



Planning Commission Staff Report

Meeting Date: April 20, 2020

Agenda Item: 8B

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship)

BRIEF SUMMARY OF REQUEST: To approve a regulatory zone amendment from Low Density Suburban (LDS) to Medium Density Suburban (MDS) on three parcels of land

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

DESCRIPTION

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

APNs: 049-153-10, 11 & 12

Parcel Sizes: 3.19, 4.67 & 4.68 acres

Master Plan: Suburban Residential (SR)

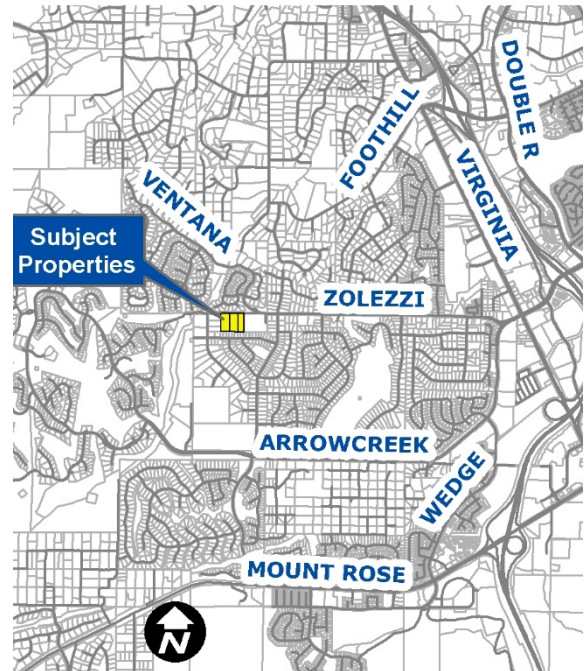
Regulatory Zone: Low Density Suburban (LDS)

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



STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0003, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA20-0003 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and, if approved, authorize the chair to sign a resolution to this effect.

(Motion with Findings on Page 12)

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Noticing Map Exhibit F

Application Exhibit G

Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on 6.

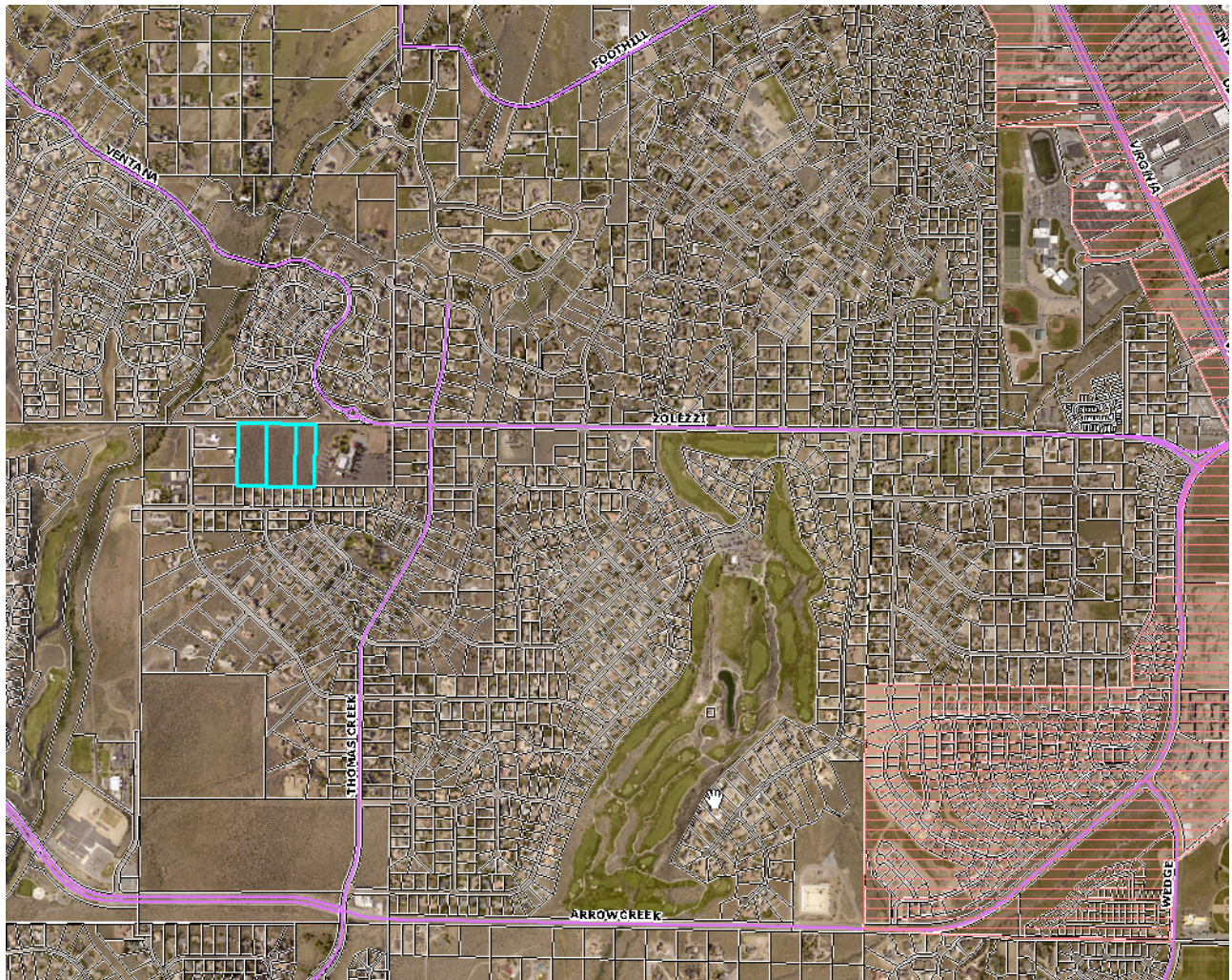
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

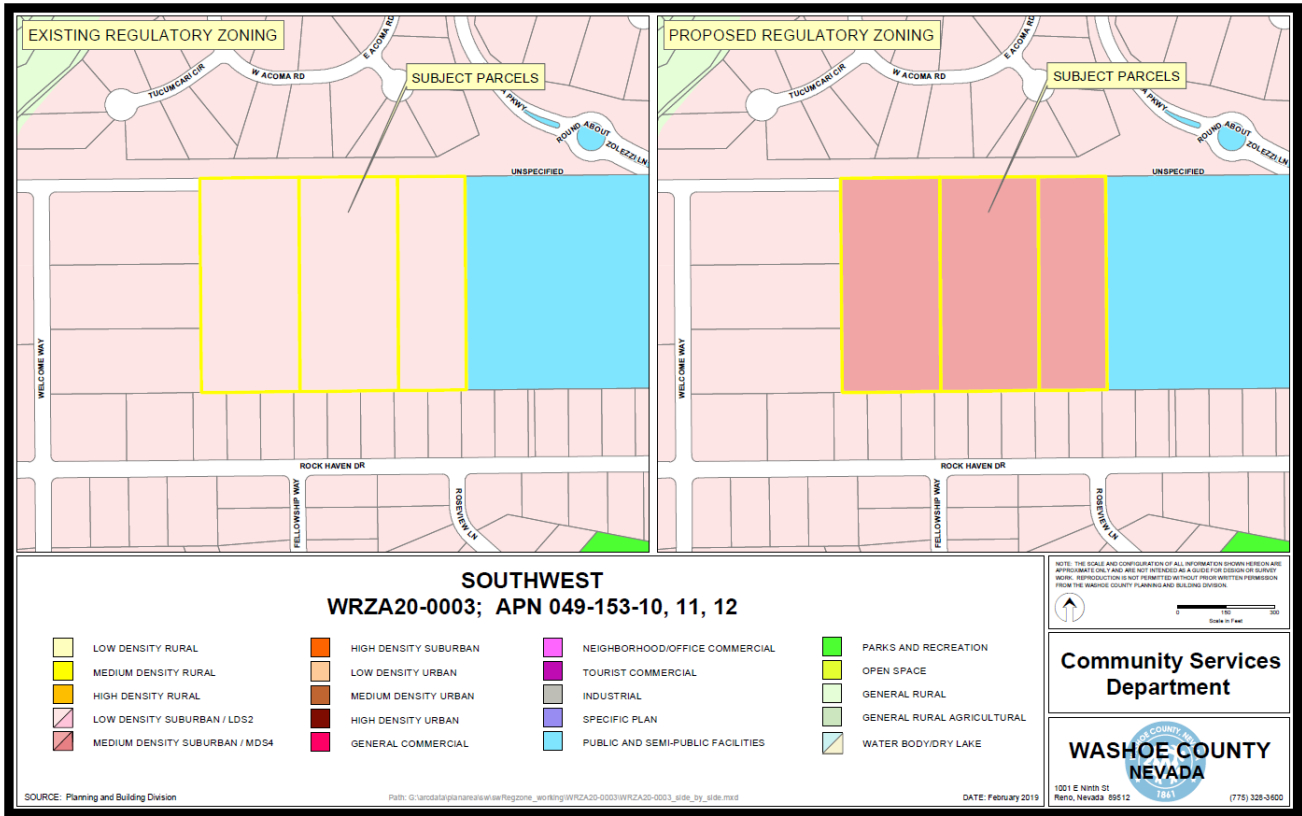
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Vicinity Map



Side by Side Comparison Proposed Regulatory Zone Map

ANALYSIS

Current Conditions

The request is to change the regulatory zone from Low Density Suburban (LDS) to Medium Density Suburban (MDS) on three parcels of land, totaling approximately 12.55 acres. One parcel is 3.19 acres, one is 4.67 acres and one is 4.68 acres. The parcels and surrounding parcels have a master plan category of Suburban Residential (SR). The proposed regulatory zone of Medium Density Suburban (MDS) is allowed within the SR master plan. Also, these parcels are in the southwest Truckee Meadows Area Plan Thomas Creek Suburban Character Management Area (SCMA), which also allows MDS.

The surrounding residential parcels have a regulatory zone of LDS; however, many of the surrounding parcels do not meet the minimum lot size for the LDS regulatory zone. The parcels to the south are generally 21,000 sq. ft and the parcels to the north range from 25,000 sq. ft. to 33,672 sq. ft. The minimum lot size for LDS is 35,000 sq. ft. and MDS is 12,000 sq. ft. To the east, of the site the regulatory zone is Public/Semi-Public Facilities (PSP).

The parcels are currently vacant covered with native vegetation. The property is fairly flat with a slope of less than 5% with a small drainageway crossing the property on the west side and is diverted into manmade structures to the north and south.



Looking west at all three parcels

Change of Conditions

The three parcels are owned by the Reno Christian Fellowship (RSF) and RSF had considered expanding onto these parcels. However, RSF decided not to expand and that a better use of the property would be for housing. The MDS regulatory zoning was selected because it was consistent with the size of the surrounding lots and has the potential to assist with the current housing shortage while not overburdening the infrastructure in the area.

