



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
Blaine Cartlidge, Legal Counsel



## Washoe County Planning Commission

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## AGENDA

### JOINT MEETING OF

### CITY OF RENO PLANNING COMMISSION

### AND THE

### WASHOE COUNTY PLANNING COMMISSION

Washoe County Department of Community Development  
Large Conference Room, Second Floor, Room A265  
1001 East Ninth Street, Reno, Nevada  
Tuesday, October 17, 2006

#### THE FOLLOWING TIME LIMITS ARE TO BE OBSERVED:

15 minutes for staff presentation

15 minutes for applicant presentation

3 minutes for individual testimony

5 minutes for testimony from a representative of a group

At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time.

\*\* Please be prepared to provide a copy of exhibits displayed. \*\*

October 17, 2006

5:30 p.m. **DETERMINATION OF QUORUM**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**PUBLIC COMMENTS**

Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), on Friday, four days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, click on the **Planning Commission**, then **Agendas, Staff Reports, Minutes and Roster**.

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Commission may take action on any of the items listed.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Commission action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

**Telephone: 775.328.3600 – Fax: 775.328.6133**

[www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)

***"Your Community Development Department"***

## PLANNING ITEMS

- 5:30 p.m. 1. **PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-014 (AUTO ZONE)** - To consider a request to amend the Reno-Stead Corridor Joint Plan being a part of the Washoe County Comprehensive Plan and the City of Reno Master Plan. The amendment request would redesignate a portion of Assessor's Parcel Number 552-190-04 ( $\pm 2.95$  acres) from the land use designation of Medium Density Suburban/Suburban Residential (MDS/SR) to the land use designation of General Commercial (GC); the remaining  $\pm 3.1$  acres is proposed to remain Medium Density Suburban/Suburban Residential (MDS/SR). The proposal would result in land use designations that would allow the existing residential use to remain and allow all uses permitted in the General Commercial regulatory zone to be conducted on the portion of the parcel abutting Lemmon Drive. **The property is located on the east side of Lemmon Drive approximately 200' north of Buck Drive.** The parcel is within the Truckee Meadows Service Area and within the joint planning area for the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The parcel is located within Section 9, T20N, R19E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 5 and the North Valleys Citizen Advisory Board boundary.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base and revised table of land uses. Staff Representative: Roger Pelham, Planner, 775.328.3622

## ADJOURNMENT

[The Washoe County Planning Commission will reconvene for its regular meeting at 6:30 p.m., in the Washoe County Commission Chambers, 1001 E. Ninth Street, Reno, Nevada.]



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 1

Staff Recommendation: **APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT**

**To:** Washoe County Planning Commission, City of Reno Planning Commission

**Re:** Comprehensive Plan Amendment Case No. CP06-014

**Date:** August 20, 2006

**Prepared By:** Roger Pelham, Planner

**GENERAL INFORMATION SUMMARY**

**Applicant:** Auto Zone

**Requested Action:** To consider a request to amend the Reno-Stead Corridor Joint Plan being a part of the Washoe County Comprehensive Plan and the City of Reno Master Plan. The amendment request would redesignate a portion of Assessor's Parcel Number 552-190-04 (±2.95 acres) from the land use designation of Medium Density Suburban/Suburban Residential (MDS/SR) to the land use designation of General Commercial (GC); the remaining ±3.1 acres is proposed to remain Medium Density Suburban/Suburban Residential (MDS/SR). The proposal would result in land use designations that would allow the existing residential use to remain and allow all uses permitted in the General Commercial regulatory zone to be conducted on the portion of the parcel abutting Lemmon Drive. **The property is located on the east side of Lemmon Drive approximately 200' north of Buck Drive.** The parcel is within the Truckee Meadows Service Area and within the joint planning area for the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The parcel is located within Section 9, T20N, R19E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 5 and the North Valleys Citizen Advisory Board boundary.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base and revised table of land uses.

