

Master Plan Update directional documents presented to Planning Commission on 9/21/16

This packet contains draft materials towards Reno's updated Master Plan. The materials are directional documents, meaning they are high-level and conceptual in nature. With approval of the direction by the Reno City Planning Commission at their September 21st meeting, the materials will be elaborated and refined with input from stakeholders into draft components of the updated Master Plan. Opportunities for public input on these and all draft plan components will also occur over the coming months (see schedule notes in [blue](#) below and ensure you are signed up for the [ReImagine Reno newsletter](#) to receive announcements when exact dates are set).

The four directional documents work synergistically, and reviewed together, give a preview of the proposed new policy organization and land-use approaches in the updated Master Plan. The proposed direction will increase the usability of the plan by improving the organization and reducing redundancy, and will improve the quality of planning and development decisions by providing a clear connection between policies, design principles and land-use to the vision established by the public. Here is an overview of the four documents:

Policy Organization Materials

1. **Master Plan Outline** is included to orient the materials in context of the other plan components.
2. **Structure Plan** defines a *hierarchy* of citywide centers, corridors and land-use typologies. Hierarchy applies in two ways: (1) the structure plan is a higher-level depiction of uses above the standard Master Plan land-use map; and, (2) the structure plan outlines different levels of intensity of use and function within the center, corridor and land-use typology categories. Detailed design principles using best practice policies will govern development in each category of center, corridor and land-use typology ([the draft design principles will be released in mid-October](#)). The structure plan will reduce redundancy across the existing individual center, corridor and neighborhood plans by grouping the policies of similar areas together and will continue to refine the transit-oriented development system based on continued stakeholder input.
3. **Center, Corridor & Neighborhood Plan Reorganization** is the proposed grouping of the existing individual center, corridor and neighborhood plans into the new structure plan categories. The preliminary groupings will be further refined in the coming months with stakeholder input. The intention is to extend the best policies of existing plans to all areas of the city while preserving policies that are truly unique to a particular neighborhood (i.e. the Wells Avenue Plan has many best practice policies that should be extended to all areas within the Central Neighborhood typology and several policies that will continue to only apply in the existing Wells Avenue Plan area because they are

unique to that area). The grouping and consolidation of existing plans will be further supported by the proposed more detailed land-use categories described below (i.e. while the Greenfield Neighborhood Plan will transition to the Central Neighborhood typology which does not have a minimum lot size, that component of the existing Greenfield Neighborhood Plan will be preserved by the introduction of a new Large-Lot residential land-use category). We will release an [online survey in mid-October](#) to solicit feedback on the new Structure Plan grouping of the existing Center, Corridor & Neighborhood plans, as well as solicit input on other key policy choices. We will hold an [in-person focus group in late October/early November](#) to deeply discuss and refine the draft design principles for the neighborhood typologies.

Land-use Approach Material

4. **Land-use Categories** include the proposed master plan land-use categories and draft descriptions. An expanded set of master plan land-use categories will bring a clear vision to the land use map by translating the existing Special Planning Area (SPA) land use category to citywide categories. Further, the proposed categories aim to address compatibility issues with more specific land-uses that will assist with urban/rural interface issues, context-sensitive infill and clearly identifying employment lands. The categories will continue to be refined with targeted stakeholder input and [an updated draft will be released with a draft land-use map in early December](#).

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1. MASTER PLAN OUTLINE

DRAFT

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Working Outline: Reno Master Plan (Draft – 09.21.16)

INTRODUCTION

Purpose of the Master Plan

Legislative Authority

State Requirements

Relationship to Other Plans

- Regional Plan (TMRPA)
- Regional Transportation Plan (RTC)
- Regional Water Plan (WRWC/NNWPC)
- Washoe County

Master Plan Updates & Amendments

About ReImagine Reno

- Influencing factors (Trends & Forces from Community Profile)
- Process
- Community engagement
 - Phase I overview and outcomes
 - Phase II overview

PLAN FOUNDATIONS

Commentary: This chapter is intended to quickly introduce key plan concepts and to orient the reader to the overall plan. It will also serve as a foundation for a standalone plan summary that could be printed and distributed more broadly.

Guiding Principles

Structure Plan

Introduce type of places in Reno and overall framework for future growth. For each type of place, include: Characteristics and examples (list of places, as well as graphics/images),

- Structure Plan Map
- Centers
- Corridors
- Land Use Typologies

How to Use this Plan

GOALS AND POLICIES

Commentary: Each guiding principle subsection will include the following information: Where we are Today; Looking to the Future; Goals and Policies; and potential metrics for monitoring progress over time (if desired). Supporting graphics—many of which build from the Structure Plan map introduced above—are noted were applicable and will be used to orient the reader to specific opportunities and/or understand the context for more detailed policies in each section.

GP 1: Resilient local and regional economy

- Annotated map/diagram highlighting employment centers and existing/emerging employment/innovation centers (simplified version of structure plan map)

GP 2: Responsible and well-managed growth

- Annotated map/diagram introducing Sphere of Influence and Service Area Boundary

GP 3: Thriving downtown and university district

- Annotated map/diagram highlighting different districts w/in DT and immediate area (draw from DT recommendations)

GP 4: Vibrant neighborhoods and centers

- Annotated map/diagram highlighting different types of neighborhoods (simplified version of structure plan map)
- Map/diagram highlighting historic districts/landmarks

GP 5: Well-connected city and region

- Map/diagram highlighting existing/planned roadways, transit, trails

GP 6: Safe, healthy, and inclusive community

- Map/diagram showing where risks and natural hazards (flooding, wildfires, steep slopes etc.) are present

GP 7: Quality places and outdoor recreation opportunities

- Map/diagram highlighting public/private open space, public lands, greenways, trails, recreation facilities, etc.

GP 8: Effective governance

GROWTH & REINVESTMENT FRAMEWORK

Commentary: This chapter will draw from existing Land Use Plan, Open Space Plan, Conservation Plan, and PSFI Plan—primarily mapped components that support growth and reinvestment. Where clear policies exist from these plans, they will be folded in under goals and policies above.

Overview: Factors Influencing Future Growth

- Land Demand/Capacity (Residential and Employment)
 - Areas of Change and Stability (highlight opportunities based on simplified version of the Structure Plan map)
- Infrastructure and Services
 - Concurrency Management System
 - Fire Facilities
 - Police Facilities
 - Parks and Recreation Facilities
- Development Constraints (from Conservation Plan—playas, significant water bodies, wetlands, floodway, steep slopes)

Structure Plan

- Structure Plan Map
- Relationship to Regional Plan
- Structure Plan Components
 - Centers
 - Corridors
 - Land Use Typologies

Structure Plan Design Principles

Commentary: Design Principles would be framed around the Structure Plan components and would provide tailored policies/design principles to address unique considerations as they apply to each place type. This section would draw from common themes that are repeated in the current Center, Corridor and Neighborhood Plans (i.e., connectivity, transitions) as well as from community input received to date. Where applicable, design considerations unique to a specific Center, Corridor, or Neighborhood could be included also. This section would serve as a foundation for subsequent code updates. Each heading section would generally be 2-3 pages and would include graphics/diagrams to convey key concepts.

