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 ±5,300 square foot church building was built on the property under this SUP in 1976-1977.
- 1987 The addition of a ±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 ±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 ±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 ±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	\mathbf{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) <u>Consistency with the Reno Master Plan</u>. 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 and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) <u>Compliance with Title 18</u>. 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) <u>Mitigates Traffic Impacts</u>. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) <u>Provides Safe Environment</u>. The project provides a safe environment for pedestrians and people on bicycles.
- 5) <u>Rational Phasing Plan</u>. 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):

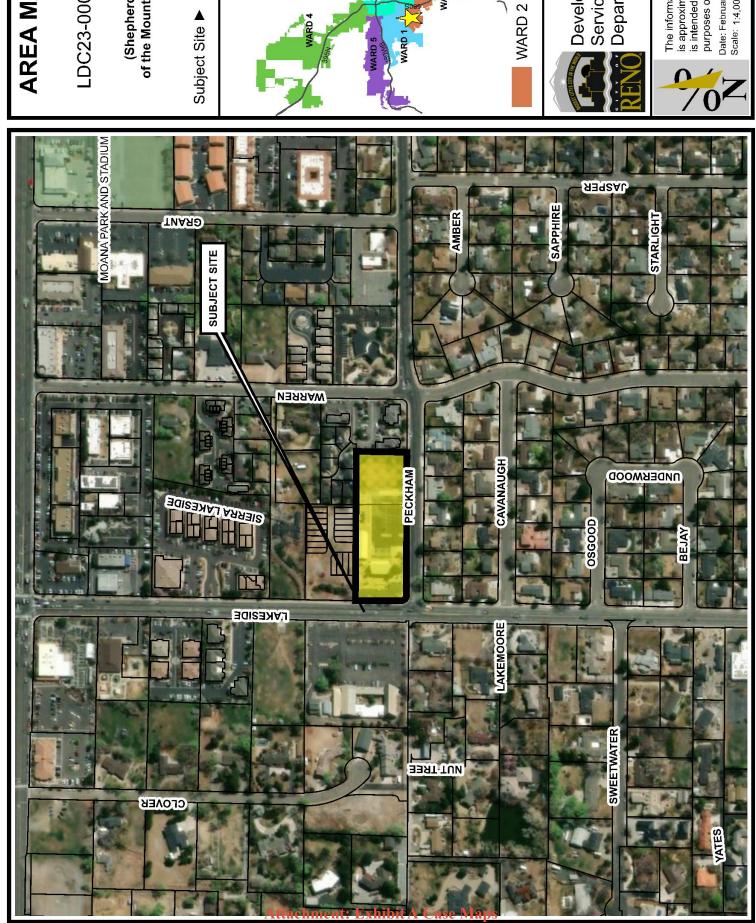
The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- 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;
- 1. 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 ▶







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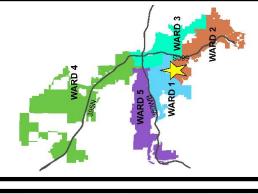
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LDC23-00048

(Shepherd of the Mountains)

