

- C.2 Resolution No. _____ (For Possible Action): Case No. LDC25-00015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments) – 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.

STAFF REPORT

Date: January 22, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Resolution No. _____ (For Possible Action): Case No. LDC25-00015 (Reno Housing Authority at Carville Master Plan and Zoning Map Amendments) – 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. [Ward 1]

From: Carter Williams, Associate Planner

Department: Development Services - Planning

Attachments:

Resolution

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.

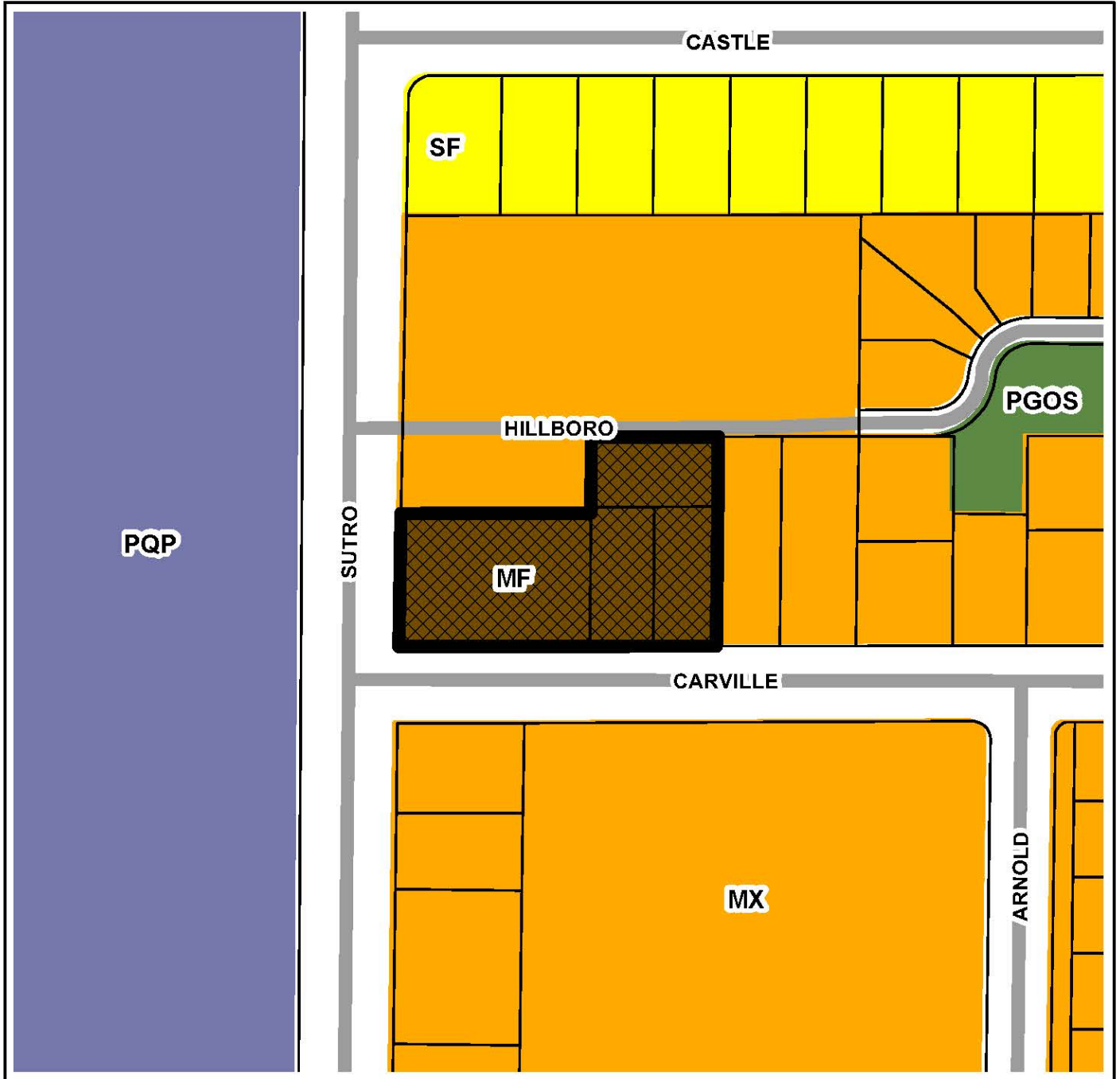
Containing 32,775 square feet of land, more or less.

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)

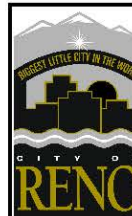


MASTER PLAN AMENDMENT
FROM | ± 0.75 Acres of MX
TO | ± 0.75 Acres of MF



0 0.005 0.01 0.02
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department



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

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:

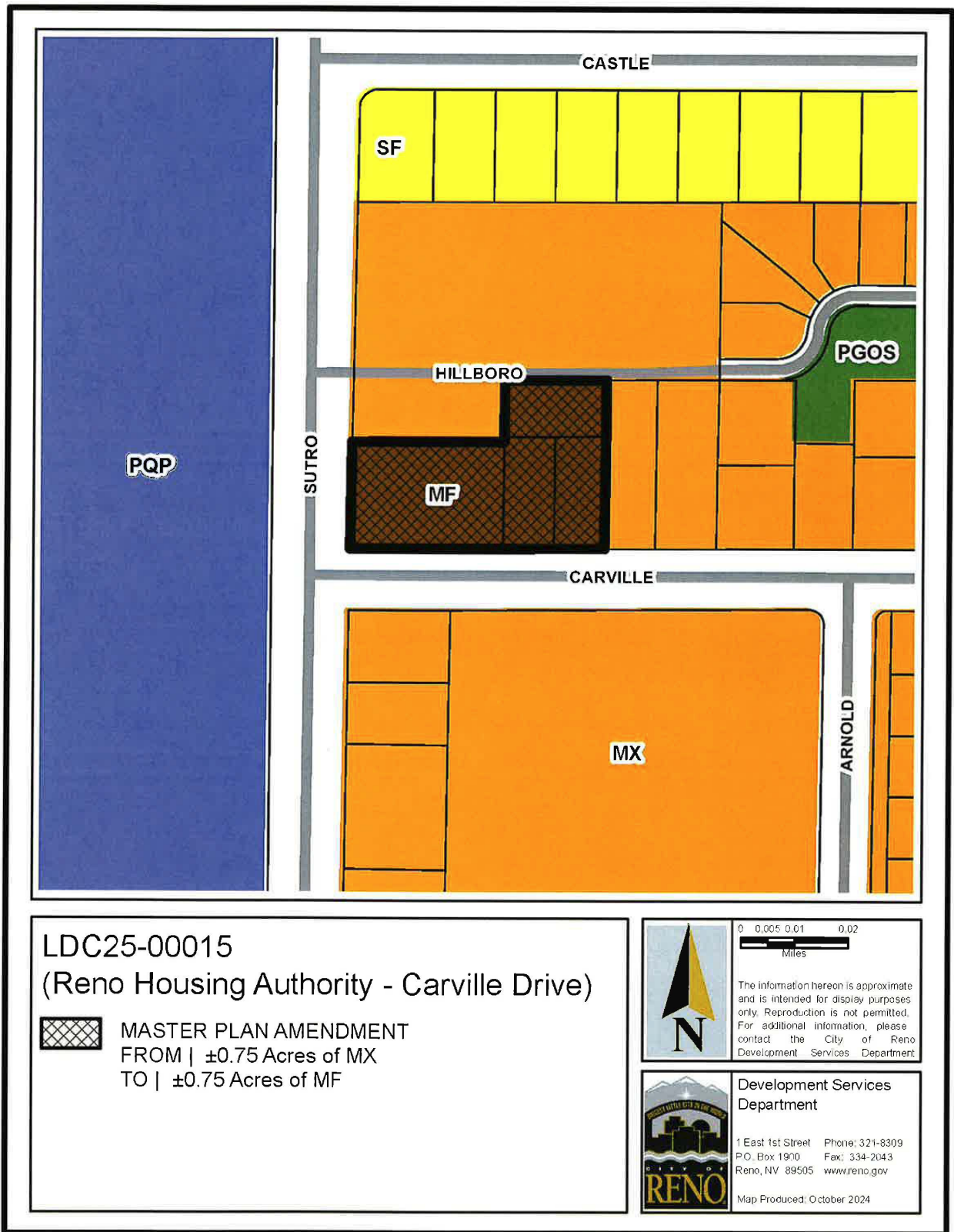
AYES:	Armstrong, Becerra, Del Villar, Drakulich, Velto		
NAYS:	None		
ABSTAIN:	None	ABSENT:	Villanueva

APPROVED this 05 day of December, 2024.


