

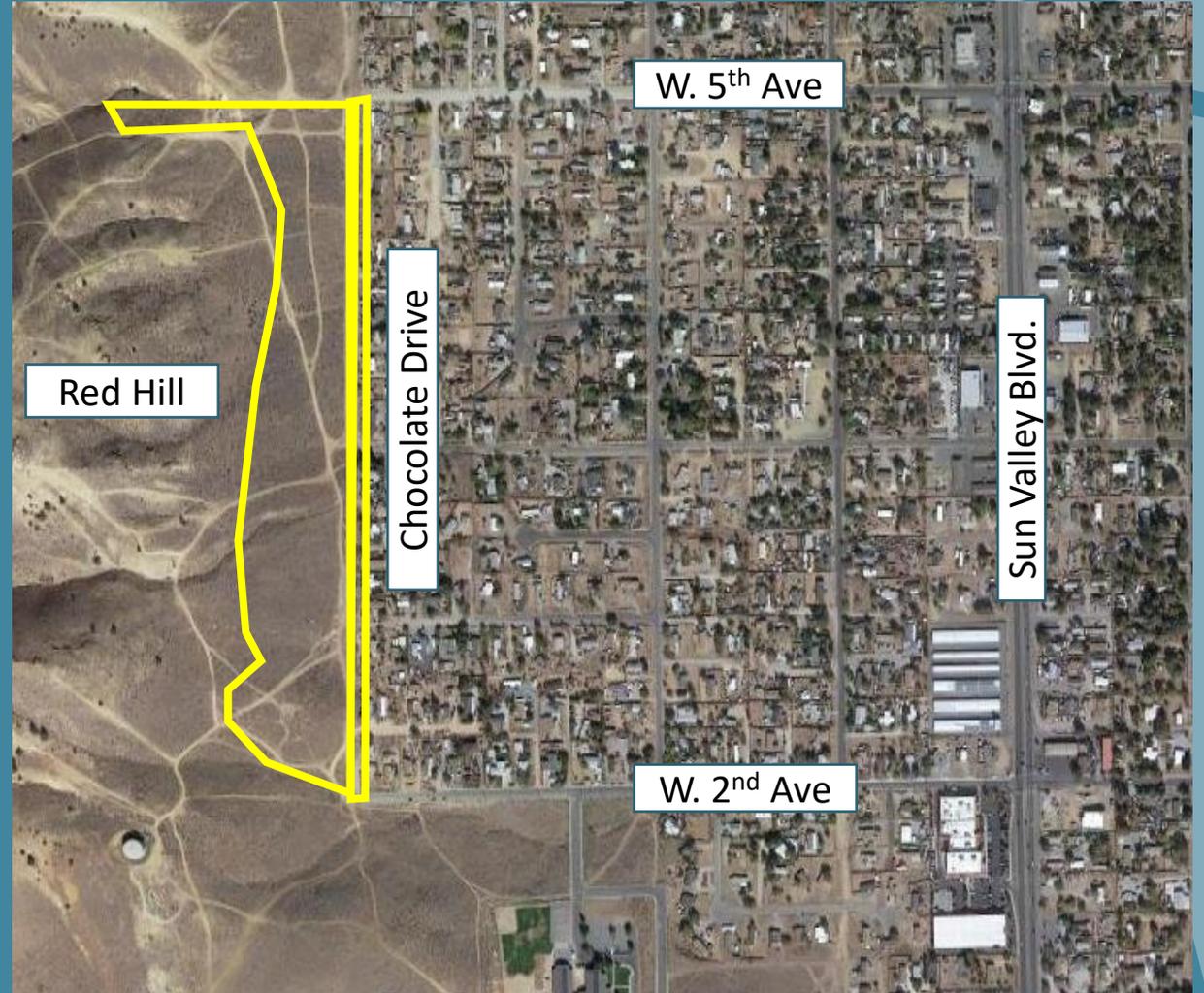
Chocolate Drive

Administrative Permit # WADMIN22-0029
Special Use Permit # WSUP23-0001

Ryan Rodgers – Pedcor Investments, LLC
Brent Nasset, PE – Kimley-Horn & Associates, Inc.

