

**RESOLUTION NO. \_\_\_\_**

**RESOLUTION ADOPTING AN AMENDMENT TO THE LAND USE PLAN OF THE CITY OF RENO MASTER PLAN, FROM ±0.75 ACRES OF MIXED NEIGHBORHOOD (MX) TO MULTI-FAMILY NEIGHBORHOOD (MF) ON 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. THE ADOPTION IS CONTINGENT ON THE APPROVAL OF A CONFORMANCE REVIEW BY THE TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION.**

**WHEREAS**, the Reno City Council, on December 13, 2017, approved Resolution No. 8475, adopting the Reno Master Plan; and

**WHEREAS**, the Reno City Planning Commission, on December 5, 2024, approved Resolution No. 03-24, adopting the amendments to the Land Use Plan of the Reno Master Plan attached hereto as Attachment 1, and has recommended that the Council make the determinations required by law and adopt the proposed amendments;

**WHEREAS**, this Council has held a duly noticed public hearing on \_\_\_\_\_ as required by NRS 278.220 and made the determinations required by law to adopt the proposed amendment;

**NOW, THEREFORE, BE IT RESOLVED** by the Reno City Council:

1. In accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the proposed Master Plan amendment may be applied to the development of the city for a reasonable period next ensuing and
  - (a) That the Amendments (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (viii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies; and

- (b) That with the Amendments, the Master Plan will continue to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
2. That this Council hereby adopts all the maps, descriptive matter and other materials contained in Master Plan Amendment Case No. LDC25-00015, including changes to the Land Use Map as set forth in Exhibit A hereto and certified herein, and amends Resolution No. 8475 accordingly, subject to a conformance review by the Regional Planning Commission.
3. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
4. That the Master Plan amendment adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote of the Council:

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

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

\_\_\_\_\_  
Hillary Schieve, Mayor

ATTEST:

\_\_\_\_\_  
Mikki Huntsman, City Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**FOR MPA & ZMA**

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of Section 1, Township 19 North, Range 19 East, M.D.M., City of Reno, Washoe County, State of Nevada, as described in Deed Document No. 1903022, recorded June 23, 1995, and Deed Document No.'s 2064333, 2064332, and 2064331, recorded January 15, 1997, all filed in the Official Records of Washoe County, Nevada.

**BEGINNING** at a point on the Easterly right-of-way of Sutro Street, from which point the Northwest corner of Section 1 bears North 48°16'56" West a distance of 3,861.65 feet;

**THENCE** departing said right-of-way North 89°51'31" East a distance of 155.00 feet;

**THENCE** North 00°08'29" West a distance of 60.00 feet;

**THENCE** North 89°51'31" East a distance of 100.00 feet;

**THENCE** South 00°08'29" East a distance of 165.00 feet to the Northerly right-of-way of Carville Drive;

**THENCE** along said right-of-way South 89°51'31" West a distance of 255.00 feet to the Easterly right-of way of Sutro Street;

