

Summary: During the Zoning Code RENOVation process, Council identified certain activities to be completed after the adoption of the code, which occurred on January 13, 2021. This document outlines a proposed work program implementing direction related to map amendments and neighborhood-scale planning. The work program is designed as a citywide multi-year process aimed at diversifying land uses within neighborhoods, reducing mapping nonconformities impacting approximately 6,000 parcels, and identifying capital improvement recommendations for each neighborhood.

Previous Council Action:

- January 13, 2021 – Council adopted an ordinance repealing the existing Title 18 in its entirety and adopting a new Title 18.
- June 5, 2019 – Council reviewed and provided direction on Issue Sheet 1C related to residential zoning districts, which includes the two-step process described below.
- December 13, 2017 – Council adopted the ReImagine Reno Master Plan.

Background: During the Zoning Code RENOVation process, the Council and Planning Commission authorized a two-step process to implement Master Plan policies for diversifying land uses at the parcel level.

- Step 1: Modestly expand allowed uses in residential districts with the code update.
Status: completed.
- Step 2: Conduct targeted public engagement efforts intended to identify areas where it may be appropriate to expand retail and office uses, and/or provide higher intensity residential zoning.
Status: to be completed pending Council's approval of this work program; if approved, public engagement is expected to begin in early May 2021.

Additionally, there are approximately 6,000 parcels in the City of Reno whose zoning districts do not conform to their master plan land use category (see attached map). These nonconformities were recognized during both the master plan and zoning code update processes and were scheduled to be resolved after adoption of the new zoning code.

- *Further explanation:* All parcels within city limits are assigned both a master plan land use (MPLU) category and a zoning district. The MPLU designation is broader than the zoning districts and identify the general character of the area, such as Single-Family Neighborhood, Urban Mixed-Use, or Industrial. Zoning districts provide specific standards for development and identify the types of uses within the district that may be allowed by right, not allowed, or only allowed with certain types of permits. Each MPLU has a series of zoning districts allowed within it, and each parcel's MPLU and zoning district must conform to the other. If they do not, they are considered nonconforming, and their development potential may be limited as a result of the discrepancy and/or inaccuracy of the property's zoning district or MPLU. This type of nonconformity is present on approximately 6,000 parcels across the City.

Discussion: This is the post-adoption phase of the Zoning Code RENOvation process. The general goals of the work program are to:

- Resolve mapping non-conformities;
- Reduce patchwork zoning and areas of zoning inconsistent with surrounding properties to the extent possible;
- Provide opportunities for residents to take an active role in determining the character of their neighborhood, in accordance with broader Master Plan objectives;
- Identify appropriate areas for expanded retail, office, recreation, and/or higher intensity residential zoning at the neighborhood scale. This includes finding opportunities to implement Master Plan policies related to walkability, diversification of residential use types, etc.; and,
- Collect feedback from residents on local capital improvements they identify as needed or desirable within their neighborhoods.

General approach:

- *Neighborhood Areas* – The city will be divided into discrete geographic areas referred to as neighborhood areas. The purpose of these boundaries is to create reasonably-sized areas within which to conduct outreach and review parcel-level designations rather than trying to address detailed land use designations through a city-wide process. No other purpose should be inferred from the locations of the lines as drawn. Boundaries are subject to change and additional boundaries will be created annually as work on the program progresses. The neighborhood area boundaries will be developed in coordination with the neighborhood identification initiative being worked on by the Neighborhood Services Department.
- *Review order* – Areas with a higher percentage of mapping nonconformities are proposed to be addressed first (see the attached map with initial boundaries for the five areas where MPLU/zoning inconsistencies are widespread). This is due to the lack of clear land use allowances and potential for significant development limitations imposed by the nonconformities. Adoption of the new zoning code included a one-year transition period within which applicants may elect to be reviewed under the prior zoning code or the new code. It is critical to resolve as many of these nonconformities as possible prior to the expiration of that transition period.
- *Scope* - Apart from collecting information on desired local capital improvements, the scope will be limited to map amendments (as opposed to policy and code amendments). The only exceptions will be in designated Neighborhood Plan and Conservation Areas (overlay districts) where associated plan language has been slated for update.

