



## TRANSLATION OF EXISTING NEIGHBORHOOD PLANS TO THE UPDATED MASTER PLAN

*February 2017*

This document describes how each existing neighborhood plan has been integrated into the updated draft master plan and illustrates how land uses from the existing plans have been converted to similar land use categories as part of the updated land use plan map.

To expand best practice policies to all areas of the City (not just those with currently adopted neighborhood plans) and streamline the updated master plan, existing neighborhood plans are translated to one of three types of neighborhoods: central neighborhoods, outer neighborhoods, and foothill neighborhoods. For each type of neighborhood, design principles are proposed to reinforce the unique characteristics and considerations applicable to each of the three categories of neighborhoods. Additionally, all existing neighborhood plan areas will be supported by new master plan land use categories that provide more clarity in the mix of uses planned citywide and will allow the City to readily track land demand and capacity on a periodic basis following adoption of the updated master plan.

Application of the design principles for each neighborhood type and new master plan land use categories allows for the retirement of certain neighborhood plans as their policy recommendations have been carried forward as part of the design principles and land uses from existing plans have been converted to similar land use categories as part of the updated land use plan map. As proposed, the McQueen, Newlands, Plumas, and Southeast neighborhood plans would be retired as part of the master plan update process. Design principles and new land use categories will also be applied to the Country Club, Greenfield, Mortensen-Garson, Northeast, Wells Avenue and West University neighborhood plan areas. However, additional requirements (to be located in an appendix to the updated Master Plan) will apply in some locations in accordance with these plans as further described in this document.

# Country Club Acres Neighborhood Plan

## Existing Master Plan Land Use

## New Master Plan Land Use

### CURRENT NEIGHBORHOOD PLAN POLICIES

The Country Club Acres Neighborhood Plan was developed to support the neighborhood's primarily single family residential character. To limit the potential for future changes to the residential neighborhood, the plan identifies three master plan land use designations specific to the area and a limited number of conforming zoning districts.

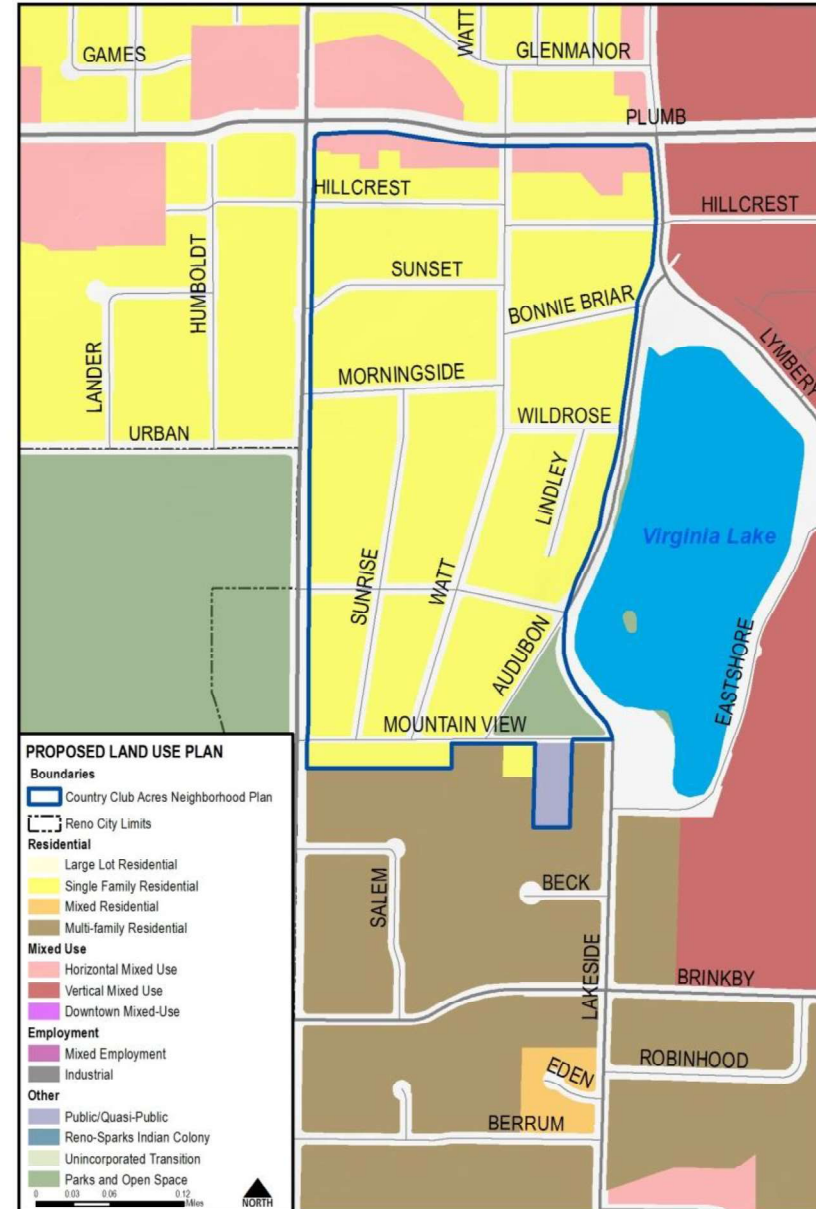
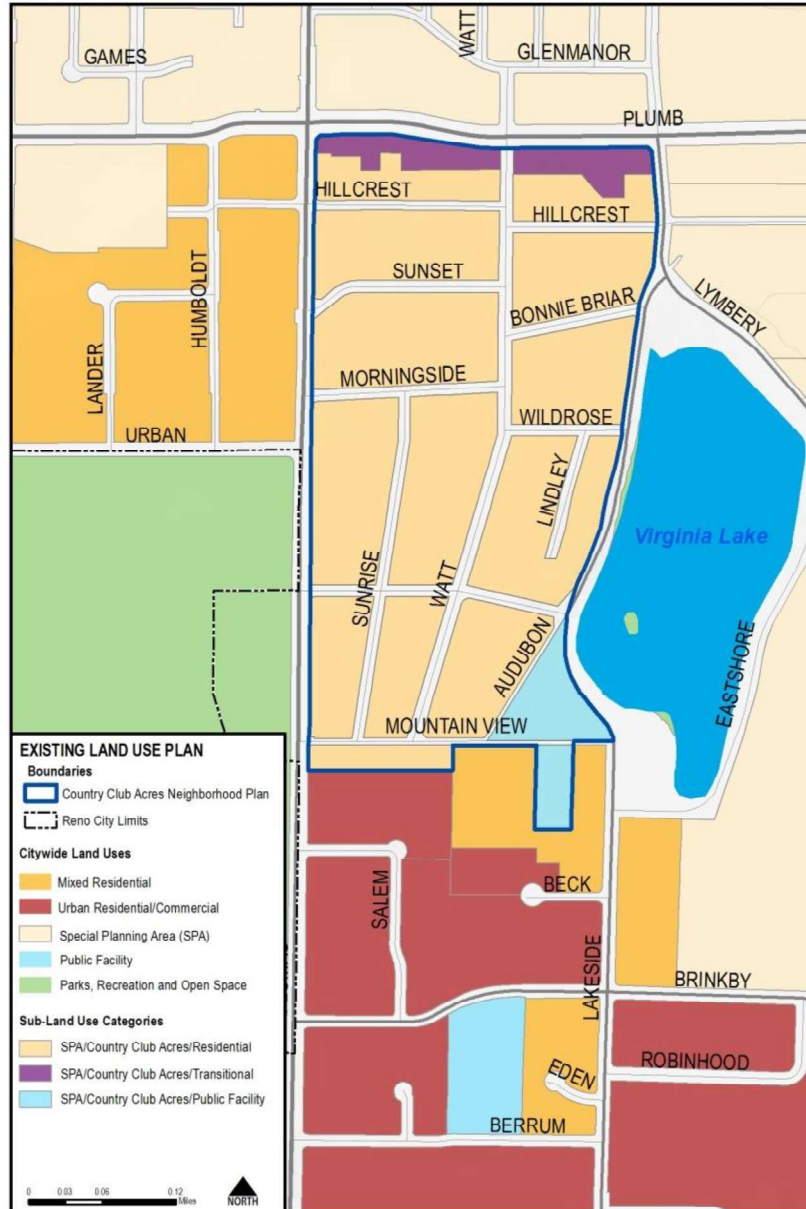
### WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

### HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

The master plan land use designations in the current Country Club Acres Neighborhood Plan will be translated to the new master plan land use categories (see map).

