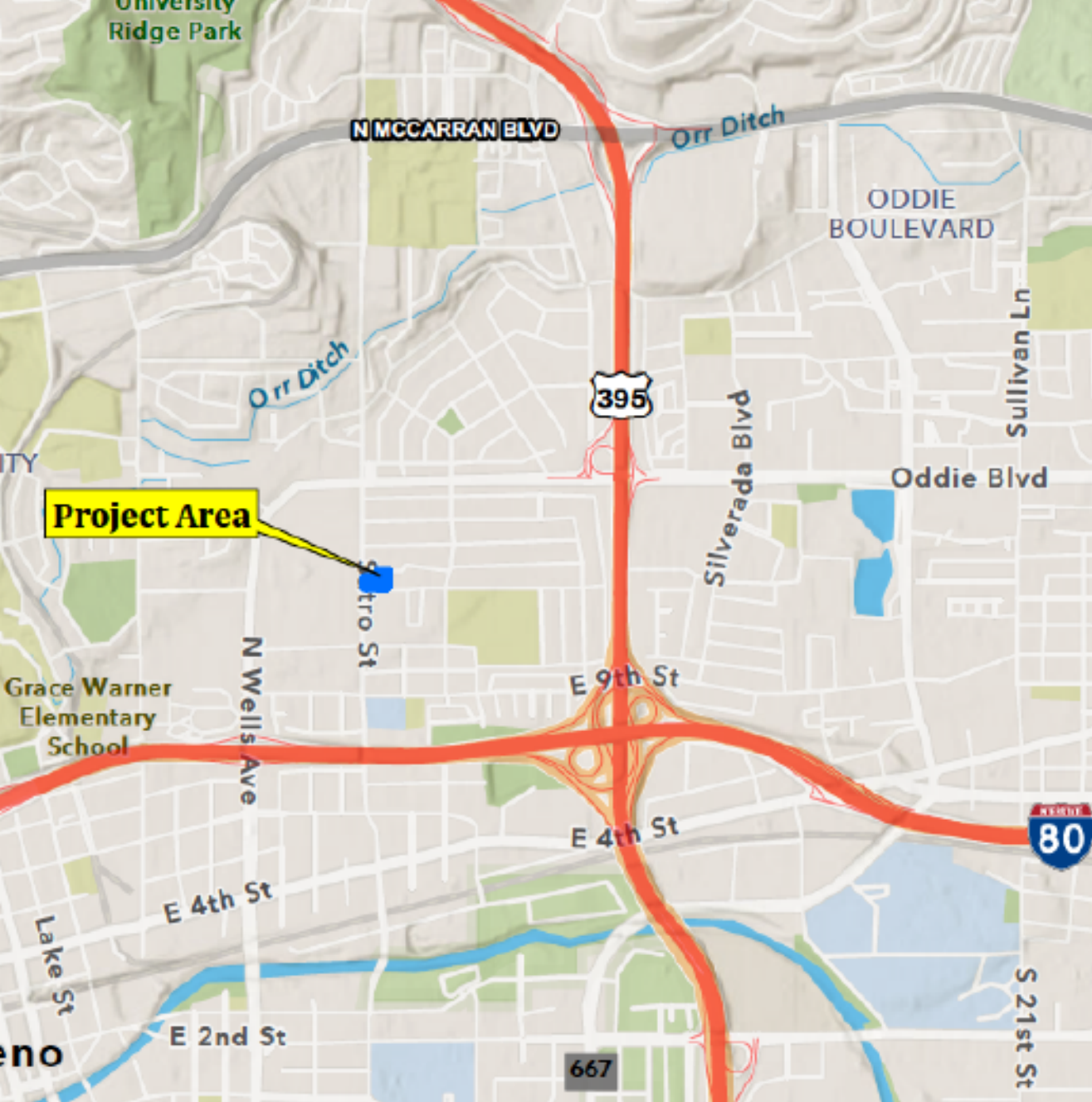


Reno Housing Authority Carville Drive

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

LDC25-00015

CITY COUNCIL – JANUARY 22, 2025



Project Area

- 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

Project Area