Outreach and engagement highlights:

- *Engagement for each neighborhood will include:* Two to three neighborhood meetings, two online surveys, a Planning Commission hearing, and two City Council meetings. The first meeting and survey will be used to collect input from residents. The second meeting and survey will be used to obtain feedback on the suggestions received in order to help

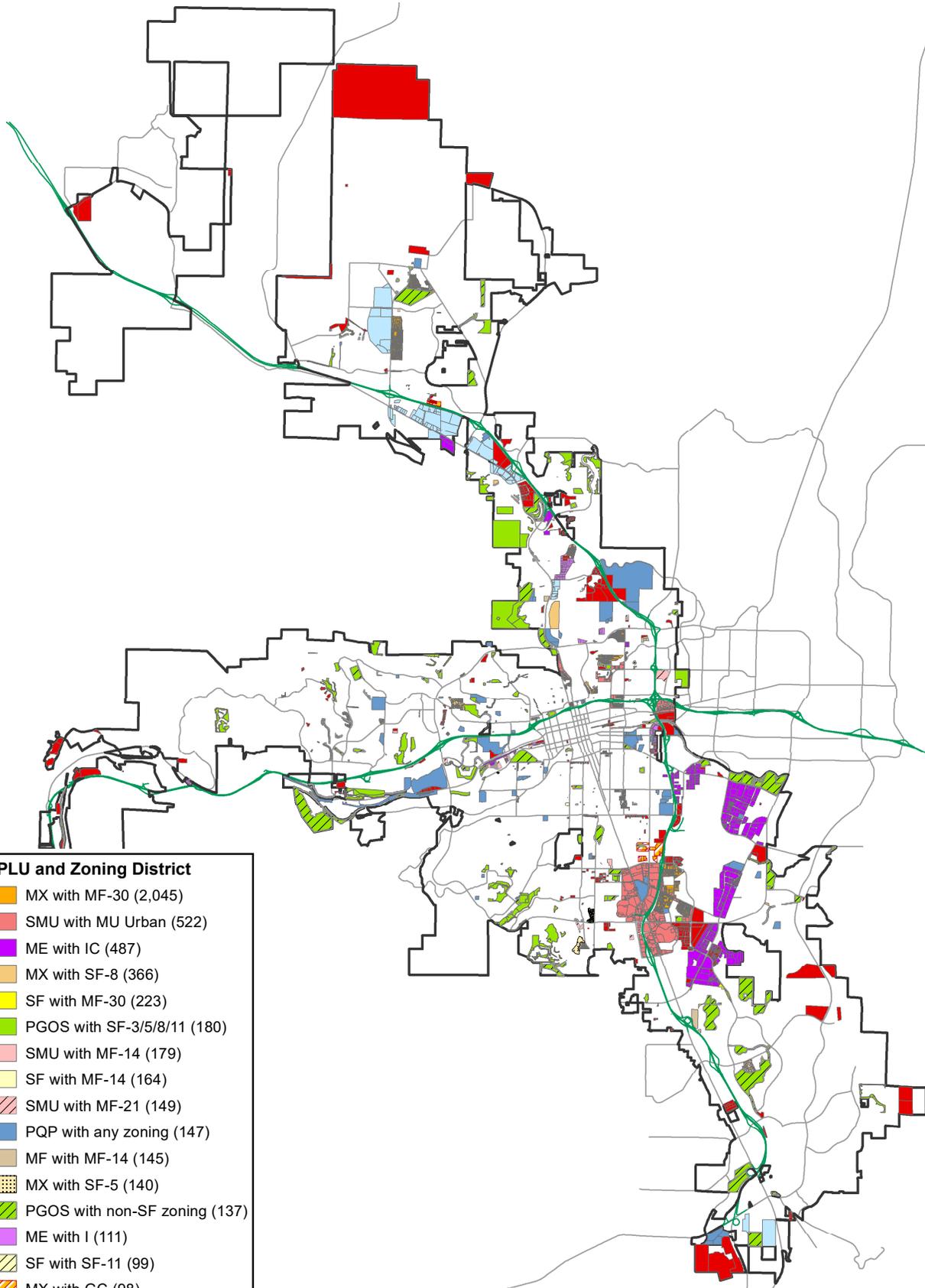
prioritize potential changes. The third meeting will focus on final prioritization and selection prior to the start of the public hearing process. In areas with limited feedback during the initial meeting, the second and third meetings may be combined.

