

A scenic photograph of a river flowing over a stone weir, creating white water rapids. The river is bordered by a stone wall on the left and a grassy area with trees in autumn foliage. In the background, a wooden bridge spans the river, and mountains are visible under a blue sky with scattered clouds.

LDC23-00065

306 East Taylor Street Multi-Family Variance Appeal

*Reno City Council
October 11, 2023*



C I T Y O F
RENO

Project Information

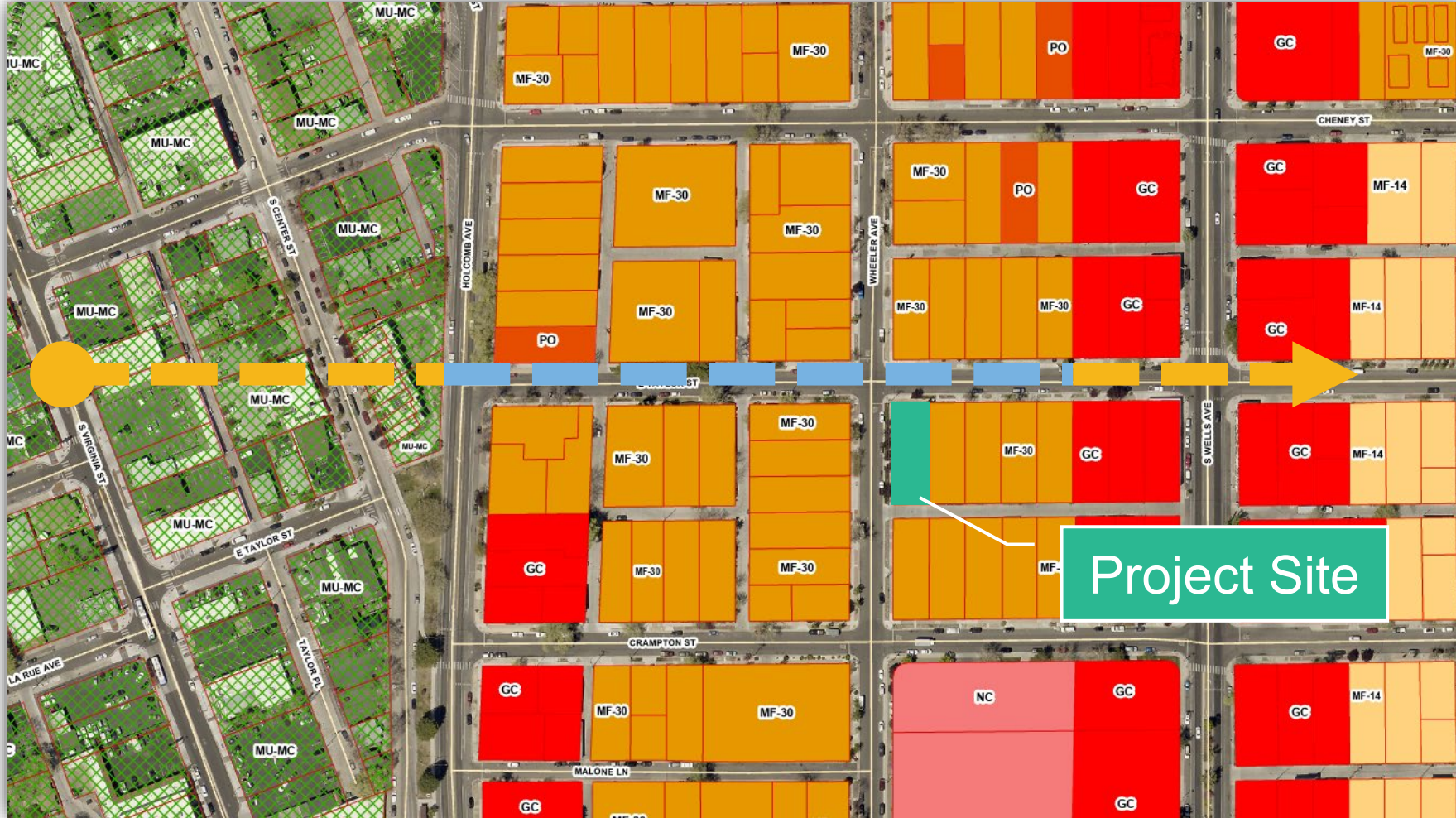


- **Site Size:**
 ± 0.16 acres
- **Variance Request**
to increase the
allowable number of
residential units from
seven to eight

