

STAFF REPORT

Date: January 22, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: 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]

From: Carter Williams, Associate Planner

Department: Development Services - Planning

Summary:

The ±0.75-acre site consists of four parcels located northeast of the corner of Sutro Street and Carville Drive. This is a request for a Master Plan amendment from Mixed Neighborhood (MX) to Multi-Family Neighborhood and a zone change from Multi-Family Residential – 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30). The MF-30 zone is a conforming district within the proposed Master Plan land use designation. Key issues include: 1) compatibility of the proposed zoning with surrounding zoning and land uses, and 2) conformance with the Master Plan. Staff and the Planning Commission recommend approval of the requested Master Plan and zoning map amendments.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The Planning Commission staff report analyzed compatibility with the surrounding zones and land uses, as well as conformity with the Master Plan (**Exhibit A**). The subject property is currently owned by the Reno Housing Authority and includes 10 residential units constructed in 1963 and 1997. The proposed Master Plan and zone change application would increase the allowed number of units by 41. The area adjacent to the site includes two high-density multi-family projects with 44 units and 208 units respectively. The property is located across the street from the Reno Livestock Events Center and the Washoe County Administrative Complex. The project site is located adjacent to a bus stop that offers direct connection to Downtown, Proctor R. Hug High School, the future Debbie Smith Career Technology and Education Academy, University Village and Northtowne Shopping Centers, Truckee Meadows Community College, and Sun Valley. The transit condition of the immediate area makes this site ripe for transit-oriented development and therefore higher density residential.

Discussion:

Draft minutes from the Planning Commission hearing held on December 5, 2024, are included (**Exhibit B**). Staff gave a presentation analyzing the compatibility of the amendments with the area as well as its conformance with the Master Plan. The applicant and representatives from the Reno Housing Authority were available to answer questions from the commissioners. No public comment was received at the hearing.

The Planning Commission was able to meet all the findings and unanimously recommended that Council approve the requested Master Plan and zoning map amendments.

Planning Commission Recommendation:

Master Plan Amendment: Six in favor, none opposed, and one absent.

The Planning Commission recommends approval of the Master Plan amendment.

Zoning Map Amendment: Six in favor, none opposed, and one absent.

The Planning Commission recommends approval of the zoning map amendment.

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- (1) The amendment is in substantial conformance with Master Plan priorities and policies;
- (2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- (3) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2) (included below):

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;

- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character and the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods and, in counties whose population is 700,000 or more, the protection of historic neighborhoods;
- n. To promote systems which use solar or wind energy; and
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance the Master Plan.

Recommendation:

Staff recommends Council uphold the Planning Commission recommendation and adopt the Master Plan amendment by resolution and zoning map amendment by ordinance.

Proposed Motions:

I move to uphold the recommendation of the Planning Commission.

Master Plan Amendment: I move to adopt Resolution No. _____.

Zoning Map Amendment: I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – December 5, 2024 Planning Commission Hearing Minutes