- *Timing* – The engagement process is expected to take approximately 3-6 months for each neighborhood depending on the volume and complexity of input received. Kick-offs for each neighborhood will be staggered to allow overlap between the review processes.
- *Notices* – All legally required notices will be provided for these processes. Official notices will be supplemented with courtesy notices to engage residents early in the process and encourage participation in all workshops, surveys and public hearings. Properties with proposed mapping changes will receive notices that include details of the specific change, similar to notices provided during the Zoning Code RENOVation process. (No individual property owner noticing was provided during the ReImagine Reno Master Plan update.)
- *Online information hub* – In addition to online surveys being offered, dedicated web pages will also be established for each neighborhood as its kick-off nears. Social media outreach and messaging for each project area will be coordinated with Neighborhood Services staff. Specific communication strategies will be adjusted throughout the process as needed and may vary by neighborhood area to ensure the broadest reach and highest participation possible.

Important notes:

- *Excluded areas* – Newer and larger planned unit developments (ex. Somerset; Daybreak) are not anticipated to be reviewed as part of these engagement efforts. Should Council wish to include these types of areas in the program, additional time and/or resources would be required.
- *Conservation districts* (e.g. Wells Avenue, Powning, and Newlands Conservation Districts) are not scheduled to be reviewed within the first year of the program due to resource constraints. Should Council wish to include one of these areas near the beginning of the process, processes for the proposed neighborhoods would need to be deferred or additional resources would be required. The Conservation districts are expected to be addressed in the second year of the program.
- *Property owner involvement* – Property owner preferences will be a significant consideration during the review process; however, it is anticipated there may be instances where some recommendations for change are not supported by all owner of those specific properties.
- *Overall timeline and check-ins* – The full citywide process is expected to take approximately five years. Staff will return to the Council at least annually to provide an update on the work program, suggest any needed changes, and prioritize areas to be reviewed.

Financial Implications: Printing and mailing costs associated with courtesy and official notices for the first year of the neighborhood engagement program are expected to not exceed \$60,000. This amount has been included in the Community Development Department’s FY21-22 budget proposal.

