

800 RZA

Application to Washoe County for a:

Regulatory Zone Amendment

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Application Materials

- WC Development Application
- Property Owner Affidavit
- Regulatory Zone Amendment Application Checklist
- Regulatory Zone Amendment – Supplemental Information
- WC Fee Sheet
- WC Treasurer – Tax Payment Records

Project Request

This application contains a request for a **Regulatory Zone Amendment** to change a portion of parcel zoning (86%) from General Rural (GR) to Medium Density Rural (MDR). The other 14% is currently MDR zoning.

The site is part of the Southwest Truckee Meadows Area Plan and Lakeside/Holcomb SCMA. The requests are initiated by the changes in the immediate area where adjacent parcels are developing large lot residential homes.

Project Location

The site is located southwest of the intersection of Schellbourne Drive and Brunswick Mill Road. It is currently accessed via Schellbourne Drive. The site includes one parcel, APN 041-140-20, and consists of 22.4 acres as shown in Figure 1 (below).

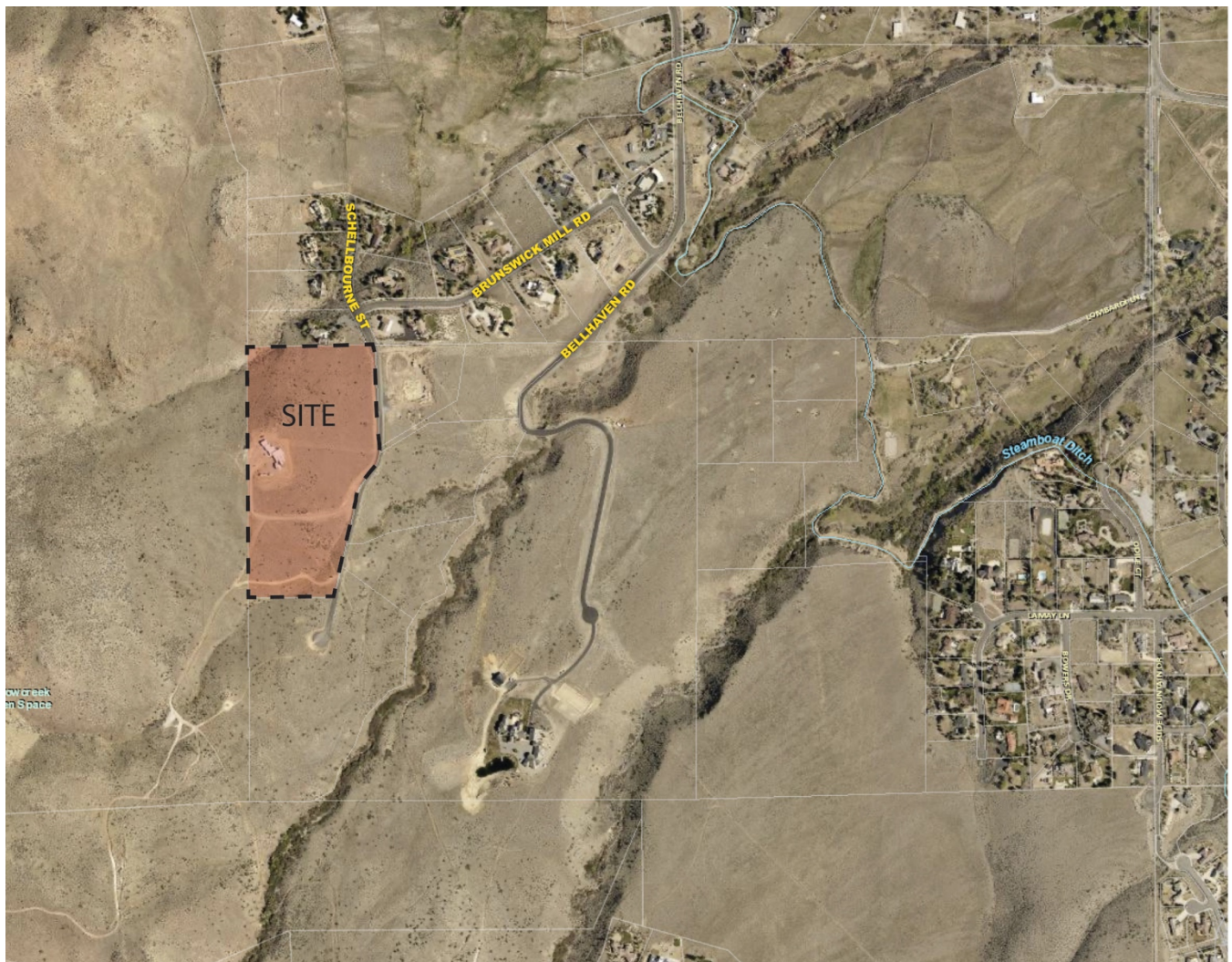


Figure 1 – Vicinity Map

Land Use Compatibility

The site is surrounded by conditions that contain residential land uses touching three sides of the site. Residential is adjacent on the north and east with GR/MDR zoning and RR land use, and open space is adjacent to the west with OS zoning and OS land use. This request is to change the site zoning to allow for the 1 dwelling per 5 acres for a portion of the site to the entirety, in alignment with its surroundings. See Figures 2-4 below.