**THENCE** along said right-of-way North 00°08'29" West a distance of 105.00 feet to the

**POINT OF BEGINNING.**

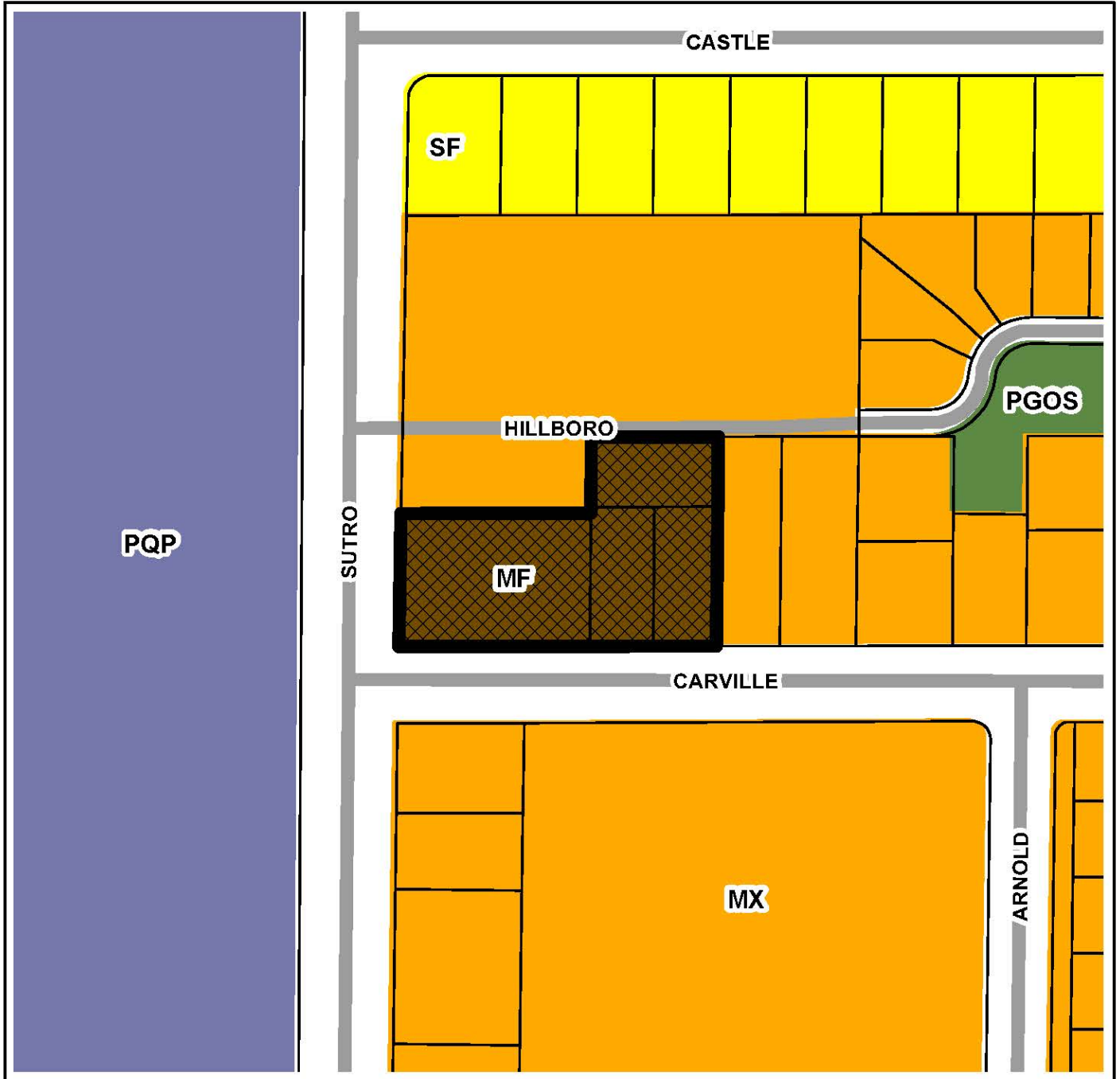
Containing 32,775 square feet of land, more or less.

The Basis of Bearings for this description is identical to said Record of Survey 4372.


Prepared by:  
Wood Rodgers, Inc.  
1361 Reno Corporate Dr.  
Reno, NV 89502  
(775) 823-4068

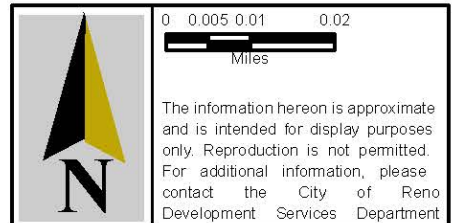


Eric C. Sage, P.L.S.  
Nevada Certificate No. 23301



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

 MASTER PLAN AMENDMENT  
FROM |  $\pm 0.75$  Acres of MX  
TO |  $\pm 0.75$  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](http://www.reno.gov)

Map Produced: October 2024

**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 Drakulich, seconded by Del Villar, the foregoing Resolution was passed and adopted this 5th day of December, 2024, by the following vote of the Commission:

AYES:	Armstrong, Becerra, Del Villar, Drakulich, Velto		
NAYS:	None		
ABSTAIN:	None	ABSENT:	Villanueva

APPROVED this 05 day of December, 2024.

  
 \_\_\_\_\_  
 CHAIRPERSON

ATTEST:   
 \_\_\_\_\_  
 PLANNING MANAGER  
 RECORDING SECRETARY



