

EXHIBIT A

- 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]**

**PLANNING COMMISSION
STAFF REPORT**

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

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 ± 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 ± 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
SETBACKS – FRONT / SIDE / REAR	10' / 5' / 20'	10' / 5' / 10'
MAX. HEIGHT	35 ft	45 ft
MAX. STORIES	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 TOTALLING ±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:

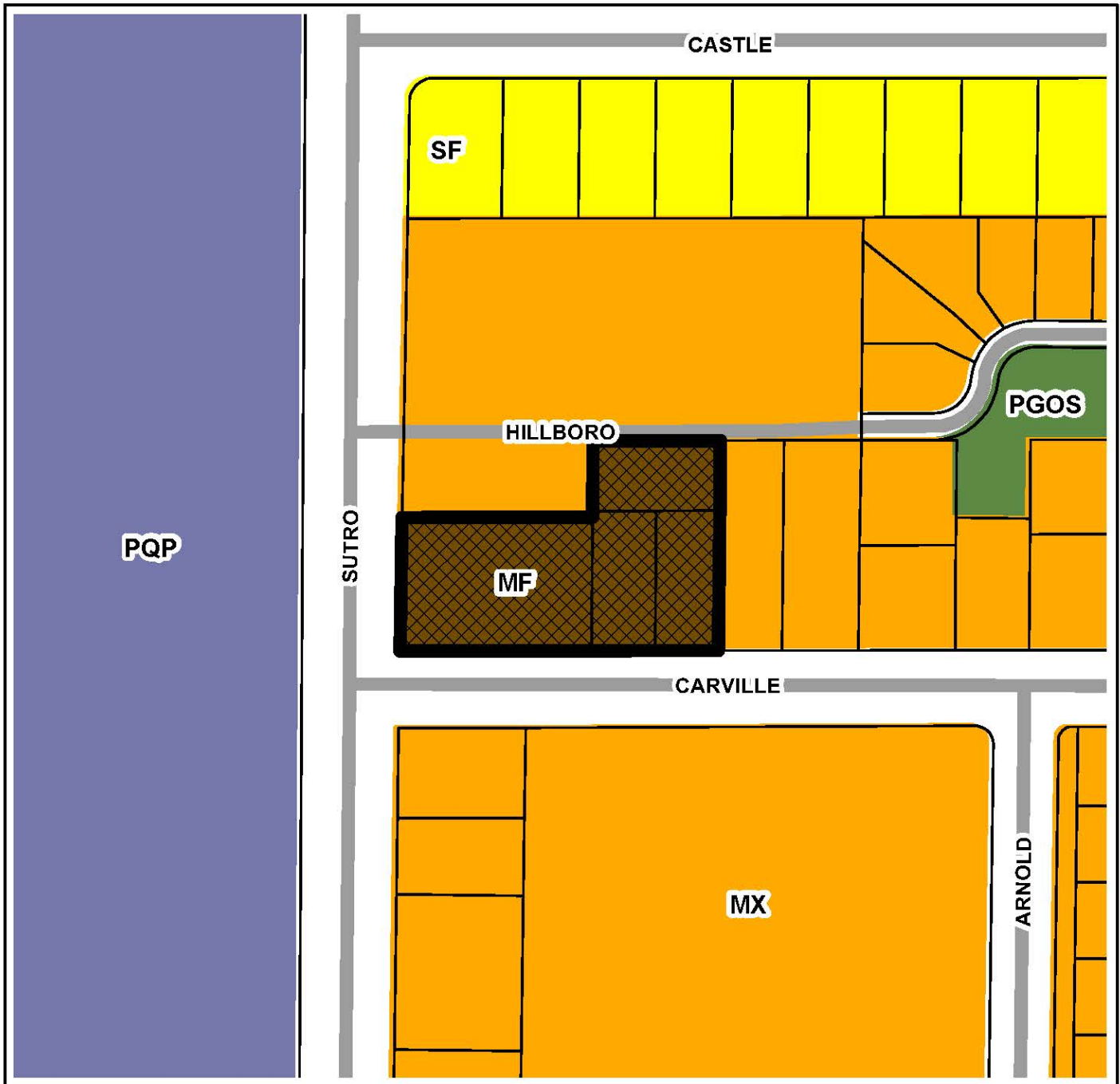
AYES: _____
 NAYS: _____
 ABSTAIN: _____ ABSENT: _____

APPROVED this __ day of _____, 20__.


 CHAIRPERSON

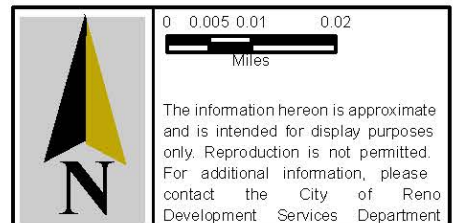
ATTEST:

 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





Development Services Department

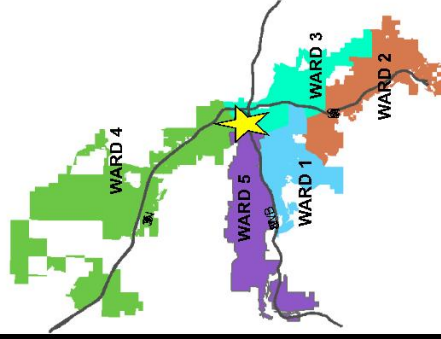
1 East 1st Street Phone: 321-8309
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.reno.gov

Map Produced: October 2024

AREA MAP

ID006

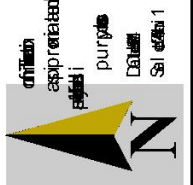
(Reno Housing
Authority - Carville Drive)



WARD



Department
City
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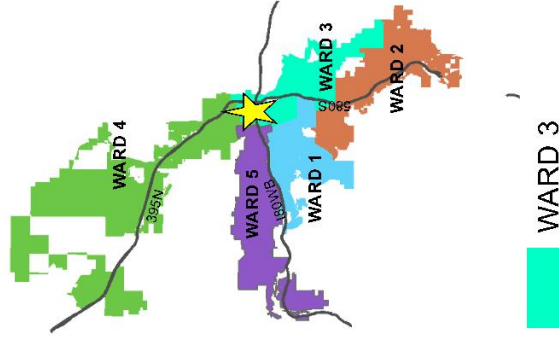


VICINITY MAP

LDC25-00015

(Reno Housing
Authority - Carville Drive)

Subject Site ► 



WARD 3



Development
Services
Department



The information herein
is approximate and
is intended for display
purposes only.
Date: October 2024
Scale: 1 inch = 120 feet

