

Exhibit A – Planning Commission Staff Report

PLANNING COMMISSION STAFF REPORT

Date: April 5, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) Case No. LDC23-00048 (Shepherd of the Mountains) – A request has been made for a zoning map amendment from Single-Family Residential - 3 units per acre (SF-3) to Public Facilities (PF). The ±2.06 acre site is located on two parcels on the northeast corner of Lakeside Drive and West Peckham Lane. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

From: Jeff Foster, Associate Planner

Ward #: 2

Case No.: LDC23-00048 (Shepherd of the Mountains)

Applicant: Doug Franke, President

APN: 024-131-10 & 024-131-08

Request: **Zoning Map Amendment:** From Single-Family Residential - 3 units per acre (SF-3) 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: The ±2.06 acre site consists of two parcels and is developed with a religious assembly building and a preschool/school building. The current Single-Family Residential – 3 units per acre (SF-3) zoning district does not conform to the Suburban Mixed-Use (SMU) Master Plan land use designation. The proposed change to Public Facilities (PF) zoning will bring the parcels into conformance with the Master Plan land use designation and appears appropriate given the existing religious assembly and school uses on the site. No additional uses or buildings are proposed at this time. Due to residential adjacency, a 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:

- 1976 - The Shepherd of the Mountains Lutheran Church (church) was established through special use permit (SUP) SP-42-76R. A new $\pm 5,300$ square foot church building was built on the property under this SUP in 1976-1977.
- 1987 - The addition of a $\pm 1,440$ square foot temporary school building was permitted through SUP 87-332, which also expanded the onsite parking and landscaping to facilitate a primary school on the site. Condition No. 7 of that SUP limited the use of this structure to three years, at which time a permanent facility was required.
- 1989 - An amendment to SP-42-76R allowed a permanent $\pm 2,700$ square foot building to be developed on the site to facilitate the church's accessory primary school, which ceased operation in 2005.
- 2005 - The Heart to Hand Preschool (preschool), classified as a childcare center, began operation at the site utilizing the $\pm 2,700$ square foot building with outdoor activities occurring primarily on the fenced playground and open space area located on the east side of the property.
- 2012 - SUP LDC12-00022 was approved for the preschool with a maximum enrollment of 49 children. [Although the property had entitlements to operate a primary school on the site, Reno Municipal Code (RMC) defines childcare centers as a different use with unique zoning requirements.]
- 2013 - SUP LDC13-00068 was approved to increase the enrollment from 49 to 114; to allow the site to be used as a preschool facility, private elementary school, or a combination of both provided the total number of children does not exceed 114; and to use a $\pm 2,000$ square foot classroom building (former parsonage residence) to facilitate the enrollment capacity increase. The preschool ceased operation at the site a few years later.

Discussion: The PF zoning 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-3 zoning district is intended primarily to accommodate low intensity single-family detached residential uses. A comparison of uses allowed within the existing SF-3 zoning district and the proposed PF zoning district is provided as **Exhibit B**.

Analysis:

Existing Buildings and Site Uses: In the last few years the parsonage was removed and a new parking lot and playground were built. The school building is no longer used as a preschool but is used by the church for Sunday school. In addition to the religious assembly use, the Church's fellowship hall hosts a weekly PTSD support group open to the community and has hosted groups such as 4H on a short-term basis.

Compatibility with Surrounding Development: Land uses surrounding the site consist of single-family homes to the south across West Peckham Lane built in the mid-1960s, professional offices to the east built in the mid-2000s, townhomes built in the early 2000s to the north, and a non-affiliated church to the west across Lakeside Drive built in 1955. The vacant abutting parcel to the northwest has been approved for a townhome development (18 on Lakeside). Code contains numerous residential adjacency standards to mitigate for potential issues such as noise, lighting, signage, setbacks, and building orientation. Each of these standards would provide an added level of protection to maintain compatibility with residential zones. Additionally, a site plan review would be required, per RMC 18.08.602(b)(2)(b), for any nonresidential development adjacent to residentially zoned property. Nearby properties would be noticed and additional site specific conditions for compatibility could be applied through the site plan review. The land uses surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	MF-14/MF-30	Apartments, single family residence (approved townhome development)
East	PO	Offices
South	SF-5	Single-family residences
West	SF-3	Religious assembly

Development Standards: The lot and building standards for the existing SF-3 zoning district and proposed PF zoning district are listed in the table below. The standards for the proposed PF zoning district appear consistent with the existing site development.

