

- F.1 Ordinance Adoption – Bill No. 7296 (For Possible Action): Case No. LDC25-00033 (NDI Office Rezoning) – Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way, from Neighborhood Commercial (NC) to General Commercial (GC); together with matters which pertain to or are necessarily connected therewith.

STAFF REPORT

Date: April 9, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Ordinance Adoption – Bill No. 7296 (For Possible Action): Case No. LDC25-00033 (NDI Office Rezoning) – Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way, from Neighborhood Commercial (NC) to General Commercial (GC); together with matters which pertain to or are necessarily connected therewith. [Ward 3]

From: Carter Williams, Associate Planner

Department: Development Services - Planning

Summary:

The attached ordinance is a zoning map amendment from Neighborhood Commercial (NC) to General Commercial (GC). The ±0.99-acre site is located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street). Staff recommends adoption of the attached ordinance.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

March 26, 2025 – Council approved the first ordinance reading by a vote of 6-0:

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

Nays: None

Absent: Taylor

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. 7296

ORDINANCE NO. _____

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF
THE RENO MUNICIPAL CODE, ENTITLED "ZONING,"
REZONING A ±0.99 ACRE SITE LOCATED ON THE
NORTH SIDE OF VASSAR STREET, ±430 FEET EAST OF
ITS INTERSECTION WITH HARVARD WAY, FROM
NEIGHBORHOOD COMMERCIAL (NC) 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).1464 relating to a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way (1855 Vassar Street), and more particularly described in the attached "Legal Description" and rezoning said property from Neighborhood Commercial (NC) to General Commercial (GC), the same to read as follows:

Sec. 18.02.102(b).1464. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC25-00033, thereby changing the use of land indicated therein, relating to a ±0.99 acre site located on the north side of Vassar Street, ±430 feet east of its intersection with Harvard Way and more particularly described in the attached "Exhibit A" and rezoning said property from Neighborhood Commercial (NC) 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.

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

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ day of _____, _____.

HILLARY SCHIEVE
MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE: _____

EXHIBIT A
LEGAL DESCRIPTION

ZONE CHANGE (APN 013-271-16):

ALL THAT CERTAIN REAL PROPERTY SITUATE IN A PORTION OF THE NORTHWEST (NW) 1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 20 EAST IN THE CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF PARCEL MAP NO. 3980, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, MARCH 13TH, 2003, AS DOCUMENT NO. 2820067.

THENCE SOUTH 00°21'55" WEST A DISTANCE OF 271.12 FEET;

THENCE NORTH 89°38'05" WEST A DISTANCE OF 160.67 FEET;

THENCE NORTH 00°21'55" EAST A DISTANCE OF 271.12 FEET;

THENCE SOUTH 89°38'05" EAST A DISTANCE OF 160.67 FEET TO THE TRUE POINT OF BEGINNING.

