

LDC23-00048

(Shepherd of the Mountains – Zone Change)

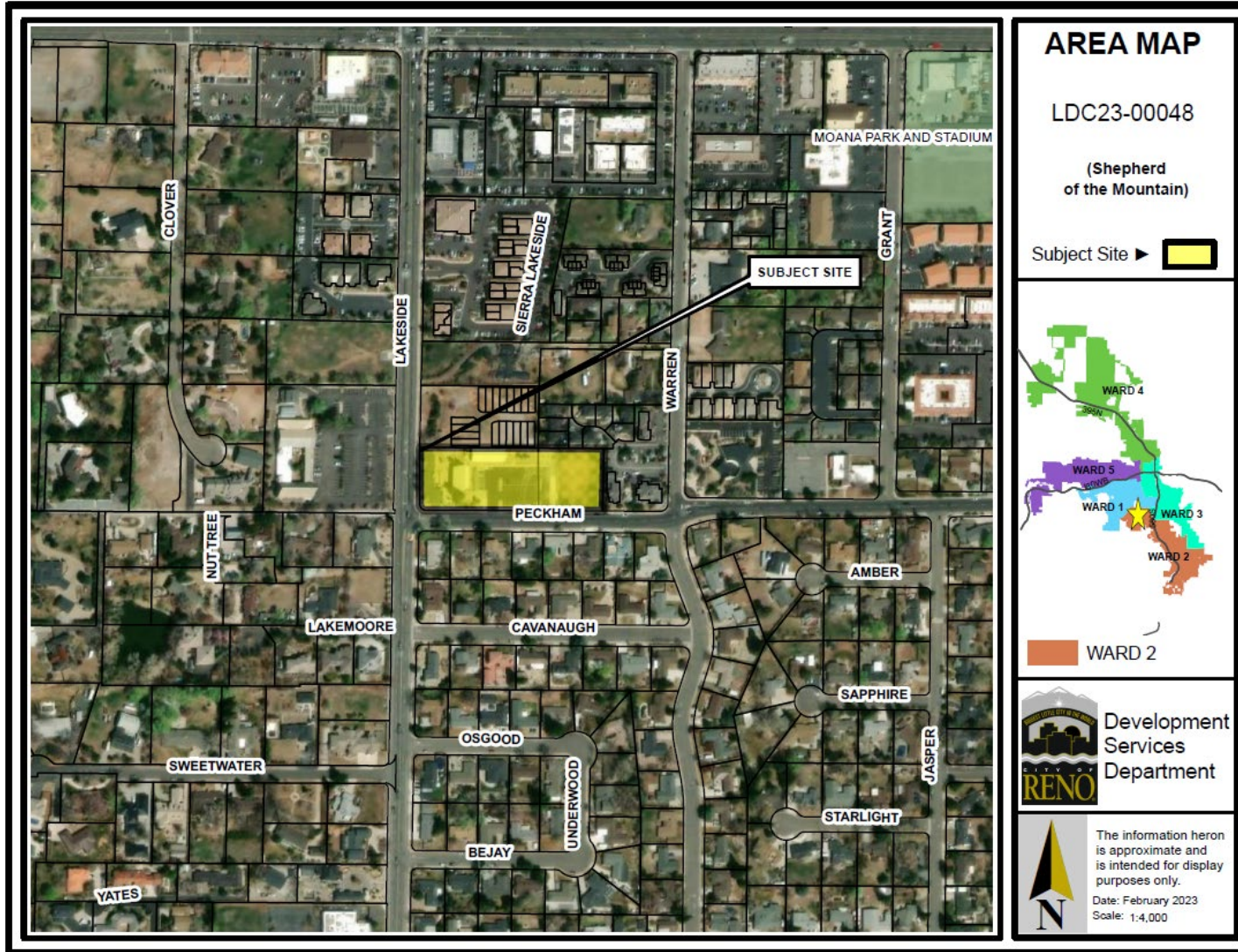
Reno City Council

May 10, 2023



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RENO

