



RENO CITY COUNCIL

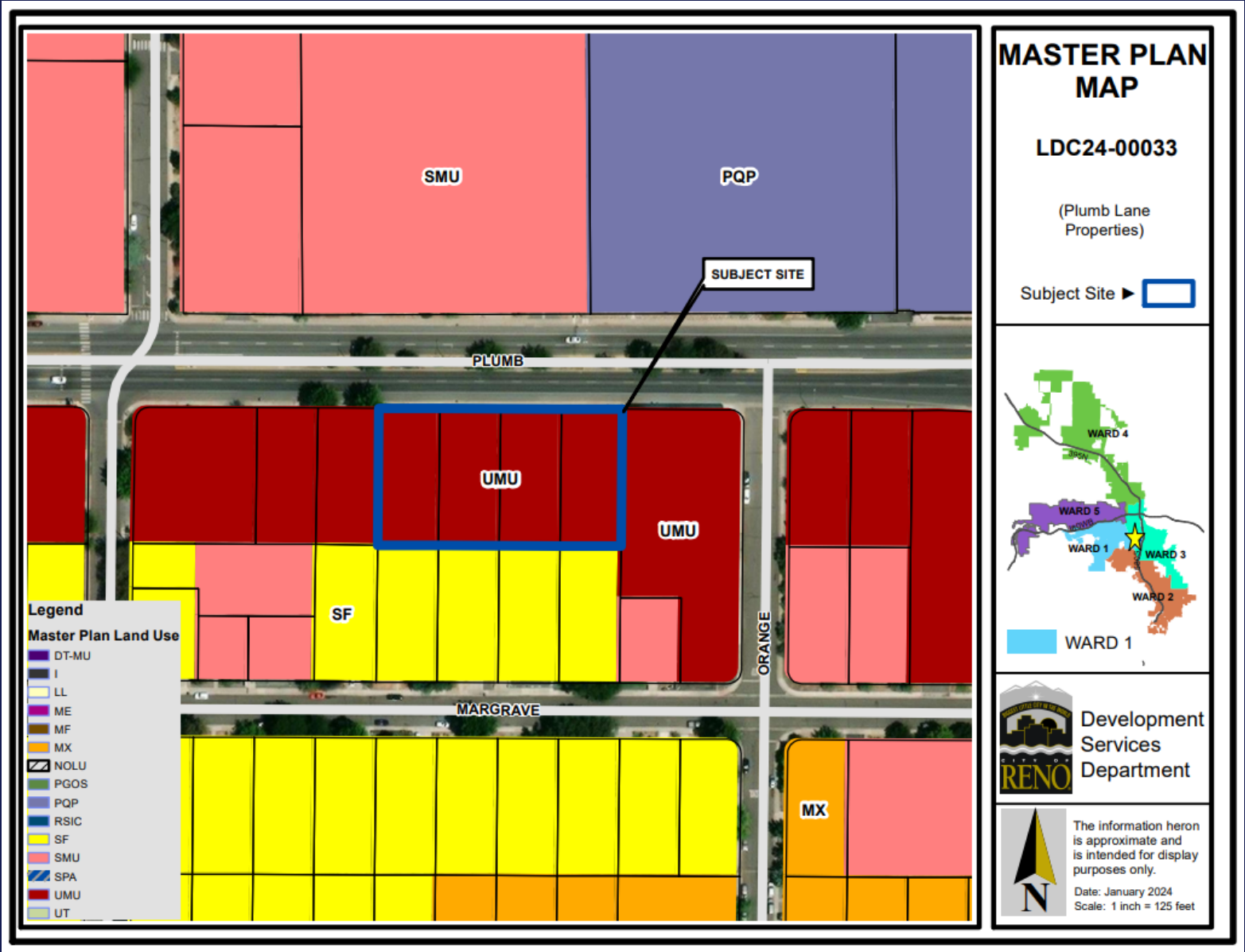
# Plumb Lane Properties Zoning Map Amendment