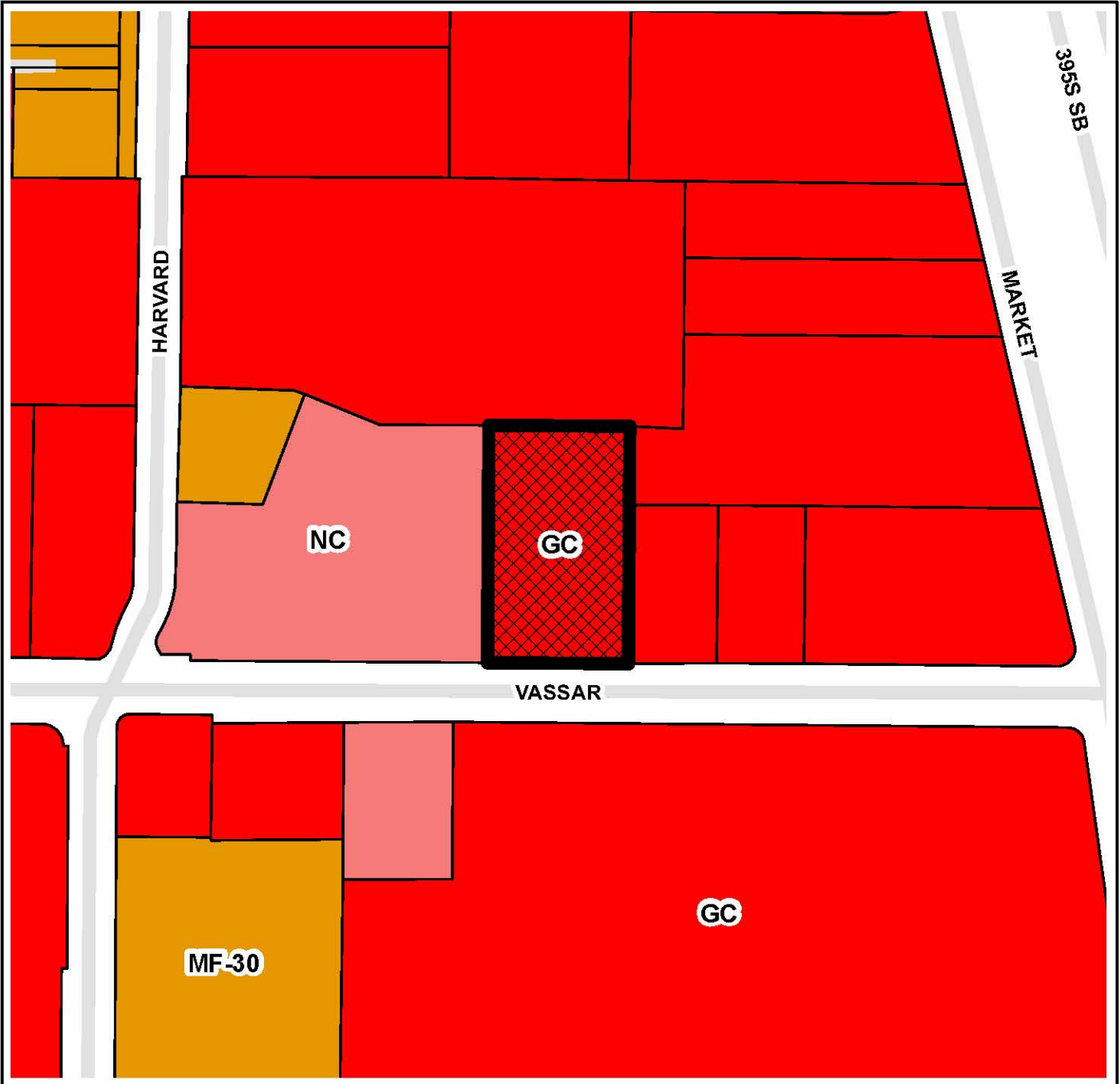
CONTAINING 43,124 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 (94), WEST ZONE.

MICHAEL TALONEN, P.L.S. 19567
15506 QUICKSILVER DR.
RENO, NV 89511

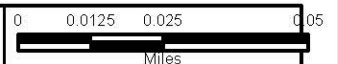




LDC25-00033 (NDI Office Rezoning)