Building Elevations



Zoning Map & Master Plan Amendment



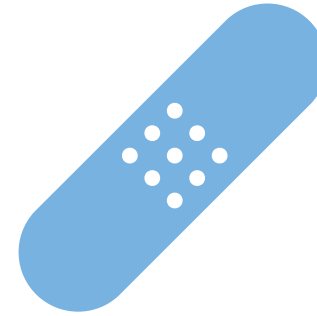
- No options for property specific increases in density
- Inconsistent with the existing fabric of the zoning framework

■ > 30 du/ac
■ ≤ 30 du/ac

Variance Findings



Unique and
Extraordinary Condition



Undue Hardship or
Practical Difficulty



Does not harm the public
or nearby properties



Consistent with Title 18

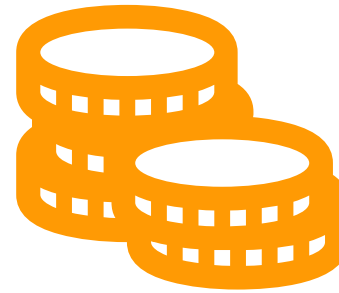
Zoning Map Amendment Findings



Protection of
Neighborhood
Character



Suitability of
Land Use

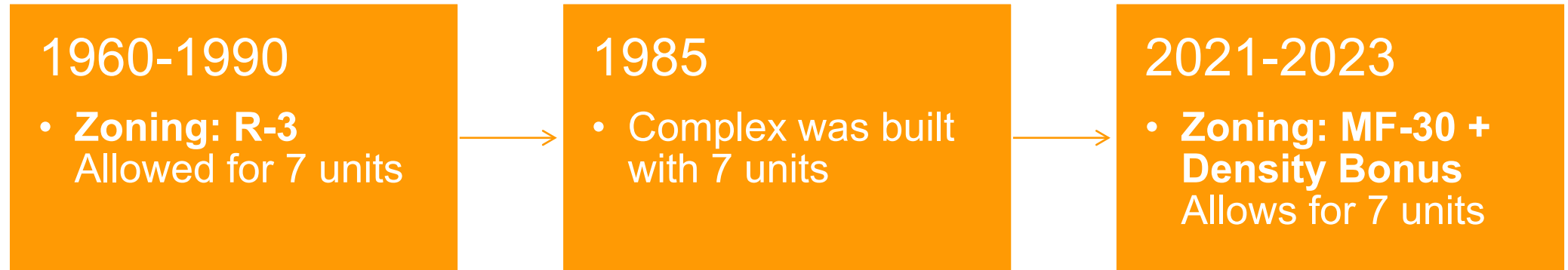


Financial
Impacts



Suitability of
Land for
Development

Building & Zoning History



Based on building permits, business licenses, and tax assessment history, this property has only received zoning approval for **seven units**.

Zoning District

- **Multi-Family Residential (MF-30)**
- **Maximum Density**
30 units/acre +
45% density bonus

7 Units Allowed

ZONING MAP

LDC23-00065

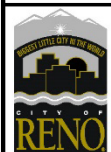
(306 E Taylor)

