



Mount Rose Junction

HANDBOOK

Specific Plan District
Contents

- Development Summary
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- Chapter 3 - Use Regulations
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City of Reno
Approvals
Adopted DATE, 2025
(Ordinance #)

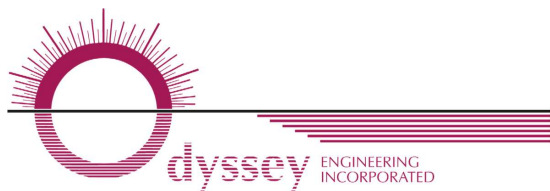
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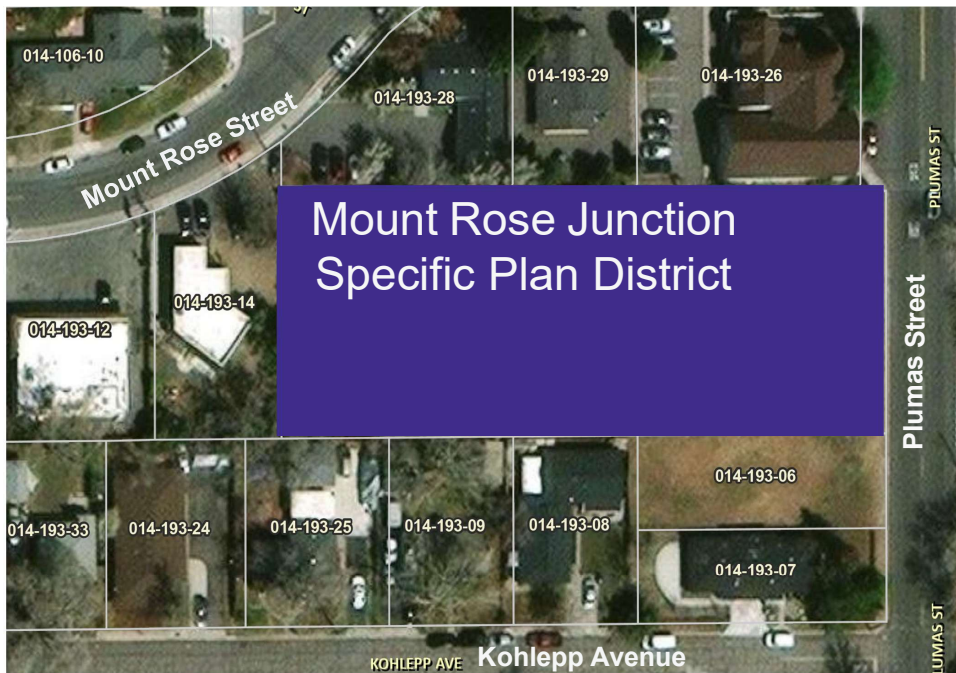
Development Summary

Context and Location

The one-acre project site, located near the intersection of Mount Rose and Plumas Streets, offers primary access from Plumas Street and is centrally situated within an established Reno neighborhood. The site is fully served by existing utilities and has been evaluated for both vehicular and pedestrian access, supporting efficient and inclusive mobility.

The site is located within the Plumas Neighborhood Residential Core Planning Area Overlay District. Surrounding zoning designations—Neighborhood Commercial, Professional Office, and Multifamily—establish a varied and compatible land use context that reinforces the site’s infill potential. Its close proximity to public transit routes, convenience stores, and personal services enhances walkability and strengthens neighborhood connectivity. This site presents a compelling opportunity for residential, commercial, or mixed-use development that responds to community needs and complements the existing urban fabric.

Site Map



Address: 1565 Plumas Street, Reno, NV. 89509

Accessors Parcel Number: 014-193-15



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Specific Plan District (SPD) and Base Zoning District

The use of a Specific Plan District (SPD) with a Neighborhood Commercial (NC) base zoning designation is appropriate given the site's proximity to and compatibility with adjacent NC-zoned properties, as defined in the Reno Municipal Code (RMC). This zoning strategy provides a flexible framework, allowing for deviations from the Plumas Neighborhood Residential Core Planning Area Overlay District standards, and for integrating residential, commercial, and neighborhood-serving uses that reflect the site's unique context within an established urban neighborhood.

The SPD allows for customized development standards—such as site design, building orientation, and use types—while maintaining alignment with the intent of the NC base zoning and allowing for deviations from the Plumas Neighborhood Residential Core Planning Area Overlay District through additional entitlements, required to ensure compatibility and consistency with the neighborhood. Additionally, the SPD zoning process fosters greater planning oversight and public engagement, ensuring coordination with City staff and community stakeholders. The one-acre infill site offers a strong opportunity for thoughtful, mixed-use development that advances community needs and supports Reno's goals for walkable, context-sensitive growth.

