

APNs 085-010-52 & 085-010-53

MASTER PLAN AMENDMENT
REGULATORY ZONE AMENDMENT

SEPTEMBER 2025



Prepared For:

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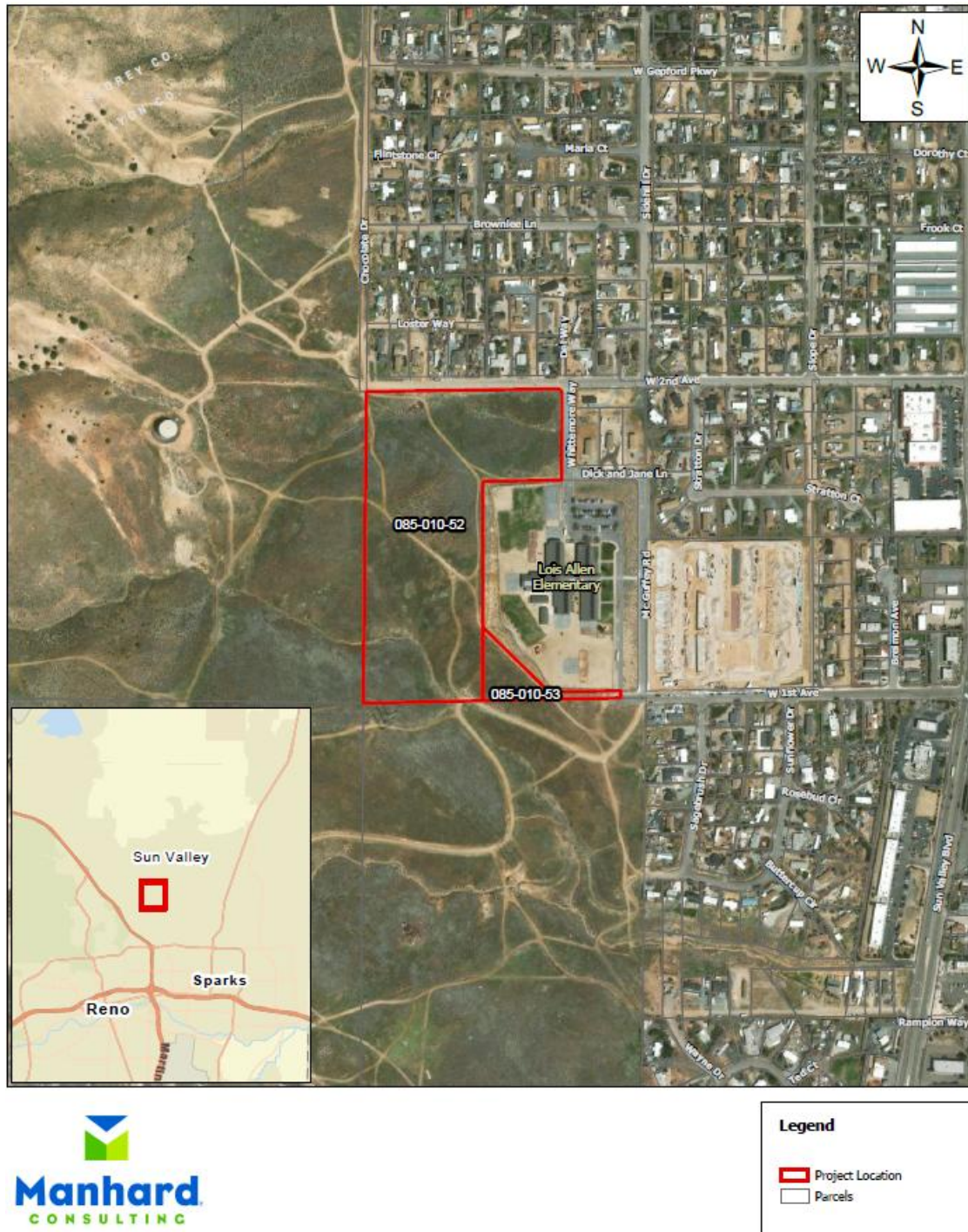
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- Master Application & Affidavits
- Application Materials
- Proposed Master Plan Exhibit/Application Map
- Proposed Regulatory Zone Exhibit/Application Map
- Slope Map
- Water and Wastewater Capacity Study
- Traffic Analysis

PROJECT LOCATION

The subject property is ±18.47 acres and includes APN 085-010-52 (±17.217 acres) and APN 085-010-53 (±1.252 acres). The site is generally located South of West 2nd Avenue, adjacent to Lois Allen School in Sun Valley.

Figure 1: Project Location



EXISTING CONDITIONS

The subject property is undeveloped and has an existing Master Plan of Suburban Residential (SR) and is zoned Medium Density Suburban (MDS).

There are single family residences north of the property, an elementary school (Lois Allen Elementary School) to the east, open space to the west, and undeveloped land within the City of Reno Sphere of Influence (SOI) to the south.

Figure 2: Surrounding Property Designations

Direction	Master Plan	Zoning	Existing Land Use
North	Suburban Residential and Urban Residential	Medium Density Suburban and Medium Density Urban	Single-family residential
East	Suburban Residential	Public and Semi-Public Facilities	Lois Allen Elementary School
South (City of Reno)	Suburban Mixed-Use	Mixed-Use Suburban	Undeveloped
West	Open Space	Open Space	Undeveloped

Figure 3: Site Photograph Locations



Figure 4: Site Photographs



Figure 4: Site Photographs, cont.