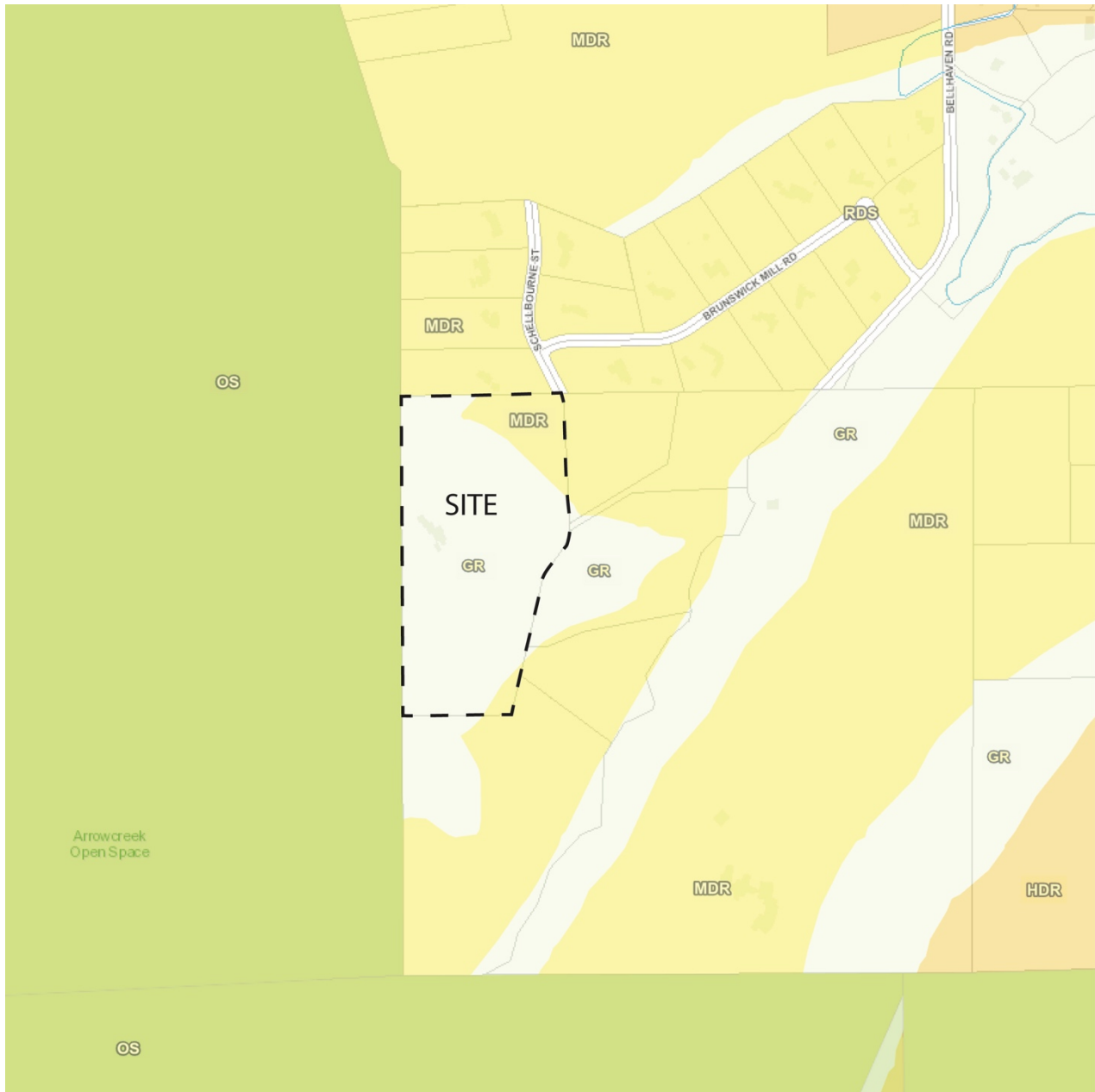


Figure 2 – Existing Zoning

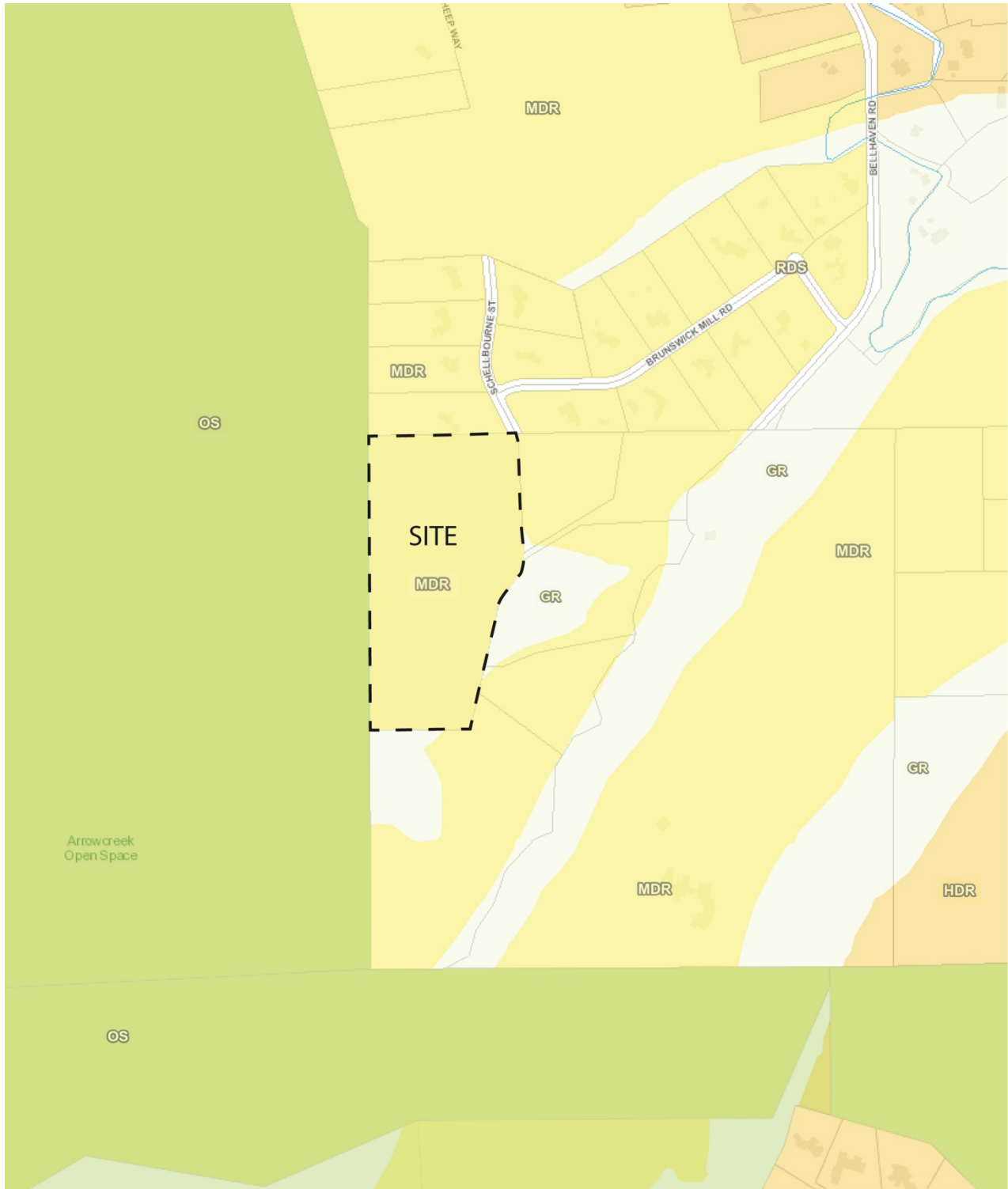


