

LDC25-00018

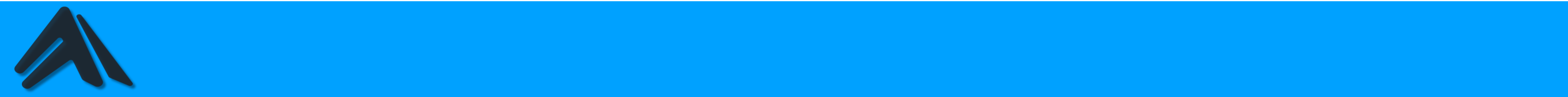
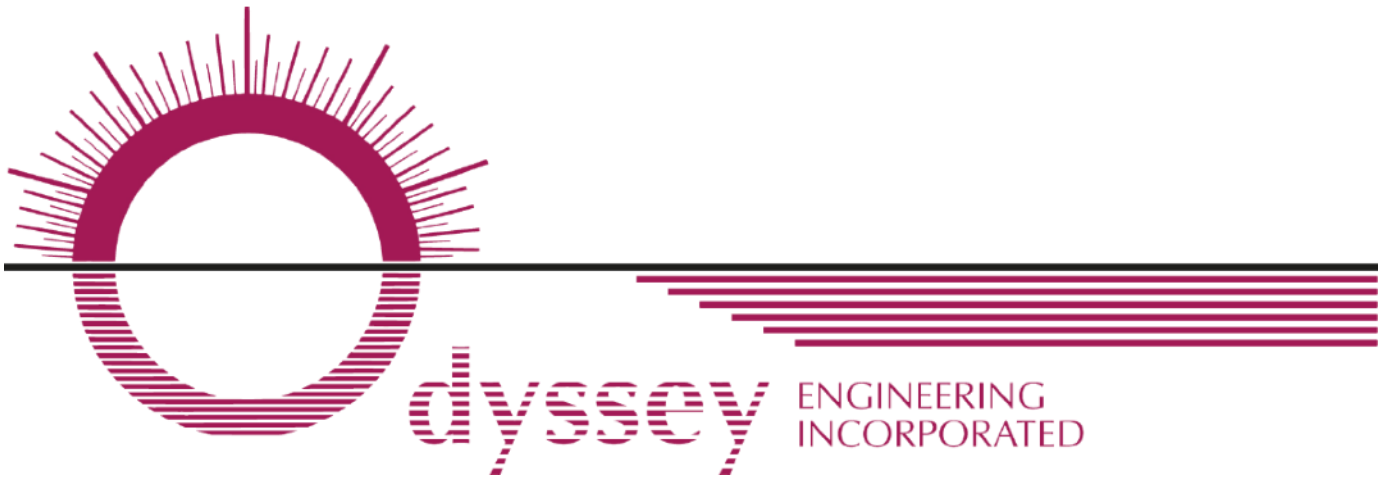
Zoning Map and Master Plan Amendment