CHAIRPERSON

ATTEST:


PLANNING MANAGER
RECORDING SECRETARY



NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of Reno will hold the below listed public hearing in the Council Chambers of the Reno City Hall, One East First Street, First Floor, on **January 22, 2025**, commencing at the time indicated.

10:00 a.m. – 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.

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at Reno.Gov/PublicComment or by email to PublicComment@reno.gov. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to the City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the City Council for review prior to adjournment and entered into the record.

All interested persons are invited to present testimony.

MIKKI HUNTSMAN, CLERK AND CLERK OF THE RENO CITY COUNCIL

Account Number:	1118454
Customer Name:	City of Reno - Legals
Customer Address:	City of Reno - Legals 1 E 1ST Street FL 2 Reno NV 89501
Contact Name:	Barbara Aufiero
Contact Phone:	
Contact Email:	AufieroB@Reno.Gov
PO Number:	

Date:	01/03/2025
Order Number:	10916315
Prepayment Amount:	\$ 156.36

Column Count:	1.0000
Line Count:	62.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
RGJ Reno Gazette-Journal	1	01/10/2025 - 01/10/2025	Govt Public Notices
RGJ rgj.com	1	01/10/2025 - 01/10/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$156.36
Tax Amount	\$0.00
Service Fee 3.99%	\$6.24
Cash/Check/ACH Discount	-\$6.24
Payment Amount by Cash/Check/ACH	\$156.36
Payment Amount by Credit Card	\$162.60

Order Confirmation Amount

\$156.36

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10:00 a.m. – 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.

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All interested persons are invited to present testimony.

MIKKI HUNTSMAN,
CLERK AND CLERK OF
THE RENO CITY COUNCIL
Jan. 10, 2025

Thank you for your planning application submittal. The following information is to be populated into the interactive form for public notice as required by Reno Municipal Code. The form will produce a PDF version of the Public Notice sign for you to print and post at the project proposal location. If you have any questions concerning this process, please contact (775) 334-2030.

To get started go to:

<https://www.reno.gov/government/departments/development-services/planning-and-engineering-applications>

Select the “**Other Resources**” dropdown and select the applicable form for **Public Hearing Notice – City Council**

Your case is scheduled for the January 22, 2025, City Council Meeting at 10:00 AM.

Please enter the meeting date and time, case number, case name and planner’s name into the corresponding fields. Also, you must input the Applicant’s name as listed on the application.

CASE NO: LDC25-00015

CASE NAME: Reno Housing Authority – Carville Drive

PLANNER: Carter Williams

Please copy and paste the below project description into the DESCRIPTION field:

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.

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*Once you have populated all required fields, please download the form and review it to ensure the posting notice information is complete and correct. This may be printed at a sign shop or copy center of your choosing. Please note that the format is **36 inches wide by 48 inches tall** and must be printed on astrobright yellow paper.*

Maps of number of postings and posting locations have been provided via email.

*The public notice sign(s) must be on site no later than **Friday, January 10, 2025, at 4:00 p.m.***

Please submit legible photographic proof of posting to our office at 1 East First Street, 2nd Floor or via email to cityclerk@reno.gov. Signs must be clear and legible.

PUBLIC NOTICE

A PUBLIC HEARING WILL BE HELD BY THE RENO CITY COUNCIL
IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST
FIRST STREET, RENO, NEVADA.

HEARING DATE & TIME: WEDNESDAY January 22, 2025 at 10:00 AM

APPLICANT: Wood Rodgers, Inc.

CASE NUMBER: LDC25-00015

PROJECT NAME: Reno Housing Authority - Carville Drive

DESCRIPTION: 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 Sutter Street and Carville Drive, extending ±250 feet east along the north side of Carville Drive, south of Hillboro Avenue.

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Carter Williams - 348-6905

CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505

*The applicant shall remove this sign within 5 days
after the appeal period for the public hearing has ended.*



JAN 10 2025
CITY OF RENO

PUBLIC NOTICE

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IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST
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JAN 10 2025

CITY OF RENO

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Carter Williams – 348-6905

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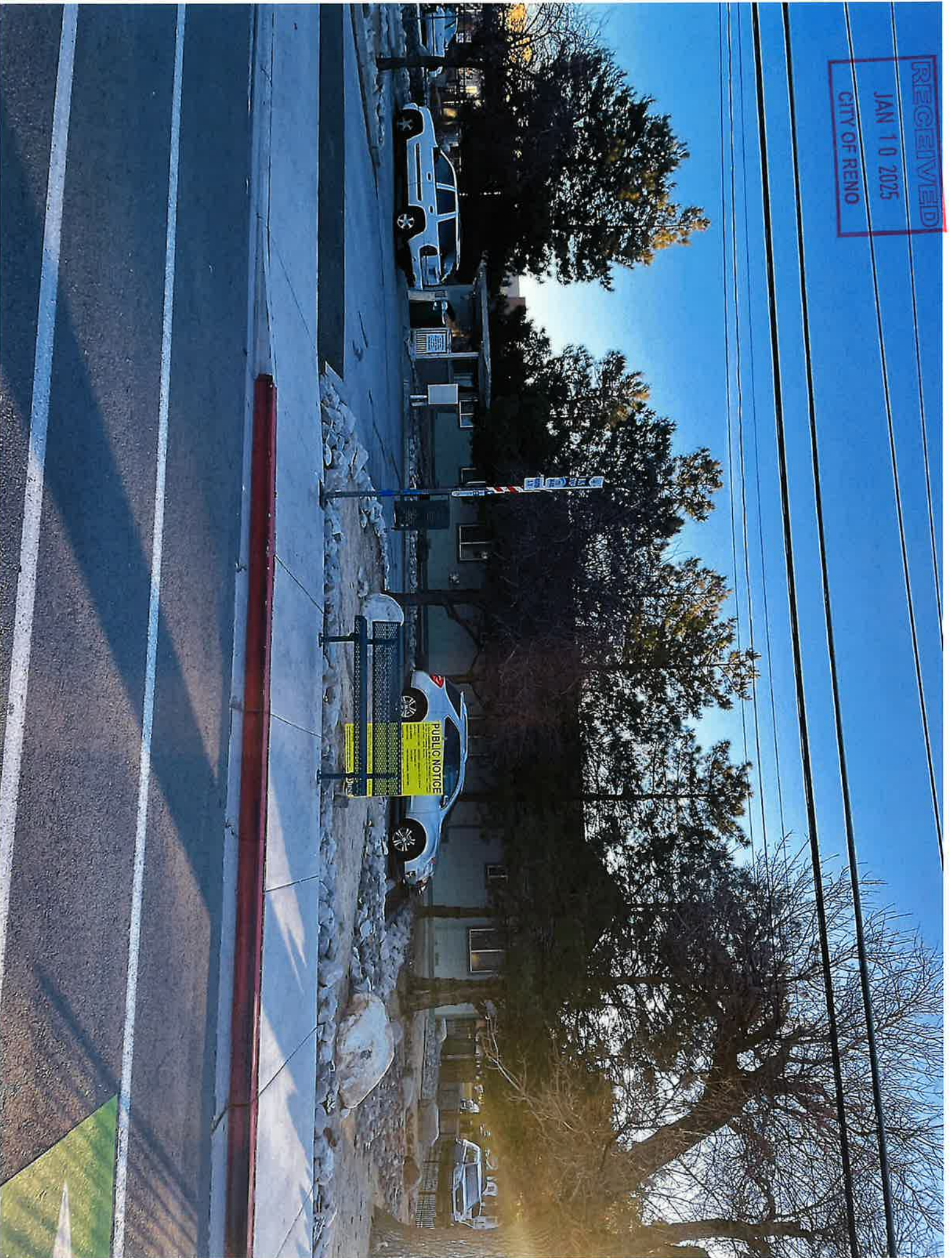
The applicant shall remove this sign within 5 days
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RECEIVED

JAN 10 2025

CITY OF RENO



PUBLIC NOTICE

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IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST
FIRST STREET, RENO, NEVADA.