Zoning District	SF-3	PF
Setbacks – Front/Side/Rear	30’/5’/30’	10’/5’/10’
Height	35’	45’*
Stories	2.5	3
Building Coverage, Maximum	40%	N/A
Lot Width, Minimum	80’	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: No additional uses are contemplated or proposed at this time. As this application only addresses the zoning map amendment, a site plan review would be required for any new nonresidential use or expansion of existing uses. Vehicular and pedestrian access and circulation would be reviewed at that time and a traffic impact analysis may be required to assess the need for potential onsite and offsite improvements.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located within the Outer Neighborhoods per the Structure Plan Framework of the Reno Master Plan. 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:

- Principle 2.2B: Underutilized Properties
- Principle 4.2E: Neighborhood Connections
- Principle 4.4D: Mix of Uses
- Principle 8.2C: City Staff Recommendations

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies and no comments were received. The applicant presented to the Ward 2 Neighborhood Advisory Board (NAB) meeting on March 21, 2023 and no follow-up comments were received. A courtesy notice was sent out to surrounding property owners and one neutral comment was received at the time of writing this staff report (**Exhibit C**). Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review Criteria and Considerations: 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), Approval 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 Comments**

AREA MAP

LDC23-00048

(Shepherd
of the Mountain)

Subject Site ▶ 

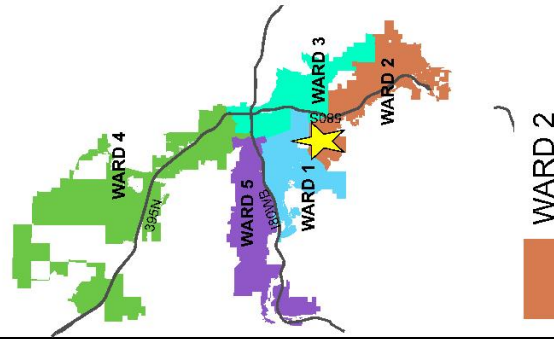


Exhibit 5.1 Base Maps

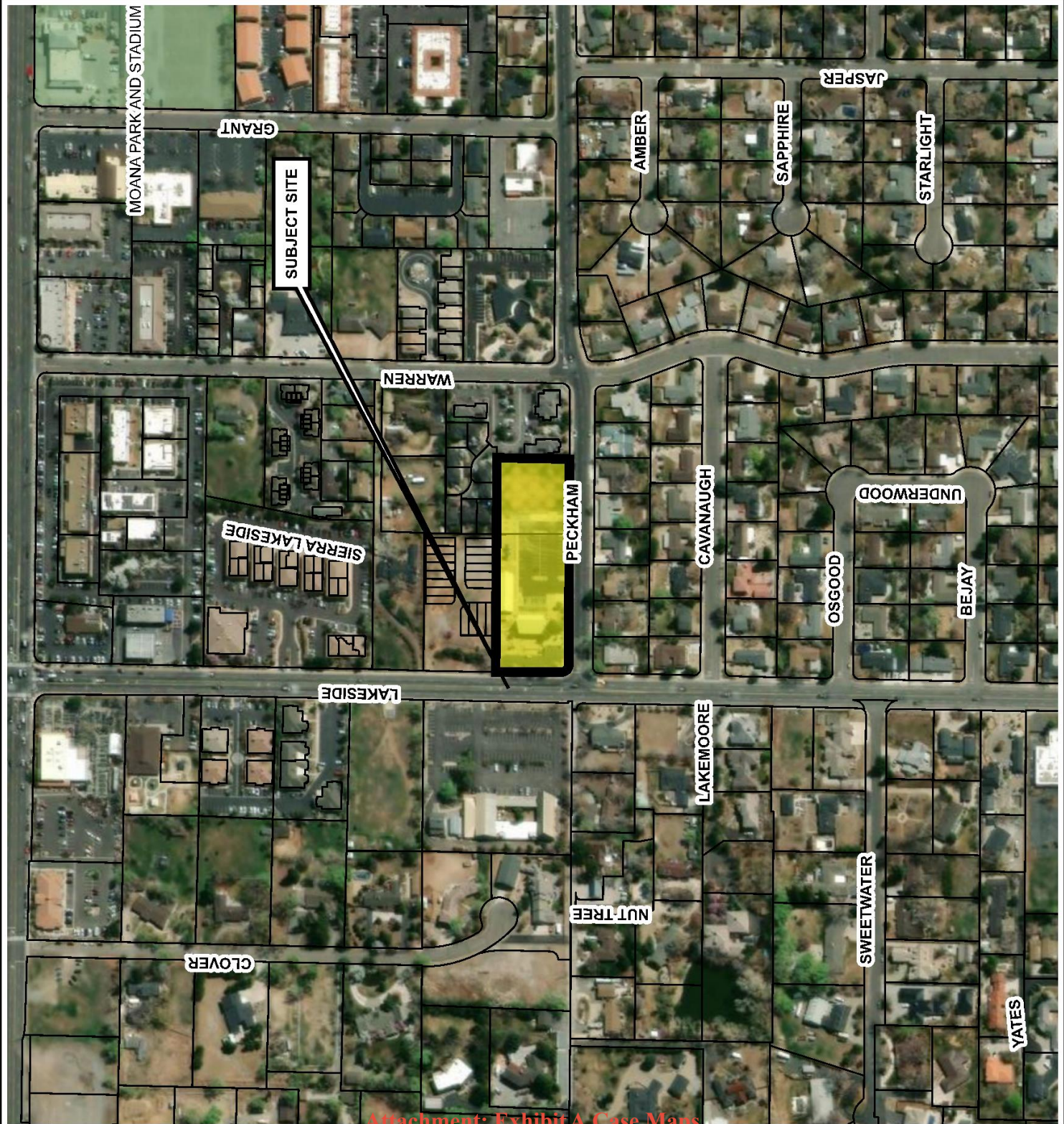
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The information here
is approximate and
is intended for displa
purposes only.