Figure 3 – Proposed Zoning

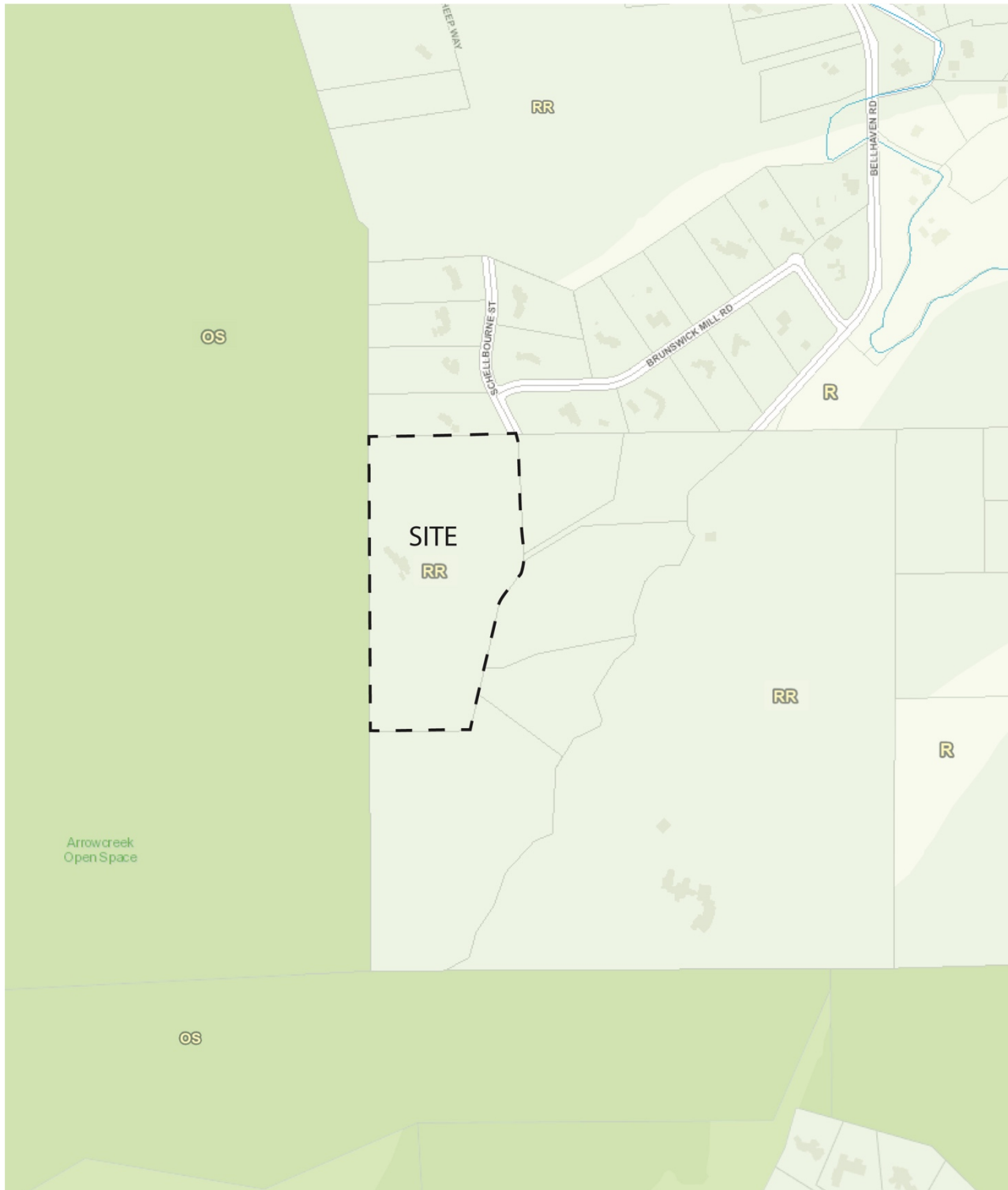


Figure 4 – Master Plan Land Use

Rationale for Requested Land Use Change

The following points are to identify the key issues to be addressed with staff and public review to approve this request:

