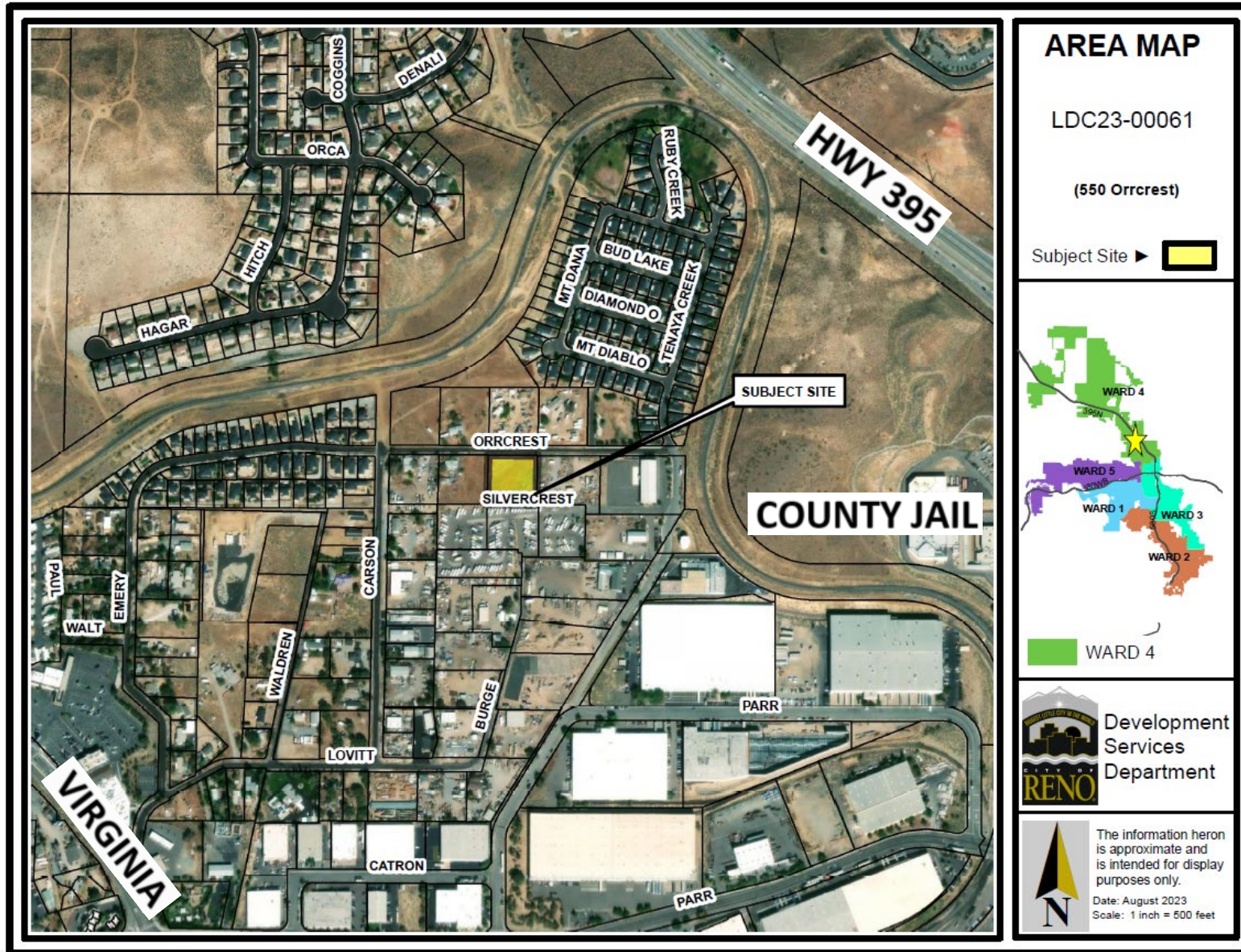


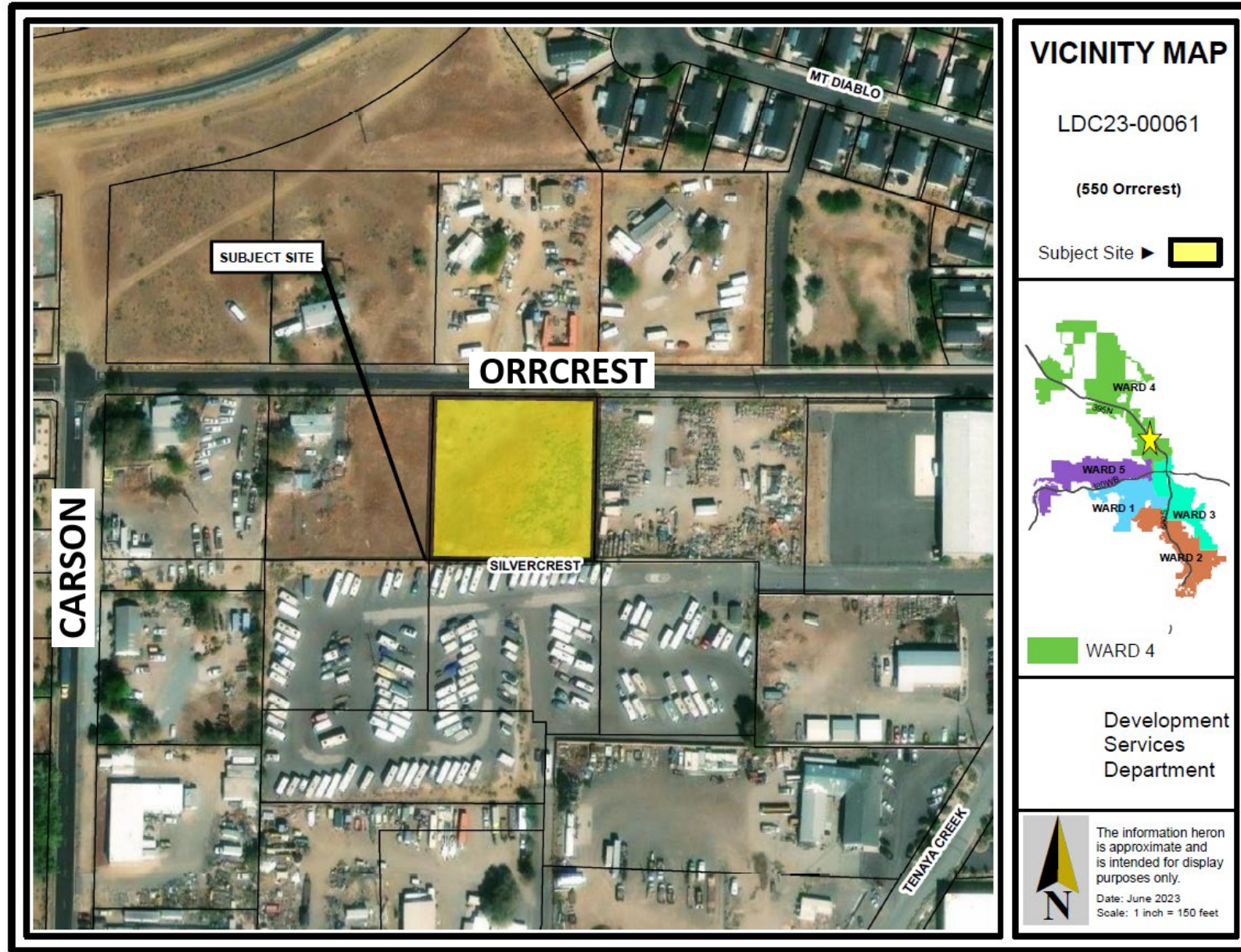
**LDC23-00061**  
(550 Orrcrest Zone Change)  
Reno City Council  
*August 23, 2023*



