

# REIMAGINE RENO

*planning for the future*

## FREQUENTLY ASKED QUESTIONS: LAND USE PLAN UPDATES

February 2017

### What changes are being proposed to the land use plan?

As part of a major update to its citywide master plan, the City of Reno is seeking to establish a shared community vision that is implemented in part through the land use plan. Key objectives for the proposed land use plan updates are to:

- More clearly convey a “big picture” view of the the overall mix of and distribution of land uses planned within the sphere of influence;
- Support the tracking of citywide land demand and capacity over time (residential and employment);
- Facilitate the consolidation and streamlining of existing center, corridor, and neighborhood plans where feasible;
- Address compatibility concerns such as urban/rural interface issues, context-sensitive infill and employment land viability; and
- Reflect the overall pattern of uses planned within individual PUDs, while acknowledging that underlying entitlements will carry forward.

One of the most significant changes being proposed as part of the master plan update is the phasing out of the special planning area (SPA) land use category. In the current master plan, the SPA category comprises 68% of the land area within the City and its sphere of influence. As a result, there is a general lack of clarity in the current land use plan as to the types of uses that are desired in a given location and the overall mix of uses that is proposed.

### What changes are proposed to current master plan land use categories?

To achieve the objectives outlined above, existing master plan designations have been translated to the new land use categories described below.

#### Residential

Four residential land use categories are proposed (versus the three existing) to provide more specificity regarding the density and mix of housing types in different locations and to clarify locations for secondary non-residential uses.

Density Range	Uses/Characteristics	Zoning Districts <sup>1</sup>
<b>LARGE LOT NEIGHBORHOOD</b>		
Lot sizes between 0.5 and 2.5 acres	<ul style="list-style-type: none"> <li>• Single family detached homes on large lots; may be located where public services and infrastructure are limited.</li> <li>• New large lot residential is only appropriate between rural and more intensive residential uses or at city edge to assure compatibility with unincorporated land.</li> </ul>	LLR 2.5, LLR 1, LLR 0.5, PUD, SPD

<sup>1</sup> See last page for zoning district names associated with abbreviated designations

Density Range	Uses/Characteristics	Zoning Districts <sup>1</sup>
<b>SINGLE-FAMILY NEIGHBORHOOD</b>		
Typically between 2 and 8 units per acre	<ul style="list-style-type: none"> <li>Primarily single family detached homes with varied lot sizes. May include accessory dwelling units and other complementary uses (e.g., parks, recreation facilities, schools).</li> </ul>	SF15, SF9, SF6, PUD, SPD
<b>MIXED NEIGHBORHOOD</b>		
Typically between 8 and 14.5 units per acre	<ul style="list-style-type: none"> <li>Provides a mix of housing options and densities within close proximity to small-scale retail, restaurants, and other neighborhood services.</li> <li>Primary uses include single family detached and attached homes on smaller lots; secondary uses include accessory dwelling units, triplexes, townhomes and smaller multifamily buildings, supporting commercial and retail uses. May also include other complementary uses (e.g., parks, recreation facilities, schools).</li> </ul>	SF4, MF14, PUD, SPD
<b>MULTI-FAMILY NEIGHBORHOOD</b>		
Typically between 14.5 and 30 units per acre	<ul style="list-style-type: none"> <li>Primarily a mix of higher density housing types, such as apartment buildings or condominiums, but may also include a broader mix of housing types and densities (e.g., townhomes, triplexes, or duplexes). Other complementary uses (e.g., parks, recreation facilities, schools) also included.</li> <li>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.</li> </ul>	MF21, MF30, PUD, SPD

**Mixed-Use**

Three mixed-use land use categories are proposed (replacing the SPA and urban residential/commercial designations) to better define the land use vision for the City’s centers and corridors and more accurately reflect variations in density and intensity by location.