Planning Commission

June 5, 2025

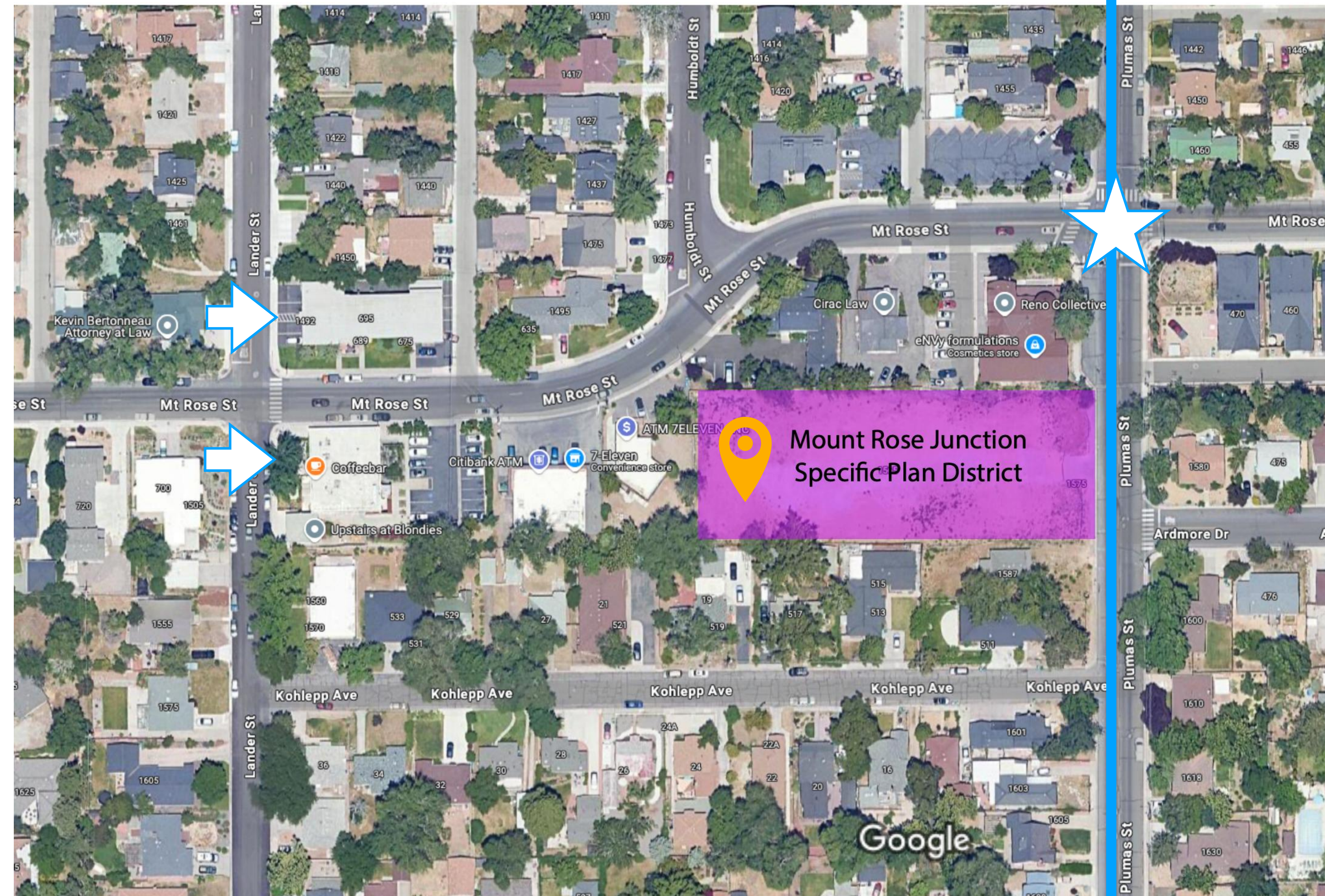
