

LDC25-00015

Reno Housing Authority at Carville Master Plan and Zoning Map Amendments

*Reno City Council
January 22, 2025*



C I T Y O F
RENO

Project Information



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

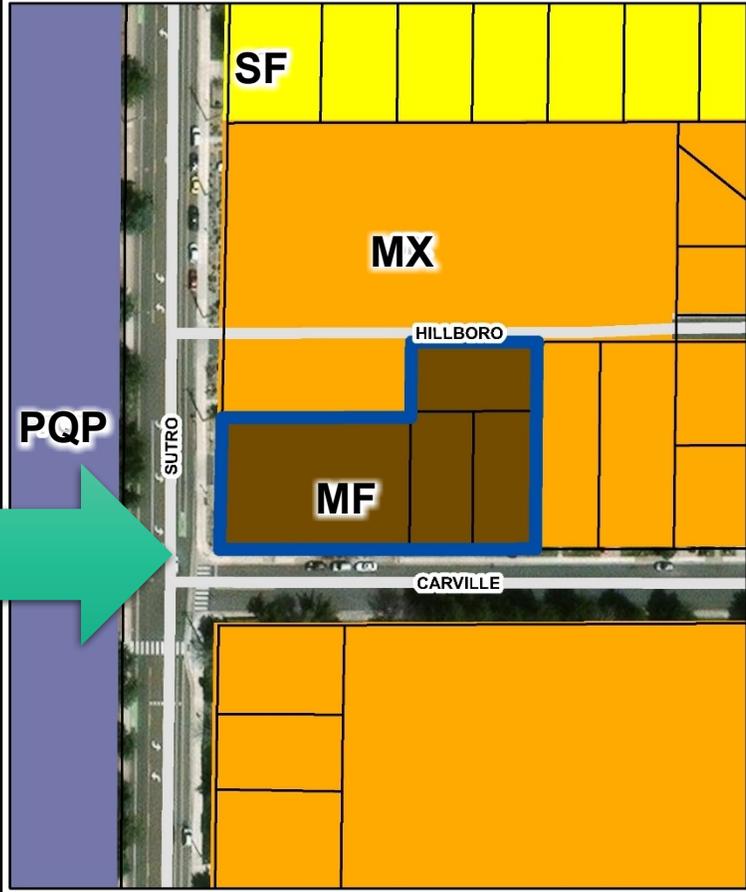
Existing MPLU: MX

Subject Area ▶ 

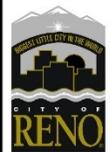


Proposed MPLU: MF

Subject Area ▶ 



Master Plan Land Use



Date: October 2024

Scale: 1 inch = 120 feet

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

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