Project Location

- APNs: 502-250-09 and -10
- Spans $\frac{3}{4}$ of mile along Chocolate Drive from West 2nd Ave to West 5th Ave
- Borders Red Hill (Washoe County Open Space)



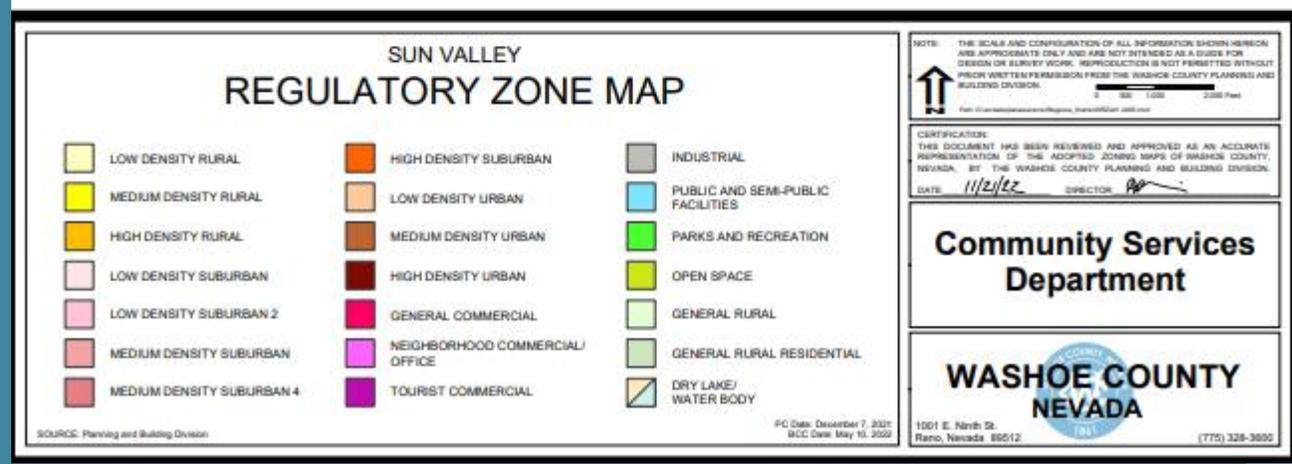
Project Location Cont.

- Less than a $\frac{1}{4}$ mile from Lois Allen Elementary School
- Less than a $\frac{1}{2}$ mile from Sun Valley Boulevard
- Adjacent Washoe County Parks and Open Space Trail System



Community Planning

- Master Plan and Regulatory Zone Amendments approved June 28, 2022
- Truckee Meadows Regional Planning Commission Conformance Review approval August 31, 2022
- Project in conformance with Washoe County Master Plan and Sun Valley Area Plan



Existing Conditions



Area vacant with utilities and
Chocolate Drive rough dirt road



Project Request

An ***Administrative Permit*** to allow for a proposed low-income affordable multi-family apartment project in Medium Density Urban zoning

A ***Special Use Permit*** to allow for major grading per the standards of Section 110.438.35 of the Washoe County Development Code with modifications

Proposed Project

- Twenty (20) two-story buildings (240 Units) of low-income affordable multi-family housing
- Buildings maximum 32 feet in height
- Site landscaping
- Primary entrance located south of W. Gepford with access via 2nd street



Proposed Project (cont.)