Figure 5: Existing Master Plan – Suburban Residential

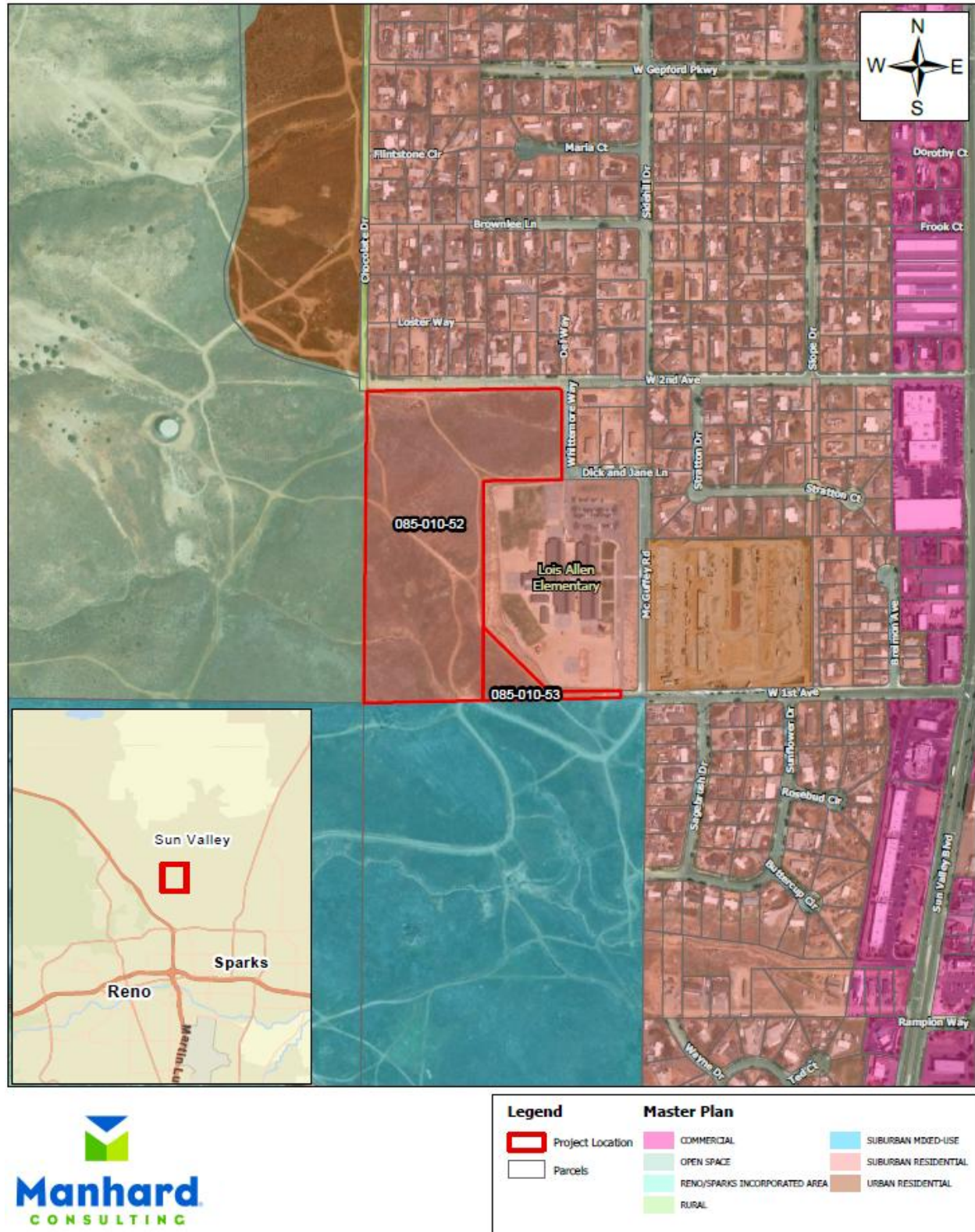
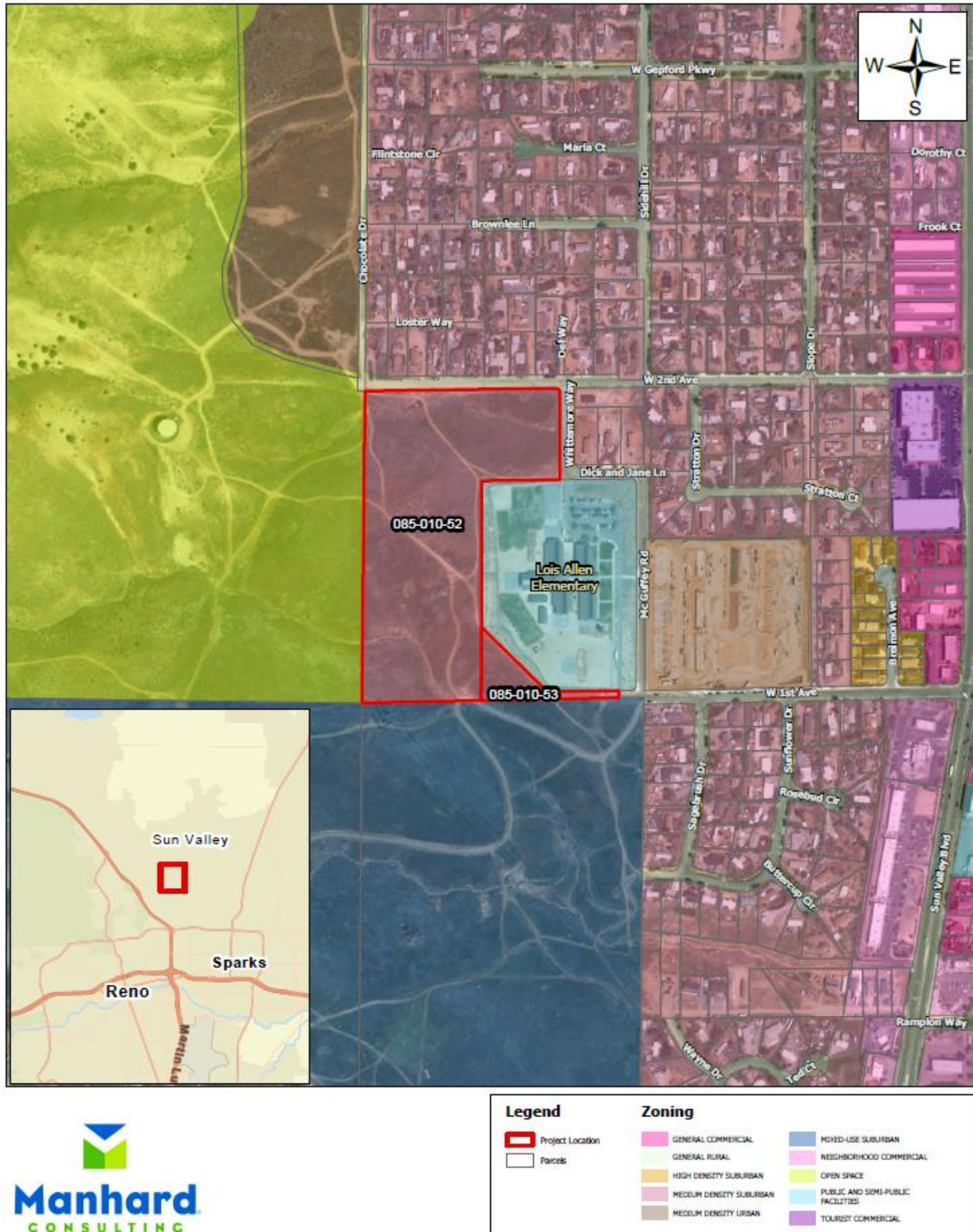