- Introduction
 - Structure Plan components and map
 - Land Use Categories
- Design Principles for Regional Centers
 - General
 - Downtown
 - Convention Center
- Design Principles for Employment Centers
 - General
 - Industrial/Logistics
 - Innovation
- Design Principles for Community/Neighborhood Centers
 - General
 - Criteria for designation of future Neighborhood Centers
- Design Principles for Corridors
 - General
 - Urban Corridors
 - Suburban Corridors
 - Neighborhood Corridors
 - Greenway Corridors
- Design Principles for Neighborhoods
 - General
 - Central Neighborhoods
 - Neighborhood-specific criteria that is unique to existing neighborhood and worth retaining
 - Outer Neighborhoods
 - Foothill Neighborhoods
 - Criteria for designation of future neighborhood-specific design principles/plans

Future Land Use Plan

- Land Use Categories
- Future Land Use Plan map (citywide and quadrants for more detail)
- Major Street System

IMPLEMENTATION

Introduction

Priority Actions

- Short list (5-7) of priorities that draw from Action Plan (cross all GPs)

Action Plan

- List of strategies organized by GP & Goal
- For each strategy: lead/partners (department, organization, etc.), timing (short-term, longer-term, ongoing) and budget

Plan Updates & Amendments

- Major/minor amendments
- Criteria and guidelines for creation of future Neighborhood Plans

APPENDIX A: COMMUNITY PROFILE

Community Profile (include supporting technical memos)

APPENDIX B: AREA-SPECIFIC PLANS

Commentary: Include links to plans that cannot be feasibly retired here. See notes on proposed Center, Corridor, and Neighborhood Plan reassignments for initial recommendations.

List of Plans

Criteria for Future Area-Specific Plans

APPENDIX C: TECHNICAL REPORTS AND BACKGROUND INFORMATION

Housing Demand Forecast and Needs Assessment Report

Economic Demand Forecast and Needs Assessment Report

City of Reno TMSA/FSA Water, Wastewater and Flood Management Facility Plan¹

Master Plan Assessment

Phase I – Executive Summary

Phase I – Outreach Summary

Nevada Revised Statutes (NRS) Mapping

¹ From PSFI- Appendix A

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2. STRUCTURE PLAN

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STRUCTURE PLAN

Working Draft: 09/21/2016

Introduction

This document provides an overview of a preliminary Structure Plan, which is intended to:

- Define a broad framework for future growth that reinforces the key concepts and community input reflected in the draft Guiding Principles and Goals.
- Serve as a foundation for discussion of key concepts and policy directions and the more detailed Future Land Use Plan as part of the updated Master Plan (see Working Outline).
- Inform the consolidation and streamlining of existing center, corridor, and neighborhood plans where feasible as part of the updated Master Plan.
- Provide context for the evaluation of key policy choices being considered as part of the Master Plan update.

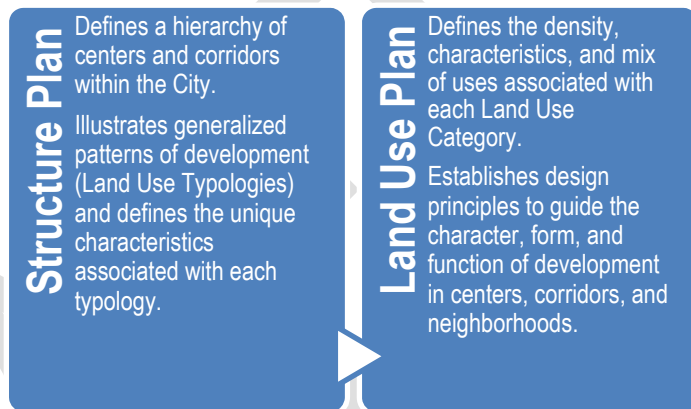


Figure-1: Roles of the Structure Plan and Future Land Use Plan

Although the concept of centers and corridors has been carried forward consistent with the current Master Plan and the Truckee Meadows Regional Plan, changes to the current hierarchy have been proposed to more clearly reflect the characteristics and overall intent of different types of centers and corridors in the City. Further, different types of land use typologies have been defined with the intent to streamline existing and future neighborhood plans. This document includes a preliminary Structure Plan map, along with a description of each of the components that make up the Structure Plan: Centers, Corridors, and Land Use Typologies. The document will be refined and expanded towards incorporation into the final updated Master Plan.

Note to staff: Photos/graphics to support category description to be added prior to broader distribution.

RELATIONSHIP TO KEY POLICY CHOICES

References are provided where applicable in this document to highlight the relationship between the Key Policy Choices presented as part of the Leadership Update in July and possible policy directions provided as part of the updated Master Plan. The Structure Plan and supporting Master Plan components—Land Use Categories, Future Land Use Plan map, and policies—will be refined based on input received on the Key Policy Choices from the Planning Commission, City Council, and community at large over the coming months.

