

Washoe County Board of County Commissioners



**COMMUNITY
SERVICES DEPARTMENT**

**WMPA25-0005 & WRZA25-0006 (Sun Valley
48 LLC)**

January 13, 2026

Request



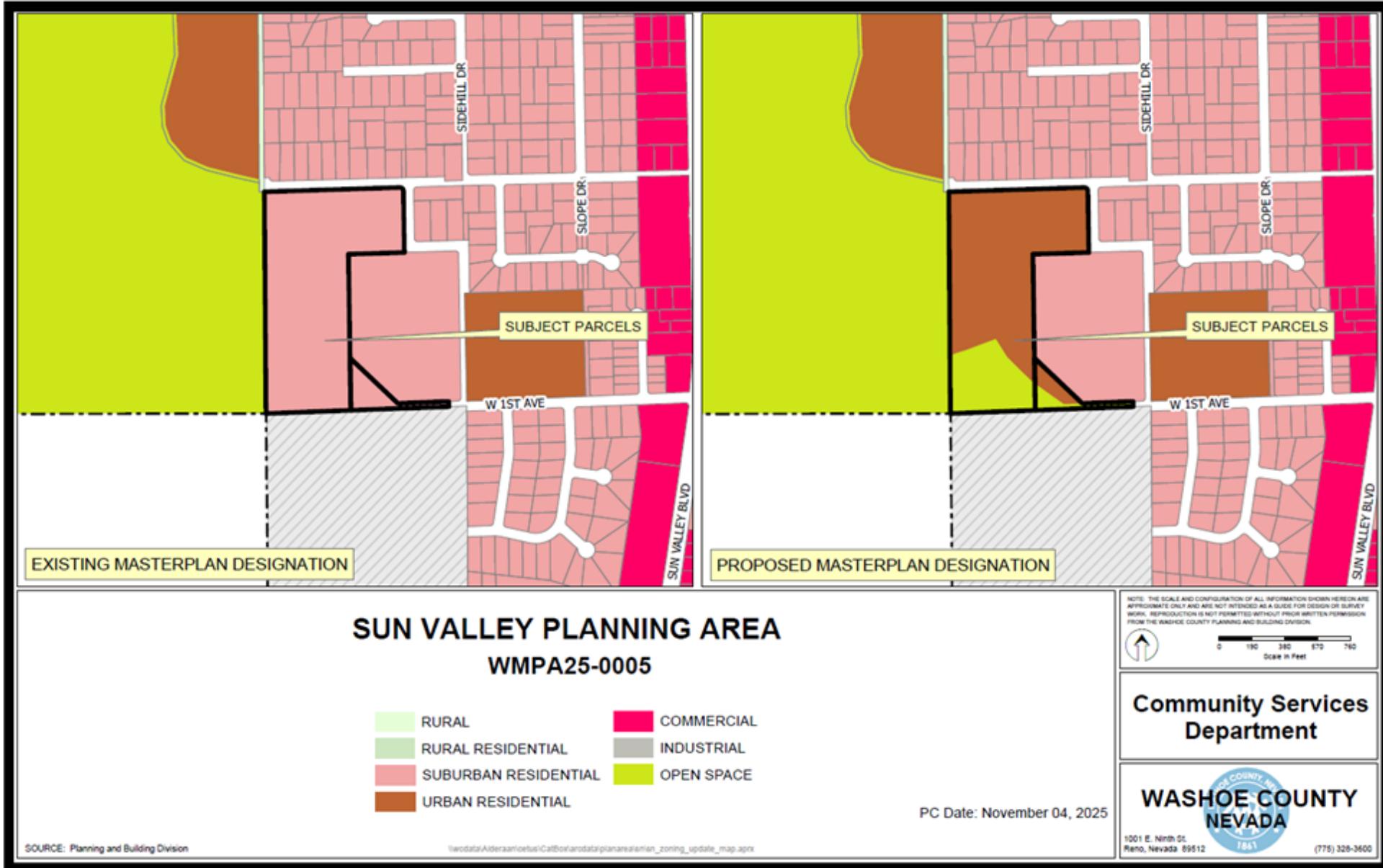
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- Master plan: changes 18.4 acres of Suburban Residential **to** 14 acres of Urban Residential and 4.4 acres of Open Space; and
- Zoning: changes 18.4 acres of Medium Density Suburban (MDS) **to** 14 acres of Low Density Urban (LDU) and 4.4 acres of Open Space (OS).
 - MDS allows 55 single family units and LDU allows 140 single family units or 196 multi-family units.
 - The proposed 4.4 acres of OS is in the southern portion of the site where a natural drainage is located with slopes of 15% or more.