Consistency with Master Plan and Regulatory Zone Map

Regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following master plan policies and programs are applicable to the proposed amendment requests.

Housing Element- Volume One of the Washoe County Mater Plan

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Policy 1.5: Encourage development at higher densities where appropriate.

Staff Comment: The proposed regulatory zone amendment is requesting a higher density than currently is allowed.

Goal Seven: Promote Homeownership opportunities.

Policy 7.4: Promote home ownership as a community asset.

Staff Comment: The proposed regulatory zone amendment will allow housing and increase the availability of housing, which will make home ownership possible for more people.

Southwest Truckee Meadows Area Plan- Volume Two of the Washoe County Master Plan

Goal One: The pattern of land use s and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.

SW.1.2 **Policy Growth Level:** In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource management.

Staff Comment: The proposed amendment was reviewed by various departments and agencies and no adverse comments were received. (See Availability of Facilities on page 9)

SW.1.8 The following Regulatory Zones are permitted within the Thomas Creek Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Low Density Suburban (LDS – One unit per 1 acre).
- f. **Medium Density Suburban (MDS – Three units per 1 acre).**
- g. Public and Semi-public facilities (PSP).

Staff Comment: The proposed regulatory zone amendment to Medium Density Suburban (MDS) is allowed in the Thomas Creek Suburban Character Management Area where the parcels are located.

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Staff Comment: The proposed regulatory zone amendment was presented to the South Truckee Meadows/Washoe Valley CAB on March 5, 2020 and the applicant submitted a letter responding to the community input at the CAB. (See Exhibit C)

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

- SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The SWTM Area Plan Vision and Character Statement states that the plan should provide a range of housing opportunities including medium density suburban.

Desired Pattern of Growth

The Southwest Truckee Meadows Area Plan encourages a range of housing opportunities.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Medium Density Suburban (MDS)	Low Density Suburban (LDS)	High
	Public/Semi-Public Facilities	High

*High Compatibility: Little or no screening or buffering necessary.
Medium Compatibility: Some screening and buffering necessary.*

Availability of Facilities

The Regional Transportation Commission (RTC) reviewed the application and had no comments for the regulatory zoning amendment. 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 in 2027 – 2040 timeframe sidewalk improvements for Zolezzi Lane between South Virginia St. to Thomas Creek are identified. The roadway will be reviewed with the update of the 2050 Regional Transportation Plan.

The applicant indicates that the zone change would increase the average daily trips to 238 with 19 am peak hour trips and 25 pm peak hour trips. This increase would not require a traffic study per Washoe County code. According to State of Nevada department of Transportation (NDOT) traffic counts for Zolezzi Ln. functions at a level of service (LOS) C and the accepted RTC LOS is

D. The proposed increase in traffic will not change the LOS. The site does have legal access to the Ventana Pkwy/Zolezzi Ln roundabout, which will serve as the entrance to the future project.

The Washoe County School District reviewed the application and the area is zoned for Lenz Elementary School, Herz Middle School, and Galena High School. The school district estimates an increase of 37 single family units would generate 7 students at Lenz Elementary, 2 students at Herz Middle School and 3 students at Galen High School. Lenz Elementary is currently at 102% capacity. For 2024/2025 the capacity will be 102% and for 2029/2030 the capacity will be 97%. Herz Middle School projected capacity for 2024/2025 is 74% and 76% for 2029/2030. Galena High School is currently at 79% capacity, in 2024/2025 the capacity will be 71%, and in 2029/2030 the capacity will be 78%. Herz Middle School will include 6th grade and that drops the population at Lenz when it goes from K to 6th grades to K to 5th grades, which could change the numbers in 2020/2021 with the construction of Herz Middle School.

The applicant indicated that water and sewer service are in the area and can be extended to this new development. The application was reviewed by the Washoe County's Engineering and Capital Projects, which made no comments concerns drainage, grading, traffic, or utilities. The sewer service for this site is the South Truckee Meadows Water Reclamation Facility, which is managed by Washoe County. The water service will be provided by Truckee Meadows Water Authority (TMWA). All required facilities will be reviewed at the time of development and additional facilities may be required for any future development.

Development Suitability within the Southwest Truckee Meadows Area Plan

The Development Suitability Map within the Southwest Truckee Meadows Area Plan that is part of the Master Plan shows these parcels as unconstrained for development. The parcels are not within any flood zone, steep slopes, critical or sensitive stream zone, or high risk fire hazard zone. These parcels are in an area that is considered most suitable for development.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed amendment was submitted to the South Truckee Meadows Citizen Advisory Board (CAB) and was discussed during the March 5, 2020 meeting. The CAB members voted unanimously to deny the request. The CAB minutes were not available at the time that the staff report was prepared. The comments made at the CAB meeting 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 ½ acre and not 1/3 acre

Public Notice

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 96 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. (See Exhibit D)

Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Parks and Open Space
 - Building and Safety
 - Water Management
- Washoe County Health District
 - Environmental Health Services
 - Air Quality
 - Emergency Medical Services
- Washoe County Sheriff
- 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

Comments were received from: Washoe County Building, Parks, Engineering and Capital Projects, Water Management, Washoe County Health District, Washoe-Storey Conservation District, Sun Valley General Improvement District, and Washoe County School District. (See Exhibit B)

Staff Comment on Required Findings

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
Staff Comment: The proposed amendment does not conflict with the policies and action programs of the master plan.
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.

Staff Comment: *The amendment land uses are compatible with the existing adjacent lot sizes and uses and will not conflict with the public's 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.

Staff Comment: *The amendment has the potential to increase the availability of housing in the area, which is needed and desired by the Washoe County Master Plan and complies with the 2019 Truckee Meadows Regional Plan.*

4. 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.

Staff Comment: *All needed facilities are present or will be provided by the applicant with any future development plans. The amendment was reviewed by various departments and agencies and no adverse comments were received for the proposed amendment.*

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: *The proposed amendment will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan.*

6. 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.

Staff Comment: *The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units and as detailed in this staff report.*

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

Staff Comment: *There are no military installations within the required noticing area.*

Findings for the Southwest Truckee Meadows Area Plan:

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Staff Comment: *The Vision and Character Statement recommends "a range of housing opportunities". The proposed amendments will allow for more housing options in the area. Also, MDS is permitted within the Thomas Creek Suburban Character Management Area where these parcels are located.*

Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0003 having made all of the following findings in accordance with Washoe County Code Section 110.821.15 and having made the findings in accordance with the Southwest Truckee Meadows Area Plan. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA20-0003 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

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.
4. 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. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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. The proposed amendment will not affect the location, purpose and mission of the military installation.

Findings for the Southwest Truckee Meadows Area Plan:

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

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

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



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA20-0003 AND THE AMENDED SOUTHWEST TRUCKEE MEADOWS AREA PLAN REGULATORY ZONE MAP

Resolution Number 20-14

Whereas Regulatory Zone Amendment Case Number WRZA20-0003, came before the Washoe County Planning Commission for a duly noticed public hearing on April 20, 2020; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

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 effect 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; and

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.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA20-0003 and the amended Southwest Truckee Meadows Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on April 20, 2020.

WASHOE COUNTY PLANNING COMMISSION

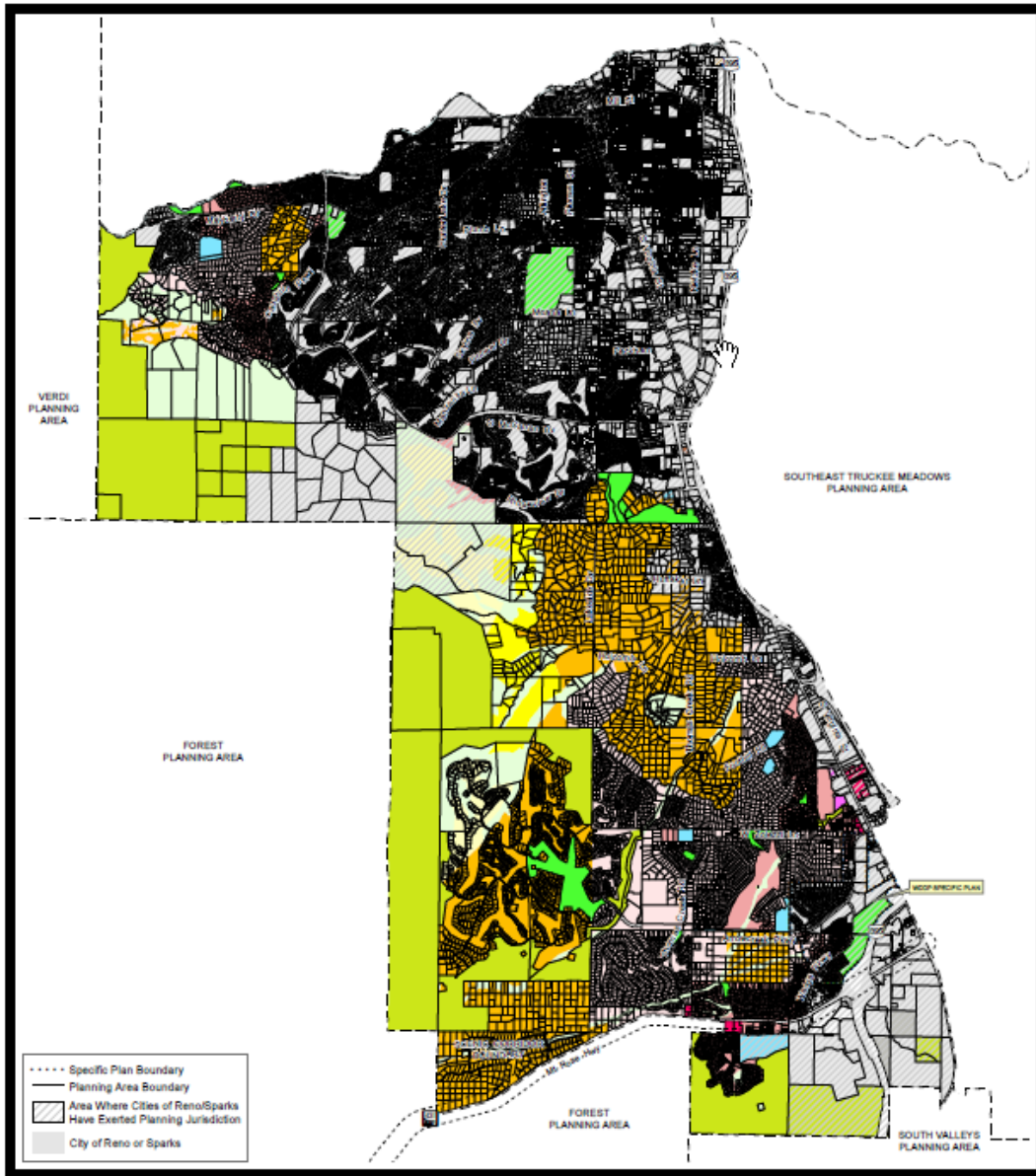
ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Attachment: Exhibit A – Southwest Truckee Meadows Area Plan Regulatory Zone Map

Exhibit A, WRZA20-0003



SOUTHWEST REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL AGRICULTURAL DRY LAKE/WATER BODY
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Planning and Building Division

PC Date: April 7, 2020
MCD Date:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAP OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: _____ DIRECTOR

Community Services Department

WASHOE COUNTY NEVADA

1001 E Ninth St.
Reno, Nevada 89512 (775) 338-3800

From: [Holly, Dan](#)
To: [Olander, Julee](#)
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, February 28, 2020 10:42:33 AM

Hi Julee: I have reviewed this application on behalf of Building and have no comments at this time. Thank You,



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

March 2, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WRZA20-0003 (Reno Christian Fellowship)

Dear Julee,

In reviewing the regulatory zone amendment from low density to medium density, the Conservation District has the following comment.