CITY OF RENO STRUCTURE PLAN

Centers

-  Regional Centers
-  Employment Centers
-  Community/Neighborhood Centers

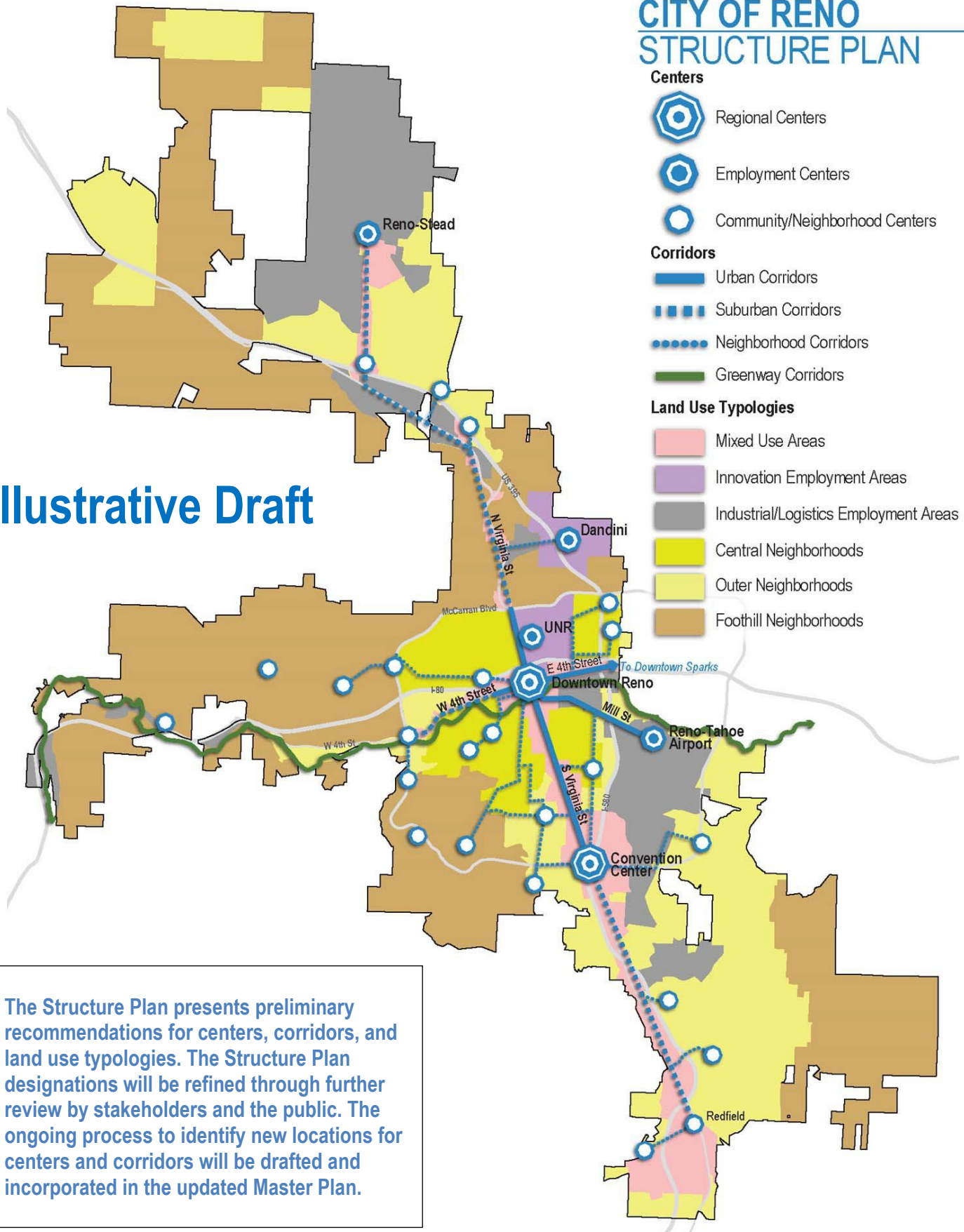
Corridors

-  Urban Corridors
-  Suburban Corridors
-  Neighborhood Corridors
-  Greenway Corridors

Land Use Typologies

-  Mixed Use Areas
-  Innovation Employment Areas
-  Industrial/Logistics Employment Areas
-  Central Neighborhoods
-  Outer Neighborhoods
-  Foothill Neighborhoods

Illustrative Draft



The Structure Plan presents preliminary recommendations for centers, corridors, and land use typologies. The Structure Plan designations will be refined through further review by stakeholders and the public. The ongoing process to identify new locations for centers and corridors will be drafted and incorporated in the updated Master Plan.

Centers

RELATIONSHIP TO KEY POLICY CHOICES

A new Employment Center designation is proposed to serve as a foundation for an expanded economic development strategy within the updated Master Plan and to reflect the unique characteristics of and opportunities associated with these particular centers. A new Community/Neighborhood Center designation is proposed to reflect neighborhood desires for certain amenities within walking distance and to serve as a framework for the potential designation of future centers.

Reno's centers reflect important destinations and nodes of activity within the City. They vary in focus and intensity and include:

Regional Centers

Regional Centers serve residents of the City of Reno and the broader region, as well as visitors from across the state and country. Regional Centers include a diverse mix of uses, including, but not limited to high-density office, residential, hotel, entertainment (including gaming), retail, and supporting uses. Downtown Reno also includes civic and cultural uses which distinguish it from other centers within the region. Regional Centers are well-served by the region's multi-modal transportation network and serve as a hub for service to other destinations within the region.

Examples: Downtown, Convention Center

Employment Centers

Employment Centers encourage and support the development of a wide range of employment opportunities. Each Employment Center is unique in its context and focus; however, these generally fall within two categories—those that are oriented toward education, research, entrepreneurship, business incubators, and other endeavors that seek to turn knowledge into products, processes, and services versus those that are oriented towards industrial, manufacturing, and logistics uses. Gaming also exists in some Employment Centers.

Examples: Dandini, UNR, Reno-Tahoe Airport, Reno-Stead (all formerly designated as Regional Centers)

Community/Neighborhood Centers

Community/Neighborhood Centers provide opportunities for supporting services, such as restaurants, cafes, small retail stores, and other uses intended to meet the needs of the immediate neighborhood. The size of Community/Neighborhood Centers varies depending by location. Walkable, small-scale neighborhood centers (such as the commercial cluster on Mt. Rose and Lander that contains Coffee Bar and Wild Garlic) exist in several of the City's central neighborhoods, while larger community centers, such as those anchored by a grocery store or other large retail tenant (such as Ridgeview Plaza at Mae Ann Avenue and N. McCarran Boulevard) may include a vertical or horizontal mix of residential and/or office uses in addition to retail/commercial uses. Regardless of their size, Community/Neighborhood Centers should have a cohesive and pedestrian-oriented design that features public/community gathering spaces, and enhanced connections (pedestrian and bicycle) to surrounding neighborhoods. While not all existing centers have the characteristics described above, these are encouraged as the centers redevelop and evolve over time. Only existing Neighborhood Centers are shown on the Structure Plan map. Criteria to guide the designation of future neighborhood centers will be developed as part of the Master Plan update.

Examples: Mt. Rose/Lander development, Plumgate Center, Ridgeview Plaza

Corridors

RELATIONSHIP TO KEY POLICY CHOICES

A number of changes are proposed to the hierarchy of the City's corridors (as determined by existing center and corridor plans) and to the terminology used to describe these places based on input received. This direction is intended to help prioritize transit supportive infill and redevelopment (generally within the McCarran Loop) while providing opportunities for less intensive mixed-use development in outlying locations where transit is not in place and is unlikely to be supported within the planning horizon. This direction also reflects the community's desire for enhanced pedestrian and bicycle connections between neighborhoods and centers, and to enhance access to outdoor recreational opportunities, such as along the Truckee River Corridor. These preliminary directions will be refined, and supporting policies and implementation strategies developed, based on input received regarding more specific infill/redevelopment priorities.

