

DRAFT

- 4.4 Staff Report (For Possible Action): Case No. **LDC25-00015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments)** – A request has been made for: 1) a Master Plan Amendment from Mixed Neighborhood (MX) to Multi-Family Neighborhood (MF); and 2) a zoning map amendment from Multi-Family Residential - 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30). The ±0.75 acre site is composed of four parcels located at the northeast corner of Sutro Street and Carville Drive, extending

±250 feet east along the north side of Carville Drive, south of Hillboro Avenue. **[Ward 1]**

Carter Williams, Associate Planner, presented the staff report including staff analysis of the request.

Stacie Huggins, Wood Rodgers, gave a brief overview of plans for a future project.

Disclosures: familiar with the site, read and reviewed material, visited the site, spoke to traffic police, spoke to the applicant's representative

Public Comment: none

Questions:

Commissioner Becerra asked what will happen with the current tenants.

JD Klippenstein, Reno Housing Authority, stated there are currently six occupied units and all of those tenants would receive relocation assistance and financial assistance to cover all moving costs.

Commissioner Del Villar asked about parking and how that is being evaluated.

Mr. Williams explained that this is a zone change and there is no project being presented. When they do come forward with a project, they will have to meet the standards.

It was moved by J.D. Drakulich, seconded by Christina Del Villar, to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Christina Del Villar, Commissioner
AYES:	Armstrong, Becerra, Del Villar, Drakulich, Rohrmeier, Velto
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	