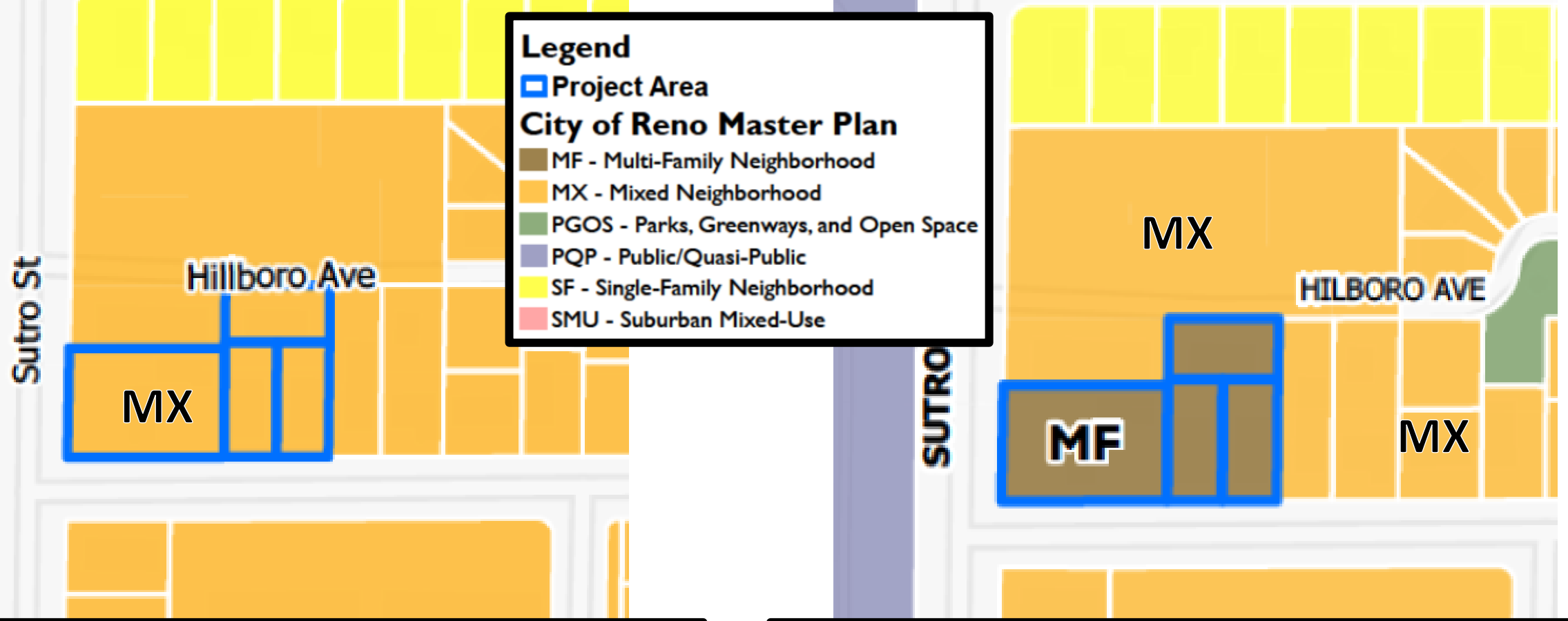
Current Requests

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)
- ❖ No Project yet but site planning will ensure future redevelopment/architecture blends with the character of the surrounding neighborhood.