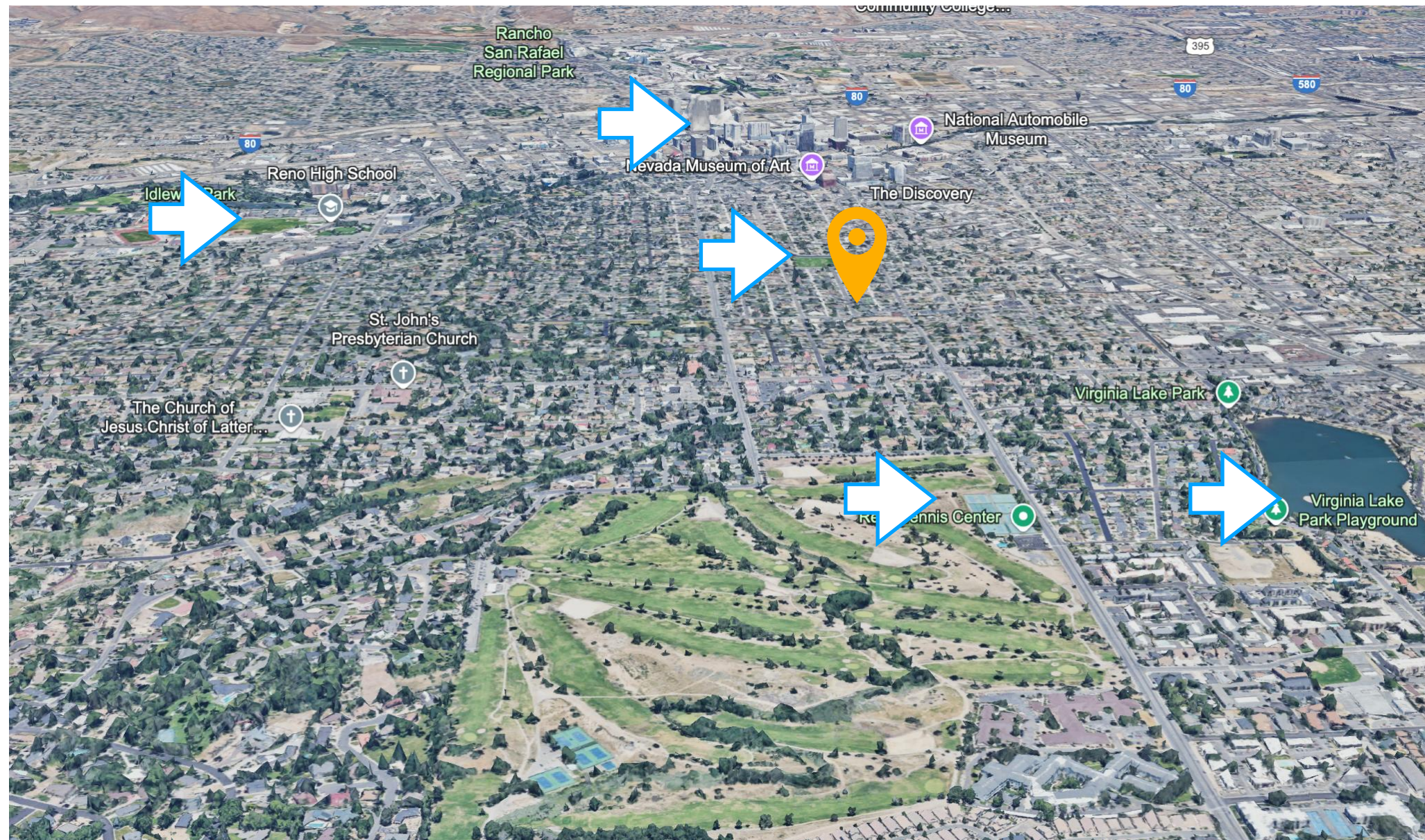
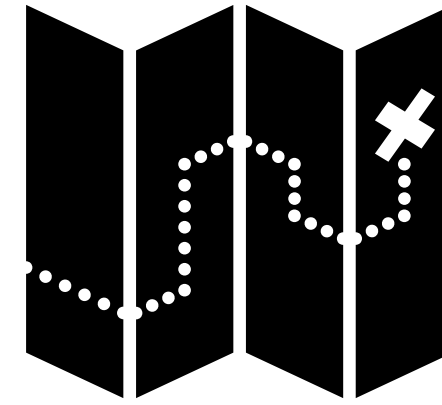