HEARING DATE & TIME:

WEDNESDAY January 22, 2025 at 10:00 AM

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CASE NUMBER:

LDC25-00015

PROJECT NAME:

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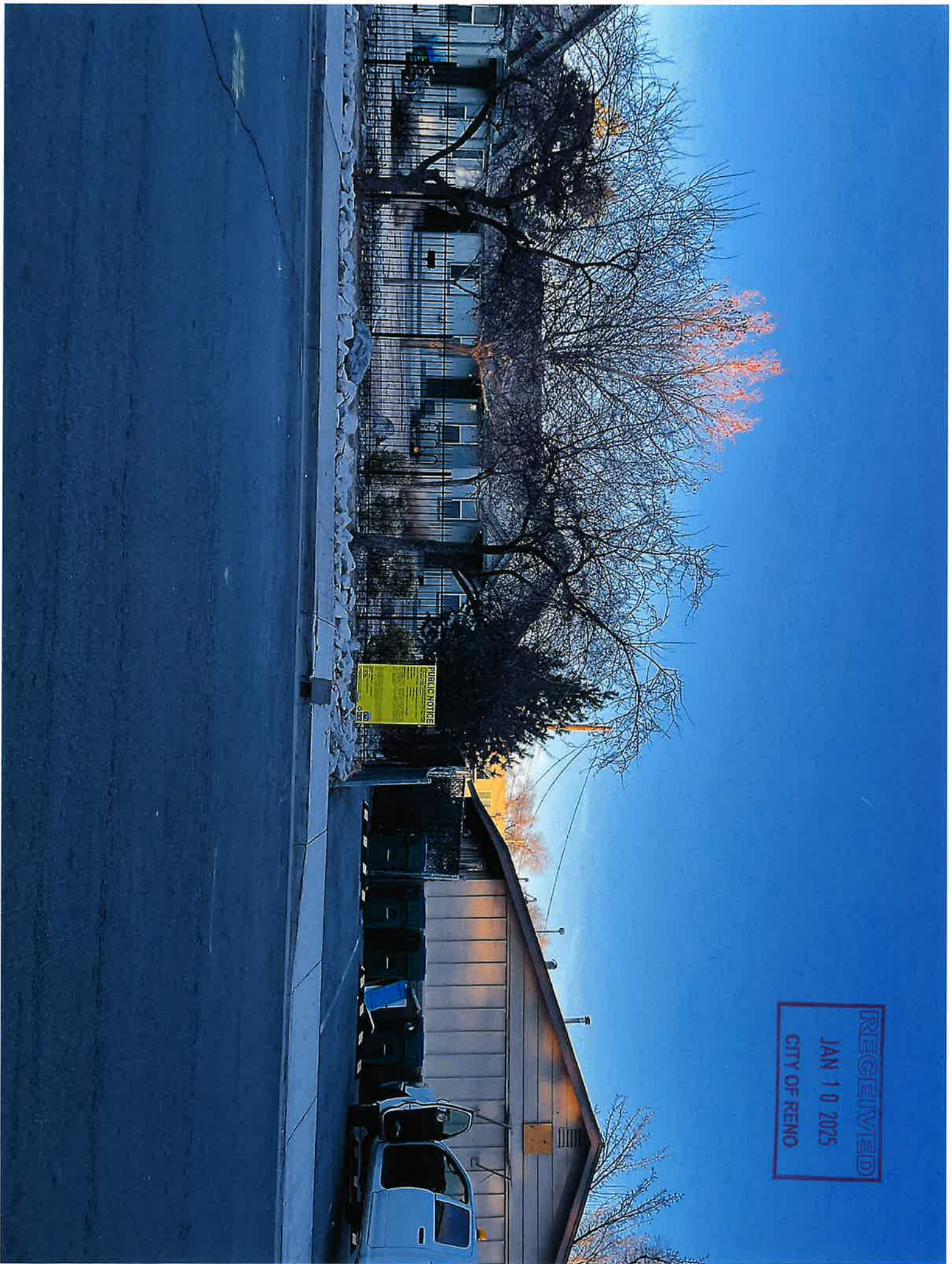
Carter Williams - 348-6905

CITY OF RENO
Development Services Department
P.O. Box 1900
Reno, NV 89505

*The applicant shall remove this sign within 5 days
after the appeal period for the public hearing has ended.*



RECEIVED
JAN 10 2025
CITY OF REMO



RECEIVED
JAN 10 2025
CITY OF RENO

PUBLIC NOTICE

NO PARKING

PUBLIC NOTICE

**A PUBLIC HEARING WILL BE HELD BY THE RENO CITY COUNCIL
IN THE CITY COUNCIL CHAMBERS AT RENO CITY HALL, 1 EAST
FIRST STREET, RENO, NEVADA.**

HEARING DATE & TIME: WEDNESDAY January 22, 2025 at 10:00 AM

APPLICANT: Wood Rodgers, Inc.

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Carter Williams - 348-6905

CITY OF RENO

Development Services Department

P.O. Box 1900

Reno, NV 89505

***The applicant shall remove this sign within 5 days
after the appeal period for the public hearing has ended.***



Posting Location Map - LDC25-00015



11/15/2024, 9:43:39 AM



Streets

Override 1  Parcels (No Labels)

1:1,057



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, JF, City of Reno GIS

AFFIDAVIT OF MAILING

STATE OF NEVADA)

:ss.

COUNTY OF WASHOE)

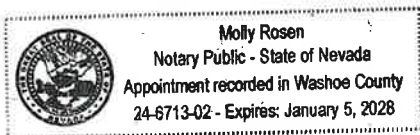
Lauren Morris, being first duly sworn, deposes and says: That at all times hereinafter mentioned she was, and now is, the duly appointed City Clerk of the City of Reno, Washoe County, Nevada; that on the 10th day of January, 2025, she deposited in the United States Post Office at Reno, Nevada, copies of the attached postcard "Notice of Public Hearing" on which postage was fully prepaid, addressed to the property owners shown opposite their names, said noticing being marked "Exhibit A" and made a part hereof; that there is a regular communication by mail between the place of mailing and the place addressed; that said attached list contains the names and addresses of all owners of land in Case No. LDX 25-00015 (Reno Housing Authority - Corville Drive) who are required to be notified by law.

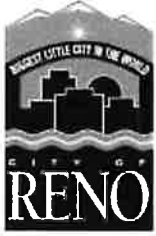
Lauren Morris
for CITY CLERK

SUBSCRIBED and SWORN to before me this

10th day of JANUARY, 2025.

[Signature]
Notary Public in and for the County of Washoe,
State of Nevada





CITY OF RENO
City Clerk
P.O. Box 7
Reno, Nevada 89504

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **008-481-05**

GOLAM & MHABUBA ALAM
2941 SILVERADO CREEK DR
RENO, NV 89523



CITY OF RENO
City Clerk
P.O. Box 7
Reno, Nevada 89504

RETURN SERVICE REQUESTED

IMPORTANT NOTICE ABOUT YOUR PROPERTY

Parcel: **008-084-14**

SUSANA ALCALA
7835 CADIZ CT
SPARKS, NV 89436

NOTICE OF PUBLIC HEARING

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the Reno City Council will hold a public hearing on **January 22, 2025, at 10:00 a.m.** in the Council Chambers of City Hall, One East First Street, First Floor, Reno, Nevada, to consider testimony for **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.

