

Chocolate Drive

Master Plan Amendment Case #WMPA22-000
Regulatory Zone Amendment Case #WRZA22-0003

Ryan Rodgers - Pedcor Investments, LLC
Chris Waechter – Kimley-Horn & Associates, Inc.

Existing Condition

- Property is 45.51 acres
- Spans $\frac{3}{4}$ of mile along Chocolate Drive from West 2nd Ave to West 5th Ave
- Borders Red Hill (Washoe County Open Space)



- Less than a ¼ mile from Lois Allen Elementary School
- Less than a ½ mile from Sun Valley Boulevard
- Within the Suburban Character Management Area
- Public parking for open space access



Current Site Photos



Proposed Condition

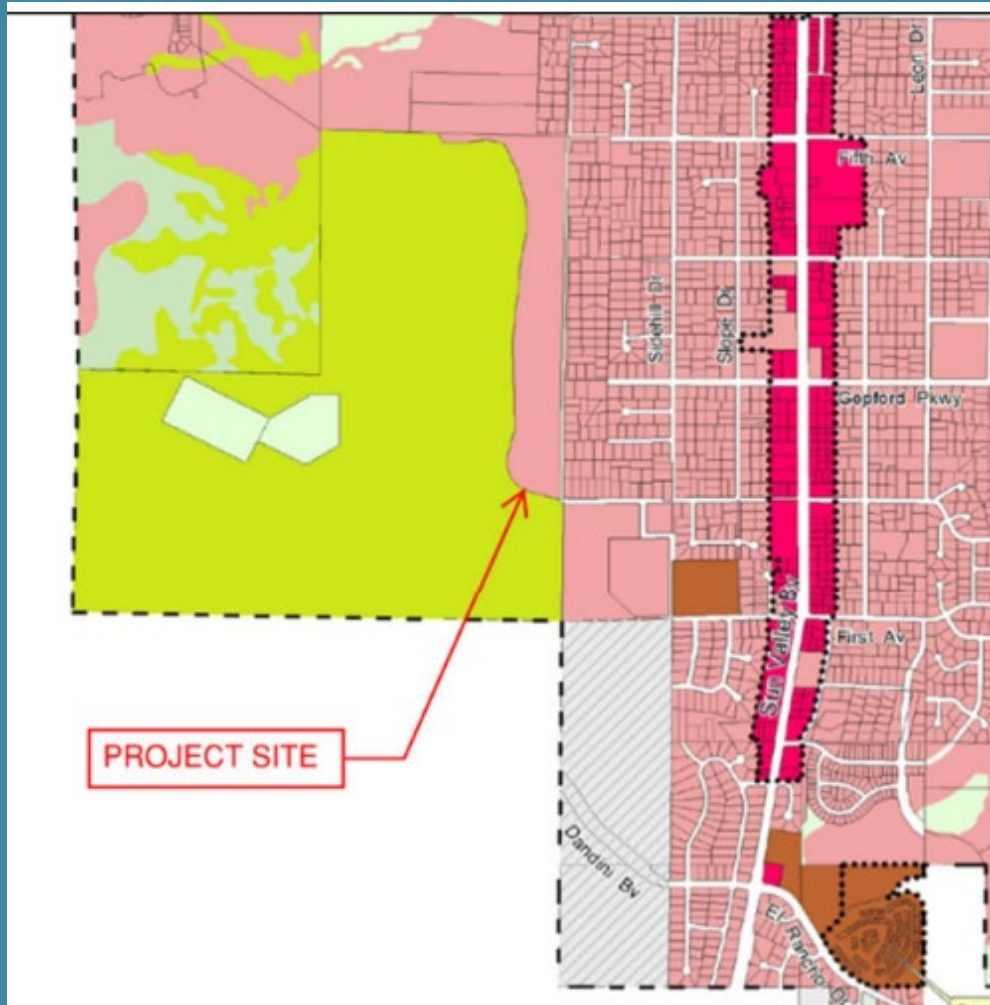
- 240 units of affordable multi-family housing
- Change to master plan and regulatory zone
- Sustain medium density development in the area
- Within ½ mile of multi-family development approved for similar MPA/RZA change in 2015



