

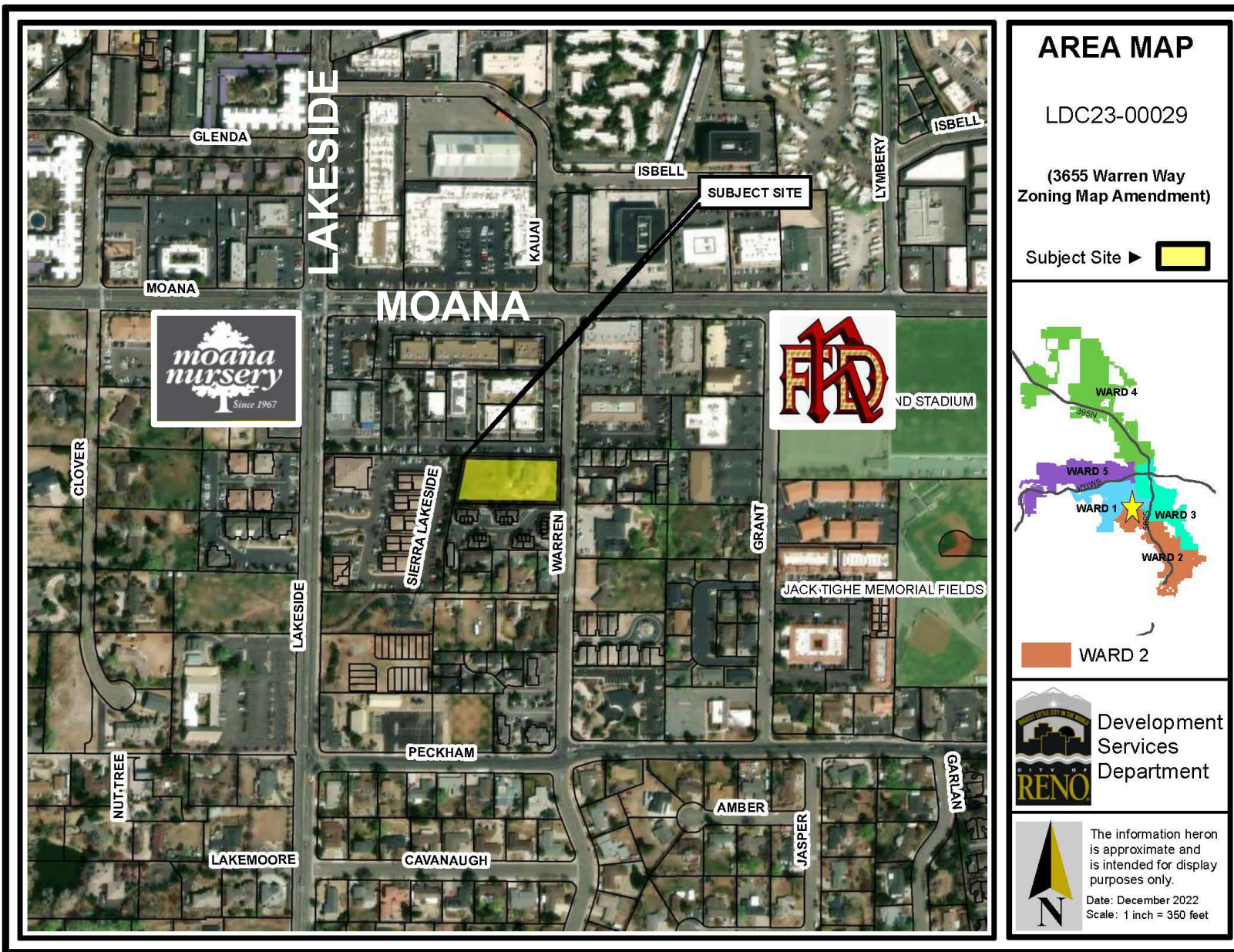
# **LDC23-00029**

## **(3655 Warren Way Zoning Map Amendment)**

*Reno City Council*  
*March 22, 2023*







**Site:**

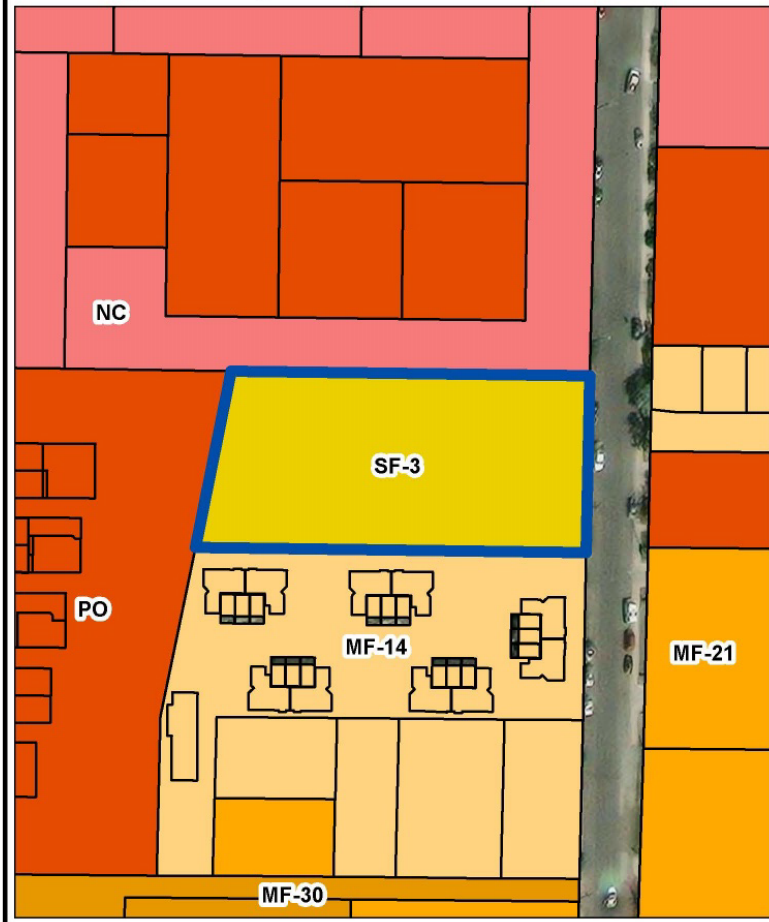
- ±1.0 acre site

# ZONING MAP

LDC23-00029 (3655 Warren Way Zoning Map Amendment)