Development Vision

The vision for this site is to support flexible, neighborhood-compatible development aligned with the ~~Neighborhood Commercial (NC)~~NC zoning district, using the SPD zonetool to establish a customized and transparent regulatory framework. The conceptual site plan below illustrates how a commercial or a multifamily development, which may be modified to include ~~could be oriented and designed; however, it is intended as a preliminary example only, with other use types and development forms permitted with future development.~~

~~The SPD allows for a~~ mix of uses—including ~~multifamily residential,~~ small-scale commercial, ~~mixed-use or,~~ and live/work townhomes—tailored to the site's infill context. It introduces added sustainability and performance-based standards focused on energy efficiency, water conservation, mobility, and long-term environmental resilience. While modest increases in height and density are proposed to support diverse housing and commercial options, the SPD establishes clear regulatory limits—such as fixed height and setback standards and performance-linked density caps—to ensure predictability, community compatibility, and alignment with Reno's urban infill goals.

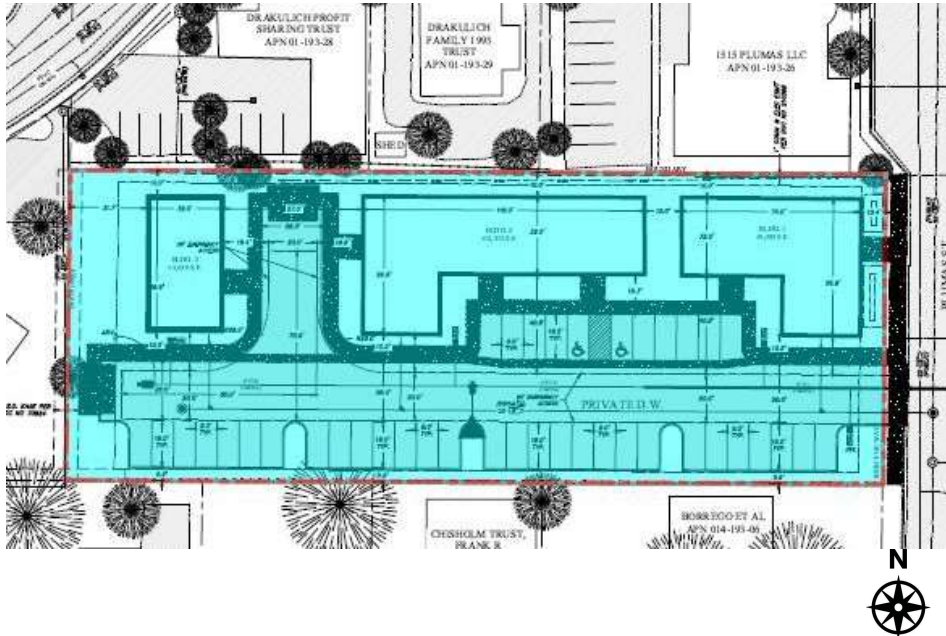
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Conceptual Commercial/ Multifamily Site Plan



Governing Documents

The project site is designated Suburban Mixed Use (SMU) in the Reno Master Plan, supporting infill development that aligns with several key goals of the City's Master Plan, Sustainability and Climate Action Plan, and Strategic Plan. Located within a designated priority growth area, the site encourages compact, efficient land use and contributes to the City's broader vision for complete, connected neighborhoods.

By leveraging underutilized land and existing infrastructure, the project helps reduce outward sprawl while advancing climate and sustainability objectives—such as promoting walkability, supporting multimodal transportation, and reducing vehicle dependence. Its proximity to residential, educational, recreational, and commercial areas makes it well-suited for neighborhood-serving uses and supports energy efficiency and resilience strategies. From a strategic standpoint, the project enhances infrastructure efficiency, supports economic activity, and contributes to long-term neighborhood vitality. It directly aligns with Reno's commitment to fostering resilient, sustainable communities through thoughtful reinvestment and urban infill development.

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CHAPTER 01 General Provisions

Article 1 Effective Date

MRJ.01.101 Handbook

The regulations set forth in this Document applied to the Mount Rose Junction SPD shall be known collectively and may be cited as the: "MRJ Handbook" or "Handbook".

MRJ.01.102 Effective Date

Subject to the final approval by the Reno City Council and Recording with the Washoe County Recorder this Handbook shall become effective on **DATE**.

Article 2 Purpose

MRJ.01.201 The Mount Rose Junction Handbook

The ~~Mount Rose Junction~~**RJ** Handbook sets standards for orderly SPD development, guiding public and private improvements. It ensures consistency and quality while allowing flexibility for creativity and site-specific adaptation.