Policies of the Country Club Acres Neighborhood Plan in place to preserve the single family character of the area including limitations on conforming zoning districts will remain in an appendix to the updated master plan.



# Greenfield Neighborhood Plan

## CURRENT NEIGHBORHOOD PLAN POLICIES

The Greenfield Neighborhood Plan was developed to maintain the area's primarily single family residential character. To preserve this character the plan's policies promote large lots with a maximum density of one dwelling unit per acre, prohibit the subdivision of existing parcels to less than an acre in size, and limit the location of certain public improvements such as sidewalks, street lights, curb and gutter. The plan also limits commercial uses to certain parcels fronting Moana Lane.

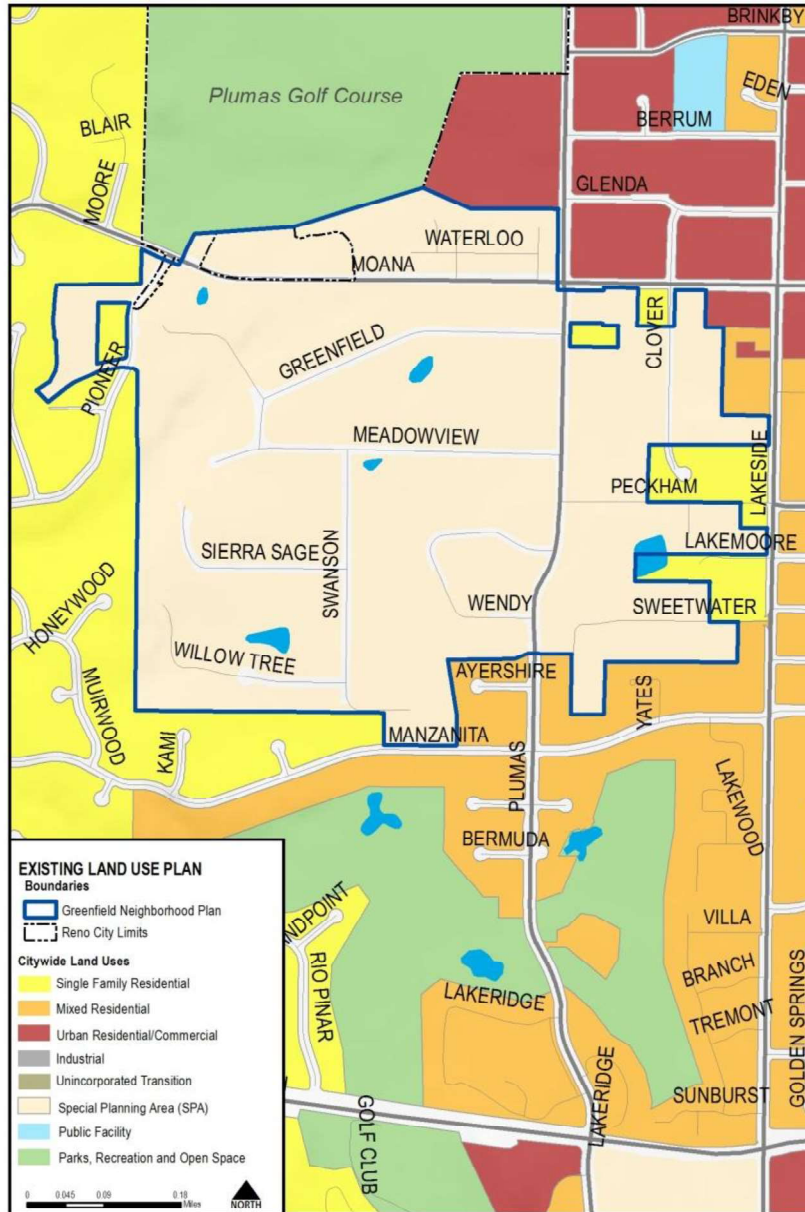
## WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

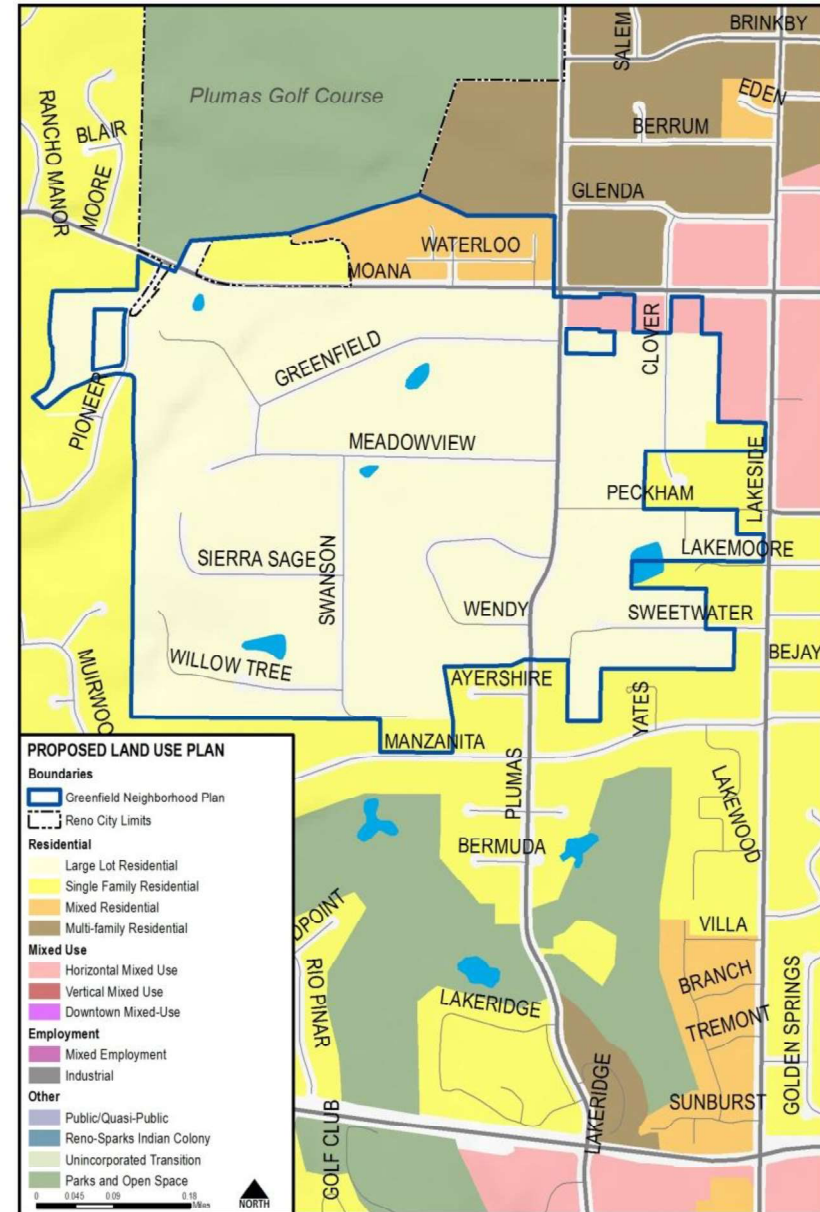
## HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

The master plan land use designations in the current Greenfield Neighborhood Plan will be translated to the new master plan land use categories (see map). Policies of the Greenfield Neighborhood Plan in place to preserve single family character and limit the location of commercial uses will remain in an appendix to the updated master plan.

### Existing Master Plan Land Use



### New Master Plan Land Use



# McQueen Neighborhood Plan

## CURRENT NEIGHBORHOOD PLAN POLICIES

The McQueen Neighborhood Plan addresses desired land uses to achieve a single-family residential core complemented by diverse housing opportunities and a centralized neighborhood commercial area. The plan also addresses parks, recreation, and open space with policies regarding park sites and an urban trail system accessing Peavine Mountain to the north and the river corridor to the south. The plan further identifies master plan land use designations specific to the area with associated conforming zoning districts.