# Project Information

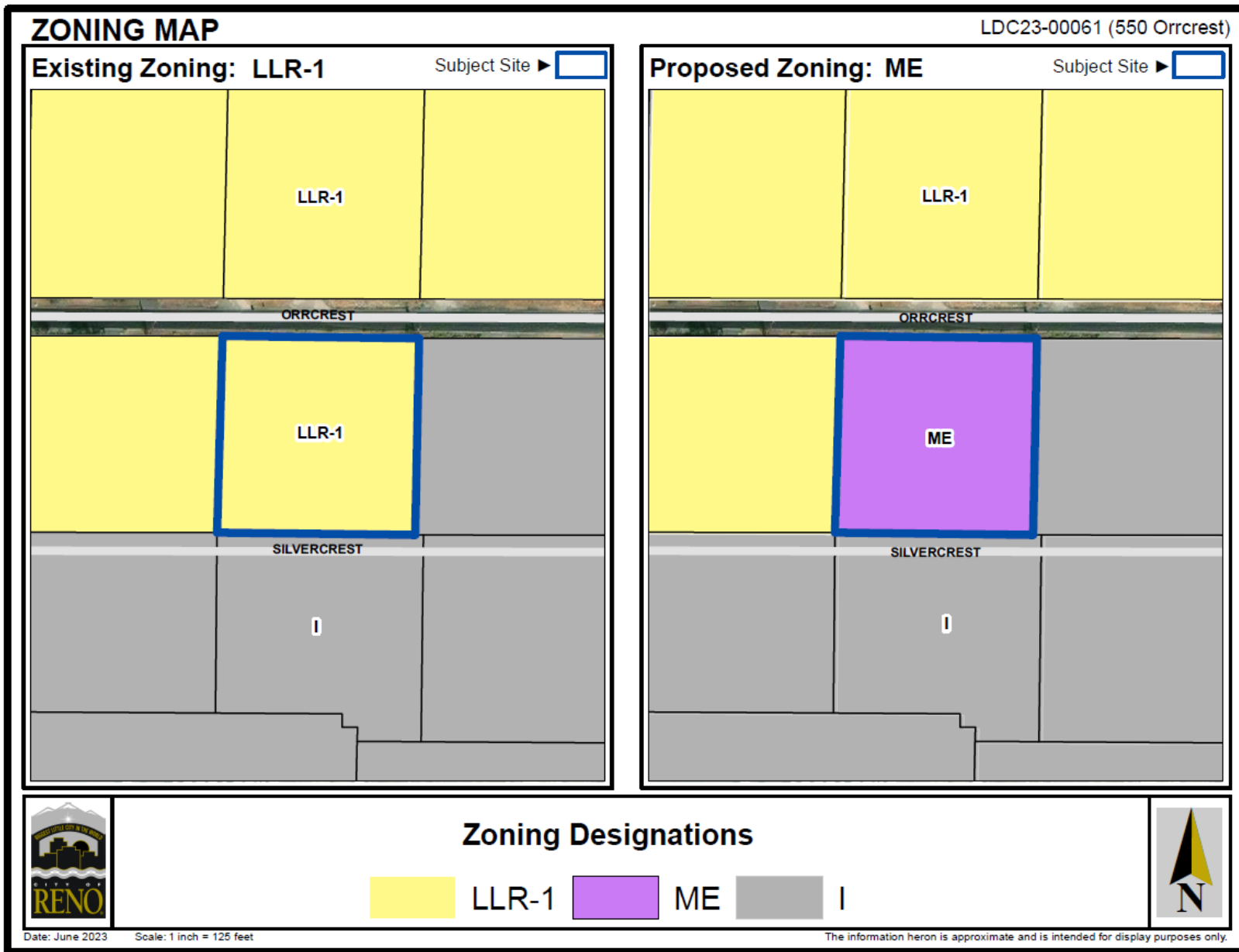
- **Site size:** ±1 acre
- Undeveloped
- **Request:** Zoning Map Amendment from LLR-1 to ME to bring into conformance with Master Plan
- No uses or buildings proposed; listed for sale