Article 3 Authority, Applicability and Severability

~~MRJ.01.301 General Applicability~~

~~The MRJ Handbook sets standards for orderly SPD development, guiding public and private improvements. It ensures consistency and quality while allowing flexibility for creativity and site-specific adaptation.~~

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MRJ.01.30~~1~~**2** Conflicting Standards or Requirements

In the event of a conflict between these design standards and City Code, these standards shall govern development of the SPD. When a specific standard is not addressed by the Handbook then the applicable section of RMC Title 18, as amended, shall prevail.

MRJ.01.30~~2~~**3** Prior Approvals

This MRJ Handbook governs the Mount Rose Junction SPD, replacing all previous zoning and City Code provisions. Current entitlements are deemed conforming until construction or expiration of these entitlements.

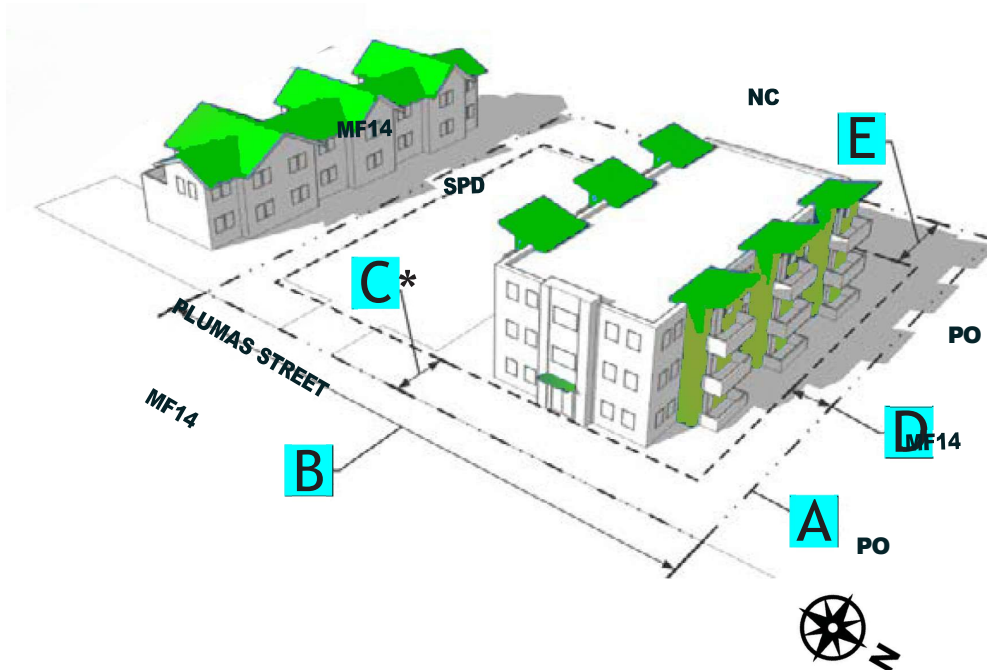
CHAPTER 02 Land Area Designation

Article 1 Base Zoning and SPD Modifications

MRJ.02.101 Purpose

The ~~bulk and mass~~ Lot and Building standards for the SPD with ~~NC Neighborhood Commercial (NC)~~ base zoning aim to ensure new developments harmonize with the community, promoting a vibrant, pedestrian-friendly environment by regulating building size, height, and scale while enhancing aesthetics, protecting neighboring properties, and ensuring light, air, and privacy.

MRJ.02.102 Setbacks and Massing



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MRJ.02.103 Lot and Building Standards Table**Mount Rose Junction Lot and Building Standards**

	Lots		
	Base Density Maximum	1 du/ 1,080 square feet (1)	
	Base Density Minimum	7 Dwelling Units <u>per acre</u>	
A	Lot size minimum	1,500 square feet	
B	Frontage	50 linear feet	
	Setback minimum	Principle Building	Accessory Structure
C	Front	15 feet	15 feet
D	Side	10 feet *	5 feet
	Side (zero-lot-line development)	10 feet one side 0 feet on other	
E	Rear	10 feet	5 feet
	Building separation	10 feet	
	Street facing garage	Not allowed	Not allowed
	Height	Principal Building	Accessory Structure
	Maximum Height	38 feet * (22)	19 feet
	* Southern property line	see below	Not allowed
	Other		
	Usable common space: minimum 50 square feet per unit		

* Per MRJ.02.102, primary structures over 27.5 feet in height are limited to the northern portion of the property, with a minimum 30-foot side setback required along the southern property line for buildings exceeding 27.5 feet in height. Flexibility and relief, as outlined in RMC Title 18 Article 8, as amended, -can shall not be implemented to increase primary or and- secondary accessory building heights.

