

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** December 5, 2024

**To:** Reno City Planning Commission

**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.

**From:** Carter Williams, Associate Planner

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**Ward #:** 1

**Case No.:** LDC25-00015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments)

**Applicant:** Reno Housing Authority

**APN:** 008-490-16 through -19

**Request:**

1. **Master Plan Amendment:** From ±0.75 acres of Mixed Neighborhood (MX) to Multi-Family Neighborhood (MF); and
2. **Rezoning (Zoning Map Amendment):** From ±0.75 acres of Multi-Family Residential – 14 units per acre (MF-14) to Multi-Family Residential – 30 units per acre (MF-30).

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move 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.

**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 (MF) 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 requested amendment is shown in the provided zoning comparison display map (**Exhibit B**). 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 recommends that the requested Master Plan and zoning map amendments be approved.

**Background:** Five duplex buildings with ten residential units currently exist onsite. Three of the buildings were constructed in 1963 and two were built in 1997. The combined project parcels are allowed a maximum of ten dwelling units under the current zoning. Directly north of the subject site is a multi-family apartment complex with 44 dwelling units and a density of 26 units per acre constructed in 2020. Across the street to the south is an apartment complex with 208 units and a density of  $\pm 45$  units per acre constructed in 1979. The subject property is currently owned and operated by the Reno Housing Authority.

**Analysis:** The current Master Plan land use designation of MX typically has a residential density between 8 and 14 units per acre while the proposed MF land use designation would increase that range to between 14 and 30 units per acre, supporting the applicant's requested zone change to MF-30. In general, staff is supportive of increasing density/intensity in this area based on the existing development patterns and transit characteristics of the area.

**Land Use Compatibility:** The property is located within a neighborhood characterized by multi-family development. Although the majority of properties to the east are within the MF-14 zone, the property to the north of the site is zoned Multi-Family Residential – 21 units per acre (MF-21) and to the south there is a specific plan district that has a residential density of  $\pm 45$  units per acre. These higher density properties are clustered around the intersection of Sutro Street and Carville Drive. As distance increases away from this intersection, the average number of dwelling units per parcel goes down to ease transition to the existing single-family neighborhood to the north and east. This clustering of higher density residential uses is appropriate given the transit conditions of the area.

The Reno Livestock Events Center and Washoe County Administrative Complex are located immediately west of the subject site. Although MF-30 is still a residential zone, it has much greater permissibility for retail, office, restaurant, and other commercial uses compared to the existing MF-14 zoning designation. Changes in land use allowance are indicated in the attached comparison land use table (**Exhibit C**). All along the Sutro Street corridor there are pockets of small-to-medium scale commercial development. The incorporation of small-scale commercial uses along neighborhood corridors supports neighborhood development and walkability by offering neighborhood services within walking distance of residents. Any potential commercial

development proposed would require the approval of a site plan review to consider project specific compatibility with the surrounding residential uses.

**Development Standards:** The zone change from MF-14 to MF-30 would increase the residential density from 14 to 30 units per acre, or up to 41 units with the maximum possible density bonus utilized. In addition to this, the change would allow more intense development on the site. Specific changes to the height and setback requirements are summarized in the table below:

ZONING	MF-14	MF-30
<b>SETBACKS – FRONT / SIDE / REAR</b>	10' / 5' / 20'	10' / 5' / 10'
<b>MAX. HEIGHT</b>	35 ft	45 ft
<b>MAX. STORIES</b>	2.5	3

This property is subject to adjacency requirements that are intended to provide transitions between properties of different intensities, with specific protections in place for the MF-14 properties to the east of the site. For instance, buildings are required to step back upper floors of buildings from property lines as they increase in height. Buildings over 35 feet in height are also prohibited from casting shadows on MF-14 zoned property. In general, the residential design standards require a higher level of design for all multi-family and commercial structures constructed within residential districts.

**Master Plan Conformance:** The application has requested a change in the Master Plan designation for the property from the MX land use designation to MF. The property is located within a Central Neighborhood along a Neighborhood Corridor per the Structure Plan Framework of the Reno Master Plan. The proposed Master Plan and zoning map amendments support the following Master Plan policies:

- 1.5A: Quality of Life
- 2.2B: Underutilized Properties
- 2.5A: Green Building and Sustainable Neighborhood Development
- 2.5B: Transit-Oriented Development
- 4.1E: Affordable Housing Retention
- 4.4D: Mix of Uses
- 4.4E: Density/Intensity
- C-NC.8: Transitions in Density/Intensity

The MF Master Plan land use designation is typically located in proximity to transit and is appropriate to continue this scheme of higher density housing already present in the area, centered on the intersection at Sutro Street and Carville Drive. Sutro Street is a minor arterial and is host to a bus stop for two Regional Transportation Commission transit routes directly adjacent to the site.

These routes offer direct connections 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 prime for transit-oriented development. Continuing the pattern of a higher residential density node at this intersection would also support measures to maintain and develop affordable housing identified in the Reimagine Reno Master Plan and Nevada Revised Statutes 278.235.

