

AGENCY REVIEW

Reno-Stead Corridor Joint Plan Amendments

APPLICATION INFORMATION

(COMMENTS DUE FROM REVIEWING AGENCIES BY FEBURARY 15, 2018)

January 17, 2018

The Reno-Stead Corridor Joint Plan (RSCJP) is a designated area within Washoe County to be jointly planned by Washoe County and the City for Reno.

The City of Reno is processing two amendments to the Reno-Stead Corridor Joint Plan. One LDC17-00043 (Echeverria Peavine Property) to remove ±559 acre from the Joint Plan and re-designate it a part of the City of Reno Master Plan. The second LDC18-00026 (United Federal Credit Union) amendment will rezone residential property to commercial use and open space.

Approval of any amendments to the adopted RSCJP required both the City of Reno City Council and Washoe County Board of County Commissioners. Washoe County staff is requesting that you, as a potentially affected agency, please review these plans and send your comments to staff for consideration during the review process.

- Does the change of use from residential to commercial impact your mission?
- Does the re-designation of ±559 acres of land as City of Reno Master Plan impact your ability to do your job? If approved, Washoe County will no longer be involved in the planning of this area.
- What challenges or benefits do you anticipate if these amendments are approved?
- **Please send your comments to Eva Krause, ekrause@WashoeCounty.us 775.328.3628.**
- IF you have no comments, please send a quick email to that affect. Thank you.

CASE DESRIPTIONS

LDC17-00043 (Echeverria Peavine Property) – For possible action:

- 1) To amend the Reno-Stead Corridor Joint Plan by removing ±559.3 acres from the Plan area and re-designating it within the City of Reno Master Plan; and
- 2) To amend the City of Reno Master Plan designations applicable to the subject property from Special Planning Area/Reno-Stead Corridor Joint Plan/High Density Rural (143.9 acres; 5 to 2.5 acre minimum lot size) and Special Planning Area/Reno-Stead Corridor Joint Plan/General Rural (418.8 acres) to City of Reno Single Family Neighborhood (2 to 8 dwelling units per acre) on ±375.5 acres, to City of Reno

Suburban Mixed Use on ±145.9 acres and to City of Reno Parks Greenways and Open Space on ±40.5 acres.

The ±559.3 acre site is located ±1,700 feet south of the US 395 and Red Rock Road interchange and has City of Reno and Washoe County zoning designations of Large Lot Residential-2.5 Acres (LLR2.5) and General Rural (GR), respectively.

PLANNER: Heather Manzo, Assistant Planner
CONTACT NUMBER: (775) 334-2668
EMAIL: manzoh@reno.gov
APPLICANT'S REPRESENTATIVE: Derek Kirkland, Wood Rodgers
CONTACT NUMBER: (775) 823-4068
WARD BOUNDARY: Ward 4
APN: 081-031-39 and 081-024-08
PLANNING COMMISSION HEARING DATE: TBD

AND

LDC18-00026 (United Federal Credit Union) – For possible action to amend the Reno-Stead Corridor Joint Plan by re-designating ±3.6 acre of Low Density Suburban/Rural Residential (3-7 dwelling units/acre) to ±2.73 acres General Commercial and ±0.15 acres Open Space.

The ±3.6 acre site is located on the west side of Lemmon Drive, ±403 feet north of the intersection of Lemmon Drive and Sky Vista Parkway in the Arterial Commercial (AC), and has City of Reno zoning designations of Large Lot Residential – 1 acre (LLR1), and Large Lot Residential – 2.5 acres (LLR2.5).

PLANNER: Jeff Borchardt, Assistant Planner
CONTACT NUMBER: (775) 667-6882
EMAIL: borchardtJ@reno.gov
APPLICANT'S REPRESENTATIVE: Derek Kirkland, Wood Rodgers
CONTACT NUMBER: (775) 823-4068
WARD BOUNDARY: Ward 4
APN: 086-380-20 & 21
PLANNING COMMISSION HEARING DATE: TBD

Master Plan Amendment Application **United Federal Credit Union**

Submitted to City of Reno
October 9, 2017

Prepared for

The Redmond Company
W228 N745 Westbound Drive
Waukesha, WI 53186

Prepared by



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd • Reno, NV 89502 • Tel. 775.823.4068 • www.woodrogers.com

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Section 1

MASTER PLAN AMENDMENT APPLICATION CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE SCHEDULED FOR PUBLIC HEARING.