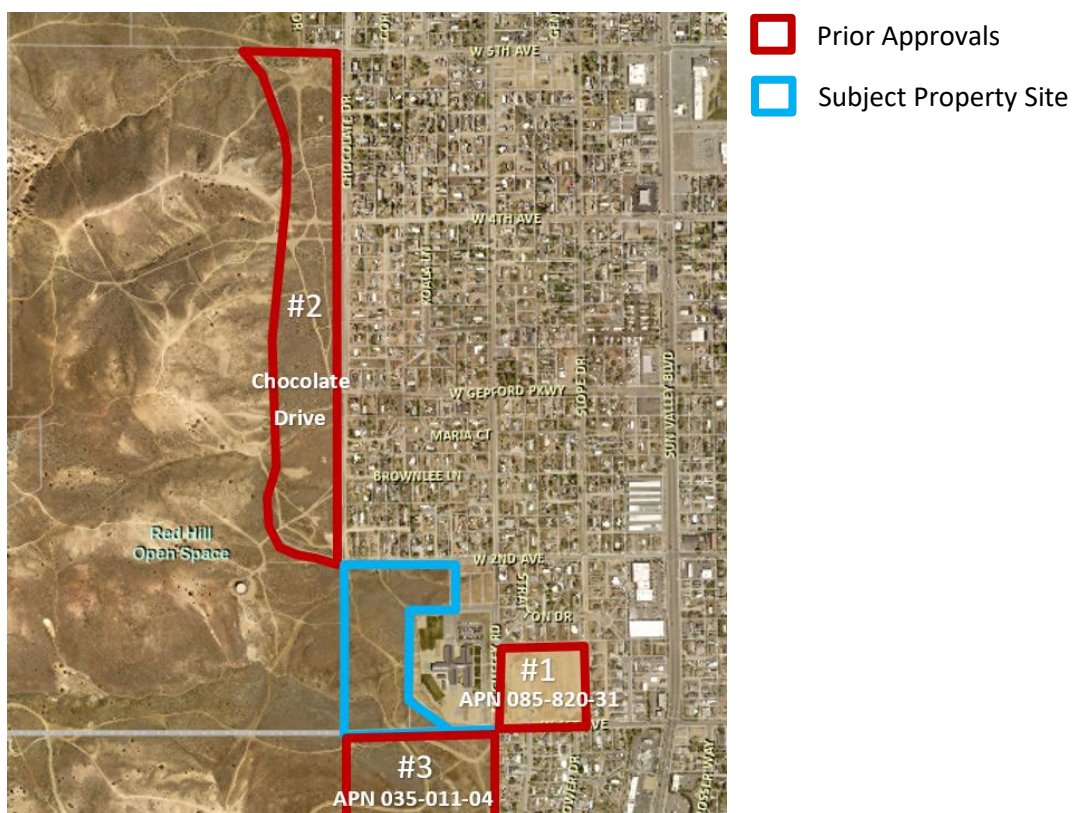
Figure 6: Existing Zoning Designation – Medium Density Suburban



BACKGROUND AND PRIOR APPROVALS

On May 3, 2022, Washoe County Planning Commission approved the West 2nd Avenue Highlands Tentative Map (WTM22-003), with 48 single-family residential lots and open space. However, building the project at this density has not been feasible. There have been Master Plan Amendments (MPA) and Regulatory Zone Amendments (RZA) approvals in the area that have increased allowable density. Additionally, there is an approved Regional Transportation Commission (RTC) project to enhance connectivity in Sun Valley; US395/Pyramid Connection Project, Disc to Parr Connector, Phase 6 – West Sun Valley Interchange; that includes a “Disc to Parr Connector” that will connect 1st Avenue to the West Sun Valley Arterial, around the project area. This is an approved project that will support increased density in the area.

