

LDC25-00018

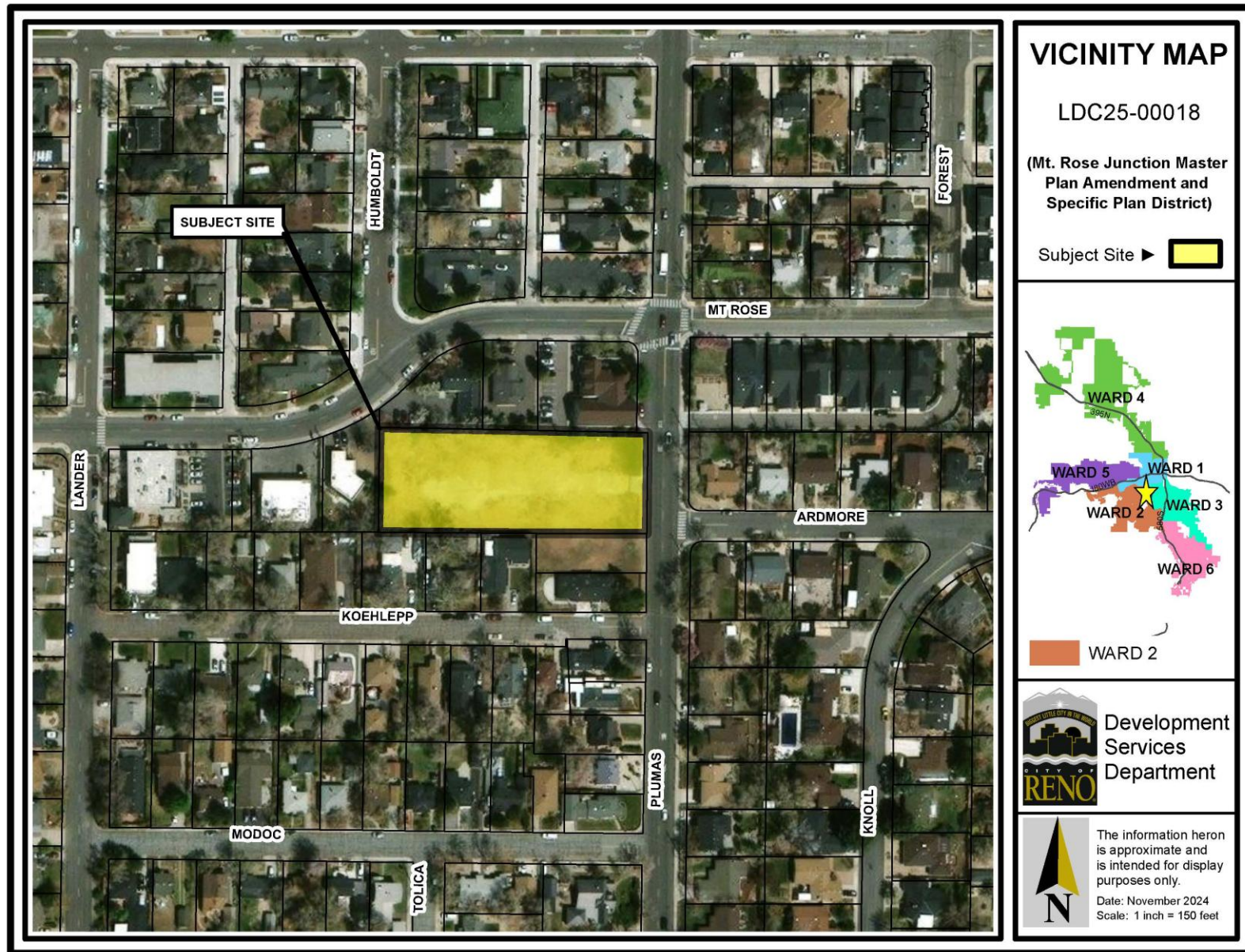
(Mt. Rose Junction Master Plan Amendment & Zoning Map Amendment)

Reno City Planning Commission

June 5, 2025



C I T Y O F
RENO



Site:

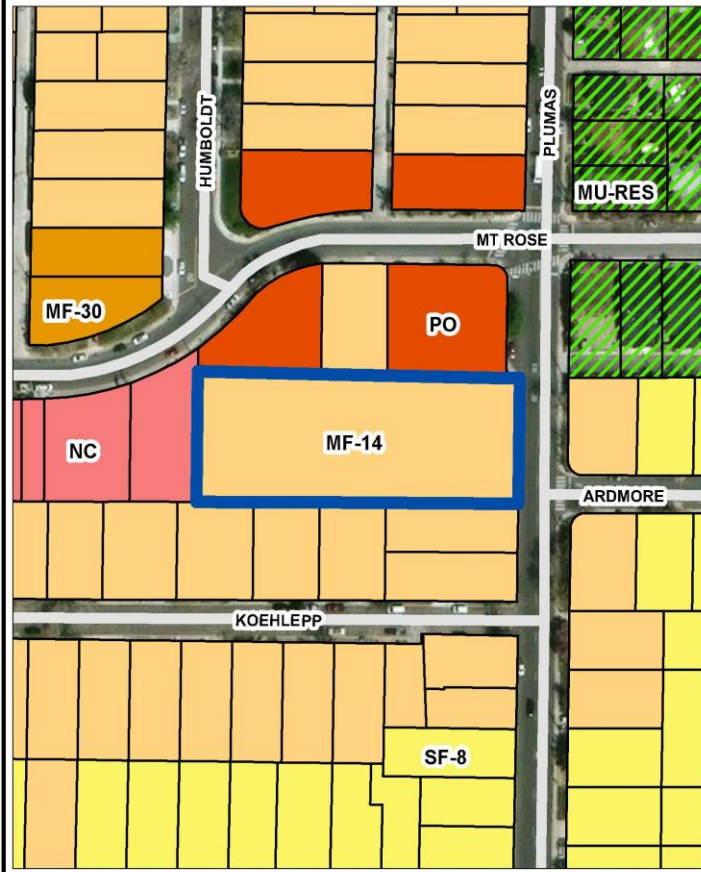
- ± 0.99 acre site
(43,124 square feet)
- Plumas Neighborhood Residential Core Planning Area (PL) Overlay District

ZONING MAP

LDC25-00018 (Mt. Rose Junction Master Plan Amendment and Specific Plan District)

