

Mike Railey, Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 991-2621



Filed this Date
08/28/2026
By: MR

August 28, 2026

Brooklyn Oswald
Aryte Group, LLC
321 E. 5th St.
Reno, NV 89501

Re: Minor Conditional Use Permit Case No. LDC27-00011 (RHA Reno Avenue Multi-Family)
APN: 011-262-30
Ward: 2

Dear Applicant:

The Development Services Department has completed review of your request for a minor conditional use permit (MUP) to allow for more than 20 and less than 100 multi-family units (42 units proposed) within the Multi-Family – 30 units per acre (MF-30) and Multi-Family – 14 units per acre (MF-14) zoning districts. The ±1.22-acre site is bound by Reno Avenue on the north and West Taylor Street on the south, ±125 feet east of Arlington Avenue and ±150 west of Lander Street (440 Reno Avenue). The site is zoned MF-30 and MF-14, has Master Plan land use designations of Multi-Family Neighborhood (MF) and Mixed Neighborhood (MX), and is within the Plumas Neighborhood Residential Core Planning Area (PL) Overlay District. Based on the materials submitted, as modified in the conditions of approval, the project conforms to the findings as required by the Reno Municipal Code (RMC) 18.08.604(e), and is not expected to have an adverse impact on the area. The Administrator hereby approves the requested MUP, Case No. LDC27-00011, subject to the following conditions:

All conditions shall be met to the satisfaction of Development Services staff, unless otherwise noted.

1. All work involved in constructing and operating a project approved pursuant to Title 18 of Reno Municipal Code shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of this application. City Codes shall prevail in the event of a conflict between the approved plans and the City Codes in effect when the business license and/or building permit is reviewed.

2. The owner or developer shall apply for a building permit or business license within 18 months of the date of approval of the minor conditional use permit application and maintain the validity of that permit, or the minor conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit and/or business license, the applicant shall attach a copy of this approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit or license addresses each of the conditions of approval herein.
4. The applicant, developer, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction/operations of the project/business. This approval letter shall be posted or made readily available upon demand by City staff.
5. Prior to the issuance of a building permit, the applicant shall demonstrate through a recorded deed, lien, or covenant that runs with the land, that all units are restricted to households earning 60 percent or less of the area median income (AMI).
6. At the time of initial occupancy, the applicant shall provide tenants with a Regional Transportation Commission (RTC) transit map, information on the RTC Smart Trips program, and how to access public transportation within the area.
7. Prior to the issuance of a building permit, building elevations shall be approved to include a minimum roof pitch of 4-foot rise in 12-foot run. Flat roofs may only be used for accessory architectural accents.
8. Prior to the issuance of a grading or building permit, the applicant shall submit a tree inventory plan identifying existing onsite mature trees including size and species. This plan shall be reviewed by the City of Reno Urban Forester to determine if existing mature trees can be preserved or if provisions of RMC 18.04.105 shall apply.
9. Prior to the issuance of a certificate of occupancy for any new building(s), a 6-foot solid screen fence shall be installed within the side setbacks along the western and eastern property boundaries. A 4-foot solid fence shall be constructed within the front yard facing Reno Avenue.

10. Prior to the issuance of a certificate of occupancy for any new building(s), evergreen trees, minimum of 10-feet at time of planting, shall be planted 20 feet on center within the western and eastern setbacks of the project.
11. In order to provide year-round screening from properties to the north, required trees within the front yard facing Reno Avenue shall include a mix of 80% evergreen and 20% deciduous.
12. Prior to the issuance of a building permit, the trash dumpster located at the northwest corner of the parking lot shall be relocated as to be a minimum of 20 feet south of the front building plane of Building A, as identified in Exhibit B.
13. Overhead parking lot lighting, if proposed, shall be limited to no more than 12 feet in height. Prior to the issuance of a building permit for any overhead parking lot lighting, a photometric plan shall be submitted demonstrating that spill-over and glare will not occur on surrounding properties.
14. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays or state holidays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours are varied for the pouring of concrete slabs or wall panels, a plan detailing the construction operations shall be submitted and approved to the satisfaction of the Administrator.
15. Prior to the development of the site, the applicant shall coordinate all utility relocations with the corresponding servicing utility companies and reserve public utility easements for all existing and proposed utilities to the approval and satisfaction of the servicing utility companies.

Summary: The ± 1.22 acre project site is bound by Reno Avenue on the north and West Taylor Street on the south, ± 125 feet east of Arlington Avenue and ± 150 west of Lander Street (440 Reno Avenue). **(Exhibit A)**. Approval of this request will allow for the construction of 42 multi-family units at the site with an overall density of 34.4 dwelling units per acre (du/ac). The project proposes a mix of one and two-bedroom units located within three buildings along with a community clubhouse/office/common area building. Per Reno Municipal Code (RMC) section 18.04.1503, the applicant is seeking a density bonus for the development of affordable housing units. The key issues identified with the request are conformance with RMC development standards and compatibility with surrounding uses.

Background: The subject site is currently developed with a commercial building and two single family homes. The commercial building is a former pre-school and daycare center that was owned and operated by Catholic Charities of Northern Nevada. The Reno Housing Authority (RHA) acquired the project site in August of 2024 for the purpose of developing affordable housing. Based on the funding mechanisms used to purchase the site, the property is deed restricted for occupancy by tenants earning 60% or below of the area median income (AMI).

At the time of acquisition of the property by RHA, the site included 5 individual parcels and was bisected by a north/south alley that connected Reno Avenue on the north to West Taylor Street on the south. On August 13, 2025, the Reno City Council approved abandonment of the alley, reverting the property back to RHA (ABN25-00004). Subsequently, in March of 2026, a reversion to acreage was approved (RTA26-00006) which combined the five parcels into the single ± 1.22 acre parcel included with this request.

Currently, the two onsite single-family homes are vacant. The former pre-school/daycare building is being utilized by the RHA as office space for their resident services programs. With approval of this MUP request, the RHA plans to demolish the existing onsite structures and develop the site with 42 affordable multi-family units. The units will be located within 3 individual two-story buildings generally located along the western and eastern boundaries of the site and are oriented internal to the property. In addition to the multi-family buildings, a clubhouse and office/common building (single story) is located at the southeast portion of the site along with a playground and community amenity areas at the eastern edge of the property **(Exhibit B)**.

Analysis:

General Code Compliance: The project site is split zoned. The northern ±0.85 acres are zoned MF-30 with the southern ±0.37 acres zoned MF-14. The MF-30 zone is intended to provide multi-family residential development and limited commercial and retail uses. Secondary uses include duplexes, triplexes, fourplexes, townhomes, single-family residential uses, parks, and schools. The maximum base density within MF-30 is 1 dwelling unit per 1,450 square feet of site area (30 du/ac). In comparison, the MF-14 zone is intended to accommodate single-family residential development and low-density multi-family residential development such as duplexes, triplexes, fourplexes, townhomes, and small multi-family buildings. Secondary uses include parks, schools, and community gardens. Maximum base density within MF-14 is 1 dwelling unit per 3,000 square feet (14.5 du/ac). The following table summarizes the allowed density within the project site:

Zoning District	Area	Maximum Density	Unit Yield
MF-30	±0.85 acres	30 du/ac	25.5
MF-14	±0.37 acres	14.5 du/ac	5.4
Total	±1.22 acres	-----	30 units

RMC 18.04.1503 provides incentives for affordable housing. This includes expedited building permit processing as well as density bonuses. Specifically, density bonuses of four additional units for each one unit offered to qualifying households earning no more than 30% AMI; three additional units for each one unit offered to qualifying households earning no more than 40% AMI; two additional units for each unit offered to qualifying households earning no more than 60% AMI; or one additional unit for each unit offered to qualifying households earning no more than 80% AMI. The maximum density bonus allowed is 80% over the zoning district maximum density.

The project proposes to utilize density bonus incentives afforded by RMC 18.04.1503. As noted, the sale of the subject site to the RHA included a deed restriction that tenant occupancy must include households earning 60% or less of AMI. As a result, the project qualifies for two additional units for each unit offered, resulting in 60 units. However, the maximum density bonus shall not exceed 80% of the zoning district maximum. Thus, the total allowed number units at the site are 54; the applicant is proposing 42 units which equates to a 40% density bonus. Although a deed restriction has already been recorded against the property limiting occupancy to those households earning 60% or less of AMI, **Condition 5** requires that this be verified and documented prior to the issuance of a building permit.

Per RMC 18.04.1503(c), to receive a density bonus for affordable units, in addition to the income restrictions previously described, the project site must be located within one-quarter mile of an existing fixed route transit service or within an established flex route zone. The project site is located approximately 375 feet (as measured in a straight line) from an existing RTC transit stop on Arlington Avenue; roughly 1/3 of a mile from the Virginia Street Rapid line; and within the RTC Access service area, satisfying this requirement. To encourage future residents to take advantage of public transit options, **Condition 6** requires that all tenants be provided with an RTC transit map and information on how to access public transportation at time of unit occupancy.