Figure 7: Prior Approvals in the Area



- 1) APN 085-820-31: MPA (MPA15-001) from SR to UR, and RZA (RZA15-001) from MDS to MDU, increasing the maximum density from 3 du/ac to 21 du/ac to allow for multi-family development. (2015)
- 2) APN 502-250-09: MPA (WMPA22-0003) from SR to UR, and RZA (WRZA22-003) from MDS to MDU increasing the maximum density from 3 du/ac to 21 du/ac. (2022)
- 3) APN 035-011-04 (City of Reno Sphere of Influence): Existing Suburban Mixed Use (SMU) and Mixed-Use Suburban (MS) land use designations the allow for multi-family residential development with no maximum density requirements. A Major Site Plan Review (LDC25-00001) approval for a multi-family residential project. (2024)



APPLICATION REQUEST

The enclosed application is a request for:

- 1) **Master Plan Amendment** to change the Master Plan designation from Suburban Residential (SR) to Urban Residential (UR) and Open Space (OS)
- 2) **Regulatory Zone Amendment** to change the Regulatory Zoning from Medium Density Suburban (MDS) to Low Density Urban (LDU) and Open Space (OS)

PROJECT DESCRIPTION & JUSTIFICATION

This request is for an MPA (from SR to UR and OS) and RZA (from MDS to LDU and OS) to align the subject property with the changes in the surrounding properties and increase the allowable density for residential development. The proposed designations will be in a logical configuration that accommodates the natural terrain of the site. The Open Space designation will ensure that ± 4.38 acres of the site will remain open space. The remaining ± 14.09 acres is proposed to have an UR Master Plan designation and LDU zoning designation.

Recent project approvals in the area (see Figure 7) demonstrate the need for higher density housing opportunities and encourage higher density residential development in the area. In fact, the site is ideal for higher density housing. It is located within the HUD Qualified Census Tract (QCT) boundary, which qualifies the site for affordable housing initiatives.

Project approvals are in accordance with and implement general Washoe County goals and policies for Sun Valley, including:

- allowing for increased density across the Sun Valley planning area
- allows for Sun Valley to facilitate mixed-use and multi-family development
- provide more opportunities for affordable housing

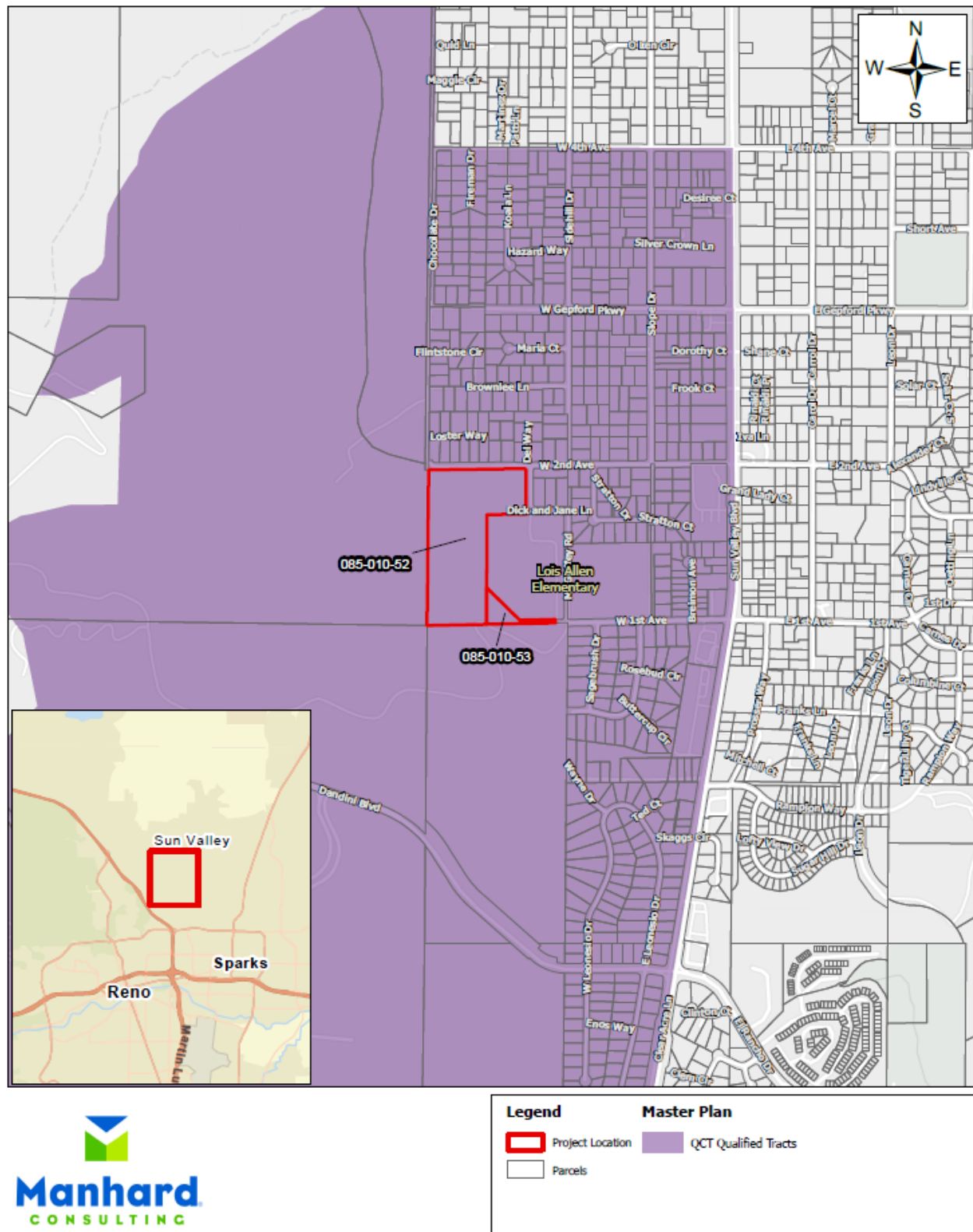
There is no proposed development at this stage, however project impacts have been analyzed with a conceptual design of a 168-unit residential development, representing a density of 9.10 units/acre (168 units/18.47 acres). Future development will require the approval of a Special Use Permit in accordance with Washoe County Development Code.