ZONING MAP AMENDMENT
FROM | ± 0.99 Acres of NC
TO | ± 0.99 Acres of GC



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: January 2025



LDC25-00033

NDI Office Rezoning

Reno City Council

April 9, 2025



Project Information



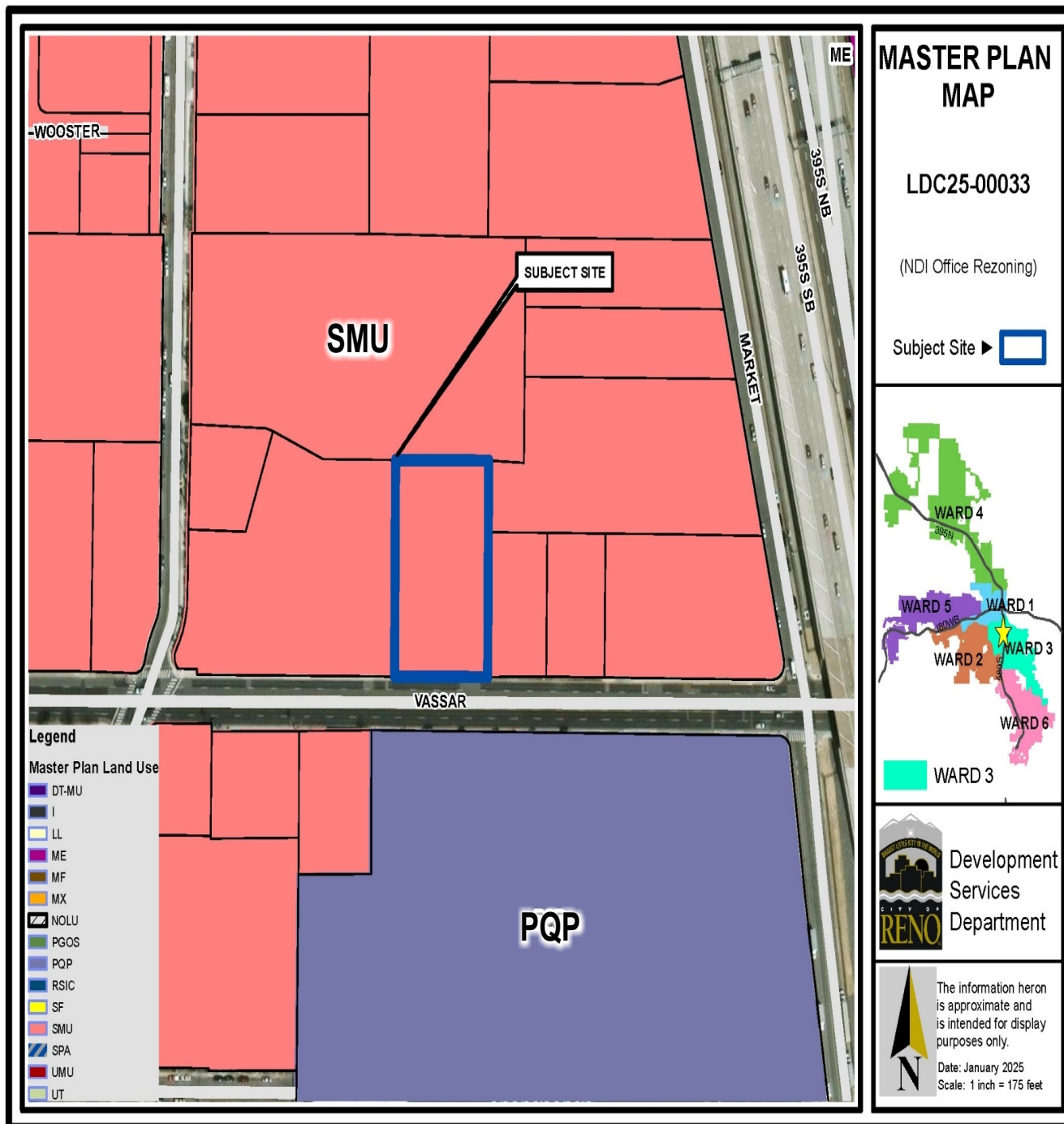
- **Site Size:**
± 0.99 acres
- **Zoning Map Amendment Request**
from Neighborhood Commercial (NC) to General Commercial (GC)

Master Plan

Suburban Mixed-Use (SMU)

Master Plan Policies:

