

- 4.4 Staff Report (For Possible Action - Recommendation to City Council):  
Case No. **LDC23-00029 (3655 Warren Way Rezoning)** - A request has been made for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14). The ±1.0 acre project site is located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward ]**

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** March 1, 2023

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC23-00029 (3655 Warren Way Rezoning) - A request has been made for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14). The ±1.0 acre project site is located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

**From:** Leah Brock, Associate Planner

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**Ward #:** 2

**Case No.:** LDC23-00029 (3655 Warren Way Rezoning)

**Applicant:** Christy Corporation

**APN:** 024-121-04

**Request:** Zoning Map Amendment From Single Family - 3 units per acre (SF-3) to Multi-Family – 14 units per acre (MF-14).

**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:** The ±1.0 acre subject site is located west of Warren Way ±306 feet north of its intersection with West Peckham Lane. The current Single Family - 3 units per acre (SF-3) zoning does not conform to the Suburban Mixed Use (SMU) Master Plan land use designation. The proposed change to Multi-Family – 14 units per acre (MF-14) zoning will bring the parcel into conformance with the SMU Master Plan land use designation. Key issues related to this request include: 1) compatibility of the proposed zoning with surrounding zoning districts; and 2) conformance with the Master Plan. The proposed MF-14 zoning is compatible with the surrounding uses and is adjacent to properties with the MF-14 zoning designation. Staff recommends approval of the zoning map amendment.

**Background:** The applicant originally requested a zoning map amendment from SF-3 to Multi-Family – 21 units per acre (MF-21). After holding a community meeting, requesting a continuance at the January 18, 2023 Planning Commission, and attending the Ward 2 Neighborhood Advisory Board the applicant amended the request from MF-21 to MF-14 zoning district.

As stated, the subject site’s current zoning designation of SF-3 does not conform to the SMU Master Plan land use designation. The proposed MF-14 zoning designation does conform to the SMU Master Plan designation, and there have been two other zoning map amendments from SF-3 to MF-21 approved on Warren Way in the past two years: LDC21-00056 (3690 Warren Way Zoning Map Amendment) and LDC21-00077 (3715 Warren Way Rezoning).

**Analysis:** The SMU land use designation was assigned to the site and adjacent properties through adoption of the *ReImagine Reno Master Plan*. This designation supports a diverse mix of commercial and residential uses with opportunities for higher-density housing within close proximity to services and employment. In contrast, the SF-3 designation is primarily intended to accommodate lower density single-family detached residential uses. A comparison of uses allowed within the existing SF-3 zone and the proposed MF-14 zone is provided as **Exhibit B**, and the key differences between the current SF-3 zoning district and the proposed MF-14 zoning district are illustrated below.

Uses	SF-3	MF-14
Single Family Residential	Permitted	Permitted
Multi-Family	Not Permitted	Permitted
Retail and Commercial	Not Permitted	Limited Uses Permitted
Educational Facilities	Some Uses Permitted	Some Uses Permitted
Mini-Warehouse	Not Permitted	Not Permitted
Outdoor Storage	Not Permitted	Not Permitted

**Land Use Compatibility:** The proposed zone change from SF-3 to MF-14 is consistent and compatible with the existing zoning and land uses of the properties in the immediate vicinity. The surrounding parcels all have a Master Plan land use designation of SMU. The proposed MF-14 zone is conforming to the Master Plan and compatible with the surrounding land uses. This designation will provide a transition from higher intensity commercial uses along Moana Lane to the single family residential uses south of Peckham Lane while still conforming to the SMU land use designation. The requested MF-14 zoning district is appropriate and compatible with surrounding uses and planned development. The various land uses surrounding the site are described in the table below.

Direction	Land Use	Zoning
North	Office Park	Neighborhood Commercial (NC) and Professional Office (PO) – <i>Split-zoned</i>
East	Single-Family Attached Homes	Multi-Family Residential (MF-14)
	Salon and Spa	Professional Office (PO)
	Primary School	Multi-Family Residential (MF-30)
South	Single-Family Attached Homes	Multi-Family Residential (MF-14)
West	Office Park	Professional Office (PO)

**Development Standards:** Development standards for the existing SF-3 and proposed MF-14 zoning districts are noted in the table below. The development standards for the proposed MF-14 zone appear appropriate for the site and consistent with the existing developments surrounding the property. The subject site is ±1.0 acres which would allow for a maximum of 14 units in the proposed MF-14 zoning district. Specific design considerations regarding site layout, access, and other improvements will be analyzed at the time of development.