HUD Qualified Census Tract

The site is one of the few undeveloped areas within unincorporated Washoe County that is within a HUD Qualified Census Tract (QCT). Locations within QCT boundaries qualify for housing programs such as the Low-Income Housing Tax Credit (LIHTC) program. Generally, QCTs are defined as meeting an income threshold or poverty rate.



Figure 8: HUD Qualified Census Tract

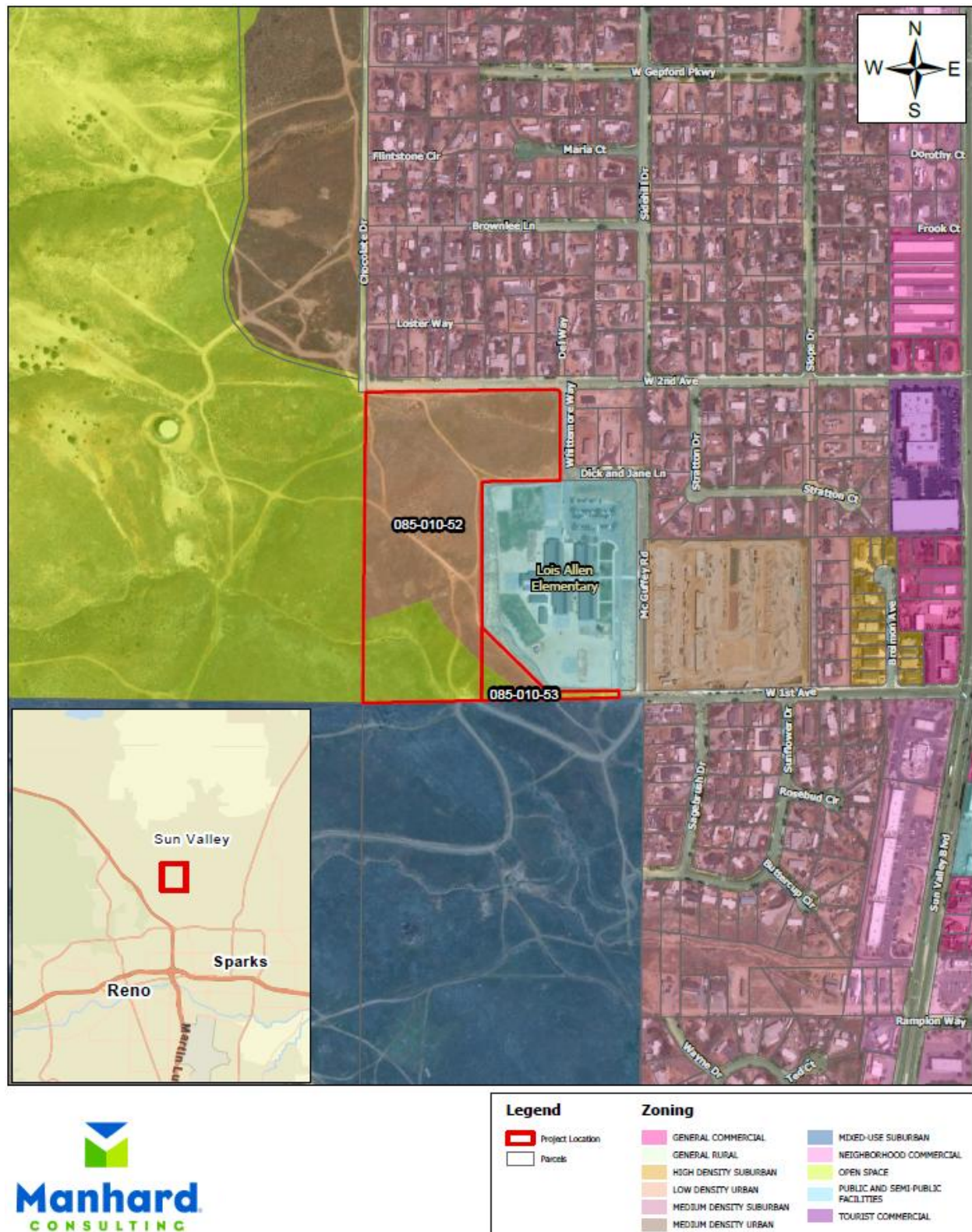


PROPOSED DESIGNATIONS

Figure 9: Proposed Master Plan – Urban Residential/Open Space



Figure 10: Proposed Zoning – Low Density Urban/Open Space



MASTER PLAN & SUN VALLEY AREA PLAN POLICY REVIEW

Sun Valley Area Plan/Envision Washoe 2040 Master Plan- Priority Principles & Policies

Generally, the Master Plan describes Sun Valley as having “the unique opportunity to focus new development to meet the needs of residents by allowing for increased density across the planning area. This increased density, with minimum density designated as the existing density and no maximum density, allows for Sun Valley to facilitate mixed-use and multi-family development to enhance community character and provide more opportunities for affordable housing (pg. 129).”