Team:



Context and Location

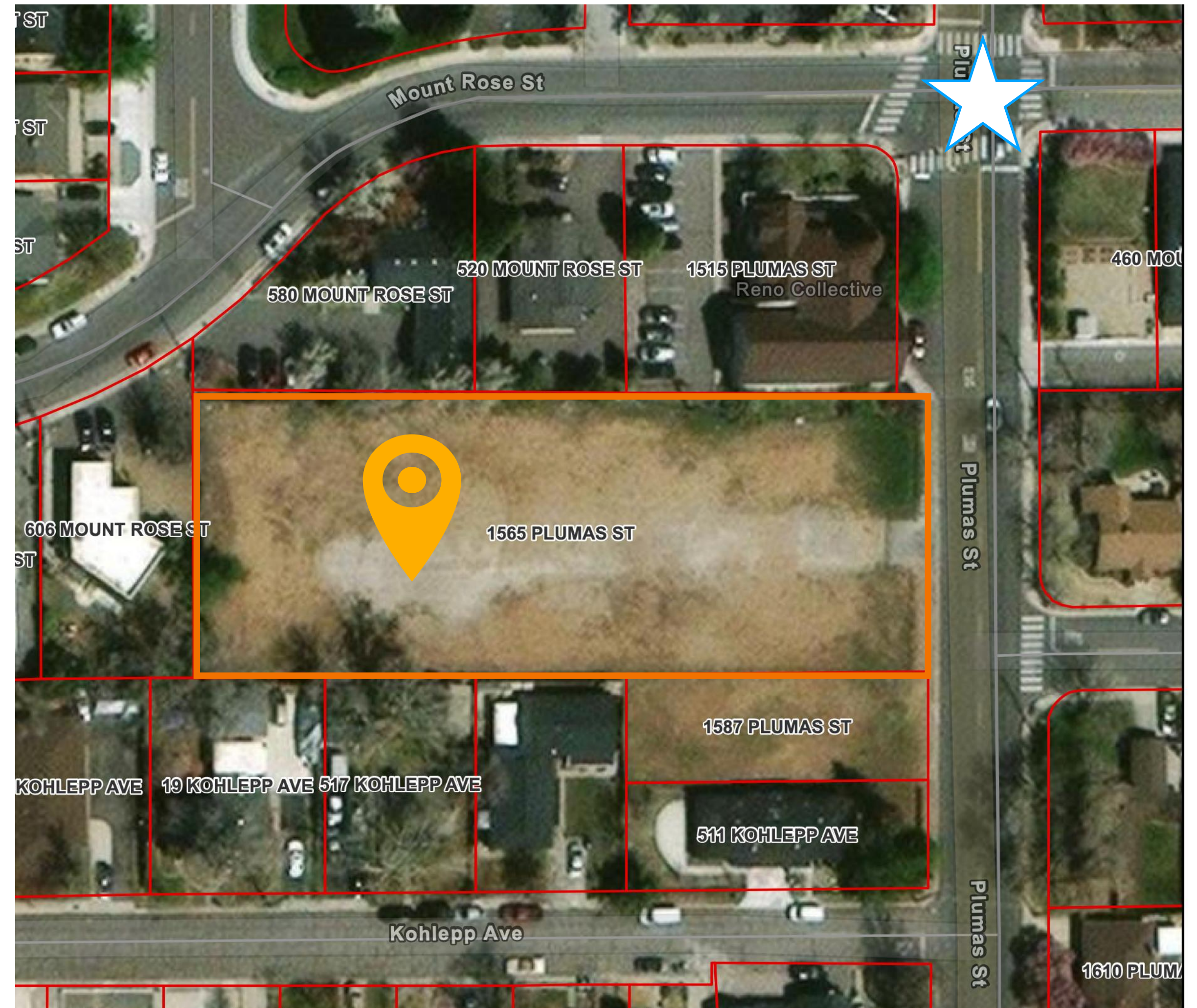
- Central Neighborhood
- Schools, parks and services
- Public transportation/roadways
- Surrounding uses and character