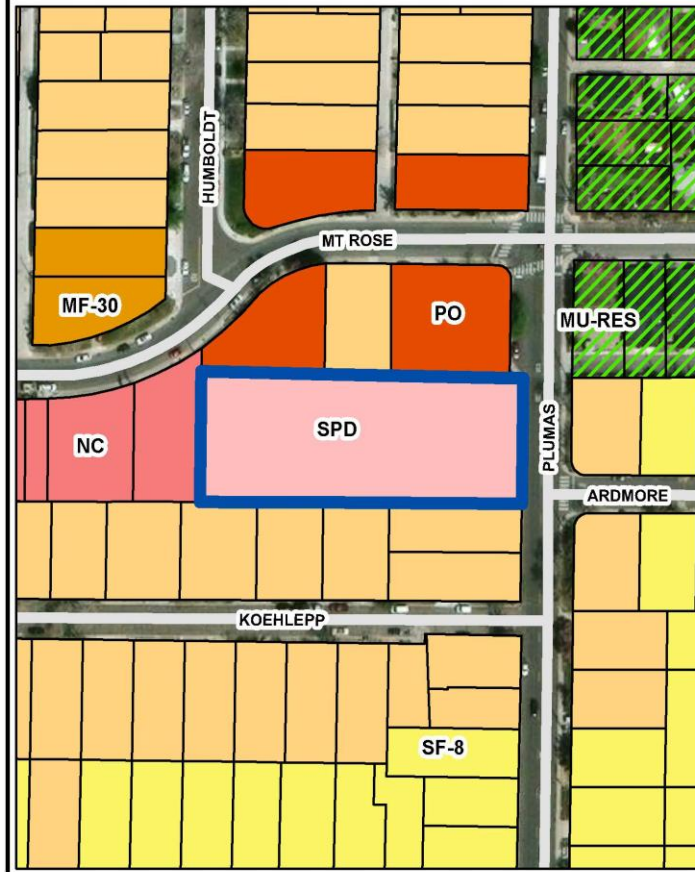
Existing Zoning: MF-14

Subject Site ► 

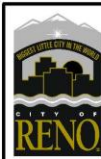
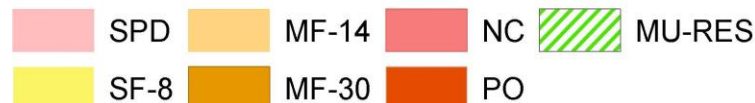


Proposed Zoning: SPD

Subject Site ► 



Zoning Designations



Date: November 2024 Scale: 1 inch = 150 feet

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

Request #1

Zoning Map Amendment:

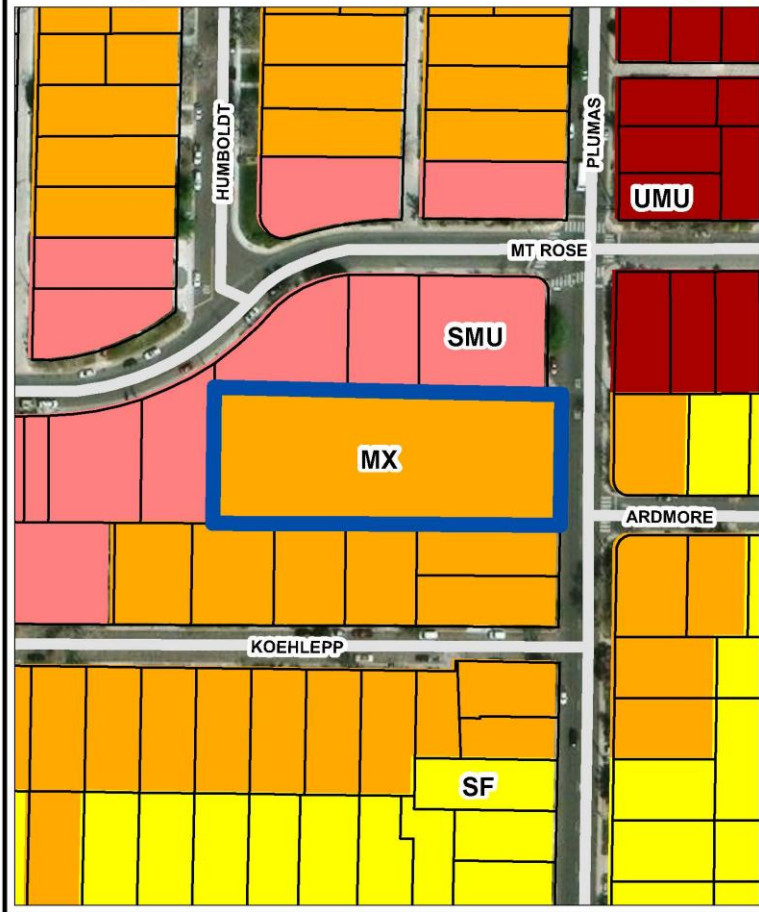
- Multi-Family Residential-14 units per acre (MF-14) to a Specific Plan District (SPD)

Specific Plan District

- Base Zoning District: Neighborhood Commercial (NC)
- Modifications to the NC & PL
 - Height 25 to 38 feet
 - Density from 30 d/u per acre to 40 d/u per acre
 - Required substantiality