- Amenities:

- ❖ Clubhouse
- ❖ Swimming pool
- ❖ Mail kiosk
- ❖ Playground
- ❖ Dog park
- ❖ Trail access to Red Hill open space
- ❖ Common Open Space areas

470 parking spaces including:

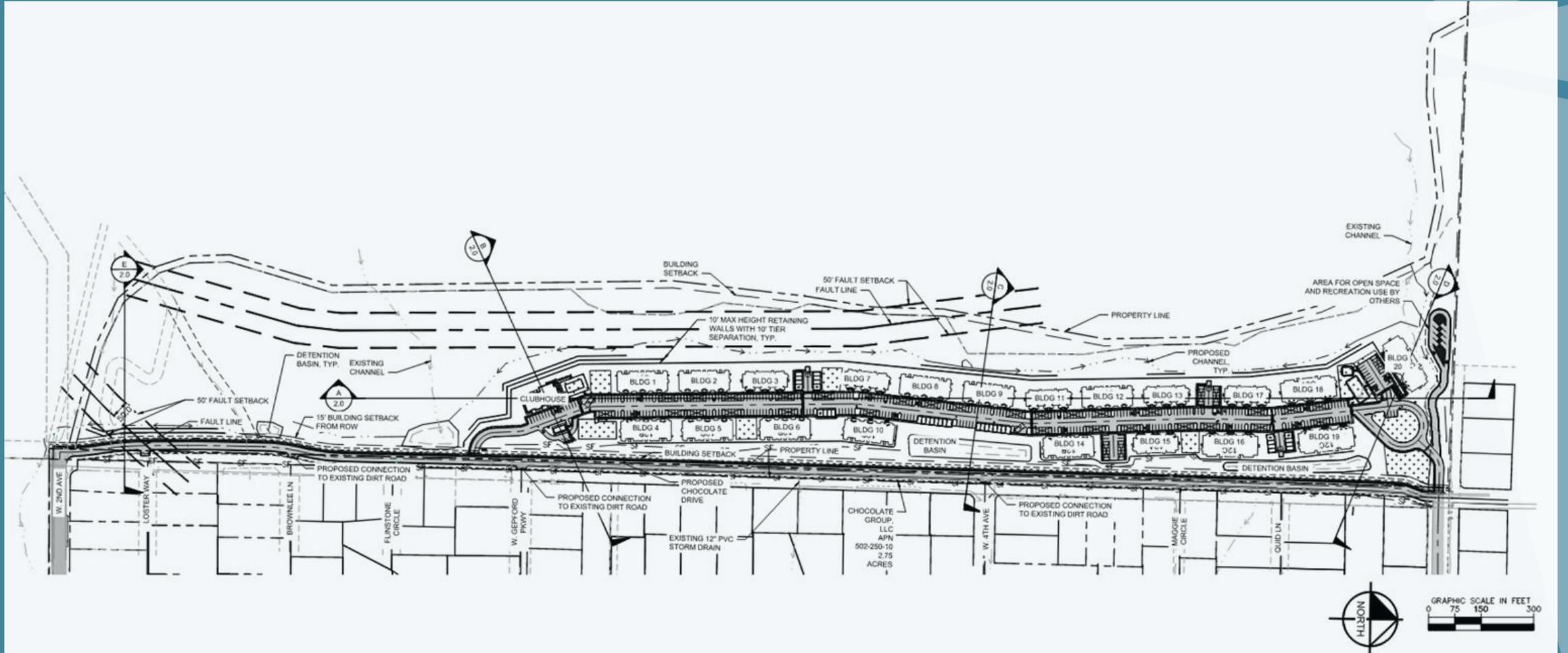
- ❖ 204 covered and 36 garage spaces
- ❖ 28 accessible spaces