Date: February 2023


Scale: 1:4,000

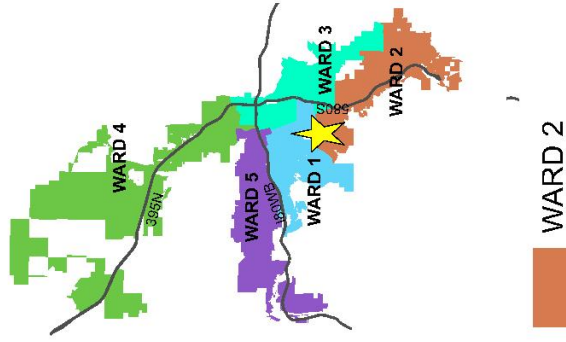


VICINITY MAP

LDC23-00048

(Shepherd
of the Mountains)

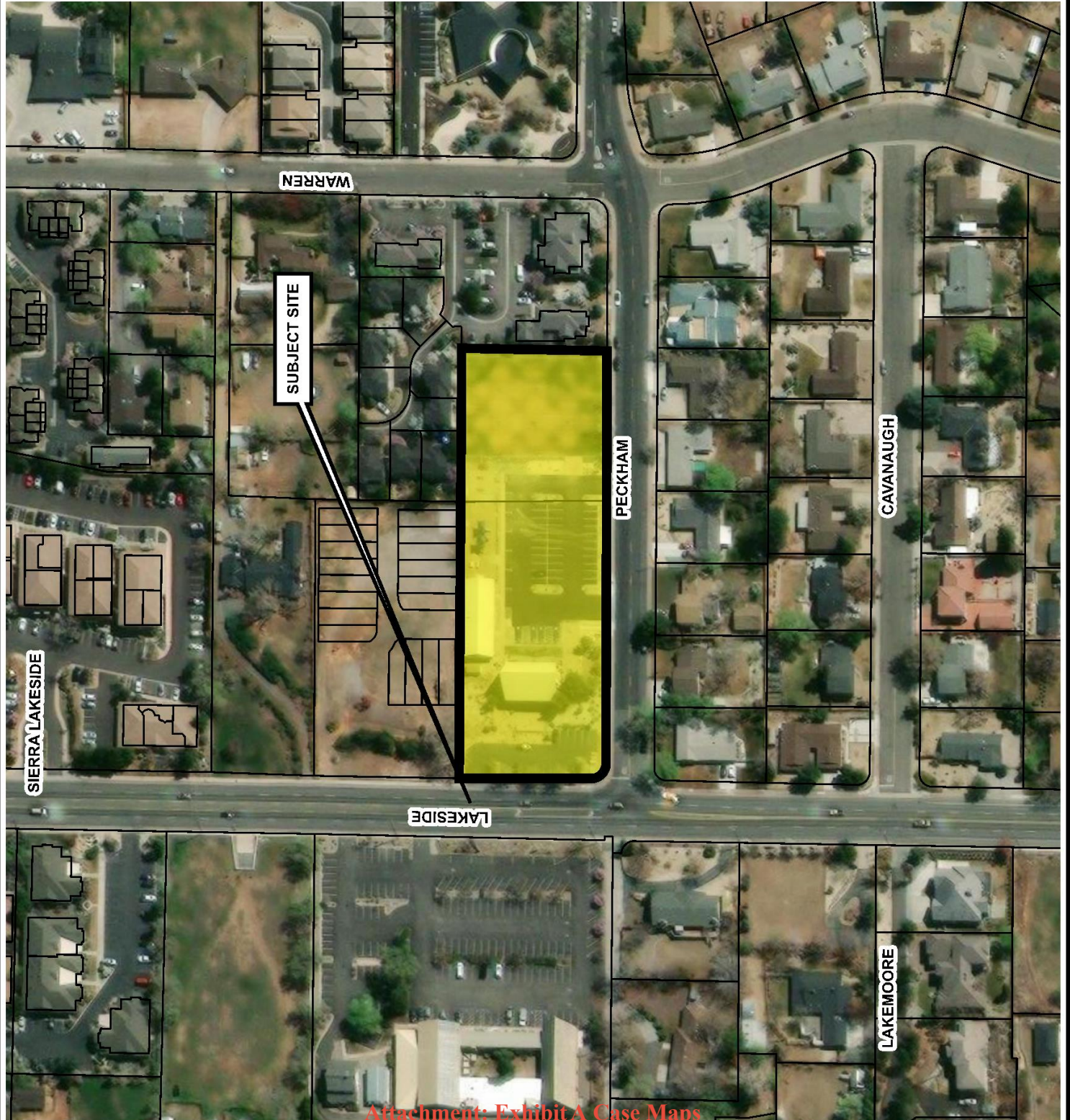
Subject Site ► 



Development
Services
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Date: February 2023
Scale: 1:2,000