A total of three residential buildings and two support/amenity buildings are proposed within the project boundary. Residential buildings are proposed to be two-stories in height with a maximum height of 24-feet 7-inches, consistent with the maximum height of 25-feet required within the Plumas Neighborhood Residential Core Planning Area (PL) Overlay District. Units will include a mix of one and two-bedroom units ranging in size from ± 564 square feet to ± 849 square feet. In total, the project will include 18 one-bedroom and 24 two-bedroom apartments. As shown in **Exhibit B**, Building A is located along the western property boundary and includes 24 units; Building B is located on the eastern side of the site and includes 10 units; and Building C is located at the southwest corner of the site and includes 8 units. The three residential buildings are oriented in a north/south pattern with the front of the buildings facing the internal parking lot area. Side elevations face the Reno Avenue and West Taylor Street frontages. In addition to the residential buildings, Building D (single story) includes $\pm 1,758$ square feet, including $\pm 1,408$ square feet of conditioned common area and a 350 square foot covered breezeway/patio. The clubhouse building will also house an onsite manager's office, gym, and restrooms.

Submitted building elevations incorporate a traditional design with lower level materials of red brick and charcoal fiber-cement lap siding. Lighter-toned cladding is proposed for upper levels to visually reduce bulk and reflect daylight. While the elevations included with the original submittal did include pitched roofs, renderings depicted large expanses of flat roofs. PL standards require a minimum roof pitch of 4-foot rise in 12-foot run. While flat roofs may be used as accents or to highlight entryways, etc. they cannot be the predominant roof form. In response to staff comments, revised elevations were submitted to reduce flat roofs and provide conformance with PL standards (**Exhibit C**). **Condition 7** requires that final building elevations demonstrate that a 4-foot rise in 12-foot run roof pitch is achieved with flat roofs only used for architectural accents.

Parking is provided internally to the project, adjacent to the proposed buildings. Access in and out of the site is provided via a primary drive aisle that runs north/south, connecting Reno Avenue on the north and West Taylor Street on the south. Parking is accessed directly from the internal drive aisle. RMC 18.04.705 requires a minimum of 1 parking space per 1,250 square feet per unit (not to exceed 2 per unit). Based on the unit sizes proposed, a total of 42 parking spaces is required; 42 spaces are proposed to be located onsite, meeting RMC standards. The PL overlay requires that no off-street parking be permitted between the front façade of any primary building and an adjacent street. As originally presented, the plan included one parking space that extended slightly beyond the building plane of Building B, adjacent to Reno Avenue. In response to staff comments, the applicant has revised the site plan (**Exhibit B**) to locate this spacer further south.

There are several mature trees onsite. RMC 18.04.105 encourages the preservation of healthy mature trees. Existing mature trees that are preserved along public rights-of-way or in the front yard may be eligible for credit toward the total tree requirements or in the street tree requirements included in RMC. Where existing mature, healthy trees are removed along public rights-of-way or in the front yard as a result of construction, they shall be replaced based on the size of the tree, with deciduous trees of a minimum caliper of 2.5 inches and evergreen trees with a minimum height of 10 feet. **Condition 8** requires that prior to the issuance of a grading or building permit, the applicant shall submit a tree inventory plan identifying existing mature onsite trees, including size and species. This plan shall be reviewed by the City of Reno Urban Forester to determine if existing mature trees can be preserved or if provisions of RMC 18.04.105 shall apply.

Buildings are located to meet required setbacks for the MF-30 and MF-14 zoning districts. Building A, located on the west side of the site, provides an increased setback to adjoining residences to the west; 5 feet is required, 11 feet is provided. All other buildings maintain a minimum 5 foot side setback and 10 foot front setback, as required by code. There is an alley that provides access to three parcels located east of the site at the southern boundary. Based on the irregular lot standards included in RMC, the alley does not constitute a front yard; all setbacks adjacent to the alley conform with RMC standards. The clubhouse building (Building D) is setback 5-feet 7-inches from the eastern property line, slightly exceeding code and comparable with the existing onsite single-family home that will be demolished with project construction.

Compatibility with Surrounding Uses: The project site is located within the developed core of the City. The surrounding neighborhood consists of a mix of single and multi-family residential uses as well as public facilities (Mt. Rose Elementary School); some developed as early as the 1920's. As noted, prior to the acquisition of the subject site by the RHA, the western portion of the property was developed with a pre-school and day care use. Uses immediately adjacent to the site include single-family residential to the north, west, and east, with public facilities to the south. Multi-family uses exist along Reno Avenue within a block of the subject parcel. The following table describes the surrounding zoning and land uses:

	Zoning	Land Use
North	MF-30	Single-Family Residential
South	Public Facilities (PF)	Mt. Rose Elementary School
East	MF-30 and MF-14	Single-Family Residential
West	MF-14	Single-Family Residential

Multi-family land use exists within a block of the site, primarily focused along Reno Avenue, Lander Street, and Saint Lawrence Avenue. While these projects are smaller in size and scale (4 to 10 units), their densities are comparable to that proposed by the RHA. Densities within the nearby multi-family projects range from 25 du/ac up to 50 du/ac; an overall density of 34.4 du/ac is proposed by the RHA, comparable to the surrounding area and less dense than the multi-family project that exists $\pm$ 80 feet northeast of the site at the corner of Reno Avenue and Lander Street. These uses have historically operated within the neighborhood without significant impact.

Development of the project will include the demolition of the existing commercial and single-family uses that exist onsite and replaces them with multi-family units. As an infill project, the site must address compatibility with the surrounding area. There are existing single family homes to the west and east. Increased setbacks, up to 11 feet (5 feet required) are proposed for the largest building, Building A, with more standard code required setbacks (5 to 6.4 feet) proposed for Buildings B, C, and D. Given that there are existing homes on both the east and west sides of the site, **Condition 9** requires that a 6-foot solid screen fence be constructed along the eastern and western project boundary, within the side setbacks. A 4-foot solid fence shall be constructed within the front yard setback along Reno Avenue to provide additional screening/buffering and was requested by neighboring properties to the north. Additionally, **Condition 10** requires evergreen plantings, 20 feet on center and a minimum of 10 feet at planting, within the side setback area. The intent of these conditions is to mitigate potential impacts to existing residences east and west of the project.

Neighboring property owners to the north expressed concerns that the view from their homes would be to the side of the new buildings. While side elevations are articulated to RMC standards, **Condition 11** has been added to require that 80% of the trees required in the front yard along Reno Avenue be evergreens, providing year round screening for neighbors to the north.

Among public comment received was concern related to headlights shining from the project driveway on single-family homes to the north. The proposed drive aisle essentially follows the same alignment as the existing alley that was abandoned in 2025. Although traffic will increase with the project, the trajectory of any glare from headlights remains largely unchanged.

The preliminary site plan (**Exhibit B**) includes a trash dumpster located at the northwest corner of the parking lot. Per RMC standards, the dumpster is screened within an enclosure. To further ensure that visual and noise impacts are fully mitigated to properties to the north and west, **Condition 12** requires that the dumpster be located further south, internal to the project site.

The applicant has provided a photometric plan demonstrating that spill-over and glare from lighting within the project will not occur on surrounding properties, consistent with RMC standards. Although no parking lot lighting is proposed at this time, **Condition 13** restricts overhead parking lot lighting to no more than 12 feet in height and requires an updated photometric plan to ensure that RMC standards related to spill-over and glare are met.

Architecture throughout the neighborhood is largely traditional and includes classic brick, Tudor, and traditional architectural styles popular in the 1920's to 1940's. Deviation in architectural style does occur within the neighborhood, particularly with the various multi-family parcels. The proposed elevations (**Exhibit C**) include brick accents and lap siding which are complementary to the traditional architectural styles that adjoin the site. While the buildings are larger in scale than adjoining properties, they include articulation and accents to break up building mass and conform with articulation and transparency requirements included in RMC. As conditioned, the project will meet the PL overlay standards for building height and roof pitch. The current onsite building is constructed from concrete block and does not meet PL roof pitch standards.

A playground area is provided between Building B and the clubhouse (Building D). Public comment identifies concern that noise from the playground will impact residents to the east. The current developed daycare included a larger playground approximately 10 feet north of that proposed with the current project. A review of public records indicates no noise complaints

resulting from use of the playground. Furthermore, onsite management will be provided and can address any complaints should they arise in the future.

Mt. Rose Elementary School is located immediately south of the project site, across West Taylor Street. The Washoe County School District reviewed the application materials and stated no concerns noting that appropriate pedestrian safety infrastructure appears to already be in place, providing safe routes to nearby schools (**Exhibit D**). With construction, new sidewalk will be located along the West Taylor Street frontage further enhancing pedestrian circulation and safety.

To further mitigate impacts during the construction phase of the project, **Condition 14** limits hours of construction. As designed, and with the added conditions, staff finds that the project is compatible with the surrounding area.

Traffic, Access and Circulation: The project does not meet the threshold for a traffic impact analysis per RMC standards. A trip generation letter was submitted by the applicant indicating that the project is anticipated to generate 261 average daily trips (ADT) with 17 am peak trips and 22 pm peak hour trips. It should also be noted that the site operated for decades with a commercial daycare/pre-school use and two single-family homes; traffic impacts from these uses will no longer exist which further offsets new impacts generated by the project. Based on the projected number of trips, impact to existing levels of service on surrounding roadways is not anticipated.