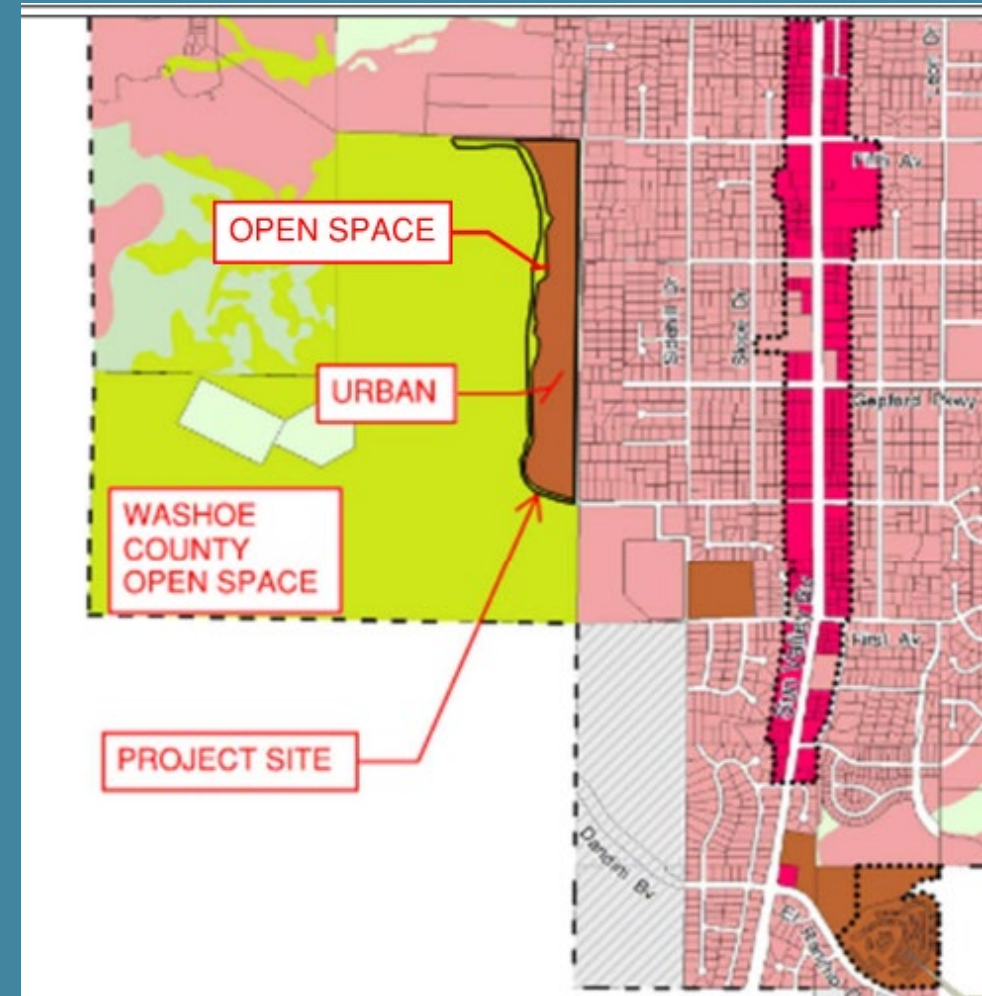
Master Plan

Current

Proposed



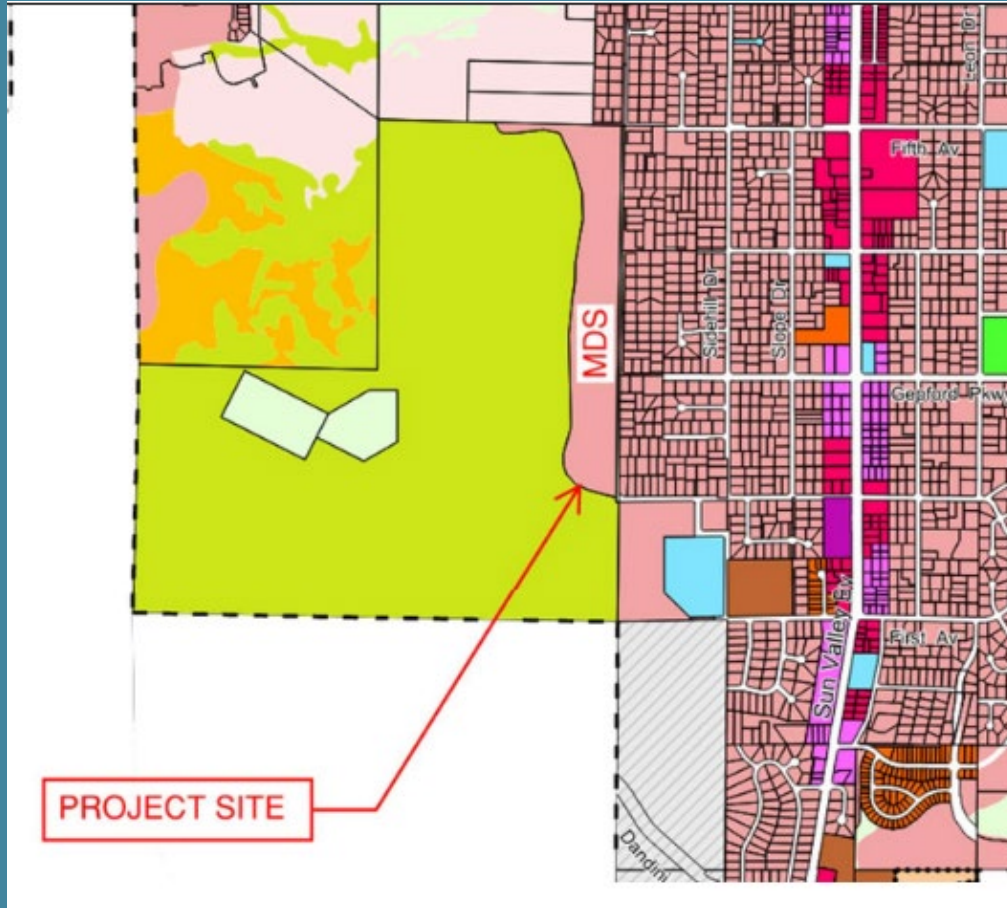
Suburban Residential



-> Urban Residential & Open Space

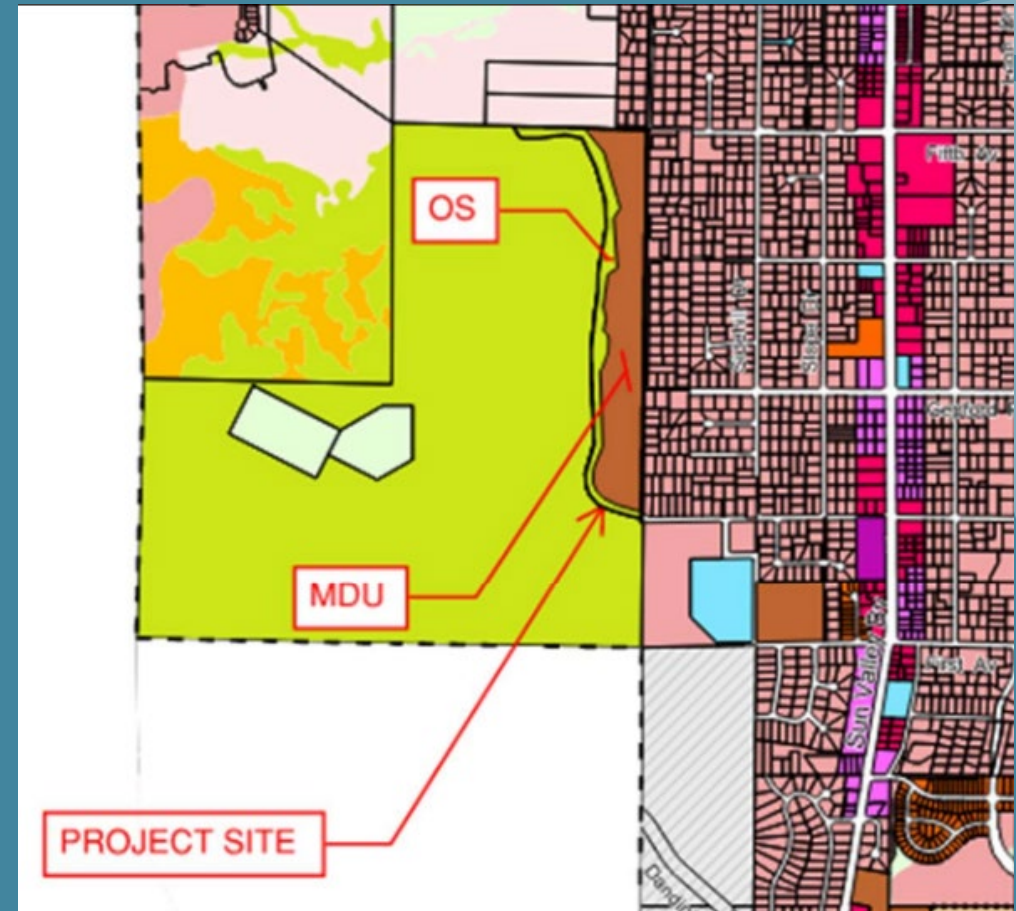
Regulatory Zone

Current



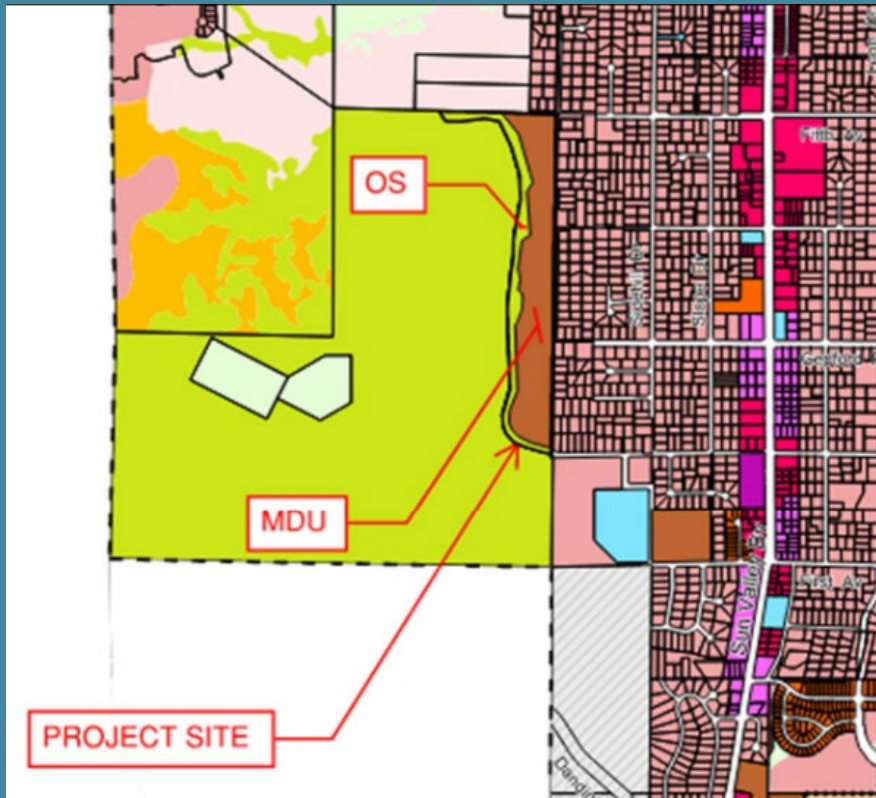
Medium Density Suburban

Proposed



-> Medium Density Urban & Open Space

Master Plan and Zoning