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

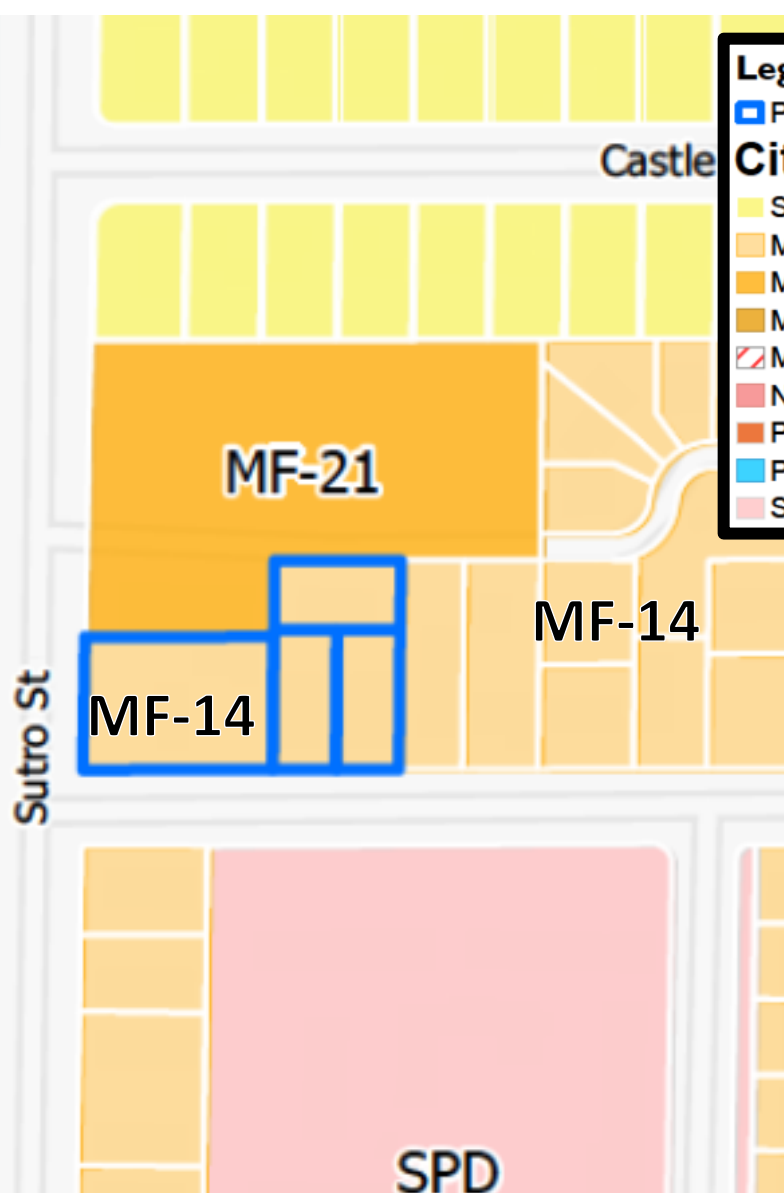
- Multi-Family Neighborhood (MF)
- Primary use: Multi-family; Secondary use: Single Family Attached
 - ✓ Typically between 14 and 30 du/ac
 - ✓ Typically adjacent to transit (ie - existing bus stop)
 - ✓ Conforms with MF14, MF21, MF30