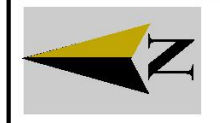
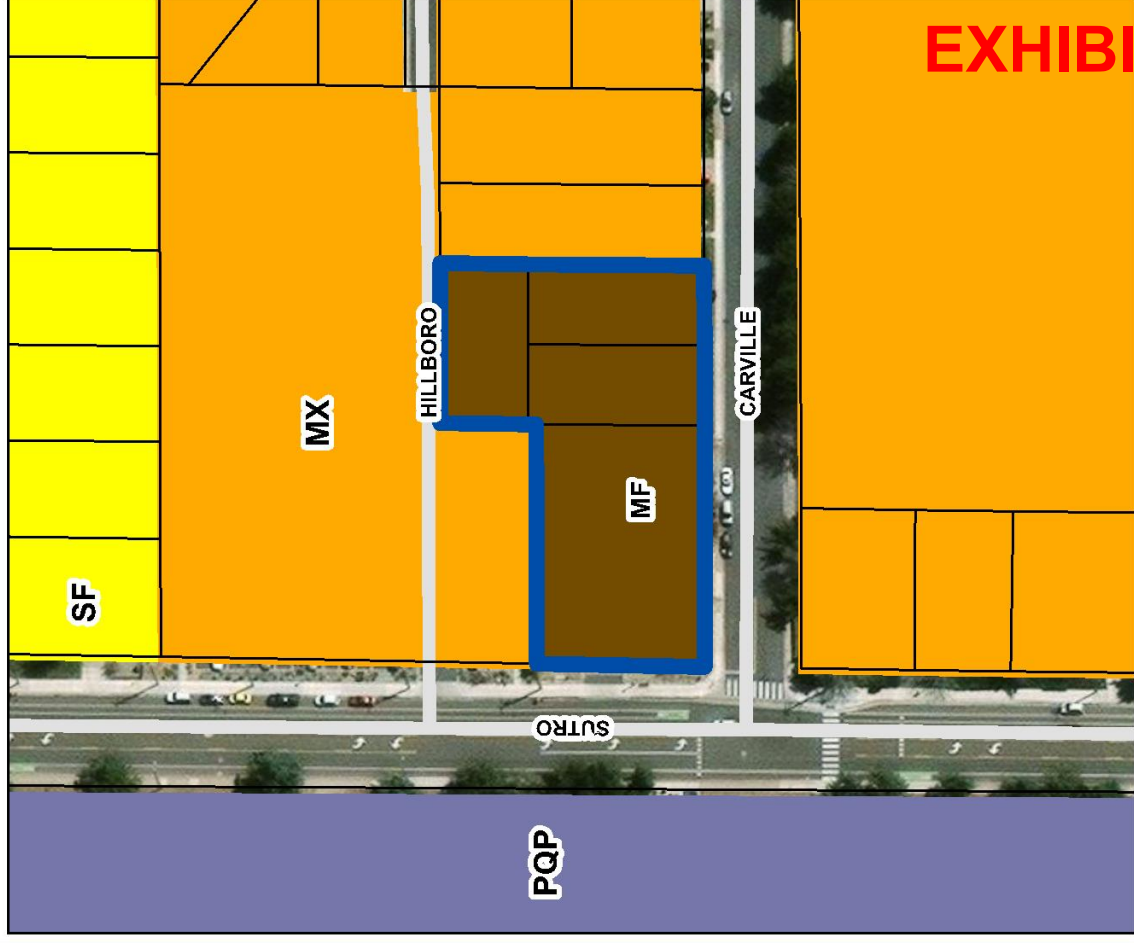
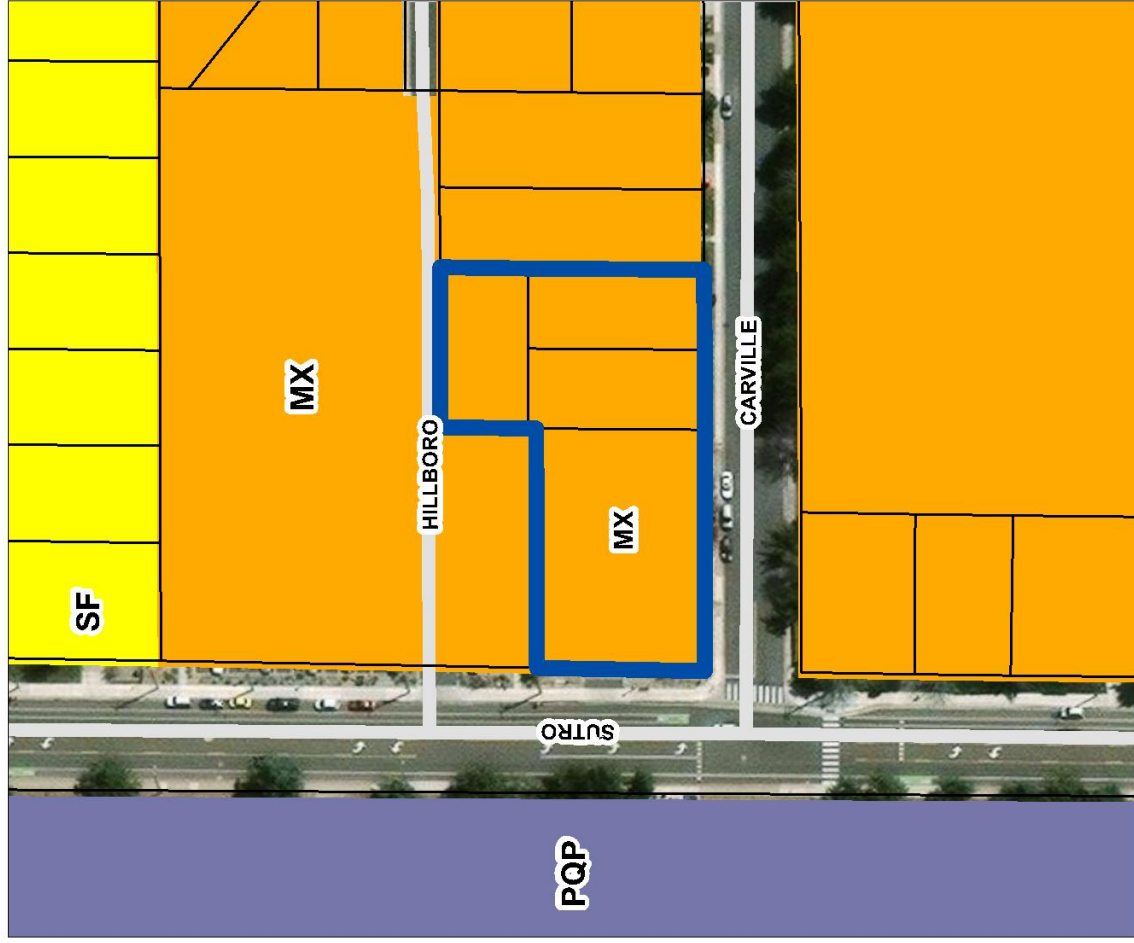