ZONING MAP

LDC23-00048

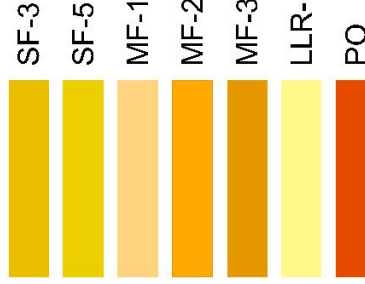
(Shepherd
of the Mountains)

ZONING = SF-3

Subject Site ►



Zoning Designations



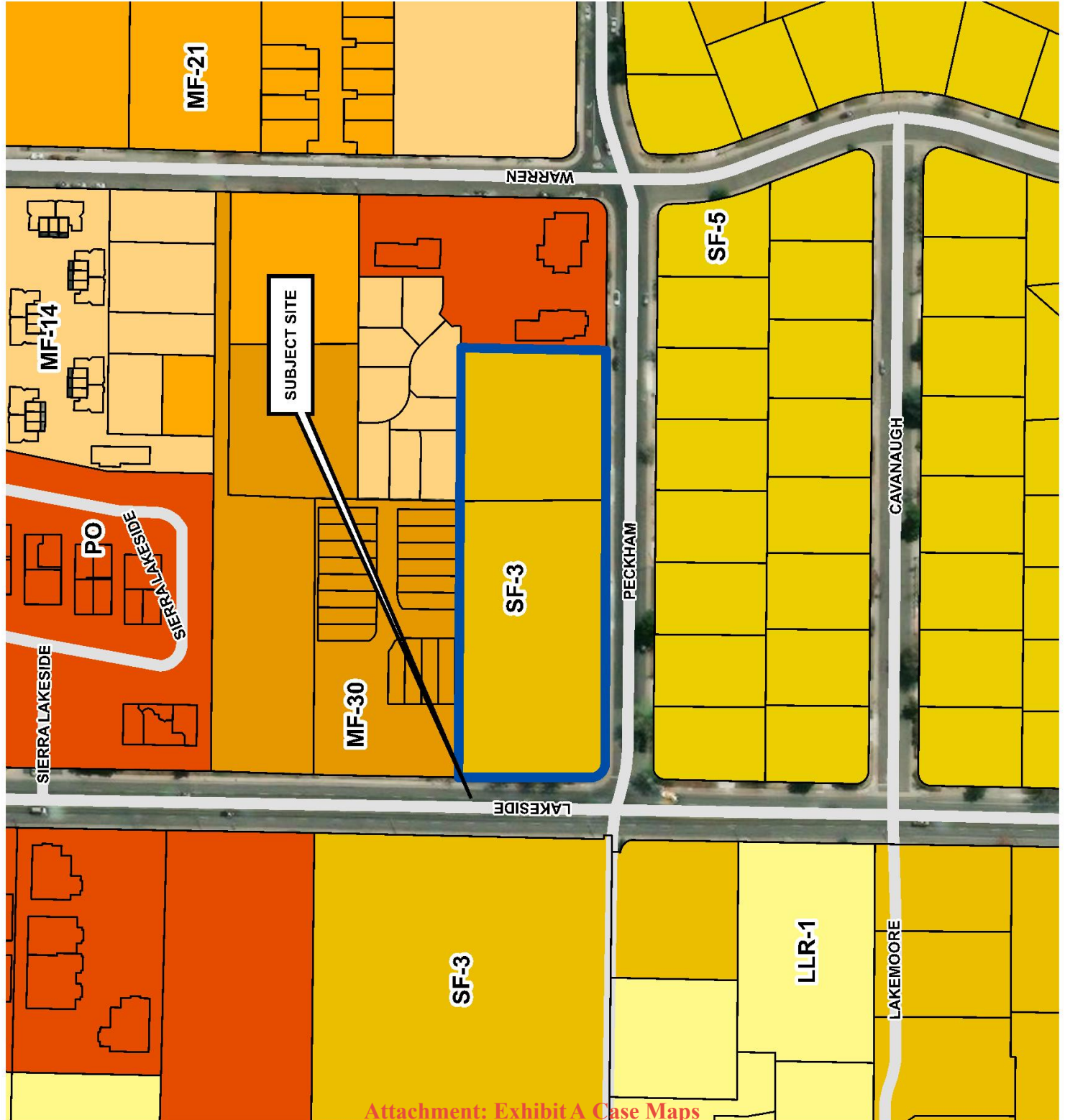
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DATE: February 2023
SCALE: 1/2,000



