

- F.2 Ordinance Adoption – Bill No. 7290 (For Possible Action): Case No. LDC25-00011 (ArrowLeaf Zoning Map Amendment) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±1.96 acre site from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

STAFF REPORT

Date: January 8, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Ordinance Adoption – Bill No. 7290 (For Possible Action): Case No. LDC25-00011 (ArrowLeaf Zoning Map Amendment) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±1.96 acre site from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU).

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary: The ±1.96 acre site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The attached ordinance is a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). Staff recommends adoption of the attached ordinance.

Alignment with Strategic Plan:

- Economic Opportunity

Previous Council Action:

December 11, 2024 - Council approved the first ordinance reading by a vote of 6-0:

Ayes: Anderson, Ebert, Martinez, Reese, Schieve, Taylor

Nayes: None

Absent: Duerr

Financial Implications: None at this time.

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

Recommendation: Staff recommends Council adopt Ordinance No. ____.

Proposed Motion: I move to adopt Ordinance No. _____.

Attachments:

- Ordinance

BILL NO. 7290

ORDINANCE NO. ____

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ±1.96 ACRE SITE LOCATED ON THE WEST SIDE OF HARVARD WAY ±550 FEET NORTH OF ITS INTERSECTION WITH VASSAR STREET FROM MULTI-FAMILY RESIDENTIAL 30 UNITS PER ACRE (MF-30) TO GENERAL COMMERCIAL (GC); TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1458 relating to a ±1.96 acre site located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street and more particularly described in the attached "Legal Description" and rezoning said property from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC), the same to read as follows:

Sec. 18.02.102(b).1458. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC25-00011, thereby changing the use of land indicated therein, relating to a ±1.96 acre site located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street and more particularly described in the attached "Legal Description," and rezoning said property from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC).

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

CASE NO. LDC25-00011 (ArrowLeaf Zoning Map Amendment)
APN NOs. 013-150-40 and 50 through 53

PASSED AND ADOPTED this _____ day of _____, _____, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, _____.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

**Legal Description
for Zone Change**

All that certain real property situate within the northwest One-Quarter (NW 1/4) of Section Eighteen (18) North, Range Twenty (20) East, City of Reno, County of Washoe, State of Nevada, Mount Diablo Base and Meridian (M.D.B.&M.), being portions of Parcel C1, Parcel C2 and the roadway parcels as shown on Record of Survey No. 297, File No. 282279 recorded December 23, 1957 in the Official Records of Washoe County, Nevada being more particularly described as follows:

BEGINNING at the intersection of the projection of the South boundary of said Parcel C2 and the West right-of-way of Harvard Way;

THENCE departing said intersection and along said projected line and the South boundaries of said Parcel C2, South 89°28' West, 142.80 feet to the Southwest corner of said Parcel C2;

THENCE departing said Southwest corner and along the West boundary of said Parcel C2 and the projection thereof, North 00°08' East, 125.46 feet to the centerline of the southerly East/West roadway shown on said Record of Survey No. 297;

THENCE along said East/West centerline South 89°28' West, 98.73 feet to the intersection of the aforementioned East/West centerline and the centerline of the easterly North/South roadway shown on said Record of Survey No. 297;

THENCE along said westerly North/South centerline North 00°08' East, 348.73 feet to the intersection of the projected Northeast boundary of said Parcel C1 and said North/South centerline;

THENCE departing said North/South centerline and along said projected Northeast boundary of Parcel C1 and said Northeast boundary, South 59°20' East, 282.35 feet, plus or minus, to intersection of said Northeast boundary and the aforementioned West right-of-way of Harvard Way;

THENCE along said West right-of-way, South 00°09' East, departing said Northeast corner and along the East boundaries of said Parcel C1, said southerly East/West roadway and said Parcel C2, South 00°09' East, 332.26 feet to the aforementioned Southeast corner of Parcel C2 and the **POINT OF BEGINNING**.

The basis of bearings for this description is identical to said Record of Survey No. 297.

