

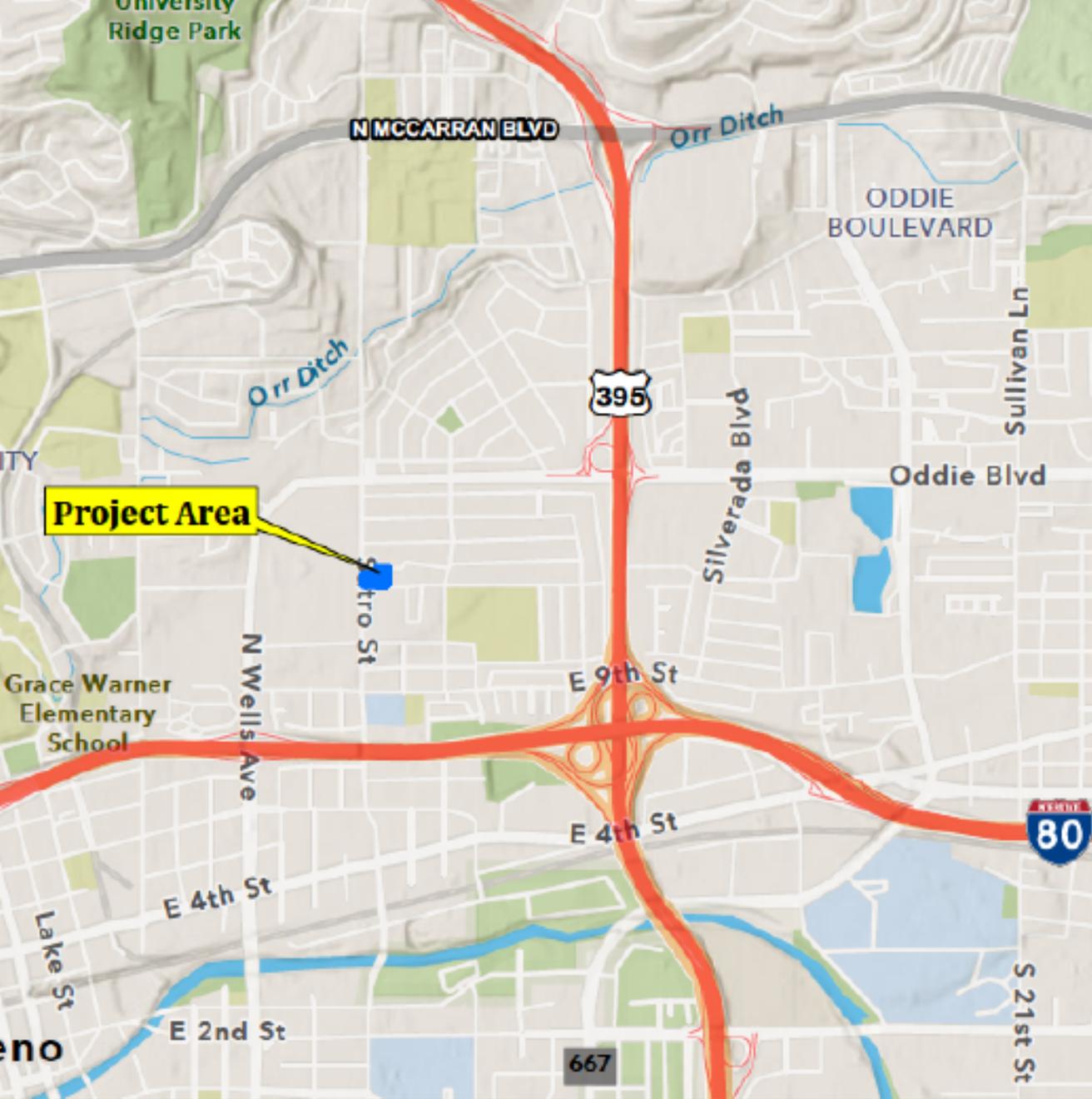
# Reno Housing Authority Carville Drive

APNs 008-490-16, -17, -18, and -19

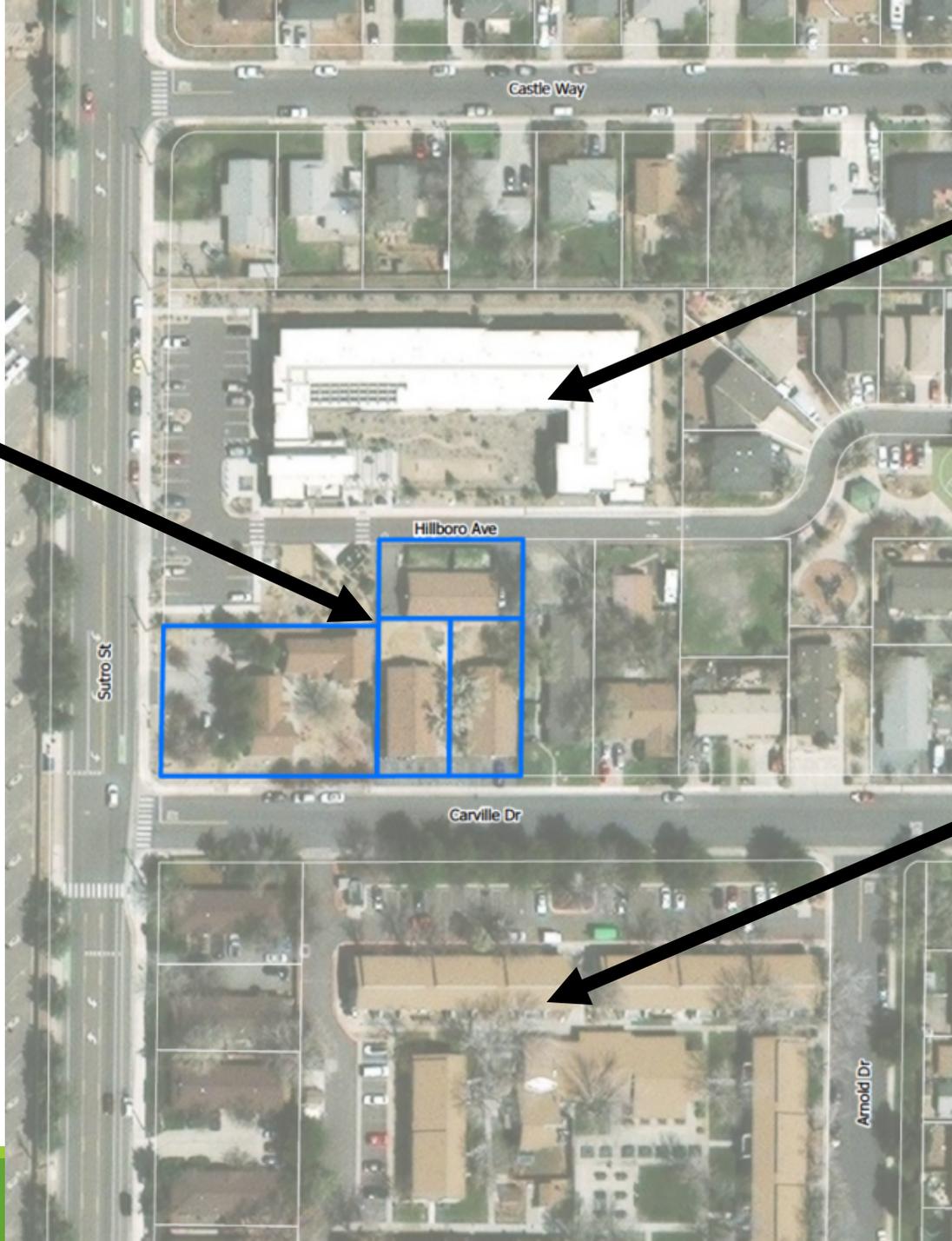
LDC25-00015

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CITY COUNCIL – JANUARY 22, 2025



- 4-parcels
- ~.75 acre total
- NW corner of Carville Drive and Sutro Street
- Existing RTC Bus Stop on Sutro St.
- Zoned MF-14
- 10 existing units



- Parcel to the North**
- 1.68 acres
  - Zoned MF-21
  - 44 dwelling units
  - 26 du/ac

- Parcel to the South**
- 4.39 acres
  - Zoned SPD
  - 192 dwelling units
  - 43 du/ac

# Current Requests

## **Master Plan Amendment**

- Change land use designation from Mixed Neighborhood (MX) to Multi-Family Neighborhood (MF)