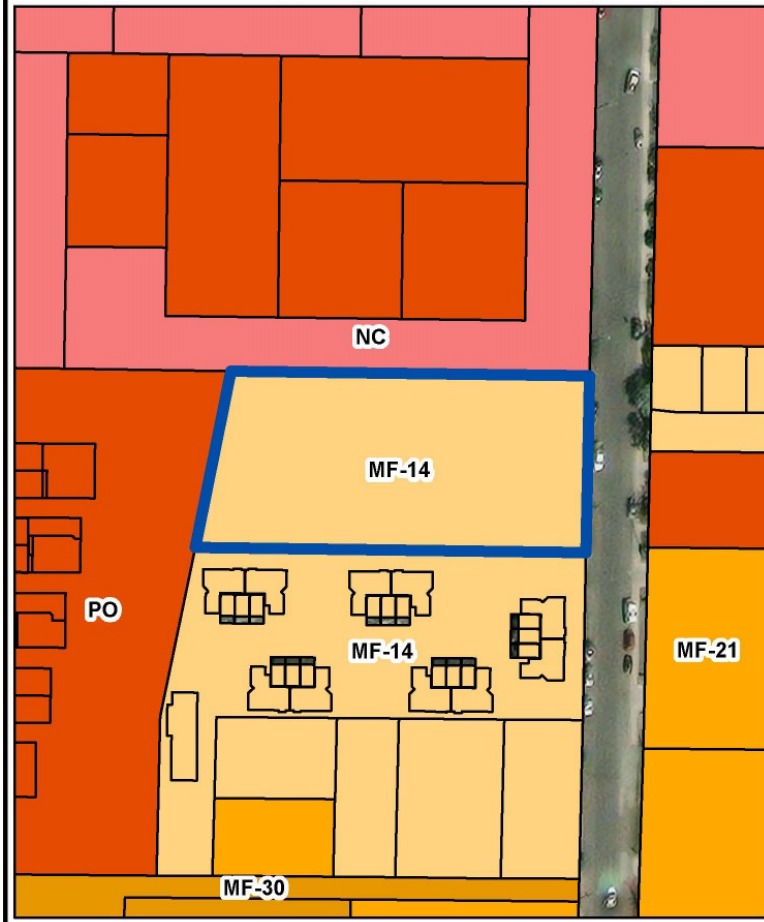
Existing Zoning: SF-3

Subject Site ► 



Proposed Zoning: MF-14

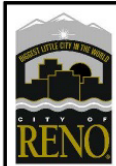
Subject Site ► 



## Request:

## Zoning Map Amendment

- Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14)