As a property owner within **750 feet**, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Carter Williams, Assistant Planner, at (775) 348-6905.**

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MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

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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.

As a property owner within **750 feet**, you are invited to present written or oral testimony relative to the above. If you have any questions, please call **Carter Williams, Assistant Planner, at (775) 348-6905.**

Those who wish to submit public comment relative to the above, may do so by submitting public comment through the online public comment form found at Reno.Gov/PublicComment or by email to PublicComment@reno.gov. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to City Council for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the City Council for review prior to adjournment and entered into the record.

MIKKI HUNTSMAN, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO

FirstOfpin	lastname	firstname	mailing1	mailcity
008-481-05	ALAM	GOLAM & MHABUBA	2941 SILVERADO CREEK DR	RENO
008-084-14	ALCALA	SUSANA	7835 CADIZ CT	SPARKS
008-084-23	ALFONSO VEALSEY & LEOLA VEASLEY FAMILY TRUST		1105 GOLDFIELD ST	RENO
008-490-10	ALVAREZ LLC		4715 PERSIMMON RD	RENO
008-042-06	AQUINO LIVING TRUST	FRANCISCO P	1310 TRAINER WAY	RENO
008-044-07	ARGI-EDER LIVING TRUST		1330 CASTLE WAY	RENO
008-086-04	ARORA et al	MANOJ K & VANI	8610 OAKDALE AVE	WINNETKA
008-044-01	ARRIAGA et al	ISIDRO R	1480 SUTRO ST	RENO
008-490-08	BARAJAS-RAMIREZ et al	ANTONIA	1347 CARVILLE DR	RENO
008-042-31	BARTOLOME	GENICA E	6810 DI LUSSO DR APT 255	ELK GROVE
008-490-25	BEARD	EDWARD C & LAURA DOROTHY	496 N 400 E	LOGAN
008-084-12	BERUMEN TRUST	RAUL M & MONICA D	1498 W PLUMB LN	RENO
008-084-41	BOANO LIMITED PARTNERSHIP		745 OAK CREEK DR	RENO
008-044-09	BROCK et al	ROY R	1370 CASTLE WAY	RENO
008-043-30	CANTIN	GREG L & DOLORA A	15588 BONANZA LN	RENO
008-042-24	CARLSON	CHRISTOPHER L & KAREN K	1365 HADDOCK DR	RENO
008-042-25	CARPIO AGUIRRE et al	ELSA V	1345 HADDOCK DR	RENO
008-043-11	CARRERA et al	JOSE	1360 E 10TH ST	RENO
008-043-27	CERVANTES et al	ANTONIO Z	1305 CASTLE WAY	RENO
008-042-03	CERVANTES SAGRERO et al	OMAR	1250 TRAINER WAY	RENO
008-490-12	CHAVEZ	CUAUHTEMOC A	20 STORMY CT	SPARKS
008-490-15	CHEN	WEINING	141 CABRILLO WAY	SAN BRUNO
008-084-32	CHEN TRUST	PAUL K & SHARON S	4606 NIEL RD # 175	RENO
008-482-01	CITY OF RENO		PO BOX 1900	RENO
008-490-11	COOK	STACY J	50 N SIERRA ST STE 702	RENO
008-044-03	CRUZ-ROMAN et al	ROSALINDA	2332 MELODY LN	RENO
008-044-02	DATE et al	FRANK & MAYBEL	380 GLEESON WAY	SPARKS
008-044-14	DAVESHWAR	SHIRLEY	1450 CASTLE WAY	RENO
008-042-26	DE ANDA	FERNANDO & SUZANA	1325 HADDOCK DR	RENO
008-084-09	DE FRUTOS 2009 FAMILY TRUST		870 REEVES AVE	RENO
008-043-08	DE LEON	VICTORIA	1350 HADDOCK DR	RENO
008-044-12	DE NAVARRO et al	MODESTA R	1420 CASTLE WAY	RENO
008-490-05	DIAZ-CISNEROS et al	MARIA T	7822 TULEAR ST	RENO
008-043-28	DIEP et al	CHAN N & WANBIN	1130 S UNIVERSITY PARK LOOP	RENO
008-086-03	DRURY	ERIC & RONALYN	16865 DELACROIX	RENO
008-481-03	ESCOBAR	JOSE U & GLORIA	1289 HILLBORO AVE	RENO
008-482-02	ESPINOSA-NEGRETE	JOSE L	1000 GOLDFIELD ST	RENO

LD 25-00015 (RTHA Canille Drive)

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008-042-05	ESTRADA et al	JUAN G	1290 TRAINER WAY	RENO
008-084-30	FAMILY INVESTMENT & RESOURCE MGMT FIRM SERIES LLC		PO BOX 750292	LAS VEGAS
008-043-23	FLORES LEAL	MARGARITO R	1385 CASTLE WAY	RENO
008-043-24	GARCIA	DANIEL L	PO BOX 404	RENO
008-481-02	GARCIA	JAVIER O & GABRIELA	1293 HILLBORO AVE	RENO
008-084-43	GAUDOLFO LIMITED PARTNERSHIP		745 OAK CREEK DR	RENO
008-043-09	GIL	JUAN A	1290 HADDOCK DR	RENO
008-043-19	GIL et al	JESUS M	1455 CASTLE WAY	RENO
Ward 1 NAB	Golden	Shanda	2677 Oddie Blvd	Reno
008-043-22	GRANADOS-TORRES et al	JORGE	1401 CASTLE WAY	RENO
008-043-14	GUILLEN	SALVADOR & GUADALUPE R	1450 HADDOCK DR	RENO
008-042-01	HECKMAN	SUSAN M	1050 WINNIE LN	FERNLEY
008-084-36	HERNANDEZ	MARCO & ANA	308 TARYN DR	SPARKS
008-490-13	HOUSING AUTHORITY CITY OF RENO		1525 E 9TH ST	RENO
008-084-25	HUDDLESTON LIVING TRUST	THERESA	7155 ESTATES RD	RENO
008-042-23	HUDSON	HELEN C	1385 HADDOCK DR	RENO
008-043-26	HUNTSMAN TRUST	JEFF	1325 CASTLE WAY	RENO
008-044-06	JACKSON	DAVID E	PO BOX 3358	RENO
008-084-29	JDAR LLC		239 LINDEN ST	RENO
008-044-05	JOHNSON 1995 TRUST	AUTRIE M	1290 CASTLE WAY	RENO
008-042-02	KARIM	SHAHID B & NASIMA	1230 TRAINER WAY	RENO
008-084-13	KELLY	JOHN J & MARIE E	11585 CRESTRIDGE DR	LOS ALTOS
008-481-01	KIDANE et al	TECLE K	1297 HILLBORO AVE	RENO
008-481-07	LEX FAMILY TRUST		1273 HILLBORO AVE	RENO
008-084-33	LIDDIARD FAMILY TRUST		PO BOX 18296	RENO
008-042-07	LIGUORI	MICHAEL	1330 TRAINER WAY	RENO
008-092-50	LITTLE	DIVINA	1300 MONTELLO ST	RENO
008-490-14	LLOYD	JONATHAN JR & SYLVIA E	1285 CARVILLE DR	RENO
008-044-11	LOBATO-GARCIA et al	GILBERTA	1410 CASTLE WAY	RENO
008-043-25	MANLEY	KIMBERLY K A & ERIC A	360 BLUE SKIES DR	SPARKS
008-043-04	MANZON et al	REMEDIOS	1270 HADDOCK DR	RENO
008-481-08	MARTINEZ-GARCIA	FRANCISCO J	1269 HILLBORO AVE	RENO
008-044-13	MCVEIGH	LEEROY	1440 CASTLE WAY	RENO
008-086-05	MEDINA	JOSE C	9507 WESTERN SKIES DR	RENO
008-043-18	MENDOZA	JAVIER	1465 CASTLE WAY	RENO
008-043-31	MOCTEZUMA et al	NANCY	1225 CASTLE WAY	RENO
008-490-09	MOLINA FAMILY TRUST		2350 GLEN EAGLES DR	RENO