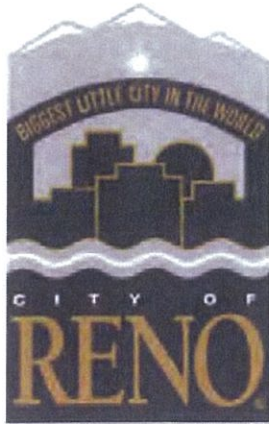
APPLICATIONS: Originals shall be unbound with two-hole punch at top of application. Copies shall be collated and bound into separate packets of the following:

Applicant	Item No.	ITEMS REQUIRED FOR GENERAL APPLICATION CHECKLIST	Staff
Complete and Correct			Incomplete
<input checked="" type="checkbox"/>	1	Application Form(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2	Owner's Affidavit, Applicant Affidavit	<input type="checkbox"/>
<input type="checkbox"/>	3	Washoe County Citizen Advisory Board Information (optional)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4	Legal Description. (Legal descriptions <u>must</u> be signed and stamped by a State of Nevada professional land surveyor)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5	8-1/2" x 11" Zoning/Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6	8-1/2" x 11" Site Plan	<input type="checkbox"/>
<input type="checkbox"/>	7	"A digital copy of the proposed Master Plan designation must be provided in a GIS or DWG format. This data must be in the Stateplane, NAD83 ground projection"	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8	Supporting Information including an analysis of applicable findings and considerations listed under the MASTER PLAN AMENDMENT PROCEDURES	<input type="checkbox"/>
<input checked="" type="checkbox"/>	9	Verification that a neighborhood meeting has been scheduled and will be held prior to the Planning Commission public hearing in accordance with NRS 278.210.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	10	Project of Regional Significance Analysis (if applicable)	<input type="checkbox"/>
<input type="checkbox"/>	11	Traffic Impact Analysis (if applicable per RMC 18.12.903)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	12	Major Drainageway, Hillside Development, Wetlands or other Environmental Constraints analysis (as applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	13	Check or Money Order	<input type="checkbox"/>

****Original application, one paper copy and twenty-four digital copies on CD in PDF format are required for this application****

Additional copies may be requested on a case-by-case basis dependent on distribution requirements

**CITY OF RENO
APPLICATION FOR MASTER PLAN AMENDMENT**



For Community Development Department Use Only:	
CASE NUMBER:	
Date Received	
Time Received	

PROJECT NAME: United Federal Credit Union - Lemmon Drive

PROJECT DESCRIPTION: A master plan amendment to General Commercial on 2.7 acres & Open Space on 0.15 acres

PROJECT ADDRESS: 0 Lemmon Drive (north of intersection of Lemmon Drive & Sky Vista Parkway)

PROPERTY SIZE: 3.6 +/- acres ASSESSOR'S PARCEL NO(S): 086-380-20 & 21

ZONING - EXISTING: AC/LLR1/LLR2.5 PROPOSED: AC/OS (under separate Zoning Map Amendment)

MASTER PLAN - EXISTING: SPARSCJP/OS/LDS PROPOSED: SPARSCJP/OS/GC

EXISTING LAND USE: Undeveloped

PROPERTY OWNER(S)

NAME: Camino Viejo Investments, Inc

ADDRESS: PO Box 5127

Reno, NV 89513

PHONE: _____

APPLICANT/DEVELOPER(S)

NAME: The Redmond Company (c/o Andrew Young)

ADDRESS: W228 N745 Westbound Drive

Waukesha, WI 53186

PHONE: (262) 896-3782

FAX NO: (262) 549-1314

PERSON TO CONTACT REGARDING APPLICATION:

NAME: Stacie Huggins; Wood Rodgers, Inc.

(IF SAME AS OWNER OR APPLICANT, PLEASE INDICATE)

ADDRESS: 1361 Corporate Boulevard

Reno, Nevada 89502

PHONE: (775) 823-5258

FAX NO: (775) 823-4066

E-MAIL ADDRESS: shuggins@woodrodgers.com

The City of Reno will direct all mail on this project to the contact person designated above.
The above information is required.

**CITY OF RENO
MASTER PLAN AMENDMENT APPLICATION**

ASSESSOR'S PARCEL NO.: 086-380-20 & 21

EXISTING LAND USE DESIGNATION ON THE MASTER PLAN: SPA/RSCJP/OS & LDS

PROPOSED: SPA/RSCJP/OS & GC

PRESENT ZONING: LLR-2.5/LLR-1/AC PROPOSED ZONING: OS/AC (separate application)

DESCRIPTION OF MASTER PLAN DESIGNATION, ZONING AND USES OF ALL ADJACENT PROPERTIES:

NORTH MP=SPA/RSCJP/LDS; Zoning = PUD; Undeveloped

SOUTH MP=SPA/RSCJP/LDS; Zoning = LLR-2.5; LLR-1/AC; Commercial

EAST MP=SPA/RSCJP/GC & LDS; Zoning = GC; Commercial

WEST MP=SPA; Zoning = PUD; Undeveloped

ADD GRAPHIC WHICH DEPICTS THE MASTER PLAN DESIGNATIONS IN THE VICINITY OF THE SITE.

HOW WILL THE MASTER PLAN AMENDMENT AFFECT:

● **THE LAND USE MIX**

By changing LDS to GC, the portion of the site that is currently zoned AC will be in conformance with the underlying master plan.

Additionally, by increasing the area designated as OS, the applicant can ensure that the steeper slopes onsite are preserved.

These changes, combined with a separate zone change to expand the AC zoning will support future development of the site.

● **AVAILABILITY OF LAND TO MEET HOUSING AND EMPLOYMENT DEMANDS**

The proposed changes, coupled with a separate zone change, will not only be compatible with the area but also allow the

applicant to develop the site with non-residential uses that further support new employment opportunities in the North Valleys.

● **DEVELOPMENT TRENDS IN THE AREA**

The proposed change from LDS to GC is consistent with the non-residential development trends occurring in this specific area.