Subject Site ▶









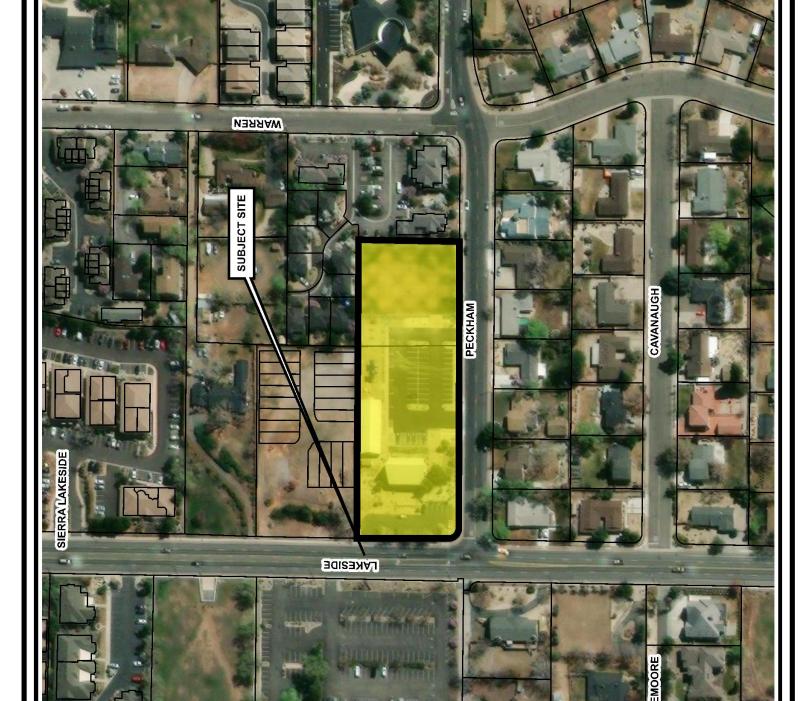


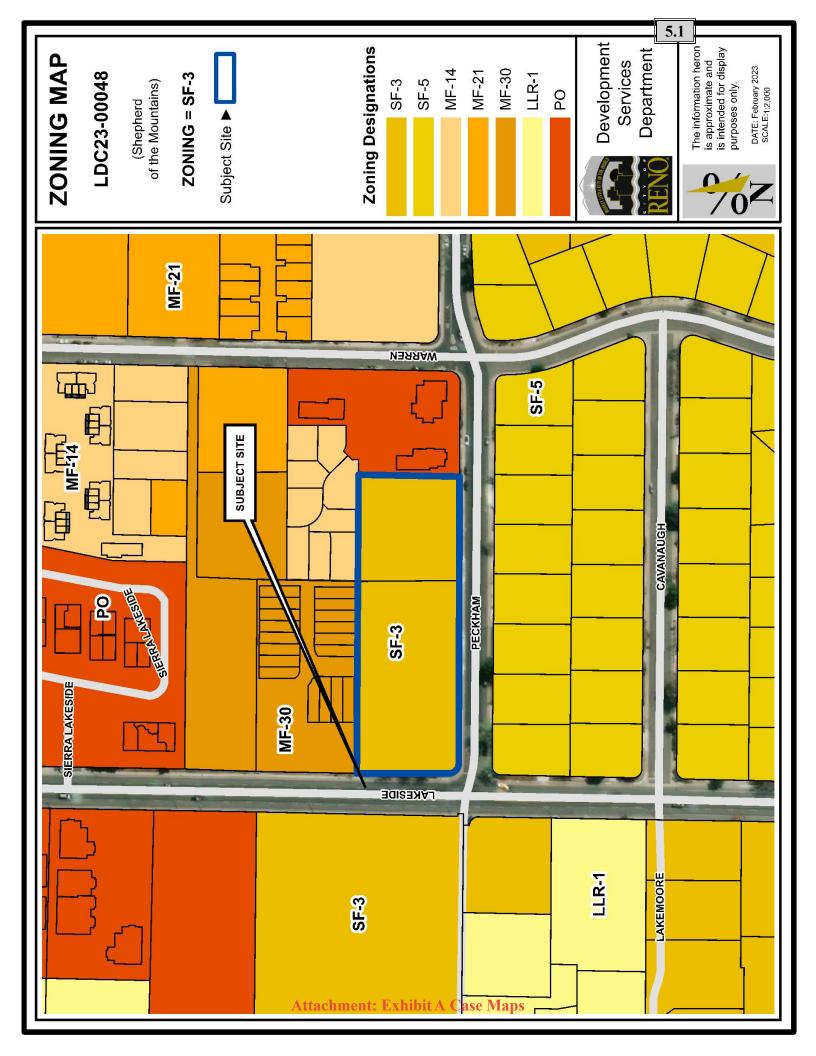