- 1.2C: Existing Businesses
- 2.2B: Underutilized Properties

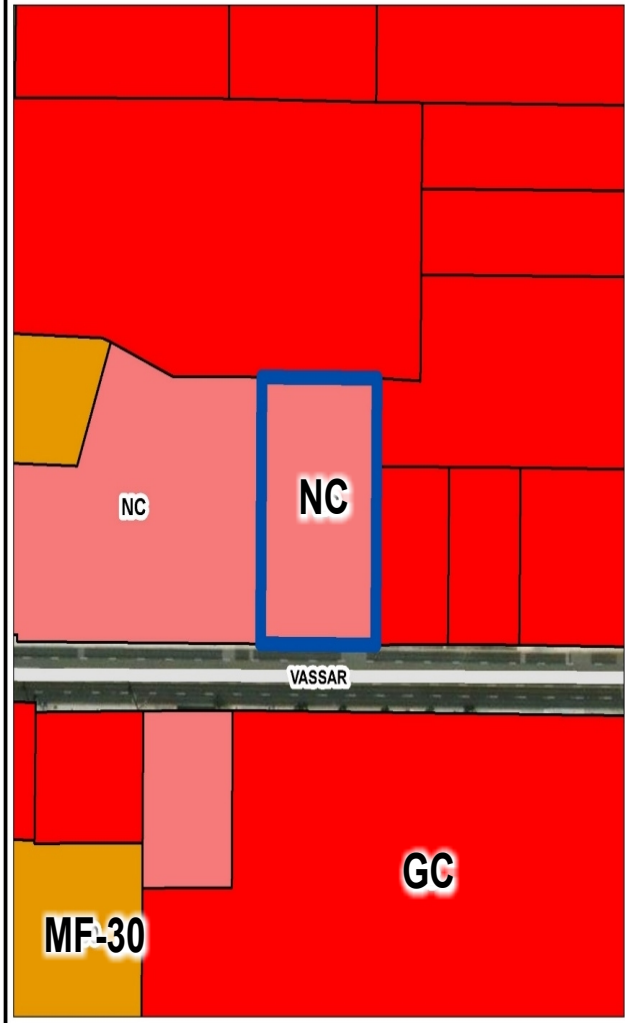


ZONING MAP

LDC25-00033 (NDI Office Rezoning)

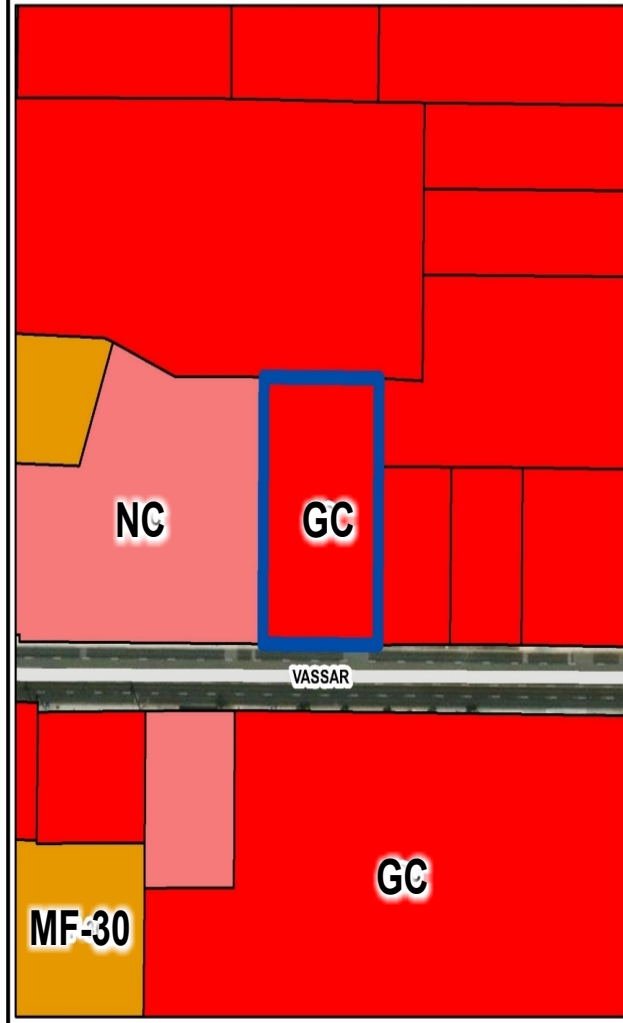
Existing Zoning: NC

Subject Site ► ☐



Proposed Zoning: GC

Subject Site ► ☐



Zoning Designations

MF-30 NC GC



Date: January 2025 Scale: 1 inch = 175 feet

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

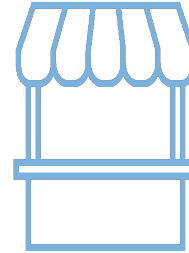
Zoning District

- Neighborhood Commercial (NC) to General Commercial (GC)
- GC is a conforming district within the SMU Master Plan land use designation

Highlight of Uses



Increase residential density consistent with the area



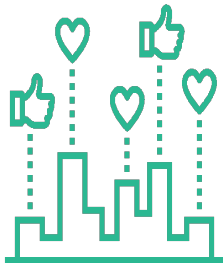
Adds the opportunity for several commercial uses and light industrial uses



Addition of any commercial or industrial use requires a site plan review

Development Standards

	NC	GC
Setbacks (Front/Side/Rear)	10' / 0' / 0'	No change
Max Height	35'	65' *
Max Floor Area Ratio	1.5	None
Density	30 units per acre	45 units per acre



Standard residential
massing and transition
standards apply

* Increased height over 35'
requires additional stepback
from adjacent properties

Zoning Map Amendment Findings Recommendation

Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Generally in conformance with NRS	✓ Yes
Conforms with Master Plan	GC zone is conforming with the SMU Master Plan land use designation	✓ Yes

Recommended Motion

I move to adopt Ordinance No. _____.



