Valle Vista Community
Sun Valley, Nevada
• Manufactured/Mobile Home Park
• 75 Units
• Gated Community
• Special Use Permit APPROVED in 2011
- 75 Units (Still)
- Subdivided Parcels
- Common Open-Space Development
- Gated Community
- Acres of Open Space
- Walking Trails
- Community Garden
- Recreation Areas
- Onsite Storage
75 Homes Before

75 Homes After

BEFORE

AFTER
NO
ADDITIONAL DENSITY
As Currently Approved:

Why is this important?

- Personal Property
- Real Property
As Proposed:

Why is this Important?

Both Are Real Property
Once Zone Amendment is Approved:

Tentative Map = Subdivided Parcels
Once Zone Amendment is Approved:

Subdivided Parcels

= Individual Assessor’s Parcel Numbers
Once Zone Amendment is Approved: Individual Assessor’s Parcel Numbers = Allows for Individual Ownership
One Assessor’s Parcel Number

Assessor’s Parcel Numbers

Currently Approved

with RZA

75
Once Zone Amendment is Approved:

Individual Assessor’s Parcel Numbers =

Land & Home are both “Real Property”
Once Zone Amendment is Approved:

Land & Home are both “Real Property”

= FHA/VA Financing
Once Zone Amendment is Approved:

FHA/VA Financing

= $600-$700 Savings (Each Month)
Once Zone Amendment is Approved:

$600-$700 Savings (Each Month) = Affordable Housing
Available Financing:

Existing Model = “Chattel” Loans
(Personal Property Loan)
Available Financing:

Proposed Model = 
FHA/VA Loans
(Traditional Home Loans)
“Chattel” Loans  
(Personal Property Loan)

- 20% Down Payment
- Shorter Term-20 Yrs.
- Higher Interest Rate

FHA/VA Loans  
(Real Property Loan)

- Zero-3.5% Down Payment
- Longer Term-30 Yrs.
- Lower Interest Rate
Supporting Affordable Housing = Supporting this RZA (Regulatory Zone Amendment)
“Reno's Affordable Housing Frustration Grows”
Affordability is a Big Concern in Reno...
“Affordable housing crunch in Reno.”
Reno City Council continued to struggle with how to address the city's burgeoning affordable housing crisis...
Headline:

Housing crunch: White picket fence dreams in Reno’s nightmare housing market.
“The housing situation is now a crisis.”
Supporting Affordable Housing = Supporting this RZA (Regulatory Zone Amendment)
Existing Mobile Home Park Approval

SB11-004 provided was approved (and remains valid until October 2019) for the development of a 75 unit Mobile Home Park.

Recent positive changes in the local economy have heightened the demand for housing (ownership and rental) – Unfortunately prices have increased to unaffordable levels with limited ability to keep up with the growing demand. As such, additional workforce, affordable housing opportunities are greatly needed.
Change from MHP to Single Family Lots

The owner of the land/project developer asked a common sense question – “can we develop the mobile home park as a subdivision by just putting lot line where the mobile home space lines were approved to create affordable workforce housing opportunities?”

Seemed to make sense and should be simple enough….

Not Particularly.

** requires a Regulatory Zone Amendment and Tentative Map as a Common Open Space Development
Code Allowances for Mobile Home Parks

WC Dev Code Table 110.405.05.1 – allowance for increased density for MHP and attached single family housing types

<table>
<thead>
<tr>
<th>Part One: Density/Intensity Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit Per Acre (duals)</td>
</tr>
<tr>
<td>LDR: 0.1</td>
</tr>
<tr>
<td>Height (feet)</td>
</tr>
<tr>
<td>5.5</td>
</tr>
</tbody>
</table>

Notes:
- a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks
- b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks
- c - Multi-density
- d - 3 dwelling units per acre single-family detached; 5 dwelling units per acre for both single-family attached and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993

The density allowance for a MHP or attached single family is **5 du/acre** in the MDS zone.
Regional Plan Constraint

Goal 1.3 of the 2012 Truckee Meadows Regional Plan limits Single Family detached developments in Unincorporated areas of Washoe County to a Maximum of 5 DU/Ac.

Excerpt from Truckee Meadows Regional Plan, Table 1.2.1
Sun Valley - Character Management Area

The Sun Valley Area Plan Identifies the subject parcel to be within the Suburban Character Management Area (SCMA)
Zoning Designations Allowed in Sun Valley SCMA

SUN.1.3, The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

a. High Density Rural (HDR – One unit per 2.5 acres).
b. Low Density Suburban (LDS – One unit per acre).
c. Medium Density Suburban (MDS – Three units per acre).
d. High Density Suburban (HDS – Seven units per acre).
e. Medium Density Urban (MDU – Twenty-one units per acre).
f. Neighborhood Commercial/Office (NC).
g. General Commercial (GC).
h. Industrial (I).
i. Public/Semi-Public Facilities (PSP).
j. Parks and Recreation (PR).
k. General Rural (GR).
l. Open Space (OS).
Sun Valley - Development Suitability

- The Sun Valley Area Plan identifies a 100 year flood plain to exist at the NE corner of the subject parcel.
- This area was left undeveloped in the previous MHP layout and will remain undeveloped with appropriate, necessary improvement as will be conditioned by Washoe County with the Tentative Map review.
The Sun Valley Area Plan identifies E. Fourth Avenue to be a Collector status road, which is planned for and would support higher volumes of traffic than a local street.

