89118](#)

Submit Grant Documents: ecegrants@childrenscabinet.org

Office: (702) 825-8978

Fax: (702) 252-3033

Cell: (702) 209-9975

childrenscabinet.org

Keeping Children Safe & Families Together

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--



Jim Umbach

[\(He/Him/His\)](#)

Planning Technician

Development Services Department

Working Hours: Mon/Wed/Thu/Fri 7:00 a.m. to 5:30 p.m.

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umbachj@reno.gov

1 E. First St., 2nd Floor, Reno, NV 89505

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Which Category Describes You Citizen

Case Number LDC23-00036,

Do you wish to opt-in to receive Reno Connect Development Project email newsletters? No

Citizen General Public Comment Form

Full Name Angela Lalaind

Contact Email Alalaind3@gmail.com

Contact Phone Number 415-290-6086

Position In Support

Leave comments on this case here.

We are excited about Desert Peach and what they are offering our two toddlers. High quality childcare is hard to find, especially in the Northwest Reno area. We have been driving all the way south of Reno for a very part time option and have been unable to get into anywhere! We love everything Desert peach has to offer, it's indoor/outdoor school, farm to school food choices and commitment to equity! There is a huge need for this school in our community!

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Which Category Describes You	Citizen
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Case Number	LDC23-00036
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Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	No
---	----

Citizen General Public Comment Form

Full Name	Kelly Larson
------------------	--------------

Contact Email	birding1062@yahoo.com
----------------------	-----------------------

Contact Phone Number	7072233210
-----------------------------	------------

Position	In Support
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Leave comments on this case here.	Please approve Desert Rose Preschool at this location. High quality childcare is hard to find, and these folks are helping to solve this issue.
--	---

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Which Category Describes You Citizen

Case Number LDC23-00036

Do you wish to opt-in to receive Reno Connect Development Project email newsletters? Yes

Citizen General Public Comment Form

Full Name Kelley Sterle

Contact Email kelsterle@gmail.com

Contact Phone Number 7752295993

Position In Support

Leave comments on this case here. We are in favor of the integration of Desert Peach Montessori into our community and support the zoning actions required to open the doors. We are thrilled to have learned and enrolled our daughter in the program - living only a few blocks away, the ability to foster a small school community while thriving in our neighborhood is a dream come true. We are grateful for the opportunity to provide a comment in favor of the school.

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Leah Brock <brockl@reno.gov>

Fwd: Supporting Desert Peach Montessori

Heather Taylor <taylorh@reno.gov>

Tue, Feb 7, 2023 at 8:37 AM

To: Leah Brock <brockl@reno.gov>

Hi Leah,

This comment came in about LDC23-00036 and was already sent to the Commission.

**Heather Taylor***Assistant Planner*

Development Services

775-334-2668 (o) or 775-741-2981 (c)

TaylorH@Reno.Gov

1 E. First St., Reno, NV 89505

Reno.Gov | Connect with us:     

----- Forwarded message -----

From: **Kyle Stodtmeister** <kylemstod@gmail.com>

Date: Tue, Feb 7, 2023 at 8:32 AM

Subject: Supporting Desert Peach Montessori

To: <RenoPlanningCommission@reno.gov>

Reno Planning Commission,

There is a huge need for better care for the children in Reno and particularly high quality childcare. I am excited about Desert Peach Montessori coming into my neighborhood and the type of learning they will offer my child. This community needs this school and I'm happy to support this school by having my child go there. I hope the City of Reno Planning Commission listens to all the supportive people behind Desert Peach Montessori and also lends their hands in supporting too.

Best regards,
Kyle Stodtmeister