Rendered Plan

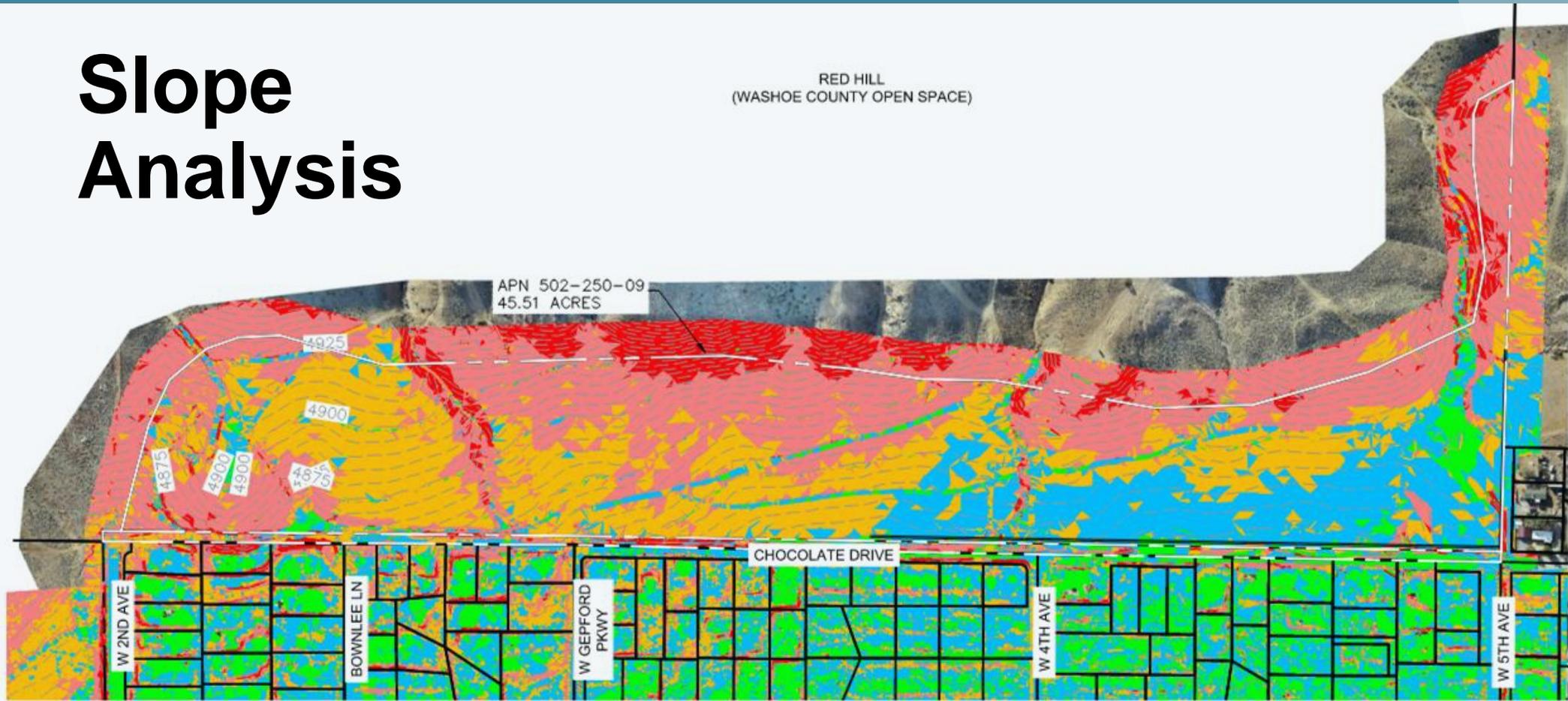


Site Plan



Slope Analysis

RED HILL
(WASHOE COUNTY OPEN SPACE)



- * APPROXIMATELY 43%± OF SITE (±19.56 ACRES) IS OVER 15% IN SLOPE.
- * APPROXIMATELY 8%± OF SITE (±3.64 ACRES) IS OVER 30% IN SLOPE.



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.04%	5.00%	Green
2	5.00%	10.00%	Blue
3	10.00%	15.00%	Yellow
4	15.00%	30.00%	Pink
5	30.00%	57879.93%	Red

6400 CHOCOLATE DRIVE
SLOPE ANALYSIS
WASHOE COUNTY, NEVADA

Kimley»Horn

7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING TREES AND VERIFY TOPOGRAPHY SHOWN.