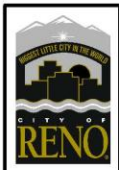
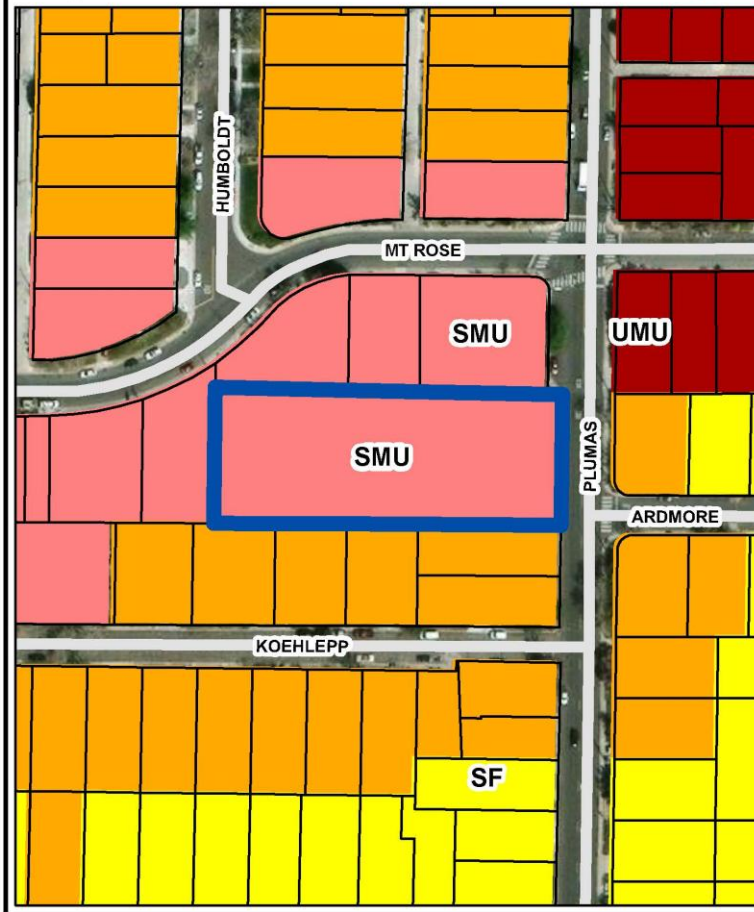
Existing MPLU: MX

Subject Area ► 



Proposed MPLU: SMU

Subject Area ► 



Master Plan Land Use



MX



SF



SMU



UMU

Date: November 2024

Scale: 1 inch = 150 feet

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

Request #2

Master Plan Amendment:

- From Mixed Neighborhood (MX)
- To Suburban Mixed-Use (SMU)

Key Issues:

- Compatibility of the proposed zoning with surrounding zoning and land uses
- Conformance with Reno Municipal Code (RMC)
- Conformance with the Master Plan.

Compatibility & Conformance with RMC

Surrounding Zoning		
	Zoning	Use
North	MF-14 and PO	Offices
East	MF-14	Single-family residence across Plumas
South	MF-14	Duplex and single-family residences
West	NC	Commercial

Development Standards Comparison			
Standards	NC	PL	MRJ SPD
Setbacks (ft)	10 /0 or 10/0 or 10	--	15/5 or 10 or 30/10
Density	30 dwelling units per acre	--	40 dwelling units per acre
Height	35 feet	25 feet / 2 Stories	38 feet*
*Building heights over 27.5 feet requires a Minor Site Plan Review (SPR).			

Specific Plan District Recommended Findings

SPD Recommended Findings	Staff Review and Analysis	
Conforms with State Law NRS Section 278.250(2)	SPD Handbook and RMC provide zoning regulations in accordance with the master plan for land use	✓ Yes
Conforms with the Master Plan	Adequate public facilities and infrastructure; maintain scenic, public safety, and environmental values; provide open space; concurrency management system	✓ Yes
Meets the intent of the SPD	Design and configuration will accommodate projects or plans where the design and configuration of the uses are so arranged as to constitute a single functionally integrated entity	✓ Yes
Addresses a unique situation, provides benefit , innovative design, layout, or configuration	Will allow for increased density in on an infill site	✓ Yes

Master Plan Amendment Recommended Findings

Recommended Findings	Staff Review and Analysis	
Substantial conformance with Master Plan priorities and policies	Adjacent SMU – will allow for increased density – located in Tier 1	✓ Yes
Activities and development compatible with surrounding	Unknown at this time	✓ Yes
Availability of public services in accordance with Concurrency Management System	No change	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan, and zoning map amendment, subject to Condition 1 and conformance review by the Regional Planning Commission.