The following Priority Principles and Policies are applicable to the proposed MPA and RZA:

POPULATION AND HOUSING ELEMENT

PH Principle 2. Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

- Policy 2.1 Promote development of affordable and workforce housing near public facilities, schools, jobs, and public transportation using mixed-use and higher-density development.
- Policy 2.2 Direct development of residential densities greater than 1 unit per five acres in the TMSA where it can utilize planned local and regional infrastructure.

The subject property is in an area with availability of water (SVGID), sanitary sewer (SVGID), and streets. SVGID has indicated that there is capacity for development at the site. Approval of the amendments will promote affordable workforce housing near schools, jobs, and public transportation (RTC line on Sun Valley Boulevard, with stops on 1st Avenue and 2nd Avenue). The site is within HUD Qualified Census Tract which qualifies for affordable housing initiatives. The proposed Amendment will allow for affordable residential development and ensure a balanced development pattern that is compatible with the changes in the existing neighborhood.

LAND USE ELEMENT

LU Principle 2. Tier land use decisions from the Regional Land Designations and the Priority Hierarchy for development as described in the Regional Plan.

- Policy 2.1 Regularly review the Master Plan Land Use Map to maintain consistency with the Regional Plan and meet community needs and update as necessary.

The proposed Regional Land Designation amendment from Tier 3 to Tier 2 is consistent with recent amendments/approvals in the area and the vision of Sun Valley.

TRANSPORTATION ELEMENT

TR Principle 1. Create an interconnected transportation network.

- Policy 1.4 Support mixed-use, transit-oriented development, and community revitalization projects that encourage walking, bicycling, and easy access to existing and planned transit stops.



The proposed amendments will facilitate residential development in an area that will encourage walking, bicycling, and easy access to existing and planned transit stops.

Envision Washoe 2040 Master Plan- Additional Principles & Policies

The following additional policies of the Washoe County Master Plan are applicable to the proposed MPA and RZA:

POPULATION AND HOUSING ELEMENT

PH Principle 1. Support ongoing regional initiatives to address housing needs for the moderate and low income, special needs, and senior populations.

The proposed amendments are consistent with recent amendments/approvals in the area, the vision of Sun Valley, and Washoe County's policy to support housing needs. The site is within HUD Qualified Census Tract which qualifies for affordable housing initiatives. The proposed Amendment will allow for affordable residential development and ensure a balanced development pattern that is compatible with the changes in the existing neighborhood.

PH Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.

3.1. Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.

3.2. Reduce regulatory barriers to the provision of affordable and workforce housing through methods including but not limited to streamlining the development process or offering regulatory flexibility and/or financial incentives for affordable and attainable housing.

3.6. Disperse affordable and attainable housing throughout developments and neighborhoods.

The proposed amendments are consistent with Washoe County's policy to enable more housing types to be building through the community where adequate infrastructure exists, reduce regulatory barriers to the provision of affordable and workforce housing, and disperse affordable and attainable housing throughout developments and neighborhoods.

TRUCKEE MEADOWS REGIONAL PLANNING AGENCY (TMRPA) REVIEW

While the proposed amendments do not meet the criteria for a Project of Regional Significance as defined in NRS 278.026(6), an amendment to the Regional Land Designation Map from Tier 3 to Tier 2 is needed and therefore requires a conformance review and approval from TMRPA.