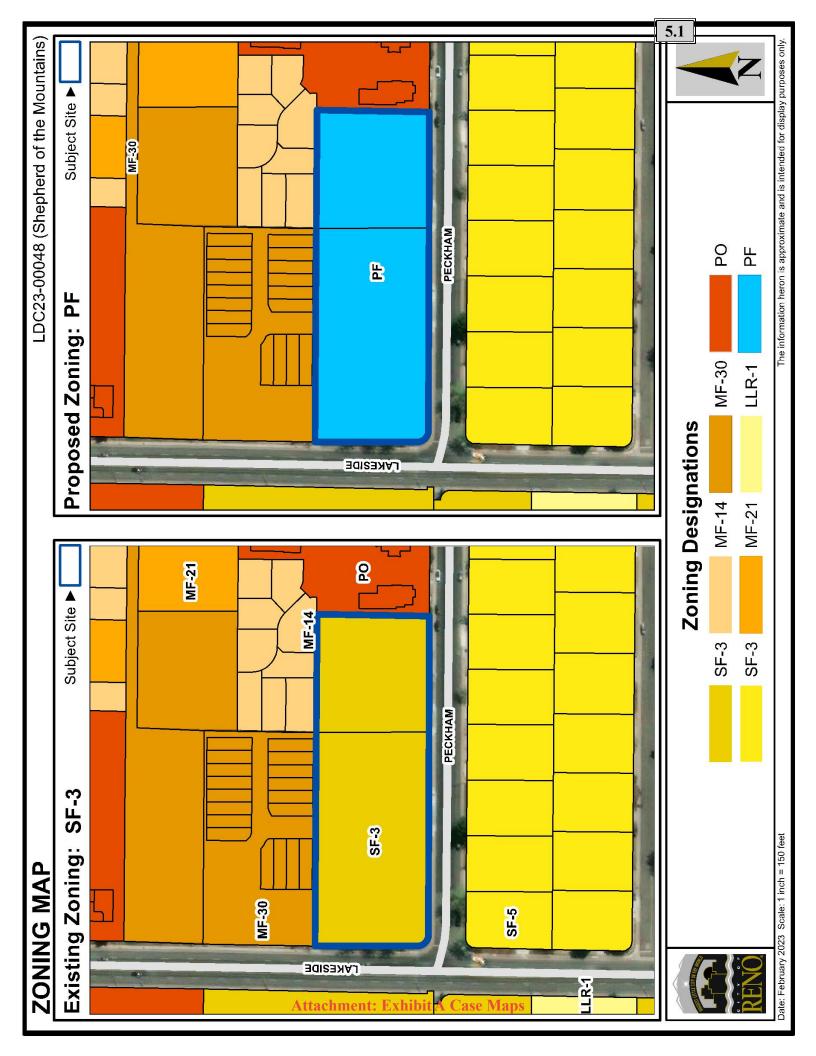


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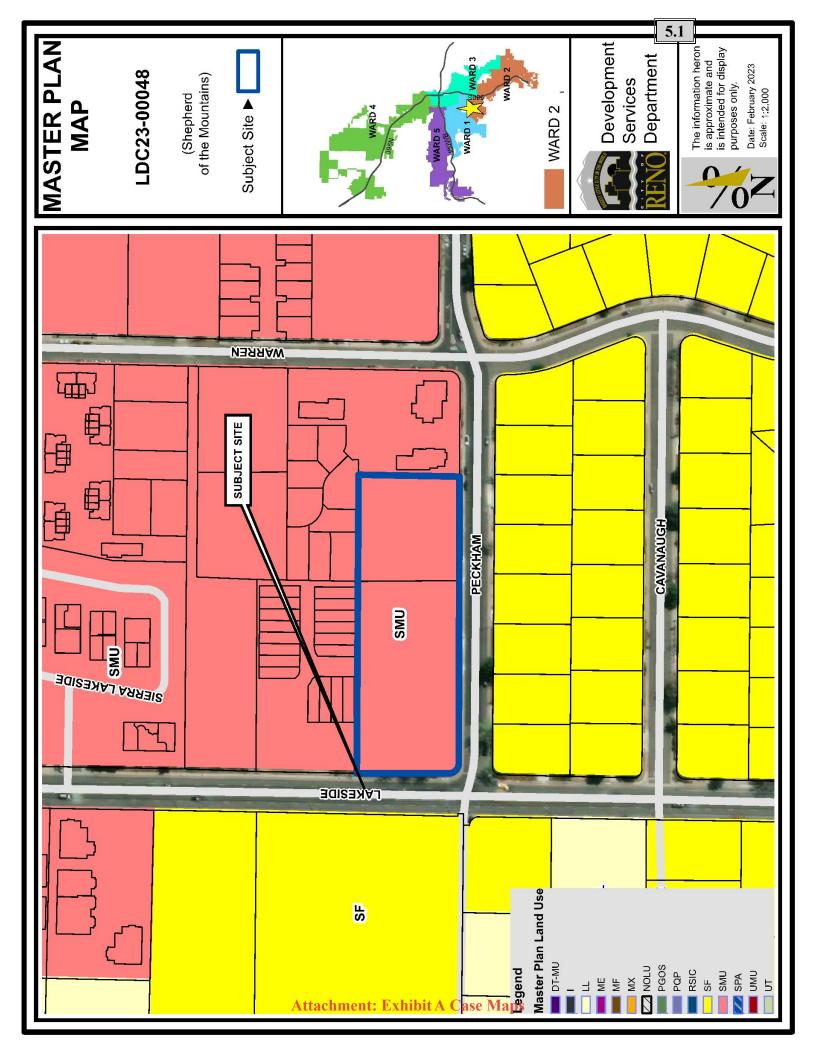