Reno's Corridors reflect key components of the City's multi-modal transportation network, which include:

Urban Corridors

Urban Corridors are multi-modal in character and serve areas within the McCarran Loop. Urban Corridors have existing high-frequency transit service in place or are planned for high-frequency transit (i.e., BRT) in the near future. An integrated mix of higher-density residential, retail, commercial and other employment- and service-oriented uses is encouraged throughout the corridor, especially within ¼ mile of transit stations. Opportunities for infill and redevelopment exist along most Urban Corridors, along with opportunities for the adaptive reuse of historic or otherwise viable structures. Ongoing investments in public spaces, sidewalks, and other elements of the public realm are needed to mobility within corridors as well as to improve first and last mile connections to transit stops from adjacent neighborhoods and Employment Centers.

Examples: East and West 4th Street (within the McCarran Loop), Virginia Street (within the McCarran Loop)

Suburban Corridors

Suburban Corridors are auto-oriented in character and serve areas outside the McCarran Loop. Although a mix of higher density residential, retail, commercial, and other employment- and service-oriented uses is encouraged along Suburban Corridors, most uses will continue to be low intensity and function fairly independent from one another. Suburban Corridors typically have limited frequency transit service or none at all. Development along Suburban Corridors should incorporate clear pedestrian and bicycle connections along corridors and to surrounding neighborhoods. Nodes of higher-intensity development are encouraged along Suburban Corridors to promote enhanced access to services and housing options, as well as to support the gradual transition of these corridors to Urban Corridors over time.

Examples: North and South Virginia Street (outside the McCarran Loop)

Neighborhood Corridors

Neighborhood Corridors are intended to provide enhanced multimodal (pedestrian, bicycle, transit, etc.) connections between existing or future Neighborhood Centers and other Centers and Corridors in the City of Reno. Most Neighborhood Corridors are predominantly residential in character. However, higher density or mixed-use development may be appropriate in some locations, where indicated on the Future Land Use Map.

Examples: Seventh Street between Keystone Avenue and McCarran Boulevard; Moana Lane between S. Virginia Street and Lakeside Drive

Greenway Corridors

Greenway Corridors reflect current and proposed trails and greenways within the City that support the ability of residents to access outdoor activities. While not shown on the Structure Plan Map, additional trails and greenways specified in the current Open Space and Greenways Plan will be integrated Greenway Corridors in support of access to trails and recreational opportunities.

Examples: Truckee River Corridor, others?

Land Use Typologies

RELATIONSHIP TO KEY POLICY CHOICES

Key Policy Choices related to employment, residential, and neighborhoods are all reflected in the designation of the land use typologies below and will continue to evolve based on input received. For example, the distribution of different types of Employment areas may be refined based on community preferences related to the potential retention/expansion of employment lands in certain locations, and/or the potential conversion of other land uses to employment uses to expand options. The typologies already reflect some potential conversions of areas that were formerly designated more generally for mixed-use (i.e., North Virginia TOD Corridor). The typologies also define different types of neighborhoods within the City. These distinctions will allow concepts being considered as part of the Key Policy Choices conversation—whether encouraging a broader mix of housing types or encouraging more amenities—to be tailored to “fit” different neighborhood contexts based on the input received and the degree to which change is anticipated to occur in different types of neighborhoods.

The land use typologies below reflect generalized land use patterns as they relate to different types of centers, corridors, and neighborhoods. The Future Land Use map provides a more detailed breakdown of land uses within each of these typologies and specific density ranges for each land use category.

Mixed-Use Areas

Mixed-Use Areas support a mix of residential and non-residential uses in a walkable environment. The character and intensity of the City’s Mixed-Use Areas varies from very urban within the McCarran Loop to more suburban in outlying areas. Significant capacity for infill and redevelopment and general reinvestment exists in the City’s Mixed-Use Areas.

Employment Areas

Employment areas are characterized by their location, site characteristics, and primary focus. They include:

INNOVATION

Innovation areas support ongoing education, research, entrepreneurship, business incubators, and other endeavors that seek to turn knowledge into products, processes, and services. A range of academic/institutional uses, research facilities, new forms of work space (such as co-working, incubators, maker spaces, etc.), as well as higher-density residential types (including student housing), and supporting office, retail, and other commercial uses are encouraged in Innovation Areas.

INDUSTRIAL/LOGISTICS

Industrial/logistics Areas are oriented towards industrial, manufacturing, and logistics uses. Uses include a mix of large footprint warehouse/flex space, manufacturing facilities, small footprint warehouse space supporting the arts, and smaller ancillary uses supporting Industrial/Logistics Areas. Residential uses are generally not supported due to compatibility issues.

Neighborhoods

Reno's neighborhoods vary in their location, character, mix of housing types, and ability to accommodate future growth. They include:

CENTRAL NEIGHBORHOODS

Central Neighborhoods are concentrated within the McCarran Loop and encompass the City's oldest housing stock as well as the City's two established conservation districts. These neighborhoods are valued for their unique character, compact and walkable urban form, and proximity to the array of supporting services and amenities found in the City's Centers and Downtown Core. While they are largely single-family in character, some Central Neighborhoods include a mix of attached and detached housing types, and multifamily development. Continued reinvestment in existing housing stock is encouraged to preserve historic resources and neighborhood character, as well as to encourage the retention of smaller, more affordable housing units over time. Infill and redevelopment is guided by policies and regulations developed to preserve character, consider historic resources, and manage transitions between uses and densities. These policies will be informed in part by the historic preservation analysis being conducted as part of the Master Plan update.

OUTER NEIGHBORHOODS

Outer Neighborhoods include the City's older suburban areas, generally outside or adjacent to the McCarran Loop, as well as newer suburban developments. Currently, these areas are generally comprised of single-family detached homes, and have a cohesive character. While new development continues to occur in some Outer Neighborhoods, others are in need of revitalization and reinvestment. Significant growth capacity for future residential development lies in Outer Neighborhoods. Since most development in these areas was approved as part of PUDs, future development will occur in accordance with approved PUD Handbooks. Opportunities to encourage a broader mix of housing types and supporting non-residential uses and amenities in Outer Neighborhoods is encouraged as part of existing PUDs and new development to meet the changing needs of the community.