***Public and Stakeholder Engagement:*** No concerns were identified from the external agency comments that were received for this application. The applicant presented the project at the Ward 3 Neighborhood Advisory Board (NAB) meeting on November 5, 2024, and no concerns related to this request were identified. Please note that the NAB meeting was held prior to the new ward boundaries that came into effect after the 2024 General Election. The property is now within Ward 1. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

### **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.

**Attachments:**

Resolution

Exhibit A – Case Maps

Exhibit B – Master Plan and Zoning Comparison Map

Exhibit C – Land Use Table Comparison

**Resolution No. 03-24**

**RESOLUTION ADOPTING AN AMENDMENT TO THE MASTER PLAN, PLANNING CASE NO. LDC25-00015 (RENO HOUSING AUTHORITY AT CARVILLE MASTER PLAN AND ZONING MAP AMENDMENTS), FROM MIXED NEIGHBORHOOD (MX) TO MULTI-FAMILY NEIGHBORHOOD (MF) ON FOUR PARCELS TALLING ±0.75 ACRES 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, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC25-00015 (RENO HOUSING AUTHORITY AT CARVILLE MASTER PLAN AND ZONING MAP AMENDMENTS), AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.**

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on December 5, 2024, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

1. That the maps, documents and descriptive material in Planning Case No. LDC25-00015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
  - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
  - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, the foregoing Resolution was passed and adopted this 5th day of December, 2024, by the following vote of the Commission:

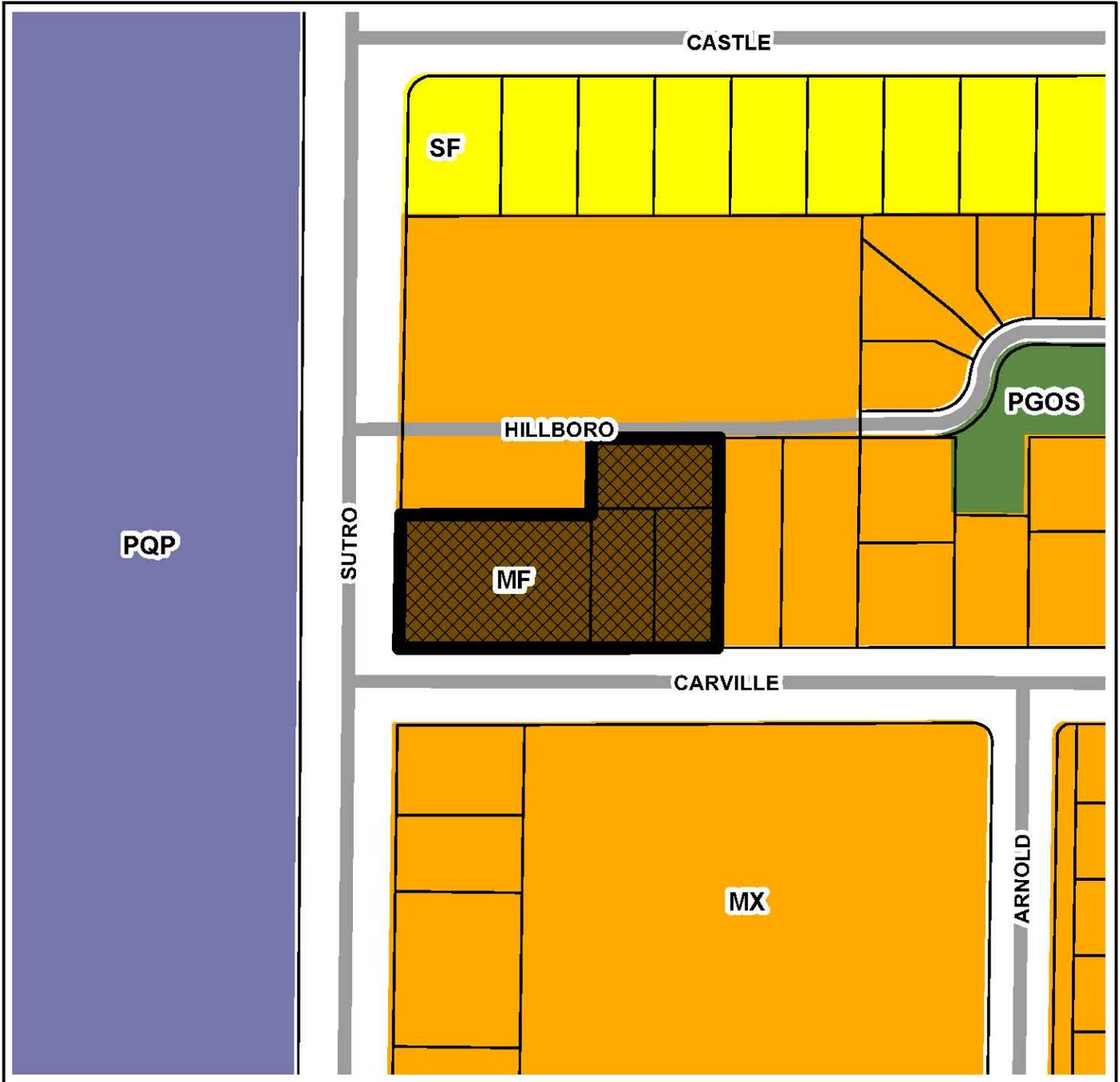
AYES: \_\_\_\_\_  
 NAYS: \_\_\_\_\_  
 ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CHAIRPERSON

ATTEST:

\_\_\_\_\_  
 PLANNING MANAGER  
 RECORDING SECRETARY



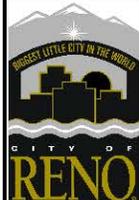
**LDC25-00015**  
**(Reno Housing Authority - Carville Drive)**

 **MASTER PLAN AMENDMENT**  
 FROM | ±0.75 Acres of MX  
 TO | ±0.75 Acres of MF



0 0.005 0.01 0.02  
 Miles

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**Development Services Department**

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Map Produced: October 2024