NDI Office

Zoning Map Amendment

CITY COUNCIL

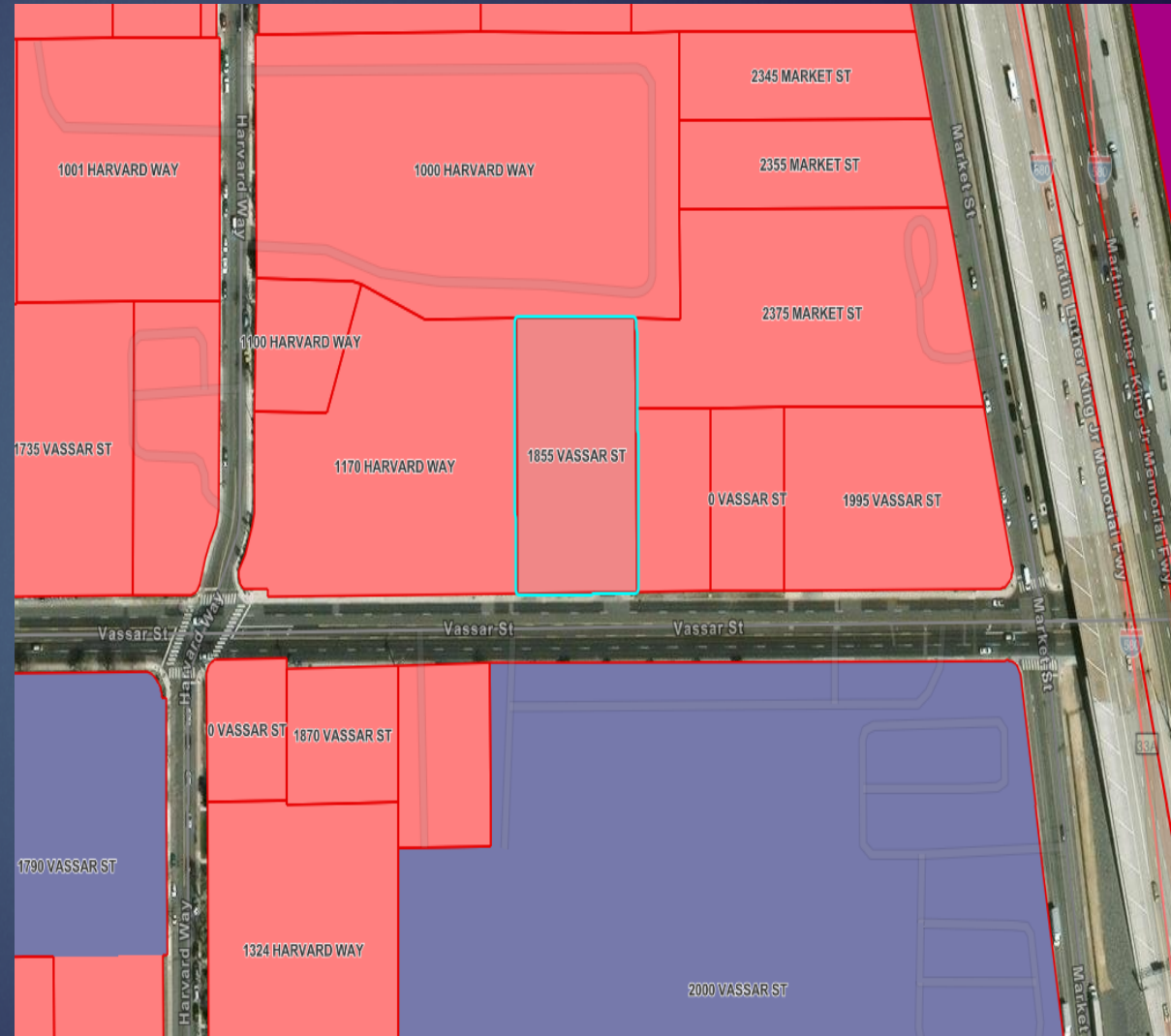
Property Description

- ◆ 1855 Vassar Street
- ◆ Property Size = 0.99 ac
- ◆ Existing commercial office
- ◆ Surrounding Development
 - ◆ North: Multi-Family Residential
 - ◆ South: Vassar Street
 - ◆ East: Vacant
 - ◆ West: Office