The request, coupled with a separate zone change, will provide additional opportunities for infill development consisting of higher intensity

commercial services along a major arterial that further complement current development trends in the North Valleys.

DESCRIPTION OF WHY THE MASTER PLAN AMENDMENT IS BEING SOUGHT AT THIS TIME:

The applicant wishes to develop the site with a non-residential use that is larger than the currently zoning accommodates. In order to establish a developable area, a portion of the site needs to be rezoned to allow commercial uses. As the underlying land use found in the RSCJP and the City zoning are currently not in conformance, the applicant is seeking this amendment to support a separate zone change that will facilitate economic development in the region.

SH (Applicants Initials) *Applications with missing plans and checklists or missing components of plans and checklists, will be deemed incomplete and returned within three (3) days of application submittal. Incomplete applications will not be scheduled for public hearings The applicant must consult with Community Development Staff prior to submitting an application without the above information to determine if the information may be eliminated for a particular application. Additional information may be requested through the staff/applicant meeting and the review process.

EXHIBIT "A"
LEGAL DESCRIPTION FOR
MASTER PLAN AMENDMENT

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of Section Nine (9), Township Twenty (20) North, Range Nineteen (19) East, Mount Diablo Base and Meridian, City of Reno, Washoe County, State of Nevada, being portions of Parcel B and Parcel C per Parcel Map No. 4872, recorded December 21, 2007 as File No. 3605346 in the Official Records of Washoe County, Nevada being more particularly described as follows:

PARCEL 1

BEGINNING at the Northeast corner of said Parcel B being on the West right-of-way of Lemmon Drive, also being the beginning of a non-tangent curve to the right;

THENCE departing said Northeast corner and along the East boundary of said Parcel B and said West right-of-way, from a tangent which bears South 03°12'07" East, 169.05 feet along the arc of a 1225.00 foot radius curve through a central angle of 07°54'24" to the beginning of a non-tangent curve to the right;

THENCE continuing along said East boundary of Parcel B, said West right-of-way and the East boundary of said Parcel C from a tangent which bears, South 11°00'08" West, 288.04 feet along the arc of a 1225.00 foot radius curve through a central angle of 13°28'19" to the Southeast corner of said Parcel C;

THENCE departing said Southeast corner and said West right-of-way and along the South boundary of said Parcel C, North 64°25'35" West, 272.62 feet;

THENCE continuing along said South boundary, North 88°20'45" West, 41.20 feet;

THENCE departing said South boundary and along the following three (3) courses:

- 1) North 18°40'17" East, 203.27 feet;
- 2) North 28°26'52" East, 80.89 feet;
- 3) North 03°02'52" East, 67.92 feet to the North boundary of said Parcel B;

THENCE along said North boundary, South 88°20'45" East, 269.76 feet to the aforementioned Northeast corner of said Parcel B, said West right-of-way of Lemmon Drive and the **POINT OF BEGINNING**.

Containing 2.73 acres of land more or less.

PARCEL 2

BEGINNING at the Northwest corner of said Parcel B;

THENCE departing said Northwest corner and along the North boundary of said Parcel B, South 88°20'45" East, 156.40 feet;

THENCE departing said North boundary and along the following three (3) courses:

- 1) South 03°02'52" West, 67.92 feet;
- 2) South 28°26'52" West, 80.89 feet;
- 3) South 18°40'17" West, 203.27 feet to the South boundary of said Parcel C;

THENCE along said South boundary, North 88°20'45" West, 58.80 feet to the Southwest corner of said Parcel C;

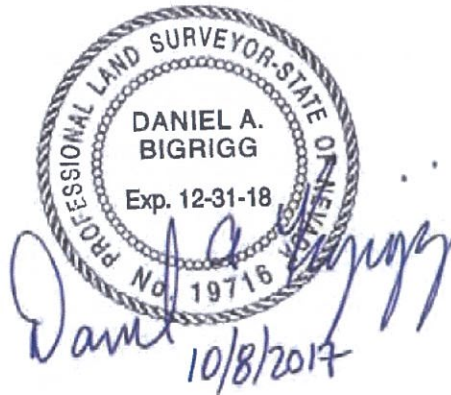
THENCE departing said Southwest corner and along the West boundary of said Parcel C and said Parcel B, North 01°39'15" East, 334.48 feet to the aforementioned Northwest corner of said Parcel B and the **POINT OF BEGINNING**.

Containing 37,632 square feet of land more or less.

See *EXHIBIT A-1*, attached hereto and made a part hereof.

The basis of bearings for these descriptions is identical to said Parcel Map No. 4872

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502



Daniel A. Bigrigg, P.L.S.
Nevada Certificate No. 19716

EXHIBIT A-1
PLAT TO ACCOMPANY

MASTER PLAN AMENDMENT
BEING A PORTION OF NORTHEAST 1/4 OF SECTION 9
TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M



1" = 100'

APN 086-380-19
PARCEL A, P.M. 4872
CAMINO VIEJO
INVESTMENTS, LLC

APN 086-380-20
PARCEL B, P.M. 4872
CAMINO VIEJO INVESTMENTS, LLC

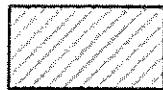
PARCEL 1

APN 086-380-21
PARCEL C, P.M. 4872
CAMINO VIEJO INVESTMENTS, LLC

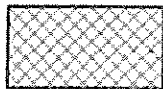
APN 086-380-27
PARCEL D, P.M. 4872
JEDEMI INVESTORS, LLC

PARCEL 2

LEMMON
DRIVE



PARCEL 1 = 2.73 ACRES



PARCEL 2 = 37,632 S.F.