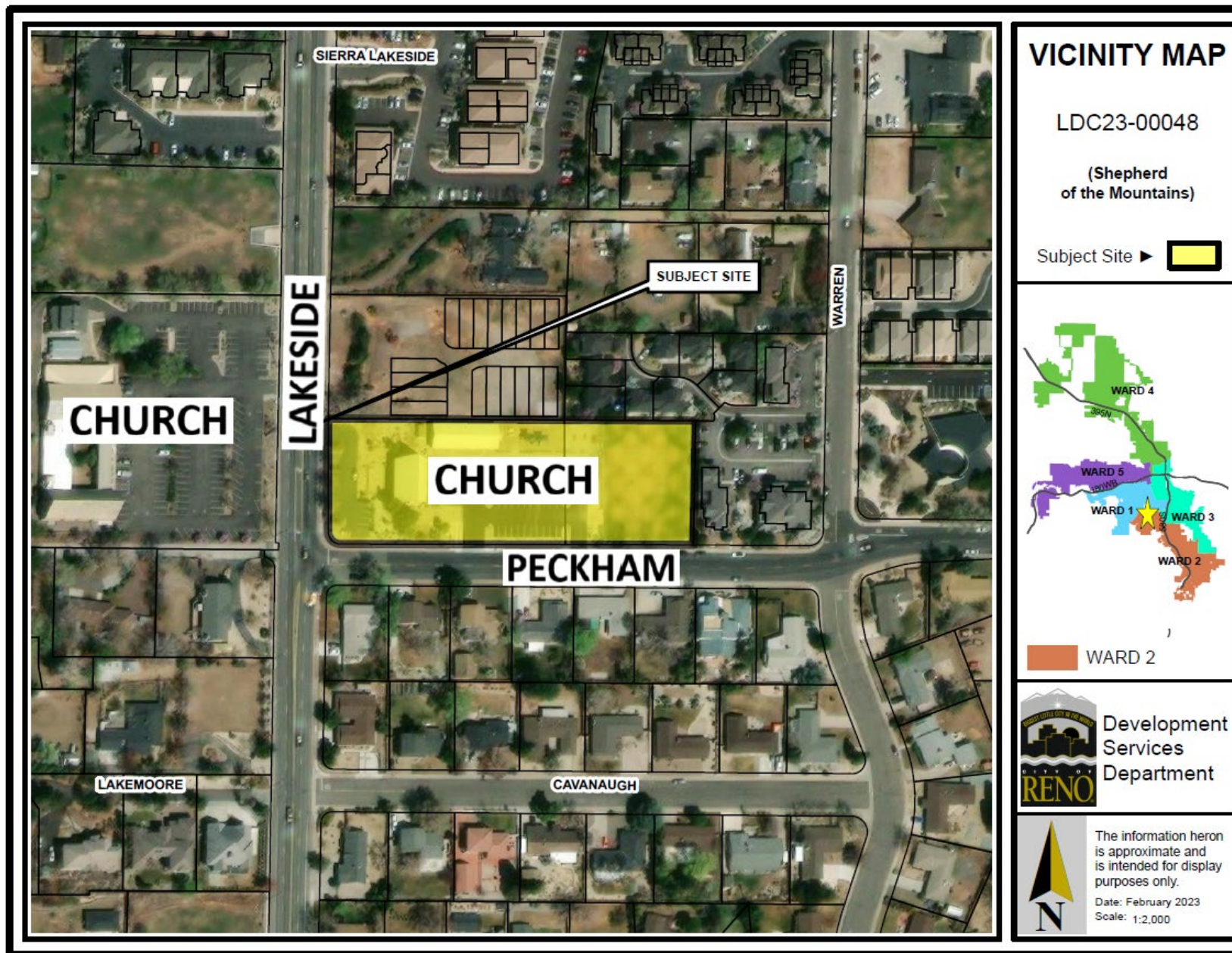
Project Information

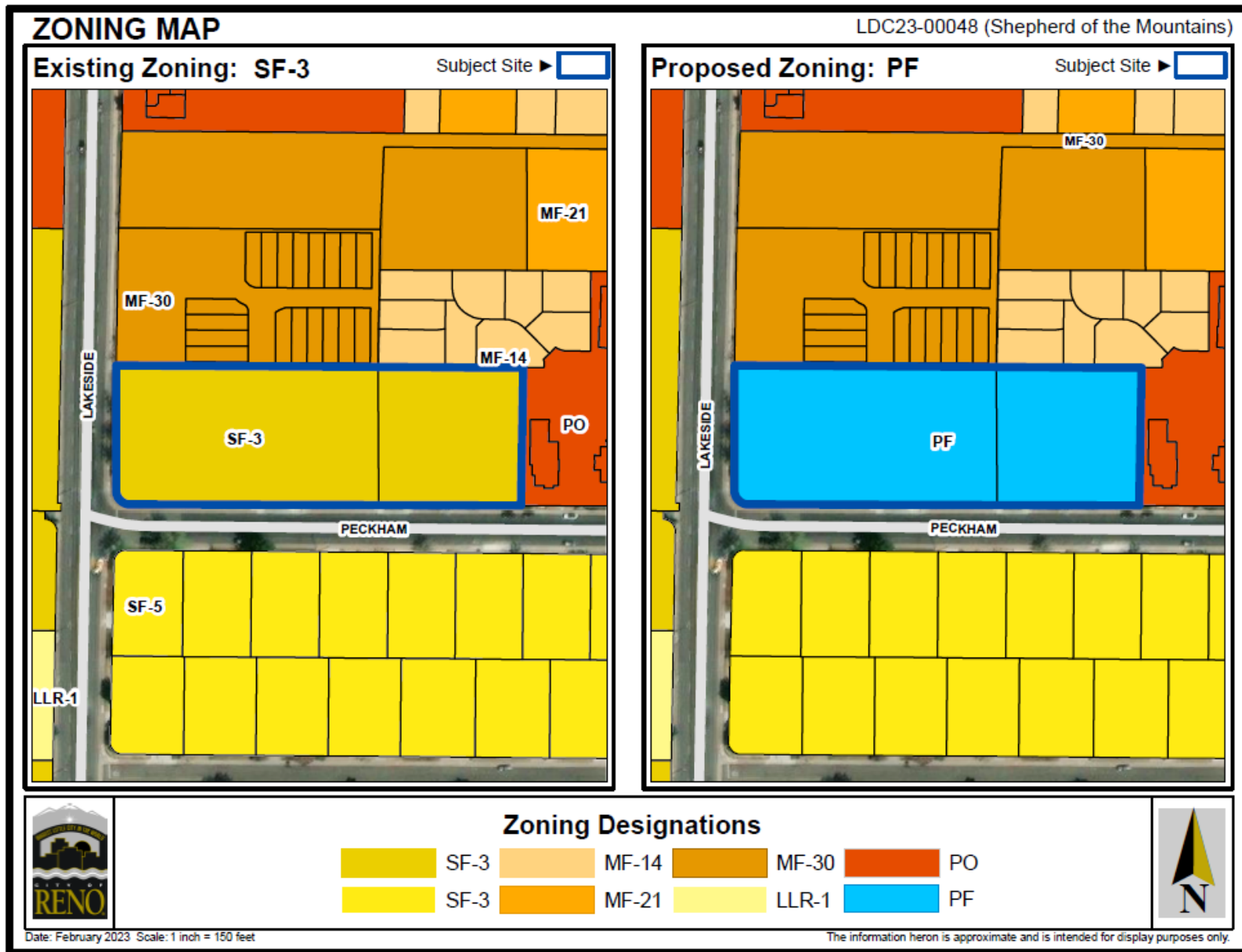


- **Site size:** ±2.06 acres (2 parcels)
- Church and former pre-school/school building
- **Request:** Zoning Map Amendment from SF-3 to PF to bring into conformance with Master Plan
- No additional uses or buildings proposed