APNs 013-150-40 and 50 through 53

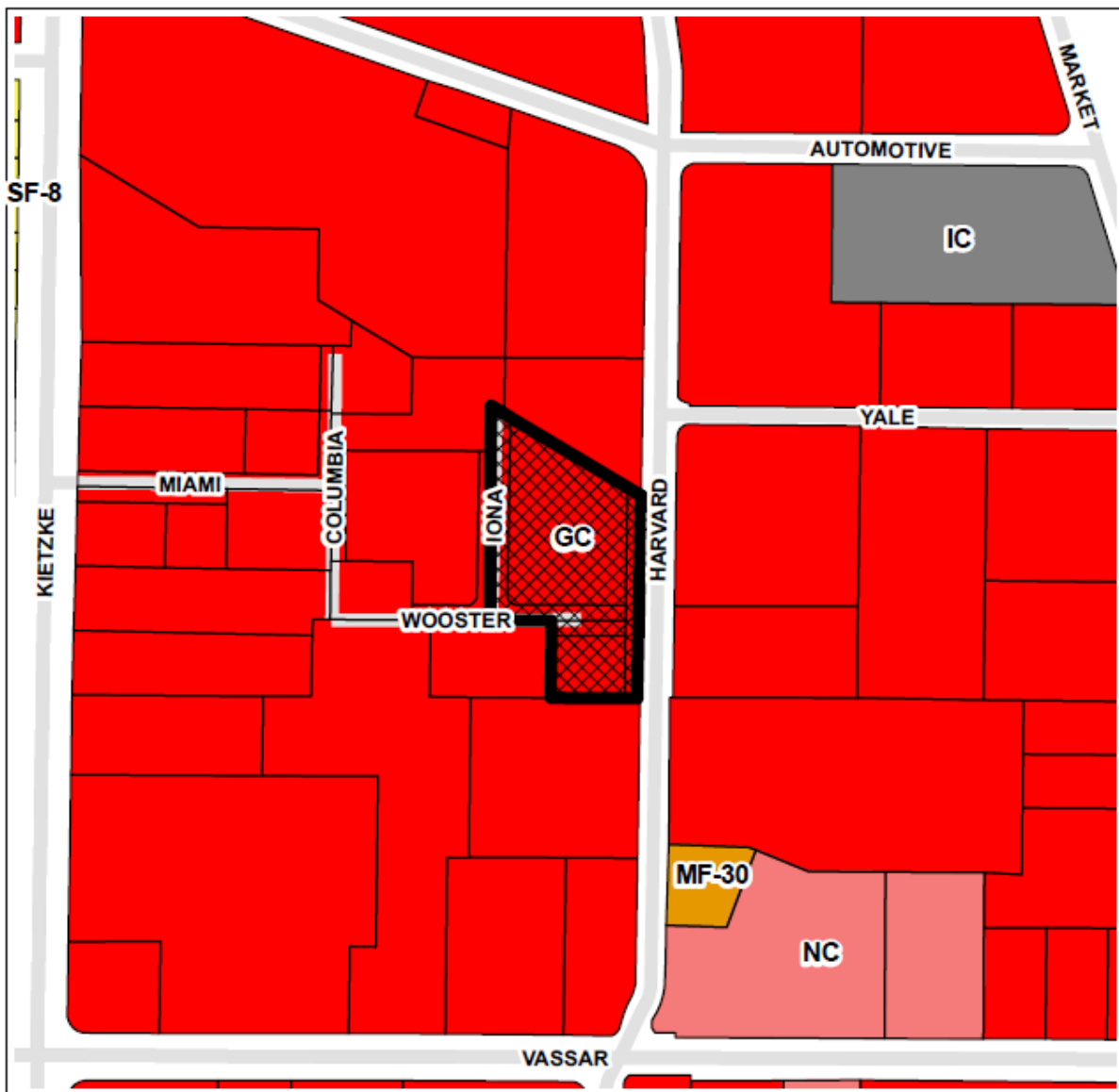


241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



10/30/2024

Daniel A. Bigrigg P.L.S.
Nevada Certificate No. 19716



LDC25-00011
(ArrowLeaf Apartments
Zoning Map Amendment)



ZONING MAP AMENDMENT
FROM: ±1.96 Acres of MF-30
TO: ±1.96 Acres of GC

0 0.0175 0.035 0.07
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department



Development Services Department

1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

Map Produced: October 2024