JOB NO. 3513.001
SHEET 1 OF 1


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel 775.823.4066
Reno, NV 89502 Fax 775.823.4066

Section 2

Executive Summary

Ward #: 4
Applicant: The Redmond Company
APN Number: 086-380-20 & 21
Request: This is a request specific to two parcels located in the Reno Stead Corridor Joint Plan for a Master Plan Amendment to specifically:
1) Transition Low Density Suburban/Rural Residential to General Commercial on 2.73± acres and
2) Transition Low Density Suburban/Rural Residential to Open Space on 0.15 acres, increasing the total Open Space area to 0.87 acres.
Location: The 3.6± acre site is located on Lemmon Drive directly north of the intersection of Lemmon Drive and Sky Vista Boulevard.

Background

This area commonly referred to as the North Valleys has seen continued growth in residential and other supporting services over the years. In 2009 the property immediately south of the subject parcels was developed with a Walgreen's convenience store (LDC07-00163). That project included off-site construction including a frontage road and landscaping that runs along the front of the subject parcels.

In addition to development in the immediate area, a new signalized intersection at Military Road/Lemmon Drive was recently installed as part of a new industrial project on Military Road. There have also been several new residential projects approved for the North Valleys in the last 5 years. The combination of all this new development makes the Sky Vista/Lemmon Drive vicinity an ideal location for additional commercial uses that further support the jobs/housing balance.

The properties surrounding the subject parcels have been developed as commercial support uses including a dog kennel, auto parts store and gas station/convenience store to the east; undeveloped land to the north; and undeveloped land and big box retail to the west. It is also worth noting that the Vista Hills PUD, which surrounds the site on the north and west, identifies the parcel directly north of the subject sites for future non-residential uses, further supporting development of this type.

City of Reno Master Plan and Zoning

The project site consists of two parcels totaling approximately 3.6± acres (Project Area) bound by Lemmon Drive on the east. Specifically, the project area includes APN's 086-380-20 & 21.

The subject parcels are located within the Reno-Stead Corridor Joint Plan (RSCJP) area with a mix of master plan land use designations. The RSCJP identifies the parcels with Low Density Suburban/Rural Residential (1 – 2.5 acre lots) and Open Space designations. Zoning on the parcels consists of Arterial Commercial (AC), Large Lot Residential 1-Acre (LLR-1), and Large Lot Residential 2.5 (LLR-2.5) acres. The AC zoning on the subject parcels is incompatible with the underlying zoning which creates a challenge when considering development for these parcels. Ultimately, the proposed amendment will bring the properties into conformance with the current Arterial Commercial zoning designation found along the eastern edge while creating a developable area that can support non-residential development adjacent to existing non-residential development while protecting the steep slopes on-site. (Refer to Vicinity Map, Assessor's Parcel Map, Site Aerial, Existing Master Plan Map, Existing Zoning Map and Proposed Land Use/Master Plan Map in Section 3 of this submittal packet).

It should be noted that a separate zone change request for these properties was recently submitted. The intent of the zone change is to expand the Arterial Commercial zoning to create a developable area that could accommodate and support commercial uses in the area. Additionally, the pending zone change takes the existing topography into consideration and includes approximately 0.87 acres of the project site being rezoned to Open Space to ensure the steep slopes on-site are preserved. If approved, financial institutions, such as United Federal Credit Union, are an allowed use under the Arterial Commercial zoning designation.

As mentioned, this master plan amendment request is logical given the adjacent land uses and the direction of growth in this area. The proximity of the subject sites to the North Valleys and the Lemmon Drive/Sky Vista intersection suggest that these parcels are appropriate for infill development with additional commercial uses that can support the need for the jobs/housing balance in the region. Furthermore, the proposed amendment is consistent with many of the Suburban Corridor design principles identified in the Reno Master Plan including relationship of uses (C-SC.2), establishing a developable area close to the street (C-SC.6), and supporting infill development of vacant properties along Suburban Corridors (C-SC.17).

Master Plan Amendment Findings

General Master Plan Amendment findings to support the requested amendment are required. The required findings for the Planning Commission with responses are provided as follows:

- (a) Bears relation to the planning and physical development of the City; and

Response: The subject properties are located in an area where existing General Commercial designated lands are directly adjacent to the east. At this time, the subject properties include zoning that is not compatible with underlying land use designation of Low Density Suburban/Rural Residential. As such, this request to amend the land use to General Commercial and Open Space will bring the properties into conformance with the current mix of zoning while supporting a logical development pattern in the area.

- (b) Is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

Response: The proposed master plan amendment will bring the properties into conformance with the current zoning designations found on the properties. The request to amend the land use to General Commercial is appropriate given that the subject properties are located in an area that has been developed with higher intensity commercial uses. Furthermore, by amending the land use to include Open Space, the property owner can protect the steep slopes found on the site.