(1) Density bonuses shall not be applied.

~~(2) RMC Flexibility and Relief procedures may not be used to extend height over 38 feet.~~

~~(2) Building height over 27.5 feet requires a Minor Site Plan Review (SPR)~~

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CHAPTER 03 Use Regulations

Article 1 Allowed Uses

MRJ.03.101 Table of Allowed Uses

The ~~Specific Plan District (SPD)~~ SPD utilizes the use table for the ~~Neighborhood Commercial (NC)~~ NC zone as outlined in RMC Title 18. The following table further restricts and modifies the permitted uses in the NC zone.

MRJ.03.102 Classification of New or Unlisted Use

The Administrator has the authority to determine the appropriate use category for new or unlisted uses not found in the Table of Allowed Uses, as amended. For accessory uses not explicitly listed, the Administrator may permit them if the use is customary to the principal use. Any request for an unlisted use shall have the approval of the Developer/Owner.

MRJ.03.103 Explanation of Abbreviations

Permitted Uses by Right (P) are allowed by-right in their respective land areas, provided they meet relevant standards in the Handbook and per RMC, as amended.

Minor Conditional Use Permit (M) under RMC Section 18.08.604, as amended, adhering to applicable standards unless specified otherwise.

Conditional Use Permit (C) require approval per RMC Section 18.08.605, as amended, ~~along with~~ along with compliance with relevant standards in the summary use table.

Accessory Use (A) requires an approved primary use.

MRJ.03.104 Modified Table of Allowed Uses

Neighborhood Commercial Base / SPD Zoning		Neighborhood Commercial Base / SPD Zoning	
Dwelling Duplex	P	Tattoo Studio or Similar Use	P
Dwelling Fourplex	P	Drive-Through	A/C
Dwelling Triplex	P	Event Center Banquet Hall	M
Dwelling Live Work	P	Auto Service Repair	
Dwelling Multifamily	P	Open Parking Lot	
Dwelling Single Family Attached	P	Asphalt / Concrete Plant	
Dwelling Single Family Detached	P		
Accessory Dwelling Unit	A		

CHAPTER 04 Development Standards

Article 1 Sustainability

MRJ.04.101 Purpose and Methodology

The Handbook utilizes the Enterprise Green Communities program as a framework to assess the site and apply additional standards and requirements to enhance sustainability and community resilience. This program promotes sustainable development by focusing on key areas. The infill site supports the Location and Neighborhood Fabric criteria for sustainable development by leveraging existing infrastructure, minimizing the need for outward expansion, and reducing environmental impacts. Its proximity to public transit encourages low-emission transportation, while nearby commercial services enhance walkability and reduce reliance on personal vehicles. Integration within an established neighborhood strengthens community connectivity, supports local businesses, and fosters vibrant, livable streetscapes. Convenient access to parks and open space promotes outdoor activity and enhances ~~overall~~the overall quality of life.

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MRJ.04.102 Standards and Requirements

Site Improvement:

Low Impact Development: (LID) stormwater techniques shall be integrated into the project's landscape design, with specific locations and designs clearly detailed on the civil plan. These techniques will serve to capture and treat stormwater runoff while also contributing to the aesthetic and functional value of the site. The plan shall incorporate a minimum of four of the following LID strategies ~~to~~and be documented by the engineering consultant on the plans:

- Minimize impervious surfaces
- Preserve natural features
- Bio-retention and rain gardens
- Soil quality and management
- Redirect roof drainage to landscaped areas
- Vegetated buffers and setbacks
- Maintenance and long-term management

A minimum of 20% of all paved areas within the development shall consist of impervious materials or surfaces, designed to reduce stormwater runoff, enhance groundwater recharge, and promote environmental sustainability, to be documented by the engineering consultant on the plans.

Water Conservation:

All landscape plans shall prioritize water efficiency through the use of native and drought-tolerant species appropriate to the Truckee Meadows climate. A minimum of 75% of the total plant palette, measured by species count, shall consist of low-water-use and climate-adapted species. The Landscape Architect shall provide written certification, provided with the landscape plan, that the plant selections:

- Reflect current water-wise best practices
- Are suitable for long-term establishment with minimal irrigation
- Support the sustainability objectives of the project

Submitted landscape plans shall include:

- A plant legend indicating water usage classification for each species
- An irrigation strategy consistent with low water use standards
- Notation or supporting documentation identifying all water-wise species

Final approval of plant selection shall rest with the reviewing authority, who may consult with the Landscape Architect to balance performance requirements with aesthetic and ecological integrity. Substitutions due to plant availability are allowed provided that the Landscape Architect provide documentation that the substitutions ~~shall be reviewed through an administrative revision process and must~~ meet the ~~same~~ water conservation criteria.