MASTER PLAN LAND USE COMPARISON

Document ID: 2024-001

Existing MPLU: MX

Proposed MPLU: MF



Master Plan Land Use




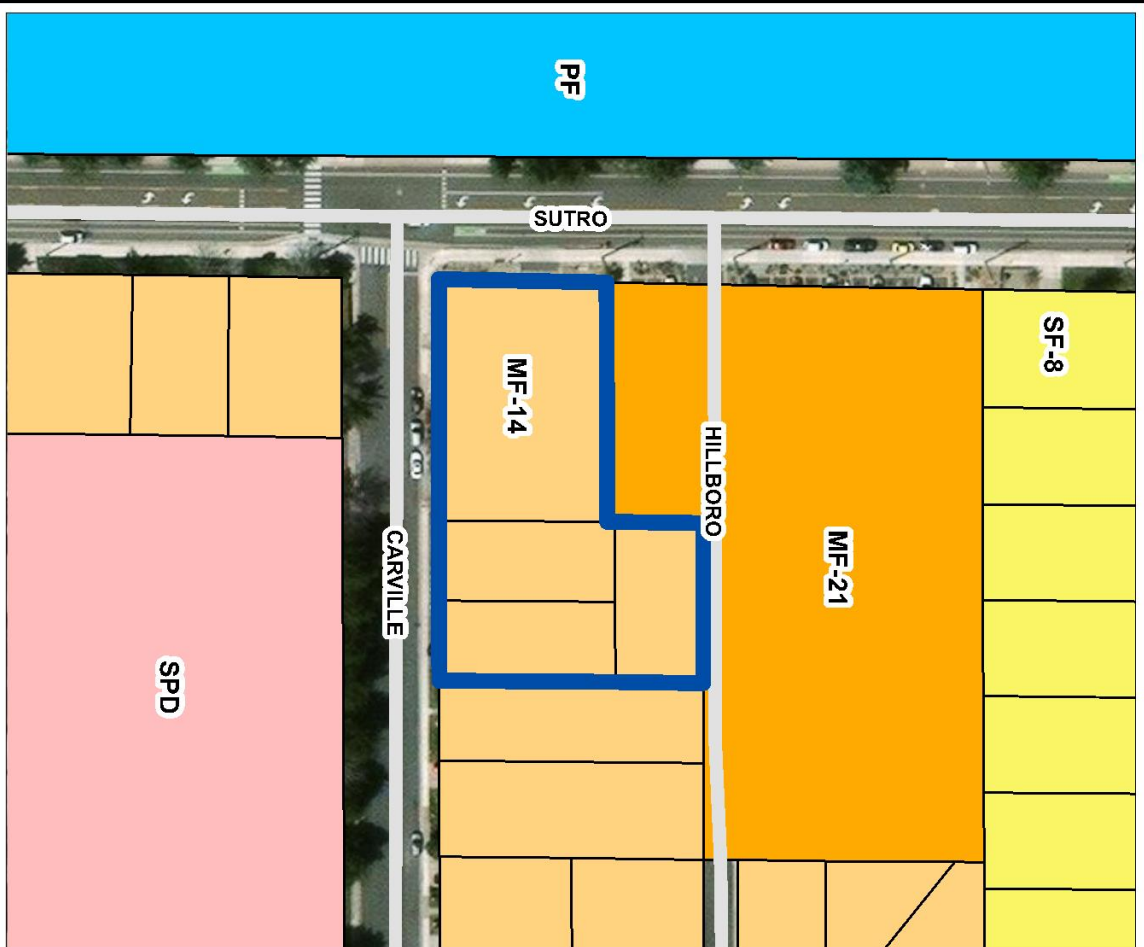
EXHIBIT B

ZONING MAP


LDC25-00015 (Reno Housing Authority - Carville Drive)

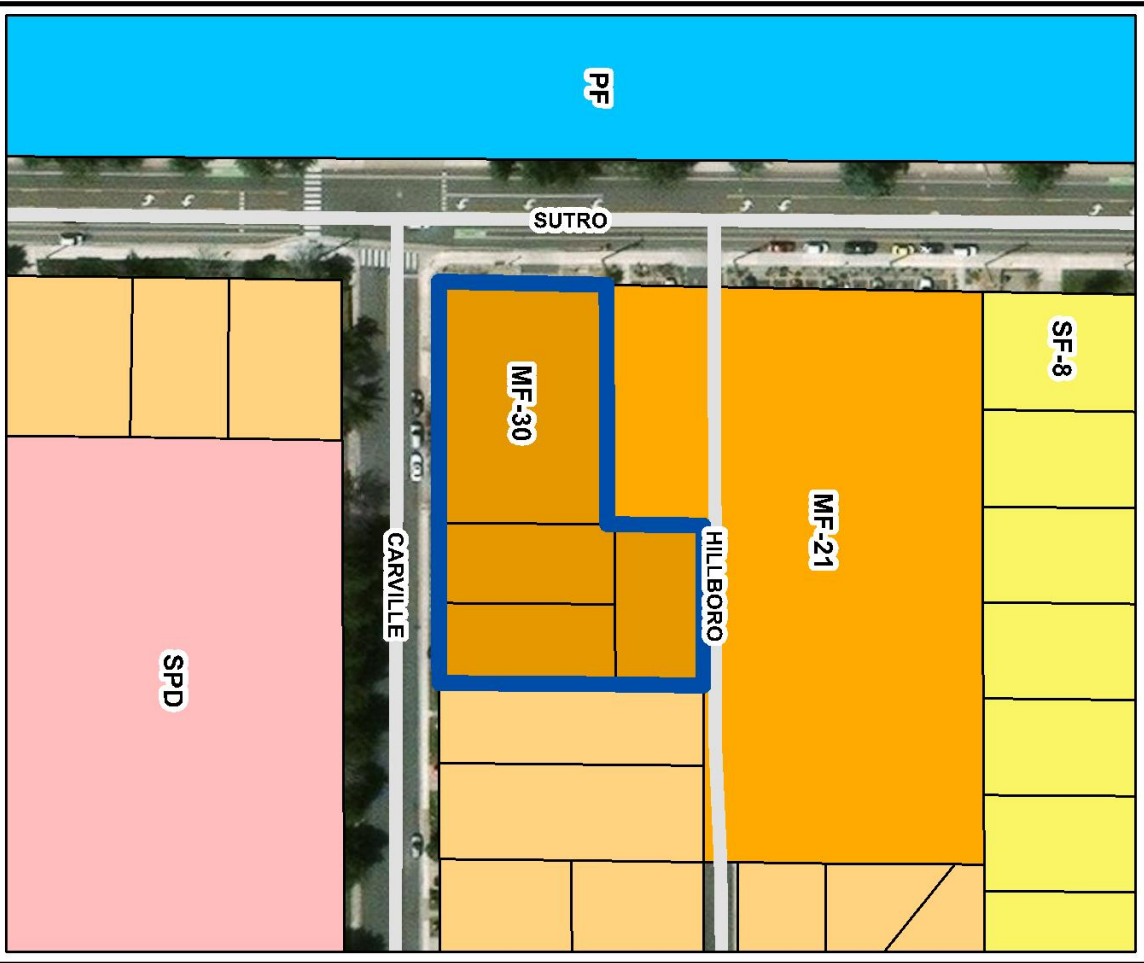
Existing Zoning: MF-14

Subject Site 



Proposed Zoning: MF-30

Subject Site 



Zoning Designations



SF-8



MF-14



MF-21



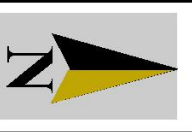
PF



SPD



MF-30



Date: October 2024

Scale: 1 inch = 120 feet

The information herein is approximate and is intended for display purposes only.

Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential								Mixed-Use												Employ.				Special					Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11			MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5

RESIDENTIAL USES

Household Living

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EXHIBIT C

Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use												Employ.				Special					Use-Specific Standards
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	

Group Living

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PUBLIC, INSTITUTIONAL, AND CIVIC USES

Community and Cultural Facilities

Cemetery or Mausoleum	C	C	C								P	P	P	P	P	P	P	P	P	P	P						P	P	C	M	M	M		18.03.303(a)(1)
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Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use												Employ.				Special					Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5		UT10	UT40
Funeral Parlor														P	P	P	P	P	P			P	P				P	P					
Library, Art Gallery, or Museum											P	P	P	P	P	P	P	P	P	P	P	P	P			P			C	P	C	P	
Major Government Facility																																	C
Minor Government Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C	
Prison or Custodial Institution																														C			
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P		C	P				P							
Public Meal or Homeless Services Provider												C					C							C									18.03.303(a)(2)
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(3) 18.04.107
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P			P	C	C	C	18.03.303(a)(4)
Educational Facilities																																	
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.303(b)(1)
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	18.03.303(b)(2)

Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential								Mixed-Use												Employ.				Special					Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10		UT40						
College, University, or Seminary									P	P	P	P	P	P	P	P	P		P	P	P			P			P				18.04.107						
School, Primary	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P		P	P	P			P			P	M	M	M	18.03.303(b)(3)						
School, Secondary	M	M	M	M	M	M	M		P	P	P	P	P	P	P	P	M			P	P			P	P		P	M	M	M	18.03.303(b)(4)						
School, Vocational or Trade									P	P	P	P	P	P	P	P	P		P	P	P	P			P	P	P	M	M	M	18.03.303(b)(5) 18.04.107						
Healthcare Facilities																																	18.04.107				
Blood Plasma Donor Center									P	P	P	P	P	P	P	P	P	P	P	P			P	P	P						18.03.303(c)(1)						
Hospital, Acute and Overnight Care									P	P	P	P	P	P	P	P	P			P				C			C										
Medical Facility, Day Use									P	P	P	P	P	P	P	P	P	P	P	P				P			P										
COMMERCIAL USES																																					
Agriculture, Animals, and Farming																																	18.04.107				
Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility	C	C	C						P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P			M	M	M	18.03.304(a)(1)					

Current Zoning MF-14

Proposed Zoning MF-30

Chapter 18.03 Use Regulations

Article 2 Table of Allowed Uses
18.03.206 Table of Allowed Uses

[illegible]

Food and Beverage

Bakery, Retail						M	M	P	P	P	P	P	P	P	P	P	P	P	P ₂				
Bar, Lounge, or Tavern								P	P	P	P	C	P	P	P			P	P	P			
Commercial Kitchen								P	P	P	P	P	P	P	P			P	P	P	M	M	
Microbrewery, Distillery, or Winery								P	P	P	P	P	P	P	P			P	P	P			18.03.304(b)(1)
Restaurant						M	M	P	P	P	P	P	P	P	M	P			P	P			
Restaurant with Alcohol Service						C	C	P	P	P	P	P	P	P	M	P			P	P			18.03.304(b)(2)

Lodging

[illegible]

Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use												Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5		UT10	UT40	
Hotel-Condominium											P	P	P	P	P	P	P	P				P		P									18.03.304(c)(2)	
Hotel											P	P	P	P	P	P	P	P	P			P											18.03.304(c)(3)	
Hotel with Nonrestricted Gaming											C				C	C	C	C															18.03.304(c)(4)	
Motel																	P	P	P														18.03.304(c)(5)	
Motel with Nonrestricted Gaming																																		18.03.304(c)(6)

Office and Professional Services

Call Center										P	P	P	P	P	P	P	P	P			P	P	P										
Financial Institution								P		P	P	P	P	P	P	P	P	P	P	M							M						18.03.304(d)(1)
Laboratory											P	P	P	P	P	P	P	P		P	P	P	P				P						18.03.304(d)(2)
Office, General								P		P	P	P	P	P	P	P	P	P	P		P	P	P				P						18.03.304(d)(3)
Recording Studio										P	P	P	P	P	P	P	P	P	P		P	P	P				P						

Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential								Mixed-Use												Employ.					Special					Use-Specific Standards
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40

Personal Services

Cleaners, Commercial																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Recreation and Entertainment

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Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
[P/A]2 = permitted by right except when the use-specific standards require public hearing
[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use												Employ.				Special					Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10		UT40	
Escort Service/Outcall										P																							
Event Center/Banquet Hall								C		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	C	C				
Gun Range, Indoor																		C					C				C						
Recreational Vehicle Park														C		C	C	C														18.03.304(f)(4)	
Sports Arena, Stadium, or Track										C	C	C	C	C	C	C	C	C			C		C		C	C	C	C	C			18.04.107	
Retail																																	
Building, Lumber, and Landscape Material Sales														P	P	4	P	P	P		P			P	P	P	P					18.03.304(g)(1)	
Cannabis Dispensary, Medical										P	4	P	P	4	4	4	P				P					P	4					18.03.304(g)(2)	
Cannabis Dispensary, Adult-use																P	4	P	P	4	P					P	4					18.03.304(g)(3)	
Convenience Store										P	P	P	P	P	P	P	P	P	C		P		P	M	P	P							
General Retail, less than 10,000 Square Feet								P		P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P					18.03.304(g)(4)	
General Retail, 10,000 Square Feet or more										P	P	P	P	P	P	P	P	P	P		P		P	P	P	P	P					18.03.304(g)(5)	

Current Zoning MF-14

Proposed Zoning MF-30

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P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

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[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential								Mixed-Use												Employ.				Special					Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5		UT10	UT40
General Retail, Package Alcohol Sales												C		C		C	C	C			C		C	C	C	C						18.03.304(g)(6)
Pawn Shop																C	C	C			C			C	C	C						18.03.304(g)(7)
Plant Nursery or Garden Supply										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						

Transportation, Vehicles, and Equipment

Airport Operations and Facilities																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</
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Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review
[P/A]2 = permitted by right except when the use-specific standards require public hearing
[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use												Employ.				Special					Use-Specific Standards	
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MF21		MD-ED	MD-UD	MD-ID	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10		UT40
Truck Stop/Travel Plaza																	C						C	C								18.03.304(h)(6) 18.04.107

PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES

Communications and Broadcasting

Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M																							18.03.305(a)(1)
TV Broadcasting and Other Communication																																18.03.305(a)(2)

Utilities

Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.305(b)(2)