Zoning	SF-3	MF-14
Setbacks – Front/Side/Rear	30’/5’/30’	10’/5’/20’ or 10’
Height	35’	35’
Stories	2.5	2.5
Building Area, Maximum	40%	N/A
Lot Width, Minimum	80’	40’

**Public Infrastructure:** The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission. With future development of the site, Regional Road Impact Fees (RRIF) will be assessed/collected to address the projects proportional impact on the regional roadway network. The project provides a safe environment for pedestrians and people on bicycles. Future development of the site will be required to demonstrate pedestrian connectivity in conformance with the Public Works Design Manual, Reno Municipal Code and Americans with Disabilities Act (ADA) regulations and guidelines.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Suburban Mixed-Use, and it is within the Outer Neighborhood designation of the Structure plan. The current SF-3 zoning does not conform to the SMU Master Plan land use designation. The proposed zoning map amendment would bring the subject site into conformance while ensuring compatibility with surrounding properties. The proposed zone change is consistent with the following applicable Master Plan guidance:

- City Wide Policy 2.1A: Growth Tiers
- City Wide Policy N-G.21: Transitions

- Area Specific Policy N-ON.1: Mix of Housing Types

**Public and Stakeholder Engagement:** Staff received five public comments to the original request for MF-21 zoning (**Exhibit C**). Concerns cited include the density and height limits allowed in the MF-21 zoning district. The Ward 2 Neighborhood Advisory Board (NAB) meeting scheduled for December 2022 was cancelled. The applicant conducted outreach to nearby property owners, including holding a virtual neighborhood meeting on January 17, 2023 where the applicant was asked to attend the January 24, 2023, NAB meeting. The applicant attended the January 18, 2023, Planning Commission meeting to request a continuance. Public comments were heard in opposition to the request for MF-21 zoning and the Planning Commission granted the continuance.

## **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.

**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); and

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 - Table of Allowed Uses**

**Exhibit C - Public Comment**



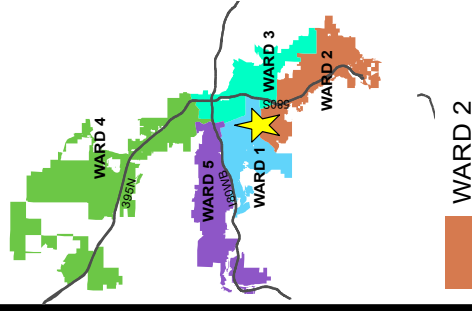
# Exhibit A - Case Maps

## AREA MAP

LDC23-00029

(3655 Warren Way  
Zoning Map Amendment)