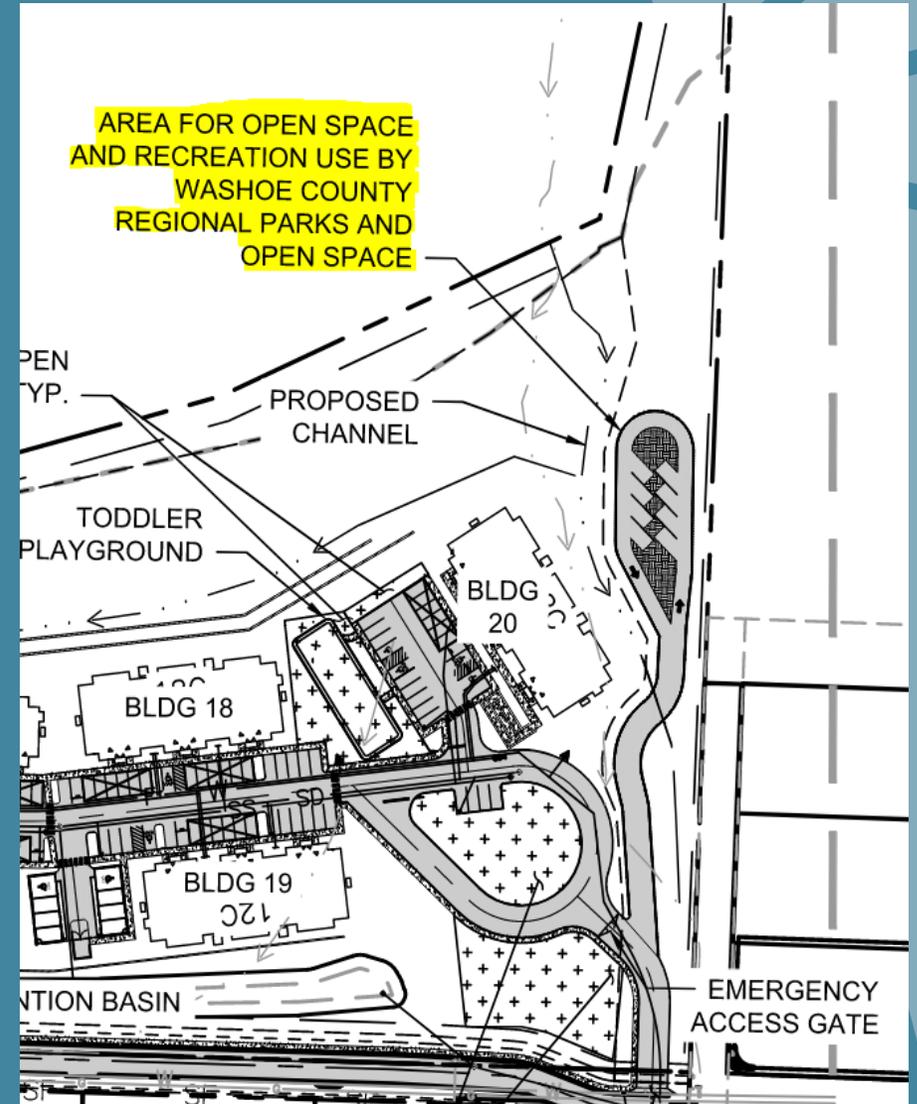
Community Benefits

- Provides affordable housing in Sun Valley and Washoe County
- Paved Chocolate Drive access to surrounding neighborhood
 - ❖ Improved Emergency Services response
 - ❖ Waste management and Utility maintenance access
 - ❖ Reduced dust control
 - ❖ Sidewalk system along Chocolate Drive
- Safer walkways for foot traffic to Lois Allen Elementary School
- Full time on-site property management