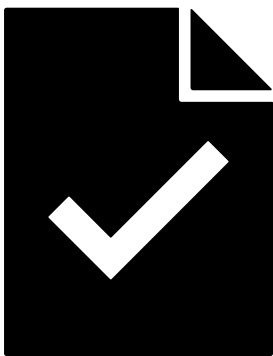
Project Site



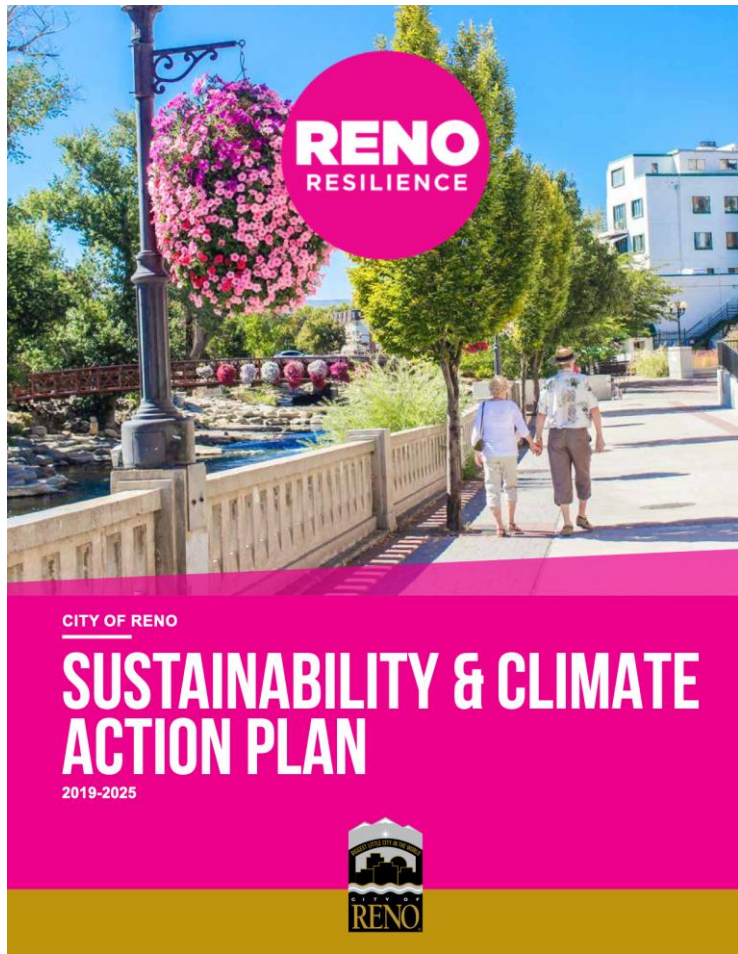
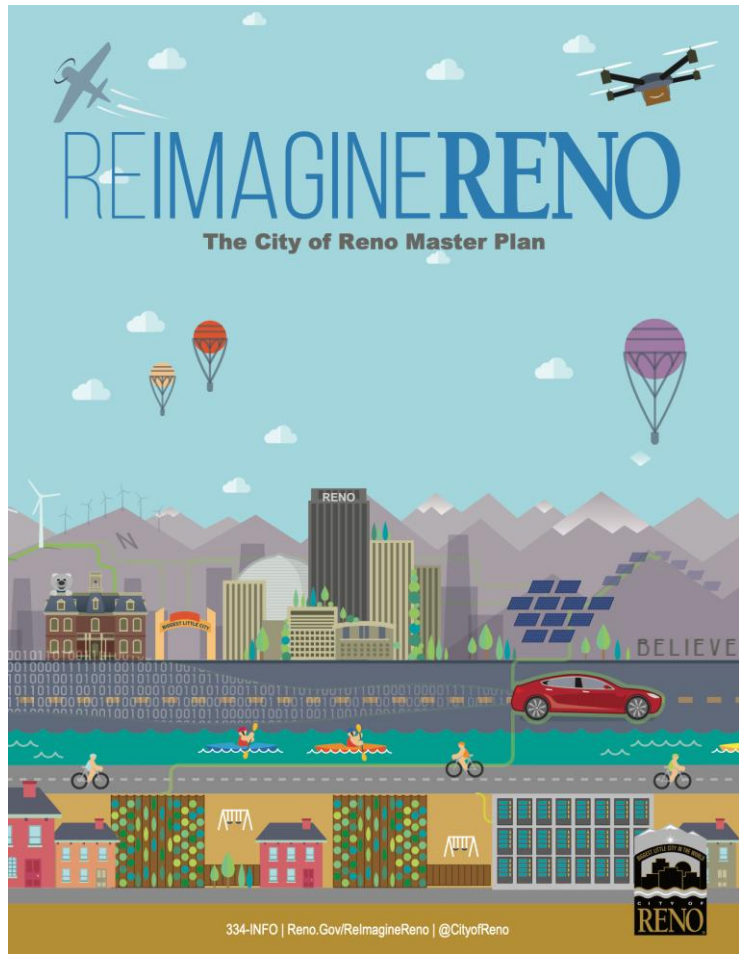
- Unique opportunity for infill
- Access off of Plumas Street (RTC)
- Infrastructure and services in place
- Adjacent uses
- Vacant 1 Acre