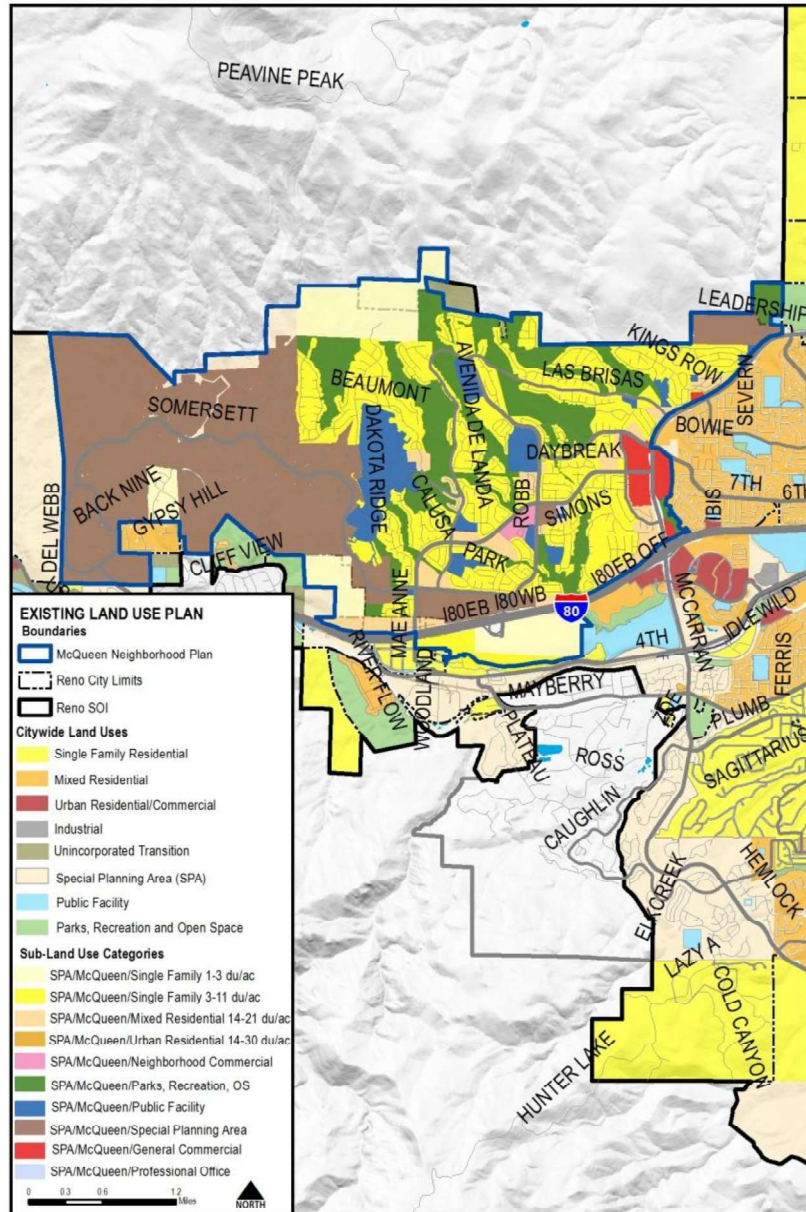
## WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Foothill Neighborhoods

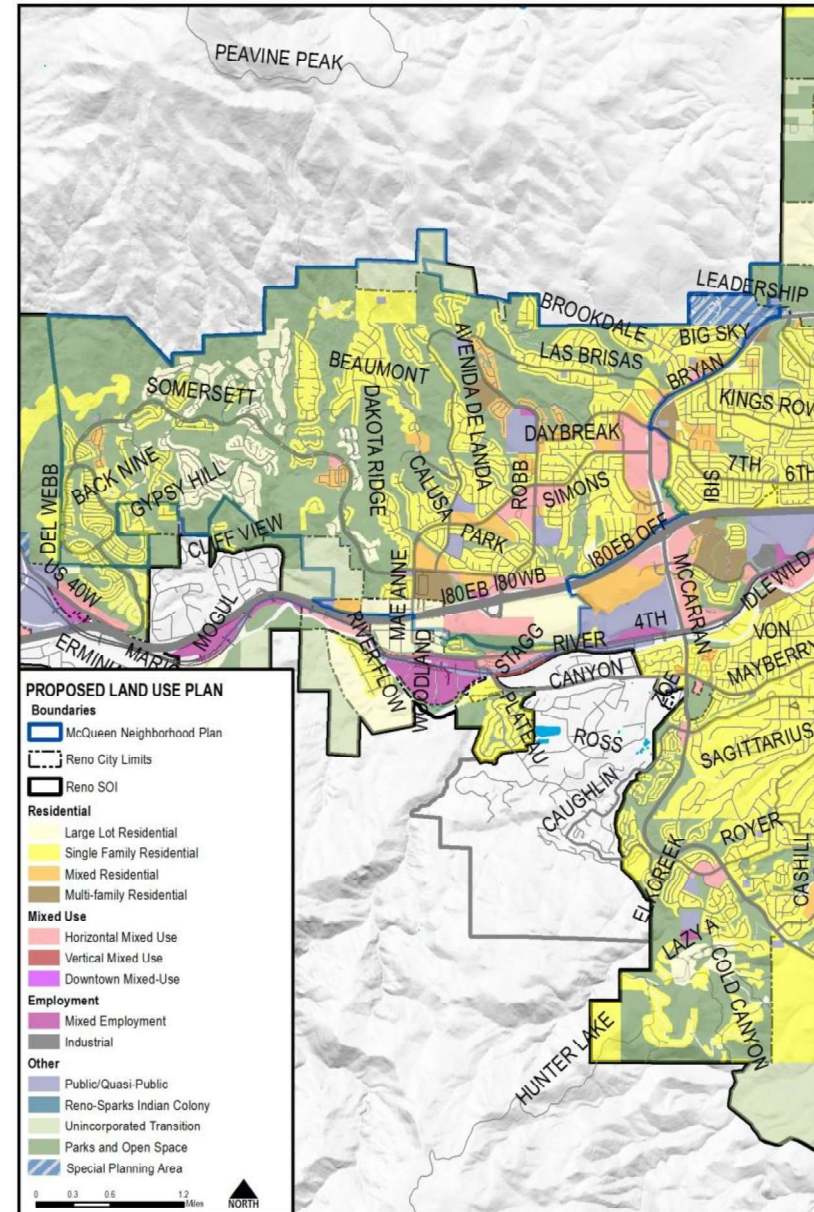
## HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

The McQueen Neighborhood Plan land use designations will be translated to the new master plan land use categories (see map). Policies of the plan are primarily addressed in the Design Principles for Foothill Neighborhoods, but will also be supported with new citywide policies designed to create an interconnected network of open spaces and greenways and maintain access to public lands at the urban/rural interface.