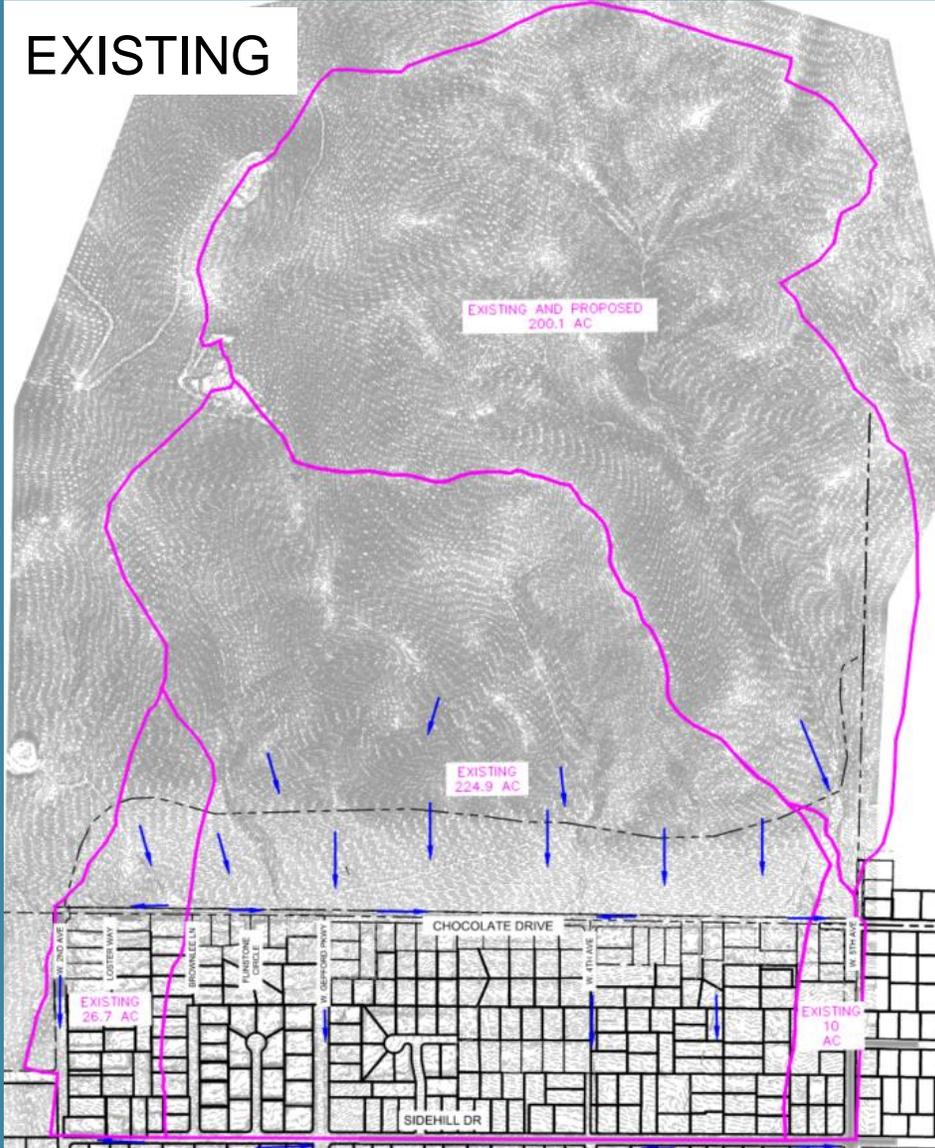
Community Benefits (cont.)

- Dedication of 4.87 acres of open space for public use
- Established and safer trail access to Red Hill
- Will limit dumping in Open Space site
- Chocolate Drive Development ensures 30-years minimum of restricted rents