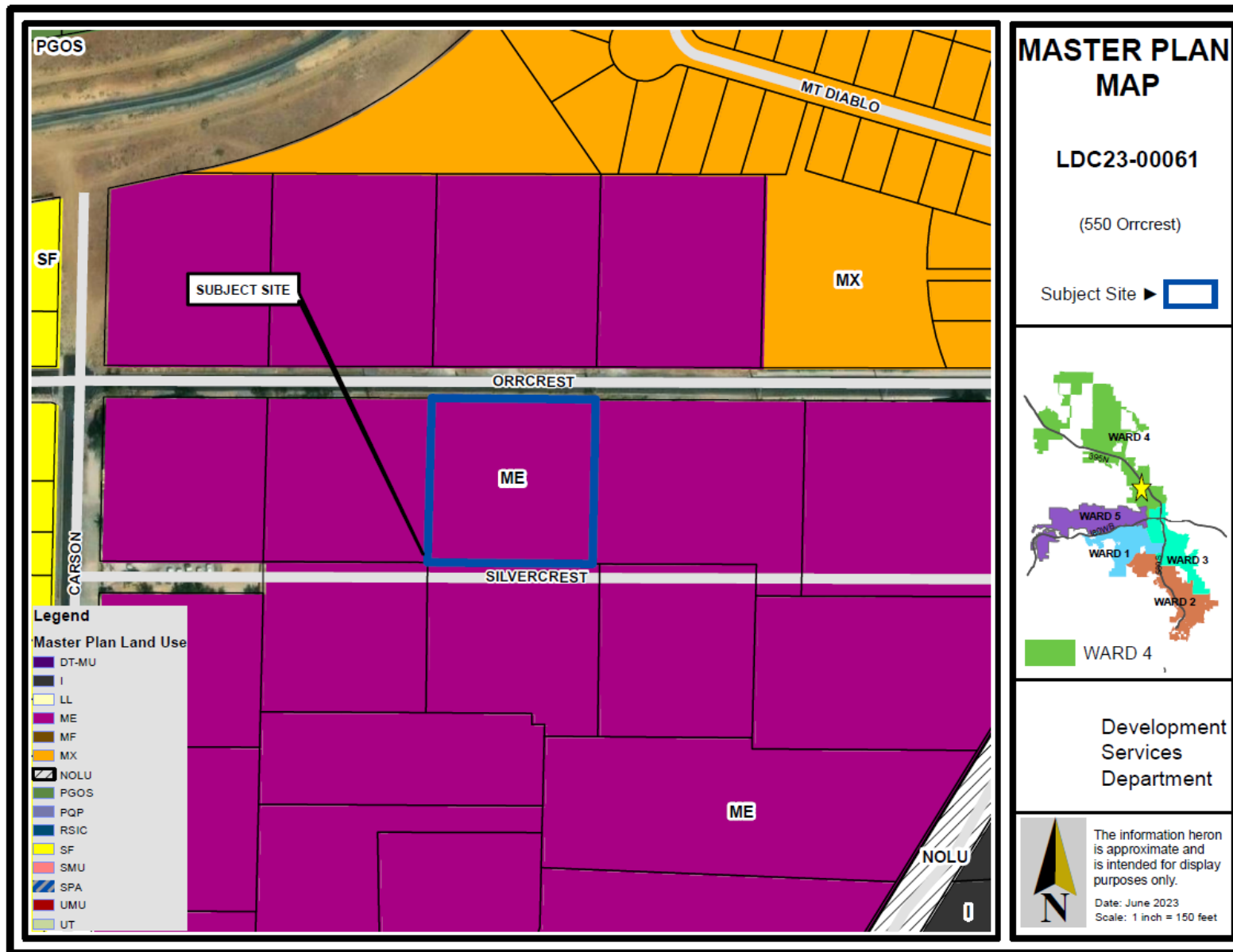
# Key Issue

- Zoning compatibility



# Zoning District

- Large Lot Residential – 1 acre (LLR-1)
- Does not conform with ME Master Plan designation, which supports light industrial development
- Proposed zone change to Mixed Employment (ME)
- Original request was for Industrial (I) but not allowed under Master Plan



# Master Plan Land Use

- Mixed-Employment (ME)
- GP 1.2D: Employment Centers
- GP 2.2B: Underutilized Properties
- EA-ILA.1: Overall Mix
- Previous Master Plan land use was Industrial