### Existing Master Plan Land Use



### New Master Plan Land Use



# Mortensen-Garson Neighborhood Plan

## Existing Master Plan Land Use

## New Master Plan Land Use

### CURRENT NEIGHBORHOOD PLAN POLICIES

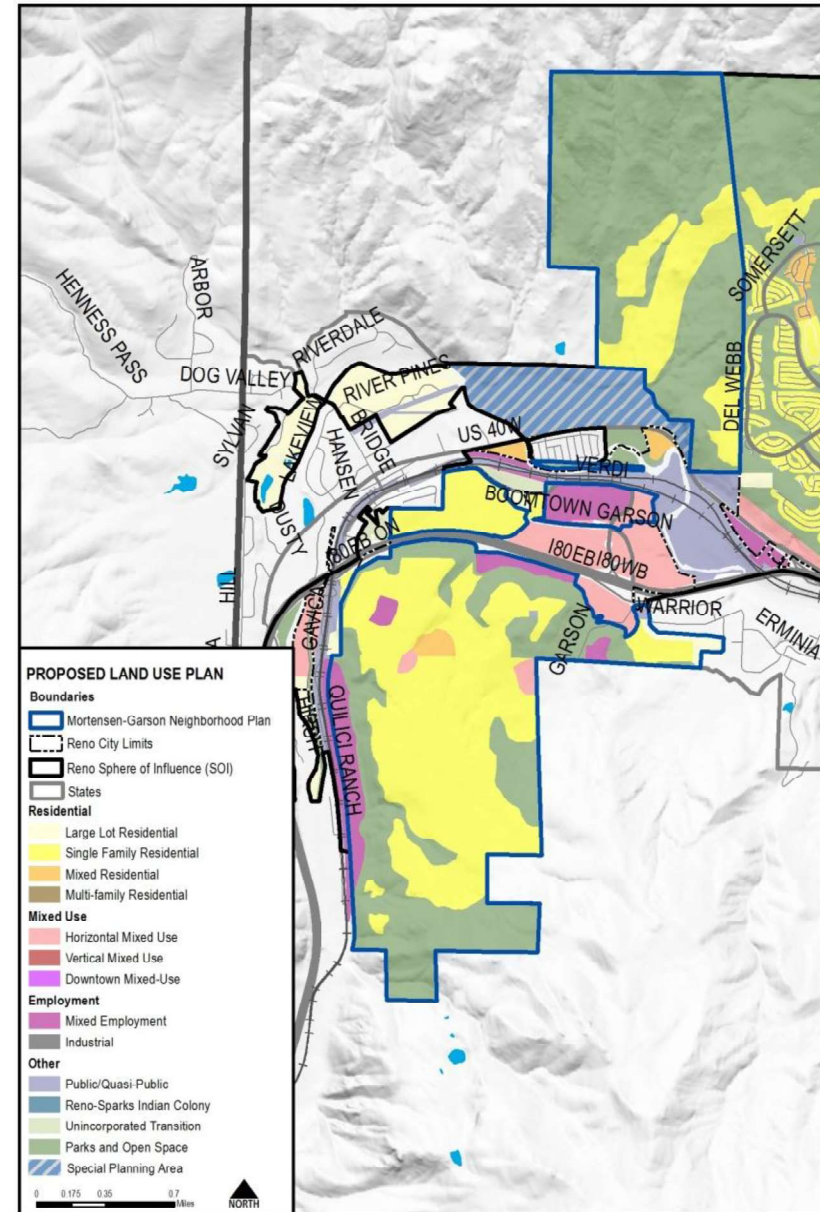
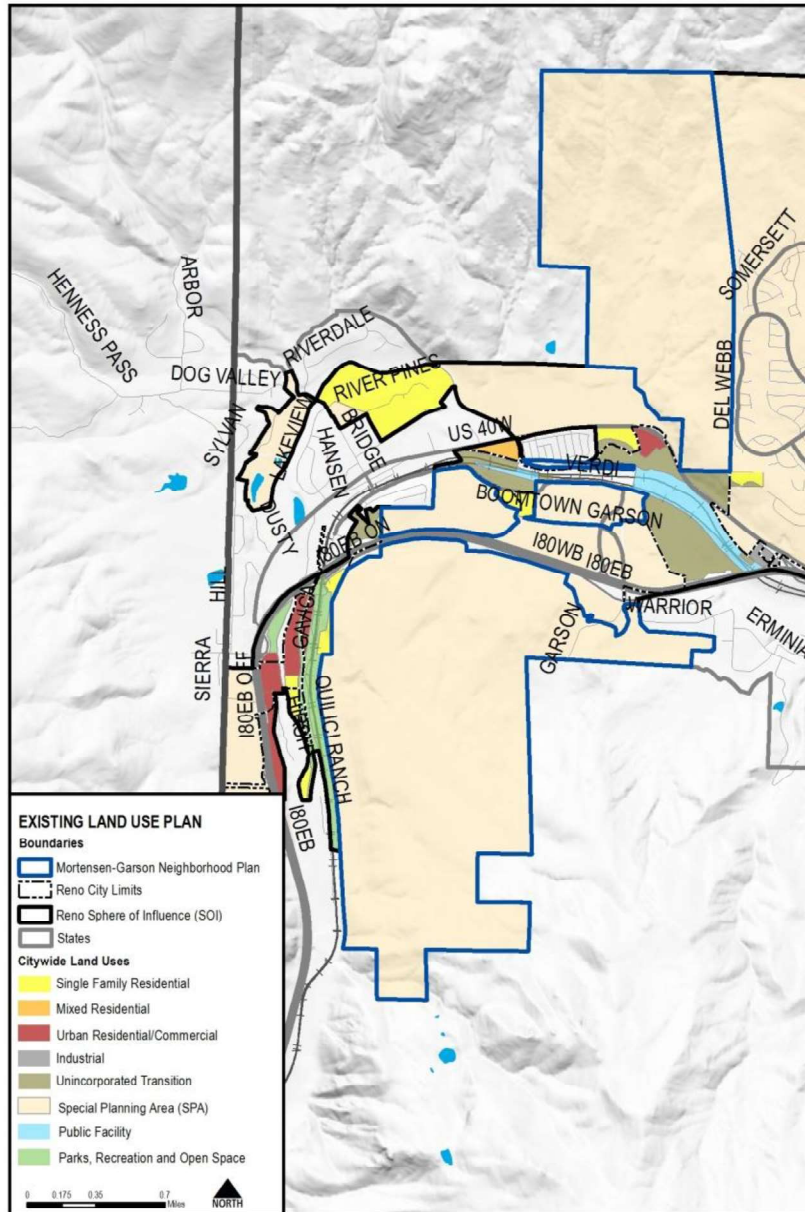
The Mortensen-Garson Neighborhood Plan was developed to preserve the spirit of the Mortensen-Garson Development Standards Handbook as translated to the Mortensen-Garson Overlay Zoning District. This overlay zoning district provides for a mix of housing, parks, open space, civic, commercial, and retail uses. The plan also identifies conforming zoning districts consistent with the Mortensen-Garson Overlay Zoning District.

### WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Foothill Neighborhoods

### HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

New master plan land use categories will be applied to the area in the Mortensen-Garson Neighborhood Plan using the zoning designations identified in the Mortensen-Garson Overlay Zoning District (see map). Policies of the plan will also remain in an appendix to the updated master plan.



# Newlands Neighborhood Plan

## CURRENT NEIGHBORHOOD PLAN POLICIES

The Newlands Neighborhood Plan was adopted in 1988 and contains several plan recommendations related to land use issues including the preservation of existing single-family areas, compatibility of new development with the existing character of homes in the area, and encouraging the adoption of policies for historic districts and sites.

## WHICH NEW DESIGN PRINCIPLES APPLY?

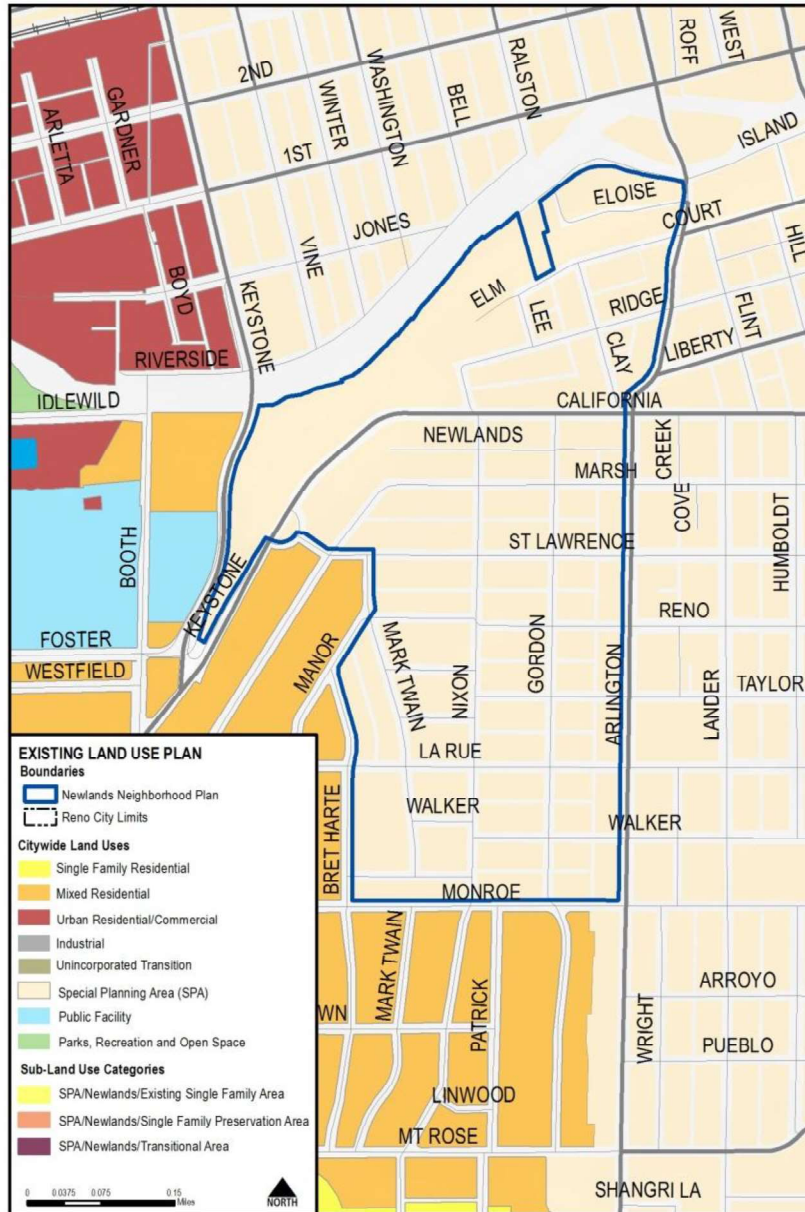
General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

## HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

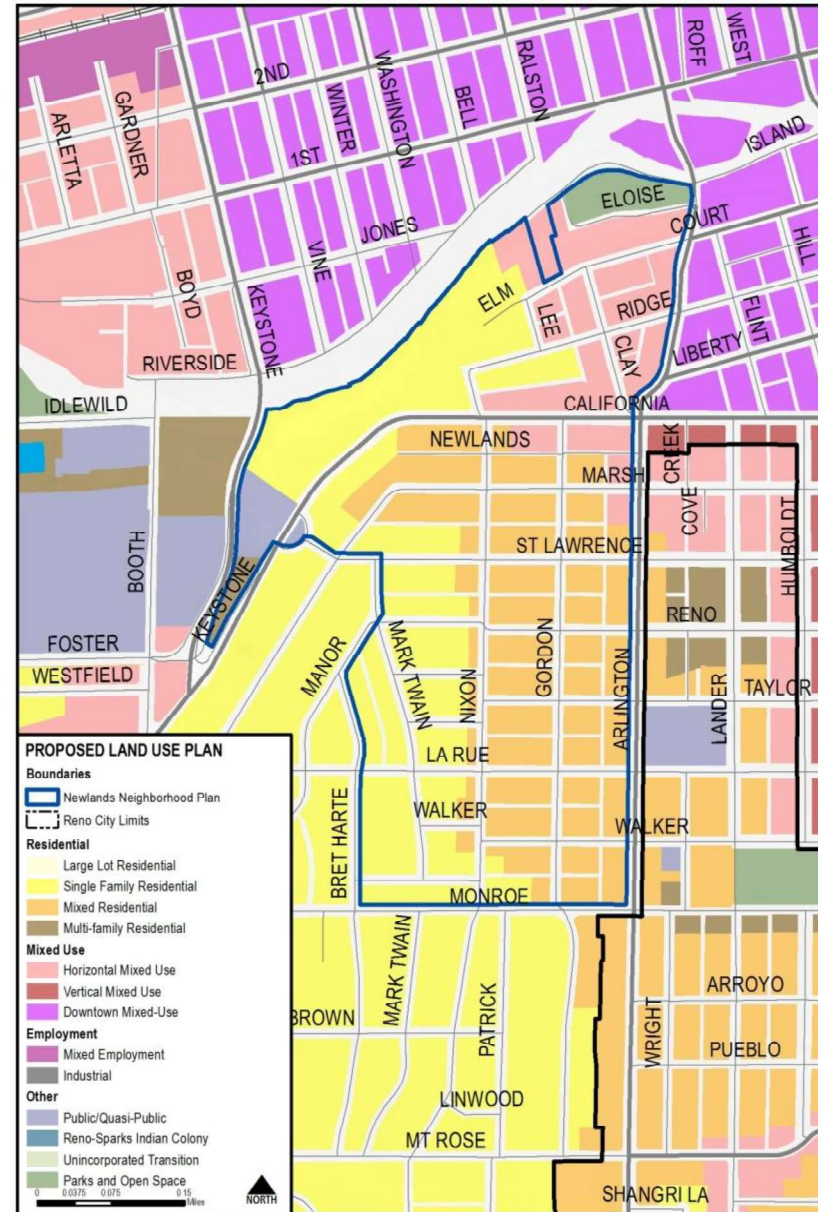
New master plan land use categories will be applied to the Newlands area based on adopted zoning currently in place (see map).

Policies of the Newlands Neighborhood Plan are integrated into the Design Principles for Central Neighborhoods and the General Design Principles for Neighborhoods. Additionally, the Newlands area will be further supported with new citywide policies regarding Reno's heritage and historic assets.

### Existing Master Plan Land Use



### New Master Plan Land Use



# Northeast Neighborhood Plan

## Existing Master Plan Land Use

## New Master Plan Land Use

### CURRENT NEIGHBORHOOD PLAN POLICIES

The Northeast Neighborhood Plan was developed to support the neighborhood's residential character, especially existing densities in single family residential districts. To limit the potential for future changes to the neighborhood, the plan identifies a limited number of conforming zoning districts that correspond to the City's currently adopted master plan land use categories.

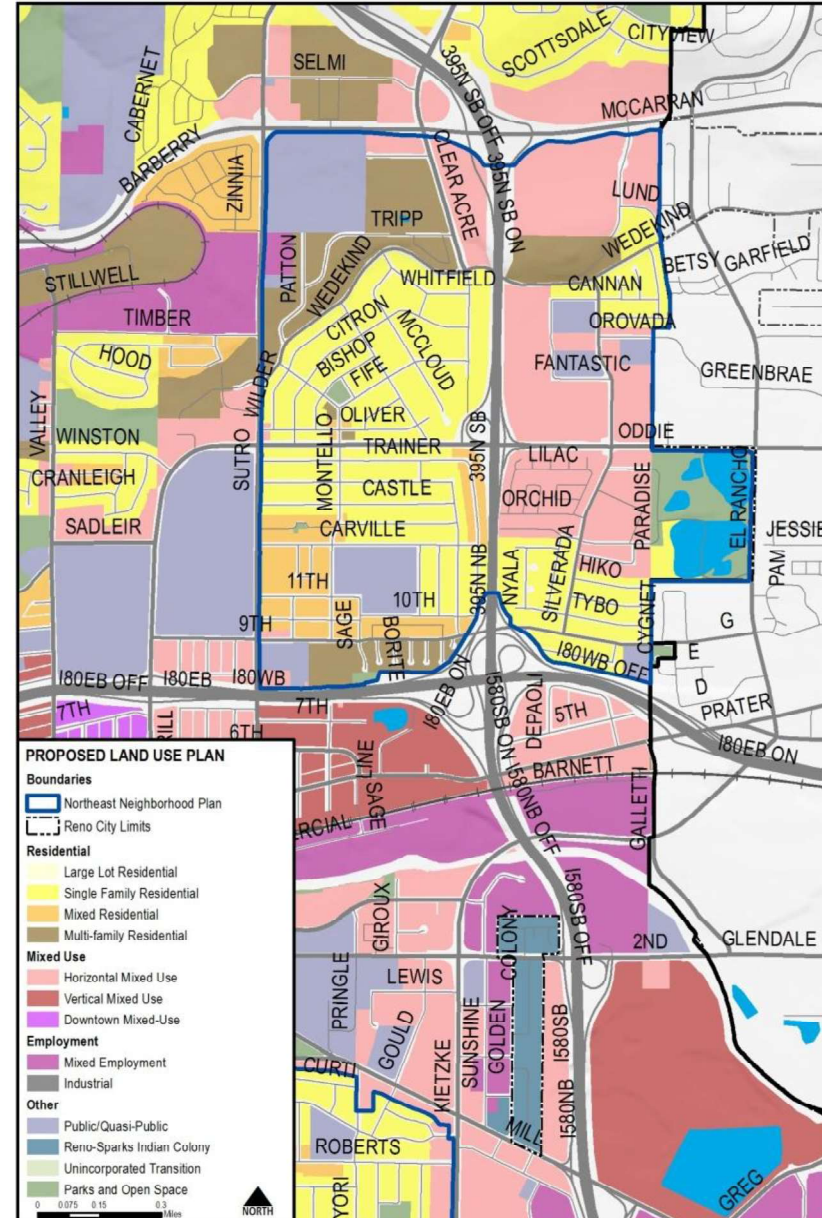
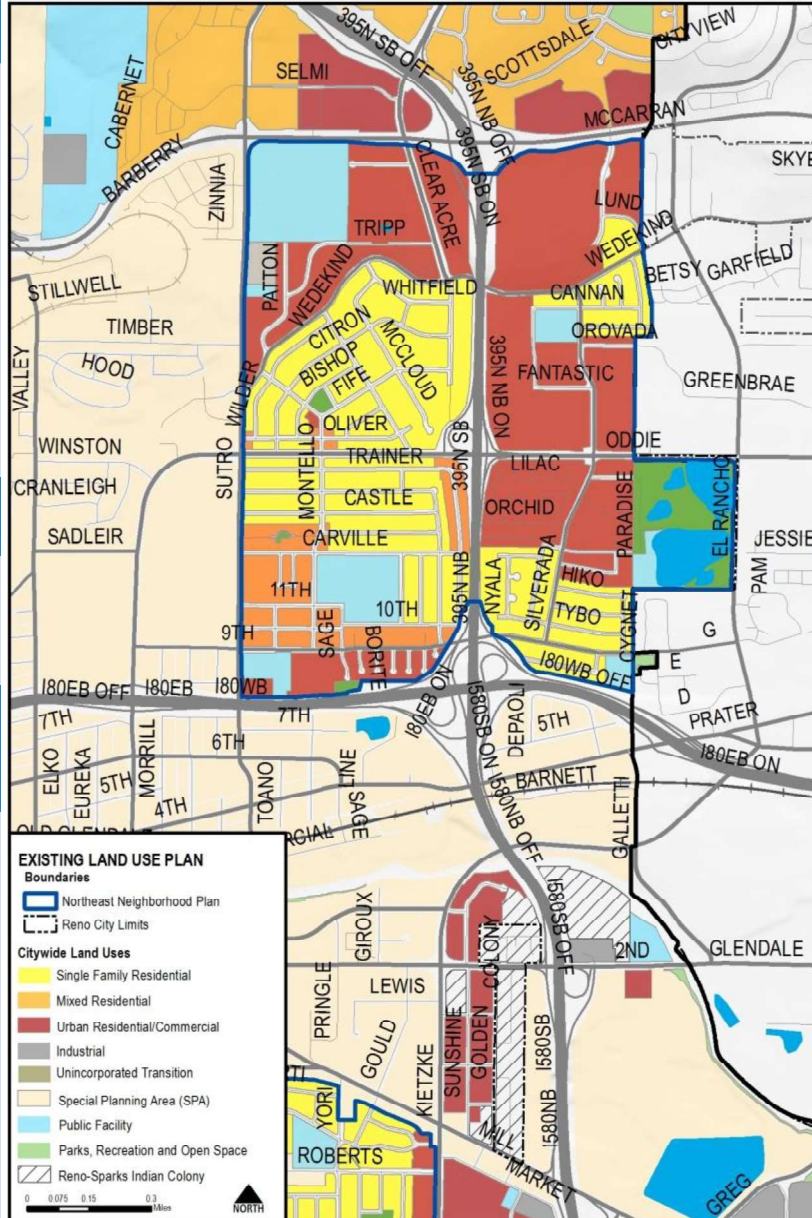
### WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

### HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

The master plan land use designations in the Northeast Neighborhood Plan will be translated to the new master plan land use categories (see map).

Policies of the Northeast Neighborhood Plan in place to preserve neighborhood character including limitations on conforming zoning districts will remain in an appendix to the updated master plan.



# Plumas Neighborhood Plan

## CURRENT NEIGHBORHOOD PLAN POLICIES

The Plumas Neighborhood Plan was adopted in 1995 and updated in 2001. The plan currently identifies land use designations specific to the Plumas Neighborhood Plan area and a limited number of conforming zoning districts. When updated in 2001, portions of the Plumas Neighborhood Plan regarding the preservation of existing single-family areas and the compatibility of new development with the existing character of homes in the area were repealed.

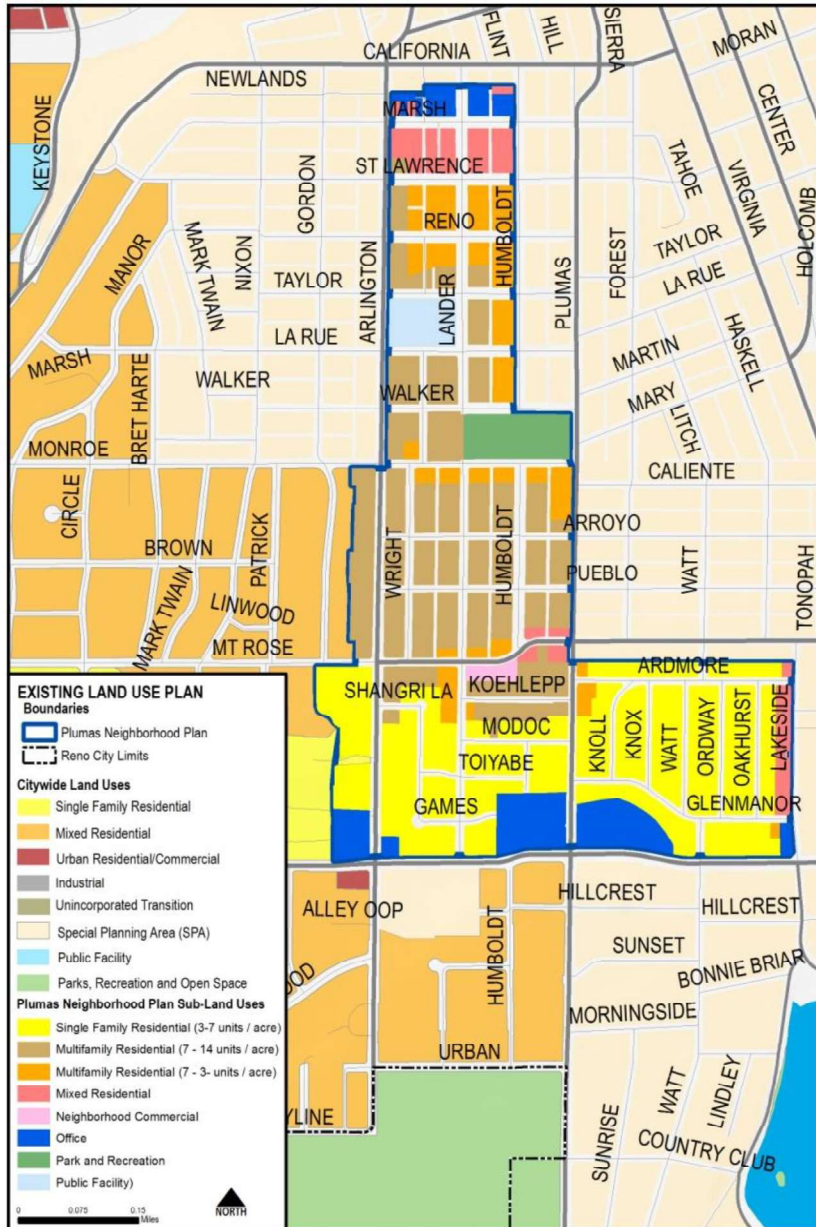
## WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

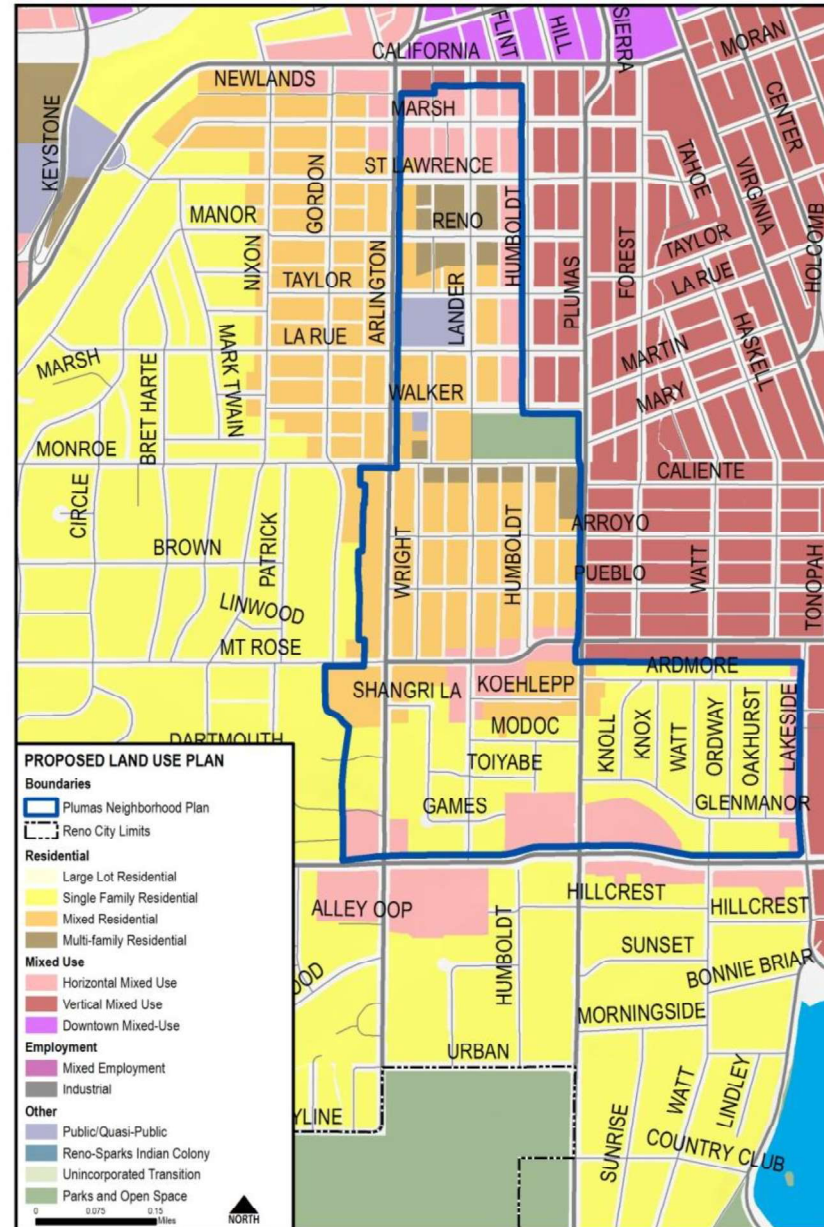
## HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