ZONING = MF-30

Subject Site ► 

Zoning Designations

	MF-30
	NC
	GC
	PO

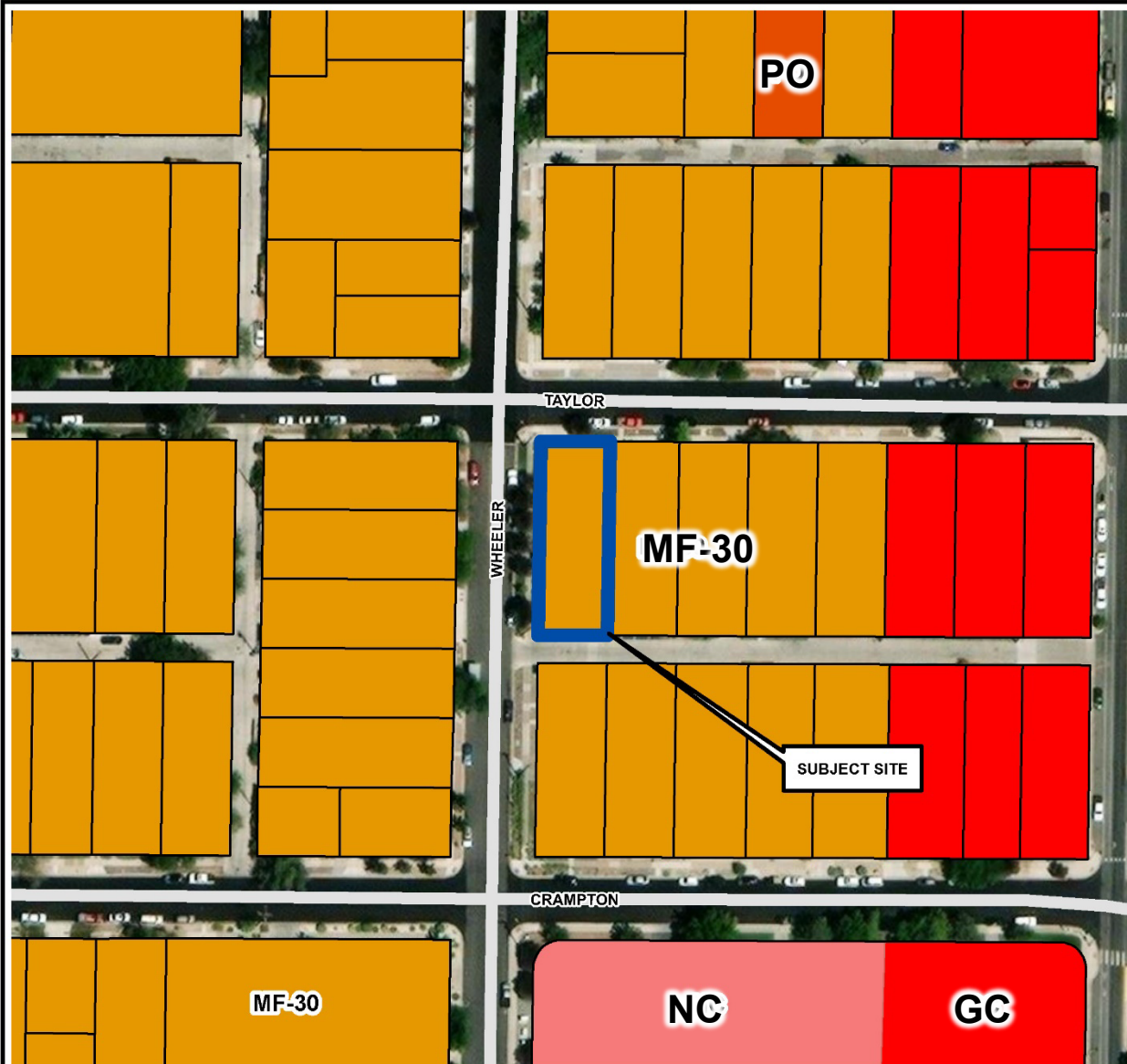


Development
Services
Department



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

DATE: July 2023
SCALE: 1 inch = 100 feet

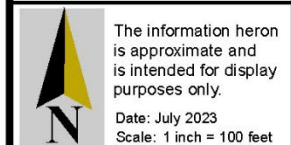
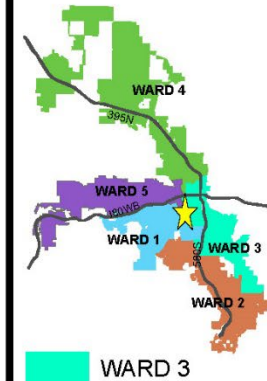


MASTER PLAN MAP

LDC23-00065

(306 E Taylor)