FOOTHILL NEIGHBORHOODS

Foothill Neighborhoods are located on the fringe of the City and have unique considerations based on their topography. Steep slopes, drainages, and vegetation increase risks associated with natural hazards such as wildfires in many of these neighborhoods. In addition, many Foothill Neighborhoods abut state or federal lands, and are valued for the access they provide to the outdoors and a host of recreational amenities. Connections of Foothill Neighborhoods to Greenway Corridors throughout the City should be considered in support of access to trails and recreational opportunities. Currently, Foothill Neighborhoods are generally comprised of single-family detached homes. As in the Outer City Neighborhoods, many of the Foothill Neighborhoods are part of larger PUDs, and are encouraged to reconsider the mix of housing types and uses already approved in order to provide a greater diversity of products to meet the City's changing housing needs. New developments in Foothill Neighborhoods should also consider a broader mix of housing types and uses to provide greater diversity.



3. CENTER, CORRIDOR & NEIGHBORHOOD PLAN REORGANIZATION



PROPOSED REORGANIZATION OF EXISTING CENTER, CORRIDOR, AND NEIGHBORHOOD PLANS

Working Draft: 9.21.16

The table that follows provides an overview of recommendations for the proposed reorganization of existing center, corridor, and neighborhood plans as part of the updated Master Plan. Each existing center, corridor, and neighborhood plan is translated to a recommended Structure Plan designation. Existing centers and corridors are translated to a refined hierarchy of centers and corridors within the City to more clearly reflect the characteristics and overall intent of different types of centers and corridors. Existing neighborhood plans are translated to different types of land use typologies to streamline existing and future neighborhood plans and allow for the adoption of design principles appropriate to each typology. Generally, where plans are proposed to be retired, land uses from the existing plans would be converted to like land use categories as part of the citywide Future Land Use map (see Preliminary Draft Land Use Categories) and policy recommendations would be carried forward as appropriate as part of the new Design Principles in the updated Master Plan (see Working Outline: Reno Master Plan).

Existing Plan	Recommendation(s)	Structure Plan Designation	Notes/questions
Downtown Reno Regional Center	<ul style="list-style-type: none"> • Retain designation and boundary • Create new DT Mixed-Use land use category for citywide Land Use Plan map purposes • Include focused map to supplement citywide Land Use map that addresses districts or other unique considerations (as part of GP3). This additional focused map will draw from the Downtown Action Plan work • Incorporate area-specific policies and implementation strategies aligned with the Downtown Action Plan work as appropriate based under GP3 as well part of Design Principles for Regional Centers 	Regional Center	<ul style="list-style-type: none"> • Work from the Downtown Action Plan will be rolled into the overall Master Plan if possible rather than creating a standalone plan to be included in Appendix B of the updated Master Plan. • Maintain/reevaluate minimum densities

PROPOSED REORGANIZATION OF CENTER, CORRIDOR, AND NEIGHBORHOOD PLANS –WORKING DRAFT 09.21.16

Existing Plan	Recommendation(s)	Structure Plan Designation	Notes/questions
UNR Regional Center	<ul style="list-style-type: none"> • Retain boundary and UNR Regional Center Plan • Convert designation to Employment Center and land uses to citywide categories • Retain/reevaluate minimum density requirements for DT/University District • Include area-specific policies as appropriate based on GP3 and as part of Design Principles for Employment Centers • Include full UNR Plan in proposed Appendix B: Area-Specific Plans 	Employment Center	<ul style="list-style-type: none"> • The current Plan boundary includes some central residential neighborhoods that are not addressed in the Plan developed by UNR (e.g., east of Evans). Evaluation of these areas as part of the Regional Center will be ongoing. • Maintain/reevaluate minimum densities
Medical Regional Center	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Include area-specific policies under GP1 to reinforce role of major medical facilities and as part of Design Principles for Employment Centers 	No center or corridor designation	<ul style="list-style-type: none"> • No minimum density
Dandini Regional Center	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Include area-specific policies in GP1 to reinforce role of innovation/research facilities and as part of Design Principles for Employment Centers 	Employment Center	<ul style="list-style-type: none"> • No minimum density
Reno-Stead Regional Center	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Include policies in GP1 to reinforce role of industrial/logistics • Include policies to address land use compatibility issues as part of Design Principles for Employment Centers 	Employment Center	<ul style="list-style-type: none"> • No minimum density
Convention Regional Center	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Include policies to address land use compatibility issues as part of Design Principles for Regional Centers 	Regional Center	<ul style="list-style-type: none"> • Maintain/reevaluate minimum densities
Redfield Regional Center	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Carry forward relevant policies as part of Design Principles for Community/Neighborhood Centers 	Community/Neighborhood Center	<ul style="list-style-type: none"> • No minimum density

PROPOSED REORGANIZATION OF CENTER, CORRIDOR, AND NEIGHBORHOOD PLANS –WORKING DRAFT 09.21.16

Existing Plan	Recommendation(s)	Structure Plan Designation	Notes/questions
Reno-Tahoe Airport Regional Center	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Include policies in GP1 to reinforce role of airport and encourage supporting uses • Carry forward area-specific policies as part of Design Principles for Employment Centers 	Employment Center	<ul style="list-style-type: none"> • Dominated by airport lands/lands owned by RTAA and the min. density requirements do not apply. Only small portion of existing Center is not part of the airport. • No minimum density
Western Gateway Regional Center	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Carry forward relevant policies as part of Design Principles for Employment Areas 	No center or corridor designation	<ul style="list-style-type: none"> • Not served with transit or connected to a TOD Corridor
South Virginia Street TOD Corridor (Primary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Carry forward relevant policies as part of Design Principles for Urban Corridors 	Urban Corridor	<ul style="list-style-type: none"> • Maintain/reevaluate minimum densities • Underlying land use category (Vertical Mixed Use) reflects more urban character of this portion of the corridor
South Virginia Street TOD Corridor (Secondary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Carry forward relevant policies as part of Design Principles for Suburban Corridors 	Suburban Corridor	<ul style="list-style-type: none"> • Underlying land use category (Horizontal Mixed Use) reflects more suburban character of this portion of the corridor
North Virginia Street TOD Corridor (Secondary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Carry forward relevant policies as part of Design Principles for Suburban Corridors 	Urban Corridor between UNR and McCarran; Suburban Corridor north of McCarran	<ul style="list-style-type: none"> • Underlying land use (Horizontal Mixed Use) reflects more suburban character of portion of the corridor north of McCarran Blvd. • Maintain/reevaluate minimum densities
East 4th Street TOD Corridor (Primary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Carry forward relevant policies as part of Design Principles for Urban Corridors 	Urban Corridor	<ul style="list-style-type: none"> • Maintain/reevaluate minimum densities • Underlying land use category (Vertical Mixed Use) reflects more urban character of this portion of the corridor and Horizontal Mixed Use land use category can be used to complement in certain locations
East 4th Street TOD Corridor (Secondary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Carry forward relevant concepts as part of Design Principles for Urban Corridors 	Urban Corridor	