On page 15, LUT.2.2 d it discusses the retention of natural resources such as the onsite natural channel. When a project is submitted we request an infiltration trench (or trenches) constructed before storm water runoff enters the existing natural channel. The infiltration trench will absorb pollutants prior to its discharge into the natural channel.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: March 3, 2020

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Reno Christian Fellowship RZA
Regulatory Zone Amendment WRZA20-0003
APN: 049-153-10, 11, & 12

DRAINAGE (COUNTY CODE 110.416, 110.420, 110.421 and 110,438)

Contact Information: Leo Vesely, P.E. (775) 328-3600}

There are no Drainage and Grading related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments.



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

From: [Kirschenman, Sophia](#)
To: [Olander, Julee](#)
Subject: Parks Comments Re: WRZA20-0003
Date: Wednesday, March 04, 2020 1:55:16 PM
Attachments: [Outlook-zyhuxaai.png](#)
[Outlook-ga00wvfl.png](#)
[Outlook-uxf1Inzc.png](#)
[Outlook-gdbwkwlg.png](#)
[Outlook-bdeu1qv3.png](#)

Hi Julee,

I've reviewed WRZA20-0003 (Reno Christian Fellowship) on behalf of Washoe County Parks and have no comments.

All the best,



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Please consider the environment before printing this e-mail.

From: [Boster, Mike](#)
To: [Olander, Julee](#)
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, March 13, 2020 8:01:42 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

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Julee,

Looks like Lenz is the only difference here. Lenz is currently a K-6, but will go to K-5 with the opening of Herz MS, which will bring its projected enrollment down from 539 to 497 for the 2020-2021 school year. Buildout of the development isn't likely during this school year, so we used next year's projected enrollment (which is less due to the shift of 6th graders to Herz) for their projections.

So, Brett's enrollment number for 19-20 is correct, however this will decrease for the 2020-21 school year.

Does this help?

Mike Boster
Washoe County School District-Capital Projects
Brown Center
14101 Old Virginia Road
Reno, NV 89521
775.789.3810

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Thursday, March 12, 2020 16:14
To: Boster, Mike <MBoster@washoeschools.net>
Subject: FW: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

Mike,

Brett provided the previous email, however the applicant's report has the following:

With preparation of this RZA request, the Washoe County School District was consulted to determine school zoning for the project site and current enrollments/capacities. A future project at the site would be served by Lenz Elementary, Herz Middle, and Galena High Schools. Currently, Lenz elementary has a capacity of 526 students with an enrollment of 497. Herz Middle School capacity is 1,412 with a projected enrollment of 975 (school opens in August 2020), and Galena High School has a capacity of 1,893 students with a projected 20-21 enrollment of 1,423 students. Mike Boster with the Washoe County School District estimates that the 25 additional units resulting from the RZA would generate 7-10 kindergarten through 12th grade students. Thus, the School District did not have any concerns related to potential school impacts resulting from the approval of this RZA.

Could you let me know which one is correct? I'm concerned about the counts for Lenz.

Thanks,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



WRZA20-0003
EXHIBIT B

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From: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Sent: Tuesday, March 10, 2020 8:31 AM
To: Boster, Mike <MBoster@washoeschools.net>; Olander, Julee <JOlander@washoecounty.us>
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

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Hello, Julee,

WRZA20-0003 (Reno Christian Fellowship) which would produce up to 37 Single Family Units would affect Lenz Elementary School, Herz Middle School, and Galena High School generating 7, 2, and 3 students respectively. Lenz Elementary's enrolment's currently reflect a capacity of 102% of the school, for 2024/25 projected enrollments are at 102%, and for 2029/2030, 97%. Herz's numbers projected for 24/25 are 74% and 76% in 29/30, Galena's currently: 79%, 24/25 = 71%, and 29/30 = 78%.

Please let us know if anything else is needed per this development.

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762

From: Boster, Mike <MBoster@washoeschools.net>
Sent: Tuesday, March 10, 2020 7:39 AM
To: Olander, Julee <JOlander@washoecounty.us>
Cc: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

Brett,

Would you be able to do a quick generation e-mail to Julee this morning on this one and the Sierra Reflections from yesterday? Thanks.

Mike Boster
Washoe County School District-Capital Projects
Brown Center
14101 Old Virginia Road
Reno, NV 89521
775.789.3810

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Monday, March 9, 2020 12:09
To: Boster, Mike <MBoster@washoeschools.net>
Cc: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

I have attached it- you should have gotten it

Julee Olander
Planner | Community Services Department- Planning & Building Division

WRZA20-0003
EXHIBIT B



jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133
1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Boster, Mike <MBoster@washoeschools.net>
Sent: Monday, March 09, 2020 8:09 AM
To: Olander, Julee <JOlander@washoecounty.us>
Cc: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

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Hi Julee,

We'll check to see if we received this application.

Mike Boster
Washoe County School District-Capital Projects
Brown Center
14101 Old Virginia Road
Reno, NV 89521
775.789.3810

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Friday, March 6, 2020 09:08
To: Rebecca Kapuler <rkapuler@rtcwashoe.com>; Boster, Mike <MBoster@washoeschools.net>
Subject: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

This application should have been sent you and I need comments from your agencies. Let me know if you have any questions.

Thanks,



Julee Olander
Planner | Community Services Department- Planning & Building Division
jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133
1001 E. Ninth St., Bldg A., Reno, NV 89512



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REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 6, 2020

FR: Chrono/PL 181-20

Ms. Julee Olander, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WRZA20-0003 (Reno Christian Fellowship)

Dear Ms. Olander,

The Regional Transportation Commission (RTC) has reviewed this request for a regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to Medium Density Suburban (MDS - 3 units per acre) regulatory zone on three parcels of land, totaling approximately 12.55 acres.

Since there is no development proposed with this application, RTC has no comments at this time. Once a development proposal is made, review of new access spacing and development of new traffic model runs based on the proposed development may be necessary to determine the impacts to the Regional Road System (RRS).

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

Rebecca Kapuler
Senior Planner

Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission
Brian Stewart, Regional Transportation Commission

/ Reno Christian Fellowship

From: [Rebecca Kapuler](#)
To: [Olander, Julee](#)
Cc: [Julie Masterpool](#)
Subject: RE: development review letter
Date: Monday, March 09, 2020 9:45:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Hi Julee,

Zolezzi Lane between Thomas Creek Rd and Arrowcreek Pkwy is a Collector. The Policy LOS for Zolezzi is Low Access Control. The 2040 Regional Transportation Plan shows that In the 2027 – 2040 timeframe sidewalk improvements for Zolezzi Lane between S. Virginia St. to Thomas Creek have been identified. We are working to update our next plan, the 2050 Regional Transportation Plan. Please let me know if you have any additional questions.

Rebecca

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Friday, March 6, 2020 1:54 PM
To: Rebecca Kapuler <rkapuler@rtcwashoe.com>
Subject: RE: development review letter

CAUTION EXTERNAL email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rebecca,

Thanks for your quick reply . Do have a few questions- what's the LOS for Zolezzi and is the roadway is meeting LOS? Also, if there are any road improvements on the roadway?

Thanks,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Rebecca Kapuler <rkapuler@rtcwashoe.com>
Sent: Friday, March 06, 2020 1:47 PM
To: Olander, Julee <JOlander@washoecounty.us>
Cc: Mark Maloney <mmaloney@rtcwashoe.com>; Tina Wu <Twu@rtcwashoe.com>; Julie

WRZA20-0003
EXHIBIT B

Masterpool <jmasterpool@rtcwashoe.com>; Scott Miklos <SMiklos@rtcwashoe.com>; Brian Stewart <bstewart@rtcwashoe.com>

Subject: development review letter

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Good afternoon,

Attached please find the RTC development review letter for the Reno Christian Fellowship.

Please contact me if you have any questions.

Rebecca

Rebecca Kapuler

Senior Planner

Regional Transportation Commission, Washoe County

1105 Terminal Way, Suite 211

Reno, NV 89502

Tel-775.332.0174 Fax-775.348.0450





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

March 3, 2020

TO: Julee Olander, Planner, Washoe County Community Services Department Planning and Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

Project description: For possible action, hearing, and discussion to approve:

A regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to Medium Density Suburban (MDS - 3 units per acre) regulatory zone on three parcels of land, totaling approximately 12.55 acres.

Location: Terminus of Zolezzi Lane on the southside, Assessor's Parcel Numbers: 049-153-10, 11 & 12

The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:

Comments: future water service is to be by TMWA. Since the completion of the merger of Washoe County Water Utility into TMWA, delivery of Truckee River water resources to the South Truckee Meadows has improved and expanded. Furthermore, TMWA will bring a new surface water treatment plant on line to treat and serve tributary water resources from White's Creek and other creeks which will lessen the burden of increased water demand on the ground water resources of the South Truckee Meadows.

Conditions: there are no conditions of approval for the proposed WRZA20-0003.



March 12, 2020

Julee Olander
Washoe County Planning & Building Division
1001 East Ninth Street, Bldg. A
Reno, Nevada 89512

Re: Reno Christian Fellowship Regulatory Zone Amendment Request

Dear Julee,

The Reno Christian Fellowship Regulatory Zone Amendment (RZA) request was presented to the South Valleys Citizens Advisory Board (CAB) at their March 5, 2020 meeting. Christy Corporation gave an overview of the project and addressed questions from the CAB members and citizens. Several citizens spoke and stated concern for increased density in the area. Among their concerns were traffic, building heights, viewsheds, and lot sizes.

It was explained that an RZA cannot be conditioned and that these items would be addressed and conditioned with a forthcoming tentative map request. It was also noted in our response that lot sizes to the north and south of the project are less than one acre in size and that MDS zoning would allow for lot sizes that are complementary to surrounding homes. It was also noted that proper land use transitions can become a condition of a future tentative map.