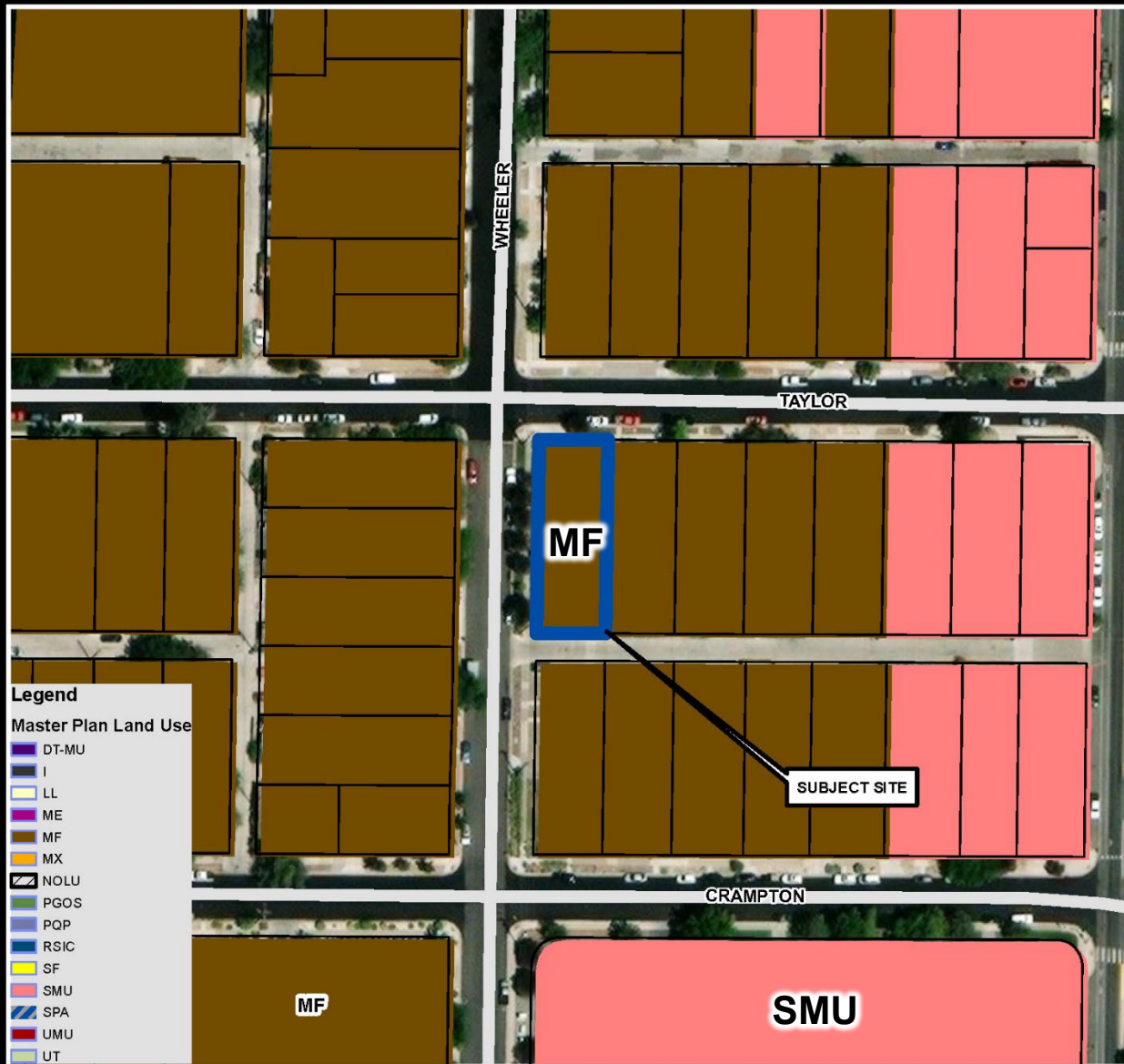
Subject Site ► 



Master Plan

- Multi-Family Neighborhood (MF)

The project is **NOT** in conformance with the MF Master Plan land use designation



Planning Commission hearing (August 16, 2023)

- *Commissioners noted increase in density supports Master Plan*
- *Certain commissioners feel variance is the appropriate tool*
- *Certain commissioners had concerns about precedent and were unclear how to differentiate from a greater density increase*
- *Commissioners had challenges meeting hardship findings*

Planning Commission Vote:

Motion to Deny: 2 in favor; 2 in opposition

Resulted in a technical denial

Variance Findings Recommendation

Findings	Analysis	Staff Review
Extraordinary or exceptional situation unique to the property	No condition exists	✗ No
Undue or peculiar hardship	No undue or peculiar hardship	✗ No
Not detrimental to public health, safety, or welfare	Public health and life safety issues would be addressed in permit review if approved	✓ Yes
Consistent with intent and purpose of Title 18	Inconsistent with established zoning framework	✗ No

Recommended Motion

Regarding the appeal of LDC23-00065 (306 East Taylor Street Multi-Family), based on Council's review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, and based on my inability to make all of the findings, I move to AFFIRM the denial of the variance by the Planning Commission and DENY the appeal. The City Clerk is instructed to prepare and file an order.

Alternative Motion: Reversal

Regarding the appeals of LDC23-00065 (306 East Taylor Street Multi-Family), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to AFFIRM the appeal, REVERSE the denial of the variance by the Planning Commission, and directly approve the variance, based on the ability to make all the applicable findings. The City Clerk is instructed to prepare and file an order.