Public Services: The property is already developed and served by existing infrastructure, including electricity, water, sewer, and storm drainage. All required improvements associated with development of the project must conform to the standards included in RMC, the Public Works Design Manual, and Truckee Meadows Drainage Manual and will be reviewed by City staff at the time of building permit. **Condition 15** requires that prior to the development of the site, the applicant shall coordinate all utility relocations with the corresponding servicing utility companies and reserve easements for all existing and proposed utilities to the approval of the servicing utility companies.

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies; no comments of concern were received. A public notice was sent out to all property owners within 750 feet of the project and two public notice signs were posted at the site. Materials submitted by the applicant indicate that community meetings were held in July 2025, November 2025, and spring 2026 and that some feedback received is reflected in the project design. Staff received several emails with written public comments in opposition and six phone calls in opposition. Stated opposition included concerns related the scale of the project,

density, compatibility with adjoining uses/overall site design, traffic impacts, parking, conflicts with the Reno Master Plan and PL overlay standards, adjoining roadway conditions, congestion associated with Mt. Rose School, noise generated by the project, disruptions to the surrounding area during construction, and the historic nature of onsite homes and the neighborhood in general. Phone messages included statements that “low-income housing does not belong in a high-income neighborhood” and that “this project simply does not belong here.” Additionally, staff met in person with four individual property owners and met onsite with two additional neighboring property owners. Public comment received referred to a feasibility/market study prepared on behalf of the RHA, referred to as the “Broadbent report.” This is not a City requirement/document and was not included with the submitted materials. The report was forwarded to staff in conjunction with a public comment and is a Section 106 Cultural Resources Report commissioned by the RHA for financing/compliance purposes. **Conditions 10 through 14** have been added to address public input received. Economic status of future residents is not a consideration in staff review and should be considered discriminatory in nature.

Master Plan Conformance: The subject site has a Master Plan land use designations of Multi-Family Neighborhood (MF) and Mixed Neighborhood (MX) and is located within the Central Neighborhoods per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the recommended conditions, the project is in conformance with the following applicable Master Plan goals and policies:

- 2.2B: Underutilized Properties
- 4.1A: Housing Options
- 4.1C: Affordable and Workforce Housing Strategy
- 4.1D: Housing Incentives
- 4.3B: Infill and Redevelopment
- 4.3H: Rehousing
- 5.4A: Trip-Reduction Programs
- N-CN.5: Mix of Housing Types

Legal Requirements:

RMC 18.08.304(e)	Approval Criteria Applicable to all Applications
RMC 18.08.604(e)	Minor Conditional Use Permit - Findings

General Review Criteria and Considerations:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Minor Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a minor conditional use permit:

- 1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- 2) The proposed land use and project design is compatible with surrounding development;
- 3) The proposed land use and project design is consistent with applicable development standards;
- 4) Public services and facilities are available to serve the project, or will be provided with development;
- 5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- 6) The granting of the minor conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:

- a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
- b. Any hazard to persons and property.

Appeal of Administrative Decision: This administrative decision may be appealed to the City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within 10 working days starting on the day after written notice of the action is filed with the City Clerk. The City Clerk's Office is located on the 2nd floor of Reno City Hall located at One East First Street, Reno, Nevada.

This approval letter has not been issued in lieu of a permit. You are responsible for obtaining the appropriate permit(s) associated with this project and a copy of this letter must be attached to any such application.

Sincerely,



Mike Railey, Planning Manager
Development Services Department

xc: Reno Housing Authority
1525 E. Ninth St.
Reno, NV 89512

JKAE, Inc.
777 S. Center St., Suite 104
Reno, NV 89501

Lauren Morris, Acting City Clerk
Billy Staten, Building and Safety Manager
Douglas Buck, P.E., Development Review Manager

Attachments:

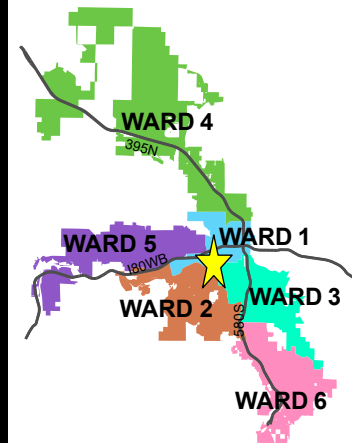
Exhibit A – Case Maps
Exhibit B – Preliminary Site Plan
Exhibit C – Building Elevations
Exhibit D – Agency Comments

AREA MAP

LDC27-00011

(RHA Reno
Avenue Multi-Family)

Subject Site ► 



 WARD 2



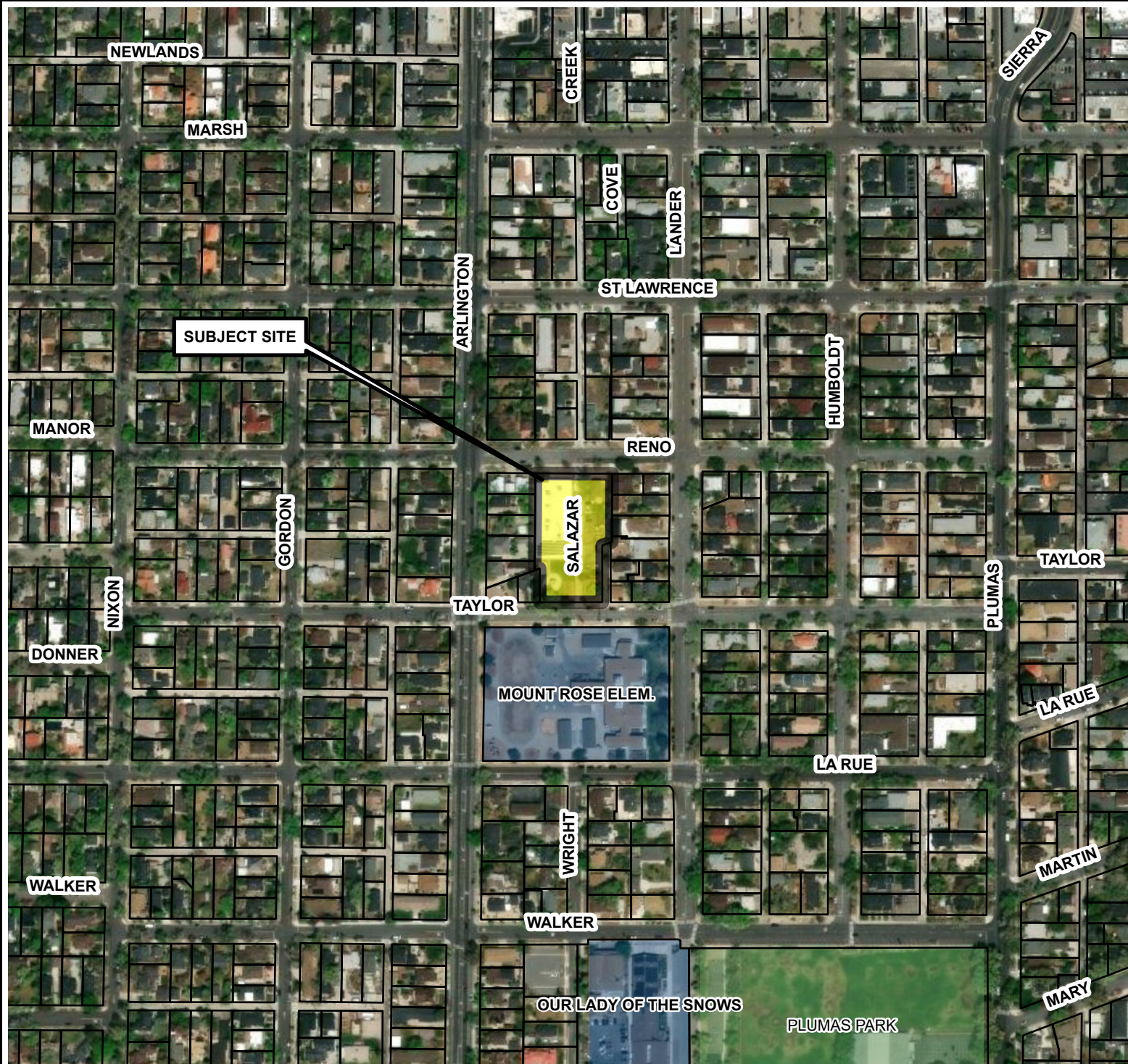
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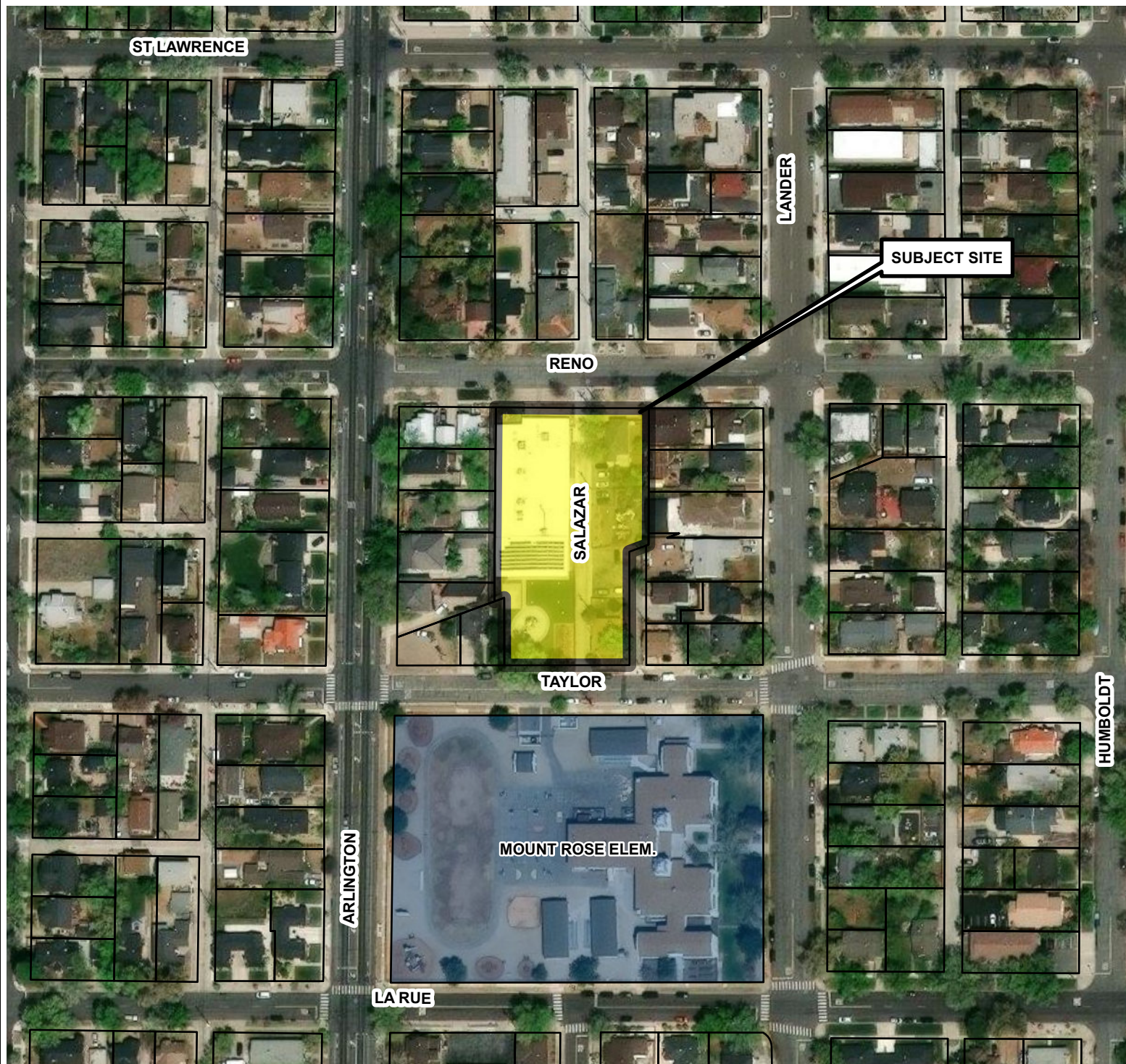