Master Plan Request



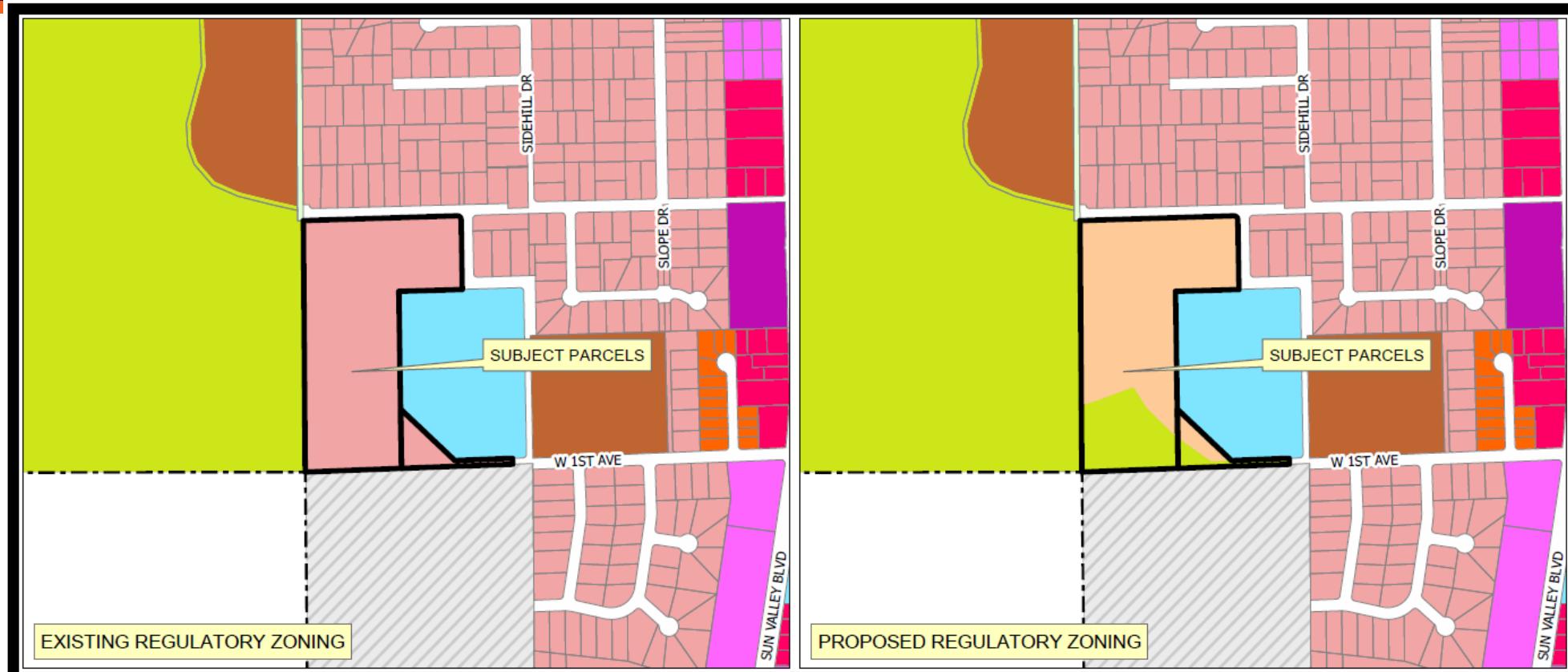
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Zoning Request



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SUN VALLEY PLANNING AREA

WRZA25-0006

- LOW DENSITY RURAL
- MEDIUM DENSITY RURAL
- HIGH DENSITY RURAL
- LOW DENSITY SUBURBAN / LDS2
- MEDIUM DENSITY SUBURBAN / MDS4

- HIGH DENSITY SUBURBAN
- LOW DENSITY URBAN
- MEDIUM DENSITY URBAN
- HIGH DENSITY URBAN
- GENERAL COMMERCIAL

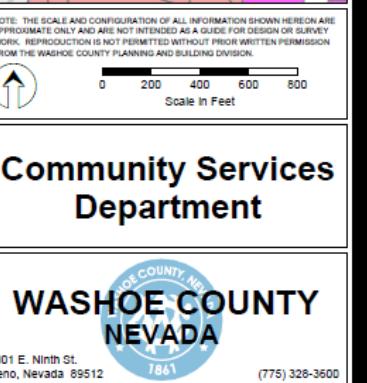
- NEIGHBORHOOD/OFFICE COMMERCIAL
- TOURIST COMMERCIAL
- INDUSTRIAL
- SPECIFIC PLAN
- PUBLIC AND SEMI-PUBLIC FACILITIES

- PARKS AND RECREATION
- OPEN SPACE
- GENERAL RURAL
- GENERAL RURAL AGRICULTURAL
- WATER BODY/DRY LAKE

SOURCE: Planning and Building Division

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PC Date: November 04, 2025



Area Characteristics



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- The site is vacant with native vegetation and slopes primarily to the west.
- Located to the west is the 400-acre Red Hill Open Space and Lois Allen Elementary school is located directly to the east.
- To the north are residential houses and to the south is the City of Reno, with an approved multi-family residential development, with no maximum density requirements.
- Located to the northwest is the 45-acre Chocolate Drive development with medium density urban (MDU) zoning, allowing 21 dwelling units per acre; as is a 10-acre parcel adjacent to Allen ES.



Background



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- 2022: A tentative map was approved for a 48 single-family residential lots for MDS zoning of 3 dwelling units per acre.
- The applicant concluded to make the project viable a higher density was needed, which would better align with the surrounding properties.

Availability of Facilities & Traffic



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- The Sun Valley General Improvement District (SVGID) will provide water and sewer service to the site.
- A full traffic study will be required for any future development.
- Washoe County Parks indicated with any future development trail alignment with the Sun Valley Rim Trail is expected.

Neighborhood Meetings & Public Comment



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On August 26, 2025, a neighborhood meeting was held, and questions/concerns included the following:

- Traffic/infrastructure
- Impacts to schools
- Access to open space and trails
- Safety concern for the community
- Topography/grading and impact to the environment
- Increase in density/impacts of more homes

Recommendations



- On November 4, 2025 Planning Commission voted the following:
 - Five in favor and two opposed for the master plan amendment.
 - Four in favor and three opposed for the zoning change.
- Possible motions can be found in the staff report (See Pages 8-10)

Thank you

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