

STAFF REPORT

Date: February 22, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC23-00002 (1045 Hoge Road Master Plan and Zoning Map Amendments) Ordinance Introduction – Bill No. _____ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±3 acre site located northwest of Hoge Road ±670 feet west of its intersection with Mason Road from Unincorporated Transition - 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3); together with matters which pertain to or are necessarily connected therewith.

From: Grace Mackedon, Associate Planner

Department: Development Services - Planning

Summary: A request has been made for a zoning map amendment from Unincorporated Transition – 5 acres (UT-5) to Single-Family Residential – 3 units per acre (SF-3). The ±3 acre site is located northwest of Hoge Road ±670 feet west of its intersection with Mason Road. Key issues related to the request consist of: 1) compatibility of the proposed zoning with surrounding zoning and land uses, and; 2) availability of public services and infrastructure. The Planning Commission recommends Council deny the requested zoning map amendment. Prior to Planning Commission review, staff recommended approval of the application.

Alignment with Strategic Plan: Economic and Community Development

Previous Council Action: The item was previously scheduled for hearing at the December 14, 2022 City Council meeting. At the applicant’s request, the item was postponed.

Financial Implications: None at this time.

Legal Implications: Legal review completed for compliance with City procedures and Nevada law.

Recommendation: Planning Commission recommends Council deny the requested zone change.

Proposed Motion: I move to uphold the recommendation of the Planning Commission.

Alternative Motion: I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Ordinance