PROPOSED REORGANIZATION OF CENTER, CORRIDOR, AND NEIGHBORHOOD PLANS –WORKING DRAFT 09.21.16

Existing Plan	Recommendation(s)	Structure Plan Designation	Notes/questions
Mill Street TOD Corridor (Primary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Maintain corridor designation with focus more on transportation role vs. land use • Carry forward relevant concepts as part of Design Principles for Urban Corridors 	Urban Corridor	<ul style="list-style-type: none"> • Maintain/reevaluate minimum densities
Mill Street TOD Corridor (Secondary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Maintain corridor designation with focus more on transportation role vs. land use • Carry forward relevant concepts as part of Design Principles for Urban Corridors 	Urban Corridor	
West 4th Street TOD Corridor (Primary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories <p>Carry forward relevant concepts as part of Design Principles for Urban and Suburban Corridors</p>	Urban Corridor west to Keystone Ave; Suburban Corridor from Keystone Ave west to McCarran Blvd	<ul style="list-style-type: none"> • Maintain/reevaluate minimum densities
West 4th Street TOD Corridor (Secondary)	<ul style="list-style-type: none"> • Retire boundary and plan • Convert land uses to citywide categories • Carry forward relevant policies as part of Design Principles for Suburban Corridors 	Suburban Corridor	
Country Club Acres	<ul style="list-style-type: none"> • Evaluate retirement • Convert land uses to citywide categories but carry forward boundary and neighborhood-specific policies as part of Design Principles for Central Neighborhoods 	Central Neighborhood	<p>Neighborhood-specific policies include:</p> <ul style="list-style-type: none"> • Any expansion of existing nonconforming uses or zoning map amendments within the Transitional District will require the parcels to have direct access to Plumb Lane. • Residential District only allows for SF9, SF6 and PUD • Transitional District allows for SF6, SF9, MF14, PO, PUD, PF and OS • Public Facility District allows for SF6, SF9, PF and OS

PROPOSED REORGANIZATION OF CENTER, CORRIDOR, AND NEIGHBORHOOD PLANS –WORKING DRAFT 09.21.16

Existing Plan	Recommendation(s)	Structure Plan Designation	Notes/questions
Greenfield	<ul style="list-style-type: none"> Evaluate retirement Convert to citywide category but carry forward boundary and neighborhood-specific policies as part of Design Principles for Central Neighborhoods 	Central Neighborhood	Neighborhood-specific policies include: <ul style="list-style-type: none"> Maximum density of 1 du/ac Existing parcels of <1 acre should not be subdivided Commercial land uses should be limited to parcels that front Moana Lane, are east of Plumas Street, and west of Clover Way
McQueen	<ul style="list-style-type: none"> Retire boundary and plan Convert land uses to citywide categories Carry forward relevant policies as part of Design Principles for Foothills Neighborhoods 	Foothills Neighborhood	
Mortensen-Garson	<ul style="list-style-type: none"> Convert land uses to citywide categories for Future Land Use map Keep plan w/map update in appendix Carry forward relevant policies as part of Design Principles for Foothills Neighborhoods 	Foothills Neighborhood	
Newlands	<ul style="list-style-type: none"> Retire boundary and plan Convert land uses to citywide categories Carry forward relevant policies as part of Design Principles for Central Neighborhoods 	Central Neighborhood	<ul style="list-style-type: none"> Policy guidance in current plan needs to be revisited and no provisions in zoning code are currently adopted.
Northeast	<ul style="list-style-type: none"> Retire boundary and plan Convert land uses to citywide categories Carry forward relevant policies as part of Design Principles for Central Neighborhoods 	Central Neighborhood	<ul style="list-style-type: none"> No clear policies or direction to follow other than the land use map.
Plumas	<ul style="list-style-type: none"> Evaluate retirement Convert land uses to citywide categories but carry forward relevant policies as part of Design Principles for Central Neighborhoods Incorporate neighborhood character/infill policies or design principles to support unique policies as appropriate 	Central Neighborhood	<ul style="list-style-type: none"> Currently adopted plan developed in 1992. Neighborhood preservation and quality of life issues in current plan can be translated to neighborhood character/infill policies and Central Neighborhood design principles.

PROPOSED REORGANIZATION OF CENTER, CORRIDOR, AND NEIGHBORHOOD PLANS –WORKING DRAFT 09.21.16

Existing Plan	Recommendation(s)	Structure Plan Designation	Notes/questions
West University	<ul style="list-style-type: none"> Retain boundary and plan Convert land uses to citywide categories And: <ul style="list-style-type: none"> Option 1: Carry forward neighborhood-specific policies as part of Design Principles for Central Neighborhoods Option 2: Keep full plan in proposed Appendix B: Area-Specific Plans 	Central Neighborhood	<ul style="list-style-type: none"> Need to consider pulling back on the restrictions placed on zoning districts in the University Regional Center and Transit Corridor district (ie limits on MF, townhomes in commercial zones). Also need to consider how removing districts in Neighborhood Plan that are referred to in the zoning code will be addressed.
Southeast	<ul style="list-style-type: none"> Retire boundary and plan Convert land uses to citywide categories and carry forward relevant policies as part of Design Principles for Outer Neighborhoods 	Outer Neighborhood	
Wells Avenue	<ul style="list-style-type: none"> Retain boundary and plan Convert land uses to citywide categories And: <ul style="list-style-type: none"> Option 1: Carry forward neighborhood-specific policies as part of Design Principles for Central Neighborhoods Option 2: Keep full plan in proposed Appendix B: Area-Specific Plans 	Central Neighborhood	<ul style="list-style-type: none"> Use restrictions/dimensional standards in the zoning code are tied to the land use categories in the Neighborhood Plan, not zoning districts. The zoning overlay would require updates if land use categories are translated to citywide categories.
Reno-Stead Corridor Joint Plan	<ul style="list-style-type: none"> Convert land uses to citywide categories Keep full plan in proposed Appendix B: Area-Specific Plans 		

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4. LAND-USE CATEGORIES

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LAND USE CATEGORY DEFINITIONS

Working Draft: 09.21.16

Introduction

This table establishes preliminary definitions for the proposed Land Use Categories for discussion. Definitions draw from existing Master Plan language where applicable, but have been expanded and/or refined to reflect ongoing discussions and overall intent for each of the categories. Category names and distinctions will continue to be refined based on further discussion with staff.

The overall intent of the proposed Land Use Category updates is to:

- Provide more clarity in the overall mix of uses that is planned citywide.
- Support citywide land demand and capacity analysis efforts (residential and employment) being conducted as part of the Master Plan update, as well as to allow citywide land demand and capacity to be more readily tracked on a periodic basis following adoption of the updated Master Plan.
- Facilitate the consolidation and streamlining of existing center, corridor, and neighborhood plans where feasible as part of the citywide Land Use Plan. It is anticipated that area-specific policies will be carried forward from these prior efforts where needed.