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Table 3-1 Table of Allowed Uses

 $extstyle{ iny NA}$ 1 $extstyle{ iny 1}$ = 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

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P/Al2 = permitted by right except when the use-specific standards require public hearing

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		Zone Districts	Farm	Stable, Commercial	Urban Farm	Food and Beverage	Bakery, Retail	Bar, Lounge, or Tavern	Commercial Kitchen	Microbrewery, Distillery, or Winery	Restaurant	Restaurant with Alcohol Service	Lodging	Bed and Breakfast Inn

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ept when the use-specific standards require public hearin	: hearing
ept when the use-specific standards require enhanced administrative review or public hearing	nced administrative review or public hearing
ditionally permitted only in geographic areas explic	nly in geographic areas explicitly listed within the use-specific standards.

	Use-Specific Standards	18.03.304(c)(2)	18.03.304(c)(3)	18.03.304(c)(4)	18.03.304(c)(5)	18.03.304(c)(6)			18.03.304(d)(1)	18.03.304(d)(2)	18.03.304(d)(3)	
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	Zone Districts	Hotel-Condominium	Hotel	Hotel with Nonrestricted Gaming	Motel	Motel with Nonrestricted Gaming	Office and Professional Services	Call Center	Financial Institution	Laboratory	Office, General	Recording Studio

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[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing [P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

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Zone Districts	LLR1 LLR2.5	LLR.5	11.5	SF ₅	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-NW MD-RD	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	I	ME IC	MA	PGOS		UT ₅	UT40 UT10		Use-Specific Standards
Personal Services																														
Cleaners, Commercial										Δ.	4	Ф.	<u>ح</u>		_ □	_	Φ.	αĻ		Δ		Ф.	<u>م</u>						18.04.107	.07
Personal Service, General									۵	Δ.		<u>~</u>	Д.		۵	_	۵	۵	۵	Δ.		<u>م</u>	<u>م</u>	۵.	200	Δ.			18.03.304(e)(1)	04(e)(1)
Tattoo Parlor, Body Painting, and Similar Uses													7		₾.	۵	۵			۵	_	4	<u>а</u>	Δ.	150					
Wedding Chapel										Δ.		<u> </u>	<u>_</u>	Δ_	Δ.		₾			_				Δ.						
Recreation and Entertainment	ainm	ent								•	- 1			9		-				-	1	8								
Adult Business																						<u>Р</u> 4	Д 4 Д 4						18.03.304(f)(1)	04(f)(1)
Amusement or Recreation, Inside									۵	۵	Д		Д	Д.	Д.	_	Д	Д		Δ.		Д.	Д.	۵.	U	Ф			18.03.304(f)(2)	04(f)(2)
Amusement or Recreation, Outside										Σ	Σ	Σ	Σ	Σ	Σ	Σ	U			Σ		0	0	0	Ų		U	O O	18.04.107	70
Casino (see Hotel with Nonrestricted Gaming)																														
Convention Center										Δ.	U	v	U	U	Ü	2 11														
Country Club, Private	0 0	U	U	U	U	U	U	U	U	₾	٩	₽	<u>а</u>	Δ.						۵			Δ.	۵.					18.03.304(f)(3)	o4(f)(3)

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[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review P/Al2 = 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.