Master Plan

- ◆ Suburban Mixed-Use
- ◆ Shall remain the same and in substantial conformance with Master Plan

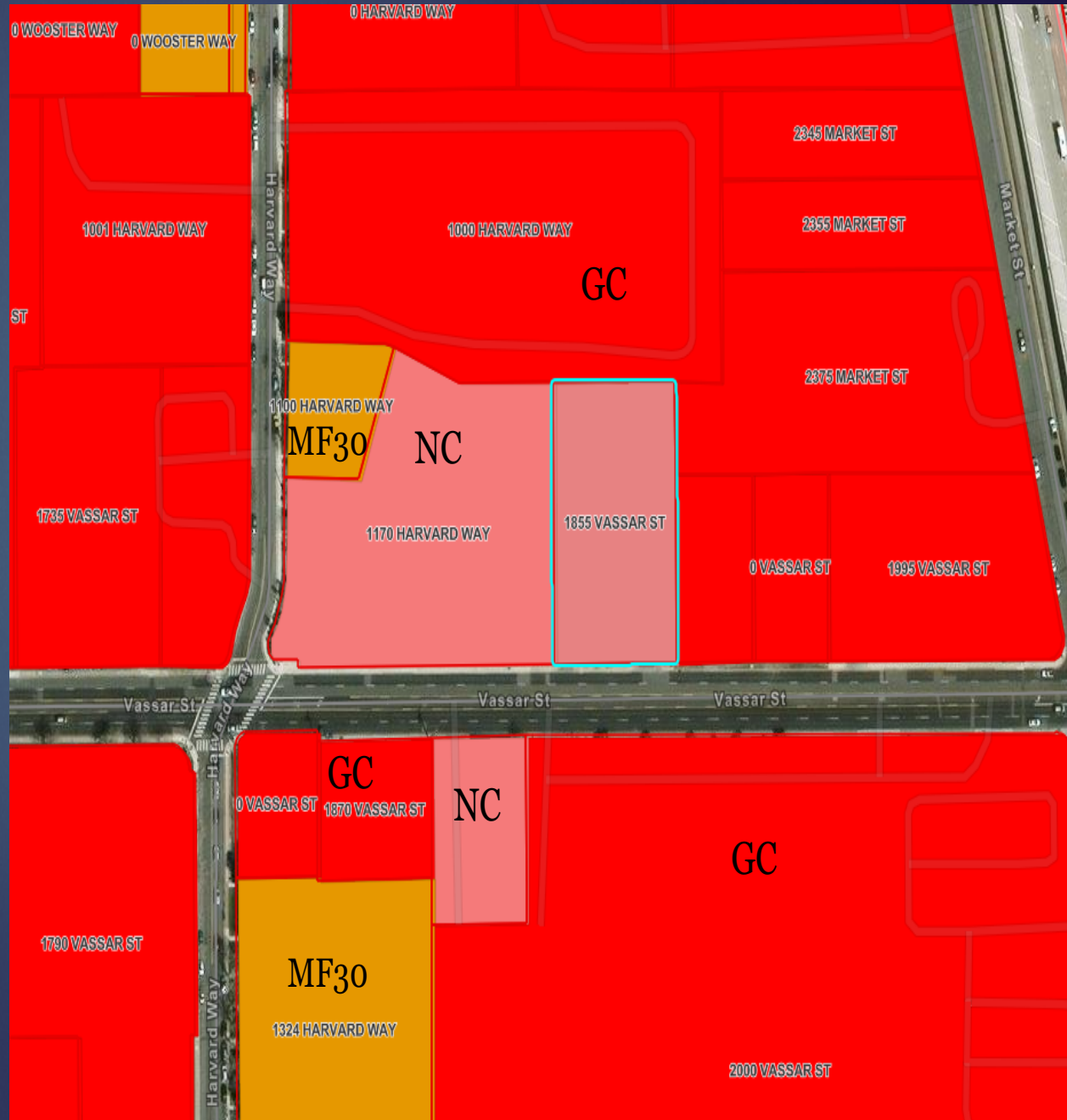


Existing Zoning

- ◆ Neighborhood Commercial
- ◆ Existing NC zoning is a pocket zoning that is surrounded by GC zoning

