

A More Complete Background of Parcels

038-181-01

038-172-14

Dr. Paul MacNeilage

Land-use history for these parcels

- Native peoples inhabited these lands (State historical marker #62)
- Zoned Industrial in the 80s
 - In the meantime, surrounded by residential and open space
- Added to Reno SOI; shows regional significance
- Reimagine Reno 2017: Mixed-employment overlay

Development in Reno SOI Denied

- 2017, removal from Reno SOI denied
 - Concerns about lack of public input in the county.
- 2018, Reno SUP for Industrial development denied
 - Incompatibility with surrounding uses
 - Traffic safety
 - “a challenging piece of dirt”

Enter S3 Development

- 2021, City of Reno approves removal from SOI
 - Advocated by S3 Development, potential buyer
- 2022, Truckee Meadows Regional Planning Agency approves SOI removal

Mixed Employment

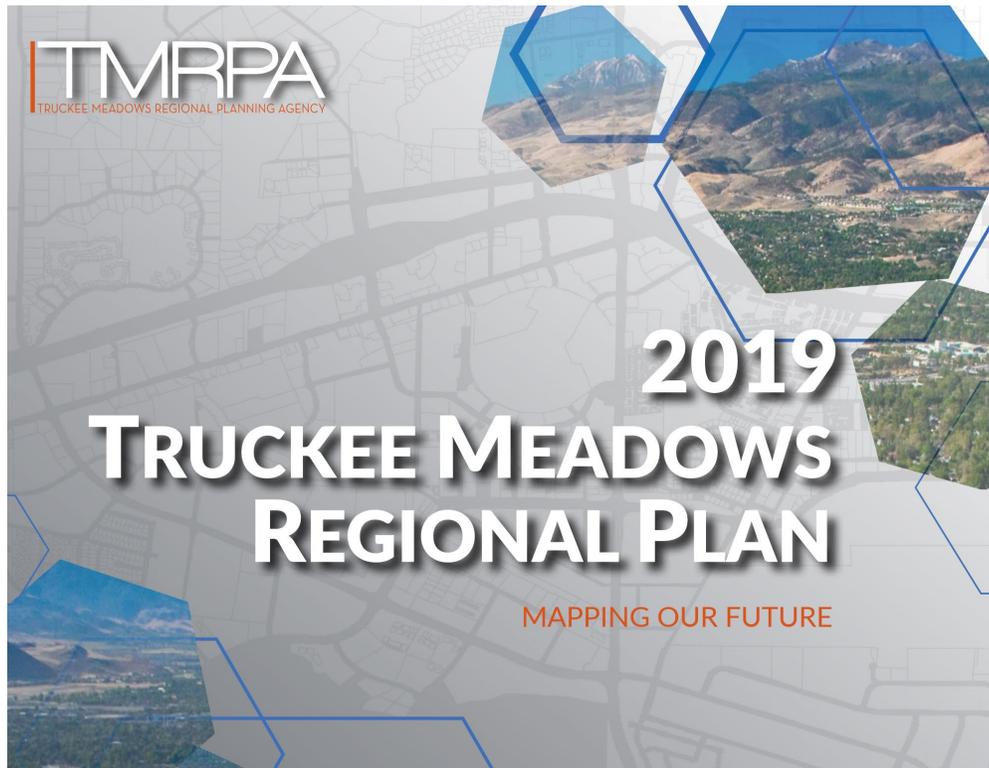


Table 3.3 – Jurisdictional Master Plan Land Use Translation Table

Washoe County	Reno	Sparks
Rural	Unincorporated Transition	Rural Reserve
Rural Residential	Large-Lot Neighborhood Unincorporated Transition	Large Lot Residential Rural Reserve
Suburban Residential	Large-Lot Neighborhood Single-Family Neighborhood	Large Lot Residential Low Density Residential Intermediate Density Residential
Urban Residential	Mixed Neighborhood Multi-Family Neighborhood Downtown Mixed-Use Urban Mixed-Use Suburban Mixed-Use	Intermediate Density Residential Multi-Family Residential (MF14) Multi-Family Residential (MF24) High Density Residential Mixed Use Mixed Use District- Residential Neighborhood Mixed Use District- Mixed-Residential Mixed Use District- Downtown/ Victorian Square Mixed Use District- Mixed-Use Commercial Mixed Use District- Employment Mixed Use District- Civic
Open Space	Parks, Greenways, and Open Space Public/Quasi-Public	Open Space Community Facilities
Commercial	Mixed-Employment Suburban Mixed-Use	Commercial Tourist Commercial Employment Center
Industrial	Industrial	Industrial

Washoe County Staff Report: Background

- Contradicts TMRPA Table 3.3
- Instead, references WCC Table 110.106.30.1
- Pre-1993 Zoning

Table 110.106.30.1

TABLE OF COMPARABLE REGULATORY ZONES AND PRE-1993 ZONING ORDINANCE DISTRICTS

Regulatory Zone	Comparable Pre-1993 Zoning Ordinance District
Low Density Rural	A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3
Medium Density Rural	A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-5
High Density Rural	A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-4, E-5
Low Density Suburban and Low Density Suburban Two	A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-3, E-4, E-5, C-1
Medium Density Suburban and Medium Density Suburban Four	A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Suburban	R-1, R1-a, R-1b, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Low Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Medium Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
General Commercial	C-1, C-2
Neighborhood Commercial/Office	C-1, C-2
Tourist Commercial	R-H, TC, C-2
Industrial	M-1, ME, MS, MW, C-2
Public/Semi-Public Facilities	A-R, L-R
Parks and Recreation	A-R, L-R
General Rural	A-7, A-8, A-9, A-10, A-11, M-3
General Rural Agricultural	A-7, A-8, A-9, A-10, A-11

Forward-looking or stuck in the past?

- Staff report: “Master plan amendments ensure that the Master Plan remains **timely, dynamic, and responsive to community values.**”
- Revert to pre-1993 regulatory zone?
- Reimagine Reno and Washoe County? **Deny this MP amendment!**

Community Values

or

Wealthy Landowners