Subject Site ► 



Development  
Services  
Department



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

Date: December 2022  
Scale: 1 inch = 350 feet




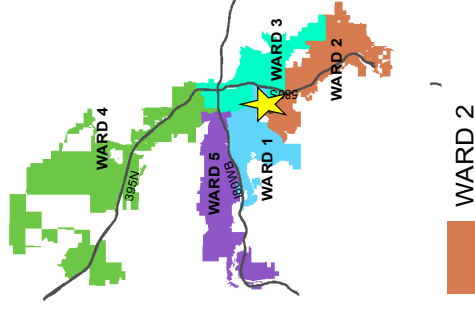


# VICINITY MAP

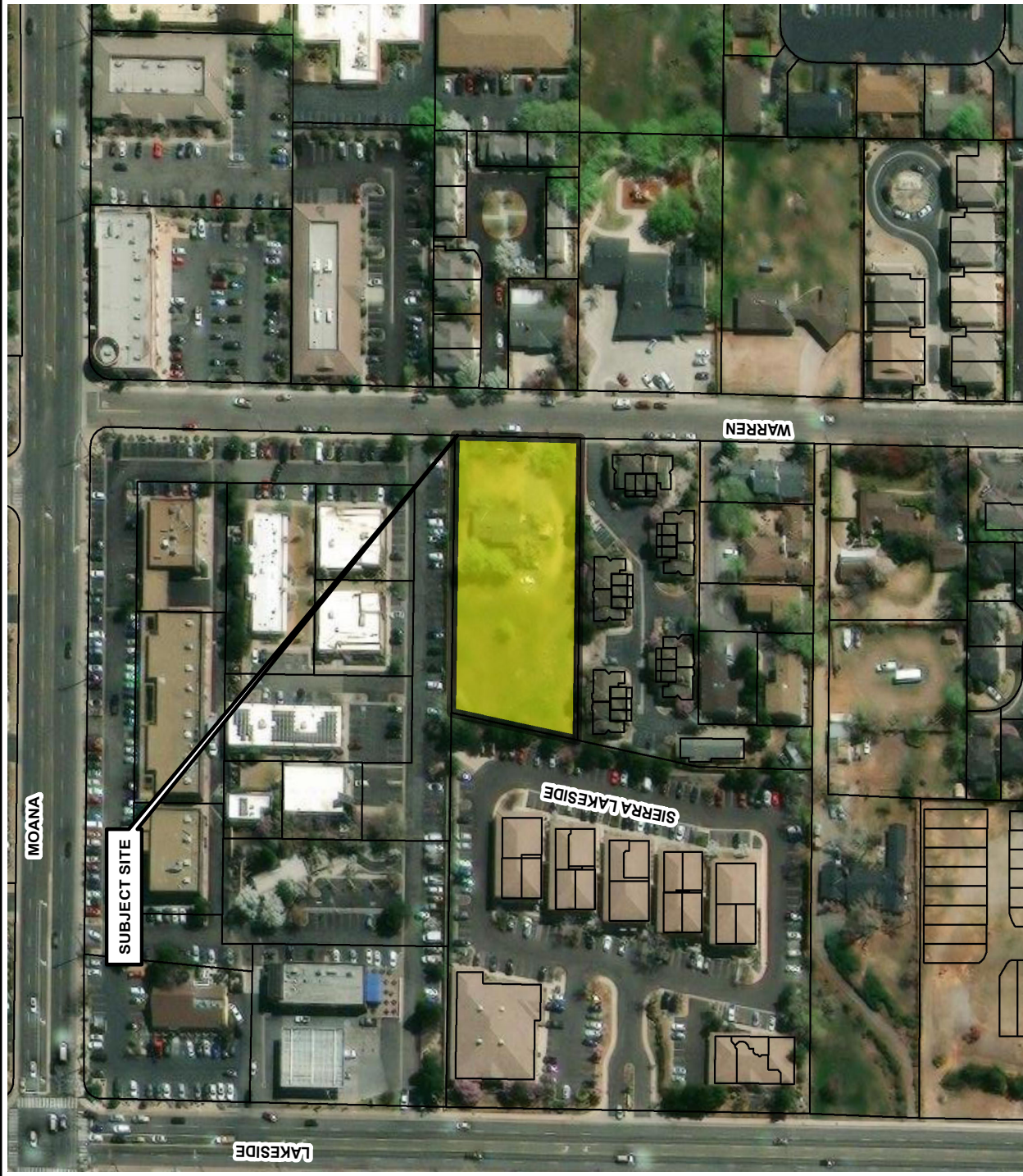
LDC23-00029

(3655 Warren Way  
Zoning Map Amendment)

Subject Site ► 



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Date: December 2022  
Scale: 1 inch = 150 feet





# ZONING MAP

LDC23-00029

(3655 Warren Way  
Zoning Map Amendment)