## **Zoning Map Amendment**

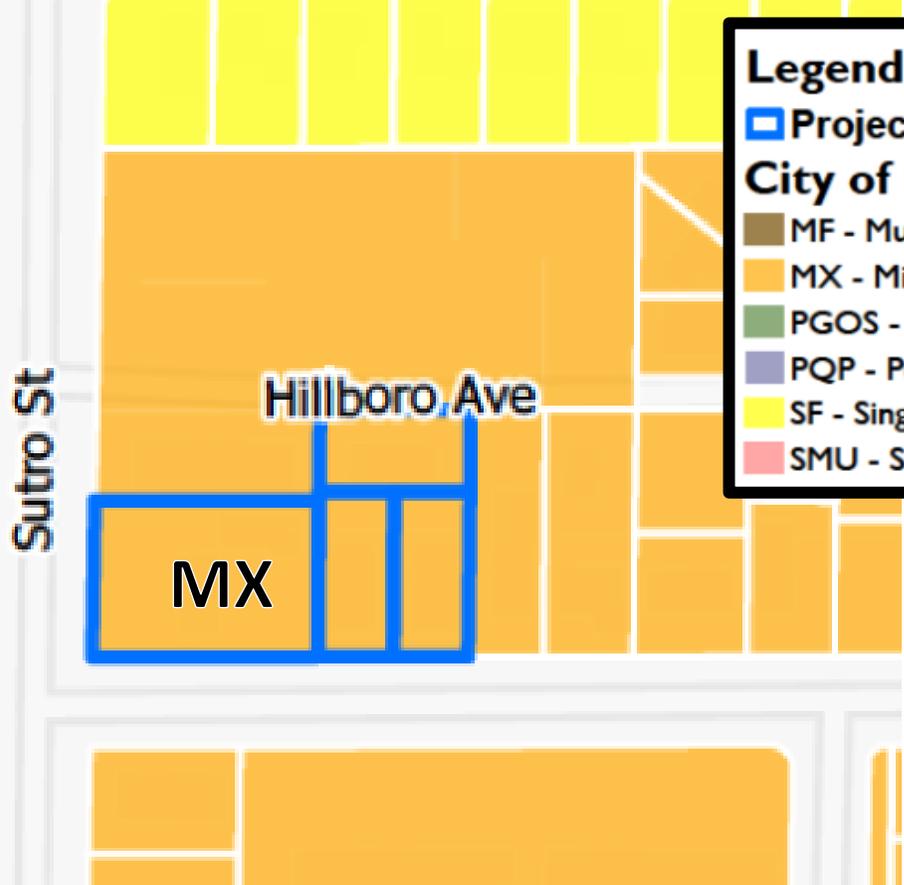
- Change zoning from Multi-Family Residential 14 units per acre (MF-14) to Multi-Family Residential 30 units per acre (MF-30)
- ❖ No Project yet but site planning will ensure future redevelopment/architecture blends with the character of the surrounding neighborhood.

**Legend**

- Project Area

**City of Reno Master Plan**

- MF - Multi-Family Neighborhood
- MX - Mixed Neighborhood
- PGOS - Parks, Greenways, and Open Space
- PQP - Public/Quasi-Public
- SF - Single-Family Neighborhood
- SMU - Suburban Mixed-Use



**Existing Master Plan  
Land Use Designation**

- Mixed Neighborhood (MX)
- Primary use: Single Family Detached; Secondary use: smaller Multi-family
  - Typically between 8 – 14 du/ac
  - Typically within walking distance of transit
  - Conforms with SF8, SF11, MF14