INDUSTRIAL USES

18.04.107

Manufacturing and Processing

Animal and Animal Byproduct Processing																																C	C	C	18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use																																			18.03.306(a)(2)

Current Zoning MF-14

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Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited
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[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing
[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential								Mixed-Use								Employ.				Special					Use-Specific Standards
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11										I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40	
Cannabis Cultivation Facility, Medical																	P 4	P 4	P 4	P 4						18.03.306(a)(3)
Cannabis Independent Testing Laboratory, Adult-use																	P 4	P 4	P 4	P 4						18.03.306(a)(4)
Cannabis Independent Testing Laboratory, Medical																	P 4	P 4	P 4	P 4						18.03.306(a)(5)
Cannabis Production Facility, Adult-use																	P 4	P 4	P 4	P 4						18.03.306(a)(6)
Cannabis Production Facility, Medical																	P 4	P 4	P 4	P 4						18.03.306(a)(7)
Chemical Processing and/or Manufacture																	C 4	C 4	C 4	C 4						
Collection Station																	P 4	P 4	P 4	P 4		C 2	C 2			
Crematorium																	P 4	P 4	P 4	P 4						18.03.306(a)(8)
Custom and Craft Manufacturing																	P 4	P 4	P 4	P 4			C 2	C 2		
Food Processing or Wholesale Bakery																	P 4	P 4	P 4	P 4						
Hazardous Waste Facility																	P 2	P 2	P 2	P 2						18.03.306(a)(9)

Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

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[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use												Employ.				Special					Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5		UT10	UT40
Indoor Manufacturing, Processing, Assembly, or Fabrication													P				P	P				P		P	P	P						C	
Maintenance, Repair, or Renovation Business												P	P		P		P	P	P			P		P	P	P							
Outdoor Manufacturing, Processing, Assembly, or Fabrication																								C	C	C	C						
Printing and Publishing											P	P	P	P	P	P	P	P	P			P		P	P	P							

Resource and Extraction

Asphalt or Concrete Batch Plant																							C									C
Mining Operations																							C				C					C

Storage, Distribution, and Warehousing

Heavy Machinery and Equipment, Rental, Sales, and Service																4	C	C					P	C	P							18.03.306(b)(1)
Mini-warehouse								C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P							18.03.306(b)(2)
Outdoor Storage																4	C				C		P	C	P							18.03.306(b)(3)

Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

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[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use											Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40
Railroad Yard or Shop																	C							P	P		P		P				
Salvage or Reclamation of Products, Indoors																								P	P	C	P						
Septic Tank Services																								C							C		
Tow Yard																								P	P	C	P						18.03.306(b)(4)
Transfer Station																							C	C									18.03.306(b)(5)
Truck Terminal																							C	C	C	C							
Warehouse or Distribution Center												P ₁					C	P ₁					P	P	P	P	C		C				
Wholesale																	P	P	P				P	P	P	P	P						18.03.306(b)(6)
Wrecking Yard, Salvage Yard, or Junk Yard																							C				C						
ACCESSORY USES																																	
Automated Teller Machine, Freestanding									A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Ball Court	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		18.03.405(a)

Current Zoning MF-14

Proposed Zoning MF-30

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P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use												Employ.				Special					Use-Specific Standards			
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5		UT10	UT40	
Caretaker Quarters									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A				18.03.405(b)	
Childcare, In-Home (1-6 Children)	A	A	A	A	A			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A ₁	A	A			18.03.405(c)	
Childcare, In-Home (7-12 Children)	M	M	M	M	M			M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M			M	M	A	A			18.03.405(d)	
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A	A															18.03.405(e)	
Drive-Through Facility (Food Service)													C ₄	C ₄	C ₄	C ₄	C ₄	M	A					A	A ₁	A	A ₁						18.03.405(f)	
Drive-Through Facility (Non-Food Service)													M	M	M		M	M	A		M				A	A	A	A					18.03.405(g)	
Gaming Operation, Restricted											A		A	A	A		A	A	A	A	A	A			A	A	A	A					18.03.405(h)	
Guest Quarters	A	A	A	A	A	A	A	A		A							A	A									A							18.03.405(i)
Helipad											M	A	M	A	M		M	M	M					M	M	M	A	A				M	18.03.405(j)	
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A			18.03.405(k)
Live Entertainment								A ₁	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A ₁				18.03.405(l)
Outdoor Storage											A	A	A		A		A ₁	A	A	A	A	A	A	A	A	A	A		A	A				18.03.405(m)

Current Zoning MF-14

Proposed Zoning MF-30

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

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[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential								Mixed-Use												Employ.				Special					Use-Specific Standards				
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MD-ED	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5	UT10	UT40					
Package Alcohol Sales Accessory to a Primary Use								A 1	A 1	M	M	M	M	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1	A 1						18.03.405(n)			
Retail Sales Associated with a Primary Use									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(o)			
Satellite Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		18.03.405(p)			
Sidewalk Café								A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A							18.03.405(q)			
Stable, Private	A	A	A	A																					A		A	A	A		18.03.405(r)			
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(s)			
TEMPORARY USES																																		
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)			
Carnival, Circus, Entertainment Event, Amusement Ride									P	P	P	P	P	P	P	P			P	P				P						P	18.03.503(b)			
Christmas Tree Sales Lot and Similar Uses									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(c)			
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(d)			

Current Zoning MF-14

Proposed Zoning MF-30

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[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use												Employ.				Special					Use-Specific Standards		
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11		MF21		MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF	UT5		UT10	UT40
Garage Sale	P	P	P	P	P	P	P	P	P	P																							18.03.503(e)
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.503(f)
Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)

(Ord. No. 6614, § 1.1, 12-8-21)