- Requesting 45.51 Acres of Medium Density Suburban to 40.64 Acres of Medium Density Urban
- Split zoning and dedication of 4.87 acres of Open Space buffer by request of Washoe County Parks and Open Space
- Allows for medium density multi-family

Project Conformance

- Master Plan Amendment
 - Regulatory Zone Amendment
 - Sun Valley Area Regional Plan
-
- Received recommendation for approval of MPA/RZA from Washoe County Staff in advance of Planning Commission

Sun Valley Area Plan

- Plan is intended to manage growth and development in a manner that includes a range of low, medium, high density housing opportunities and **affordable housing**
- “The Downtown Character Management Area (DCMA) and the **Suburban Character Management Area (SCMA)** will be the **designated growth areas** in Sun Valley.”

Washoe County Master Plan

- The County will promote mixed use residential commercial development in medium and high-density areas **especially in the Sun Valley region** and “provide incentives for projects that include a **specific number of housing units affordable to low- and moderate- income households**”

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

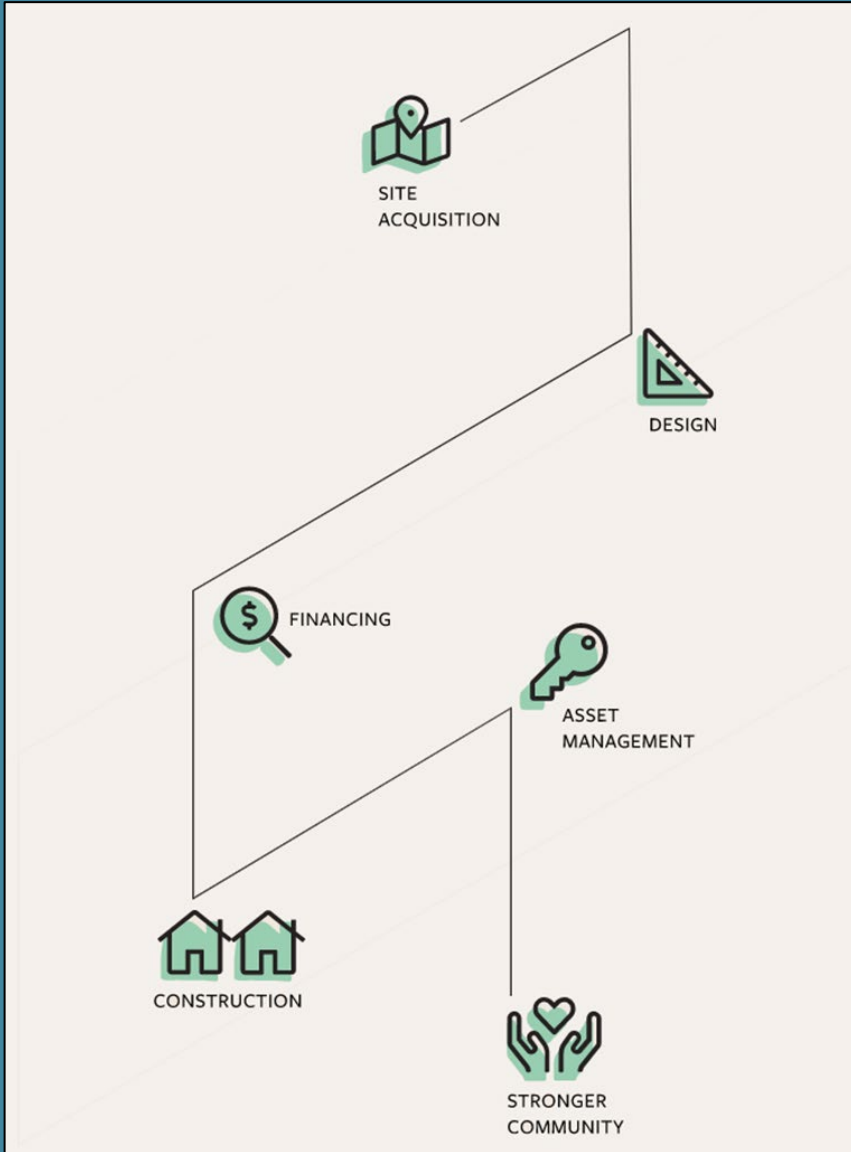
- Awarded \$200,000 in HOME funds for project on June 9th, 2022