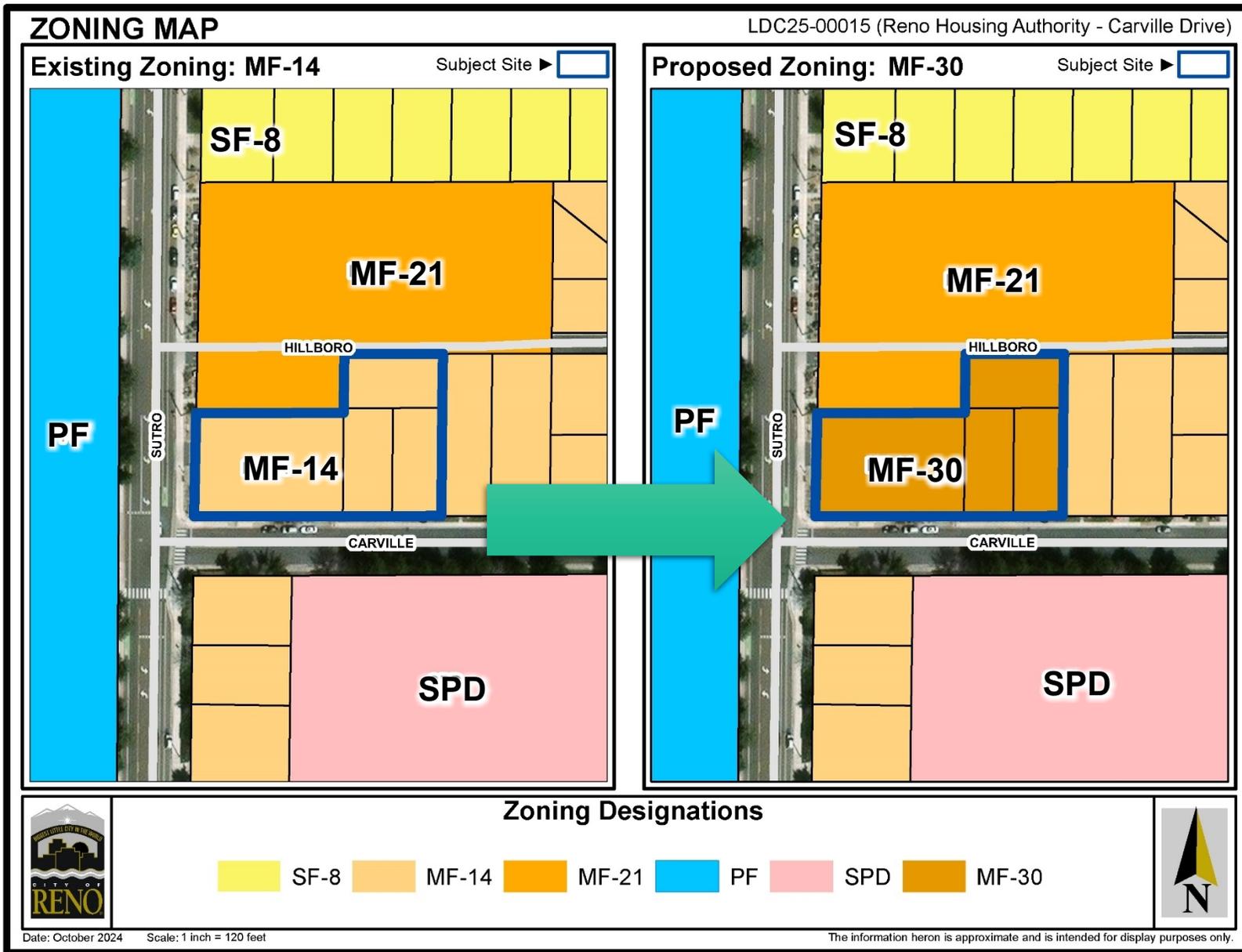
Zoning District

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

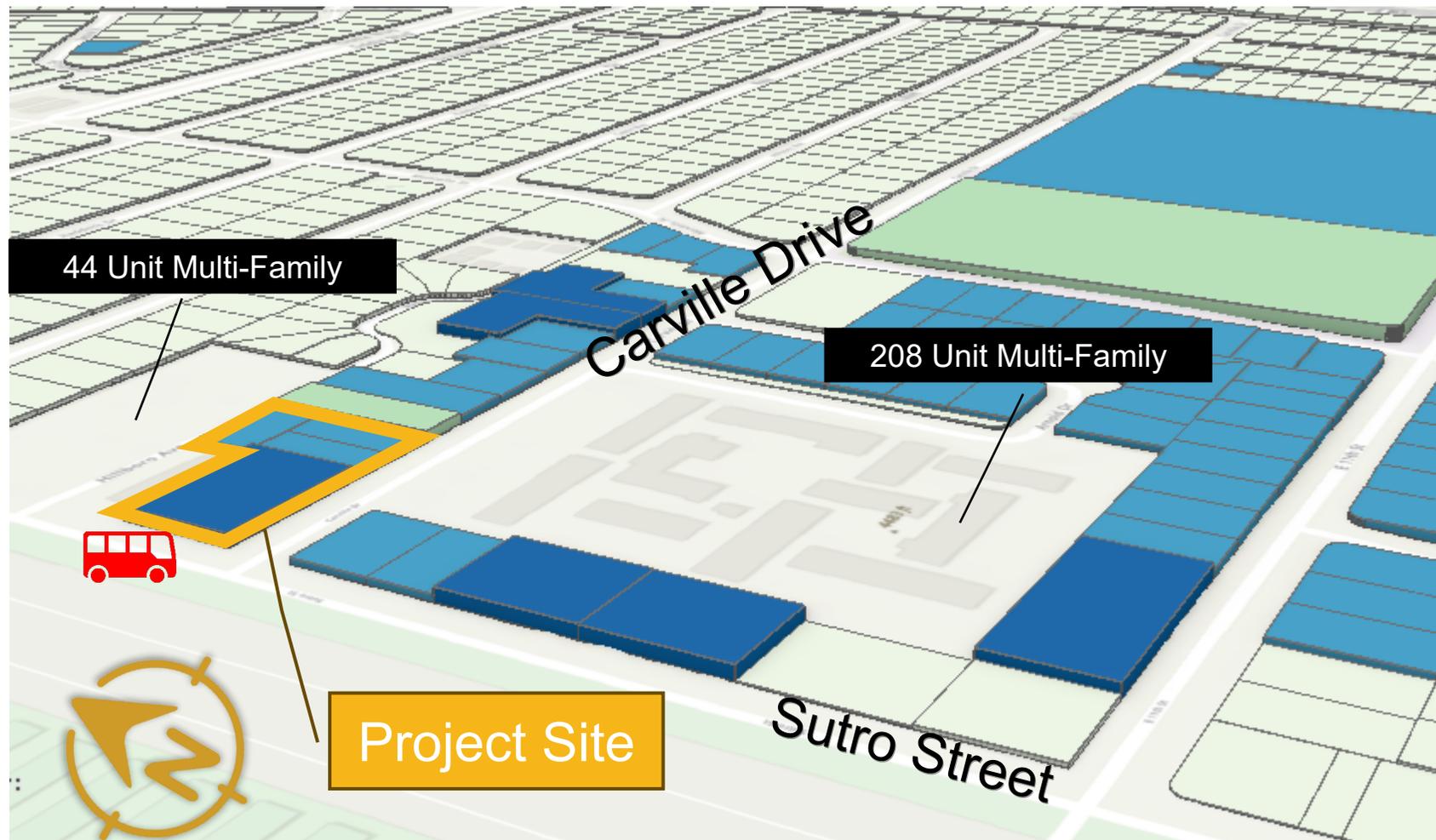
Multi-Family Residential – 30 units per acre (MF-30)

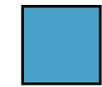
- Conforming to MF Master Plan designation

- Similar density in adjacent parcels



Land Use Compatibility

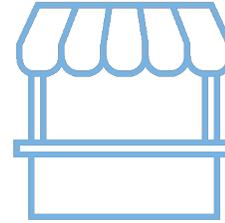


-  4+ Units
-  Triplex
-  Duplex
-  Single-Family
-  Existing Bus Stop

Highlight of Uses



Increase residential density consistent with the area



Adds the opportunity for several commercial uses compatible with neighborhood corridors



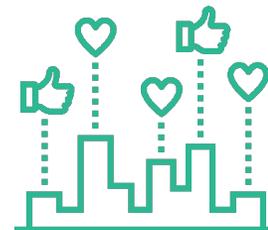
Addition of any commercial use requires a site plan review

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	<ol style="list-style-type: none"> 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

I move to uphold the recommendation of the Planning Commission.

Master Plan Amendment: I move to adopt Resolution No. _____

Zoning Map Amendment: I move to refer Bill No. _____ for a second reading and adoption.