### Zoning Designations

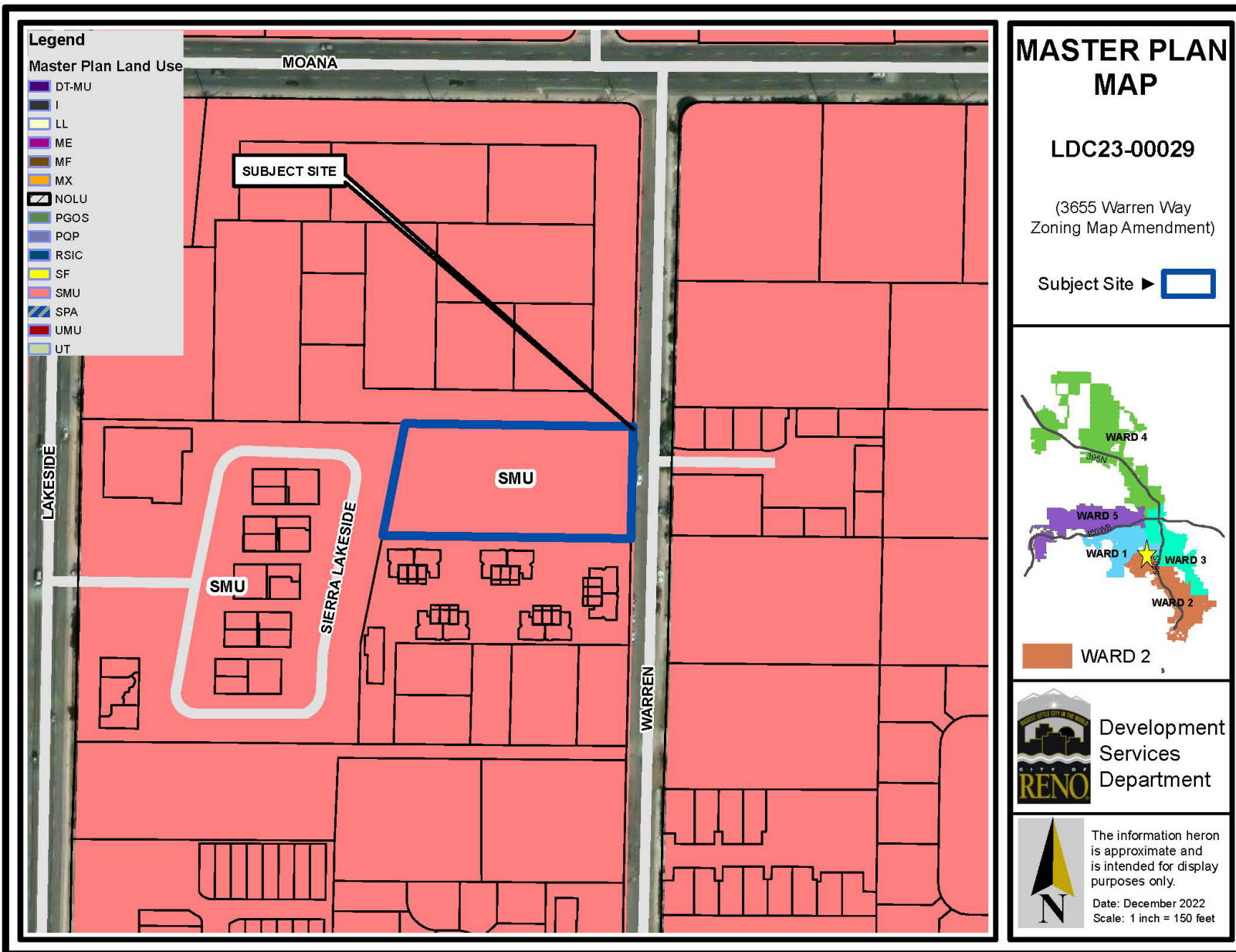
	SF-3		MF-21		NC
	MF-14		MF-30		PO



Date: January 2023 Scale: 1 inch = 125 feet

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





## Key Issue:

- Conformance with the Master Plan land use designation of Suburban Mixed-Use (SMU)

## Conforming Base Zoning Districts:

- MS: Mixed-Use Suburban
- MF14: Multi-Family
- MF21: Multi-Family
- MF30: Multi-Family
- NC: Neighborhood Commercial
- GC: General Commercial
- PO: Professional Office
- MA: Mixed-Use Airport
- PGOS: Parks, Greenways, and Open Space
- PF: Public Facilities
- PUD: Planned Unit Development
- SPD: Specific Plan District

# Summary of Uses

## *PROPOSED ZONING*

Uses	PO	MF-21	MF-14	NC
Single Family Residential	Permitted	Permitted	Permitted	Permitted
Multi-Family	Not Permitted	Permitted	Permitted	Permitted
Retail and Commercial	Not Permitted	Some Uses Permitted	Some Uses Permitted	Some Uses Permitted
Educational Facilities	Some Uses Permitted	Some Uses Permitted	Some Uses Permitted	Some Uses Permitted
Mini-Warehouse	Not Permitted	Conditionally Permitted	Not Permitted	Conditionally Permitted
Outdoor Storage	Not Permitted	Not Permitted	Not Permitted	Not Permitted

# Development Standards

*PROPOSED  
ZONING*

Zoning	PO	MF-21	MF-14	NC
Setbacks – Front/Side/Rear	10'/5'/10'	15'/10'/10'	10'/5'/20'	10'/10'/10'
Height	35'	45'	35'	35'
Stories	2.5	3	2.5	3
Lot Width, Minimum	50'	50'	40'	50'
Density, Max. per acre	N/A	21	14	30

# Zoning Map Amendment Recommended Findings

ZMA Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Conforms to all requirements listed in NRS and current RMC zoning regulations	✓ Yes
Conforms with Master Plan	Brings the zoning district into conformance with the Master Plan Land Use Designation of SMU	✓ Yes

## **Recommended Motion**

**I move to uphold the recommendation of the Planning Commission and refer Bill No. \_\_\_\_\_ for a second reading and adoption.**





## Density Bonuses in Multi-Family Districts

Density increases are allowed for projects with small unit sizes in Multi-Family districts, as follows:

- (1) 15 percent density increase when average unit size is less than 1,800 square feet.
- (2) 30 percent density increase when average unit size is less than 1,400 square feet.
- (3) 45 percent density increase when average unit size is less than 1,000 square feet.
- (4) In no case may these density increases combine with other density increases to result in an overall density increase greater than 45 percent.

**45% density bonus = 20 units maximum**