Sun Valley General Improvement District (SVGID)

- Will supply water, sewer, and garbage services

Truckee Meadows Regional Planning Agency (TRMPA)

About Pedcor

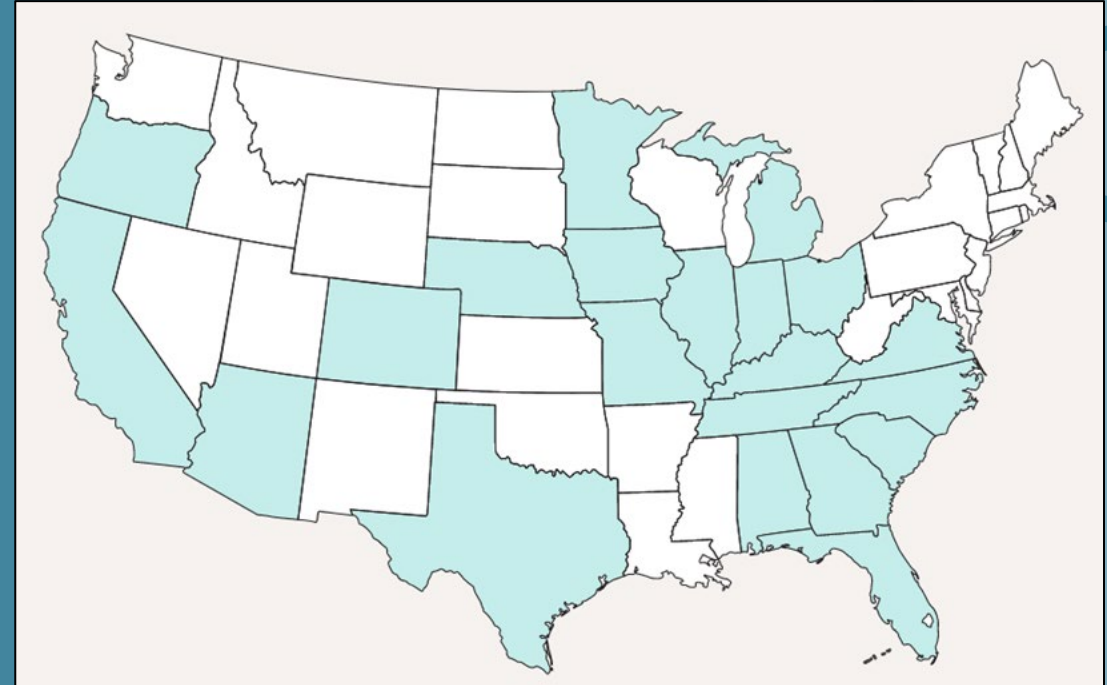


21
STATES

34
YEARS

172
COMMUNITIES

30,309
APARTMENT UNITS



We will be there every
step of the way

Pedcor builds high-quality apartments with popular amenities



Community Benefits

- Provides affordable housing in Sun Valley and Washoe County
- Paved roadways providing improved first responder response
- Increased traffic control
- Reduced dust control
- Established and safer trail access to Red Hill
- Full time on-site property management
- Dedication of 4.87 acres of open space for public use



Thank you!