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one Districts	Escort Service/Outcall	Event Center/Banquet Hall	Gun Range, Indoor	Recreational Vehicle Park	Sports Arena, Stadium, or Track	Retail	Building, Lumber, and Landscape Material Sales	Cannabis Dispensary, Medical	Cannabis Dispensary, Adult-use	onvenience Store	General Retail, less than 10,000 Square Feet	General Retail, 10,000 Square Feet or more
	MU-MC PO NC GC MS	MU-RES MU-MC PO NC GC MS MU MD-PD MD-NW MD-RD MD-ID MD-ID MD-ED MF30 MF21 MF14 SF11 SF8 SF5 LLR1 LLR2.5	MU-RES MU-MC PO NC GC MS MU MD-PD MD-NW MD-RD MD-ID MD-UD MD-ED MF30 MF21 MF14 SF11 SF8 SF5 LLR1 LLR2.5	MU-RES MU-MC PO NC GC MS MU MD-PD MD-NW MD-RD MD-ID MD-ID MD-UD MD-ED MF21 MF14 SF11 SF8 SF5 LLR1 LLR2.5	MU-RES MU-MC PO NC GC MS MU MD-PD MD-NW MD-RD MD-ID MD-UD MD-ED MF30 MF21 MF14 SF1 SF8 SF5 LLR1 LLR2.5	MU-RES MU-MC PO NC GC MS MU MD-PD MD-PD MD-NW MD-RD MD-ID MD-UD MD-ED MF30 MF21 MF14 SF8 SF5 LLR1 LLR2.5	MU-MC PO NC GC MS MU-MD-PD MD-PD MD-NW MD-RD MD-ID MD-ED MD-ED MF21 MF14 SF8 SF5 LLR.5 LLR.5 LLR.5 LLR.5 LLR.1 LLR.5 LLR.5 LLR.1 LLR.5 LLR.1 LLR.5 LLR.1 LLR.2.5	MU-MC PO NC GC MS MU MD-PD MD-NW MD-PD MD-NW MD-PD MD-NW MD-PD MD-ID MD-ID MD-ID MF14 SF11 SF8 SF5 LLR.5 LLR	MU-NC	MU-RES MU-MC BO NC GC MS MU MD-PD MD-NW MD-PD MD-NW MD-RD MD-ID MD-UD MD-ED MD-ID MD-ED MB-Tel MF14 SF8 SF5 LLR1 LLR2.5 LLR1 LLR2.5 LLR2 LLR2 MF14 SP8 SP9 SP8 SF9 SP8 SP9 SP8 SP8	MU-RES MU-MC PO NC GC MS MU MD-PD MD-NW MD-PD MD-NW MD-RD MD-LD MF21 MF14 SF8 SF5 LLR1 LLR2.5 LLR2 LLR2.5 LLR1 LLR2.5 LLR2 LLR2 Sewice/Ontcall Center/Bandnet Cente	MU-RES MU-MC Service/Outcall Center/Banquet Center/Banquet

Table 3-1 Table of Allowed Uses

 $extstyle{ iny NA}$ 1au = 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.

Residential Mixed-Use Employ. Special	PGOS MA ME IC I MU-RES MU-MC PO NC GC MS MU MD-PD MD-NW MD-RD MD-ID MD-ID MD-UD MD-ED MF30 MF21 MF14 SF11 SF8 SF5 LLR1		U V V V V V V V V V V V V V V V V V V V		s, and Equipment	Δ.	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□<	C C C C C C	d d d d O O O O O O				
	Zone Districts	General Retail, Package Alcohol Sales	Pawn Shop	Plant Nursery or Garden Supply	Transportation, Vehicles, and E <mark>qui</mark> pment	Airport Operations and Facilities	Auto Service and Repair	Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental	Bus or Other Transportation Terminal	Car Wash	Gas Station	Parking Lot, Open	Public Transit or School

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 $[P/A]_1$ = 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

Table 3-1 Table of Allowed Uses

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

P/Al2 = 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.

	Use-Specific Standards	18.03.306(a)(3)	18.03.306(a)(4)	18.03.306(a)(5)	18.03.306(a)(6)	18.03.306(a)(7)			18.03.306(a)(8)			18.03.306(a)(9)
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Residential	SF ₅											
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	Zone Districts	Cannabis Cultivation Facility, Medical	Cannabis Independent Testing Laboratory, Adult-use	Cannabis Independent Testing Laboratory, Medical	Cannabis Production Facility, Adult-use	Cannabis Production Facility, Medical	Chemical Processing and/or Manufacture	Collection Station	Crematorium	Custom and Craft Manufacturing	Food Processing or Wholesale Bakery	Hazardous Waste Facility