Reno Housing Authority – Carville Drive

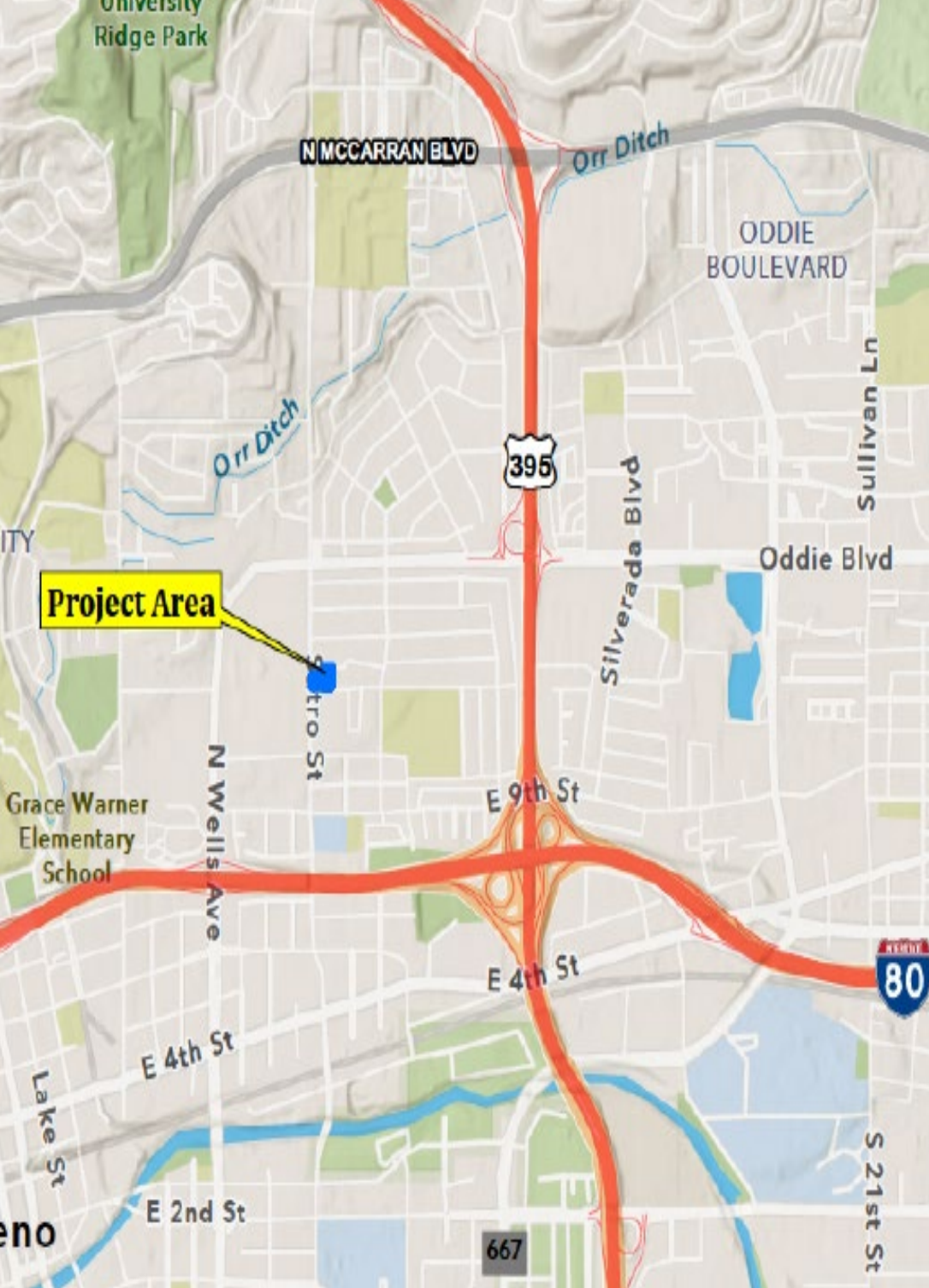
APNs 008-490-16, -17, -18, and -19

LDC25-00015

PLANNING COMMISSION– DECEMBER 5, 2024



WOOD RODGERS



Project Area

- 4-parcels
- ~.75 acre total
- NW corner of Carville Drive and Sutro Street
- Existing RTC Bus Stop on Sutro St.

Parcel to the North

- 1.68 acres
- 44 dwelling units
- 26 du/ac

Parcel to the South

- 4.39 acres
- 192 dwelling units
- 43 du/ac

Project Area

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)

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

Sutro St

Hillboro Ave

MX

SUTRO ST

HILBORO AVE

MF

MX

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

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)

Legend

■ Project Area

City of Reno Zoning

■ 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)