Key Issues

- Zoning compatibility
- Conformance with zoning code



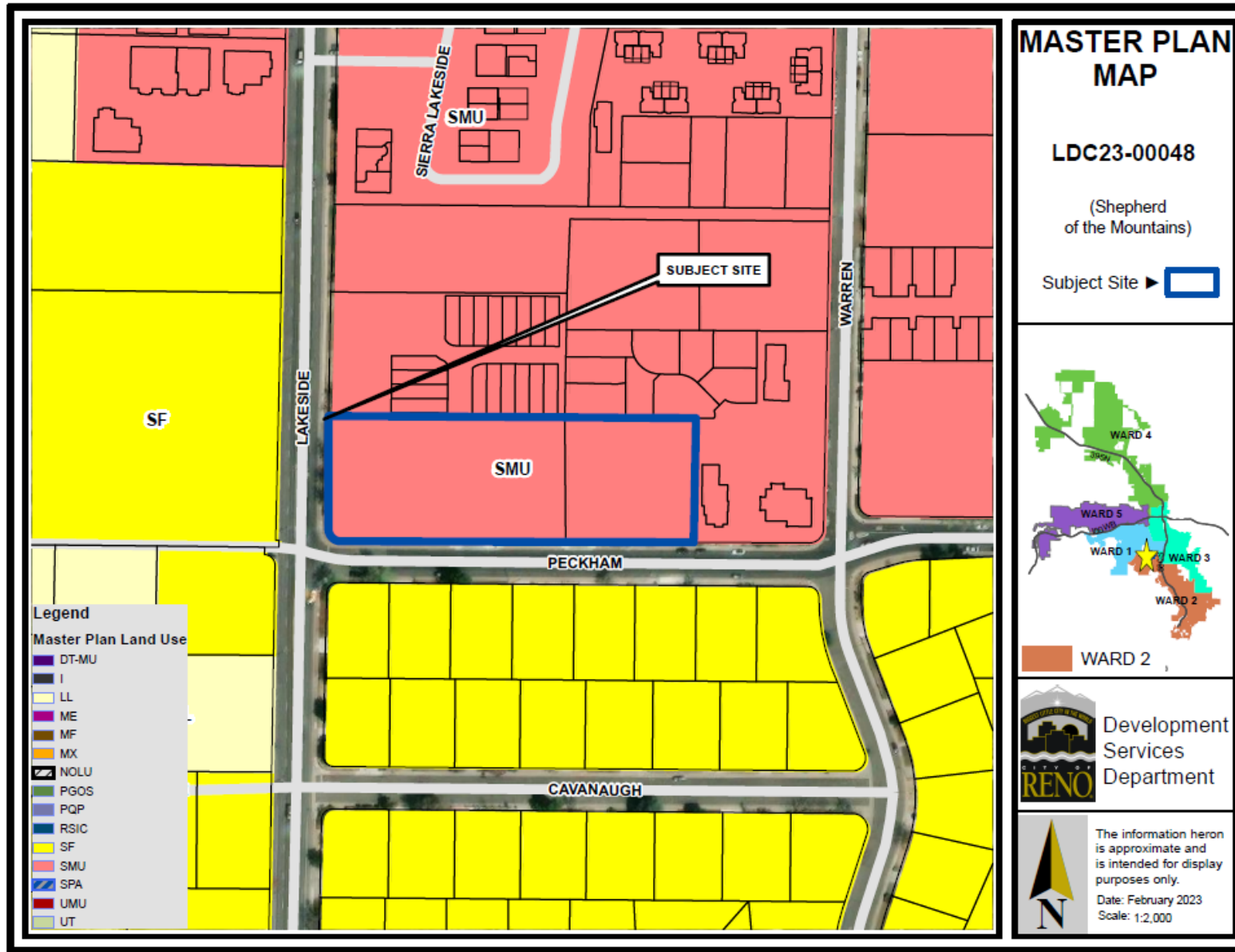


Zoning District

- Single-Family Residential (SF-3)
- Does not conform with Master Plan designation
- Proposed change to PF (intended for religious institutions)