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purposes only.

Date: August 2026

Scale: 1:4,000



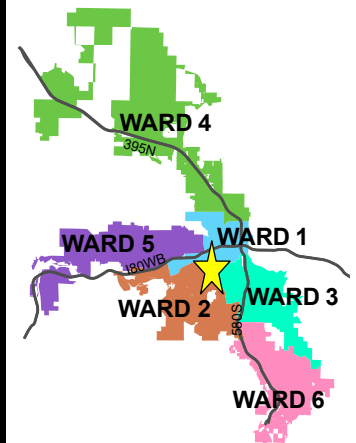


VICINITY MAP

LDC27-00011

(RHA Reno
Avenue Multi-Family)

Subject Site ► 



 WARD 2



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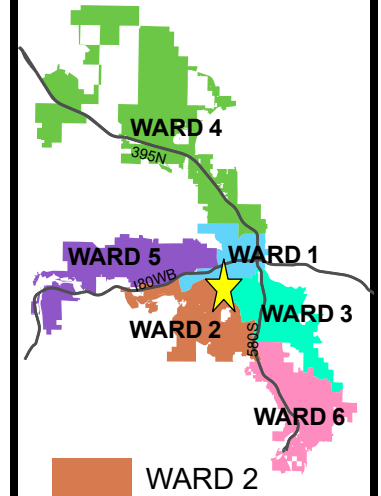
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MASTER PLAN MAP

LDC27-00011

(RHA Reno
Avenue Multi-Family)