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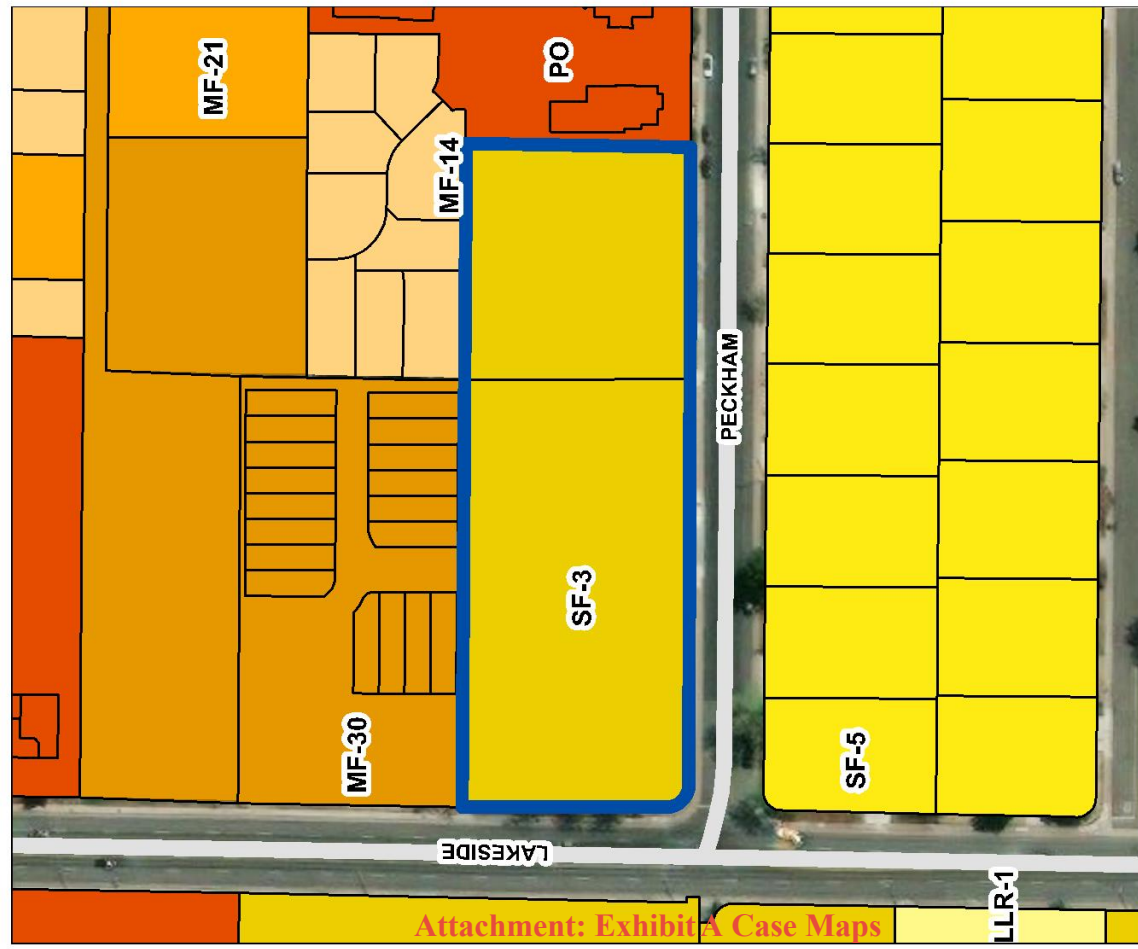


ZONING MAP

LDC23-00048 (Shepherd of the Mountains)