The required findings for the City Council with responses are provided as follows:

- (a) As may be applied practically to the physical development of the City for a reasonable period next ensuing will:

1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;

Response: The property is located in an area that has been growing in an orderly manner. Residential, non-residential and employment generating development has recently occurred in the North Valleys. The subject properties should be considered an infill opportunity since they are surrounded by non-residential development and are adjacent to Lemmon Drive where infrastructure such as water, sewer, and other utilities already exist in the immediate vicinity.

The proposed Master Plan Amendment to change the RSCJP designations from LDS and OS to AC and OS will allow for orderly planning and design to be in concert with the urban services already being provided in this area. The proposed Master Plan Amendment respects the natural resources and provides land use designations that will support economic development and vitality in the North Valleys. The change will support growth in a responsible manner that is compatible with existing uses while maintaining the character of the area.

2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and

Response: While the current land use designation of Low Density Suburban/Rural Residential allows housing on the subject site, the mix of zoning (LLR2.5, LLR1, and AC) and the surrounding uses do not support residential development. The request to amend the underlying land use will actually allow the applicant to request, under a separate application, a rezone of the property to eliminate the residential zoning designations on the site. As such, this finding does not apply.

3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.

Response: The subject property is located in an area that is currently served by public services and infrastructure. As such, no extension or increases in service are required to serve future development of the property. Fees and taxes related to the development of the subject properties will enhance the City's funds to continue to provide services in this area.

Please provide an analysis of the following considerations in addition to the required considerations listed above:

1. There has been a change in the area or in the conditions on which the current designation was based which warrants the amendment;

Response: There have been a lot of changes in the North Valley's area and conditions that warrant this amendment. First, the Reno Stead Corridor Joint Plan was last updated in 2010 and since that time the area surrounding the subject properties has continued to experience growth with a mix of commercial uses such as grocery/convenience stores, restaurants, gas and convenience stores, auto parts stores and dog kennels. As this area and the entire North Valleys region continues to grow, land use (and zoning) that supports higher intensity uses along major arterials such as Lemmon Drive, will increase demand for General Commercial uses.

2. The density and intensity of the proposed Master Plan Amendment is sensitive to the existing land uses and is compatible with the existing adjacent land use designations;

Response: The amendment to change the existing RSCJP designation of Low Density Suburban/Rural Residential and transition to a mix of General Commercial and Open Space will complement the surrounding parcels in the area that have already been developed with commercial uses. The General Commercial land use designation is compatible with the Arterial Commercial zoning (both existing and pending) and the proposed Open Space designation is compatible with all surrounding land uses and ensure the steeper slopes on-site are preserved.

3. The amendment will provide for orderly physical growth of the City, enhance the urban core and foster safe, convenient and walkable neighborhoods and shopping districts;

Response: Surrounding properties are developed with a mix of non-residential uses. The proposed amendment to change the existing RSCJP designations to GC and OS represents orderly physical growth of the City. This amendment represents an appropriate extension of the existing General Commercial land within the RSCJP. Additionally, the request promotes the policies of the City Master Plan that encourage infill and redevelopment with efficient delivery of City services and infrastructure and well as protecting the natural environment,

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 Master Plan designation; and

Response: The subject sites are considered as an infill location that can be served by existing public infrastructure and services. The site is located along a major arterial, Lemmon Drive, and is surrounded by commercial development on all sides. The proposed amendment is compatible with the surrounding area.

5. The proposed change is in substantial conformance with the goals and policies of the Master Plan and other adopted plans and policies.

Response: The proposed Master Plan Amendment is in substantial conformance with the goals and policies of the Reno Master Plan and the Reno Stead Corridor Joint Plan. More specifically, the following goals and policies are supported by the proposed Master Plan Amendment:

City of Reno Master Plan:

GP 1: Resilient Local and Regional Economy

1.2: Promote a diverse and stable economic base,

GP 2: Responsible & Well Managed Growth

2.2: Encourage infill and redevelopment.

2.3: Ensure effective, efficient, and equitable delivery of city services and infrastructure.

GP4: Vibrant Neighborhoods & Centers

4.5: Encourage pedestrian and bicycle connections as part of new development and integrate into established neighborhoods.

GP 7: Quality Places and Outdoor Recreation Opportunities

7.1: Conserve and protect Reno's natural resources and environment.

Reno Stead Corridor Joint Plan:

Conservation

C.1 Regulate development in hillside and mountainous areas in order to mitigate drainage, erosion, siltation and landslide problems, in accordance with the applicable City of County hillside development and conservation ordinances.

At this time the applicant is seeking a master plan amendment to eliminate the residential land use designation (LDS/RR) and expand the Open Space designation on the subject sites. As a result of the master plan amendment, approximately 0.15 acres of Low Density Suburban/Rural Residential will transition to Open Space which will ensure that steep slopes on-site are preserved. If approved, the applicant intends to submit a development project that will meet City of Reno hillside development standards as well as any other applicable standards.

Land Use

LU.3 New Development adjacent to established residential communities should be compatible. A gradual transition to higher intensity land uses shall be provided.