The Plumas Neighborhood Plan land use designations will be translated to the new master plan land use categories (see map). While repealed, issues identified in the initial Plumas Neighborhood Plan are addressed in the Design Principles for Central Neighborhoods and the General Design Principles for Neighborhoods. Additionally, the Plumas area will be further supported with new citywide policies regarding Reno's heritage and historic assets.

### Existing Master Plan Land Use



### New Master Plan Land Use





# Southeast Neighborhood Plan

## CURRENT NEIGHBORHOOD PLAN POLICIES

The Southeast Neighborhood Plan was developed to replace the Southeast Truckee Meadows Specific Plan and includes four master plan land use designations specific to the plan area with associated conforming zoning districts.

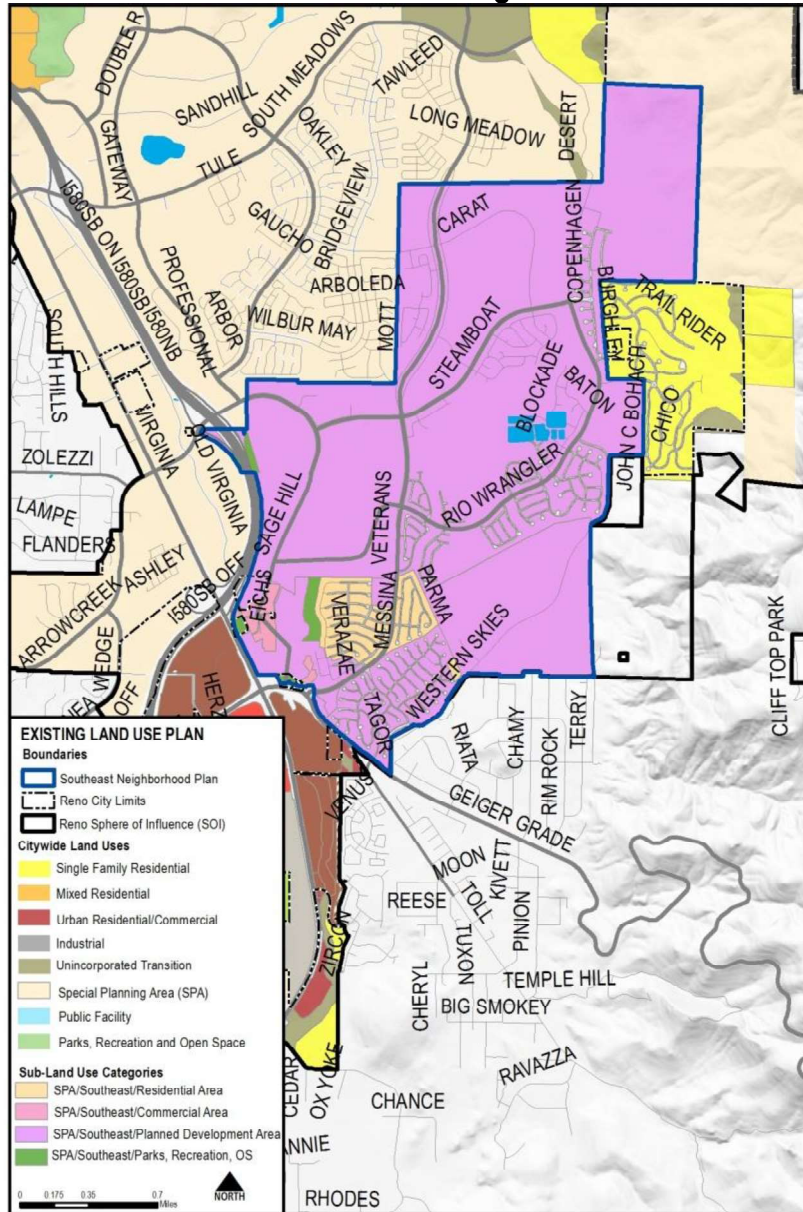
## WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Outer Neighborhoods

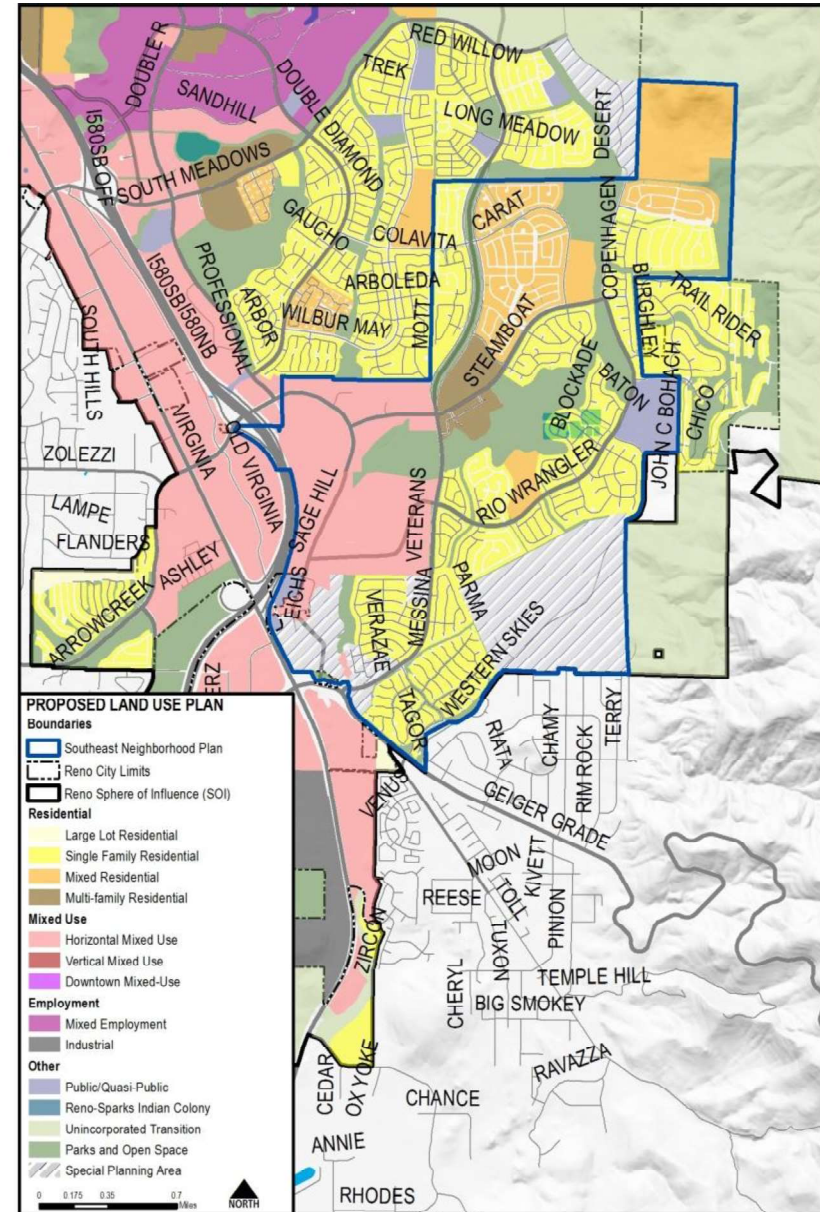
## HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

The Southeast Neighborhood Plan land use designations will be translated to the new master plan land use categories (see map).