# Development Standards

## *PROPOSED ZONING*

<b>Zoning District</b>	<b>LLR-1</b>	<b>ME</b>
Setbacks – Front/Side/Rear	30’/12’/30’	10’/0’ or 10’/0’ or 10’
Height	45’	55’*
Stories	3	4
Building Coverage, Maximum	35%	N/A
Lot Width, Minimum	120’	N/A
* One foot of additional step back is required adjacent to streets and residentially zoned property for each one foot above the height of 35 feet.		

# Zoning Map Amendment Recommended Findings

<b>ZMA Findings</b>	<b>Analysis</b>	<b>Staff Review</b>
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"><li>• GP 1.2D: Employment Centers</li><li>• GP 2.2B: Underutilized Properties</li><li>• EA-ILA.1: Overall Mix</li></ul>	✓ 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 Mixed Employment

Residential	Public, Civic, Institutional	Commercial	Industrial
Live/Work Dwelling	<ul style="list-style-type: none"> <li>* Cemetery or Mausoleum</li> <li>* Funeral Parlor</li> <li>* Library, Art Gallery, or Museum</li> <li>* Minor Government Facility</li> <li>* Private Club, Lodge, or Fraternal Organization</li> <li>* Public Park or Recreation Area</li> <li>* Religious Assembly</li> <li>* Childcare Center</li> <li>* Schools, Colleges, Educational Facilities</li> <li>* Blood Plasma Donor Center</li> <li>* Medical Facility (Day Use)</li> </ul>	<ul style="list-style-type: none"> <li>* Animal Clinic, Shelter, Hospital, Boarding Kennel, Training Facility</li> <li>* Retail Bakery</li> <li>* Bar, Lounge or Tavern</li> <li>* Commercial Kitchen</li> <li>* Microbrewery, Distillery, Winery</li> <li>* Restaurant (w/ or w/o Alcohol Service)</li> <li>* Call Center</li> <li>* Financial Institution</li> <li>* Laboratory</li> <li>* General Office</li> <li>* Recording Studio</li> <li>* Commercial Cleaners</li> <li>* General Personal Service</li> <li>* Tattoo Parlor</li> <li>* Inside Amusement or Recreation</li> <li>* Private Country Club</li> <li>* Event Center/Banquet Hall</li> <li>* Building, Lumber and Landscape Material Sales</li> <li>* Convenience Store</li> <li>* General Retail</li> <li>* Plant Nursery or Garden Supply</li> <li>* Car Wash</li> <li>* Gas Station</li> </ul>	<ul style="list-style-type: none"> <li>* Custom and Craft Manufacturing</li> <li>* Food Processing or Wholesale Bakery</li> <li>* Indoor Manufacturing, Processing, Assembly or Fabrication</li> <li>* Maintenance, Repair or Renovation Business</li> <li>* Printing and Publishing</li> <li>* Mini-warehouse</li> <li>* Warehouse or Distribution Center</li> <li>* Wholesale</li> </ul>
Multi-family (MUP)	Hospital, Acute and Overnight Care (CUP)	<ul style="list-style-type: none"> <li>* Urban Farm (MUP)</li> <li>* Outside Amusement or Recreation (CUP)</li> <li>* Sports Arena, Stadium or Track (CUP)</li> <li>* General Retail: Package Alcohol (CUP)</li> <li>* Pawn Shop (CUP)</li> <li>* Auto Service and Repair (MUP)</li> <li>* Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental (CUP)</li> </ul>	<ul style="list-style-type: none"> <li>* Collection Station (CUP)</li> <li>* Crematorium (CUP)</li> <li>* Hazardous Waste Facility (CUP)</li> <li>* Outdoor Manufacturing, Processing, Assembly or Fabrication (CUP)</li> <li>* Heavy Machinery and Equipment Rental, Sales and Service (CUP)</li> <li>* Outdoor Storage (CUP)</li> <li>* Truck Terminal (CUP)</li> </ul>