The subject site currently has split land use with Low Density Suburban/Rural Residential and Open Space. In addition to split land use, the parcels are split zoned with Arterial Commercial adjacent to Lemmon Drive and residential zoning designations of LLR-1 and LLR-2.5 on the western half of the parcels. The proposed amendment to eliminate the LDS/RR land use designations on the property and ultimately expand the Arterial Commercial to the west with the rear portion of the site also being redesignated to Open Space to ensure steep slopes are preserved will not detrimentally impact the surrounding uses.


Parks and Open Space

P5F.1 Support the preservation of desirable open space as identified in the City of Reno Open Space and Greenways Plan and in the Washoe County Regional Open Space Plan.

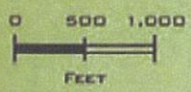
This amendment proposes to change a portion of the site that is currently master planned Low Density Suburban/Rural Residential to Open Space. This change, coupled with a zone change to support the land use designation, further supports preservation of the steep slopes onsite and focuses future development along Lemmon Drive.

Section 3



 Project Area

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNRS/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



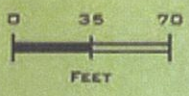
Vicinity Map
0 Lemmon Drive
Sparks, NV
May, 2017


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1301 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4088
 Fax: 775.823.4088



 Project Area

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User community



Site Plan
0 Lemmon Drive
Reno, NV
May, 2017

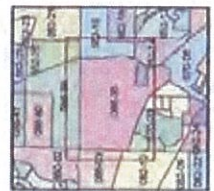
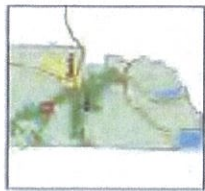

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502 Tel: 775.823.4068 Fax: 775.823.4066

Assessor's Map Number
086-38

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1801 East Lake Street
Reno, Nevada 89502
(775) 326-2271



Scale
0 100 200 300 400
1 inch = 400 feet

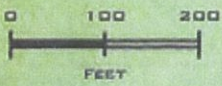
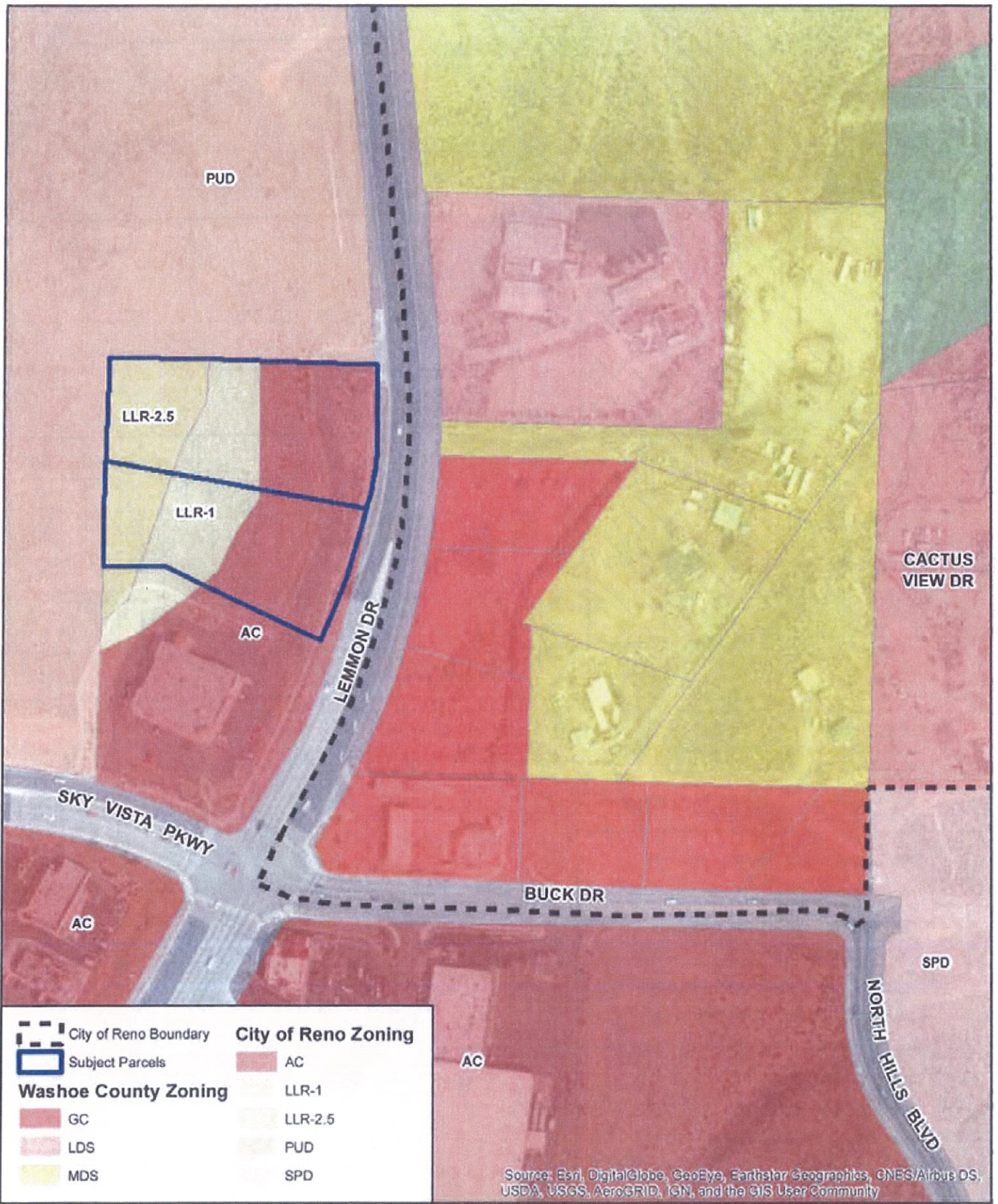