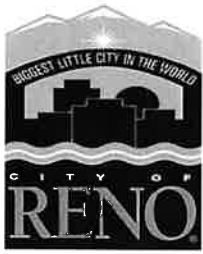
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008-084-31	MORENO-RIVERA	JOSE	1365 E 11TH ST	RENO
008-042-29	MORENO-SOTO	GUILLERMO J	1265 HADDOCK DR	RENO
008-084-44	MP PROPERTY HOLDINGS 1160 UNIT A SERIES et al		745 OAK CREEK DR	RENO
008-042-22	NDUWIMANA et al	EMMANUEL	1401 HADDOCK DR	RENO
008-084-37	NORTHERN NV BLDG & CONST TRADES DEV CORP		1819 HYMER AVE STE 106	SPARKS
008-490-01	PILGRIM REST MISSIONARY BAPTIST CHURCH		1395 MONTELLO ST	RENO
008-490-03	PILGRIM REST SENIOR HOUSING		1395 MONTELLO ST	RENO
Ward 1 NAB	Piscevich	Margo	3745 Falcon Way	Reno
008-042-30	RAMIREZ	ALBERTO M	1245 HADDOCK DR	RENO
008-043-06	RAMIREZ	CANDIDO H & MARIA C B	1310 HADDOCK DR	RENO
008-490-04	RAMIREZ-AMBRIZ et al	JOSE S	7822 TULEAR ST	RENO
008-043-02	RANDALL	RONALD R JR	1431 CORONET BLVD	RENO
008-043-20	RAO et al	LU	1435 CASTLE WAY	RENO
008-043-05	REHFUS et al	ROSALINDA	1570 CASTLE WAY	RENO
008-121-02	RENO RODEO ASSOCIATION		PO BOX 12335	RENO
008-042-32	RESPICIO LIVING TRUST		6990 MORGAN HILL CT	RENO
008-043-21	RETZLAFF	GREG A	PO BOX 10331	TRUCKEE
008-121-06	ROBINSON	PATRICK	PO BOX 8228	RENO
008-042-04	RODRIGUEZ et al	JILMA I	1270 TRAINER WAY	RENO
008-043-12	RODRIGUEZ et al	RAUL	1420 HADDOCK DR	RENO
008-044-16	ROMERO	RICHARD B & ROUNALD B	1495 MONTELLO ST	RENO
008-042-27	RUIZ	JOSE L	1305 HADDOCK DR	RENO
008-481-04	RUIZ	ENRIQUE V	11310 BIRCHHAVEN AVE	BAKERSFIELD
008-043-01	SALDIERNA et al	MARIA	1580 SUTRO ST	RENO
008-044-15	SANDURS	CURTIS & ROSETTA	1470 CASTLE WAY	RENO
Ward 1 NAB	Schrimpf	William "Bill"	8717 Damselfly Dr	Reno
008-084-16	SECOND BAPTIST CHURCH OF RENO		10580 N MCCARRAN BLVD # 115-294	RENO
008-084-46	SECOND BAPTIST CHURCH OF RENO		1265 MONTELLO ST	RENO
008-084-22	SECOND BAPTIST CHURCH RENO NV		10580 N MCCARRAN BLVD # 115-294	RENO
008-044-10	SEGURA	LUIS & VERONICA	1390 CASTLE WAY	RENO
008-481-09	SINGH	SATWINDER & KATHERINE A	1265 HILLBORO AVE	RENO
008-086-06	SMITH	PATRICK	24635 PONTIAC ST	HAYWARD
008-490-07	SOLIS	MARIELA J	16395 CALLAHAN RD	RENO
008-030-05	STATE OF NEVADA		1001 E 9TH ST BLDG A	RENO
008-490-26	SUTRO AFFORDABLE HOUSING LLC		1525 E 9TH ST	RENO
008-490-06	SWEET GRASS RENTAL LLC		PO BOX 7380	RENO

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008-043-13	TAN et al	ACE	5880 E HIDDEN VALLEY DR	RENO
008-043-10	THOMAS	MICHAEL & TAMMY	1390 HADDOCK DR	RENO
008-043-03	TOWSLEY LIVING TRUST	LILLIAN	1250 HADDOCK DR	RENO
008-084-35	VARGAS FAMILY TRUST		175 E B ST	COLTON
008-043-29	VASQUEZ	CAROLINA	1265 CASTLE WAY	RENO
008-084-24	VEASLEY FAMILY TRUST	ALFONSO & LEOLA	1105 GOLDFIELD ST	RENO
008-044-08	VUKSAN FAMILY TRUST		PO BOX 6116	RENO
Ward 1 NAB	Wager	Jerry L	3363 Belford Rd	Reno
008-085-01	WASHOE COUNTY SCHOOL DISTRICT BOARD		PO BOX 30425	RENO
Ward 1 NAB	Weninghaus	Karla	1249 Humboldt St	Reno
008-043-07	WILLIS	ROXIE B	1330 HADDOCK DR	RENO
	Wood Rodgers		ATTN Stacie Huggins	Reno
008-121-04	WRIGHT LIVING TRUST	STEPHEN J	2431 MELODY LN	RENO
008-043-32	WU	CHAN Z	1520 SUTRO ST	RENO
008-042-28	ZHANG	CHAO	960 N UNIVERSITY PARK LOOP	RENO
008-044-04	ZHANG et al	CHAO	960 N UNIVERSITY PARK LOOP	RENO

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CITY OF RENO PRINT ORDER FORM

Job Name : LDC25-00015 (RHA Carville Drive)

Contact Information (required fields):

Name: LAUREN MORRIS

Date File is Available: 1/2/2025

Dept/Division: CITY CLERKS OFFICE

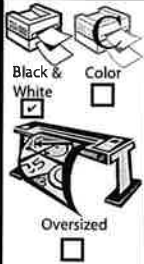
Date Order Due: 1/7/2025

Contact Phone #: 775-334-2030

Contact Email: CITYCLERK@RENO.GOV

0371-7400-6000-

PRODUCTION



Copies Sides Page Size

128

SS

DS

8.5 X 11

8.5 X 14

11 X 17

Paper Type & Color:

Paper Color:

Blue

Paper Weight:

Paper Choices*			
Pastel	Available Sizes & Weights	Prights (letter size only)	Available Weights
Blue	Letter, Legal, & Cardstock	Cosmic Orange	24 lb & cardstock
Green	Letter, Legal, & Cardstock	Gamma Green	24 lb
Ivory	Letter, Legal, & Cardstock	Lift-Off Lemon	24 lb
Yellow	Letter, Cardstock	Lunar Blue	24 lb & cardstock
Pink	Letter, Legal	Planetary Purple	24 lb
Goldenrod	Letter, Legal	Pulsar Pink	24 lb
Buff	Letter	Re-Entry Red	24 lb & cardstock
Lilac	Letter	Solar Yellow	24 lb & cardstock
Salmon	Letter	Terra Green	24 lb & cardstock

* Other paper options are available, please specify in Special Instructions

Collated

Uncollated

Binding



Binding:

☐ Comb Bind

☐ Coil Bind

☐ Tape Bind

Binding color (pick one): navy

☐ Front cover:

☐ Clear

☐ Regency

☐ Cardstock

Color: navy

☐ Back cover:

☐ Clear

☐ Regency

☐ Cardstock

Color: navy

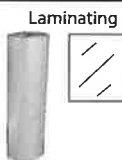
☐ 3-ring Binder

Size:

Color: navy

FINISHING

Laminate/
Mount



☐ Glossy

☐ Matte

Pouch Size

8.5 X 11

8.5 X 14

11 X 17

Mounting



☐ Foam

Carbonless paper:

☐ 2-part

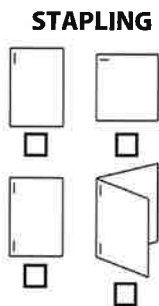
☐ 3-part

☐ 4-part

☐ Color

☐ BW

Finish



FOLDING

Single

C Fold

Z Fold

CUTTING

DRILLING

PADS

SHRINKWRAP

TABS

Tab Font

Tab Text

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10. _____

Special Instructions

BLUE POSTCARDS - DELIVERED TO RENO CITY HALL, 2ND FLOOR CLERKS OFFICE BY TUESDAY, JANUARY 7, 2025, AT 10 AM.