The CAB seemed to recognize that lot sizes are smaller in some areas. Members of the CAB discussed the potential for LDS2 zoning that would allow for 2 units per acre. However, LDS2 is not an allowed designation within the Area Plan. Some of the CAB members seemed to recognize this but their recommendation was to explore the possibility of LDS2 rather than MDS.

We are confident that all of the concerns raised will be thoroughly addressed at the time of tentative map and contend that the proposed MDS zoning is compatible with the surrounding area and is supported by Area Plan policies.

Please do not hesitate to contact me at mike@christynv.com or (775) 250-3455 should you have any questions, concerns, or require any further clarifications. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Railey", is written over a light gray rectangular background.

Mike Railey
Planning Manager



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held March 5, 2020 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Pat Phillips at 6:00 p.m.

Member: Tom Burkhart, David Snelgrove, Patricia Phillips, Marge Frandsen, Kimberly Rossiter, Shaun O’Harra
A quorum was determined.

Absent: Wesley Mewes (excused)

2. *PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was recited.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-

There were no requests for public comment.

4. Approval of Agenda for the Meeting of March 5, 2020 – Marge Frandsen moved to approve the agenda of **March 5, 2020**. Dave Snelgrove seconded the motion to approve the agenda. The motion carried unanimously.

5. Approval of the Minutes for the Meetings of January 2, 2020 – Dave Snelgrove moved to approve the minutes for the meeting of **January 2, 2020**. Sean O’Harra seconded the motion to approve the minutes. The motion carried unanimously.

6. DEVELOPMENT PROJECTS–

MOTION: Sean O’Harra moved to recommend approval of **Sierra Reflections WAC19-0005**. Dave Snelgrove seconded the motion to recommend approval. The motion carried unanimously.

6.D. Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to Medium Density Suburban (MDS - 3 units per acre) regulatory zone on three parcels of land, totaling approximately 12.55 acres. (for Possible Action)

- Applicant\Property Owner: Reno Christian Fellowship Inc.
- Location: Terminus of Zolezzi Lane on the southside
- Assessor’s Parcel Number: 049-153-10, 11 & 12
- Staff: Julee Olander, Planner, jolander@washoecounty.us; 775-328-3627
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 7, 2020

Mike Raley, representative, provided a project PowerPoint presentation. He said they are requesting regulatory zone amendment from low to medium density suburban. He explained the purpose for the request.

The church has served the community for almost 40 years. They would like to offer new services. They want to sell the property to raise funds to provide more services for youth. He said currently 12 units are allowed. He said MDS would allow 37 maximum with 1/3 acre lots. He said there is a cluster development to the north which is MDS. The lots to the south are ½ acre also MDS. He said infrastructure is already in place. He said the school district has capacity that serve this area and any future project. He said MDS is consistent and allowed in character management plan.

There is no project being proposed; any future project would have to come back.

Tom Burkhart said more density to add more value.

Dave Snelgrove disclosed Mike Raley called him about AV equipment. He asked some questions. He said this isn't a tentative map but asked about the access. Mike Raley said there is an existing easement; he said they see emergency access on Welcome Way. Dave Snelgrove asked about 1/3 acre lots with 37 as the max. Mike Raley said it's possible depending on how they did the lot layout. Mike spoke about buffering, lot matching. He said 26 is more realistic. Lots to the south are ½ acre. He said lots to the north are 9-14,000 square ft. He said the lots to the west are 2- 3 acre lots. Those could be subdivided under the current zoning. He said the lot decrease in size as you move north. Mike Raley said the property has not been listed.

Tom Burkhart asked economically speaking, what economic value percentage does this would create for the church. Mike Raley said perhaps 40%.

Public comment:

Steve Urger pointed out his house on 8/10 of an acre. He said he is down hill from the site. He said it will block the views of Mt. Rose. He asked, in the event this gets rezones, what precludes the future owner from changing it to high density. Mike Raley said the Suburban character management plan doesn't allow it. And it would require conformance review and master plan change. Steve asked about the fire road. He asked if that is the main entrance. Mike said there isn't a project yet, but that is the logical line in the road, but there are other opinions. He said Zolezzi to the west would be emergency access. Steve asked about setbacks. Mike said 20 would be minimum setback with 35 foot max height. Mike said you cannot condition a zone change. Mike said you can condition single-family home during tentative map process.

Adam Hourbach said he has two properties that he pointed out on the map. He said he is an opponent. He asked why do we need to change it. It preserves the area. He said some properties are smaller than 1 acre. He showed on the map the location of LDS properties. He is concerned other properties will want to subdivide. He said he is concerned with congestion in the neighborhood. He said hopes this is turned down.

Diana Langs asked for clarification. She said she lives in Sierra Vistas. She spoke about another development with unbuildable lots and transfer of density. She said with this project, she wants lot matching and single level.

Ellen Shaw said she agrees with Steve Urger. She showed on the map where there are ½ acre and 1/3 acre homes in the area. She said she would like LDS2 instead of 3 which would be more compatible with our homes.

Pricilla said she lives in Southwest Vistas. She said she is concerned with the size of the lots. They should be one story homes. She said those on Rockhaven abut to this site. She said those lots should be 1 acre to match neighboring lots. She said two story will block their views. She asked about the traffic that goes through the

roundabout. She spoke about the number of homes in Southwest Vista community and school buses. She spoke about concerns with traffic. She said the traffic is backed up to the Montessori school. She said we already have a massive problem on Zolezzi Lane unless it gets widen. It's two lane road. Most of the houses are on Acoma are 1 acre lots.

Tom Burkhart said LDS is 1 acre, and MDS is 1/3. Trevor Lloyd said there is category is a category LDS 2. Tom asked if the area plan restricts LDS2. Mike said LDS 2 is a possibility but may need a master plan change, but he wasn't certain.

Cheryl Jordan showed her property on the map on Southwest Vistas. She said her property is .63 of acre, and the neighbor is .77 acre. She said she has an issue with compatibility. The acreage is a lot bigger than what was presented. The HOA restriction on level of homes. All the homes are one level to preserve the views. She said that is why they purchased in that location. She spoke about current slope. A two story is a concern. She refuted his presentation of surrounding lot sizes. She spoke about lighting. She said she is concerned with lighting and noise. She said they treasure the quietness. She spoke about drainage system in her neighborhood. She asked how it would be affected. She said she is heartsick about this proposition. Mike Raley said those are valid concerns. He said addressing those concerns will come with the next step of the process which is a tentative map request. He said there can be conditions with the tentative map.

Mike Jordan said from a traffic standpoint, he said he heard access is east of roundabout and possibly from Welcome Way. If homes are built in there, it would be ridiculous to come in on Welcome Way. Traffic coming up Zolezzi is a concern. He spoke about traffic safety. Mike clarified and said they would access off the roundabout.

Tom Burkhart said ½ acre are compatible, but not 1/3 acre lots. It's too many homes in the neighborhood. He said he felt good about ½ acre lots. Dave Snelgrove said LDS 2 is half acre lots. Trevor Lloyd said LDS 2 is a zoning category offered, problem with LDS2 he didn't know if it's identified and listed in the character area plan. Dave Snelgrove said Southwest Vistas was open space. He said when you come back with tentative map request, the one story is a valid condition and appropriate buffering.

Pat Phillip asked how will it affect value and sale if they didn't change the zoning. Mike Raley said zone change and tentative map cannot come in for approval concurrently. Pat asked if we could recommend a more roomy zoning instead of LDS3. Trevor Lloyd said that is the purview of this board. You can recommend approval, denial, or modification.

Marge Frandsen said it is indicated in the application that it will diversify housing options. Mike said most of houses being built are on smaller lots. He said this would be estate type project, which isn't available in this area. He said Ryder Homes is even smaller. Marge Frandsen said this project and the previous project aren't doing anything to encourage low-cost housing which is a major issue in Washoe County. She said she cannot go along with high density, or higher density.

Ms. Jordan said it's about preserving property values. She said we have been there a long time and wants to preserve what we have built which is the ultimate goal and integrity of the area. The environment and where we live is important to conserve.

Ellen Shaw said there are cluster apartments which are low income housing down on South Virginia at highway 431 to 341. She said Arrow Creek's 1,000 apartments will add to traffic. She said where Zolezzi turns into Ventana, those are 2.5 acre lots. She said it was demanded by the farmers.

Steve Urger spoke about the roundabout. He said there is a common area along the north side of the project site. He said they wouldn't be able to access the roundabout. He showed where traffic is after the church. Mike said there is a common area but an easement.

Dave said with LDS is 1 acre, and the lots around the site are less than 1. He said MDS doesn't mean the lot sizes have to be 1/3 acre, they can be bigger.

Pat Phillips said with all the changes and growth in Reno and Sparks, she said she is concerned with those who have invested in the area. There has to be a compromise. Consider those who invested in the land.

MOTION: Tom Burkhart moved to recommend changing the master plan to LDS2 which is consistent with the area. Marge Frandsen seconded the recommendation. The motion passed unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS - None

8. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Trevor Lloyd announced and invited anyone interested to apply for Planning Commission at-large seat.

ADJOURNMENT– the meeting adjourned 7:32 p.m.

Cab members present: 6

Staff present: 3

Public members present: 45

Elected officials present: 0

From: [Dave Kauffmann](#)
To: [Olander, Julee](#)
Subject: Case Number: WRZA20-0003 Reno Christian Fellowship
Date: Tuesday, April 07, 2020 2:23:21 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Julee Olander,

Since the public hearing for this regulatory zone amendment will be closed to the public due to the Covid-19 emergency, please accept this email for comments on the matter. I oppose the proposal for changing the 12.55 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Traffic on Zolezzi Lane has already increased from the Reno Christian Fellowship's growth. Allowing up to a possible 36 units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the anticipated traffic coming from a new Middle School at Arrow Creek Pkwy. and Thomas Creek Rd. and I don't see Washoe County ever keeping up with proper repairs versus the constant "band-aids" we receive currently.

Thank you for adding my comments to the record.

Sincerely,
Dave Kauffmann

12725 Roseview Lane
Reno, NV 89511
(775) 737-8771
dakauffmann@gmail.com

From: mcwjfamily@aol.com
To: [Olander, Julee](#)
Subject: Reg Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Tuesday, April 07, 2020 7:49:53 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

Meeting Date: Monday, April 20 5:30 pm

I am emailing in regards to the proposed rezoning of the 3 parcels (APN: 049-153-10, 11, &12) currently owned by Reno Christian Fellowship Church.

I am a property owner that backs up to this area on the north side. We have many concerns about this proposal and want to voice these arguments **against** the proposed zoning change:

1. Citizen's Advisory Board (CAB) meeting held March 5, 2020 at 6:00 South Valley's Library.

This item was on the agenda and homeowners voiced their opposition against this zoning change. The CAB voted down this zoning proposal!

How does this CAB vote impact this hearing? Are our voices not heard or opposition acted upon?