prepared by: J.H. 7/02/2009
last updated: CFB 10/27/2011
area previously shown in map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended for any other purpose. It is a survey of the premises. No liability is assumed by the Assessor for the accuracy or inaccuracy of the data represented hereon.

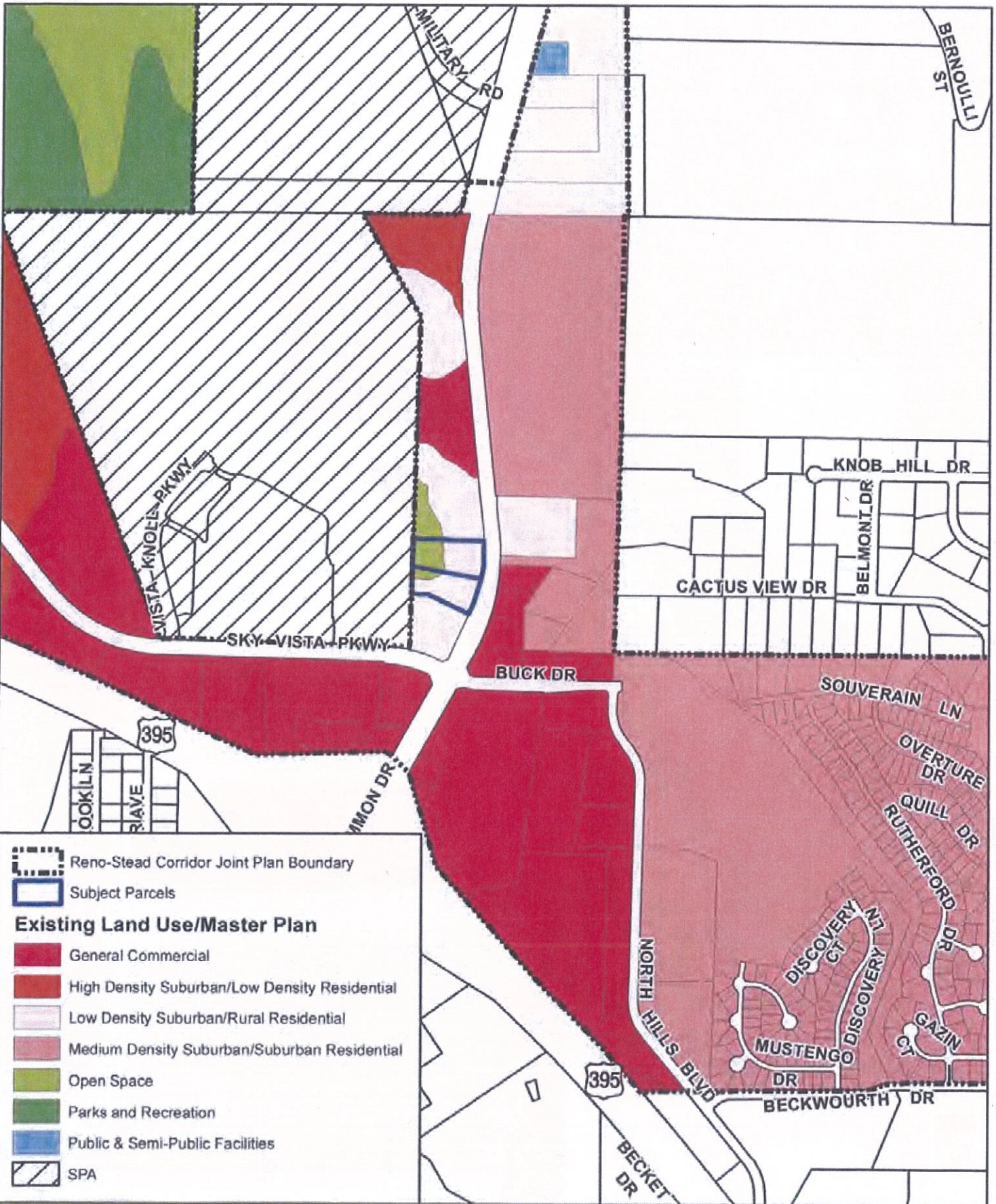
**A POR. OF THE N 1/2 OF SEC. 9
T20N - R19E**