ZONING = SF-3

Subject Site ►

## Zoning Designations

SF-3
MF-14
MF-21
MF-30
NC
GC
PO

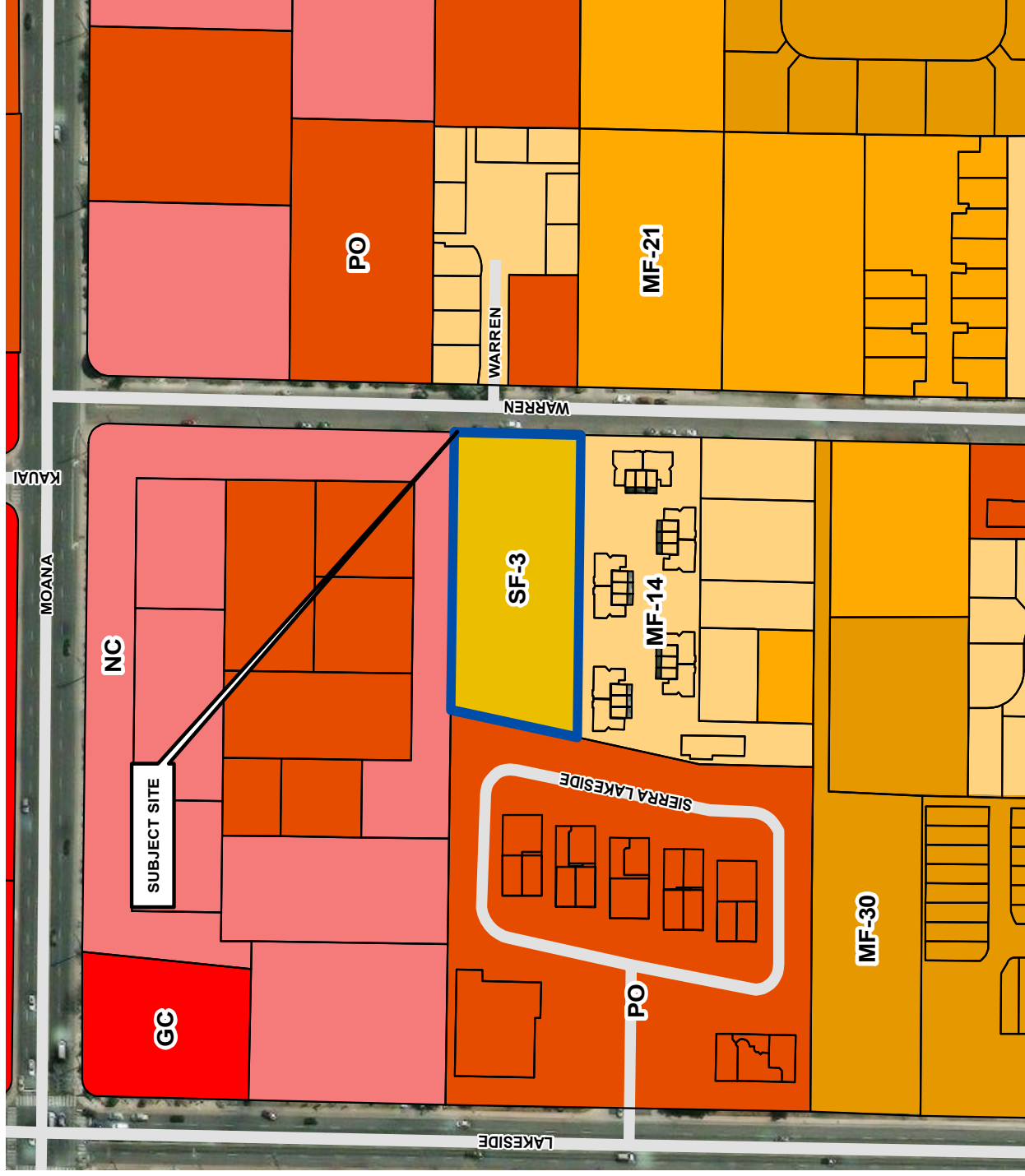


Development  
Services  
Department



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DATE: December 2022  
SCALE: 1 inch = 150 feet

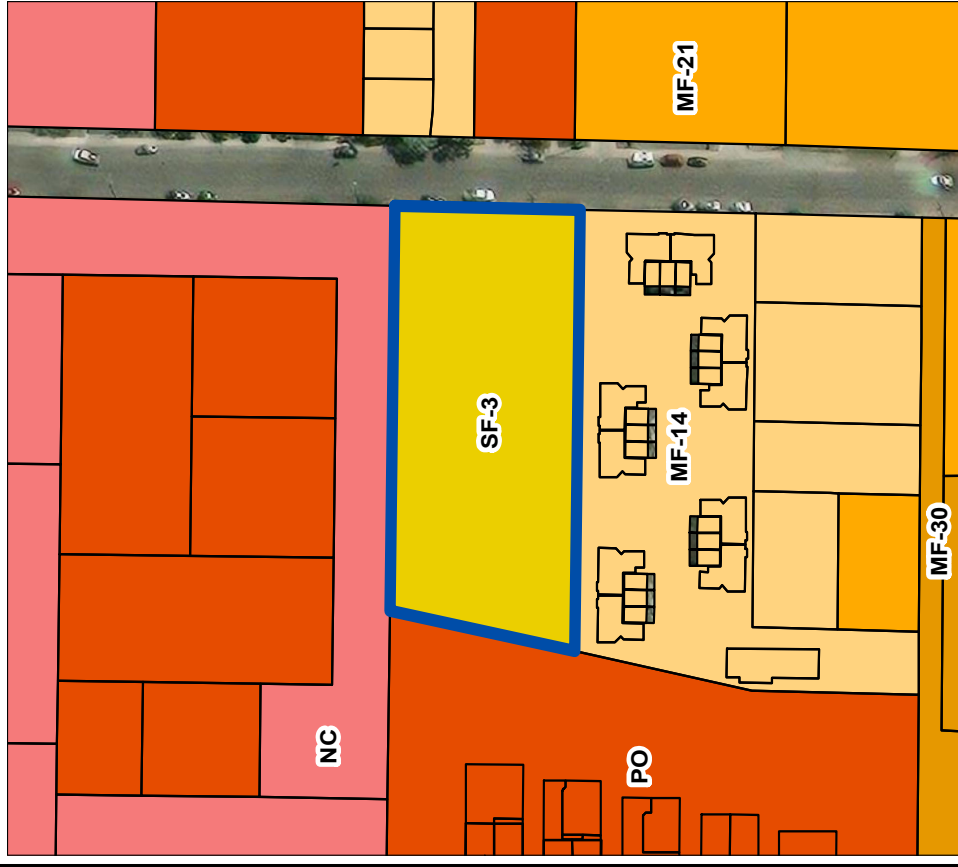


# ZONING MAP

LDC23-00029 (3655 Warren Way Zoning Map Amendment)