Existing Master Plan Land Use



New Master Plan Land Use



# Wells Avenue Neighborhood Plan

## Existing Master Plan Land Use

## New Master Plan Land Use

### CURRENT NEIGHBORHOOD PLAN POLICIES

The Wells Avenue Neighborhood Plan was developed to address a variety of issues including neighborhood character and identity, compatibility of new development, and stabilization and enhancement of the Wells Avenue corridor. The Wells Avenue Neighborhood Plan also identifies master plan land use designations specific to the area with associated conforming zoning districts.

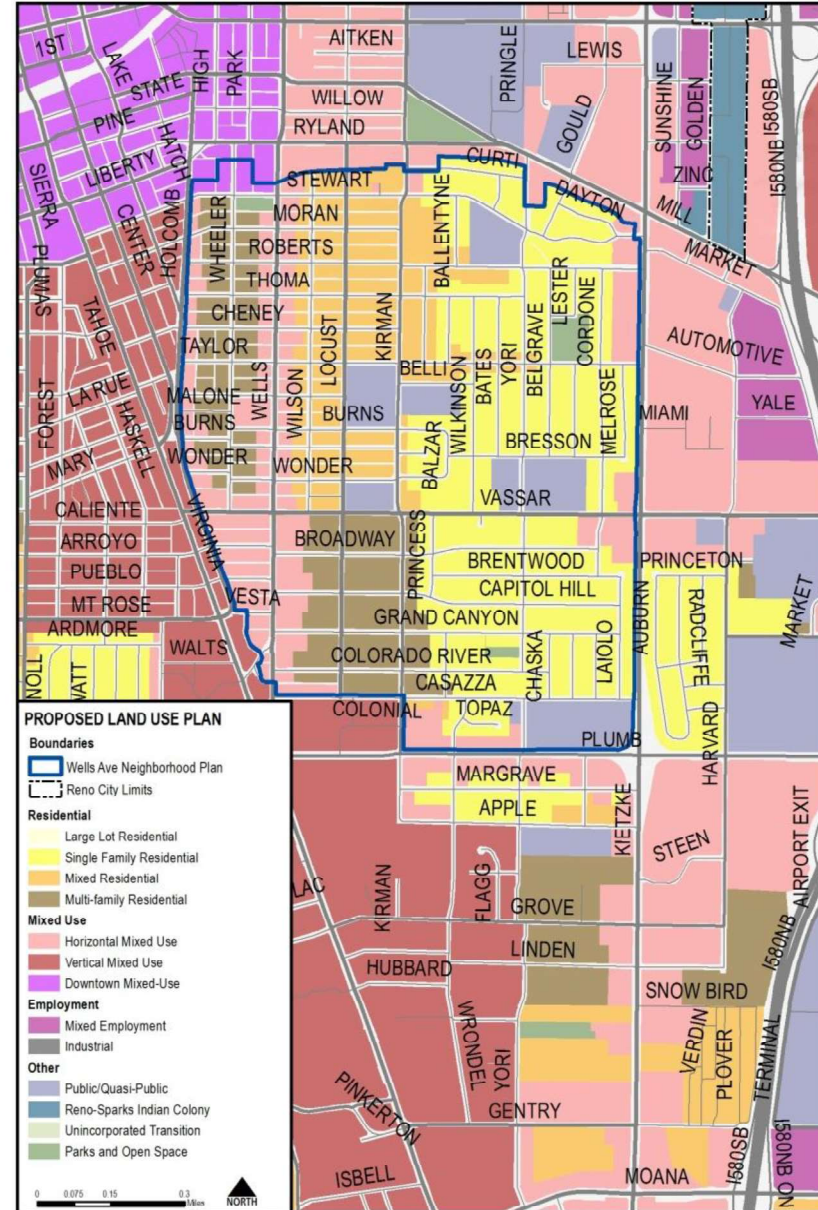
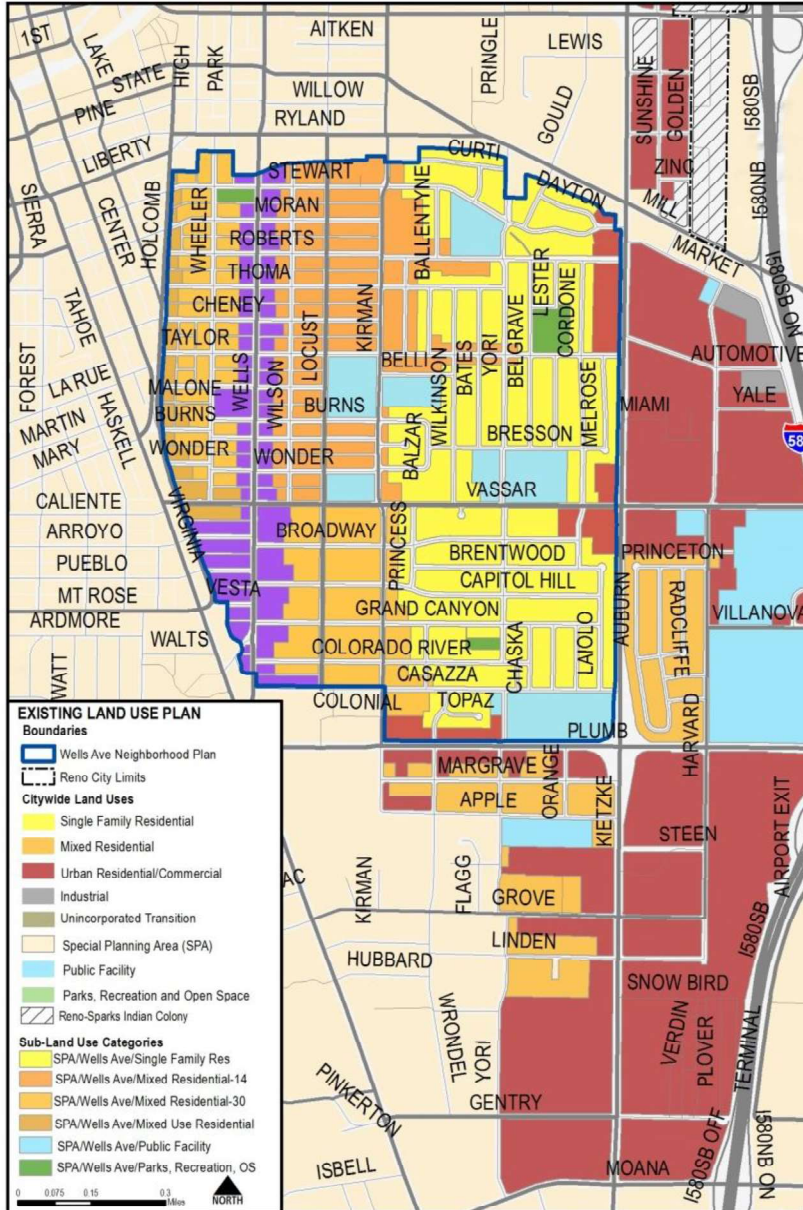
### WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

### HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

The Wells Avenue Neighborhood Plan land use designations will be translated to the new master plan land use categories (see map).

Policies of the Wells Avenue Neighborhood Plan are integrated into the Design Principles for Central Neighborhoods and the plan will be also remain in an appendix to the updated master plan.



# West University Neighborhood Plan

## Existing Master Plan Land Use

## New Master Plan Land Use

### CURRENT NEIGHBORHOOD PLAN POLICIES

The West University Neighborhood Plan was adopted to accommodate changing community needs in the plan area while also maintaining the neighborhood's traditional character. Plan goals address supporting neighborhood identity, maintaining and improving the area's walkability, adopting design standards to ensure compatibility of new development with the neighborhood's character, and working cooperatively with the University to protect the area from the impacts of campus development. The plan also identifies master plan land use designations specific to the area with associated conforming zoning districts.

### WHICH NEW DESIGN PRINCIPLES APPLY?

General Design Principles for Neighborhoods & Design Principles for Central Neighborhoods

### HOW WILL THE CURRENT NEIGHBORHOOD PLAN BE INCORPORATED INTO THE UPDATED PLAN?

The West University Neighborhood Plan land use designations will be translated to the new master plan land use categories (see map). Policies of the plan are integrated into the Design Principles for Central Neighborhoods and the plan will be also remain in an appendix to the updated master plan.