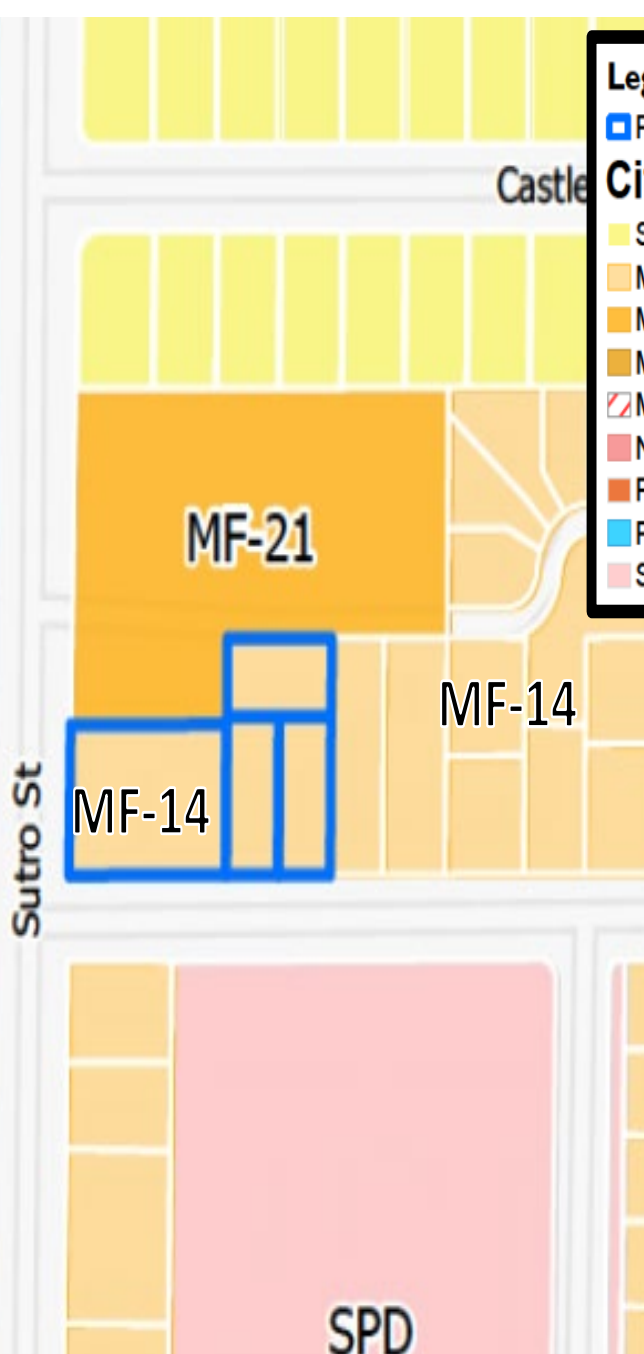
■ Mixed-Use Urban

■ Neighborhood Commercial

■ Professional Office

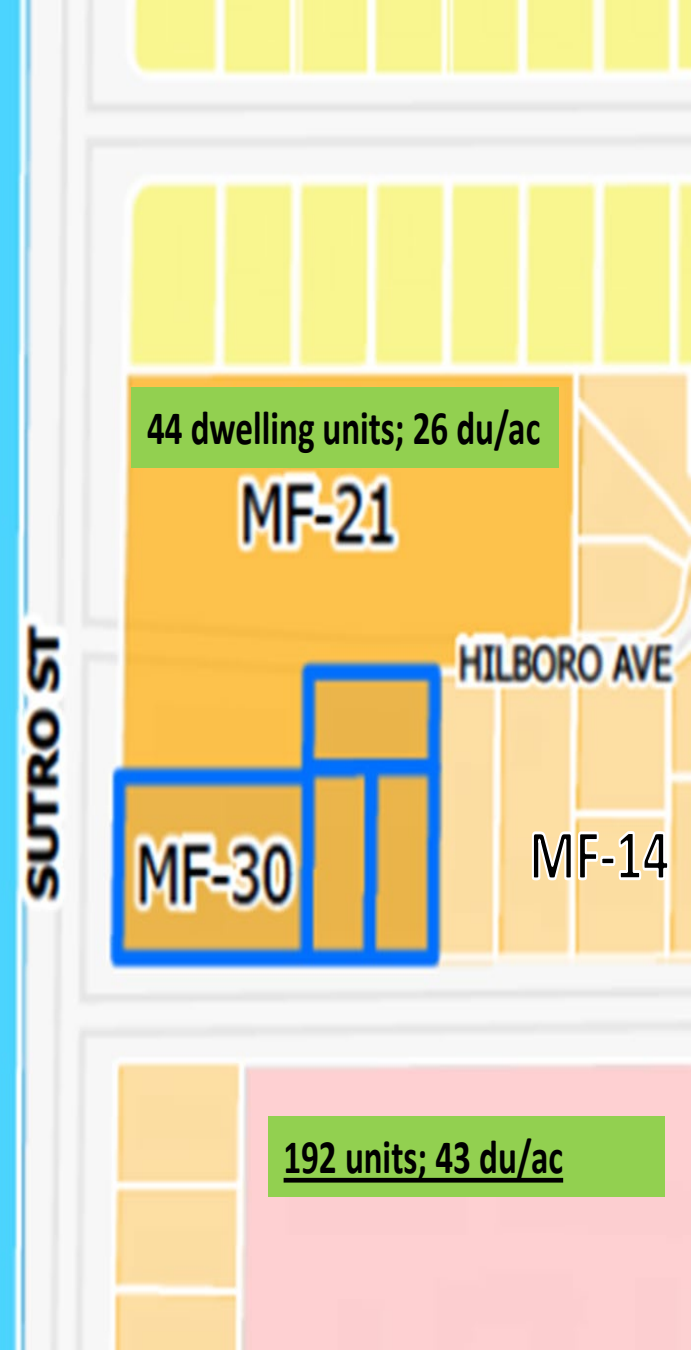
■ Public Facilities

■ Specific Plan District



Existing Zoning

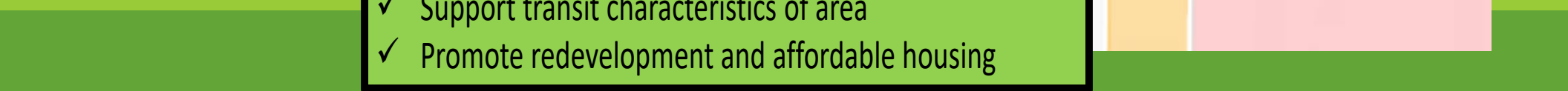
- Multi-Family Residential 14 (MF-14)
- Max 14 du/ac
- Allows up to 11 units



Proposed Zoning

- Multi-Family Residential 30 (MF-30)
- Max 30 du/ac
- Allows up to 23 units

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QUESTIONS?



WOOD RODGERS

Stacie Huggins

Principal Planner - Associate

shuggins@woodrogers.com



WOOD RODGERS

A scenic photograph of a river flowing over a stone weir, creating white water rapids. The river is bordered by a stone retaining wall on the left and a grassy area with trees. In the background, there are more trees with autumn foliage and a bridge. The sky is blue with some clouds.

LDC25-00015

RHA at Carville Master Plan and Zoning Map Amendments

*Reno City Planning Commission
December 5, 2024*



Project Information



- **Site Size:**
 ± 0.75 acre site
- **Master Plan Amendment**
- **Zoning Map Amendment**

MASTER PLAN LAND USE COMPARISON

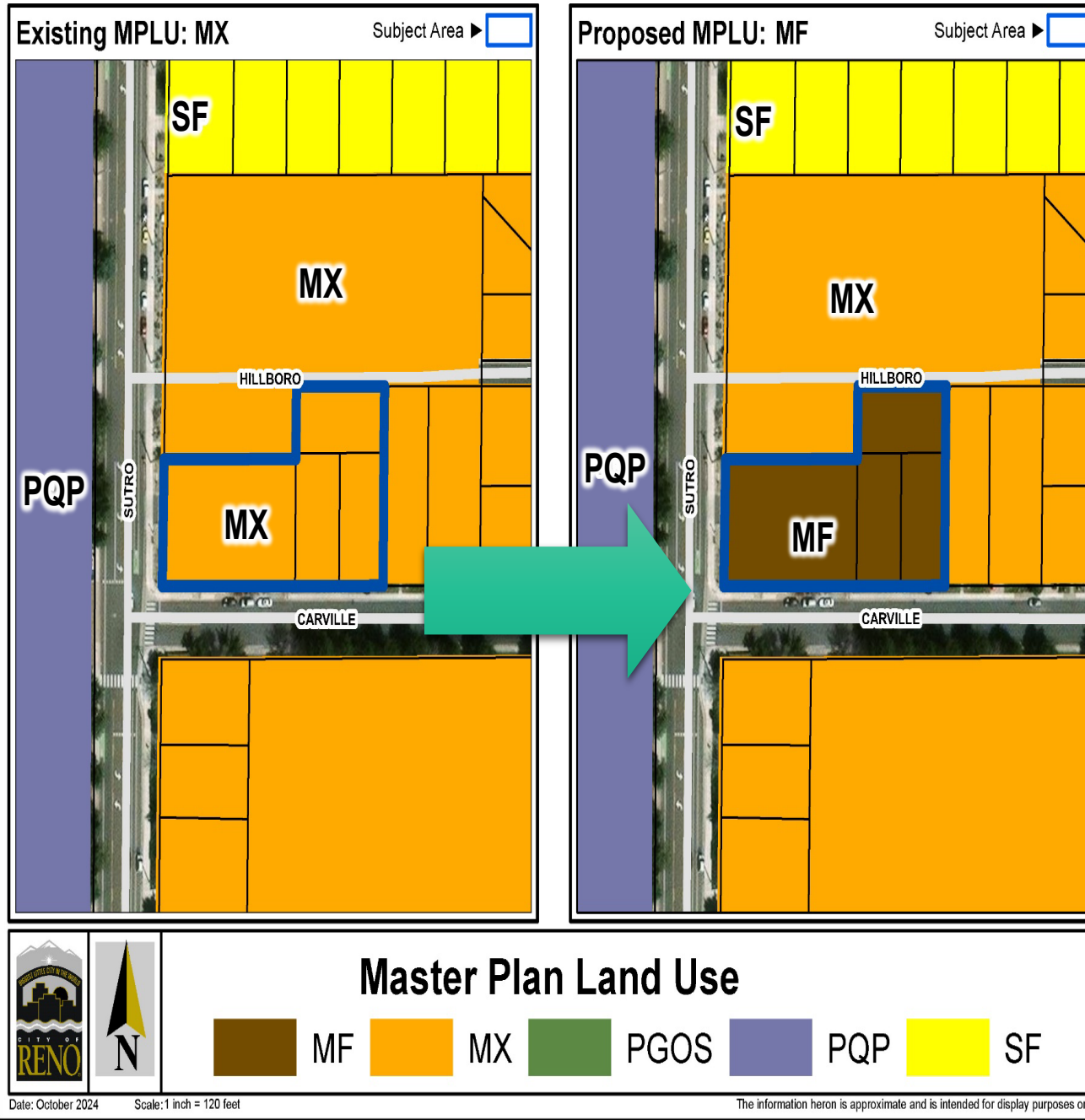
LDC25-00015 (Reno Housing Authority - Carville Drive)

