



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-6100
 FAX (775) 328.6133

Planning Commission Action Order
Regulatory Zone Amendment Case Number WRZA20-0003

Decision: **Denial**

Decision Date: April 20, 2020

Mailing/Filing Date: April 24, 2020

Property Owner: Reno Christian Fellowship, Inc.
 1700 Zolezzi Lane
 Reno, NV 89511

Assigned Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3627
 E-Mail: jolander@washoecounty.us

Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) –
 For possible action, hearing, and discussion to approve a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum- allowing up to 36 units) for Reno Christian Fellowship Inc. The parcels are located adjacent to and west of the church. If approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Reno Christian Fellowship, Inc.
- Location: Terminus of Zolezzi Ln. on the southside
- Assessor's Parcel Numbers: 049-153-10, 11 & 12
- Parcel Sizes: 3.19, 4.67 & 4.68 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 821, Amendments of Regulatory Zone
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on the inability to make findings 1, 2, and 3 required by Washoe County Code Section 110.821.15. The Commission could not make finding 1 concerning "Consistency with the Master Plan"; finding 2 concerning "Compatible land uses"; and finding 3 concerning "Response to Change Conditions".



INTEGRITY



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**QUALITY
PUBLIC SERVICE**

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1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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.
3. 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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/JO/ks
xc:

Applicant: Reno Christian Fellowship, Inc., Attn: Chris Chimits, 1700 Zolezzi Lane, Reno, NV 89511, Email: chimitsfamily@sbcglobal.net

Consultant: Christy Corporation, Ltd., Attn: Mike Railey, 1000 Kiley Pkwy., Sparks, NV 89436, Email: mike@christynv.com

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Leo Vesely, Engineering and Capital Projects; Dan Holly, Building Division; Charles Moore, Truckee Meadows Fire Protection District; James English, Washoe County District Health; Vahid Behmaram, Water Management; Mike Boster, Washoe County School District; Regional Transportation Commission; South Truckee Meadows\Washoe Valley Citizen Advisory Board, Chair