



Appeal WRZA20-0003 (Reno Christian Fellowship)

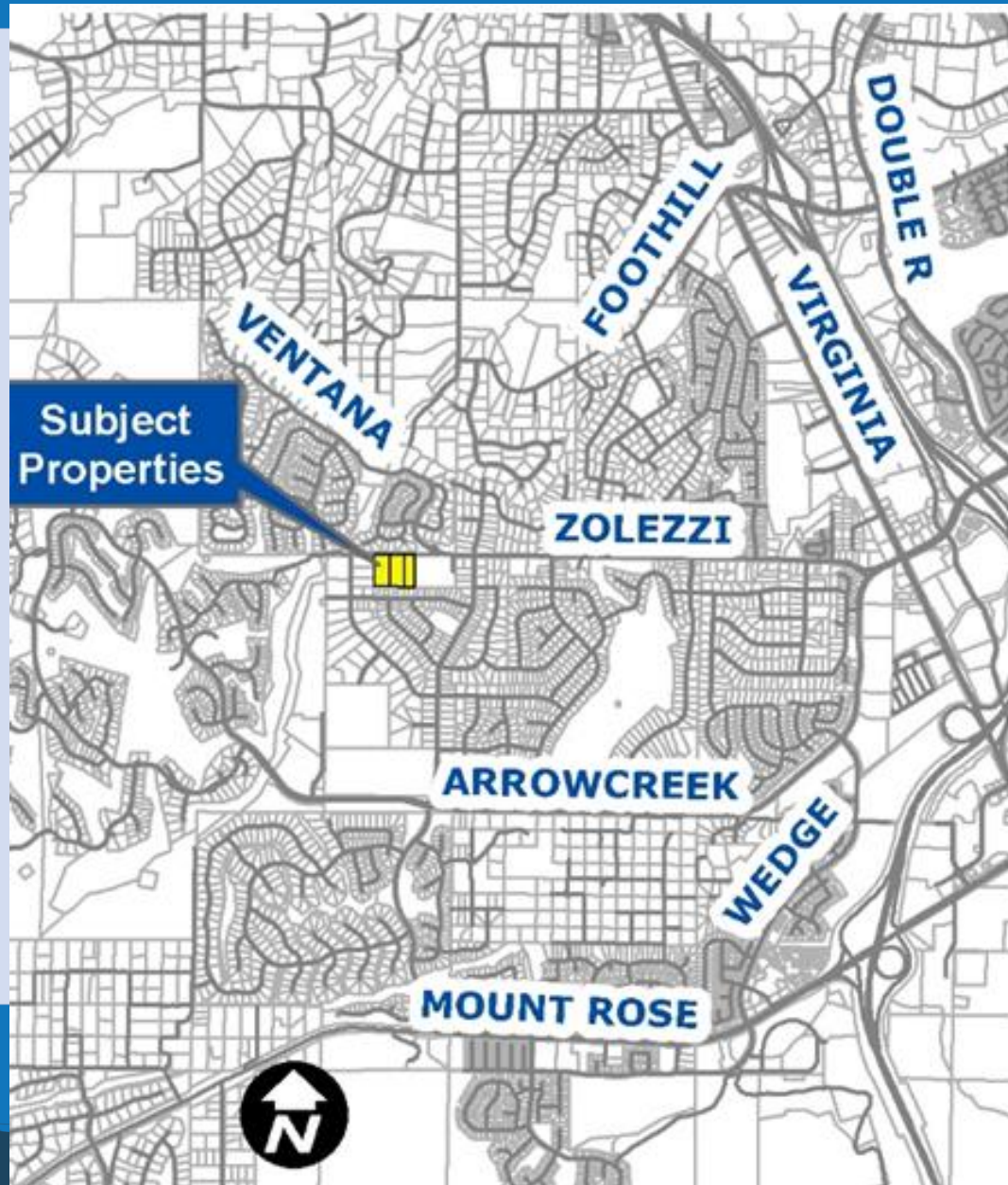


Board of County Commissioners
July 14, 2020





Vicinity Map





Request

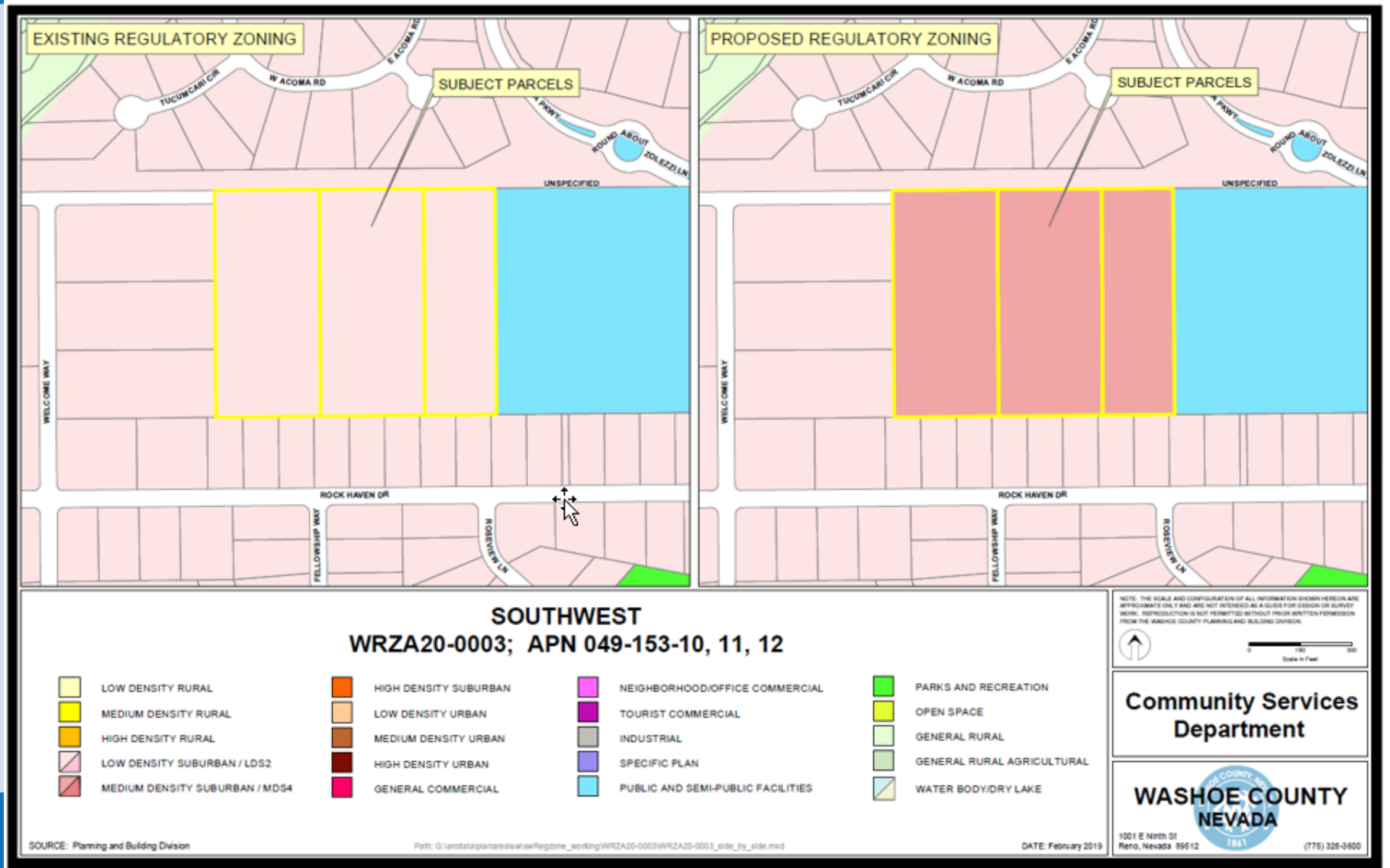
Regulatory Zone Amendment:

- **To change the regulatory zoning from Low Density Suburban (LDS) (1 dwelling unit/acre) to Medium Density Suburban (MDS) (3 dwelling units/acre) for 3 parcels totaling 12.55 acres**





Side by Side Comparison Proposed Regulatory Zone Map





Planning Commission Denial

The Planning Commission met April 20 and unanimously denied the request stating they were unable to make findings:

1. Constancy with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. 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. Response to Change Conditions. 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.



Analysis

- The three parcels are owned by the Reno Christian Fellowship (RCF) who had considered expanding onto these parcels; however it was decided not to expand, and housing would be a better use of the property.
- The parcels are in the Southwest Truckee Meadows Area Plan and within the Thomas Creek Suburban Character Management Area (SCMA), which allows Medium Density Suburban (MDS).



Analysis

- The surrounding parcels have a regulatory zoning of Low Density Suburban (LDS), and the church is Public and Semi-Public Facility (PSP).
- LDS and PSP are highly compatible with MDS per the Washoe County compatibility matrix



Availability of Facilities

- **Water and sewer services are in the area and can be extended to this new development.**
- **The area is zoned for Lenz Elementary School, Herz Middle School, and Galena High School.**
- **The Lenz is currently over capacity; however the Herz Middle School will include 6th grade and Lenz will change to K – 5th grade, and the population will then drop at Lenz**