E. 4th Avenue accesses Sun Valley Blvd. Boulevard through an existing traffic signal (Controlled Access).
Legal Findings

1. Consistency with Master Plan

(1) Consistency with Master Plan.

The requested regulatory zone amendment is consistent with the Washoe County Master Plan. The subject property is contained within the Sun Valley Area Plan Suburban Character Management Area. The proposed zoning designation of HDS is consistent with the Washoe County Master Plan and policies. Some of the specific policies noting consistency are identified below:

SUN.1.3, The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

a. High Density Rural (HDR – One unit per 2.5 acres).
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Legal Findings

1. Consistency with Master Plan (cont.)

**SUN.2.7** Sidewalks or paved paths along both sides of Sun Valley Boulevard and main streets such as: 4th, 5th, 6th and 7th Avenues when the safety of pedestrians and children walking to and from schools requires such facilities.

*Sidewalks were previously included and required with the mobile home park approval and are fully anticipated to continue to be included and required in the development plan.*

**SUN.10.1 & 12.1** Whenever applicable, all development within the Sun Valley SCMA and the Downtown Character Management Area will connect to a community water service.

*The applicant is currently working with SVGID to prepare for future sewer and water connections and facilities.*

**LUT.3.1** Require timely, orderly, and fiscally responsible growth that is directed to existing SCMA’s as well as to growth areas delineated within the TMSA.

*The subject property is an infill site within the SCMA of Sun Valley. Access is served by a Washoe County identified collector street (E. 4th Avenue) and utilities are adjacent to and available to the site.*

*Additional Goals and Policies are identified in legal finding #3.*
Legal Findings
2. Compatible Land Uses

As noted in the staff report, the proposed designation of HDS (High Density Suburban) is **Highly Compatible** with the two existing adjacent designations (MDS and OS).

<table>
<thead>
<tr>
<th>Proposed Regulatory Zone</th>
<th>Existing Adjacent Regulatory Zone</th>
<th>Compatibility Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Density Suburban (HDS)</td>
<td>Medium Density Suburban (MDS) (located to the west, east and north)</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>Open Space (OS) (located to the south)</td>
<td>High</td>
</tr>
</tbody>
</table>

*High Compatibility: Little or no screening or buffering necessary.*

*Medium Compatibility: Some screening and buffering necessary.*

*Low Compatibility: Significant screening and buffering necessary.*

Excerpt from Staff Report for Case No WRZA17-0006
Legal Findings

3. Response to Changed Conditions: More Desirable Use

Affordable Housing has become a paramount issue within the region and the proposed RZA has been made to help address some of the affordable housing issues within the area.

Support of this request as it relates to this finding is found within goals and policies of the Washoe County Master Plan Housing Element.

Goal 1 – Remove regulatory barriers to increase the availability of affordable workforce housing for all.

Policy 1.1 – Allow more flexibility in zoning, building and land use regulations to enable affordable housing unites to be built throughout the community.

Policy 1.5 – Encourage Development at higher densities where appropriate.

Policy 7.4 – Promote homeownership opportunities.
Legal Findings
4. Availability of Facilities

**Street Connections** - The property is located on a collector status roadway (E. 4th Avenue) and access to Sun Valley Boulevard (SR 443) through a signalized intersection.

**Utilities** - Water and sewer lines exist adjacent to the site, per applicant discussion with the Sun Valley GID.

**Parks and schools** - Park and elementary school facilities are located approximately ¼ mile from the site entrance following the existing street pattern in the neighborhood.

**RTC Bus Service** – Provided by Route 5 with a stop a E 5th Avenue and Lupin Drive, approximately ¼ mile north of the project site

**Churches** - Two churches exist adjacent to the site to the north.
Legal Findings
5. No adverse effects

This finding states that the proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Washoe County Staff’s reasoned opinion (from the staff report) identifies that this finding can be made. The applicant concurs with that review and opinion.
Legal Findings
6. Desired Pattern of Growth

The proposed RZA is contained within the SCMA allowing for both MDS and HDS zoning and the two uses within the Washoe County Master Plan are identified to be highly compatible.

The site is within the TMSA, which identifies areas that are appropriate for connection to community sewer and water service connections.

The site is an infill site and possesses appropriate community infrastructure, utilities, recreation, school, public transit and worship facilities adjacent or in close proximity to the site.
Sun Valley Area Plan

Existing Area Plan

Proposed Area Plan