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Table 3-1 Table of Allowed Uses	llowed	Use	es																											
P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use 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.	minor cor iht except iht except iht except or condition	nditic : whe : whe : whe	onal en th en th en th y per	use j e use e use e use	perm e-spe e-spe e-spe ted o	ecific ecific ecific	star star star star n ge	ndit Idarc Idarc Idarc	ional Is rec Is rec Is rec	use quire quire quire area	pern enh pub enh	nit re ance lic he ance	dadira dadi earin dadi y list	ed Aminis	<pre>\ = ac strati strati ithin</pre>	cess ve re ve re the u	 C = conditional use permit required A = accessory use permitted by right Blank = use prohibited ic standards require enhanced administrative review ic standards require public hearing ic standards require enhanced administrative review or public hearing ic standards require enhanced administrative review or public hearing in geographic areas explicitly listed within the use-specific standards. 	se pe or pu	ermit Jblic ic sta	ted l	y rig ing ds.	五	Slant	= 5 50	se pri	ohibi	ted			
			Re	Residential	ntia	_			H					Μį	-bə>	Mixed-Use					-	En	Employ	٠,		5	Special	al		
Zone Districts	LLR1 LLR2.5	LLR.5	3	SF ₅	SF8	SF11	MF14	MF21	MF30	MD-UD MD-ED	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	IC .	ME	MA	PGOS		UT ₅	UT10	UT40	Use-Specific Standards
Indoor Manufacturing, Processing, Assembly, or Fabrication															△	△			50° 171	Δ.		Δ.	Δ.	Δ.					U	
Maintenance, Repair, or Renovation Business													Δ.		₾	۵	Δ.				<u>ط</u>			4						
Outdoor Manufacturing, Processing, Assembly, or Fabrication																					U	U	U	U						
Printing and Publishing									ш_	<u>م</u>	Δ.	Δ.	Д.	Δ_	△	Δ	۵				<u>م</u>	Δ.	Δ.	4						
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Asphalt or Concrete Batch Plant																						U							U	
Mining Operations																					U				U				U	
Storage, Distribution, and Warehousing	and W	are	OL	sing																										
Heavy Machinery and Equipment, Rental, Sales, and Service															4	O 4	U						O 4							18.03.306(b)(1)
Mini-warehouse								U	U	U			U		U	U	U	U	7755	U	Δ.	Д.	_	2						18.03.306(b)(2)
Outdoor Storage															4	U			1000.	U	Δ.	Δ.	O 4	۵.						18.03.306(b)(3)

Table 3-1 Table of Allowed Uses

 $extstyle{ iny NA}$ 1 $extstyle{ iny 1}$ = permitted by right except when the use-specific standards require enhanced administrative review

P/Al2 = permitted by right except when the use-specific standards require public hearing

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Zone Districts	LLR1 LLR2.5	LLR.5	SF ₅	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	РО	MU-MC	MU-RES	ı	IC	ME	MA	PGOS	013	UT ₅	UT40 UT10		Use-Specific Standards	٠٠ .,
Railroad Yard or Shop		S						<i>(</i>)							C							Ь	0		Ь		А					
Salvage or Reclamation of Products, Indoors																						۵	_	U	4							
Septic Tank Services																						U							0	U		
Tow Yard																						Δ.	۵	O 4	<u>~</u>					17	18.03.306(b)(4)	(, +
Transfer Station																						U								15	18.03.306(b)(5)	(2
Truck Terminal																						Ų	U	Ų	U							
Warehouse or Distribution Center											Д 1				U	Д н						۵	۵.	Д н	_		U					
Wholesale															۵	Δ.	۵					Δ.	۵		۵					~~	18.03.306(b)(6)	(5)
Wrecking Yard, Salvage Yard, or Junk Yard																						U		5001	U							
ACCESSORY USES																																
Automated Teller Machine, Freestanding							∢	4	∢	∢	4	⋖	∢	∢	∢	∢	⋖	4	4	∢	⋖	∢	⋖	∢	∢	∢	⋖					
Ball Court	4	A	4	4	4	4	4	4	∢	∢	⋖	⋖	⋖	∢	⋖	∢	⋖	∢	⋖	⋖	⋖	<	⋖	₹	⋖	<	<	∢	4	A 18	18.03.405(a)	