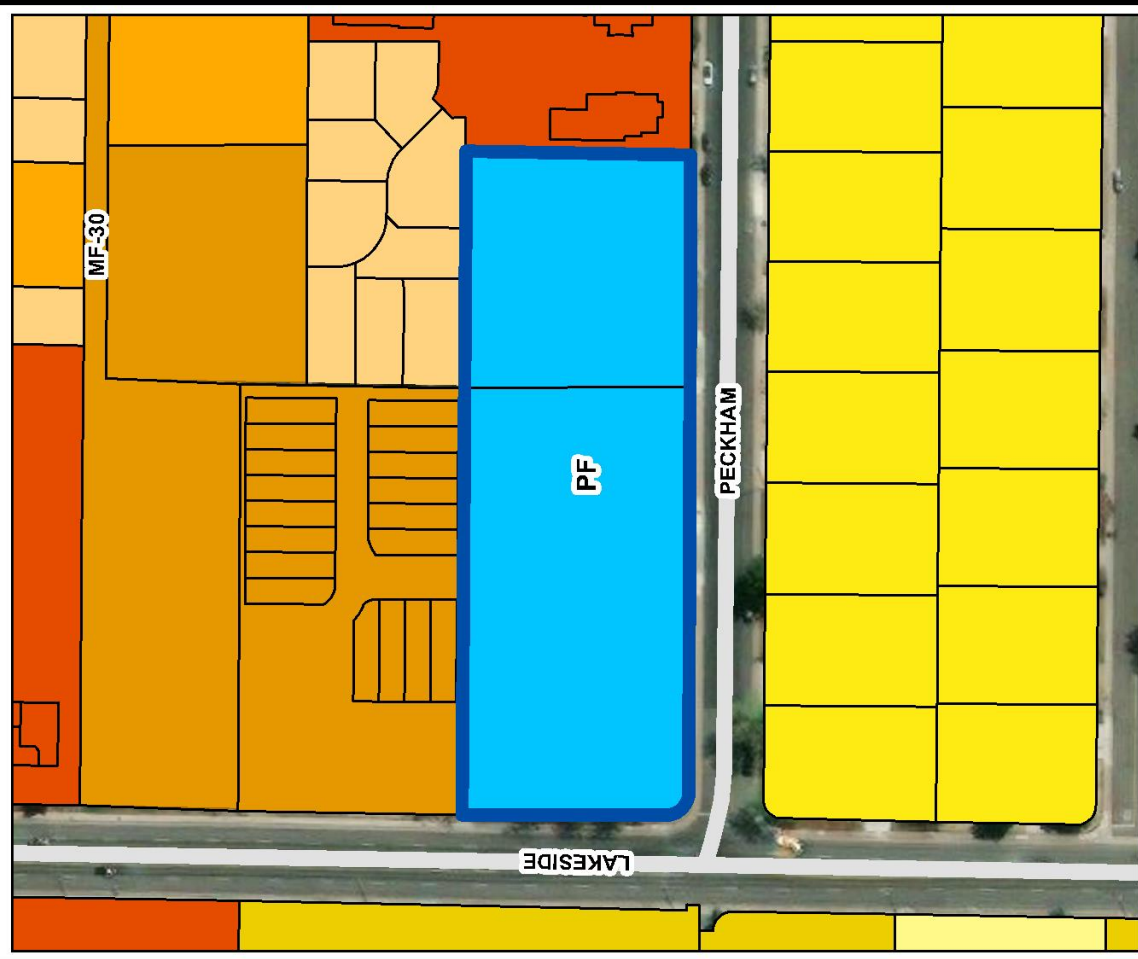
Existing Zoning: SF-3

Subject Site



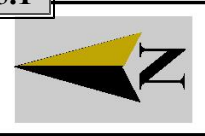
Proposed Zoning: PF

Subject Site



Zoning Designations

SF-3	MF-14	MF-30	PO
SF-3	MF-21	LLR-1	PF




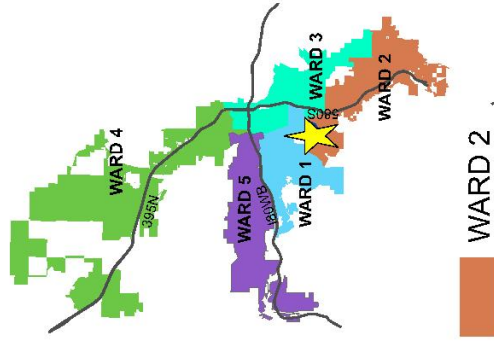
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MASTER PLAN MAP

LDC23-00048

(Shepherd
of the Mountains)