Legend

Project Area

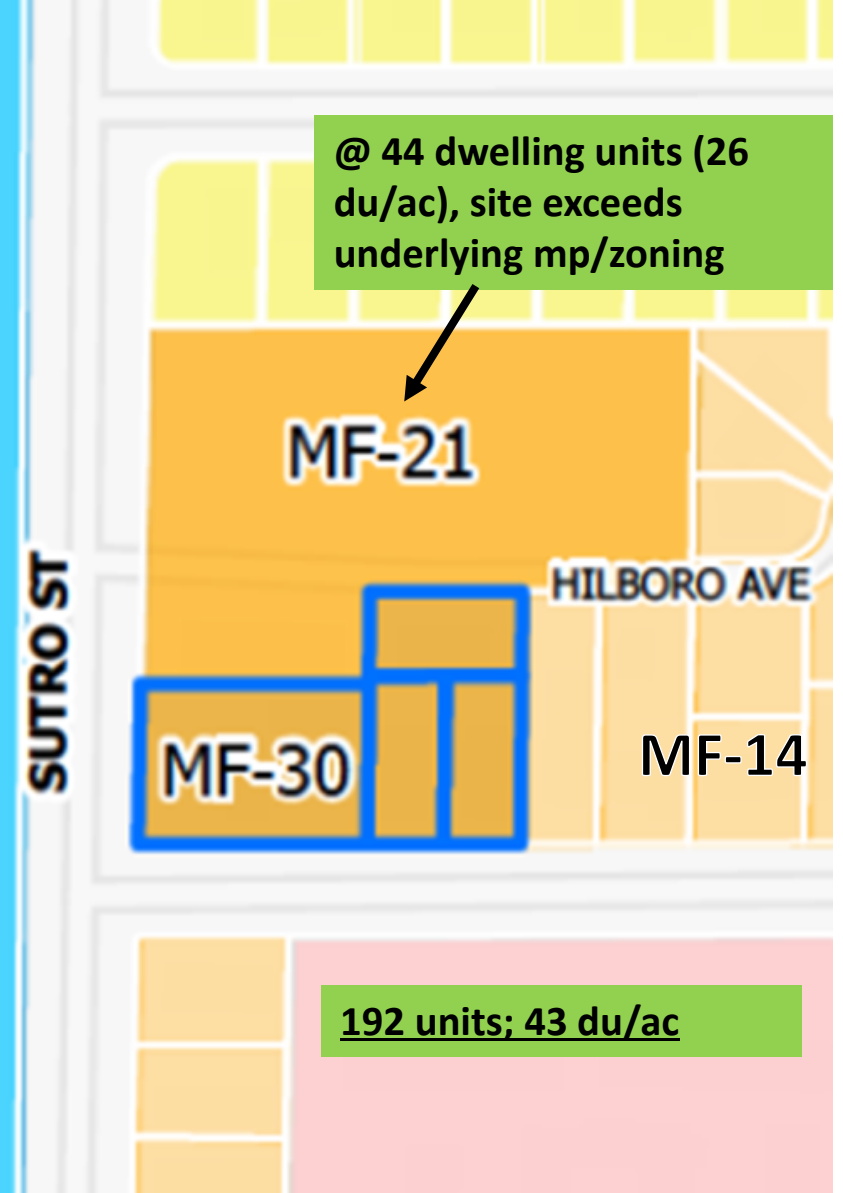
City of Reno Zoning

- 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
- Would allow 1 additional unit (total of 11 units)