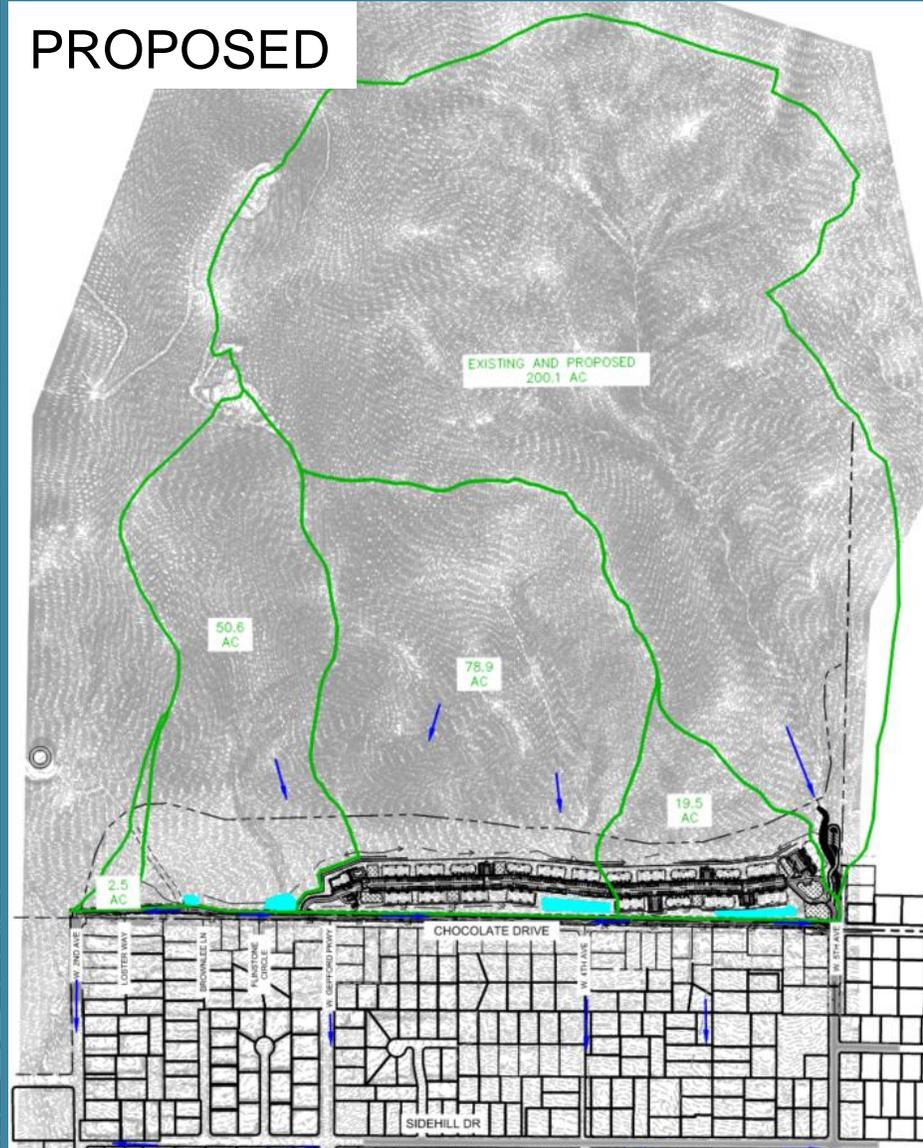


Community Benefits (Drainage)

EXISTING



PROPOSED



- Current runoff from hillside flows uncontrolled into neighborhood.
- This project is **an improvement for flood control** and improves existing stormwater infrastructure.

Stormwater
management area

Project Meetings

- Neighborhood meeting - October 19th, 2022
- Regional Parks and Open Space - October 26th, 2022
- Chocolate Drive access with Washoe County Engineering - November 3rd, 2022
- Administrative and Special Use Permits confirmed with Washoe County Planning – January 4th, 2023
- Grading a small portion on Open Space with Director of Operations of Community Services – February 2nd, 2023
- Process for obtaining access agreements for Chocolate Drive with Director of Engineering – February 9th, 2023

Agency Coordination

Washoe County Regional Transportation Commission (RTC)

Washoe County School District

- Capacity to serve 240 affordable multi-family units

Washoe County Parks and Open Space

- Split zoning of 4.87 acres for Open Space buffer and trail access

Washoe County Planning and Engineering Department

Washoe County HOME Consortium

- Awarded \$200,000 in HOME funds for project on June 9th, 2022

Sun Valley General Improvement District (SVGID)

- Will supply water, sewer, and garbage services

Truckee Meadows Regional Planning Agency (TRMPA)

Thank you!