- **Owner/Applicant Statement** - There is rapid growth for Reno with numerous new apartment complexes and new single-home subdivisions being developed in many places in and near Reno. On the contrary, developers are not creating many new 5-acre parcels and especially close to downtown Reno. Homeowners in this area are generally happy to be living here in a reasonably low-density environment and they are automatically resistant to any new homes being built whether they are built on existing parcels or newly developed parcels. It is human nature and common for each of you who got to this area to try to stop anyone else from getting here. This will split 22.4 acres into 3 total parcels, isn't that better than 4 which is just as possible?
- **Land Use Compatibility** - There are thousands of acres in the immediate area that include the same zoning with 5-acre lot sizes. This proposed zoning is highly compatible with those surroundings. This is typical and appropriate for the predominant zoning in the area.
- **Master Plan Allows for the proposed zoning** - This site is in the SW Truckee Meadows Area Plan (WC master plan) that shows a huge surrounding area, all designated as Rural Residential (RR) land use. RR allows for the proposed MDR zoning.
- **The Conceptual Development Plan** (future parcel map) in Figure 5 shows the approximate lot lines, access and building envelopes that are planned for the property. The applicant is specific in his request for only 3 lots of approximately one 5-acre parcel to the north, one 5-acre parcel to the south and his personal residence in the middle that will be on 12.4 acres.