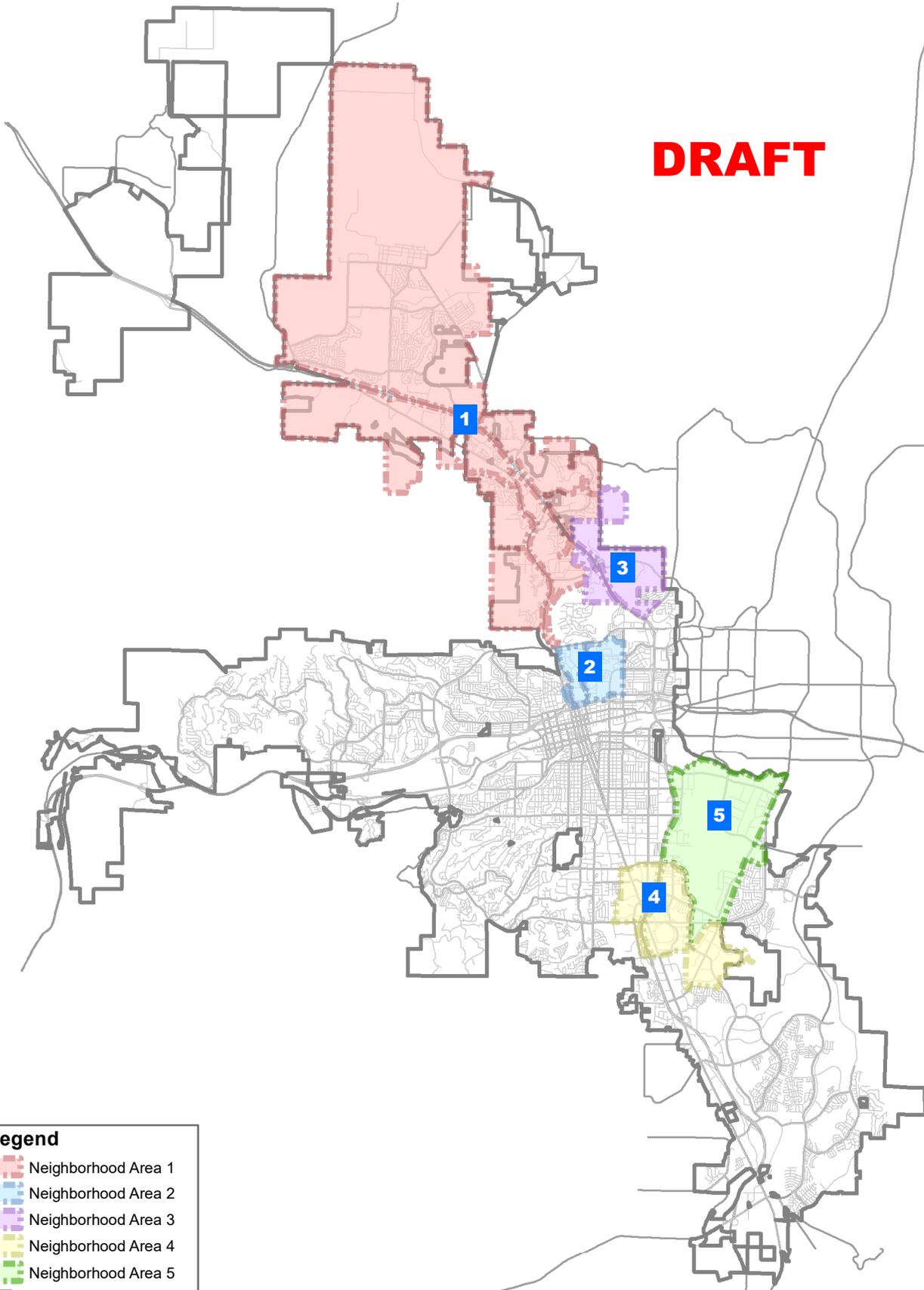


MPLU and Zoning District	
	MX with MF-30 (2,045)
	SMU with MU Urban (522)
	ME with IC (487)
	MX with SF-8 (366)
	SF with MF-30 (223)
	PGOS with SF-3/5/8/11 (180)
	SMU with MF-14 (179)
	SF with MF-14 (164)
	SMU with MF-21 (149)
	PQP with any zoning (147)
	MF with MF-14 (145)
	MX with SF-5 (140)
	PGOS with non-SF zoning (137)
	ME with I (111)
	SF with SF-11 (99)
	MX with GC (98)
	I with MU Suburban (91)
	All other combinations
	Reno City Limits



(for labeling and reference purposes only)

DRAFT



Legend

-  Neighborhood Area 1
-  Neighborhood Area 2
-  Neighborhood Area 3
-  Neighborhood Area 4
-  Neighborhood Area 5

 Neighborhood Label

Areas 1-5 to be completed in first year of program. Other area boundaries and review order to be determined at a later date.