Subject Site ► 

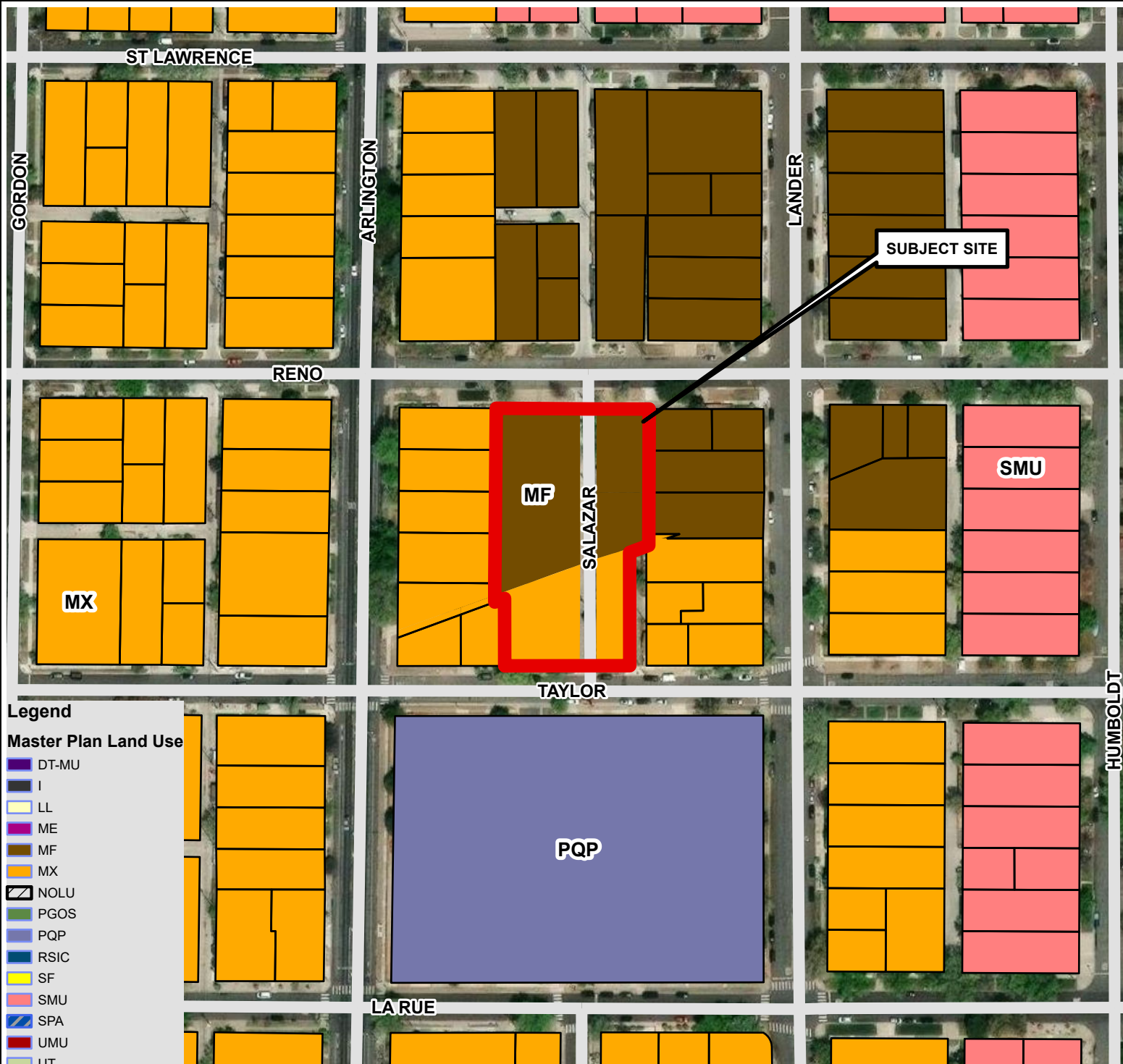


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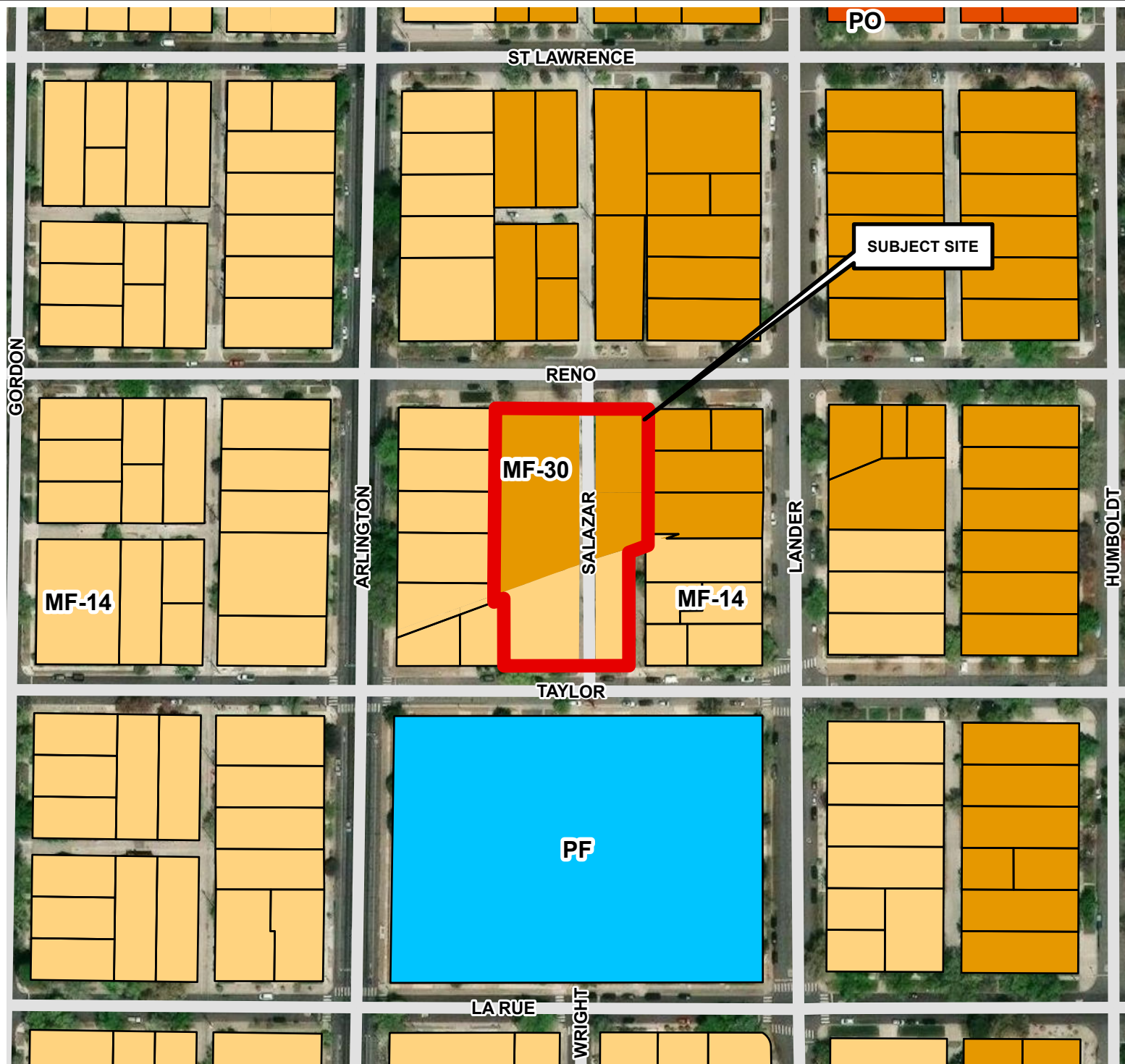
Date: August 2026
Scale: 1:2,000



Legend

Master Plan Land Use

-  DT-MU
-  I
-  LL
-  ME
-  MF
-  MX
-  NOLU
-  PGOS
-  PQP
-  RSIC
-  SF
-  SMU
-  SPA
-  UMU
-  UT



ZONING MAP

LDC27-00011

(RHA Reno
Avenue Multi-Family)

Subject Site ► 

Zoning Designations

	MF-14
	MF-30
	PO
	PF



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DATE: August 2026
SCALE: 1:2,000

PROPERTY INFORMATION

ZONING	MF-30 / 69%
SIZE	36,849 SF = 0.85 ACRES
BASE ALLOWABLE DENSITY	25.5 UNITS
DENSITY BONUS (80%)	20.4 UNITS
TOTAL ALLOWABLE UNITS	45.9 UNITS
TOTAL PROPOSED UNITS	34 UNITS
ADDRESS	440 RENO AVE RENO, NV 89509
APN	11-262-30
ZONING	MF-14 / 31%
SIZE	16,241 SF = 0.37 ACRES
BASE ALLOWABLE DENSITY	5.18 UNITS
DENSITY BONUS (80%)	4.14 UNITS
TOTAL ALLOWABLE UNITS	9.32 UNITS
TOTAL PROPOSED UNITS	8 UNITS
TOTAL PROJECT SIZE	53,090 SF / 1.22 ACRES
TOTAL BASE ALLOWABLE DENSITY:	30.68 UNITS
DENSITY BONUS (18.04.1503):	80% MAX. = 24.54 UNITS
DENSITY BONUS (18.04.1504):	80% MAX. = 24.54 UNITS
TOTAL ALLOWABLE UNITS:	55 UNITS
TOTAL PROPOSED UNITS	42 UNITS
TOTAL TYPE A ACCESSIBLE UNITS	2 UNITS
NOTE: ALL GROUND LEVEL UNITS DESIGNED TO BE TYPE B	

BUILDING SUMMARY

BUILDING 'A':	
BUILDING AREA	= 19,775 SF
BUILDING STORIES	= 2
PROPOSED HEIGHT	= ±24'-7"
UNIT COUNT	= 24

BUILDING 'B':	
BUILDING AREA	= 10,355 SF
BUILDING STORIES	= 2
PROPOSED HEIGHT	= ±24'-7"
UNIT COUNT	= 10

BUILDING 'C':	
BUILDING AREA	= 6,015 SF
BUILDING STORIES	= 2
PROPOSED HEIGHT	= ±24'-7"
UNIT COUNT	= 8

BUILDING 'D' - CLUBHOUSE:	
BUILDING AREA	= 1,776 SF
BUILDING STORIES	= 1
PROPOSED HEIGHT	= ±19'-2"

PROJECT UNIT MATRIX

PROJECT UNIT MATRIX:	
1 BEDROOM / 1 BATH UNIT	= 18 (43%)
2 BEDROOM / 1 BATH UNIT	= 24 (57%)
TOTAL UNITS	= 42 (100%)

BUILDING 'A':	
1 BEDROOM / 1 BATH UNIT	= 10 (42%)
2 BEDROOM / 1 BATH UNIT	= 14 (58%)
TOTAL UNITS	= 24 (100%)

BUILDING 'B':	
1 BEDROOM / 1 BATH UNIT	= 2 (20%)
2 BEDROOM / 1 BATH UNIT	= 8 (80%)
TOTAL UNITS	= 10 (100%)

BUILDING 'C':	
1 BEDROOM / 1 BATH UNIT	= 5 (61%)
1 BEDROOM / 1 BATH TYPE A ACC. UNIT	= 1 (13%)
2 BEDROOM / 1 BATH UNIT	= 1 (13%)
2 BEDROOM / 1 BATH TYPE A ACC. UNIT	= 1 (13%)
TOTAL UNITS	= 8 (100%)

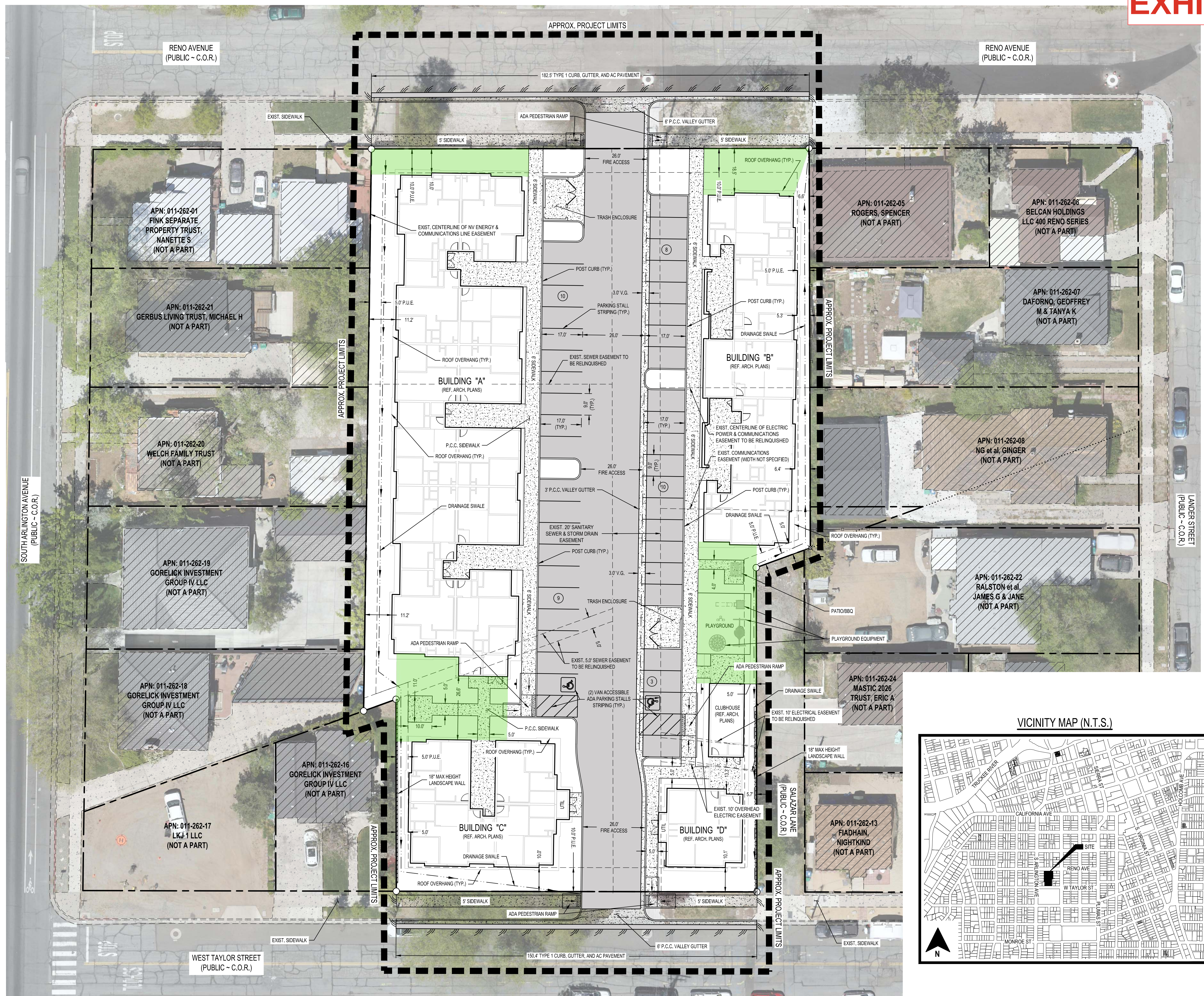
BUILDING 'D':	
CONDITIONED COMMON AREA	= 1,408 SF
COVERED BREEZEWAY & PATIO	= 350 SF
TOTAL AREA	= 1,758 SF