APRIL 10, 2024

# SUBJECT PARCELS



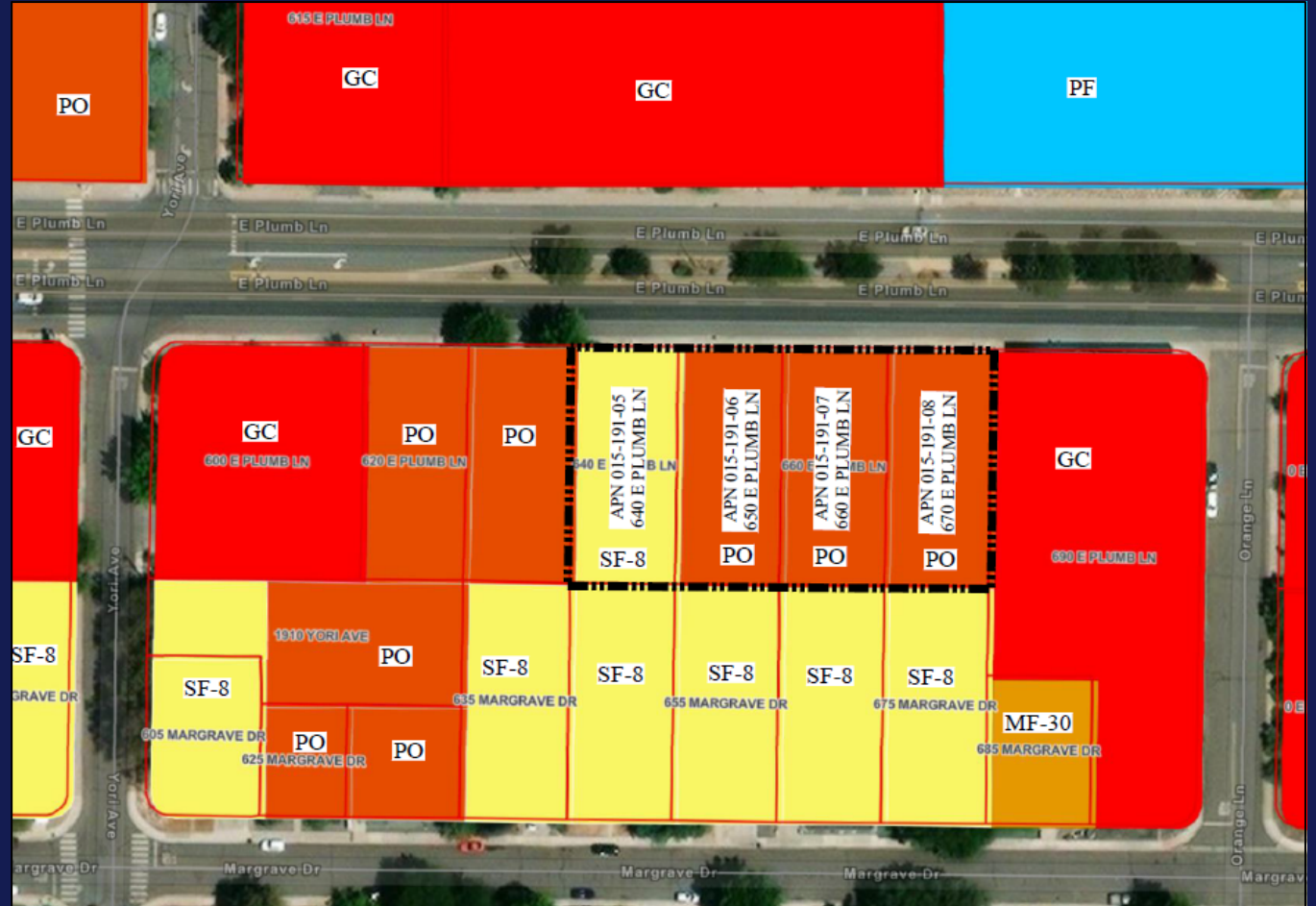
# MASTER PLAN





# PROJECT BACKGROUND

- Current zoning designations:
  - 015-191-05 – Single Family Residential (SF-8)
  - 015-191-06 through -08 – Professional Office (PO)
- ALL OUT OF CONFORMANCE WITH MASTER PLAN (Urban-Mixed Use)
- Applicant initially requested zoning map amendment to change the General Commercial, however, also not in conformance so request is to Mixed-Use Urban (MU).



# ZONING MAP AMENDMENT

- Applicant requests this zoning map amendment to change to the zoning designations for each parcel to Mixed-Use Urban (MU). Rezoning the parcels to MU would bring the parcels into CONFORMANCE with the Reno Master Plan.

**Urban Mixed-Use (UMU)**

**Range of Densities**  
Higher-intensity development; minimum density/intensity requirements apply to support pedestrian and transit-oriented uses but may vary by location.

**Uses**  
**Primary:** A range of commercial, retail, employment, and service oriented uses to serve adjacent neighborhoods and the broader community.  
**Secondary:** Medium to high-density residential uses, civic and government uses, as well as public spaces and other community oriented uses.

**Characteristics**

- Provides opportunities for higher density development, as well as a mix of uses, along corridors and within centers.
- Located adjacent to existing/planned transit stops or in other locations where a more intense concentration of pedestrian and transit-oriented activity is desired.

**Conforming Base Zoning Districts**

- MU: Mixed-Use Urban**
- MU-MC: Mixed-Use Midtown Commercial
- MU-RES: Mixed-Use Midtown Residential
- MF30: Multi-Family (30 units per acre)
- PGOS: Parks, Greenways, and Open Space
- PF: Public Facilities
- PUD: Planned Unit Development
- SPD: Specific Plan District



# COMPATIBILITY OF PROPOSED ZONING

- The MU zoning is consistent with the nearby commercial uses along Plumb Lane. The general development pattern along East Plumb Lane in the project vicinity is commercial in nature.
- The MU district “is intended to promote an urban pattern of mixed-use development. The MU district is located adjacent to existing/planned high-frequency transit corridors, or where higher pedestrian activity is desired. The district accommodates an integrated mix of higher-density residential, commercial, retail, employment, and other service-oriented uses.” RMC § 18.02.307(a).
- Higher intensity uses in MU districts are intended to be located adjacent to designated Urban Corridors, which includes Plumb Lane.

# RENO MASTER PLAN GOALS AND POLICIES

The proposed rezoning is consistent with the Reno Master Plan, and advances many of the Master Plan's guiding principles, goals, and policies, including but not limited to:

- **1.2C: Existing Businesses**. Support and encourage the expansion of existing businesses when not in conflict with the City's efforts to diversify its economy through its targeted efforts.
  - Approving this rezoning request to rezone the parcels to the MU zoning designation will broaden the permitted uses allowed on the parcels which will encourage existing commercial businesses to consider the parcels for business expansion/growth.
- **2.2A: Priority Locations for Infill and Redevelopment**. Prioritize infill and redevelopment in redevelopment districts to promote the revitalization of established areas of the City.
  - The parcels are located in Redevelopment District 2. This rezoning request will prioritize the infill and revitalization of two vacant lands and the redevelopment of two additional lots.
- **2.2B: Underutilized Properties**. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings.
  - This rezoning supports a strategized effort to revitalize vacant and blighted parcels.



# QUESTIONS?