



INITIAL REVIEW MEMORANDUM

TO: Leah Piccotti, City of Reno

FROM: Nate Kusha, TMRPA

DATE: October 30, 2024

SUBJECT: TMRPA initial review of the City of Reno case LDC25-00018 (1565 Plumas)

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC25-00018), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through the City of Reno, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by the City of Reno, is the following:

A request has been made for a Master Plan Amendment from Mixed Employment (MX) to Suburban Mixed-Use (SMU). The ±0.99-acre site is located on the west side of Plumas Street approximately ±145 feet south of its intersection with Mount Rose Street. The site is within the Multi-Family Residential-14 units per acre (MF-14) zoning district and the Plumas Neighborhood Residential Core Planning Area (PL) Overlay District.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time.

Regional Plan policies for consideration in the analysis performed by the City of Reno

RF 3 – Density Requirements and Nonresidential Standards

RF 2 – Priority Hierarchy for Development in the Region

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 1

Regional Utility Corridor: None identified on site

Development Constraint Areas (DCA): None identified on site

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

TMRPA Staff Notes

The project site consists of one vacant 1-acre parcel approximately 125 feet south of the intersection of Mount Rose Street and Plumas Street. The intention of this request is to enhance economic development and promote sustainable growth. The current Mixed-Neighborhood designation emphasizes residential development with limited commercial activities, while the proposed Suburban Mixed Use designation encourages a balanced mix of residential, commercial, and civic uses.

APN: 014-193-15

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.