PARKING SUMMARY

PARKING:	
STANDARD 9' X 17' W/ 2' OVERHANG	= 40
ACCESSIBLE - VAN	= 2
TOTAL PARKING SPACES	= 42
PARKING RATIO	= 1.00 SPACES/UNIT

PHASING NOTE

PROJECT TO BE COMPLETED IN A SINGLE PHASE



LEGEND

PROPERTY LINE	EXISTING CURB AND GUTTER	PROPOSED SIGN
PROPOSED AC PAVEMENT	EXISTING CURB AND GUTTER	9' x 17' STANDARD PARKING SPACE COUNT (W/ 2' OVERHANG)
EXISTING CONCRETE	PROPOSED POST CURB	USABLE OPEN SPACE (4,390 SF)
PROPOSED CONCRETE	APPROXIMATE PROJECT LIMITS	
SAWCUT LINE		

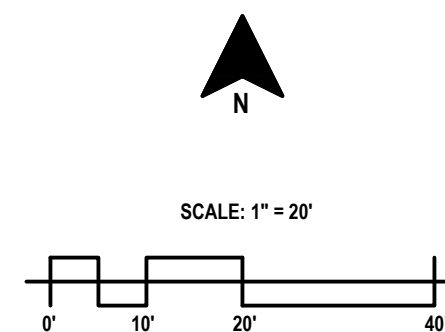
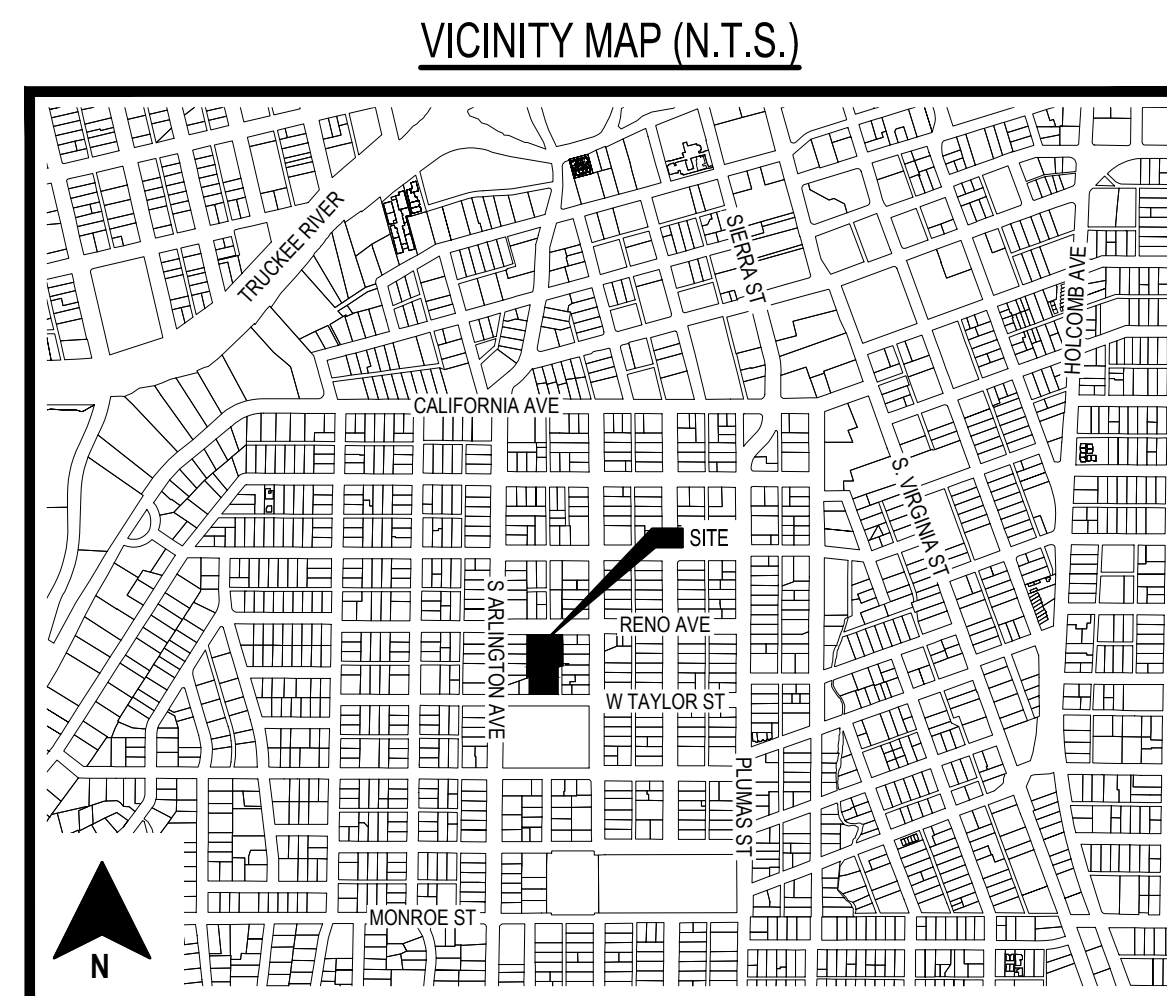
BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984, HIGH ACCURACY REFERENCE NETWORK (NAD 83/NAHARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK. THE BEARING BETWEEN GPS REFERENCE STATION 5582Z-5525M10000 AND "STEADY" M225M10107 IS TAKEN AS NORTH 66°59'41" WEST.

ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. GRID TO GROUND COMBINED FACTOR = 1.00019939

BASIS OF ELEVATIONS:

BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF RENO BENCHMARK 3037, WITH A PUBLISHED ELEVATION OF 4541.20 FT. BENCHMARK 3037 IS DESCRIBED AS BEING 1 1/2" DIA STL CAP SET IN TOP OF CURB AT THE NE COR OF ARLINGTON AVE. AND TAYLOR ST. NEAR THE BACK OF WALK ALONG ARLINGTON AVE. -APPROX. 15' NLY OF TAYLOR ST FL.



Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

Drawn By

Checked By

Project No.

Date

25-655

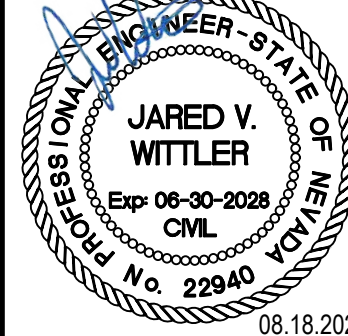
07.27.2026

ISSUE

NO.