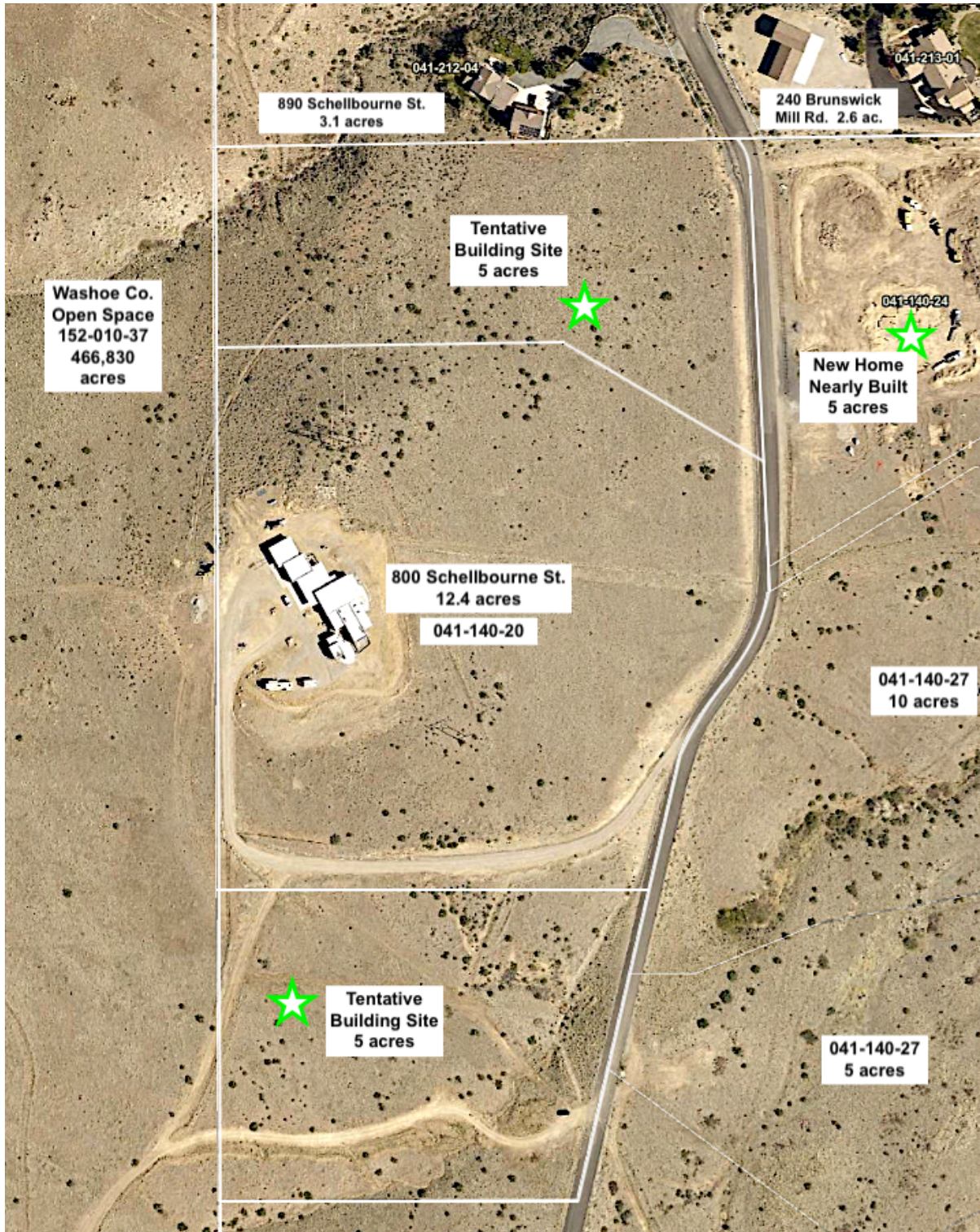


Figure 5- Future Parcel Map

Regulatory Zone Amendment Findings

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

The proposed amendment is in substantial compliance with all policies and action programs of the Master Plan as discussed in the attached supplemental information document.

(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.

The highest-level measure of compatibility for this request is the exact proposed use adjacent to three sides of the site. This will allow for low-density residential that is already present in the vicinity.

(3) Response to Change Conditions; more desirable use. 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.

This allows for lots sizes that are more typical with the area although a planned gross density of roughly 1 per 7.5 acres is lower than the surrounding. This will allow building of two additional units but still in the limited, large-lot, low-density nature of the neighborhood and surrounding.

(4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

All facilities must be established to accommodate a project that would result from the proposed master plan change. In review of the Southwest Truckee Meadows Area Plan and the Public Facilities Map, there is existing fire, parks, and library services in the area. The site will not connect to community services that include sewer or water, as wells and septic tanks provide the service in this area. .

(5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

We view this change as a response to changes in the area and a growing need for large-lot residential within the Reno area. This should be viewed as positive and not adverse effects.

(6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the

projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The fact that such a pattern of growth is already accepted and established in other areas of Washoe County would support that this is a responsible and desired pattern of growth.

(7) Effect on a Military Installation When a Military Installation is Required to be Noticed.

The proposed amendment will not affect the location, purpose and mission of a military installation.

The proposed amendment will not affect the location, purpose and mission of the military installation.

Southwest Truckee Meadows Area Plan Analysis

The site is part of the Southwest Truckee Meadows Area Plan and Lakeside/Holcomb SCMA (see Figure 6). Below are applicable policies from the Southwest Truckee Meadows Area Plan that are followed and supported by the proposed project.

SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. **Medium Density Rural (MDR – One unit per 5 acres).**
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. SW.1.7 Low Density Suburban (LDS – One unit per 1 acre).
- h. High Density Rural (HDR – One unit per 2.5 acres).

The proposed zoning is consistent with the MDR designation as shown above and allowed in the Lakeside Holcomb Character Management Area

SW.2.1 When feasible, given utility access constraints, grading for residential purposes after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
- b. Utilize natural contours and slopes.
- c. Complement the natural characteristics of the landscape.
- d. Preserve existing vegetation and ground coverage to minimize erosion.
- e. Minimize cuts and fills.

All five of the above noted criteria are conceptually addressed and satisfied in the proposed land plan in this application. While not germane the RZA being requested, the intended plan is significant to the SWTM Area Plan Policies.

SW.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and

cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

The applicant team has demonstrated how the project upholds this policy and shows compatibility to adjacent land uses through the outreach effort with the community and specifically two neighborhood meetings hosted by the applicant.

SW. 2.11 Development activities should be designed to support the efficient use of infrastructure, and the conservation of recharge areas, habitat, and open vistas.

The applicant team has demonstrated how the project upholds this policy and shows minimal impact on infrastructure, habitat, and open vistas. It is neutral to the conservation of recharge areas.