THANK YOU!

Reno Housing Authority Carville Drive

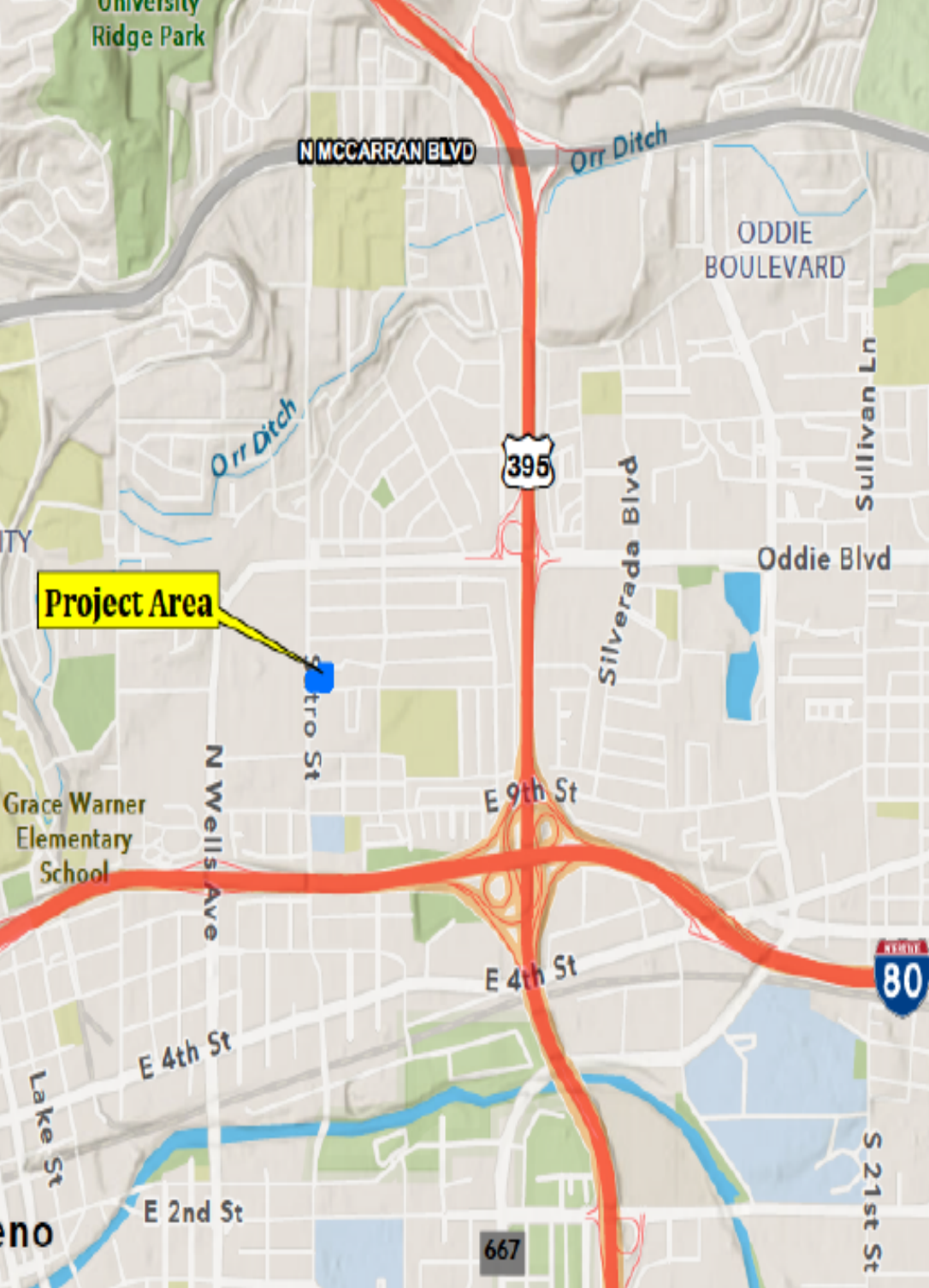
APNs 008-490-16, -17, -18, and -19

LDC25-00015

CITY COUNCIL – JANUARY 22, 2025



WOOD RODGERS



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.

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

MX

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
 - 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)

