

NRS 278.0284

Conformity of local ordinances and regulations to master plan.

Any action of a local government relating to development, zoning, the subdivision of land or capital improvements must conform to the master plan of the local government. In adopting any ordinance or regulation relating to development, zoning, the subdivision of land or capital improvements, the local government shall make a specific finding that the ordinance conforms to the master plan.

Purpose of the Master Plan

- Tool to guide land use patterns, goals, and policies
- Vision for our future land use and development trajectory
- High level policy document
- Does **NOT** regulate or require anything



Slide from Staff Presentation
to City Council
on
February 12, 2025

LYON/THING

6000 PLUMAS DEVELOPMENT - PROJECT CONFORMANCE

The project conforms to the Regional Plan, Reimagine Reno Master Plan, and RENOvation Zoning Code

- Reimagine Reno and TMRPA Regional Plan encourage infill development, especially within the McCarran ring

- Reimagine Reno policies (45+) supported by the development:

• 2.1A, 2.1B, 2.2A, 2.2B, 2.3B, 2.5A, 2.5C, 2.5F, 2.5G, 2.5J, 2.5K, 4.1A, 4.1B, 4.1E, 4.2C, 4.2D, 4.2E, 4.3B, 4.4C, 4.4E, 4.5A, 4.5B, 5.1A, 5.1B, 5.1F, 5.2B, 5.2C, 6.3D, 6.5A, 7.2A, 7.2B, 6.A.4, N-6.1, N-6.5, N-6.7, N-6.11, N-6.12, N-6.15, N-6.19, N-6.22, N-6.23, N-6.24, 5D.4, 5D.8, 5D.12, 5D.28, 5D.30

- Staff confirmation of zoning code compliance via recommendation for approval with limited conditions of approval.



Thompson Thrift 6000 PLUMAS DEVELOPMENT- PROJECT CONFORMANCE

Guiding Principle 2: Responsible and Well-managed Growth
(No policy cited)

Guiding Principle 4(4.1): Encouraging a diverse mix of housing options to meet the needs of existing and future residents of all ages, abilities, and income levels
(4.1 is not a policy citing)

Guiding Principle 4: Infill and Redevelopment (Policy 4.30)