

# LDC25-00015

## **Reno Housing Authority at Carville Master Plan and Zoning Map Amendments**

*Reno City Council  
January 22, 2025*





# 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

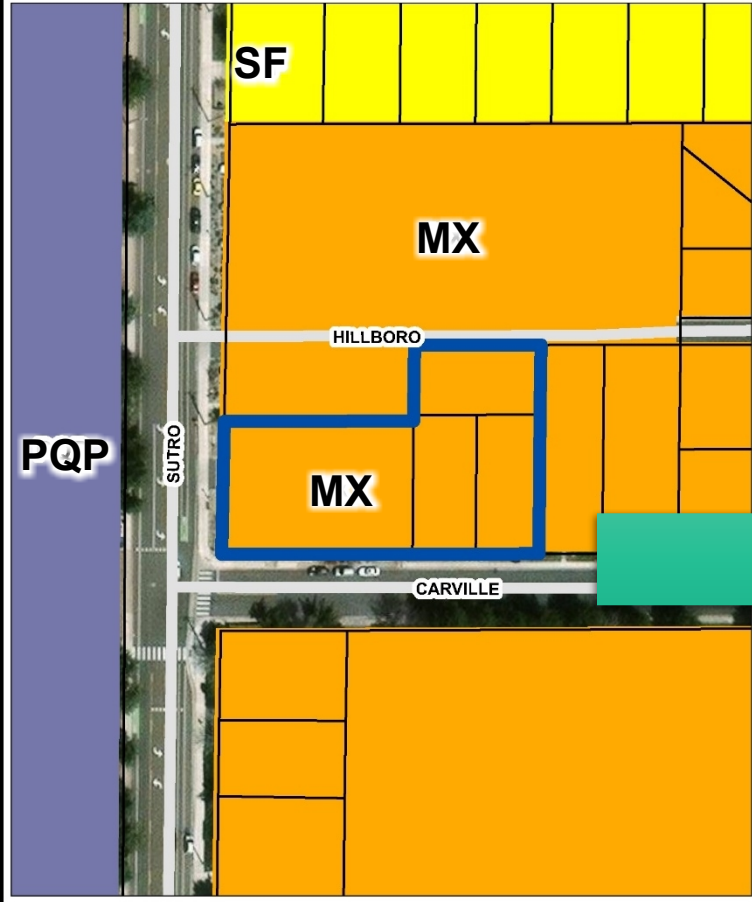
From Mixed  
Neighborhood (MX) to

## Multi-Family Neighborhood (MF)

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

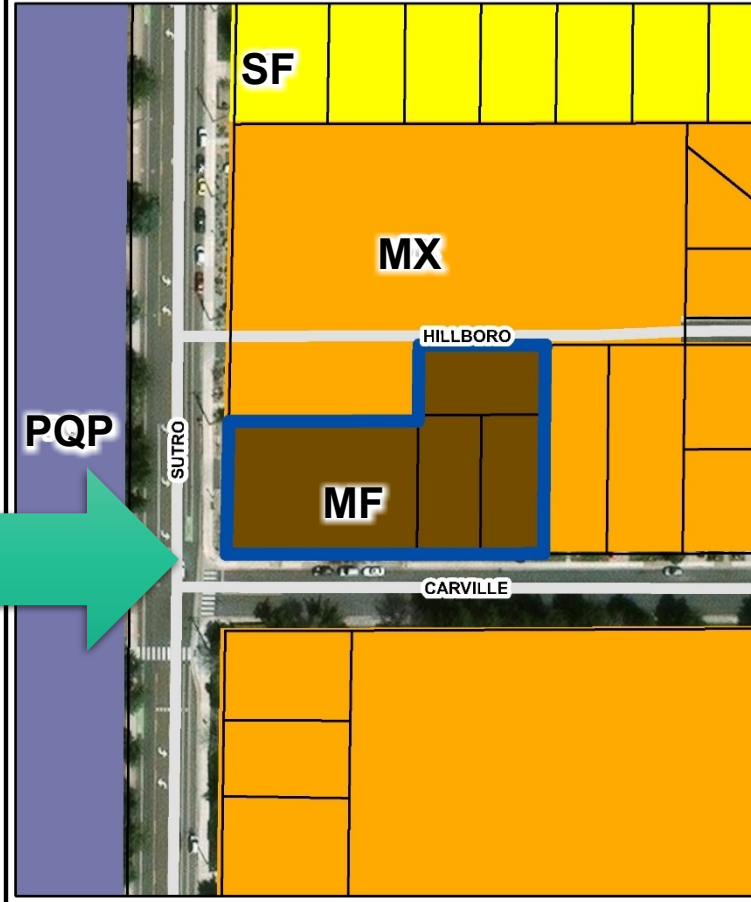
### Existing MPLU: MX

Subject Area ▶

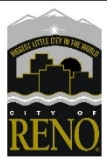


### Proposed MPLU: MF

Subject Area ▶



### Master Plan Land Use



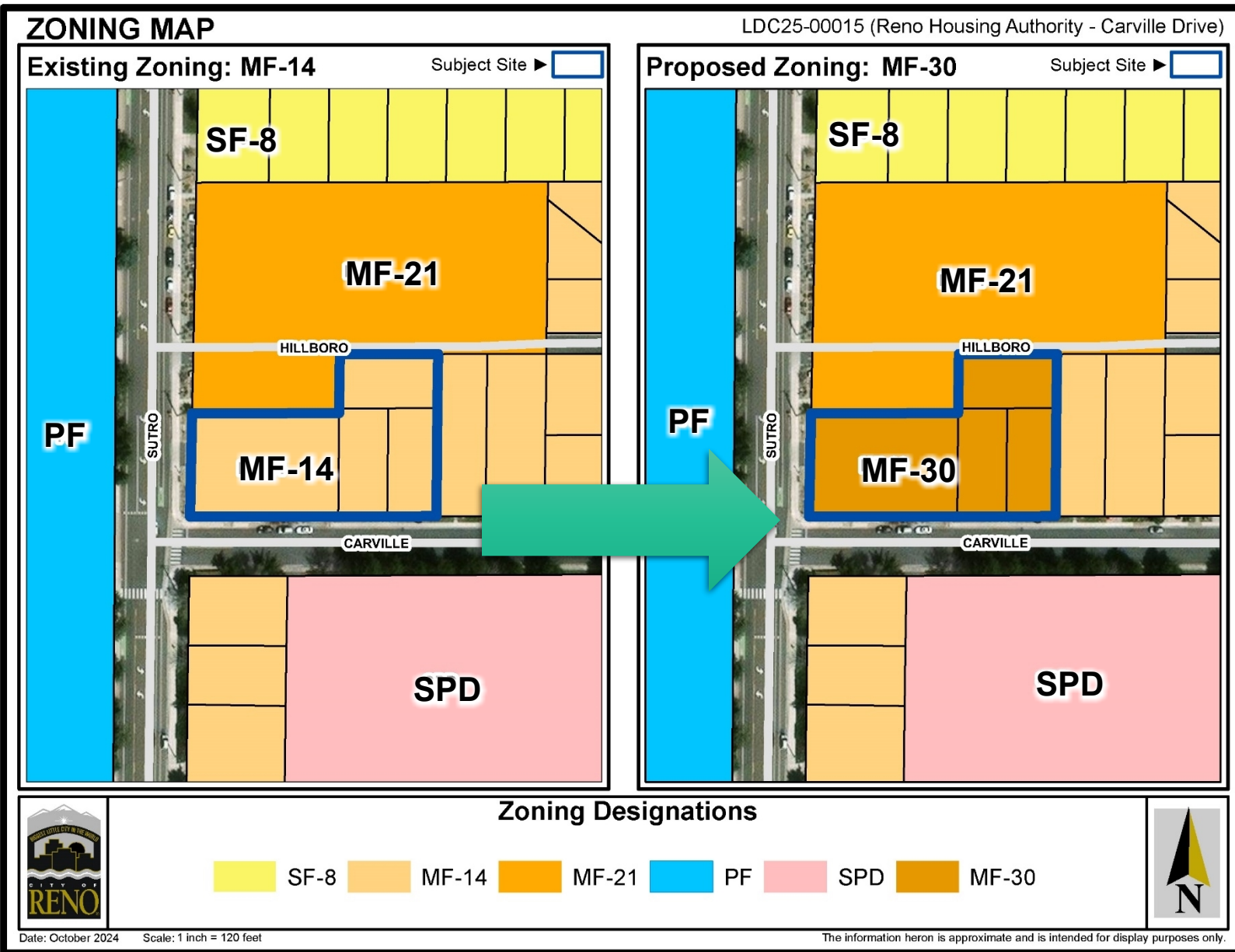