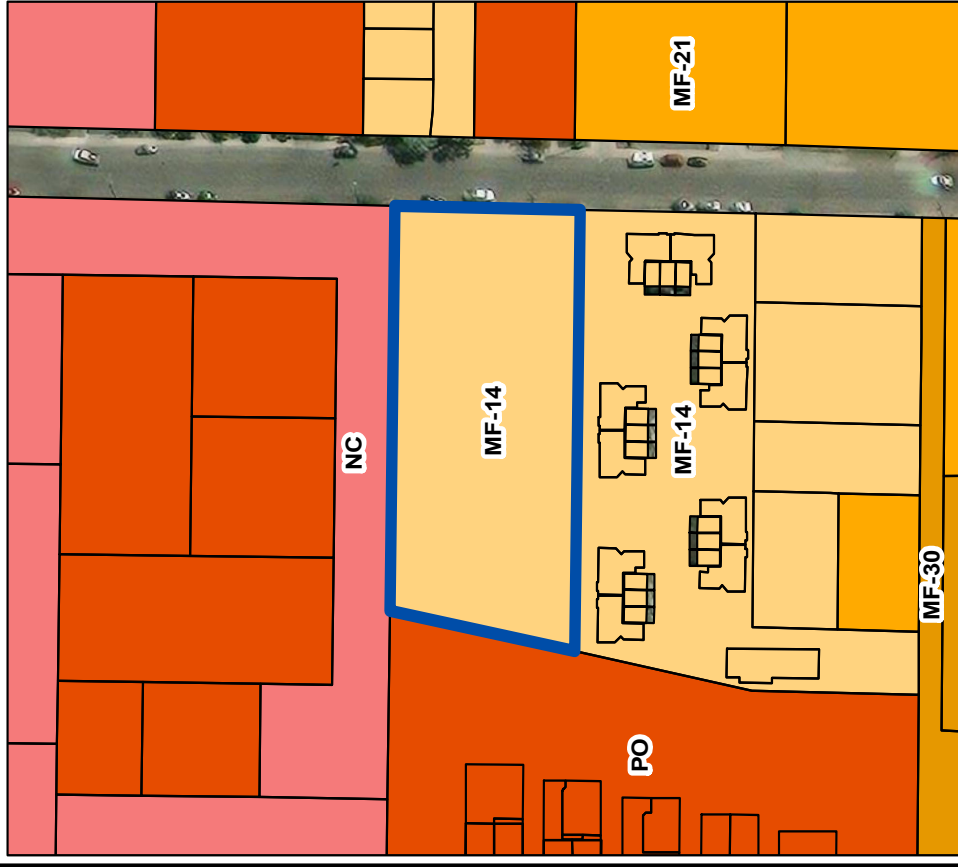
Existing Zoning: SF-3

Subject Site ► ☐









Proposed Zoning: MF-14

Subject Site ► ☐



## Zoning Designations



	SF-3		NC
	MF-21		PO
	MF-14		MF-30


Date: January 2023 Scale: 1 inch = 125 feet

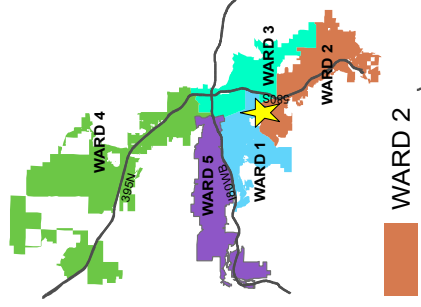
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# MASTER PLAN MAP

LDC23-00029

(3655 Warren Way  
Zoning Map Amendment)