2. Property Values - Negative impact to our property investment ! Lesser value strip houses built.

3. Zoning of 3 houses/per acre is not consistent with our homes that back up to this property as outlined on map.

Our homes are all over .6 acre with some even larger. This is not consistent with Medium density (MDS) 3 homes/acre.

4. Loss of quiet preserve - This zoning proposal allows for much congestion and loss of quiet preserve.
5. Views - Our Homeowners Association allows for single floor homes only, in order to preserve the views!!

Loss of views with new potentially 2-story homes built

****Furthermore, this meeting is scheduled at the exact same date/ time as our Southwest Vistas Homeowners Association meeting !**

Our homeowners will be split between these 2 meetings at the same date/time as it is an election for board members.

How can we postpone this meeting? We do not feel adequately represented in a Zoom meeting on a computer screen to make our voices and opposition heard.

Please respond.

Thank you,

Cheryl Jordan
5121 West Acoma Road
Reno, NV 89511

From: [Ellen Shaw](#)
To: [Olander, Julee](#)
Subject: Scheduling of WRZA20-0003
Date: Thursday, April 09, 2020 4:54:35 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Julee,

In consideration of the Official Notice of Public Hearing for the Washoe County Planning Commission meeting, I respectfully request a delayed change in the assigned meeting time for Case Number WRZA20-0003, scheduled for April 20, 2020 at 5:30p.m. Our Home Owner Board annual election meeting has been set for the same date at 5:00 to 7:00 p.m. precluding members of the board and the community being able to attend this very important Regulatory Zone Amendment case hearing.

We received notice of this meeting on April 7th which does not allow us sufficient time to gather our contribution for alternate solutions to this matter. There are issues to be resolved that are not covered in the Christy, Inc. report.

I live at the northern boundary of the Church property that has submitted an amendment to their LDS 1 current zoning. I would appreciate it very much if a delay could be scheduled in until members of the public would be able to be present in person to give testimony pertinent to the decision that will be made on this matter.

Sincerely,
Ellen Shaw
775-772-4642

From: [Olander, Julee](#)
To: nano223@hotmail.com
Subject: RE: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno christian Fellowship
Date: Friday, April 10, 2020 9:05:00 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Nancy,

Thank you for you email and I will forward it to the Planning Commissioners.



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



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From: Nancy O'Neal <nano223@hotmail.com>

Sent: Thursday, April 9, 2020 12:10 PM

To: Washoe311 <Washoe311@washoecounty.us>

Subject: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno christian Fellowship

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

Our property is adjacent to the proposed growth to change this area to suburban dwellings. We want to ask that the parcels be zoned as low density suburban dwellings. We do not want the dwellings to be medium density. The neighbors on both sides of the zone are low density suburban dwellings. Plus access into and out of the zoned area will not allow for increased traffic due to the entrance and exits available.

This is for the following public hearing: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno Christian Fellowship

Thank you for your attention to this matter.

Nancy O'Neal
5106 Tucumcari Circle,
Reno, NV

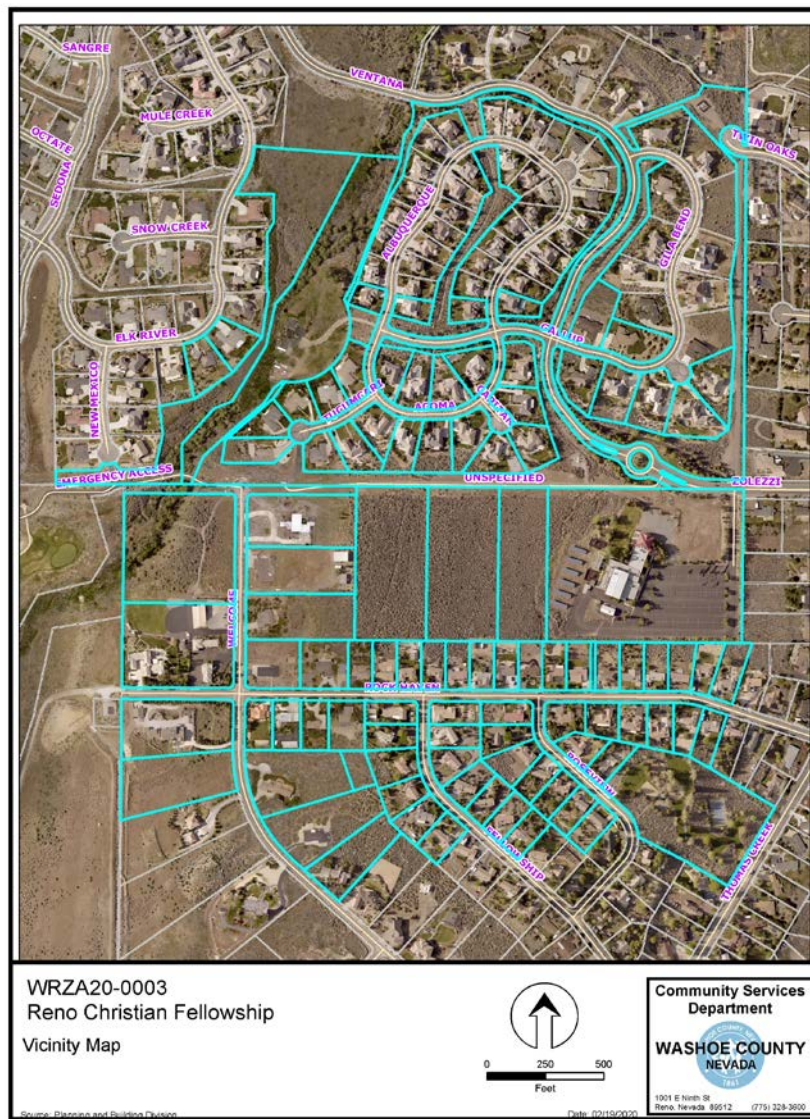
**WRZA20-0003
EXHIBIT E**

Nancy O'Neal
Cell 636-3760
email nano223@hotmail.com

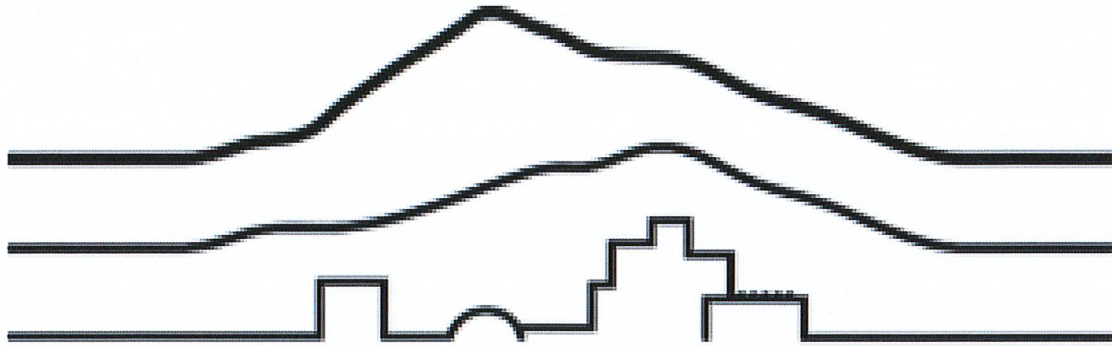
Exhibit F

Public Notice

Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 750-foot radius of the subject property, noticing 97 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



NOTICING MAP



RENO CHRISTIAN FELLOWSHIP

REGULATORY ZONE AMENDMENT

Prepared by:



FEBRUARY 18, 2020

RENO CHRISTIAN FELLOWSHIP

Regulatory Zone Amendment

Prepared for:

Reno Christian Fellowship, Inc.

1700 Zolezzi Lane

Reno, Nevada 89511

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

February 18, 2020



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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Appendices:

Washoe County Development Application
Owner Affidavit
Regulatory Zone Amendment Application
Property Tax Verification



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

Introduction

This application includes the following request:

- A **Regulatory Zone Amendment** to rezone 12.55± acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Project Location

The project site (APN #'s 049-153-10, 11, and 12) consists of 12.55± acres located at the western terminus of Zolezzi Lane within the Southwest Truckee Meadows Area Plan. Specifically, the project site lies west of the Zolezzi Lane/Ventana Parkway roundabout, east of Welcome Way, north of Rock Haven Drive. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

Existing Conditions

Currently, the project site is vacant and is owned by the Reno Christian Fellowship church which operates on the parcel immediately to the east. The property is relatively flat (with slopes less than 5%) and is characterized by native vegetation including sagebrush and rabbitbrush. A small drainageway traverses the property on the western side and is diverted into manmade structures to the north and south. Surrounding land uses include single family residential to the north, south, and west with the existing Reno Christian Fellowship to the east.

Figures 2 (below) and 3 (following page) depict the existing onsite conditions.



Figure 2 – Existing Conditions



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

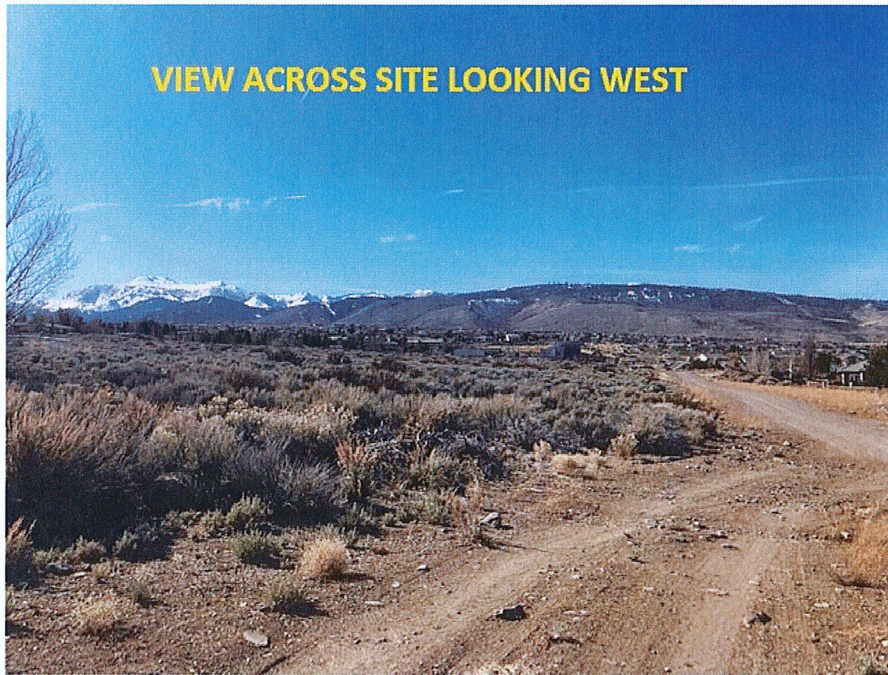


Figure 3 – Existing Conditions



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

Request Summary

This application includes a request for a Regulatory Zone Amendment (RZA) to redesignate the 12.55± acre project site from Low Density Suburban (LDS) to Medium Density Suburban (MDS). The requested change is consistent with the current Suburban Residential (SR) Master Plan designation contained within the Southwest Truckee Meadows Area Plan and would increase the allowed density from one dwelling unit per acre to three.