Master Plan Land Use

- Suburban Mixed-Use (SMU)
- 2.2B: Underutilized Properties
- 4.2E: Neighborhood Connections
- 4.4D: Mix of Uses
- 8.2C: City Staff Recommendations



Development Standards

*PROPOSED
ZONING*

Zoning District	PF	MS	GC	NC
Setbacks – F / S / R	10 / 5 / 10	10 / 0 or 5 / 0 or 5	10 / 10 / 10	10 / 0 or 10 / 0 or 10
Height	45	--	65	35
Stories	3	--	5	3
Min. Lot Width	50	50	50	50

- Allows existing uses by right
- Most restrictive and more contextually appropriate than MS, GC, NC

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	Conforming zone and the following Guiding Principles: <ul style="list-style-type: none">• 2.2B: Underutilized Properties• 4.2E: Neighborhood Connections• 4.4D: Mix of Uses	✓ Yes

Recommended Motion

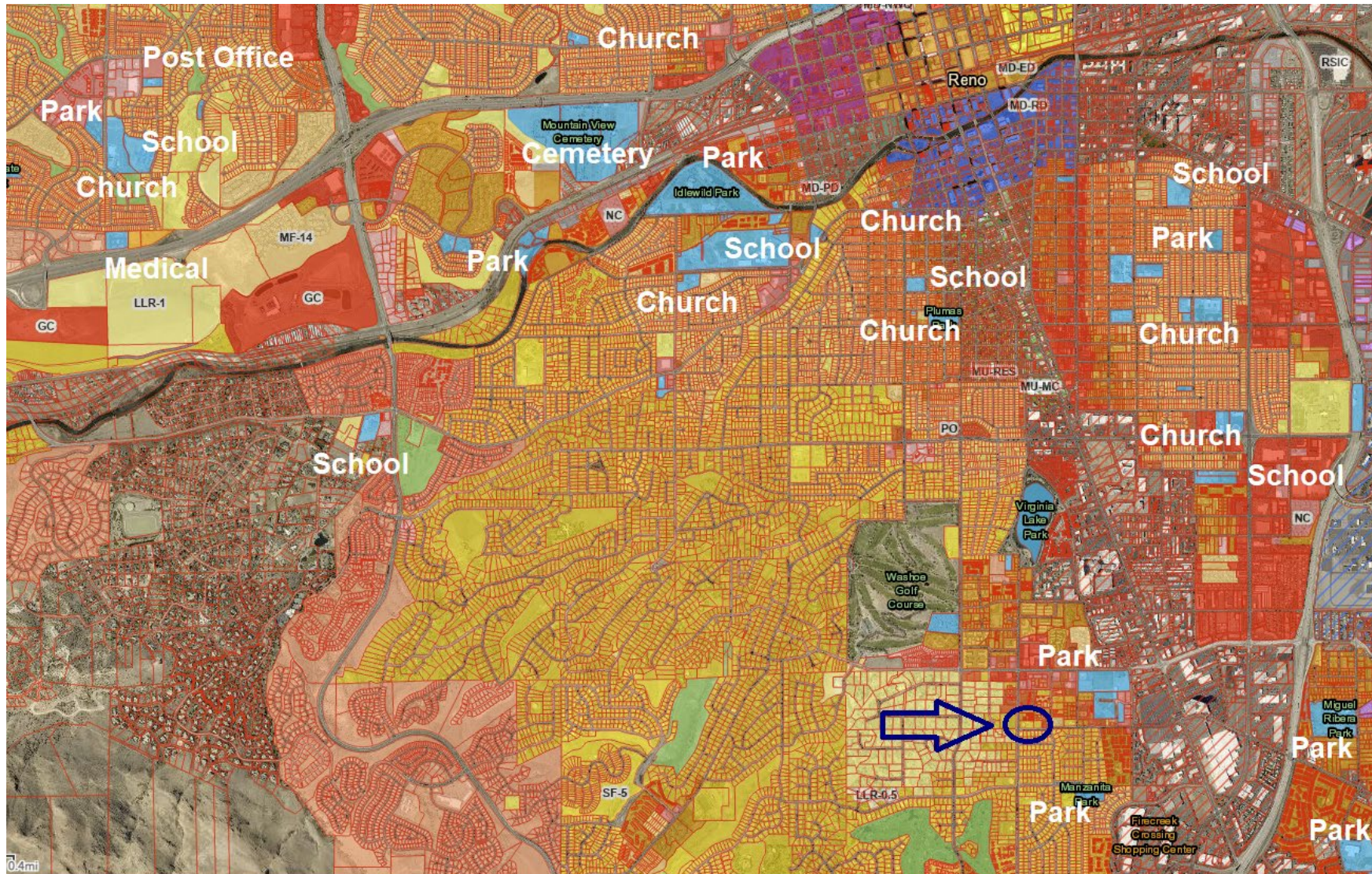
I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Allowed Uses in PF with a Site Plan Review