Subject Site ► 

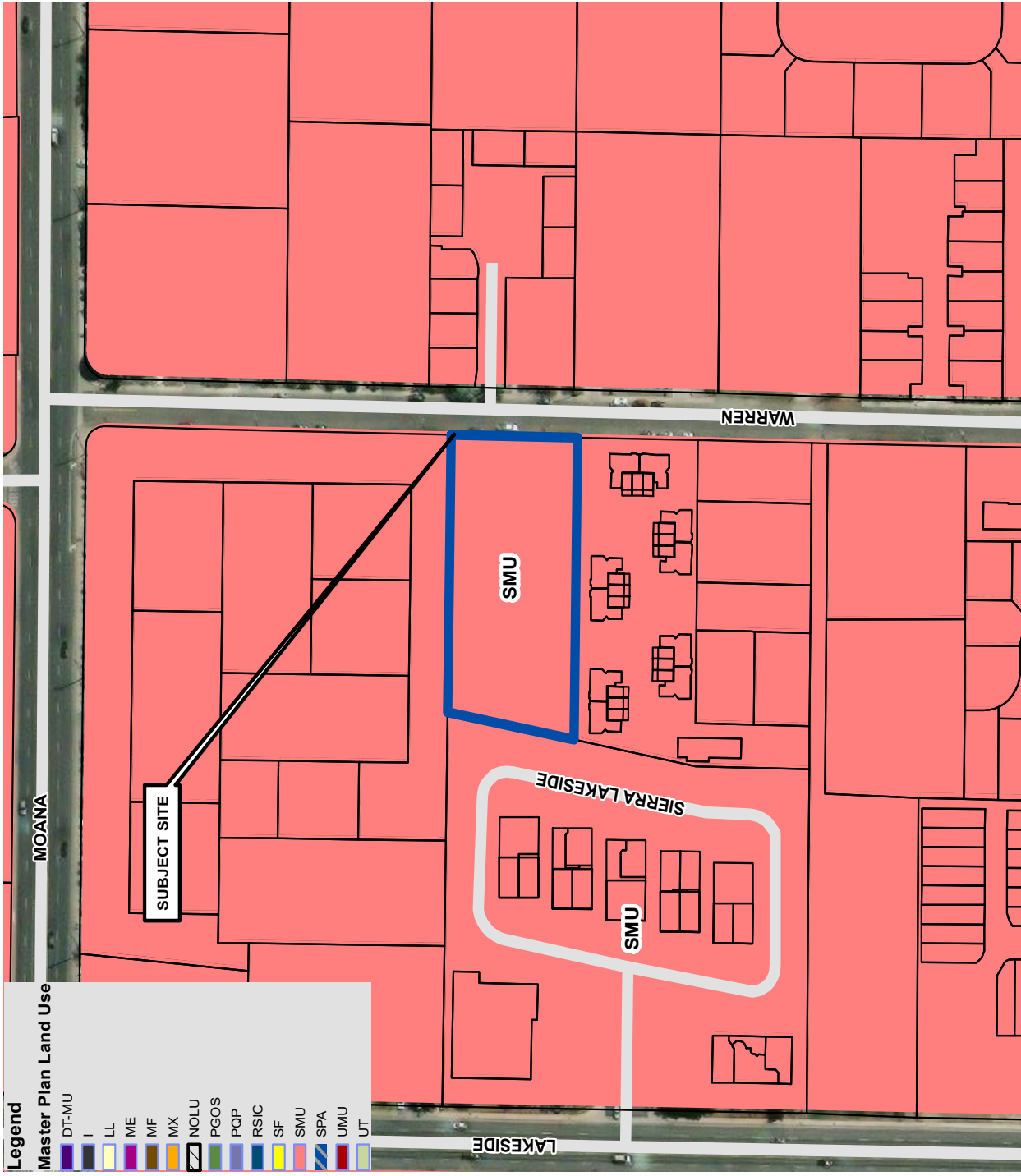


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Date: December 2022  
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**Legend**