Reno Christian Fellowship (RCF) operates on the parcel adjoining the project site and has done so for nearly 40 years. The three parcels included with this RZA request are also owned by RCF. The church has owned the subject parcels since 1980, before surrounding neighborhoods were established. RCF has grown exponentially with the community and is considering further expansion to meet pressing needs of its members.

As the church has contemplated growth of its facilities, the parcels included with this request were considered for construction of RCF related facilities. However, based on a thorough analysis of the church's needs and the costs associated with expansion, it was determined that sale of the vacant parcels would be an ideal way to raise capital to develop new state-of-the-art facilities at the RCF site that will benefit current and future members alike including new facilities and programs for youth members.

After meeting with various community members, real estate professionals, consultants, and municipal staff, it was identified that infrastructure that currently exists in the area could support intensification of the RCF holdings. This, coupled with the documented demand for new housing, makes the RCF parcels ideal for rezoning to MDS. RCF commissioned senior members and staff to form various committees to determine the best approach for the vacant parcels. The MDS zoning was chosen based on the fact that it will provide consistency with adjoining development without overburdening infrastructure or resulting in density that is detrimental to the area. RCF has proven to be an integral part of the neighborhood since the early 1990's and has witnessed the area grow around them. The church strives to be a good neighbor and is endeavoring on this RZA process in order to have a controlling role in the ultimate development of the parcels, allowing them to be involved in the public review process, engage neighboring property owners, etc.

The subject properties are located within the Southwest Truckee Meadows Area Plan, as identified in the Washoe County Master Plan. More specifically, the parcels are identified within the Thomas Creek Suburban Character Management Area (SCMA).

Figure 4 (following page) depicts the existing zoning of the site and the surrounding area while Figure 5 (page 6) depicts the MDS zoning proposed with this RZA request.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT



Figure 4 – Existing Zoning



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

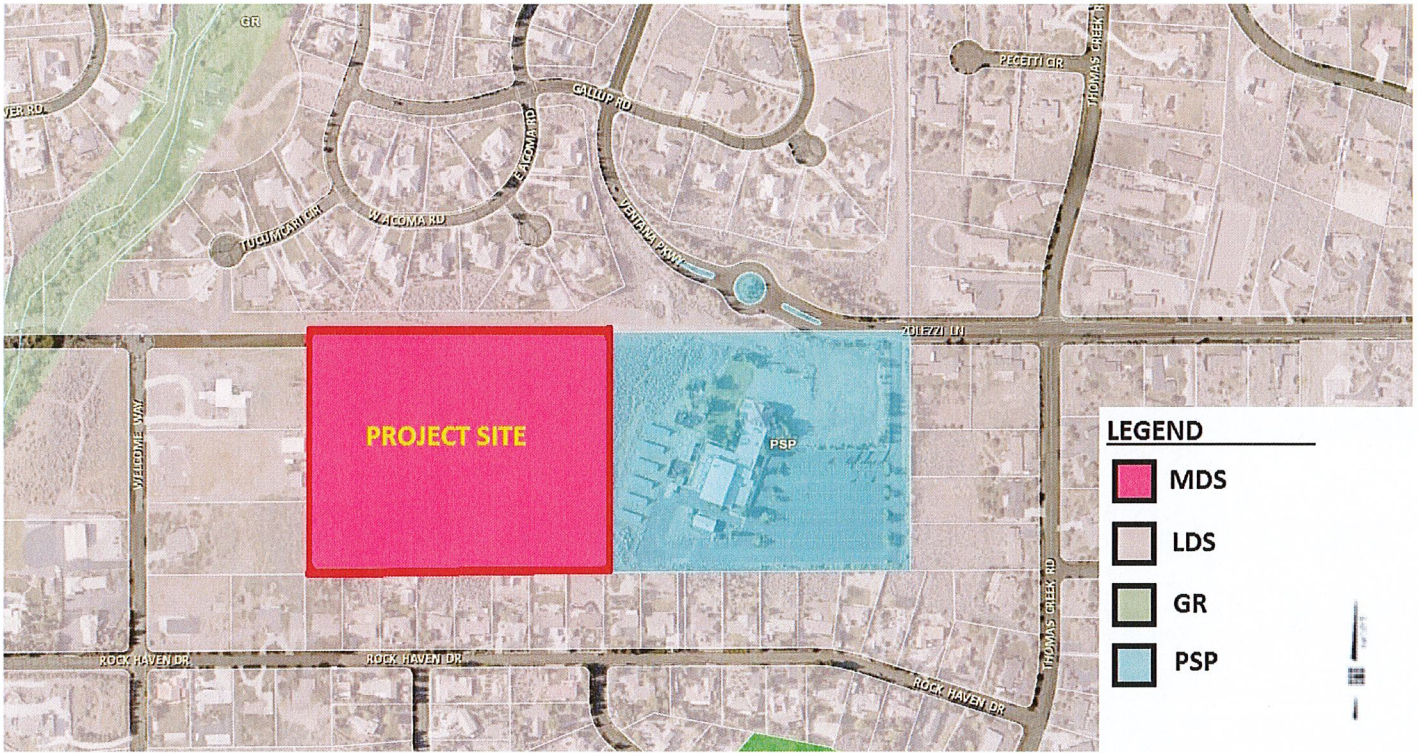


Figure 5 – Proposed Zoning



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

Zoning Compatibility and Impacts

The requested MDS zoning is consistent with available infrastructure in the area. For example, sanitary sewer, municipal water, and roadway infrastructure needed to serve future development at the site is in place or can easily be extended. Prior to filing this RZA request, Washoe County Planning and Engineering staff was consulted along with the Truckee Meadows Water Authority. No significant concerns related to the proposed intensification were identified from an infrastructure perspective. Of course, a comprehensive engineering analysis, including drainage/hydrology studies, sewer analysis, and water conveyance studies must be completed prior to development of the property with a future tentative map request.

In terms of traffic, the change from LDS to MDS results in a theoretical increase of 25 dwelling units. Based on trip generation standards published by the Institute of Transportation Engineers (ITE), the potential increase in traffic associated with a future development, over what is currently allowed, results in 238 additional average daily trips (ADT) with 19 am peak hour trips and 25 pm peak hour trips. This is a relatively small increase in traffic impacts and would not warrant a traffic impact analysis per standards adopted by Washoe County.

The project site has legal access to the Ventana Parkway/Zolezzi Lane roundabout which will serve as an effective primary entry for a future project. Based on current data available from the Nevada Department of Transportation, roadway infrastructure east of the project site (i.e. Zolezzi Lane east to Virginia Street) functions at a Level of Service (LOS) "C" which exceeds the accepted RTC standard of LOS "D." An increase of 238 ADT and 19/25 peak hour trips will not alter existing levels of service on roadways that serve the site.

MDS zoning will ultimately provide for three dwelling units per acre. While this is an increase over existing density permitted under the current LDS designation, it is not inconsistent with existing residential uses in the area. For example, lot sizes in the Thomas Creek Estates Unit 2 subdivision to the south are approximately ½ acre (2 dwelling units per acre) and the Southwest Vistas development to the north includes a common open space development approach with many lots less than 15,000 square feet. Parcels to the west are larger (2.1–2.41 acres) but are zoned LDS allowing them to be split with a parcel map. Third-acre density at the project site will result in compatible lot sizes and will provide for future high quality development consistent with the homes adjacent to the project boundary.

With preparation of this RZA request, the Washoe County School District was consulted to determine school zoning for the project site and current enrollments/capacities. A future project at the site would be served by Lenz Elementary, Herz Middle, and Galena High Schools. Currently, Lenz elementary has a capacity of 526 students with an enrollment of 497. Herz Middle School capacity is 1,412 with a projected enrollment of 975 (school opens in August 2020), and Galena High School has a capacity of 1,893 students with a projected 20-21 enrollment of 1,423 students. Mike Boster with the Washoe County School District estimates that the 25 additional units resulting from the RZA would generate 7-10 kindergarten through 12th grade students. Thus, the School District did not have any concerns related to potential school impacts resulting from the approval of this RZA.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

It is important to note that granting of this RZA request does not grant an underlying right to develop. This is a land use/zoning change only. Any subdivision of the parcels (more than 4 units per parcel) requires the approval of a Tentative Subdivision Map. At that time, specifics will be reviewed by Washoe County and municipal agencies to determine if the proposed plan is consistent with the surrounding uses. Conditions related to lot matching, buffering, and open space can all be added as part of the tentative map process. Like this RZA process, the tentative map process requires public review by the Citizens Advisory Board and a hearing before Washoe County Planning Commission. Both of these meetings are publicly noticed which allows for the input of adjoining and nearby residents.

The Washoe County Development Code includes a land use compatibility matrix that identifies compatibility of zoning designations with one another. This matrix is depicted below and is taken directly from the Code:

	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	L	H	H
MDR		H	H	M	M	M	L	L	H	M	L	L	L	L	M	H	
HDR			H	H	M	M	M	L	H	M	L	L	L	L	M	H	
LDS/ LDS 2				H	M	M	M	H	M	L	L	L	L	L	M	H	
MDS/ MDS 4					H	H	M	M	H	M	L	L	L	L	M	H	
HDS						H	H	M	H	M	L	M	M	L	M	H	
LDU							H	H	H	H	M	M	L	L	M	H	
MDU								H	H	H	M	M	L	M	L	H	
HDU									H	H	M	M	M	M	L	H	
PR										H	H	H	H	M	H	H	
PSP											H	H	H	H	M	H	
GC												H	H	M	L	H	
NC													H	M	L	H	
TC														M	L	H	
I															L	M	
GR/ GRR																L	H
OS																	L

H - High Compatibility: Little or no screening or buffering necessary.
M - Medium Compatibility: Some screening and buffering necessary.
L - Low Compatibility: Significant screening and buffering necessary.

Regulatory Zones

Residential

- LDR - Low Density Rural
- MDR - Medium Density Rural
- HDR - High Density Rural
- LDS/LDS 2 - Low Density Suburban
- MDS/MDS 4 - Medium Density Suburban
- HDS - High Density Suburban
- LDU - Low Density Urban
- MDU - Medium Density Urban
- HDU - High Density Urban

Non-Residential

- PR - Parks and Recreation
- PSP - Public and Semi-Public Facilities
- GC - General Commercial
- NC - Neighborhood Commercial/Office
- TC - Tourist Commercial
- I - Industrial
- GR - General Rural
- GRR - General Rural Residential
- OS - Open Space

Note: Plans for the amount of screening and buffering shall be made to the satisfaction of Washoe County Department of Community Development staff before completion of project review.

