ILLUSTRATIVE PLAN
MACE RANCH INNOVATION CENTER
August 2015
Proposed General Plan Land Use Designation

Project PO Boundary: 
Urban Agricultural Transition Area: 
General Commercial: 
Innovation Technology Center: 
Public/Semi-Public:

Existing General Plan Land Use Designation

NOTES:
1. DATA REALIZED IN 2012 AND WAS ACQUIRED FROM CITY OF RENO EARTH POL.
ZONING

Project PD Boundary:
Mace Ranch Innovation Center (MRIC)
PD 4-88 (New Subarea):

ZONE DESIGNATIONS

- A.C.: AGRICULTURAL ZONE
- A.G.: AGRICULTURAL GROWTH (AGGRO)
- A.L.: AGRICULTURAL LANDS
- A.N.: AGRICULTURAL NON-COMMERCIAL
- A.R.: AGRICULTURAL RESIDENTIAL
- M.R.: MINE REGISTRATION AREAS
- S.R.: SUBDIVISION REGISTRATION AREAS
- R.C.: RESIDENTIAL COUNTRY
- R.F.: RESIDENTIAL FINAL-APARTMENT
- R.G.: RESIDENTIAL GATED-APARTMENT
- R.T.: RESIDENTIAL TRANSITIONAL

NOTES:
1. DRAWN IN ADOBE ILLUSTRATOR
2. DATA ACCURATE AS OF 2022 (MODIFIED)
3. ZONING MAP UPDATED 2023
4. PLANS REVIEWED 2023

The Buzz Oates Group of Companies
Ramco Enterprises Inc.
Reynolds & Brown

MACE RANCH INNOVATION CENTER
ZONING
August 2015

Cunningham Engineering
**Anticipated Building Uses**

- Research/Office/RO: 1,380,000 sqft
- Manufacturing/Research: 864,000 sqft
- Ancillary Retail: 40,000 sqft
- Hotel/Conference: 150,000 sqft +

**Program Total by Use**

2,694,000 sqft

*The identified locations and square footage of these uses represents overall footprint built-out areas. Please note that supportive commercial uses, which include ancillary retail and hotel/conference, may comprise up to 360,000 sqft within the MACE.*
Green Space

Total Green Space - 64.6 Acres
Green Space Site Coverage = 30% of Total Site

1. The Oval .................................. 5.1 ac
2. North-South Commons ................. 6.9 ac
3. East-West Commons .................. 6.7 ac
4. Courtyard Plazas ..................... 2.9 ac
5. Perimeter Greens/ Open Space ....... 22.88 ac
6. Agriculture Buffer Area .............. 20.12 ac

Total: 64.6 ac
Building Height & Density

Total Building SF: 2,654,000 sf

Density

- Project Area: .50 FAR
- Within Boundary: .79 FAR

BUILDING: 2,000 sf
(2FL) TOTAL: 40,000 sf

BUILDING: 1,000 sf
(2FL) TOTAL: 20,000 sf

BUILDING: 400 sf
(4FL) TOTAL: 15,000 sf

BUILDING: 3,000 sf
(3FL) TOTAL: 90,000 sf

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(3FL) TOTAL: 90,000 sf

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(3FL) TOTAL: 90,000 sf

BUILDING: 3,000 sf
(3FL) TOTAL: 90,000 sf

BUILDING: 1,500 sf
(1FL) TOTAL: 3,000 sf

BUILDING: 1,000 sf
(2FL) TOTAL: 20,000 sf

BUILDING: 600 sf
(2FL) TOTAL: 12,000 sf

BUILDING: 600 sf
(2FL) TOTAL: 12,000 sf

BUILDING: 100,000 sf
(1FL) TOTAL: 100,000 sf

BUILDING: 31,250 sqft
(1FL) TOTAL: 31,250 sqft

BUILDING: 121,500 sqft
(1FL) TOTAL: 121,500 sqft

PINTO + PARTNERS
Cunningham Engineering
**Conceptual Phasing:**

**TOTAL SITE AREA**
- Phase 1A & 1B: 2,102,113.68 Sqft = 48.2 Acres
- Phase 2: 1,255,290.18 Sqft = 28.8 Acres
- Phase 3: 2,123,171.29 Sqft = 48.7 Acres
- Phase 4: 3,539,664.24 Sqft = 86.2 Acres
- Total Phasing SQFT: 9,020,239.39 Sqft = 212 Acres

**TOTAL BUILDING SQ. FOOTAGE**
- Phase 1A & 1B: 540,000 Sqft
- Phase 2: 700,000 Sqft
- Phase 3: 700,000 Sqft
- Phase 4: 714,000 Sqft
- Total SQFT: 2,654,000 Sqft