Civic, Institutional, Public	Commercial	Industrial
Library, Art Gallery, or Museum	Laboratory	Railroad Yard/Shop
Minor Government Facility	Office, General	
Public Park or Recreation Area	Recording Studio	
Religious Assembly	Personal Services	
Schools, Colleges, Educational Facilities	Amusement or Recreation, Inside	
Daycare Centers	Bus/Transportation Terminal	
Medical Facility		

Allowed Uses in PF with a CUP

Convent or Monastery (CUP)	Hospital, Acute and Overnight Care (CUP)	Event Center/Banquet Hall (CUP)	Warehouse or Distribution Center (CUP)
Single-room Occupancy	Prison or Custodial Institution (CUP)	Sports Arena, Stadium, or Track (CUP)	
4 – 49 units (MCUP)			
50+ units (CUP)	Cemetery or Mausoleum (CUP)	Gun Range, Indoor (CUP)	



Why PF?

- Allows existing uses by right
- Most restrictive and more contextually appropriate than MS, GC, NC
- Precedent

Allowed Uses in Public Facilities

Residential	Civic, Institutional, Public	Commercial	Industrial
Duplex, Triplex, Fourplex SFR, Attached & Detached Group Homes Private Dorm Transitional Living Facility	Library, Art Gallery, or Museum Minor Government Facility Public Park or Recreation Area Religious Assembly Schools, Colleges, Educational Facilities Daycare Centers Medical Facility	Laboratory Office, General Recording Studio Personal Services Amusement or Recreation, Inside Bus/Transportation Terminal	Railroad Yard/Shop
Convent or Monastery (CUP) Single-room Occupancy 4 – 49 units (MCUP) 50+ units (CUP)	Hospital, Acute and Overnight Care (CUP) Prison or Custodial Institution (CUP) Cemetery or Mausoleum (CUP)	Event Center/Banquet Hall (CUP) Sports Arena, Stadium, or Track (CUP) Gun Range, Indoor (CUP)	Warehouse or Distribution Center (CUP)

Use Comparison

Uses	SF-3	PF
Single-family Residential (detached)	Allowed	Allowed
Single-family Residential (attached)	Not Allowed	Allowed
Multi-family Residential	Not Allowed	Not Allowed
Primary & Secondary Schools	Allowed (MUP)	Allowed
Religious Assembly	Allowed (CUP)	Allowed
Childcare Center	Allowed (CUP)	Allowed
Office & Professional Services	Not Allowed	Allowed
Hospital	Not Allowed	Allowed (CUP)

Development Standards

PROPOSED ZONING

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 <u>stepback</u> from residentially zoned property for height above 35 ft., and finding of compatibility.			