Source: Washoe County Department of Community Development



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

As highlighted in yellow, the proposed MDS zoning has a “High” compatibility rating with adjoining LDS zoning. In fact, this is the highest level of compatibility as defined by Washoe County, requiring “little or no screening or buffering necessary.” Approval of this RZA request will not result in any change in land use compatibility over what exists with the LDS zoning per Washoe County standards/policy.

The project site is bordered on three sides by LDS zoning with Public/Semi-Public (PSP) zoning on the east, reflective of the existing RCF church facility. In analyzing the proposed RZA, consideration of “spot zoning” has occurred. Spot zoning is discouraged as a basic land planning principle in that it often results in land uses that are incompatible. Additionally, spot zoning is generally defined (by recognized professional planning organizations such as the American Planning Association and Urban Land Institute) as areas under 5 acres that are inconsistent with surrounding zoning patterns. Although not illegal or prohibited under Nevada Revised Statutes (NRS) or the Washoe County Development Code, a general accepted standard is that any rezoning of land under 5 acres can be considered spot zoning if out of context with surrounding zoning patterns. This is further reinforced in NRS with the requirement that any Planned Unit Development include a minimum of 5 acres. If 5 acres is the minimum, then it can logically be assumed that anything less could be considered a spot zoning condition.

In the case of this project, Washoe County defines the MDS zoning to have a “high” compatibility rating with surrounding parcels. More importantly, at 12.55± acres, the site area is significant at 2 ½ times the accepted 5-acre standard.

There are other considerations for spot zoning that have been contemplated with other projects within Washoe County. In fact, the Washoe County District Attorney’s office has outlined considerations for determination of “invalid spot zoning.” With the recent analysis of a project in the North Valleys, the DA defined invalid spot zoning as “reclassifying one or more lots or parcels of land for a use out of harmony with the comprehensive plan or the classification of the surrounding areas, granting a discriminatory benefit to the parcel owner, and without regard to public welfare.” As discussed previously, the requested MDS zoning is in direct compliance with the existing Suburban Residential Master Plan designation and is listed as an allowed zoning district within the Thomas Creek SCMA, as defined in the Southwest Truckee Meadows Area Plan. Furthermore, granting of the rezoning will not materially harm the public’s welfare and facilities and services needed to serve a future project are in place. Lastly, there are no restrictions under State or local jurisdictional requirements that would prevent any surrounding property owner for petitioning for this same RZA request, and the proposed MDS zoning does not allow for use types inconsistent with the adjoining LDS zoning (as reinforced in the County’s land use matrix). Thus, no special privileges are being granted and the request does not meet the definition of spot zoning.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

Southwest Truckee Meadows Area Plan

The proposed MDS zoning is consistent with the intent, goals, and policies of the Southwest Truckee Meadows Area Plan. The Character Management Statement included in the Area Plan calls for a range of housing opportunities at densities up to one dwelling unit per third acre, directly consistent with the MDS zoning proposed. In fact, the requested MDS zoning does not conflict with any provisions of the Character Management Statement and is in direct compliance with the existing Suburban Residential Master Plan designation which allows for densities up to seven dwelling units per acre.

The majority of policies contained within the Southwest Truckee Meadows Area Plan relate to a specific development project or environmental considerations (i.e. creeks, steep slopes/ridgelines, etc.). The RCF properties do not contain any steep slopes or sensitive environmental conditions and are well suited for residential development, consistent with adjoining properties. Specific policies that are project specific will be analyzed with a future tentative map and are not relevant to this RZA request. Relevant policies related to land use, etc. are included below and are addressed in **bold face** type.

Policy SW.1.8: The following Regulatory Zones are permitted within the Thomas Creek Suburban Character Management Area:

- a. Open Space (OS)
- b. Parks and Recreation (PR)
- c. General Rural (GR)
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Low Density Suburban (LDS – One unit per 1 acre).
- f. Medium Density Suburban (MDS – Three units per 1 acre).
- g. Public and Semi-Public Facilities (PSP)

The proposed MDS zoning is in direct compliance with this policy and is also in direct conformance with the existing Suburban Residential Master Plan designation.

SW.2.3: Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their item to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Consistent with this policy the RCF RZA request will be presented to the CAB in March 2020. Input will be gathered, and any identified issues/concerns will be outlined and addressed in a formal memo to be presented to Washoe County Planning staff for inclusion in their staff report to the Planning Commission and Board of Commissioners.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

Policy 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.

Although this policy generally pertains to a site specific project, the potential impacts of the RZA request have been analyzed in this report. The proposed MDS zoning will not result in traffic, school, or infrastructure impacts that are inconsistent with existing/accepted levels of service. Project-specific impacts (i.e. buffering, setbacks, etc.) will be considered with a future tentative map. This request will go through a comprehensive public review process including a meeting with the Citizens Advisory Board and hearings before the Planning Commission and Board of Commissioners. Additionally, RCF will be reaching out to the surrounding neighborhood to explain the rezone request and identify concerns that neighbors may have.

Policy SW.12.1: Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given the opportunity to provide conservation, preservation, or other wildlife and habitat management input on the project.

The project site is not located within an identified wildlife habitat zone and no sensitive habitat is known to exist onsite. However, the Nevada Department of Wildlife is a reviewing agency of this RZA request. If concerns are raised, they will be addressed as part of the overall public project review.

The Plan Maintenance section of the Area Plan contains several policies related to land use changes within the Area Plan boundaries, including amendments to the character management statement, SCMA's, etc. It is important to note that none of these policies are applicable to this RZA request. These policies are specific to Master Plan land use, not zoning. The requested MDS zoning is specifically allowed within the Area Plan and the Thomas Creek SCMA. Additionally, no change to the character management statement, SCMA boundary, etc. is being proposed. The requested change is entirely compatible with the Area Plan goals and policies and is consistent with the overall land use policies adopted by Washoe County.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

Washoe County Master Plan

While the Southwest Truckee Meadows Area Plan is an element of the Washoe County Master Plan specific to the area where the subject parcels are located, the Master Plan also includes more general County-wide land use policies. Similar to the previous section, these policies are listed here and addressed in **bold face** type.

LUT.1.1: Washoe County should define smaller areas where more intense suburban development is permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA, and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).

As noted previously, the project site is identified within the Thomas Creek SCMA. The proposed MDS zoning is specifically identified as an allowed/appropriate zoning designation within the SCMA in the Southwest Truckee Meadows Area Plan.

LUT.2.2: Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the minimum following criteria:

- a. Directs development away from hazardous and sensitive lands.
- b. Preserves areas of scenic and historic value.
- c. Provides access to public land.
- d. Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.
- e. Accommodates the extension and connection of trail systems and other active and passive recreational uses.
- f. Furthers the purposes and intent of the respective Area Plan.
- g. Prevents soil erosion.
- h. Encourages a minimum distance from residential dwellings to active recreation in parks.

Although this policy will be more closely analyzed with a future tentative map review, it is important to note that the proposed MDS zoning is consistent with this policy in that it will allow for lot sizes that are currently that appeal to those that want high quality housing with less overall yard maintenance. With that said, by no means will MDS allow for high density development. The 1/3 acre density allowed is very much consistent with the surrounding area and directly complements lot sizes to the north. MDS is appropriate given that the provision a, b, c, and d of policy LUT.2.2 do not apply to the subject properties. The remaining provisions will be addressed at the time of tentative map. However, the RZA request is consistent with provision f in that this request meets or is consistent with all standards, regulations, and policies of the Southwest Truckee Meadows Area Plan.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

LUT.3.1: Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

The project site is located within both an SCMA and the TMSA. As noted previously, the density permitted under the proposed MDS zoning is consistent with existing infrastructure and services and will not result in impacts that are materially detrimental to the public's health, safety, or welfare. Further project-specific mitigation measures that ensure compatibility and proper mitigation of impacts can/will be conditioned with a future tentative map.

LUT.3.2: In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.

The proposed MDS zoning will help to ensure adequate housing is available to meet current demands. The region is currently in the midst of a housing crisis. Providing some limited additional density at the project site will serve to diversify housing options and help address the current shortage. Furthermore, the request does not conflict with the population element of the plan and is consistent with growth and development forecasts published by Washoe County, the Truckee Meadows Regional Planning Agency, and the Economic Development Authority of Western Nevada.

LUT.3.3: Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

The proposed MDS zoning allows for a maximum of 3 dwelling units per acre, consistent with this policy as well as those contained within the Area Plan.

- LUT.3.4: Strengthen existing neighborhoods and promote infill development.
- a. Identify and assist in revitalizing older maturing neighborhoods to ensure their long-term stability
 - b. Promote commercial revitalization.
 - c. Capital Improvements Program (CIP) expenditures should be directed to infrastructure development in existing areas with inadequate services.
 - d. Promote funding resources such as the Nevada Brownfields Program to redevelop properties.
 - e. Create density bonuses and other innovative development tools to encourage infill in targeted areas.

The project site is an infill parcel(s) with development on all four sides. This request is the first step in the ultimate development of the property with high quality single family use that will complement surrounding neighborhoods and provide for better utilization of existing infrastructure, consistent with this policy.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

LUT.3.5: Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.

Development of the subject properties, at a density of 3 units per acre, is consistent with the growth and land use policies contained in the Area Plan as well as regional form and pattern policies of the Washoe County Master Plan and Truckee Meadows Regional Plan. The project will be an infill development with all necessary infrastructure and services already in place or easily expanded (at a developer's expense).

LUT.4.1: Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population;
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and
- c. Allow housing opportunities for a broad socio-economic population.

Allowing for MDS zoning supports this policy by diversifying the housing stock within the area. The small increase in density will not unduly burden infrastructure capacities and will be complementary to existing development patterns in the area. More importantly, it will help to meet current housing market demands without burdening existing residents. This will be further analyzed with forthcoming entitlements as well (i.e. tentative map).

LUT.5.2: Proposed development plans shall be required to provide the minimum service standards as described in the Land Use and Transportation Plan.

Based on existing infrastructure and service capacities, the potential for 37 new single family homes will not create any significant impacts to existing facilities. The allowed density is consistent with all adopted facility and transportation plans.

LUT.5.3: New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

As noted previously, the additional units allowed under the proposed MDS zoning will not result in impacts that alter existing levels of service for sewer, water, and roadway infrastructure. Schools that serve the site have adequate capacity to serve the small increase in student population and fire/sheriff service is already occurring within the surrounding area(s).

Policies related to open space, trails, sustainability, neighborhood design, etc. are not applicable at this time but will be analyzed with a future tentative map to ensure that ultimate development of the site is consistent with Washoe County policies and regulations and is complementary to existing land use patterns within the surrounding area(s).



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

Regulatory Zone Amendment Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

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

As detailed throughout this report the requested RZA is in full compliance with policies, requirements, and restrictions of the Southwest Truckee Meadows Area Plan and the Thomas Creek Suburban Character Management Area. MDS zoning is specifically identified as a conforming zone within the Thomas Creek SCMA.

- (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.