Subject Site ► 

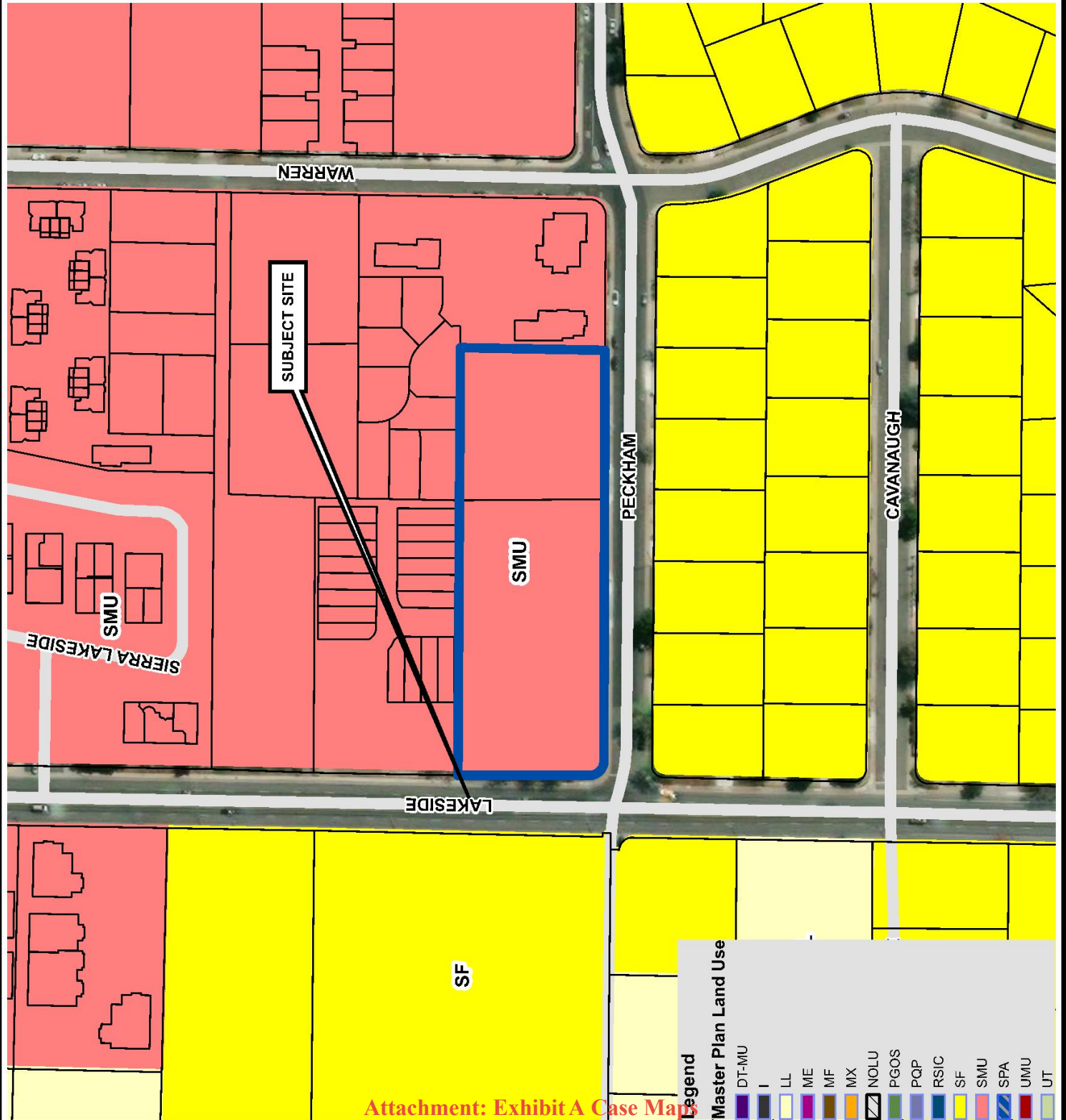


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Date: February 2023
Scale: 1:2,000



Attachment: Exhibit A Case Maps

Legend	
Master Plan Land Use	
DT-MU	DT-MU
I	I
LL	LL
ME	ME
MF	MF
MX	MX
NOLU	NOLU
PGOS	PGOS
PQP	PQP
RSIC	RSIC
SF	SF
SMU	SMU
SPA	SPA
UMU	UMU
UT	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	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	UT5	UT10	UT40						
RESIDENTIAL USES																																					
Household Living																																					
Dwelling, Duplex																																P	P	P	18.03.302(a)(1)		
Dwelling, Fourplex																																		P	P	P	18.03.302(a)(1)
Dwelling, Live/Work																																					18.03.302(a)(2)
Dwelling, Multi-family																																					18.03.302(a)(3)
Dwelling, Single-Family Attached																																					18.03.302(a)(4)
Dwelling, Single-Family Detached																																					18.03.302(a)(5)
Dwelling, Triplex																																					18.03.302(a)(1)
Manufactured Home																																					18.03.302(a)(6)
Manufactured or Mobile Home Park																																					18.03.302(a)(7)
Mobile Home Subdivision																																					18.03.302(a)(8)

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		LLR2.5	LLR1	LLR.5		SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC		MU-RES	I	IC	ME	MA	PGOS	UT5	UT10	UT40	
Group Living																																	
Assisted Living Facility								P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P	P	P	P ₂	P	P									18.03.302(b)(1)	
Boarding or Rooming House					C ₄	C ₄		C ₄	C ₄	C		P	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	P						C			18.03.302(b)(3)	
Fraternity or Sorority House										C	M	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	C	18.03.302(b)(4)
Private Dorm								P ₃	P	P	P	P	P	P	P	P	P	P	P			P	P						P				18.03.302(b)(5)
Single-Room-Occupancy										P ₃	P	P	P	P	P	P	P	P	P ₃			P	P						P				18.03.302(b)(6)
Transitional Living Facility																	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		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		C	P	C	C				
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	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	C	C	C		P	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	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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Zone Districts	Residential							Mixed-Use										Employ.				Special				Use-Specific Standards																																				
	LLR2.5	LLR1	LLR.5		SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	I	IC	ME		MA	PGOS		UT5	UT10	UT40																														
Farm																											P	P	P	P	18.03.304(a)(2)																															
Stable, Commercial		C	C														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	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	P	P				P ₂																																			
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		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	M	P		P		P	P																																				
Restaurant with Alcohol Service									C	C	P	P	P	P	P	P	P	P	P	M	P		P		P	P							18.03.304(b)(2)																													
Lodging																																																														
Bed and Breakfast Inn	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	M	P	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	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	UT5		UT10	UT40	
Hotel-Condominium										P	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					18.03.304(c)(4)	
Motel																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	M		P			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			18.03.304(d)(2)	
Office, General									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				

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	LLR2.5	LLR1	LLR.5	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	I	IC	ME		MA	PGOS	UT5	UT10	UT40	
Personal Services																															
Cleaners, Commercial											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			18.03.304(e)(1)	
Tattoo Parlor, Body Painting, and Similar Uses																P	P	P		P			P	P	P						
Wedding Chapel										P	P	P	P	P	P	P	P	P		P											
Recreation and Entertainment																															
Adult Business																														18.03.304(f)(1)	
Amusement or Recreation, Inside									P							P	P	P	P	P	P		P	P	P		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	18.04.107	
Casino (see Hotel with Nonrestricted Gaming)																															
Convention Center										P	C	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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	LLR2.5	LLR1	LLR.5		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS			UT5	UT10
Escort Service/Outcall					P																				
Event Center/Banquet Hall					C	P	P	P	P	P	P	P	P	P	P			P	P	P	P	C	C		
Gun Range, Indoor													C					C		C		C	C		
Recreational Vehicle Park									C		C	C	C												18.03.304(f)(4)
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 ₄	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 ₄	P ₄	P ₄	P ₄	P ₄	P ₄			P ₄	P ₄	P ₄					18.03.304(g)(2)
Cannabis Dispensary, Adult-use											P ₄	P ₄	P ₄	P ₄	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					18.03.304(g)(4)
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)