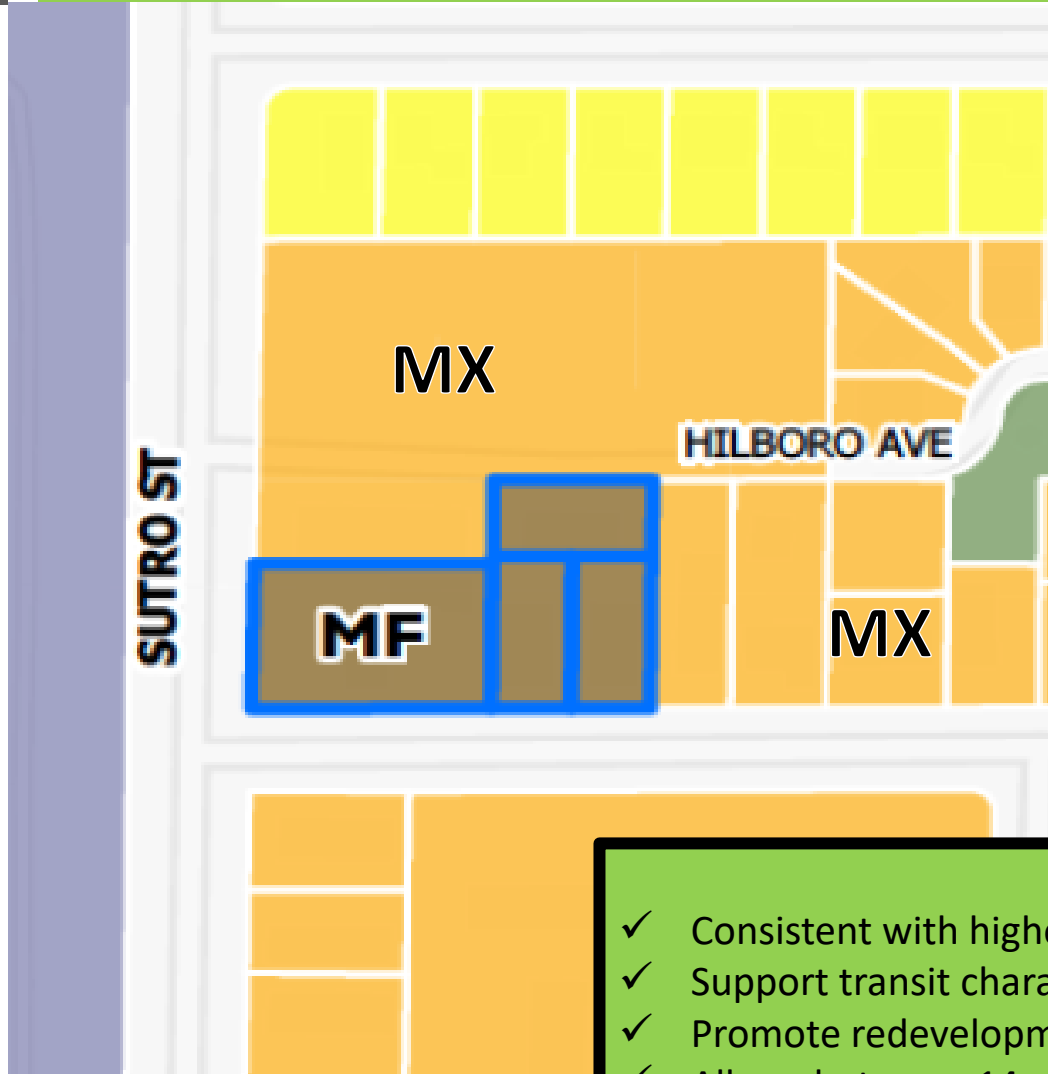


Proposed Zoning

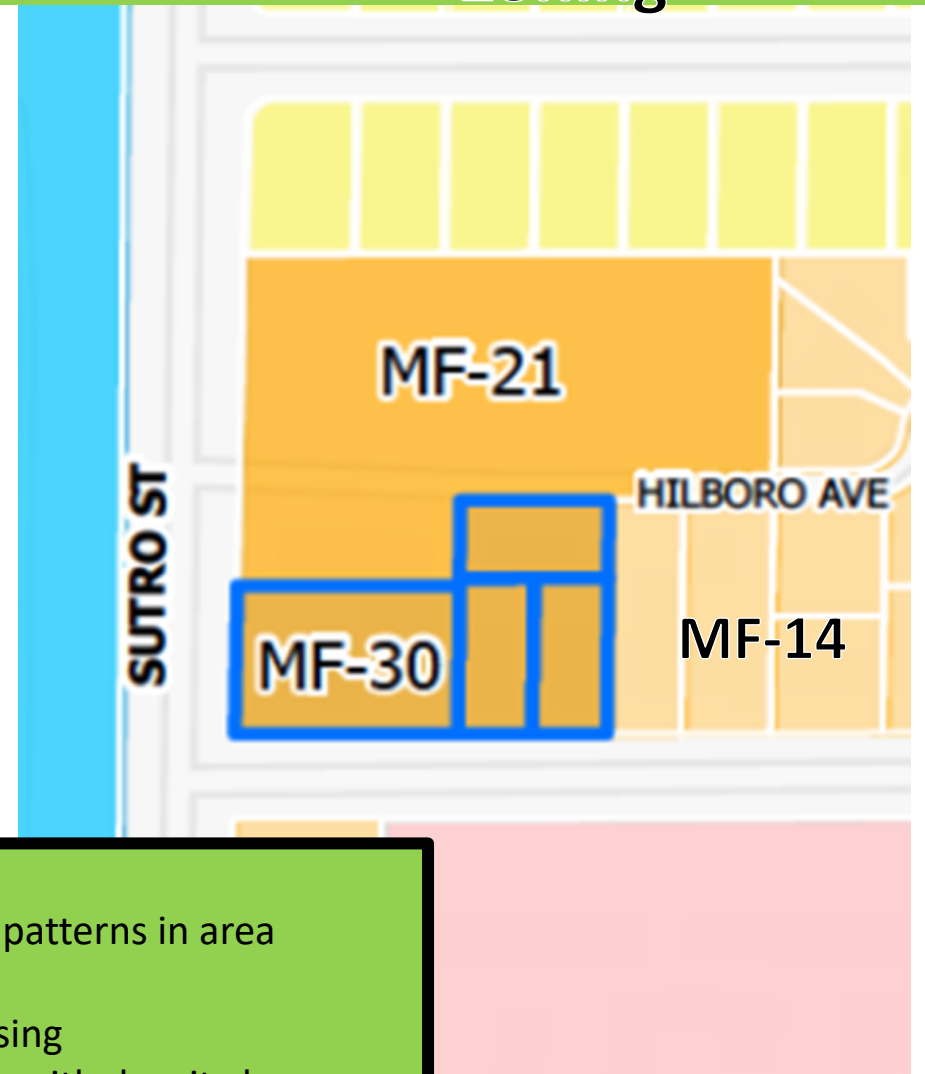
- Multi-Family Residential 30 (MF-30)
- Max 30 du/ac
- Would allow 13 additional units (total of 23 units)

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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