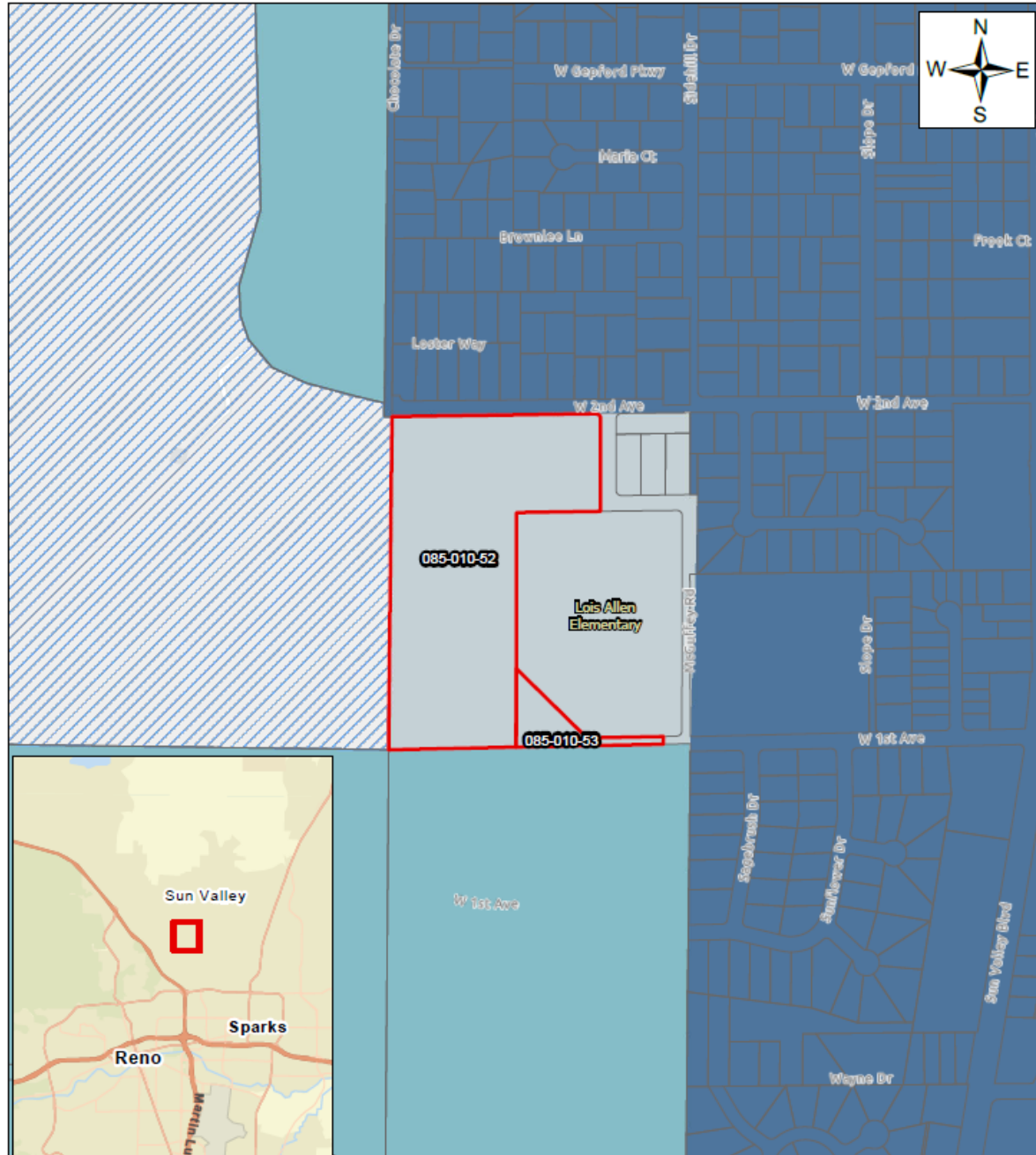
Reasons for the Proposed Regional Land Designation Tier Amendment

- Allows for increased density to accommodate the need for higher density residential development in Sun Valley



- Provides the opportunity for affordable and mixed-income housing that is accessible to the diverse and growing population
- Will align the subject property with the surrounding Tier 2 properties to the south and northwest

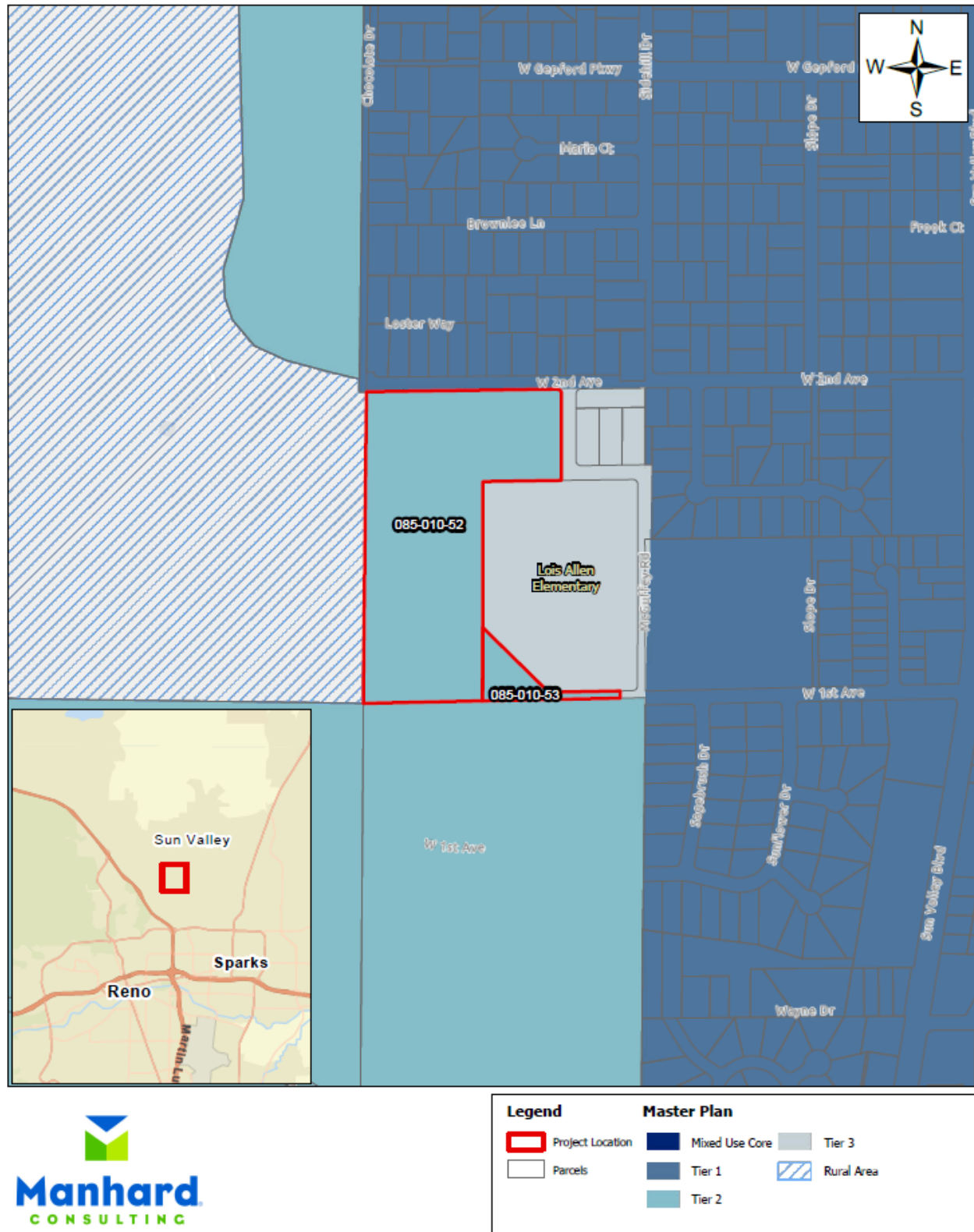
Figure 11: Existing Regional Land Plan – Tier 3