Energy Efficiency:

To support long-term sustainability and evolving transportation needs, all new commercial, multifamily, and residential development shall incorporate infrastructure to accommodate electric vehicle (EV) charging. The following standards apply:

Minimum EV Installation Requirements: A minimum of two (2) EV charging stations shall be installed in all commercial or multifamily developments. At least one (1) station shall meet ADA accessibility requirements, including access aisle, location, and signage per federal and state code.

Future Expansion Capacity: All commercial and multifamily projects shall be designed to accommodate EV infrastructure in at least 25% of total required parking spaces. This includes electrical panel capacity, conduit, and layout that enables future charger installation without major retrofit.

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Private Garages (Single Family Residential): All private garages in new residential developments shall include EV-ready infrastructure, consisting of:

- A dedicated outlet circuit and raceway; and,
- Panel capacity to support charging, per the manufacturer standards; and,
- standards. An accessible outlet location within the garage interior.

Parking Design and Use: EV charging spaces shall comply with standard parking dimensions—dimensions. no additional square footage or setback is required beyond existing parking standards. EV charging spaces may count toward minimum parking requirements if signed for dual use, allowing both EVs and non-EVs to park. If signed as "EV only," such spaces shall be provided in addition to required minimum parking.

Signage and Compliance: All EV spaces shall include permanent signage indicating their use, ADA compliance (if applicable), and any dual-use conditions. ADA EV spaces shall must comply with all federal and state accessibility guidelines.

Materials and Resources:

All commercial and multifamily developments shall provide a designated recycling area that meets the following minimum standards to ensure accessibility, visibility, and functionality for ongoing waste diversion:

Size and Capacity: The recycling area shall be a maximum of 50 square feet, or 1 square foot per 300 square feet of building area, whichever is greater. The space shall be sufficient to accommodate at least three (3) recycling bins for common recyclable streams (e.g., paper/cardboard, plastics, and metals). Developments with food service or industrial uses may require additional volume, subject to review by the Waste Management provider.

Accessibility: Recycling areas shall be easily accessible to tenants, employees, and service providers, located within 100 feet of building entrances or trash enclosures where feasible. The area shall must have a minimum 3-foot wide access path, unobstructed for pedestrian or cart transport. Vehicular access for collection services shall must be maintained at all times.

Lighting and Visibility: Recycling areas shall be illuminated with downcast, full

cut-off lighting fixtures, providing a minimum of 1 foot-candle of light for nighttime visibility and safety. Lighting shall must comply with all applicable dark sky and photometric standards.

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Signage: Clearly visible and weatherproof signage shall be installed that:

- ~~Identifies~~Identify the area as a Recycling Station; ~~and, -~~
- ~~Lists~~ accepted materials with simple icons and text; ~~and,~~
- ~~Signs shall be a a~~Are a maximum of 2 square feet in area, mounted between 4 and 6 feet in height, and readable from the nearest access point. ~~These signs are not subject to RMC requirements.~~

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Screening and Integration: Recycling enclosures shall be architecturally integrated with trash enclosures, constructed of durable materials consistent with the primary building. Areas shall be screened with solid walls or fencing at least 6 feet high, with a self-closing gate for service access.

Maintenance: Recycling areas shall be kept clean, secure, and in good condition, and monitored for contamination or overflow.

Indoor Environmental Quality and Healthy Living:

To support occupant comfort, reduce environmental impact, and promote sustainable transportation, all applicable development shall meet the following requirements:

Daylighting and Views: All building permit applications for commercial, mixed-use, and multifamily developments shall include a daylighting and views plan prepared by the project architect or designer. The plan shall demonstrate that:

- A minimum of 50% of regularly occupied spaces receive natural daylight through windows, clerestory openings, or skylights; ~~and, -~~
- At least 75% of regularly occupied spaces are provided with direct lines of sight to the outdoors, ensuring access to natural view.

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Sustainable Transportation Information: Property owners or managers shall provide public transit and carpooling information to tenants. Information shall include current transit routes, schedules, and carpool/vanpool resources, and be updated annually. This information shall be distributed through at least two of the following methods:

- Permanent display in common lobby or mailroom areas.
- Distribution in lease/rental packets or employee onboarding materials.
- Posting to a resident or tenant portal or building website.
- Information shall include current transit routes, schedules, and carpool/vanpool resources, and be updated annually.

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Development Examples



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