**Master Plan Land Use**

DT-MU	I	LL	ME	MF	MX	NOLU	PGOS	PQP	RSIC	SF	SMU	SPA	UMU	UT

**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	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	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	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	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				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							C	C	P	P	P	P	P	P	P	P	P	P	C	C	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										18.03.302(a)(6)	
Manufactured or Mobile Home Park									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 <sub>3</sub>	P <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P	P	P	P	P	P <sub>2</sub>	P	P	P											18.03.302(b)(1)
Boarding or Rooming House				C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>		C <sub>4</sub>	C <sub>4</sub>	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	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 <sub>3</sub>	P <sub>3</sub>	P	P	P	P	P	P	P	P				P	P						P	3				18.03.302(b)(5)
Single-Room-Occupancy										P <sub>3</sub>	P	P	P	P	P	P	P	P	P <sub>3</sub>			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		C	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	P	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	P	C	P				P	P							
Public Meal or Homeless Services Provider													C				C							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					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	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							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	M	M	M	18.03.303(b)(3)				
School, Secondary	M	M	M	M	M	M	M				P	P	P	P	P	P	P	P	M			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			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	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								
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	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	C	C														P	P	P	P			P						P		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	M	P	P			P	P	P				
Bar, Lounge, or Tavern											P	P	P	P	P	P	P	P	C					P	P	P	P						
Commercial Kitchen											P	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	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	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	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	P	M				18.03.304(d)(1)				
Laboratory												P	P	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	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	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				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	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	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							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	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					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	4	P	4	P	4	P	4	P	4	P			P	4				P	P	4					18.03.304(g)(2)
Cannabis Dispensary, Adult-use																	P	P	P	4	P	P	4			P	P	4					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)	
																	C 4	C 4	C 4			C 4				C 4							18.03.304(g)(6)	
												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 4	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						P	P	C	P						18.03.304(h)(2)
Bus or Other Transportation Terminal												C	C		C		C	C	C						P	P		P		P				18.03.304(h)(3)
Car Wash													C		C		C	M	P						P	P	P	P						
Gas Station													C		C		C	M	P						P	P	P	P						18.03.304(h)(4) 18.04.107
Parking Lot, Open																									P	P	P	P						
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-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	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	18.03.305(b)(2)
INDUSTRIAL USES																																18.04.107
Manufacturing and Processing																																
Animal and Animal Byproduct Processing																							C						C	C	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		P				P	P						P	P	P	P						18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use											P	P	P	P			P	P	P			P		P	P	P	P						18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical											P	P	P	P			P	P	P			P		P	P	P	P						18.03.306(a)(5)
Cannabis Production Facility, Adult-use											P		P				P	P						P	P	P	P						18.03.306(a)(6)
Cannabis Production Facility, Medical											P	P	P	P			P	P	P					P	P	P	P						18.03.306(a)(7)
Chemical Processing and/or Manufacture																								C	C	C							
Collection Station																			C					P	P	C			C	C			
Crematorium												C	C		C	C	C	C	C			C		P	P	C							18.03.306(a)(8)
Custom and Craft Manufacturing											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	P	P						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										
Outdoor Manufacturing, Processing, Assembly, or Fabrication																							C	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	P	2					18.03.306(b)(2)				
Outdoor Storage																	4	C					P	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						
Salvage or Reclamation of Products, Indoors																								P	P	C	P		P					
Septic Tank Services																							C									C		
Tow Yard																							P	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 <sub>1</sub>					C	P <sub>1</sub>					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	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	A <sub>1</sub>	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	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 <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	C <sub>4</sub>	M <sub>4</sub>	M	A					A	A	A	A <sub>1</sub>						18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M	M	M	M	A		M				A	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				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	18.03.405(k)	
Outdoor Storage											A	A	A		A		A <sub>1</sub>	A <sub>1</sub>	A <sub>1</sub>	A		A <sub>1</sub>											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							18.03.405(m)	

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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	
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						18.03.405(o)	
Stable, Private																													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					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					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/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
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)

**Exhibit C - Public Comment**

Leah Brock &lt;brockl@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System  
(917753036534)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Wed, Jan 18, 2023 at 9:15 AM

To: RenoPlanningCommission@reno.gov, Leah Brock &lt;brockl@reno.gov&gt;

for LDC23-00029

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

From: &lt;publiccomment10@reno.gov&gt;

Date: Tue, Jan 17, 2023 at 6:57 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917753036534)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 917753036534

Click to Call 917753036534

**Hi, yes, my name is Marcy Ross and I'm calling in regards to the LDC 230-002-2936 551 way and I live next door to that property and I wanted to say I'm not opposed at all to a multi family. Residence, I am opposed to Ms. 21. I think 3 story units would not be uniform to the rest of the neighborhood. We're all Ms. 15. I also think with the new swimming pool, it would just be a nice or to the community. So please think twice before you put this into process. Thank you so much. Bye bye.**  
(Transcription with medium confidence)

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**VoiceMessage.wav**

368K



Leah Brock &lt;brockl@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (912015746959)**

2 messages

**Public Comment 10** <publiccomment10@reno.gov>

Wed, Jan 18, 2023 at 9:12 AM

To: RenoPlanningCommission@reno.gov, Leah Brock &lt;brockl@reno.gov&gt;

for LDC23-00029

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

From: &lt;publiccomment10@reno.gov&gt;

Date: Tue, Jan 17, 2023 at 6:55 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (912015746959)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 912015746959

Click to Call 912015746959

**Hi, my name is Jacqueline baton. I live at 36667 one way. I'm calling regard to 3655 Ordway. LDC number 23000. 2009, I wanted to say that. I think it Ms. 21 is too big for this area. The parking would be quite difficult as Authority is also a note in keeping the neighborhood. I just wanted to put that out there and you have a good day.**  
(Transcription with medium confidence)