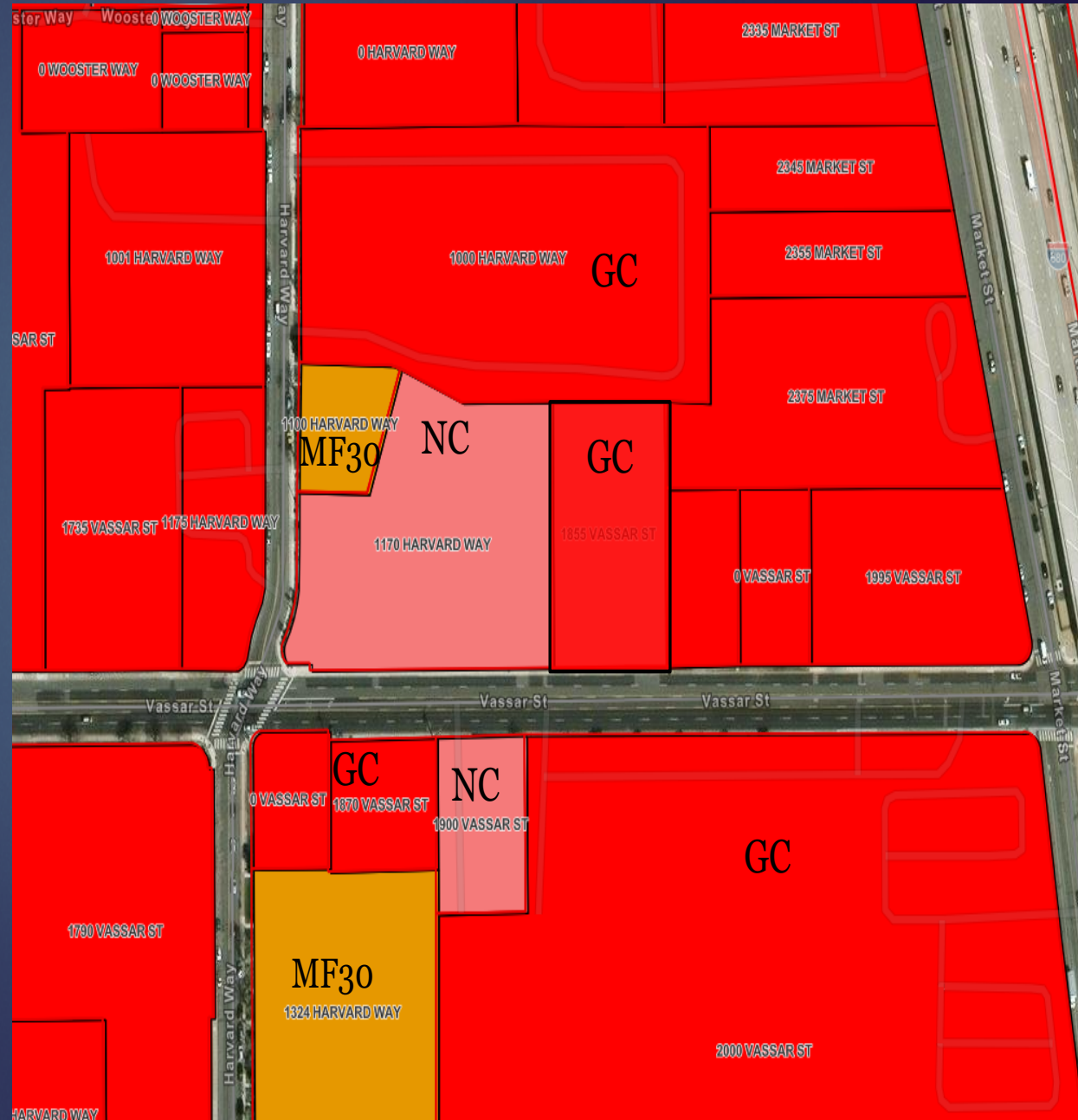


This has recently been rezoned to GC



Proposed Zoning

- ◆ General Commercial
- ◆ Zone change would maintain compatibility with surrounding developments
- ◆ Building use will remain the same; existing office use permitted by right in GC zoning





Thank You for Your Time!

RENO CITY COUNCIL

PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: NBI Plumbing Neil DeLand

ADDRESS: 1855 Vassar St

CONTACT PHONE: 775-219-7143

E-MAIL: neil@ndireno.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☒ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM F.I.

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Owner

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