This request does not grant the absolute right to develop the parcel. Instead, it establishes the land use framework that will allow for future consideration of a tentative map. At that time, project specific impacts can be evaluated during a public review process and appropriate conditions can be added or changes made. From a pure land use perspective, MDS zoning is appropriate given the site's location and the compatibility criteria adopted by Washoe County. In fact, per the County's adopted land use compatibility matrix, a "high" level of compatibility is maintained with this RZA request. Furthermore, the small increase in density (approximately 25 units) is consistent with available infrastructure and services and is not anticipated to generate impacts that cannot be fully mitigated.

- (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.

The project site is essentially flat and free of development constraints. Considering the current housing crisis in the region and general housing trends, the proposed MDS zoning is highly appropriate to help meet these demands. Overall, housing demographics have changed since the adoption of the Area Plan and current zoning. Home buyers are demanding smaller homesites with less maintenance and less environmental impact. This is demonstrated by the high demands currently exhibited in the Reno/Sparks market. The proposed MDS responds to this trend without conflicting with Area Plan policies or existing service levels. The MDS provides a "balance" between demand and consistency with the surrounding area. The zoning will allow for additional density but maintains a "high" level of compatibility with surrounding zoning patterns. Furthermore, a future tentative map must demonstrate (through a public review process) that all impacts are mitigated and that new lots properly relate to the built environment.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

- (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.

Once again, the project is essentially an infill development. All infrastructure and services needed to serve a future development are in place or can easily be extended (at a developer's expense). Adequate capacity exists to serve the additional density allowed under the proposed MDS zoning and no significant impacts are anticipated.

in adequate infrastructure exists to serve uses allowed under the current MDS designation. A 5-acre commercial use can be served with an individual septic system, allowing for a viable use of the property.

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

As detailed in the previous sections of this report, the proposed MDS zoning is consistent with the provisions of the Area Plan, SCMA, and Master Plan. In fact, there are no identified conflicts with the Master Plan and no amendments to the Area Plan are necessary to allow for the zoning proposed.

- (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 project site is ideal for single family development at the density allowed under MDS zoning. This is consistent with the provisions, policies, and action programs of the Southwest Truckee Meadows Area Plan and the Thomas Creek Suburban Character Management Area. Furthermore, the increase in density will not unduly burden existing infrastructure and will serve to meet current market demands. There are no significant resources, natural features, or habitats onsite that would preclude development of the property at densities allowed under MDS zoning.

- (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 the military installation.

Not applicable.

APPENDICES

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: Reno Christian Fellowship			
Project Description: A Regulatory Zone Amendment to redesignate 12.55 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS)			
Project Address: Western Terminus of Zolezzi Lane			
Project Area (acres or square feet): 12.55 acres			
Project Location (with point of reference to major cross streets AND area locator): The project site is located at the western terminus of Zolezzi Lane, southwest of the Zolezzi Lane/Ventana parkway roundabout.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-153-10	3.19	049-153-11	4.68
049-153-12	4.68		
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: Reno Christian Fellowship, Inc.		Name: Christy Corporation, Ltd.	
Address: 1700 Zolezzi Lane		Address: 1000 Kiley Pkwy.	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89436
Phone: (775) 853-4234	Fax:	Phone: (775) 502-8552	Fax:
Email: chimitsfamily@sbcglobal.net		Email: mike@christynv.com	
Cell: (775) 851-2201	Other:	Cell: (775) 250-3455	Other:
Contact Person: Chris Chimits		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		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):	

Property Owner Affidavit

Applicant Name: RENO CHRISTIAN FELLOWSHIP

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, ERIC F. HENRY
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 049-153-10, 11 & 12

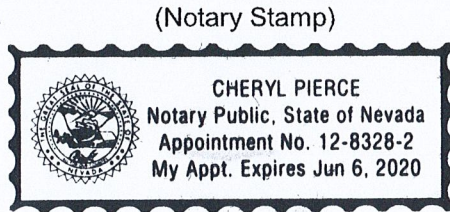
Printed Name ERIC F. HENRY

Signed [Signature]

Address 1700 ZOLEZZI LANE
RENO, NV 89511

Subscribed and sworn to before me this
12th day of February, 2020.
Eric F. Henry
Cheryl Pierce
Notary Public in and for said county and state

My commission expires: 06.06.2020



*Owner refers to the following: (Please mark appropriate box.)

- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

RENO CHRISTIAN FELLOWSHIP

Entity Number:

C462-1972

Entity Type:

Domestic Nonprofit Corporation (82)

Entity Status:

Active

Formation Date:

02/17/1972

NV Business ID:

NV19721001443

Termination Date:

Perpetual

Annual Report Due Date:

2/29/2020

Solicits Charitable Contribution:

Yes

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

JASON D. GUINASSO

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

500 DAMONTE RANCH PARKWAY, SUITE 980, RENO, NV, 89521, USA

Email Address:

Mailing Address:

Individual with Authority to Act:

Contact Phone Number:

Fictitious Website or Domain Name:

PRINCIPAL OFFICE ADDRESS

Address:

Mailing Address:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Treasurer	ERIC F HENRY	3380 SHAWNEE CIRCLE, RENO, NV, 89502, USA	03/05/2019	Active

Title	Name	Address	Last Updated	Status
Director	DAVID E STIEG	9500 HAWKSHEAD ROAD, RENO, NV, 89521, USA	03/05/2019	Active
President	ERIC F HENRY	3380 SHAWNEE CIRCLE, RENO, NV, 89502, USA	01/30/2018	Active
Secretary	DAVID B NIPP	15000 REDMOND DR., RENO, NV, 89511, USA	02/08/2016	Active

Page 1 of 1, records 1 to 4 of 4

CURRENT SHARES

Class/Series	Type	Share Number	Value
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No records to view.

Number of No Par Value Shares:
0

Total Authorized Capital:

[Filing History](#)
 [Name History](#)
 [Mergers/Conversions](#)

[Return to Search](#)
 [Return to Results](#)

Community Services Department
Planning and Building
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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)?

The project site is located at the western terminus of Zolezzi Ln., approximately 350' west of the Zolezzi/Ventana Pkwy. roundabout.

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
049-153-10	SR	LDS	3.19	MDS	3.19
049-153-11	SR	LDS	4.68	MDS	4.68
049-153-12	SR	LDS	4.68	MDS	4.68

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDS	Single Family Residential
South	LDS	Single Family Residential
East	PSP	Church
West	LDS	Single Family Residential

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

The project site is currently vacant.

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.

The site is generally flat and contains natural vegetation and grasses. A small drainage exists on the west side and has been diverted north and south of the property.

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 checked="" type="checkbox"/> No
---	--

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

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):

Water rights will be dedicated with a future tentative map request. The site is within teh TMWA service boundary.

- 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.

Water rights will be dedicated to TMWA for future development and can be purchased from TMWA if necessary.
--

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 checked="" type="checkbox"/> Public water	Provider:	TMWA

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- 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.

--

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 checked="" type="checkbox"/> Public system	Provider:	Washoe County

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- 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.

--

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

Zolezzi Lane to South Virginia Street.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	TMFPD Station # 36
b. Health Care Facility	Renown Medical Center South Meadows
c. Elementary School	Lenz Elementary School
d. Middle School	Herz Middle School
e. High School	Galena High School
f. Parks	South Valleys Regional Park
g. Library	Washoe County - South Valleys Branch
h. Citifare Bus Stop	South Virginia Street

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 checked="" type="checkbox"/> No
------------------------------	--

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

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 checked="" type="checkbox"/> No
------------------------------	--

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 checked="" type="checkbox"/> No
------------------------------	--

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 checked="" type="checkbox"/> No
------------------------------	--

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 checked="" type="checkbox"/> No
------------------------------	--

Washoe County Treasurer
 Tammi Davis

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CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04915310	Active	2/12/2020 2:09:47 AM

Current Owner:

RENO CHRISTIAN FELLOWSHIP INC

 1700 ZOLEZZI LN
 RENO, NV 89511

SITUS:

0 ZOLEZZI LN
 WCTY NV

Taxing District

4000

Geo CD:

Legal Description

Lot 2 Township 18 SubdivisionName _UNSPECIFIED Range 19

Tax Bill (Click on desired tax year for due dates and further details)

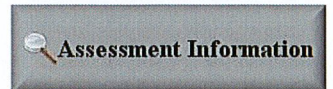
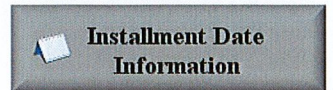
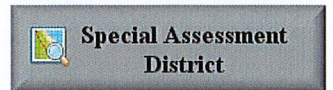
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,042.11	\$1,042.11	\$0.00	\$0.00	\$0.00
2018	\$994.39	\$994.39	\$0.00	\$0.00	\$0.00
2017	\$954.31	\$954.31	\$0.00	\$0.00	\$0.00
2016	\$930.54	\$930.54	\$0.00	\$0.00	\$0.00
2015	\$928.51	\$928.51	\$0.00	\$0.00	\$0.00
Total					\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



Washoe County Treasurer
 Tammi Davis

Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04915311	Active	2/12/2020 2:09:47 AM

Current Owner:
 RENO CHRISTIAN FELLOWSHIP INC
 1700 ZOLEZZI LN
 RENO, NV 89511

SITUS:
 0 ZOLEZZI LN
 WCTY NV

Taxing District:
 4000

Geo CD:

Legal Description
 Lot 3 Township 18 SubdivisionName _UNSPECIFIED Range 19

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,146.29	\$1,146.29	\$0.00	\$0.00	\$0.00
2018	\$1,093.80	\$1,093.80	\$0.00	\$0.00	\$0.00
2017	\$1,049.71	\$1,049.71	\$0.00	\$0.00	\$0.00
2016	\$1,023.52	\$1,023.52	\$0.00	\$0.00	\$0.00
2015	\$1,021.33	\$1,021.33	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

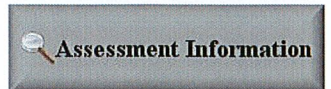
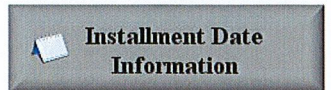
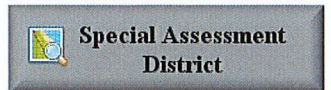
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
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 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



Washoe County Treasurer
 Tammi Davis

Account Detail

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04915312	Active	2/12/2020 2:09:47 AM
Current Owner: RENO CHRISTIAN FELLOWSHIP INC 1700 ZOLEZZI LN RENO, NV 89511		SITUS: 0 ZOLEZZI LN WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Lot 4 Township 18 SubdivisionName _UNSPECIFIED Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,146.29	\$1,146.29	\$0.00	\$0.00	\$0.00
2018	\$1,093.80	\$1,093.80	\$0.00	\$0.00	\$0.00
2017	\$1,049.71	\$1,049.71	\$0.00	\$0.00	\$0.00
2016	\$1,023.52	\$1,023.52	\$0.00	\$0.00	\$0.00
2015	\$1,021.33	\$1,021.33	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
 WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