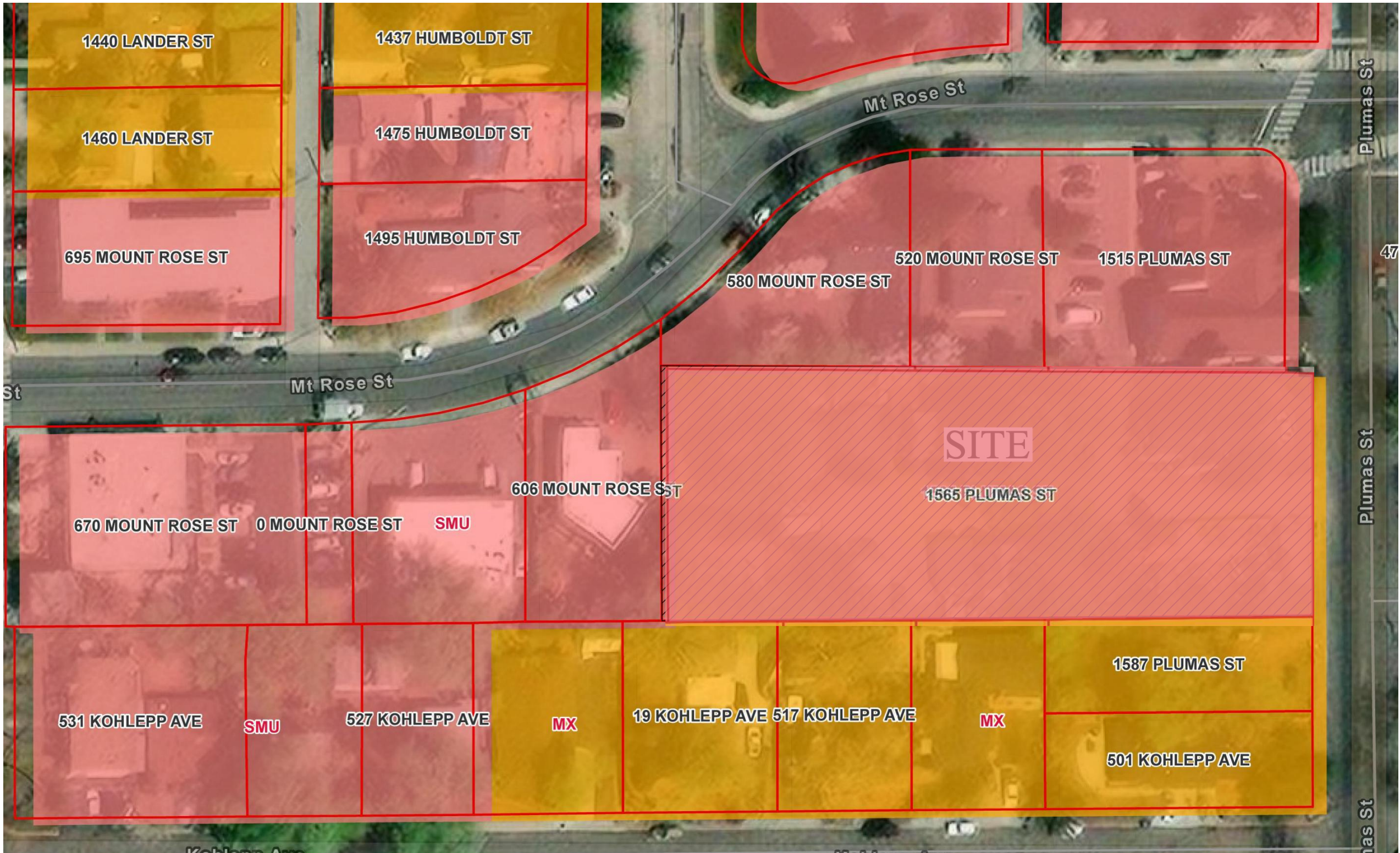
Governing Plans



- Suburban Mixed Use
- Resilient Economy and Well Managed Growth
- Vibrant Neighborhood Centers / Safe, Healthy and Inclusive Community
- Infrastructure and Environmental Sustainability



 FISCAL SUSTAINABILITY FOCUS FOR 2023-2025 Fiscal Responsibility	 PUBLIC SAFETY FOCUS FOR 2023-2025 Police & Fire Services	 ECONOMIC OPPORTUNITY, HOMELESSNESS, & AFFORDABLE HOUSING FOCUS FOR 2023-2025 Housing Affordability	 ECONOMIC & COMMUNITY DEVELOPMENT FOCUS FOR 2023-2025 Master Plan Implementation	 INFRASTRUCTURE, CLIMATE CHANGE, & ENVIRONMENTAL SUSTAINABILITY FOCUS FOR 2023-2025 Community Stability	 ARTS, PARKS, & HISTORICAL RESOURCES FOCUS FOR 2023-2025 Downtown Responsibility
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Zoning Amendment

- Mix of Zoning Districts
- Benefits of Specific Plan District (Neighborhood Commercial Base)
- Handbook Standards and Requirements
- Protection of neighboring properties (standards and uses)



Mount Rose Junction HANDBOOK

Specific Plan District

Contents

- Development Summary
- Chapter 1 - General Provisions
- Chapter 2 - Land Area Designation
- Chapter 3 - Land Area Uses
- Chapter 4 - Development Standards