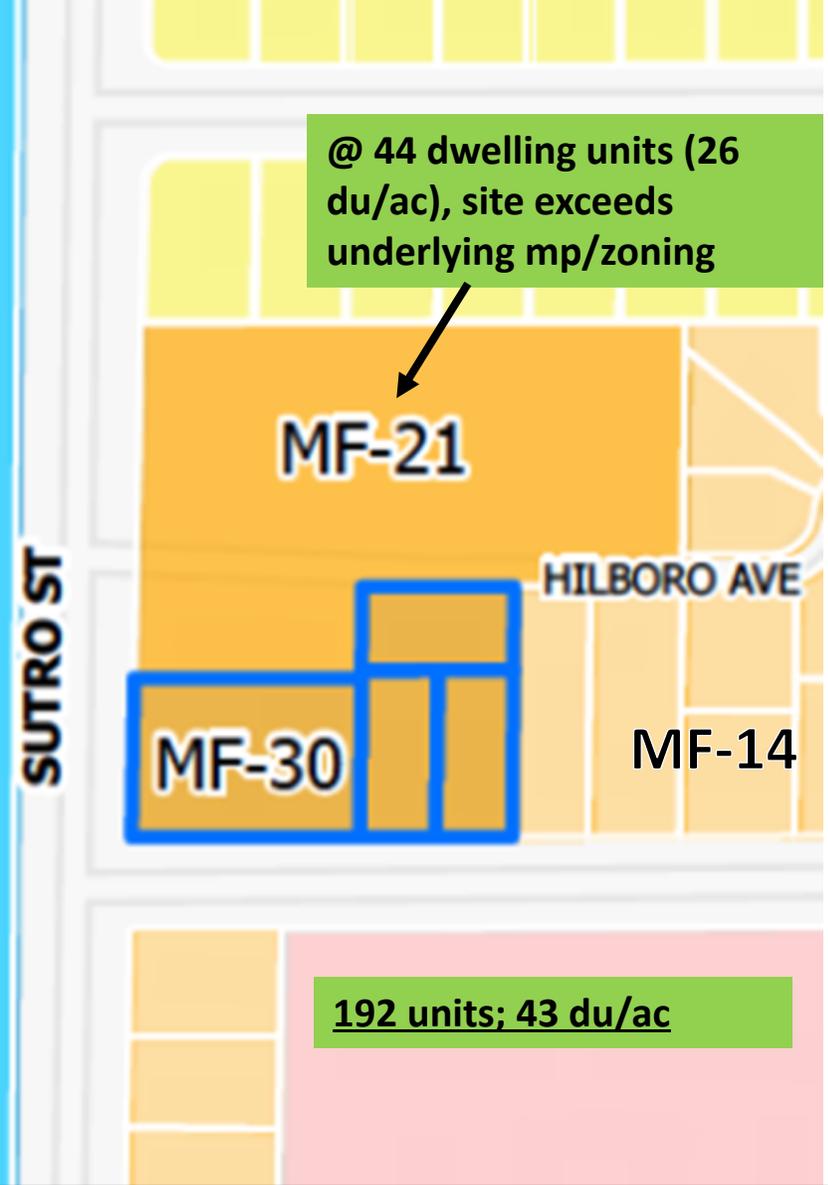
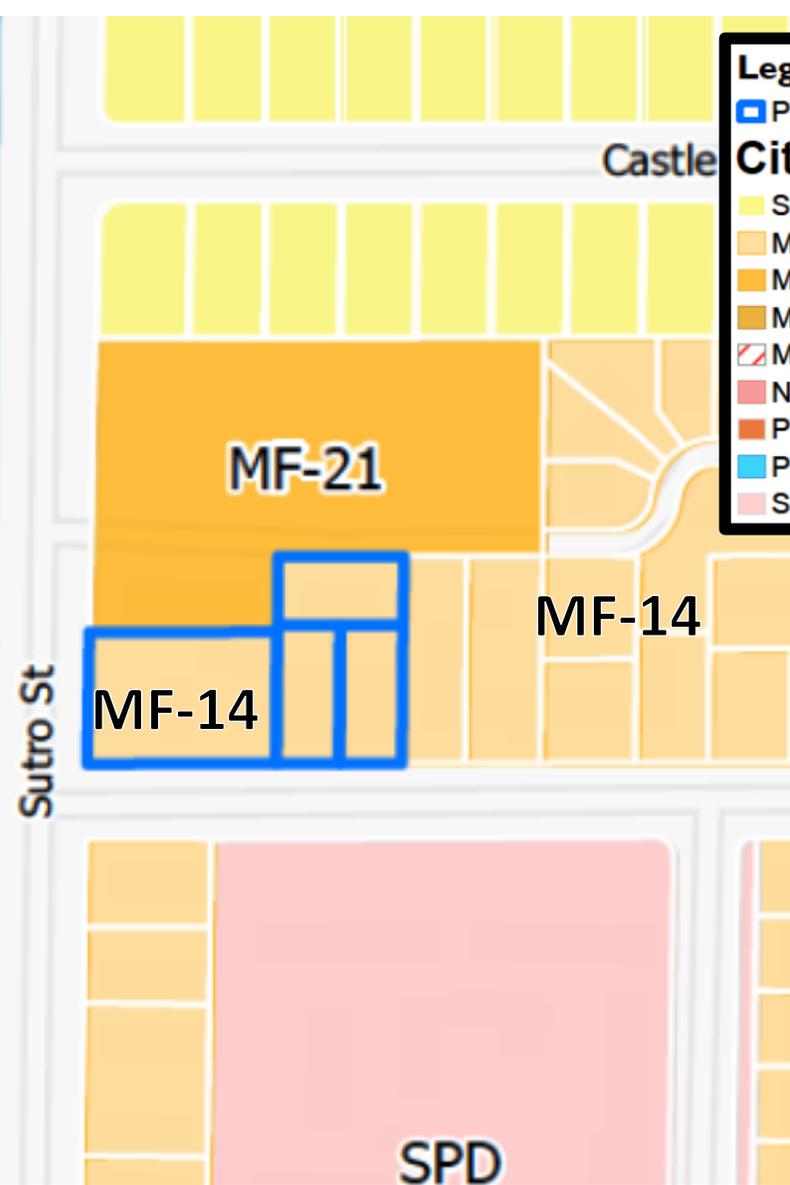
**Proposed Master Plan  
Land Use Designation**