Legend		Master Plan	
	Project Location		Mixed Use Core
	Parcels		Tier 1
			Tier 2
			Tier 3
			Rural Area



Figure 12: Proposed Regional Land Plan – Tier 2



INFRASTRUCTURE

Water and Wastewater Capacity - SVGID

The SVGID system has the capacity to provide water and wastewater service to the project site with a conceptual 168-unit residential development. SVGID has approved system improvements, which will be designed and constructed by SVGID.

Traffic Analysis

A traffic analysis was completed for a conceptual 168-unit residential development. The project is anticipated to generate approximately 1,132 Daily, 67 AM peak hour, and 86 PM peak hour trips. Analysis of the Sun Valley Boulevard/W. 2nd Avenue intersection was conducted based on Existing, Existing Plus Project, and Baseline Plus Project traffic volumes. Under all scenarios, the study intersection is expected to operate LOS C or better during the AM and PM peak hours, which is within policy level of service thresholds. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.

RTC

There is an approved RTC project - US395/Pyramid Connection Project, Disc to Parr Connector, Phase 6 – West Sun Valley Interchange to enhance connectivity in Sun Valley. Phase 6 is an unfunded capacity project. If Phase 6 is identified in the future, RTC will evaluate then-current conditions, including land use changes and property ownership, and consider those factors during any future planning, design, or environmental reevaluation processes.

FINDINGS

This project has been designed to consider the following:

Master Plan Amendment Findings

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Approval of the proposed amendments will foster, promote, or comply with the following principles and policies of the Envision Washoe 2040 Master Plan and the Sun Valley Area Plan (detailed responses in the project description):

- **PH Principle 1.** Support ongoing regional initiatives to address housing needs for the moderate and low income, special needs, and senior populations.
- **PH Principle 2.** Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.
- **PH Principle 3.** Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.



- **LU Principle 2.** Tier land use decisions from the Regional Land Designations and the Priority Hierarchy for development as described in the Regional Plan.
- **TR Principle 1.** Create an interconnected transportation network.

(2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Approval of the amendments will promote affordable workforce housing near schools, jobs, and public transportation (RTC line on Sun Valley Boulevard, with stops on 1st Avenue and 2nd Avenue). The amendments will not adversely impact the public health, safety or welfare of the surrounding properties as there is no proposed development at this stage, however project impacts have been analyzed with a conceptual design of a 168-unit residential development, representing a density of 9.10 units/acre (168 units/18.47 acres). Future development will require the approval of a Special Use Permit in accordance with Washoe County Development Code.

(3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

The proposed amendments will align the subject property with the changes in the surrounding properties and increase the allowable density for residential development. There have been Master Plan Amendments (MPA) and Regulatory Zone Amendments (RZA) approvals in the area that have increased maximum density to allow for residential development. Additionally, an approved RTC project includes an interchange to the West Sun Valley Arterial around the project area, which supports increased density in the area.

(4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

The SVGID system has the capacity to provide water and wastewater service to the project site with a conceptual 168-unit residential development. SVGID has approved system improvements in the area, which will be designed and constructed by SVGID.

Additionally, a traffic analysis was completed for a conceptual 168-unit residential development. The project is anticipated to generate approximately 1,132 Daily, 67 AM peak hour, and 86 PM peak hour trips. The study intersection is expected to operate LOS C or better during the AM and PM peak hours, which is within policy level of service thresholds. The project trips would be less than 3 percent of the overall intersection traffic and would not significantly impact operations.

(5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.



The proposed Amendment will help to ensure a balanced development pattern by providing for increased density residential development that is compatible with the changes in the existing neighborhood.

(6) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

N/A

Regulatory Zone Amendment Findings

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Approval of the proposed amendments will foster, promote, or comply with the following principles and policies of the Envision Washoe 2040 Master Plan and the Sun Valley Area Plan (detailed responses in the project description):

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(5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

The proposed amendments will implement general Washoe County goals and policies for Sun Valley, including:

- allowing for increased density across the Sun Valley planning area
- allows for Sun Valley to facilitate mixed-use and multi-family development
- provide more opportunities for affordable housing

(6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The proposed Amendment will help to ensure a balanced development pattern that is compatible with the changes in the existing neighborhood.

(7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

N/A