Master Plan

From Mixed
Neighborhood (MX) to

**Multi-Family
Neighborhood (MF)**

- 1.5A: Quality of Life
- 2.5B: Transit-Oriented Development
- 4.1E: Affordable Housing Retention
- 4.4E: Density/Intensity

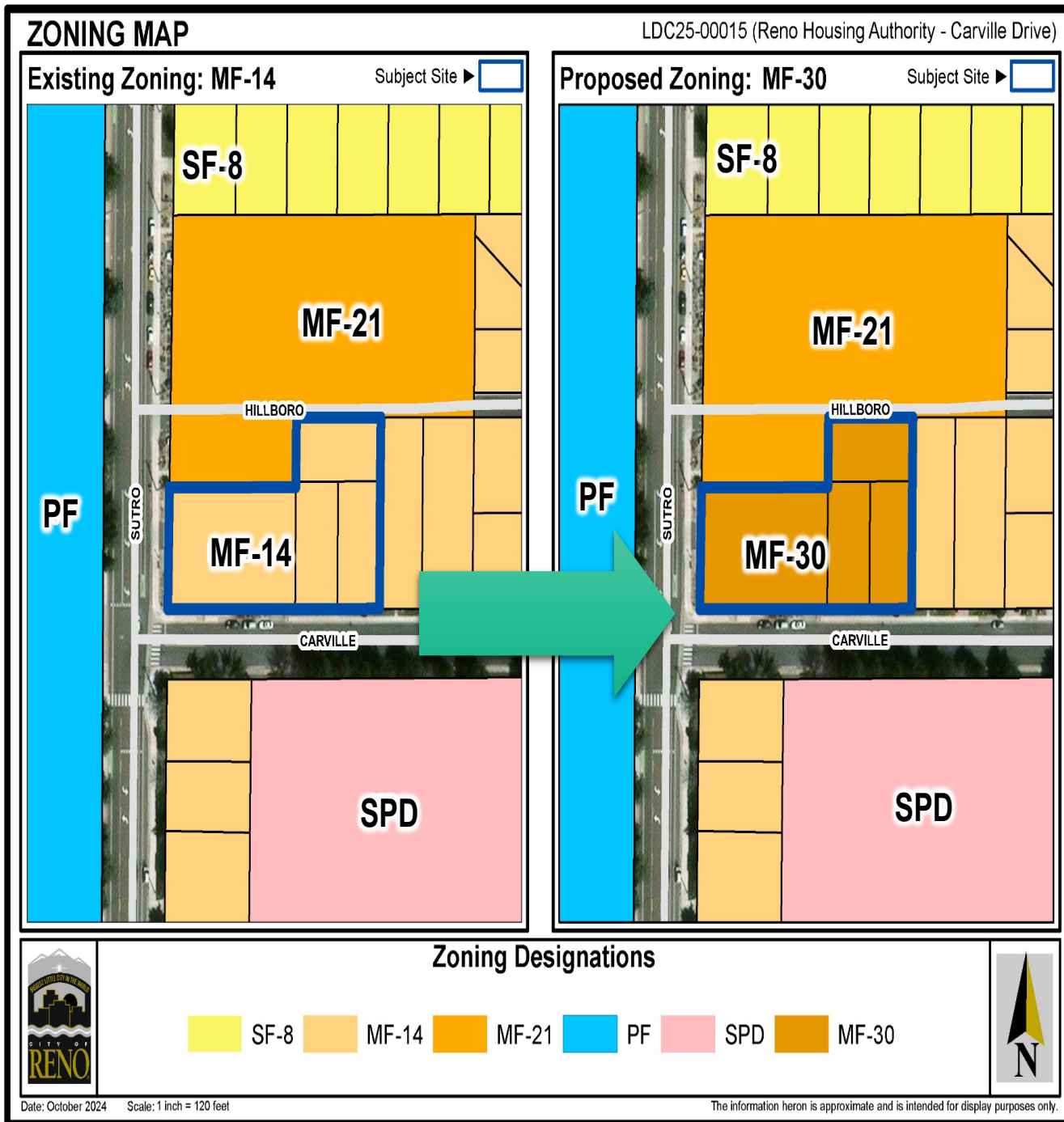


Zoning District

From Multi-Family Residential – 14 units per acre (MF-14) to






Multi-Family Residential – 30 units per acre (MF-30)

- Conforming to MF Master Plan designation
- Similar density in adjacent parcels



Land Use Compatibility

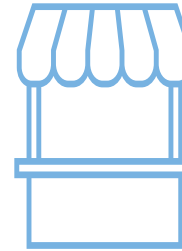


-  4+ Units
-  Triplex
-  Duplex
-  Single-Family
-  Existing Bus Stop

Highlight of Uses



Increase residential density consistent with the area



Adds the opportunity for several commercial uses compatible with neighborhood corridors



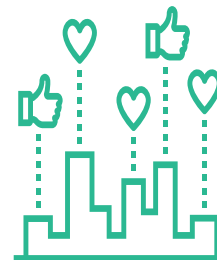
Addition of any commercial use requires a site plan review

Development Standards

	MF-14	MF-30
Setbacks (Front/Side/Rear)	10' / 5' / 20'	10' / 5' / 10'
Max Height	35'	45'
Max Stories	2.5 stories	3 stories
Density	14 units per acre	30 units per acre



Potential for an additional **23 units**



Standard residential massing and transition standards apply

Master Plan Amendment Findings Recommendation

Findings	Analysis	Staff Review
Substantial conformance with Master Plan priorities and policies	MF furthers specific Master Plan policies and goals	✓ Yes
Activities and development compatible with surrounding	Land uses and development standards consistent with surrounding neighborhood	✓ Yes
Availability of public services in accordance with Concurrency Management System	Public services are available for the nominal increase in density	✓ Yes

Zoning Map Amendment Findings Recommendation

Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Generally, in conformance with NRS	✓ Yes
Conforms with Master Plan	1. MF-30 zone is conforming with the MF Master Plan land use designation, and 2. Continues a zoning scheme contemplated by the Master Plan	✓ Yes

Recommended 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.