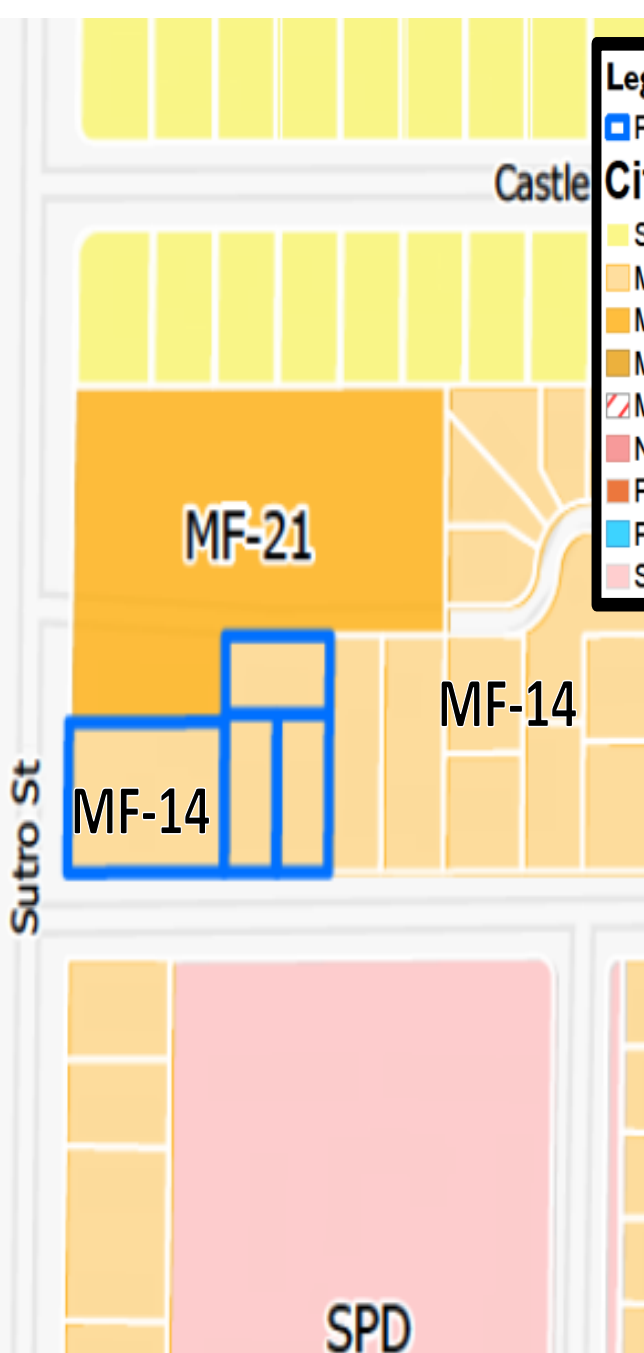
Mixed-Use Urban

Neighborhood Commercial

Professional Office

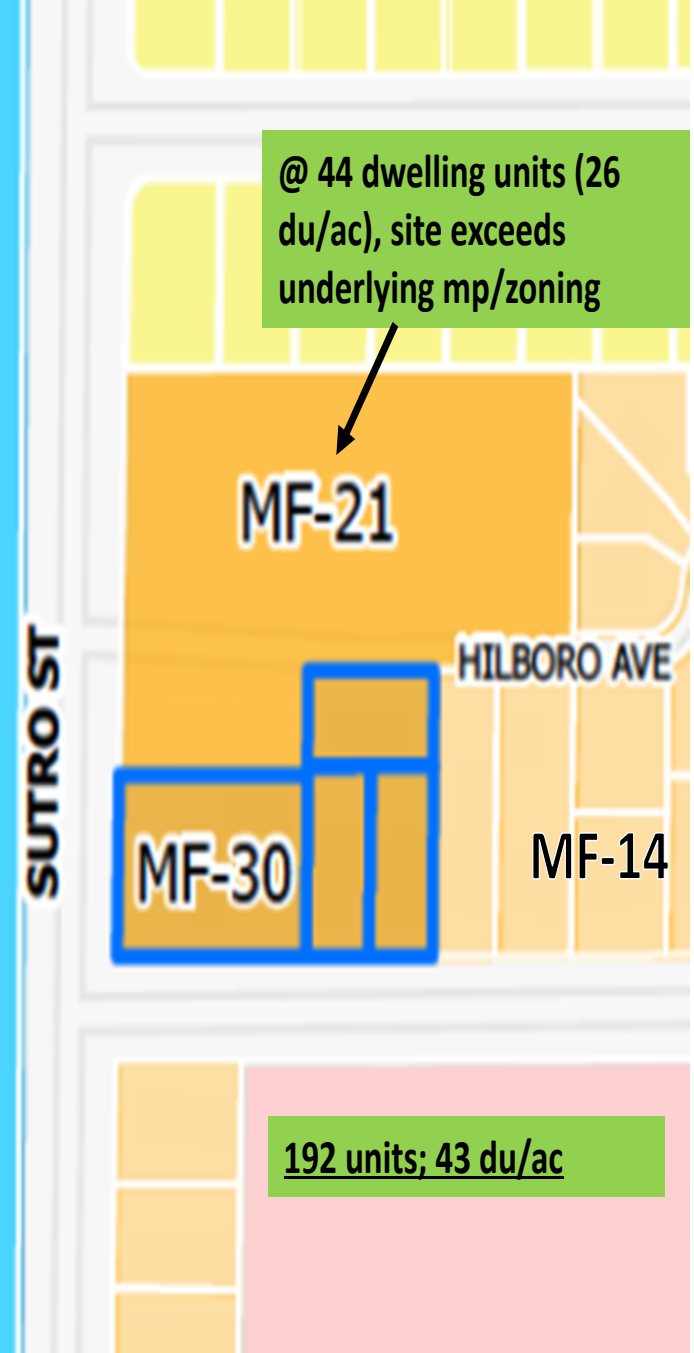
Public Facilities

Specific Plan District



Existing Zoning

- Multi-Family Residential 14 (MF-14)
- Max 14 du/ac
- Would allow 1 additional unit (total of 11 units)



@ 44 dwelling units (26 du/ac), site exceeds underlying mp/zoning

192 units; 43 du/ac

Proposed Zoning

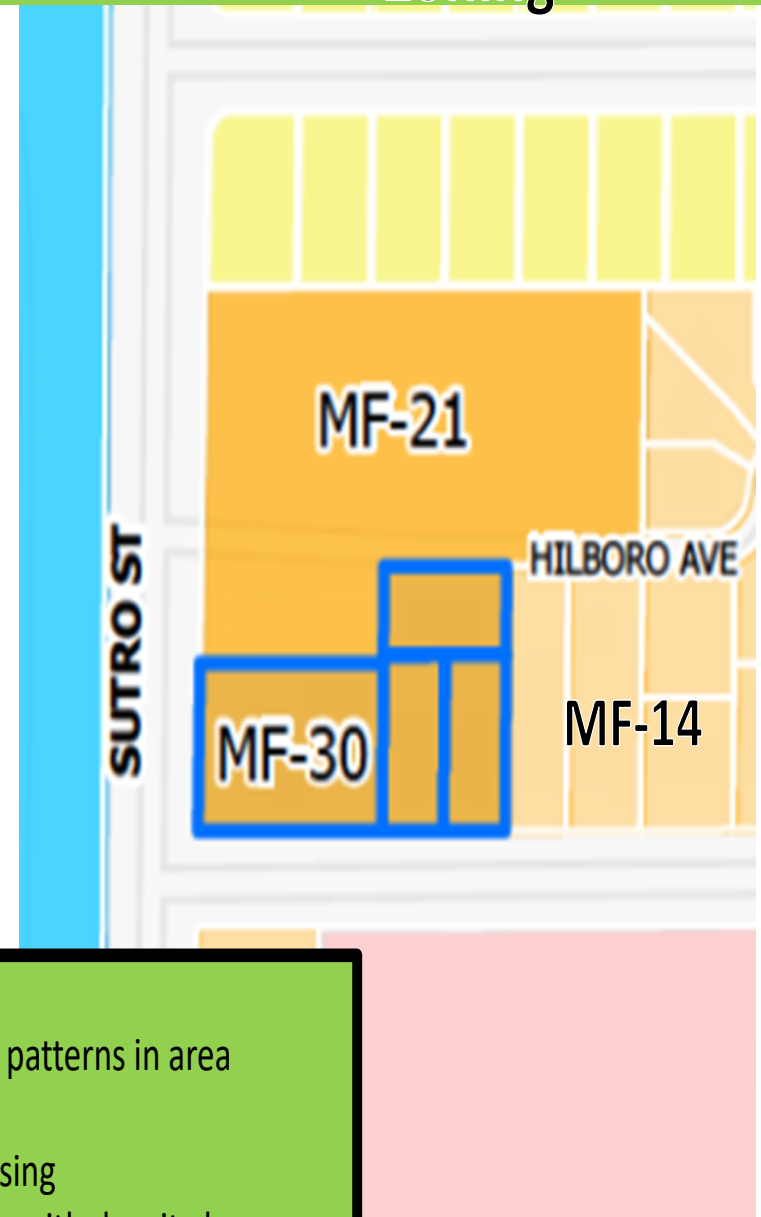
- Multi-Family Residential 30 (MF-30)
- Max 30 du/ac
- Would allow 13 additional units (total of 23 units)

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?