City of Reno

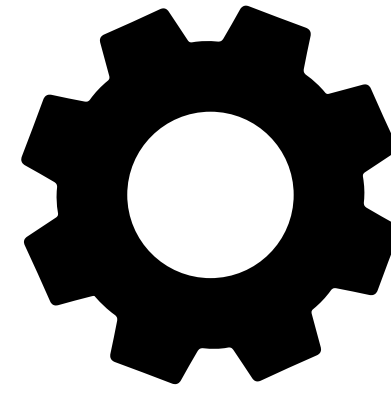
Approvals

Adopted DATE, 2025 (Ordinance #####)

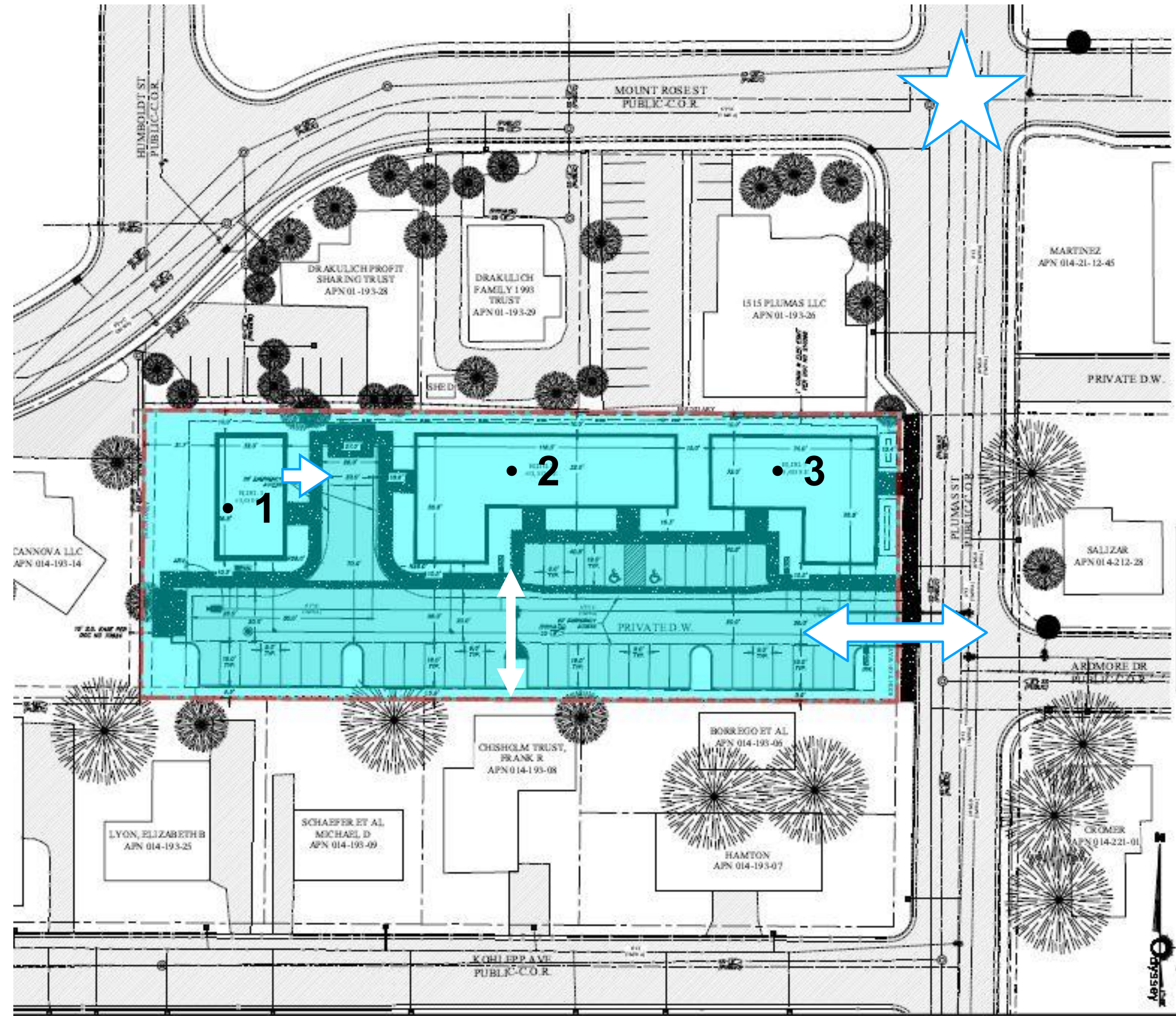
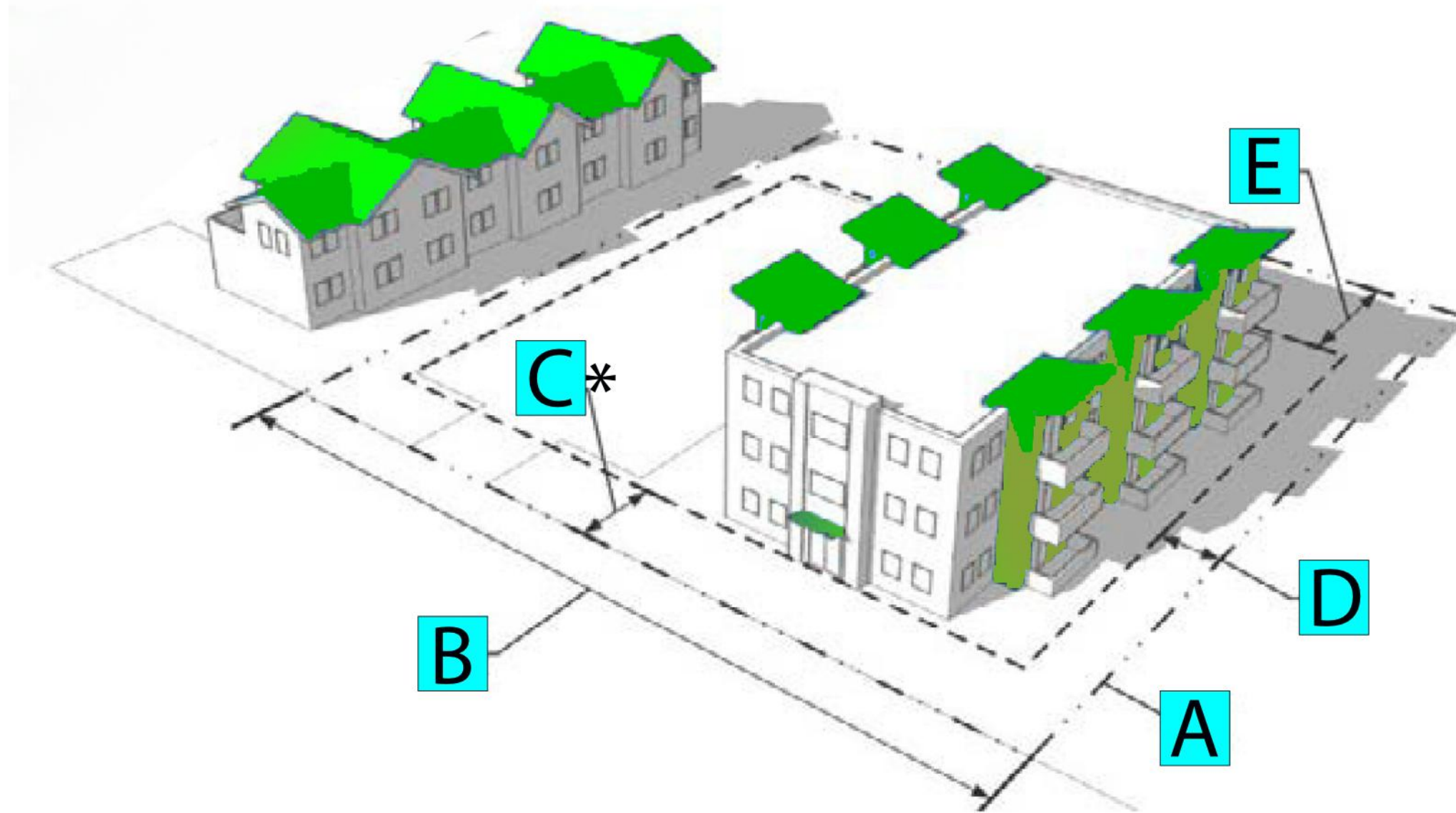


Mount Rose Junction

Conceptual Layout



- Increased height moved north
- Increased setback
- Limits on density and height



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PREP

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