Table 3-1 Table of Allowed Uses

 $extstyle{ iny NA}$ 1au = 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

		Use-Specific Standards	18.03.405(b)	18.03.405(c)	18.03.405(d)	18.03.405(e)	18.03.405(f)	18.03.405(g)	18.03.405(h)	18.03.405(i)	18.03.405(j)	18.03.405(k)	18.03.405()	18.03.405(m)
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[r/m/s = permitted by right except when the operspectific standards require emigriced administrative review of poortrined [P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.		Zone Districts	Caretaker Quarters	Childcare, In-Home (1-6 Children	Childcare, In-Home (7-12 Children)	Community Center, Private	Drive-Through Facility (Food Service)	Drive-Through Facility (Non-Food Service)	Gaming Operation, Restricted	Guest Quarters	Helipad	Home Occupation	Live Entertainment	Outdoor Storage
			18	E :					ts de					8]

Table 3-1 Table of Allowed Uses

[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

	Special	
	Employ.	
nc areas explicitly listed within the Use-specific standards	Mixed-Use	
or conditionally permitted only in geograph	Residential	
[F/IM/C/A]4 = permitted t		

	Use-Specific Standards	18.03.405(n)	18.03.405(0)	18.03.405(p)	18.03.405(q)	18.03.405(r)	18.03.405(5)		18.03.503(a)	18.03.503(b)	18.03.503(c)	18.03.503(d)
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ia.	UT10			A		⋖	⋖		U		۵	
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d)	GC	∢ ⊣	A	A	A		A		U	₫	₾	₾
Mixed-Use	MS	4 t	4	4	4		4		U	Д	۵	Δ.
xed	MU	∀ ⊓	4	∢	4		A		U	₫	₾	₾
Σ	MD-PD	Σ	∢	4	∢		⋖		U	Д	Δ.	۵
	MD-NW	Σ	⋖	⋖	⋖		⋖		Ų	Ф	₾	Δ.
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	MF30	4 t		∢	⋖		⋖		U			Δ.
	MF21	Αι		A	⋖		A		U			۵
	MF14			⋖			4		U			۵
lai	SF11			4			4		U			۵
Jent	SF8			⋖			4		U			4
Residential	SF ₅			⋖			⋖		U			Δ
				∢		A	⋖		U			۵
	LLR.5			4		∢	4		U			۵
	LLR1			⋖		⋖	⋖		U			<u>α</u>
	LLR2.5			∢		4	⋖		U			_
	Zone Districts	Package Alcohol Sales Accessory to a Primary Use	Retail Sales Associated with a Primary Use	Satellite Dish	Sidewalk Café	Stable, Private	Utilities, Alternative Systems	TEMPORARY USES	Asphalt or Concrete Batch Plant	Carnival, Circus, Entertainment Event, Amusement Ride	Christmas Tree Sales Lot and Similar Uses	Construction Field Office

Chapter 18.03 Use Regulations Article 2 Table of Allowed Uses 18.03.206 Table of Allowed Uses

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[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.

	Use-Specific Standards	18.03.503(e)	18.03.503(f)	18.03.503(g)	18.03.503(h)	18.03.503(i)	18.03.503(j)
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<u>_</u>	UT10			۵	۵	۵	۵
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	GC		۵	۵	Д	۵	₾
Mixed-Use	MS		۵	۵	۵	۵	۵
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	MD-UD		۵	۵	Д	Ъ	۵
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	MF30	Ь		۵	٩	۵	۵
	MF21	۵		۵	۵	۵	۵
	MF14	Ь		Ъ	Д	۵	۵
-e	SF11	۵		۵	۵	۵	۵
enti	SF8	Д		۵	۵	۵	۵
Residential	SF ₅	Д		۵	۵	۵	۵
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	LLR.5	Ь		۵	Д	۵	۵
	LLR1	Ф		۵	۵	۵	Ф.
	LLR2.5	۵		۵	۵	۵	₾
	Zone Districts	Garage Sale	Parking Lot, Open	Real Estate Sales Office	Stockpiling	Urban Farm	Vegetation Management

(Ord. No. 6614, § 1.1, 12-8-21)



Jeff Foster <fosterj@reno.gov>

External - Re: Case number LDC23-00048

Lilliana Trinchero < 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 Trinchero