WOOD RODGERS

Stacie Huggins

Principal Planner - Associate

shuggins@woodrogers.com



WOOD RODGERS

LDC25-00015

Reno Housing Authority at Carville Master Plan and Zoning Map Amendments

*Reno City Council
January 22, 2025*



Project Information



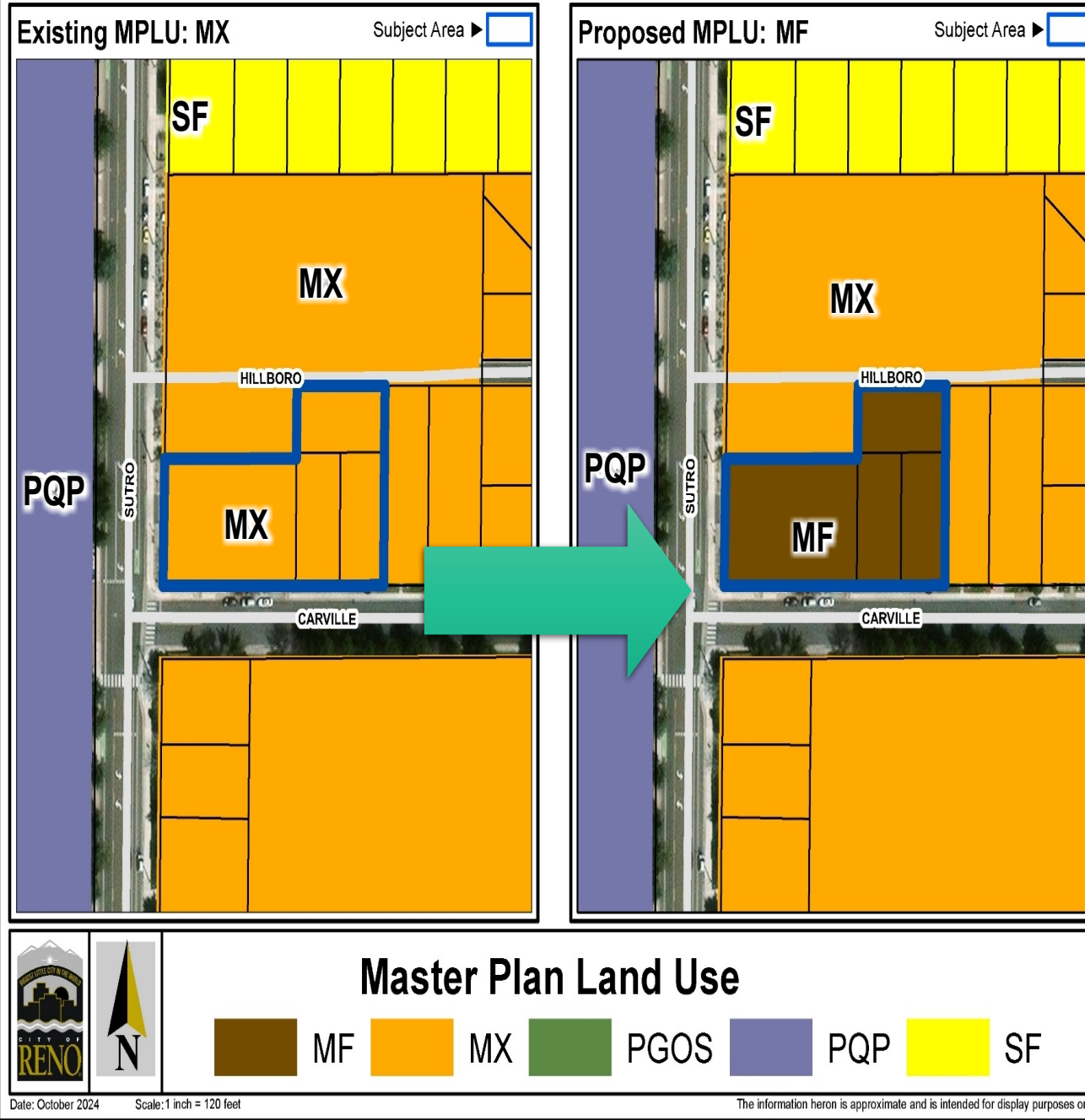
- **Site Size:**
 ± 0.75 acre site
- **Master Plan Amendment**
- **Zoning Map Amendment**

Master Plan

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

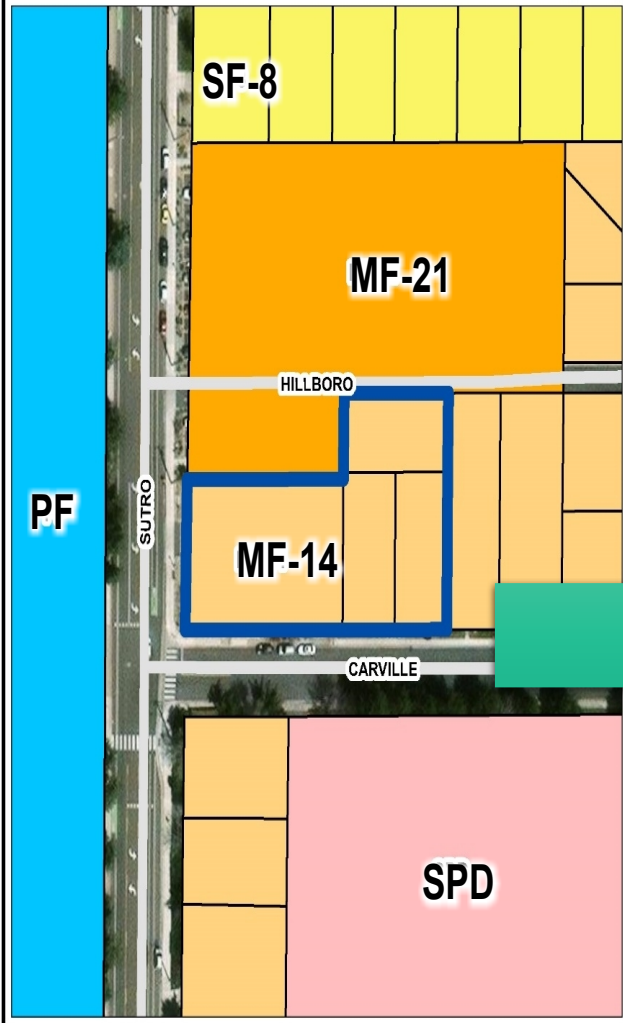


ZONING MAP

LDC25-00015 (Reno Housing Authority - Carville Drive)

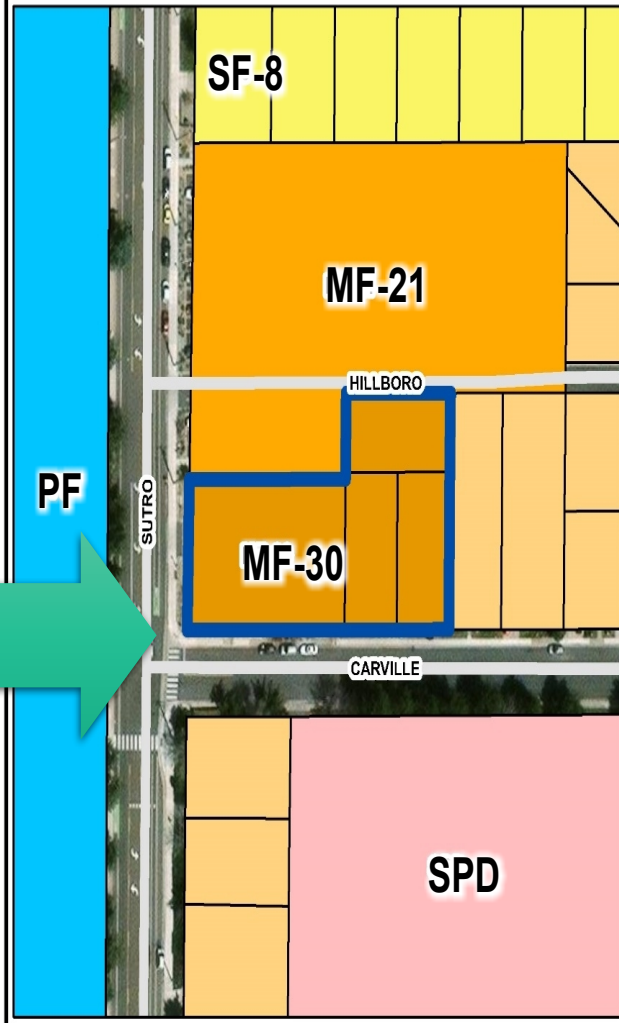
Existing Zoning: MF-14

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 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

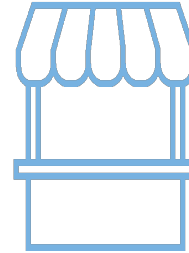


-  4+ Units
-  Triplex
-  Duplex
-  Single-Family
-  Existing Bus Stop

Highlight of Uses



Increase residential density consistent with the area



Adds the opportunity for several commercial uses compatible with neighborhood corridors



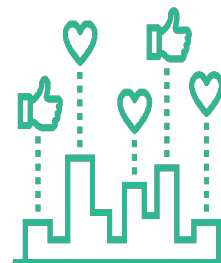
Addition of any commercial use requires a site plan review

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	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

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.