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 **VoiceMessage.wav**  
242K

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**Jim Umbach** <umbachj@reno.gov>

Wed, Jan 18, 2023 at 9:17 AM

To: Leah Brock &lt;brockl@reno.gov&gt;

[Quoted text hidden]

--

**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.**

775-334-2309 (o)

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[umbachj@reno.gov](mailto:umbachj@reno.gov)

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

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**VoiceMessage.wav**

242K



Leah Brock &lt;brockl@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (917755448881)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Wed, Jan 18, 2023 at 9:01 AM

To: RenoPlanningCommission@reno.gov, Leah Brock &lt;brockl@reno.gov&gt;

for case no. LDC23-00029

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

From: &lt;publiccomment10@reno.gov&gt;

Date: Sat, Jan 7, 2023 at 2:48 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917755448881)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 917755448881

Click to Call 917755448881

**Hi. My name is Laura Beth Lathrop and I'm calling in regards to case LDC, 23 Dash, 00029 project name 3655 Warren Way zoning map, amendment. I just wanted to call and say that I completely against it. I think it's already a very nice simplified area and adding 21 units across the street from where I live. Would make it friendly congested. We don't need that right in that area. So I would just like to express my strongest opinion to not allow the multi family zoning to go through. Thank you.**

(Transcription with medium confidence)

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**VoiceMessage.wav**

351K



Leah Brock &lt;brockl@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (917757415480)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Wed, Jan 18, 2023 at 9:18 AM

To: RenoPlanningCommission@reno.gov, Leah Brock &lt;brockl@reno.gov&gt;

for LDC23-00029

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

From: &lt;publiccomment10@reno.gov&gt;

Date: Tue, Jan 17, 2023 at 7:04 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917757415480)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 917757415480

Click to Call 917757415480

Hi, my name is Andy, Murray know, and I live at 36077 Warren Way. Unit C, from what I understand, you guys are talking about increasing the Footage for our, the amount of people are now, to dwellings that will be allowed at 3655, Warren way. I from what I understand that's going in front of the commission, that's just a tremendous amount of dwellings on that facility. On that, on that property, I would appreciate it. If we could keep that sound and two story, not allowing 3 story units to go in there and just we have enough congestion on Warren Way. Plus, we have a daycare across the street and parking is at a premium on Warren. Sometimes we have 325 cars that came to park in our own facility. So if somebody could please talk to the Planning Commission that that we three 655 and a Jason would appreciate it if we if this was not allowed to go through or if it is To go to keep it at 2 story. I would appreciate that. Thank you. Have a good day. Bye.

(Transcription with high confidence)

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**VoiceMessage.wav**

624K





Leah Brock &lt;brockl@reno.gov&gt;

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**Fwd: LDC23-00029**

1 message

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

Fri, Jan 13, 2023 at 9:50 AM

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

From: 'Superior Dental Lab' via [RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov) <[RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov)>  
Date: Fri, Jan 13, 2023 at 9:48 AM  
Subject: LDC23-00029  
To: <[RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov)>

We wish to oppose the changing of the zoning map. At present time that is too much traffic on Warren Way between Moana and Peckham. Our concern is for the amount of traffic already on Warren. Sometimes it is difficult for our delivery drivers to get onto Warren because of the cars that are already lined up at the stop sign..

We also have a concern because of the day care already on Warren where children are crossing the street with their parents and some people are not slowing down and giving consideration to the children. One of our employees who parked on the street had her vehicle hit by a distracted driver who moved over because a car was travelling in the opposite direction and with all the cars parked on the street there isn't much room.

When we built our building 22 years ago we had to purchase property from the owner across the street to widen the corner at Moana. None of the other projects that have been built on Warren have made any contributions to improving traffic flow.

Thank you Superior Dental Lab, Inc. [3625 Warren Way](#) and Professional Dental Joint Management Association LLC [3625 Warren Way](#) (775) 827-1221.

--

**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.**

775-334-2309 (o)

775-741-3279 (c)

[umbachj@reno.gov](mailto:umbachj@reno.gov)

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

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**Which Category Describes You** Citizen

**Case Number** LDC23-00029

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

**Citizen General Public Comment Form**

**Full Name** Carey Rotoli

**Contact Email** Crotoli@charter.net

**Contact Phone Number** 775-742-5017

**Position** Neutral/No Position

**Leave comments on this case here.** Please provide me with the address and/or APN number in regards to this case as I own property in this vicinity and was sent a notice of the change in land use. Why don't you refer to an address and/or an APN number in your mailers?????

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