- Reflect the overall pattern of uses planned within individual PUDs, while acknowledging that underlying entitlements will carry forward.

The updated Land Use Categories are intended to work in tandem with the more generalized Structure Plan map and land use typologies (See Structure Plan definitions.)

RELATIONSHIP TO KEY POLICY CHOICES

The proposed Land Use Category definitions that follow generally support the Key Policy Choices presented as part of the July Leadership Update. For example, they seek to provide more specificity about employment opportunities by creating a second 'mixed-employment' category to complement the existing 'industrial' and to encourage a broader mix of housing types by adding additional residential categories. These definitions will be refined based on preferences that emerge through continued discussion with the Planning Commission, City Council, and community at large over the coming months.

LAND USE CATEGORY DEFINITIONS –WORKING DRAFT 09.21.16

Land Use Category	Range of Density/Size	Uses	Characteristics	Current MP Designations
RESIDENTIAL				
Large Lot Residential Neighborhood (LLR)	Typically lot sizes between 0.5 and 2.5 acres	Primary: Single family, detached homes Secondary: Common open space, agricultural uses.	<ul style="list-style-type: none"> • Lots one-half acre and larger • May be located where public services and infrastructure are limited • New large lot residential is only appropriate between rural and more intensive residential uses, or at city edge to assure compatibility with unincorporated land. • Often includes development constraints (e.g., slope, limited access). Development should be clustered to the extent possible to maximize open space preservation and avoid negative impact to sensitive environmental features. 	<ul style="list-style-type: none"> • Current equivalent MP designation: Single Family Residential (up to 3 du/ac) •
Single-Family Residential Neighborhood	Typically between 2 and 8 units per acre.	Primary: Single family detached homes Secondary: Accessory dwelling units ¹ , parks, recreation facilities, schools, places of worship, and other complementary uses.	<ul style="list-style-type: none"> • Mix of low intensity housing types. • Secondary uses should be integrated as part of the overall character of existing neighborhoods and design of new neighborhood. Additional info regarding the types of supporting amenities desired in these locations will be added based on outcomes of the community survey and Key Choices conversation regarding Neighborhoods. 	<ul style="list-style-type: none"> • Current equivalent MP designation: Combination of Single Family Residential (up to 3 du/ac) and Mixed Residential (3-21 du/ac) •
Mixed Residential Neighborhood (MR)	Typically between 8 and 14.5 units per acre.	Primary: Single family detached and attached homes on smaller lots. Secondary: Accessory dwelling units, triplexes, townhomes and smaller multifamily buildings. May include supporting	<ul style="list-style-type: none"> • Intended to provide for neighborhoods with a mix of housing options and densities. • Includes many of the City’s established central neighborhoods, some of which contain, or are located in close proximity to, small-scale retail, restaurants, and other neighborhood services. • New Mixed Residential Neighborhoods are encouraged to 	<ul style="list-style-type: none"> • Current equivalent MP designation: Mixed Residential (3-21 du/ac) • Some areas that seem to fit this category (e.g. Residential Section of Midtown District) have small multifamily up to around 30 du/ac. May want to consider identifying some of these areas as MR vs. MFR or

¹ Accessory dwelling units in the Single-Family Residential Neighborhood category will require additional work regarding applicability City-wide or only within Central Neighborhoods, as well as additional work regarding new design standards.

FUTURE LAND USE TABLE –WORKING DRAFT 08.24.16

Land Use Category	Range of Density/Size	Uses	Characteristics	Current MP Designations
		commercial and retail uses, as well as parks, recreation, schools, places of worship, and other complementary uses.	<p>include small-scale neighborhood services as part of walkable neighborhood centers (typically less than 4 acres)</p> <ul style="list-style-type: none"> In areas that are predominantly single family in character, infill and redevelopment should be of a similar scale as the surrounding uses. More intense infill/redevelopment and housing types may be appropriate along neighborhood edges as a transition to more intense uses, or adjacent to or within neighborhood centers. (see last note) 	<p>mixed use and just noting that some existing neighborhoods have pockets of residential uses that may be higher.</p> <ul style="list-style-type: none"> Will need to discuss particular areas where more fine-grained guidance may be needed regarding infill/redevelopment (some of which may already exist in area-specific plans). Will need to further define desirable approaches to incorporating a mix of housing types through infill/redevelopment or as part of a new MR neighborhoods as part of the plan policies and through the use of illustrative examples.
Multi-Family Residential Neighborhood (MFR)	Typically between 14.5 and 30 units per acre.	<p>Primary: Multifamily apartment buildings or condominiums</p> <p>Secondary: Townhomes or duplexes. May include a mix of housing types and densities and neighborhood services.</p>	<ul style="list-style-type: none"> A mix of higher density housing types, such as apartment buildings or condominiums, townhomes, triplexes or duplexes. Should be located in areas that are proximate to transit, neighborhood services, schools, parks and/or employment and can be readily served by public transportation. 	<ul style="list-style-type: none"> Current equivalent MP designation: Mixed Residential (3-21 du/ac)