- Multi-Family Neighborhood (MF)
- Primary use: Multi-family; Secondary use: Single Family Attached
  - ✓ Typically between 14 and 30 du/ac
  - ✓ Typically adjacent to transit (ie - existing bus stop)
  - ✓ Conforms with MF14, MF21, MF30

**Legend**

- Project Area
- Single-Family Residential (8 Units Per Acre)
- Multi-Family Residential (14 Units Per Acre)
- Multi-Family Residential (21 Units Per Acre)
- Multi-Family Residential (30 Units Per Acre)
- Mixed-Use Urban
- Neighborhood Commercial
- Professional Office
- Public Facilities
- Specific Plan District

**City of Reno Zoning**



**Existing Zoning**

- Multi-Family Residential 14 (MF-14)
- Max 14 du/ac
- Would allow 1 additional unit (total of 11 units)

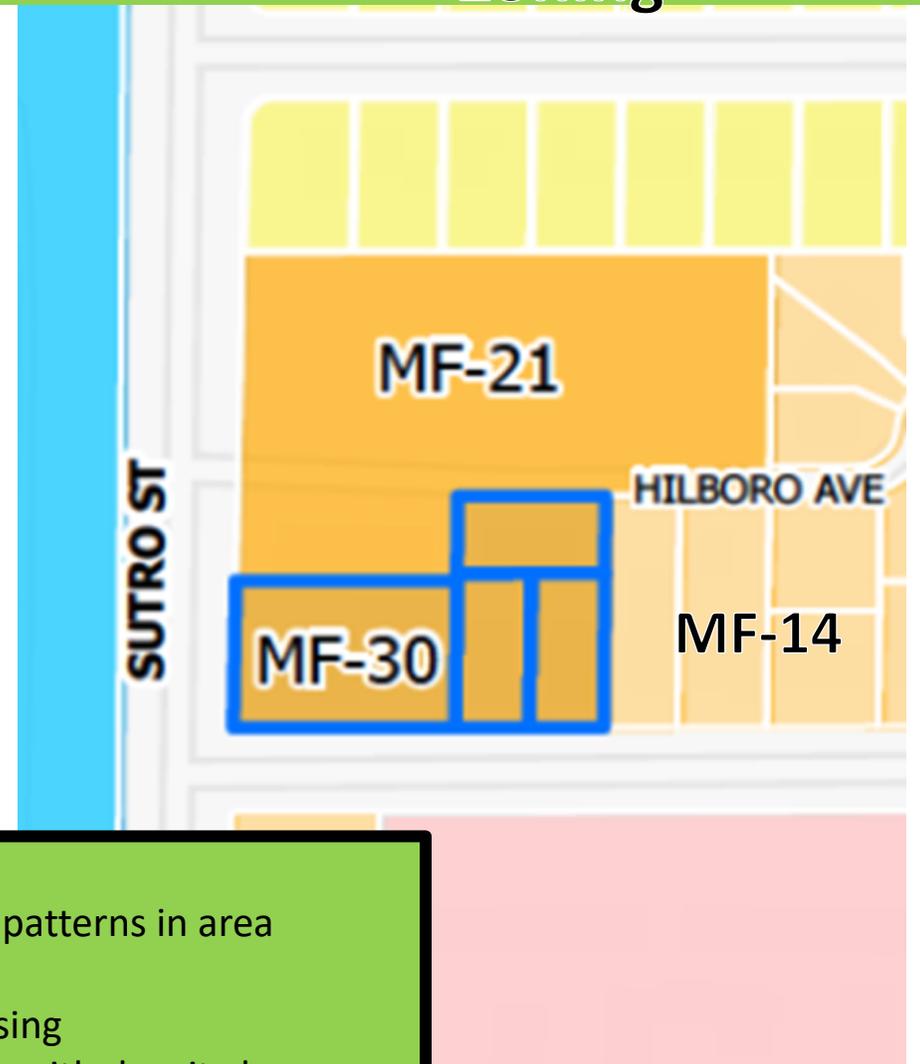
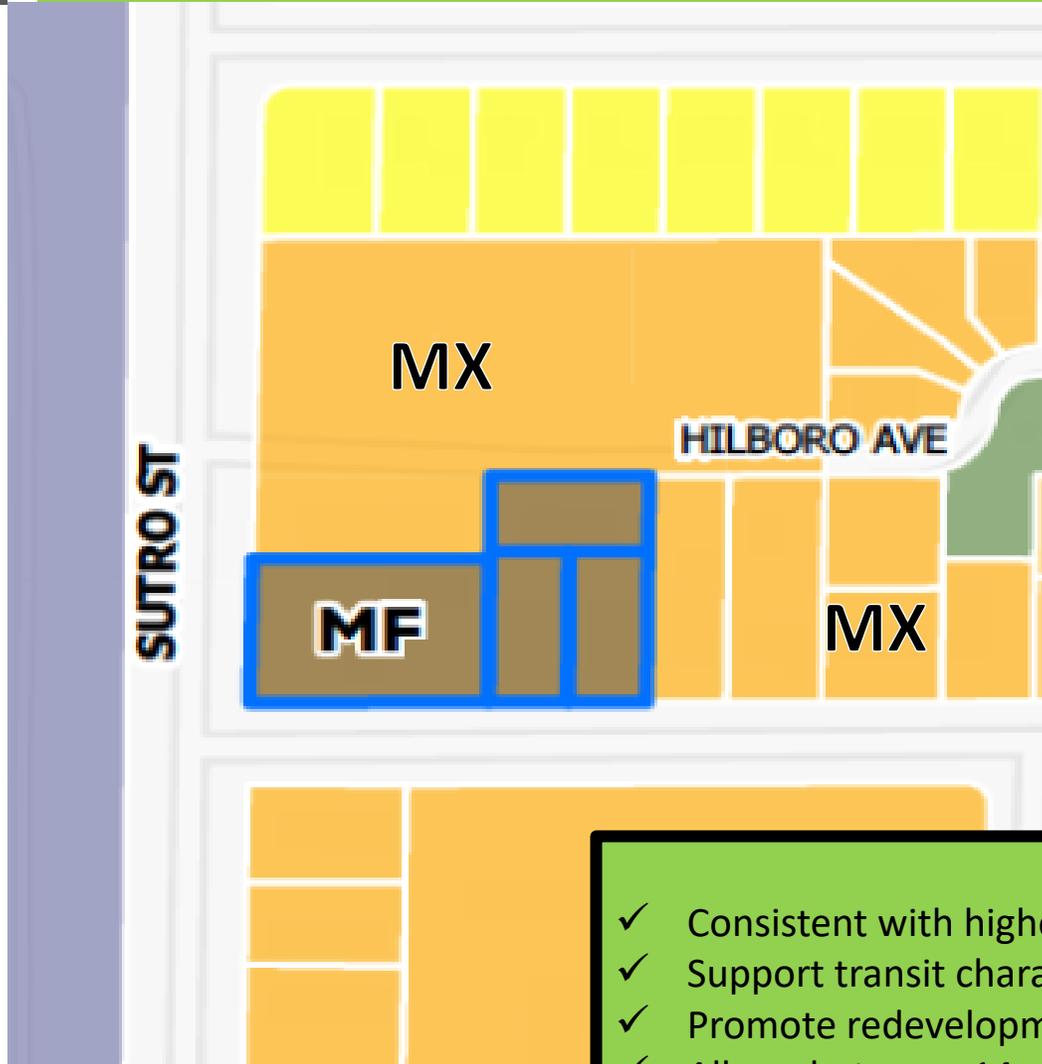
**Proposed Zoning**

- Multi-Family Residential 30 (MF-30)
- Max 30 du/ac
- Would allow 13 additional units (total of 23 units)

# Summary of Requests

## Master Plan

## Zoning



### Proposed Changes

- ✓ Consistent with higher density development patterns in area
- ✓ Support transit characteristics of area
- ✓ Promote redevelopment and affordable housing
- ✓ Allows between 14 – 30 du/ac; up to 41 units with density bonus
  - If more than 20 units, additional entitlement required

# QUESTIONS?



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