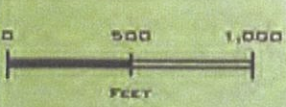


Existing Zoning
 UFCU Lemmon Drive
 June, 2017

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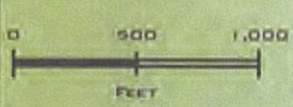
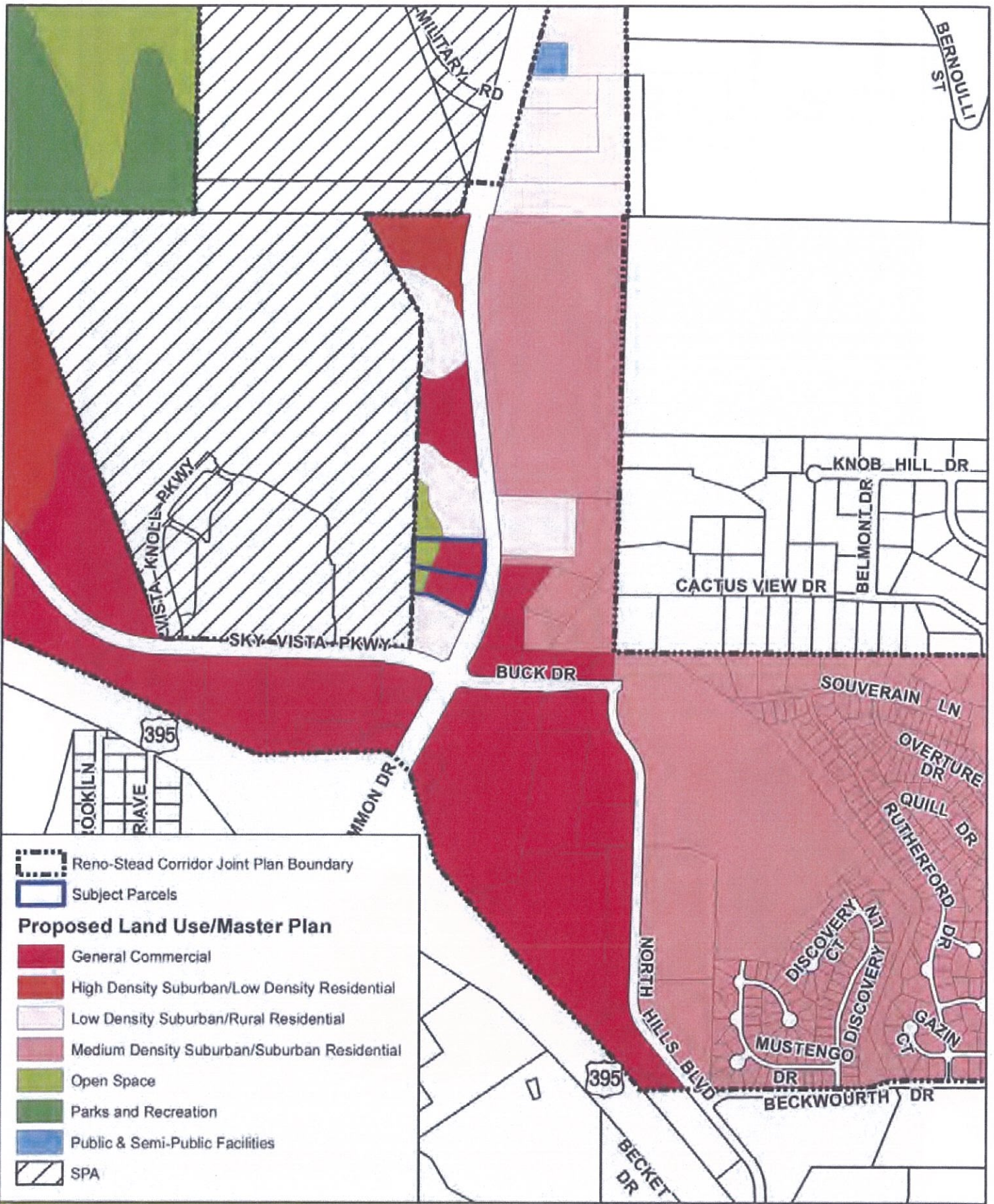


 Reno-Stead Corridor Joint Plan Boundary
 Subject Parcels
Existing Land Use/Master Plan
 General Commercial
 High Density Suburban/Low Density Residential
 Low Density Suburban/Rural Residential
 Medium Density Suburban/Suburban Residential
 Open Space
 Parks and Recreation
 Public & Semi-Public Facilities
 SPA



Existing Land Use/Master Plan
 UFCU Lemmon Drive
 September, 2017


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Proposed Land Use/Master Plan
 UFCU Lemmon Drive
 September, 2017

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SLOPE MAP
UFCU PROPERTIES LEMMON DRIVE
RENO, NV
MAY, 2017



Slope (%)	Area (ac.)	% of Total
0-15	1.1	29.4
15.1-20	0.3	7.5
20.1-25	0.5	13.3
25.1-30	1.2	34.5
30+	0.6	15.3
TOTAL	3.6	100

Project Boundary = 3.60 Acres

Service Layer Credits: Source: Esri,
 DigitalGlobe, GeoEye, Earthstar
 Geographics, CNES/Airbus DS, USDA,
 USGS, AeroGRID, IGN, and the GIS
 User Community

PRELIMINARY



WOOD RODGERS