DATE

Seal

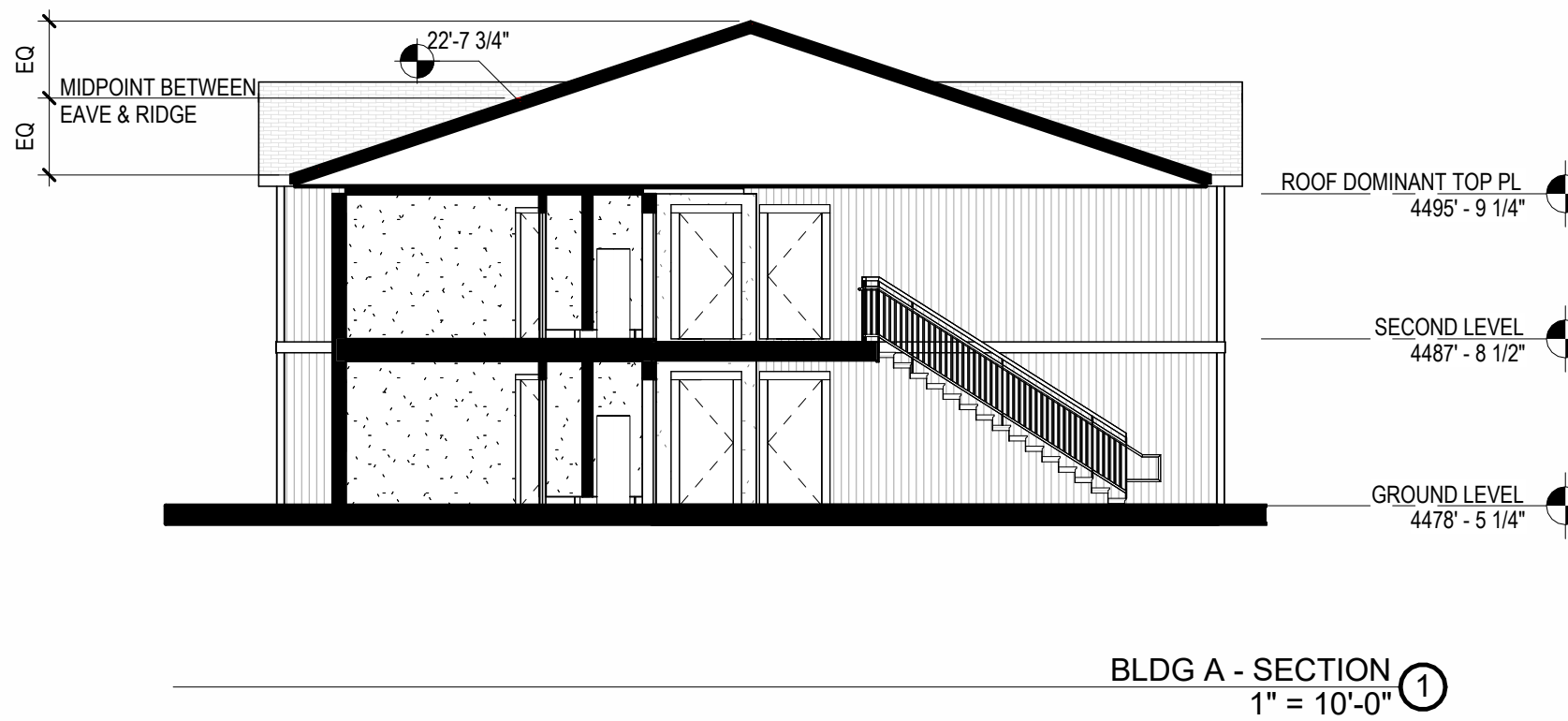
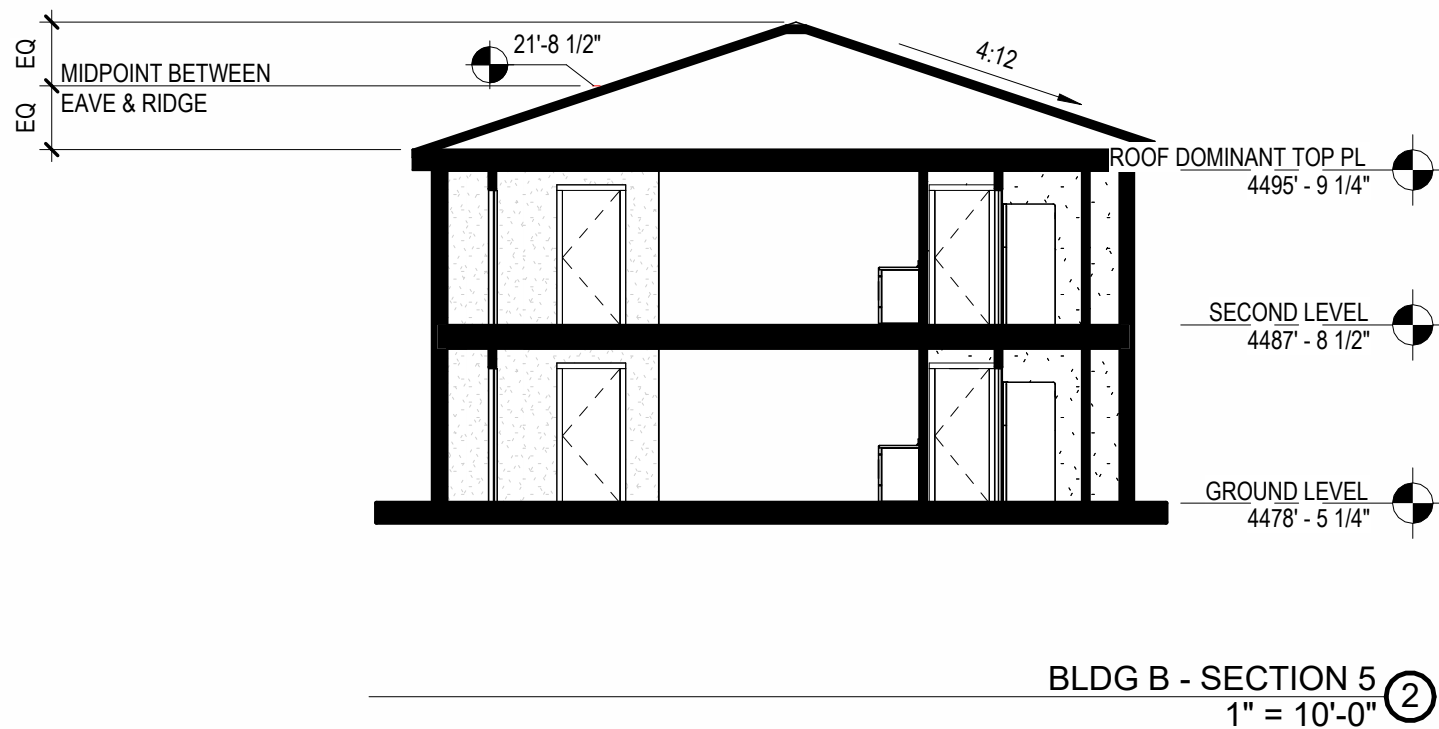
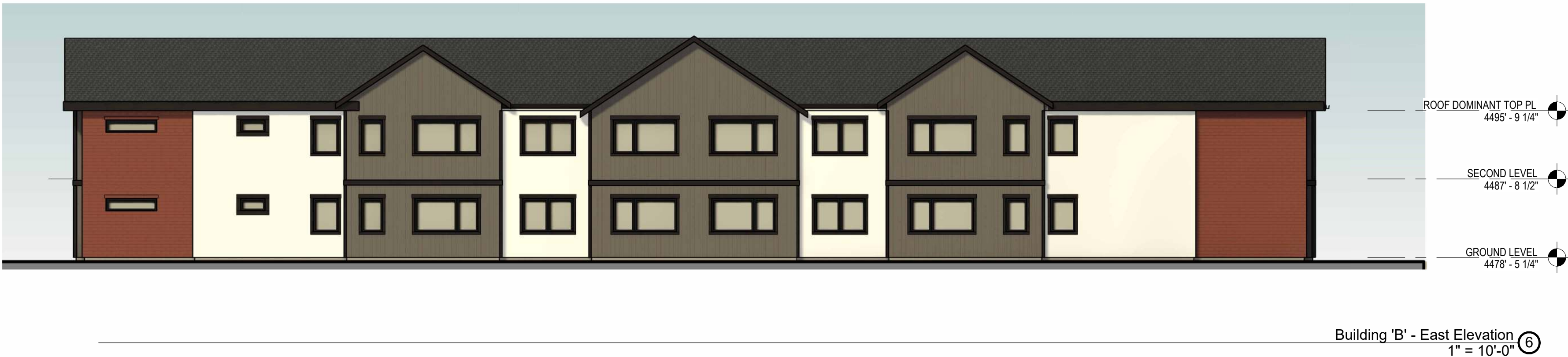
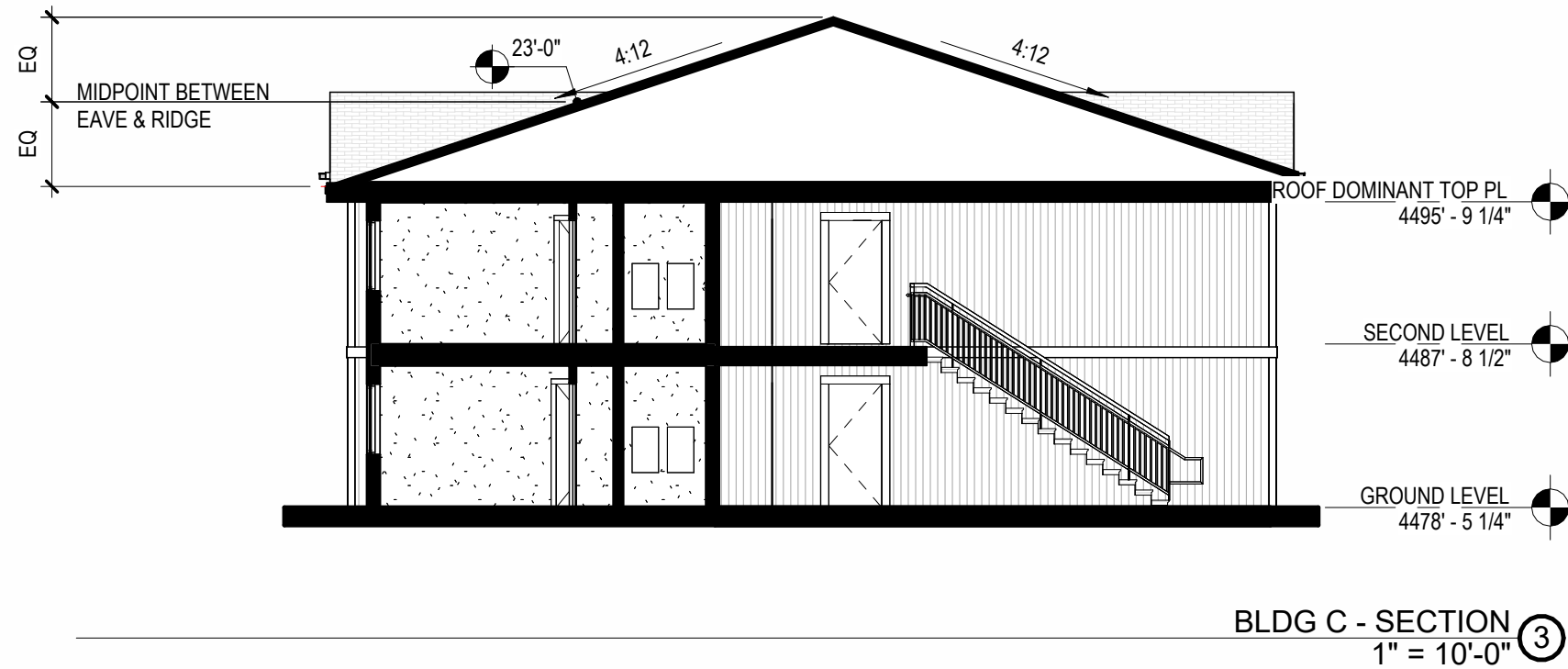
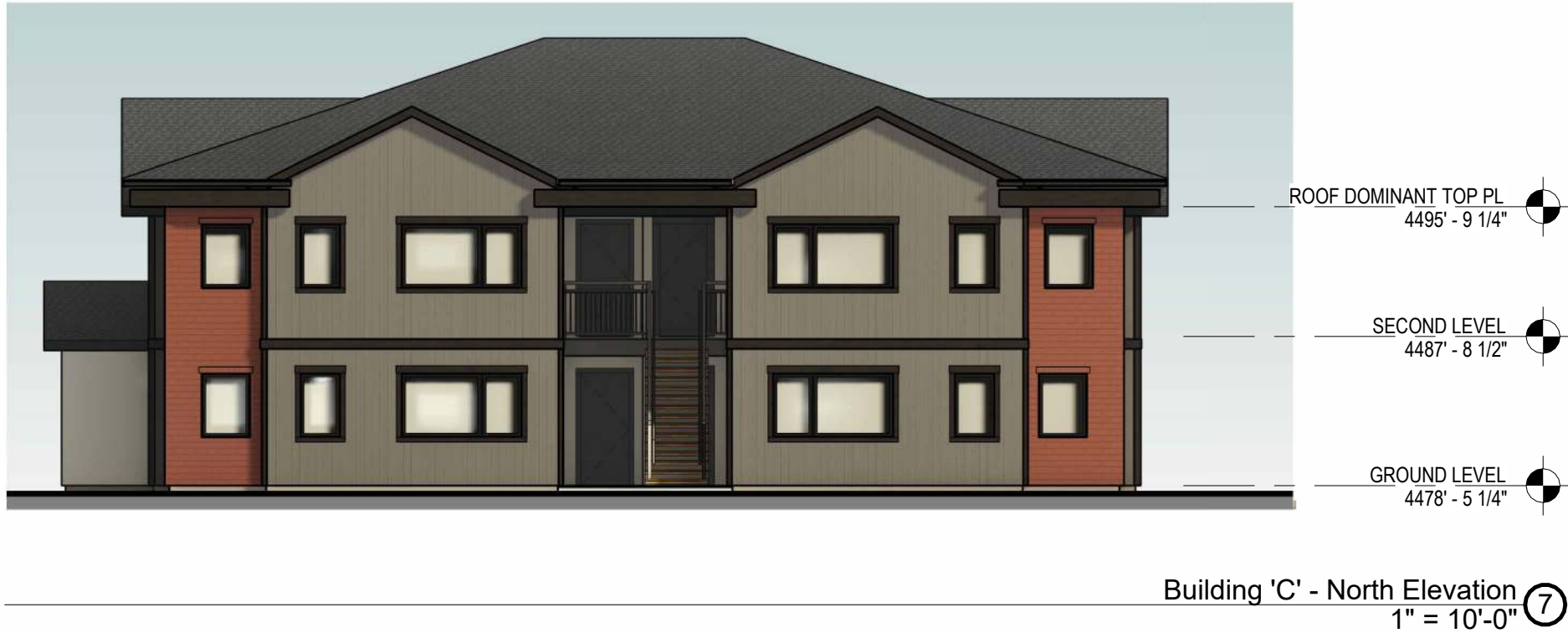
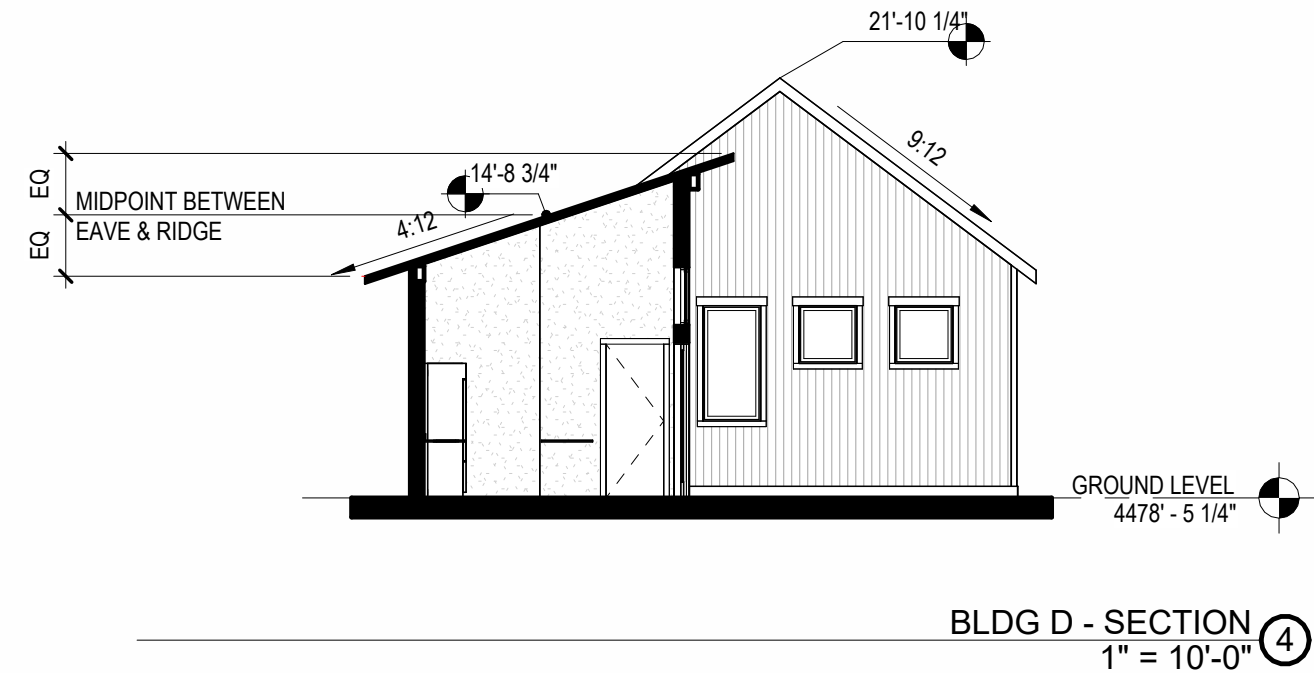