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Zone Districts	Residential							Mixed-Use											Employ.				Special			Use-Specific Standards						
	LLR2.5	LLR1	LLR.5	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO NC	MU-MC	MU-RES	I	IC	ME	MA		PGOS		UT5	UT10	UT40	
General Retail, Package Alcohol Sales												C		C		C	C	C		C			C	C	C						18.03.304(g)(6)	
Pawn Shop																C	C	C		C				C	C						18.03.304(g)(7)	
Plant Nursery or Garden Supply																																
Transportation, Vehicles, and Equipment																																
Airport Operations and Facilities																										P					18.04.107	
Auto Service and Repair												C	C	C	C	P	P	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	C	C	C	C	C	C					P	P	C	P					18.03.304(h)(2)	
Bus or Other Transportation Terminal												C	C	C	C	C	C	C					P	P		P	P	P			18.03.304(h)(3)	
Car Wash																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				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					

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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	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					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	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	18.03.305(b)(2)
INDUSTRIAL USES																															
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					18.03.306(a)(2)

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Cannabis Cultivation Facility, Medical							P 4			P 4	P 4	P 4					P 4	P 4	P 4	P 4	P 4					18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use							P 4	P 4		P 4	P 4	P 4	P 4		P 4		P 4	P 4	P 4	P 4	P 4					18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical							P 4	P 4		P 4	P 4	P 4	P 4		P 4		P 4	P 4	P 4	P 4	P 4					18.03.306(a)(5)
Cannabis Production Facility, Adult-use							P 4			P 4	P 4	P 4					P 4	P 4	P 4	P 4	P 4					18.03.306(a)(6)
Cannabis Production Facility, Medical							P 4			P 4	P 4	P 4					P 4	P 4	P 4	P 4	P 4					18.03.306(a)(7)
Chemical Processing and/or Manufacture																	C C	C C		C						
Collection Station												C					P P	P C	P C	P 2			C C			
Crematorium							C C		C C	C C	C C	C C			C		P P	P C	P C	P 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	P P	P P	P P	P P		C C	C C		
Food Processing or Wholesale Bakery							P P	P P	P P	P P	P P	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			C		P 2	P 2	P 2	P 2	P 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		SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	PO	NC	MU-MC	MU-RES	I		IC	ME	MA	PGOS		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						
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	C	C	P	P	P	P	P	2				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		MF30	SF5	SF8	SF11	MF14	MF21	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	UT5	UT10	UT40	
Railroad Yard or Shop																	C							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		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		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 ₁	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	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	M	A	A					A ₁	A									18.03.405(f)
Drive-Through Facility (Non-Food Service)														M	M	M	M	A	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			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)
Live Entertainment								A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁	A ₁				18.03.405(l)	
Outdoor Storage											A	A	A	A	A	A	A ₁	A ₁	A ₁	A	A	A ₁	A	A	A	A								18.03.405(m)

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Zone Districts	Residential				Mixed-Use								Employ.				Special				Use-Specific Standards													
	LLR2.5	LLR1	LLR.5		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		UT5	UT10	UT40	
Package Alcohol Sales Accessory to a Primary Use									A 1	A 1	M	M	M	M	M	M	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1					18.03.405(n)	
Retail Sales Associated with a Primary Use											A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						18.03.405(o)	
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(p)	
Sidewalk Café									A	A	A	A	A	A	A	A	A	A	A	A	A	A											18.03.405(q)	
Stable, Private	A	A	A																									A	A	A	A	A	18.03.405(r)	
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(s)	
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				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	P	P	P	P	18.03.503(d)

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	LLR2.5	LLR1	LLR.5		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		UT5	UT10	UT40
	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	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	P	P	P	P	
Garage Sale										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	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	18.03.503(g)	
Stockpiling										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	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	18.03.503(j)	

(Ord. No. 6614, § 1.1, 12-8-21)



Jeff Foster <fosterj@reno.gov>

External - Re: Case number LDC23-00048

Lilliana Trincherro <lillettat@gmail.com>

Sun, Feb 26, 2023 at 1:35 PM

To: FosterJ@reno.gov

CAUTION: This email originated from outside of City of Reno. Do not click on links or open attachments unless you were expecting the email, recognize the sender, and know the content is safe.

Hello Jeff:

Just curious...

Is this the Lutheran church on NE corner of Peckham/ Lakeside?

Are they building a school there ?

I had heard that they were thinking of it ?

I have no objections to that use....

But my parcel would not be directly impacted by a school I dont think

I own property on warren Way ...3715 Warren Way, Nerino Investments LLC

Lilliana Trincherro

Attachment: Exhibit C Public comments