Density/Intensity	Uses/Characteristics	Zoning Districts
<b>HORIZONTAL MIXED-USE</b>		
Low- to moderate density with no minimum required; however concentrated nodes of higher-intensity development are encouraged at major intersections and near existing or planned transit stations.	<ul style="list-style-type: none"> <li>Includes a mix of retail, commercial, office, and other uses in a less intense or more suburban context to meet the needs of adjacent neighborhoods and employment areas.</li> <li>Also provides opportunities for higher-density housing within close proximity to services and employment.</li> </ul>	MU, MF30, NC, AC, CC, HC, PO, GO, PUD, SPD

Density/Intensity	Uses/Characteristics	Zoning Districts
<b>VERTICAL MIXED-USE</b>		
Higher-intensity development; minimum density/intensity applies to support pedestrian and transit-oriented uses but may vary by location.	<ul style="list-style-type: none"> <li>• A range of pedestrian and transit-oriented commercial, retail, employment, and service-oriented uses, as well as higher density housing.</li> <li>• Serves adjacent neighborhoods and the broader community; well-served by existing and planned transit.</li> </ul>	MU, MF30, PUD, SPD
<b>DOWNTOWN MIXED-USE</b>		
Most intense of the three mixed use categories; however, actual densities vary by downtown district	<ul style="list-style-type: none"> <li>• Varies by downtown district; however, intended to include a 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.</li> <li>• Well served by existing and planned transit.</li> </ul>	MU, PUD, SPD

**Employment**

Two employment categories are proposed (replacing the single Industrial designation) to align with the outcomes of the City’s employment needs analysis and overall economic strategy.

Density/Intensity	Uses/Characteristics	Zoning Districts
<b>INDUSTRIAL</b>		
Varies; no minimum density is required.	<ul style="list-style-type: none"> <li>• Provides opportunities for more intensive industrial uses that typically require larger sites, such as: manufacturing/ processing operations, maintenance and repair shops, and warehousing and distribution facilities.</li> <li>• May also include supporting airport uses and limited support services for the convenience of employees, such as restaurants and professional and medical offices.</li> <li>• Generally, not suitable to adjacent residential development. However, small commercial activities may serve to transition between industrial and residential development uses.</li> </ul>	I, IC, PUD, SPD
<b>MIXED EMPLOYMENT</b>		
Varies; higher densities encouraged where appropriate (e.g., as part of UNR Innovation Area)	<ul style="list-style-type: none"> <li>• Provides concentrated areas of less intensive employment uses with activities that typically take place indoors and do not impact adjacent neighborhoods.</li> <li>• Includes light manufacturing, processing, and wholesaling, as well as supporting airport uses and limited service uses, such as restaurants and professional and medical offices, and educational facilities.</li> <li>• Also includes corporate office headquarters and educational facilities typically located in a campus setting.</li> </ul>	I, IC, IB, GO, PUD, SPD

**Other**

No change in number of categories; general nomenclature changes to support community emphasis on trails, connectivity, and outdoor amenities as part of the visioning process. Expanded application of public/quasi public designation to include schools and other facilities not previously shown.

Uses/Characteristics	Zoning Districts
<b>PUBLIC/QUASI PUBLIC</b>	
Public institutions, airports, cultural centers, religious institutions, government centers, libraries, hospitals, secondary schools and utility installations.	PF
<b>UNINCORPORATED TRANSITION</b>	
Includes unincorporated land within the sphere of influence that are largely undeveloped.	UT-5, UT-10, UT-40
<b>PARKS, GREENWAYS AND OPEN SPACE</b>	
Parks, open space, greenways, natural areas, and agriculture lands that have been preserved through conservation easements or other mechanisms.	OS, PF

**Will the translation of land use categories as proposed result in non-conformities with existing zoning?**

Proposed conforming zoning districts are listed for each category. While every effort has been made to minimize the creation of non-conformities through the translation process, a small number of non-conformities will result. City staff have been working to identify potential non-conformities and to evaluate possible alternatives to bring these properties into alignment with the updated master plan following its adoption. Additionally, proposed conforming zoning districts are in draft form and may change in the future. Such changes would be made to further reduce the number of potential non-conformities. As the land use plan map undergoes broader review over the coming months, City staff will work with affected property owners to explore potential options (e.g., future rezoning of affected properties or application of alternative land use categories) to address these targeted issues.