Drawing Title

SITE PLAN

Project
RENO HOUSING AUTHORITY
RENO AVENUE
440 RENO AVENUE
RENO, NV 89509

EXHIBIT C





Outlook

RE: [EXTERNAL] LDC27-00011 (RHA Reno Avenue Multi-Family)

From Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>

Date Wed 8/12/2026 8:10 AM

To Mike Railey <RaileyM@reno.gov>

Hi Mike,

Thanks for reaching out regarding the above referenced development application.

As proposed, WCSD does not anticipate any issues accommodating students potentially generated by the above referenced development application. WCSD has the capital funding mechanisms necessary to accommodate anticipated future growth in the region and does not request a school property set-aside within this development, per NRS 278.

Also, appropriate pedestrian safety infrastructure appears to already be in place providing safe routes to nearby schools.

Current zoned schools, which are subject to possible change, are as follows:

Elementary: Mount Rose

Middle: Swope

High: Reno

Regards,

Kyle Chisholm
School Property Planning Manager

WCSD – Capital Projects

Office: 775-789-3810

www.washoeschools.net

From: Mike Railey <RaileyM@reno.gov>

Sent: Tuesday, August 11, 2026 3:09 PM

To: Chisholm, Kyle W <Kyle.Chisholm@WashoeSchools.net>

Subject: [EXTERNAL] LDC27-00011 (RHA Reno Avenue Multi-Family)

 External Email: This email originated outside of WCSD. Please exercise caution. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kyle,