Availability of Facilities

- The Regional Transportation Commission (RTC) reviewed the application and did not indicate that the increased housing units will not cause capacity issues.
- Zolezzi Lane between Thomas Creek Rd. and Arrowcreek Pkwy. is classified as a Collector with Low Access Control.
- The 2040 Regional Transportation Plan (RTP) shows that the only improvement on the road is in 2027 – 2040 to add sidewalks from South Virginia St. to Thomas Creek.
- The Zolezzi will be reviewed with the 2050 RTP update to see if any roadway improvements are needed.



CAB

- **South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) discussed the amendment during the March 5, 2020 meeting and recommended LDS2 regulatory zoning**
- **Comments included:**
 - **Concerns for views and height of buildings**
 - **Access to the parcels**
 - **Matching property sizes**
 - **Houses need to be single story**
 - **Traffic**
 - **Lots should be 1/2 acre and not 1/3 acre**



Reviewing Agencies

Comments were received from:

- Washoe County Community Services
 - Engineering and Capital Projects
 - Water Management
 - Building
 - Parks
- Regional Transportation Commission (RTC)
- Washoe County Sheriff
- Washoe County Health District
- State of Nevada
 - Department of Wildlife
 - Environmental Protection
 - Department of Forestry
 - Water Resources
- Truckee Meadows Fire Protection District
- Washoe County School District
- Truckee Meadow Water Authority
- Regional Transportation Commission
- Washoe-Storey Conservation District

No recommendations for denial were received



Possible Motion

There are possible motions in the staff report to uphold or reverse the Planning Commission's decision.