Date: October 2024

Scale: 1 inch = 120 feet

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







## Zoning District

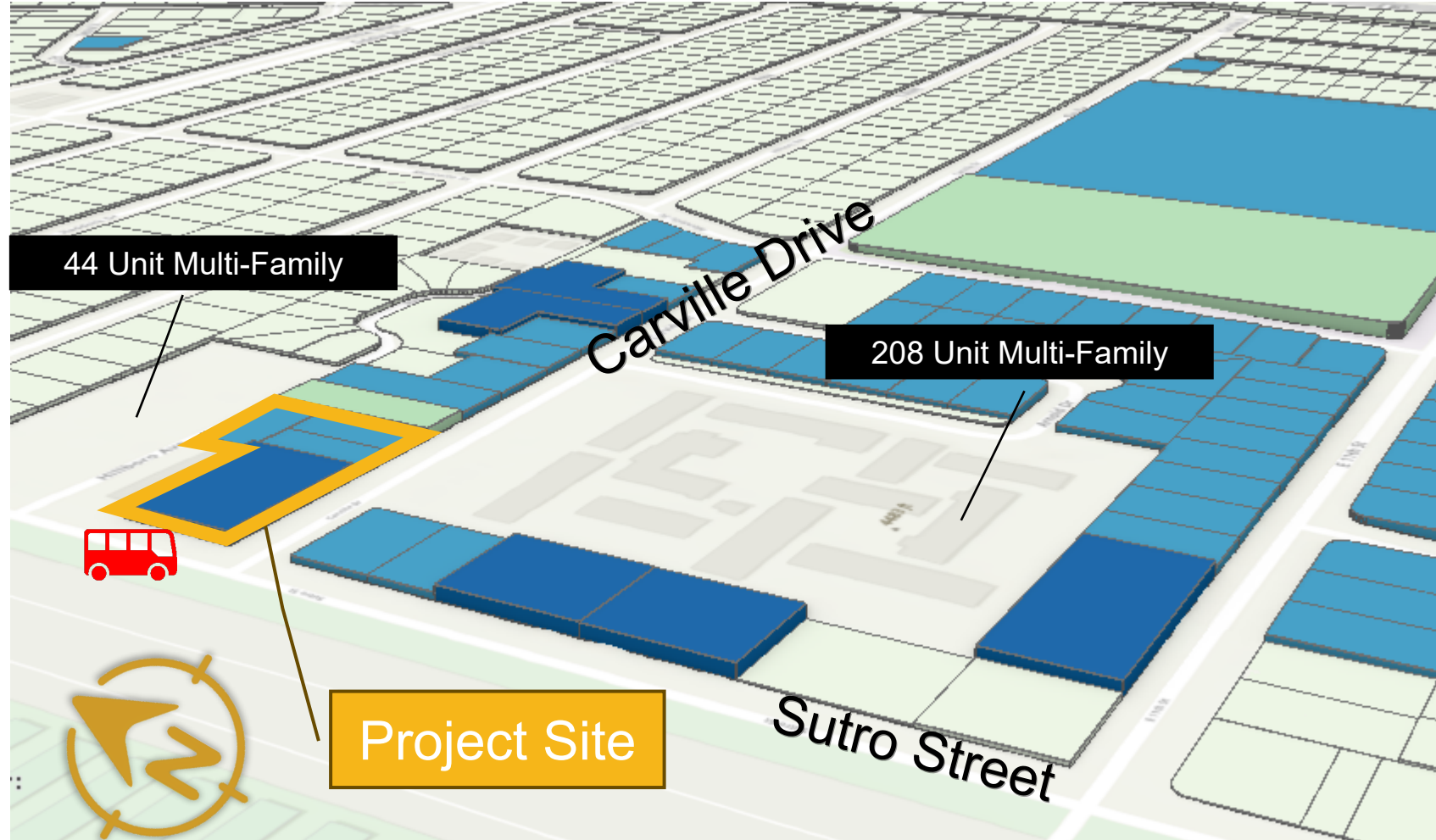
From Multi-Family Residential – 14 units per acre (MF-14) to

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

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



# Land Use Compatibility



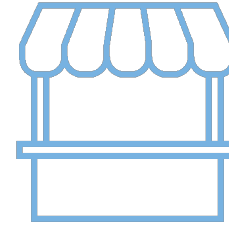
- 4+ Units
- Triplex
- Duplex
- Single-Family
- Existing Bus Stop



# 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

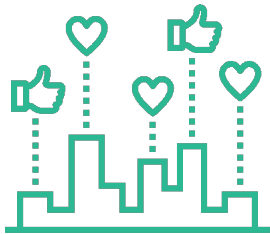


# Development Standards

	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	<b>MF furthers specific Master Plan policies and goals</b>	✓ Yes
Activities and development compatible with surrounding	<b>Land uses and development standards consistent with surrounding neighborhood</b>	✓ Yes
Availability of public services in accordance with Concurrency Management System	<b>Public services are available for the nominal increase in density</b>	✓ Yes

# Zoning Map Amendment Findings Recommendation

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