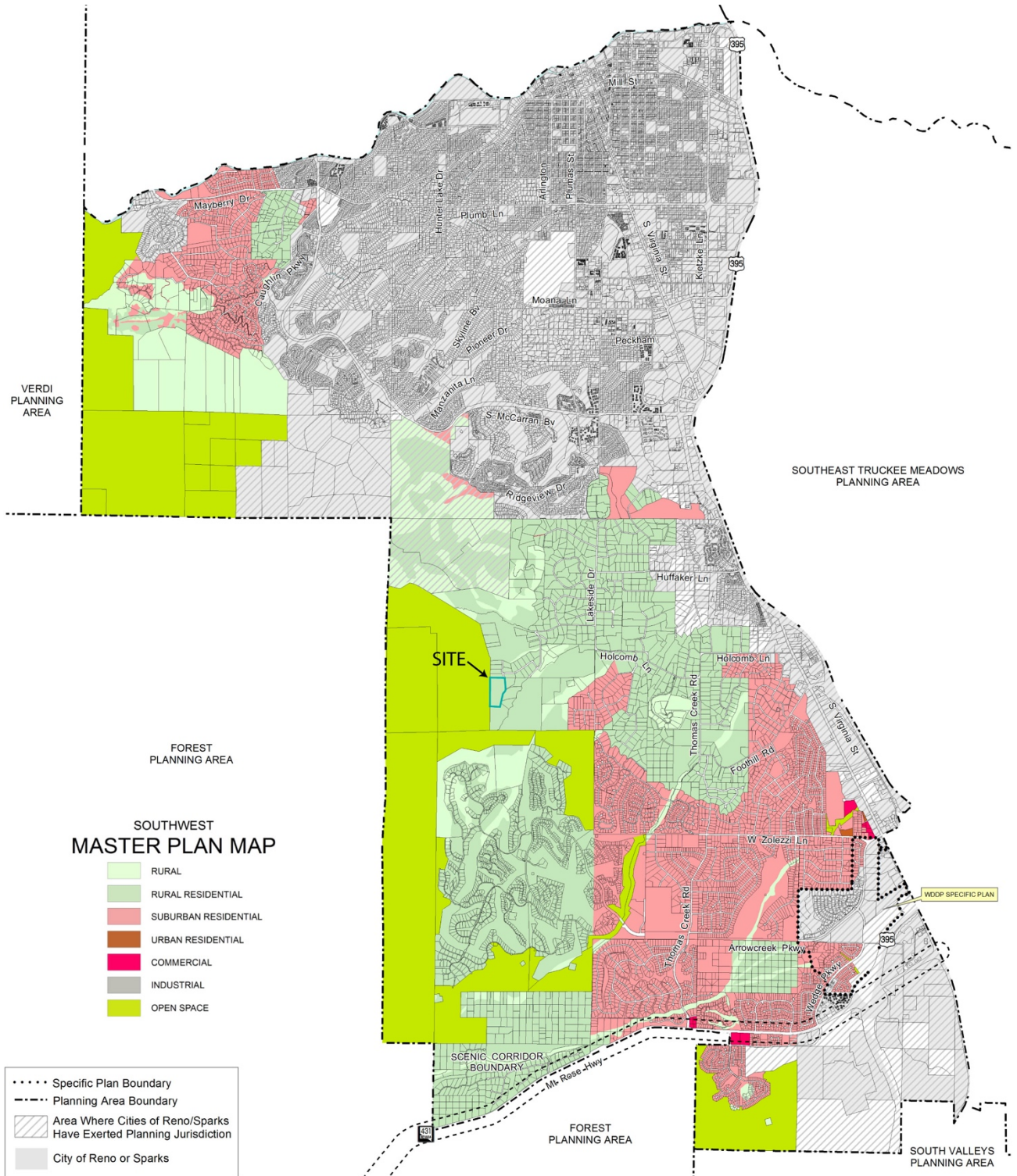


Figure 6 – Southwest Truckee Planning Area Master Plan

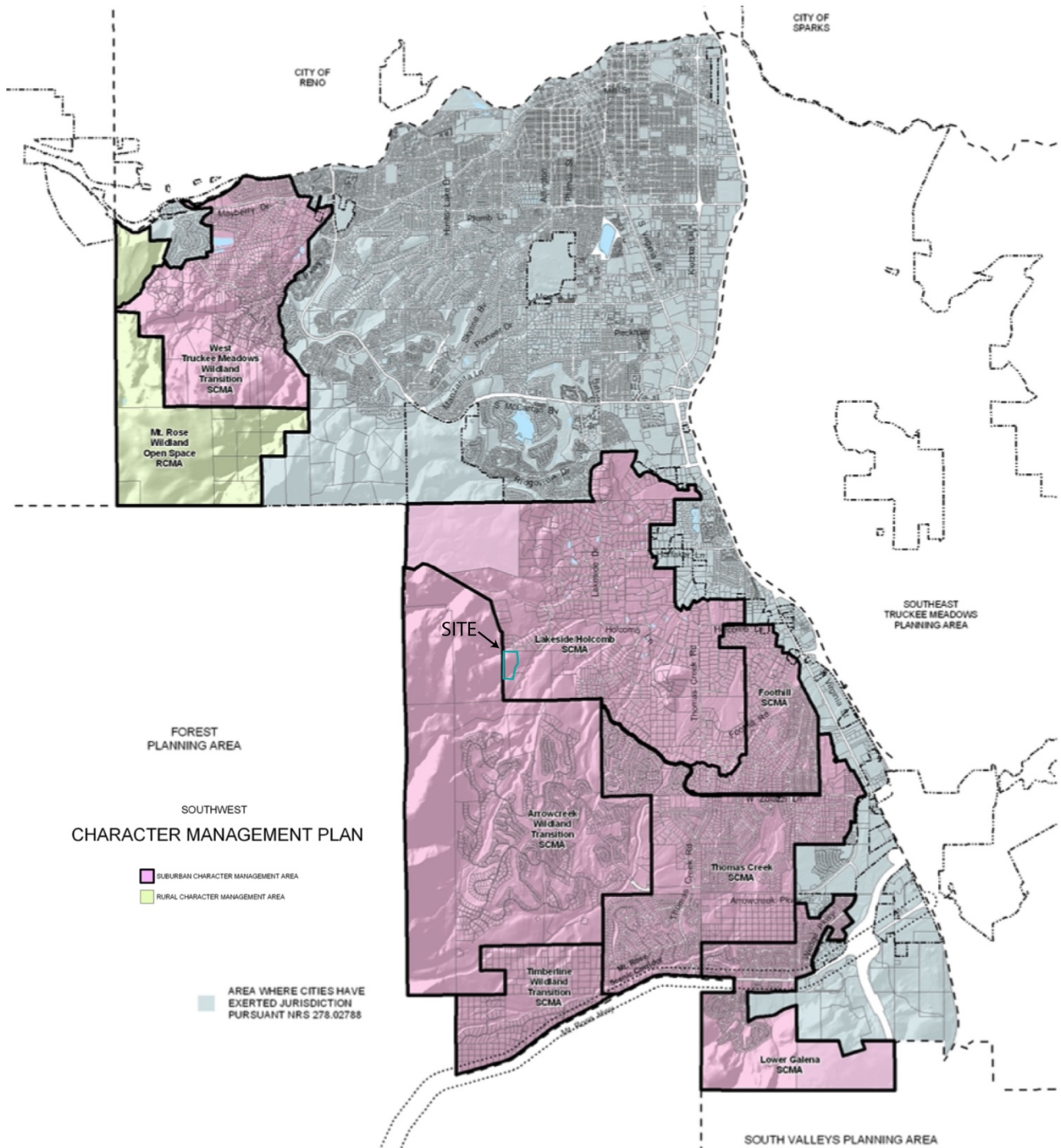


Figure 7 – Southwest Truckee Planning Area Character Management Plan

Appendix

Application Materials

WC Development Application

Property Owner Affidavit

Regulatory Zone Amendment Application Checklist

Regulatory Zone Amendment – Supplemental Information

WC Fee Sheet

WC Treasurer – Tax Payment Records

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.

a. What is the location (address, distance and direction from nearest intersection)?

b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres

c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North		
South		
East		
West		

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

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- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

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8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

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9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

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11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (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; more desirable use. 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.
- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.