**How will existing/future planned unit developments and existing specific plan districts be handled?**

To the maximum extent possible, the SPA land use category has been reassigned to the new land use categories. However, due to the range of development types and/or spatial flexibility found in some recorded PUD handbooks and existing SPD handbooks, application of the new land use categories was not feasible in all cases. New land use categories were assigned to areas with adopted PUD or SPD handbooks in place as follows:

**Built-Out Planned Unit Development and Specific Plan Districts**

Where development has concluded, new land use categories were assigned to existing planned unit development and specific plan zoning districts using land use plans, development concept maps, site plans, and/or other information included in the PUD or SPD handbooks. Where documents illustrating the type and location of development were not included in PUD or SPD handbooks, the density of existing residential development or the type of existing non-residential development was used to assign the new land use categories.

**Planned Unit Developments and Specific Plan Districts Where Future Development Remains**

Where development is underway or has yet to start, each existing PUD and SPD handbook was evaluated to determine if the type and location of identified development could translate to the new land use categories using land use plans, development

concept maps, site plans, and/or other information included in the PUD or SPD handbooks. For those handbooks where translation was possible, the new land use categories were applied.

Some PUD and SPD handbooks allow for a range of development types that span multiple proposed land use categories or do not include maps showing the location of future development. For these areas, the special planning area (SPA) master plan land use will remain in place to ensure no action is taken by the City to impair a recorded planned unit development pursuant to NRS 278A.570(3). The SPA land use category will be identified in the updated Reno Master Plan as a legacy land use that shall not be applied in the future.

**New Planned Unit Development Handbooks (submitted after updated master plan is adopted)**

For new PUD handbooks submitted after the master plan is adopted, the City will require land uses identified in PUDs to conform (or nest within) the new master plan land use categories in regards to types of development and/or ranges of residential density. Consistent with current practice, no new specific plan districts will be allowed.

## What is the best way to provide input on the draft land use plan map?

Please directly write on the draft land use plan map at one of the tables or use the sticky notes provided to flag any questions or potential concerns you may have on the current draft map. This initial input received will be used to inform a review draft of the future land use plan map that will be released in late April 2017 (following community outreach on the citywide policies). Upon release, the review draft will be made available on the project website, [Reno.Gov/ReImagineReno](http://Reno.Gov/ReImagineReno). At this time, interested parties will be able to review the current land use plan map side-by-side with the proposed future land use plan map and provide input to the project team using an online portal. An in-person meeting strategy will also be in place following the release of the review draft in late April to accommodate meetings as appropriate.

Following this second round of review, an updated map will be posted and additional input opportunities provided leading up to the adoption of the updated master plan.

BASE ZONING DISTRICT NAMES AND ABBREVIATIONS	
ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
<b>Residential Base Zoning Districts</b>	
LLR2.5	Large Lot Residential (2.5 acres)
LLR1	Large Lot Residential (1 acre)
LLR.5	Residential (.5 acre)
SF15	Single-Family Residential (15,000 sq. ft.)
SF9	Single-Family Residential (9,000 sq. ft.)
SF6	Single-Family Residential (6,000 sq. ft.)
SF4	Single-Family Residential (4,000 sq. ft.)
MF14	Multi-family (14 units per acre)
MF21	Multi-family (21 units per acre)
MF30	Multi-family (30 units per acre)
<b>Nonresidential and Mixed Use Base Zoning Districts</b>	
MU	Mixed Use
OS	Open Space
PO	Professional Office
GO	General Office
PF	Public Facility
NC	Neighborhood Commercial
AC	Arterial Commercial
CC	Community Commercial
HC	Hotel Casino
I	Industrial
IC	Industrial Commercial
IB	Industrial Business
<b>Special Purpose Zoning Districts</b>	
PUD	Planned Unit Development
SPD	Specific Plan District
UT5	Unincorporated Transition (5 acres)
UT10	Unincorporated Transition (10 acres)
UT40	Unincorporated Transition (40 acres)