FUTURE LAND USE TABLE –WORKING DRAFT 08.24.16

Land Use Category	Range of Density/Size	Uses	Characteristics	Current MP Designations
Mixed-Use				
<p>Downtown Mixed-Use (DT-MU)</p>	<p>The intensity of development is generally highest in the Downtown Mixed-Use category. However, development intensity varies within each downtown district based on district vision.</p>	<p>Primary and secondary uses: Varies by downtown district. Generally, downtown is intended to include a diverse mix of employment, sports and tourism-related uses (including gaming), specialty retail, bars and restaurants, arts and entertainment, offices, cultural facilities, and high density residential, civic and government facilities as well as uses, plazas, squares, and pocket parks.</p>	<ul style="list-style-type: none"> • The adaptive reuse of existing buildings, particularly historic structures and vacant hotels is encouraged. • Emphasis on higher-density pedestrian and transit-oriented development; infill and redevelopment is encouraged on vacant or underutilized sites to promote ongoing revitalization efforts and to expand housing options over time. • Well-served by existing and planned transit. • Overall mix of uses and intensity of development varies within each downtown district (refer to policies) • Add: linkages to UNR and other parts of region • Add: relationship to river • More specifics to be added... 	<ul style="list-style-type: none"> • Current equivalent MP designation: SPA • Distinct districts in DT would be addressed through supporting policies. The linkage to UNR could also be addressed as part of these policies. Should the Powning Conservation district have a different designation than Downtown Mixed-Use? We can address preservation/compatibility issues that would apply citywide (not just in downtown) in the Plan’s policies.
<p>Vertical Mixed-Use</p>	<p>Intensity of development varies. Typically higher density development to support pedestrian and transit-oriented uses.</p>	<p>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 plazas and other community-oriented uses.</p>	<ul style="list-style-type: none"> • Intended to provide opportunities for higher density, pedestrian and transit-oriented uses over time through targeted infill and redevelopment. • Should be located adjacent to existing/planned transit stops or in other locations where a more intense node of activity is desired. • Should be designed with clear pedestrian and bicycle connections to transit stops, adjacent neighborhoods, and other destinations. • May contain a diverse mix of uses and types of structures, some of which are in need of reinvestment and revitalization. 	<ul style="list-style-type: none"> • Current equivalent MP designation: Combination of SPA, Urban Residential/Commercial, and portions of TOD Center and Corridor designations. • Consider alternative name if we decide to rename HMU.
<p>Horizontal Mixed-Use (HMU)</p>	<p>Intensity of development varies. Typically</p>	<p>Primary: Diverse mix of commercial and residential uses. The</p>	<ul style="list-style-type: none"> • Promote a more compact, pedestrian, and (where appropriate) transit supportive pattern of development along corridors and within centers. 	<ul style="list-style-type: none"> • Current equivalent MP designation: Combination of SPA, Mixed Residential (3-21 du/ac) and Urban

FUTURE LAND USE TABLE –WORKING DRAFT 08.24.16

Land Use Category	Range of Density/Size	Uses	Characteristics	Current MP Designations
	<p>FAR of between 0.25 and 0.75 for non-residential uses and 18-30 du/acre for residential uses. However, more intense uses may be appropriate where transitions to adjacent neighborhoods can be incorporated.</p>	<p>size, density, and mix of uses will vary depending on the location of the mixed-use center, the character of the surrounding areas, and access. Secondary: Tourism and gaming uses.</p>	<ul style="list-style-type: none"> • Provide a broader mix of services and amenities to meet the needs of adjacent neighborhoods and employment areas. • Create opportunities for new types of housing. • Compatible with the character and scale of the surrounding neighborhood. • Provides an opportunity for a broader mix of uses in a less intense or more suburban context. The policy emphasis in these locations would be more on pedestrian connectivity and supporting a mix of uses vs. strict urban form requirements. 	<p>Residential/Commercial, and portions of TOD Center and Corridor designations.</p>
Employment				
Industrial	<p>Intensity of development varies.</p>	<p>Primary: Industrial uses, including manufacturing/processing operations, maintenance and repair shops, and warehousing and distribution facilities. Secondary: Supporting airport uses and limited support services for the convenience of employees, such as restaurants and professional and medical offices.</p>	<ul style="list-style-type: none"> • Larger sites suitable for heavy industrial uses and more intensive activities. • Should be located proximate to major highway and have access to arterial streets without the need to travel through less intensive land uses. • Should be concentrated in districts to allow proper sizing of utilities, roads, railroads. • Generally, industrial uses are not appropriate adjacent residential development. However, small commercial activities may serve to transition between industrial and residential development uses. Features such as pedestrian access between residential and commercial centers, separation by open space, natural features, extensive landscape buffering and arterial or collector roads can mitigate impacts of proximity. • Not appropriate on hillsides. Office development should be outside an exterior 65 dB Ldn airport noise corridor unless mitigated, but manufacturing can be located in a noise corridor as high as an exterior 75 dB Ldn; high numbers of people should not be located in airport critical zones. 	<ul style="list-style-type: none"> • Current equivalent MP designation: Combination of SPA and Industrial

FUTURE LAND USE TABLE –WORKING DRAFT 08.24.16

Land Use Category	Range of Density/Size	Uses	Characteristics	Current MP Designations
<p>Mixed-Employment (ME)</p>	<p>Intensity of development varies.</p>	<p>Primary: Light manufacturing, processing, wholesaling, indoor and screened outdoor storage. In some locations, may also include high quality, large employment facilities, such as corporate office headquarters and educational facilities.</p> <p>Secondary: Supporting airport uses and limited support services, such as restaurants and professional and medical offices, and educational facilities.</p>	<ul style="list-style-type: none"> • Intended to provide concentrated areas of employment, combined with a mix of complementary uses. • Includes centrally-located light industrial areas; many of which are established. • Activities typically take place indoors and outdoor storage or other heavier industrial types of uses are limited to areas where they do not impact adjacent neighborhoods. • Some Mixed-Employment uses are not appropriate adjacent to residential development. However, small commercial activities may serve to transition between more intensive Mixed-Employment uses and residential development. Features such as pedestrian access between residential and commercial centers, separation by open space, natural features, extensive landscape buffering and arterial or collector roads can mitigate impacts of proximity. • Includes both standalone buildings and larger planned developments. • Typically smaller facilities/building footprints than those found in Industrial; however, may also include employment facilities, such as corporate office headquarters and educational facilities in a planned “campus-like” setting. • Clear pedestrian/bicycle access to existing/planned transit should be provided. 	<ul style="list-style-type: none"> • Current equivalent MP designation: Combination of SPA and Industrial

FUTURE LAND USE TABLE –WORKING DRAFT 08.24.16

Land Use Category	Range of Density/Size	Uses	Characteristics	Current MP Designations
Other				
Unincorporated Transition	N/A	Largely undeveloped	<ul style="list-style-type: none"> Includes unincorporated land within the Sphere of Influence 	<ul style="list-style-type: none"> Current equivalent MP designation: Unincorporated Transition
Parks, Greenways and Open Space	Size varies by type of facility.	Parks, open space, greenways, natural areas, and agriculture lands that have been preserved through conservation easements or other mechanisms.	<ul style="list-style-type: none"> Intended to provide for the active and passive recreational needs of the community and to protect the scenic and environmental quality of sensitive natural areas. Generally owned by public agencies (city, county, state or federal); however, includes private golf courses. 	
Public / Quasi-Public²	N/A	Public institutions, airports, cultural centers, religious institutions, government centers, libraries, hospitals, schools and utility installations.	<ul style="list-style-type: none"> Ownership may be public, quasi-public or private. Depending on intensity of use, some major facilities may have significant impacts on adjacent properties which need to be mitigated. Intensity is determined by vehicular trip generation, size and scale of development, and compatibility with residential development. Frequently located in close proximity to higher density residential development and within or near major urban centers to serve needs of Reno residents. Public facilities may serve a neighborhood or have a larger service area such as a city quadrant or the entire Truckee Meadows region. 	

² Typical practice to call out these uses for clarity. Current language under characteristics is from existing MP.