**RECOMMENDATION / FINDINGS**

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request and offers the following motion for your consideration:

Washoe County Planning Commission:

To: Washoe County Planning Commission  
Re: Comprehensive Plan Amendment Case No. CP060-014  
Date: Auto Zone  
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I move that the Washoe County Planning Commission approves Comprehensive Plan Amendment Case No. CP06-014 (APN: 552-190-04) for Auto Zone, having made one or more of the following findings in accordance with Washoe County Development Code Section 110.810.30:

1. The proposed amendment to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan are in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.
2. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.
3. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan.
4. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan will promote the desired pattern for the 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.
5. The proposed amendment to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan is the first amendment to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan in 2006, and therefore does not exceed the three permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
6. The Washoe County Planning Commission and the City of Reno Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

City of Reno Planning Commission:

I move that the City of Reno Planning Commission approves Comprehensive Plan Amendment Case No. CP06-014 (APN: 552-190-04) for Auto Zone, finding that:

1. Growth and or other development factors in the community support changing the zoning;
2. The change in zoning represents orderly development of the City and there are, or are planned to be adequate services and infrastructure to support the proposed zoning change and existing uses in the area;
3. The change in zoning provides for an appropriate use of the property;

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4. The change in zoning is in substantial conformance with the Master Plan and other adopted plans and policies; and
5. The proposed zoning is sensitive to and/or compatible with the use and development of adjacent properties.

<b>ANALYSIS</b>
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**Background:**

The applicant, Auto Zone, has submitted Washoe County Department of Regional Parks and Open Space has submitted a Comprehensive Plan Amendment application to change the land use designation on a portion of a parcel owned by Alan and Lilian Mendes from Medium Density Suburban / Suburban Residential (MDS/SR) to General Commercial (GC). This proposal would allow all uses permitted in the GC land use designation and within the Reno-Stead Corridor Joint Plan, and would retain the existing land use designation and dwelling unit on the northern portion of the parcel.

The property is located on the east side of Lemmon Drive approximately 200' north of Buck Drive and is addressed as 400 Lemmon Drive.

Staff would like to note clearly that an approval of the change in land use designation is not an approval of the Auto Zone retail project. The change in land use must stand independent scrutiny and analysis. The use that may be ultimately established may be an automotive parts retail store, or it may be one or more other commercial uses. The applicant has also submitted a parcel map application to the County which would split the existing parcel into three lots. One lot would contain the existing residence, one is the configuration proposed for the Auto Zone store and would leave a remaining parcel of approximately 1.7 acres designated General Commercial (GC).

The overhead photograph, below shows the parcel proposed for re-designation in relation to the surrounding area and some of the commercial uses in that area.



The parcel is located within a rapidly developing area. Within the last three years a grocery store, fast food restaurant, and bank have been constructed at the southwest corner of the same intersection. Less than one mile to the south the City of Reno has approved the construction of a Wal-Mart Super Center at the corner of Lemmon Drive and Interstate 80, although final construction of this project is questionable at this time. The area directly west across Lemmon Drive has been designated as “Arterial Commercial” by the City of Reno.

Three of the four quadrants of the intersection of Lemmon Drive and Buck/Sky Vista are currently designated commercial and it is reasonable that the fourth quadrant be compatibly zoned. Community water and sewer systems are available to serve the more intense land use designation that has been requested.

Compatibility with the surrounding land use designations has been a major concern to staff. This will create a situation in which General Commercial is directly adjacent to Medium Density Suburban on the east side of the parcel. That combination has a “low” compatibility rating according to the Land Use and Transportation element of the Washoe County Comprehensive Plan. To the north the adjacent land use is Low Density Suburban and the compatibility rating is also “low” however that parcel is fully developed

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with a commercial dog kennel so the compatibility with the actual use is high. Compatibility with all other land use designations and uses is high.

In addition to other factors it seems unreasonable to expect that a property with commercial uses to the north and south and adjacent to Lemmon Drive would be developed as one-third acre single-family residential lots, which would necessitate individual driveways accessing directly onto that very busy four-lane roadway.

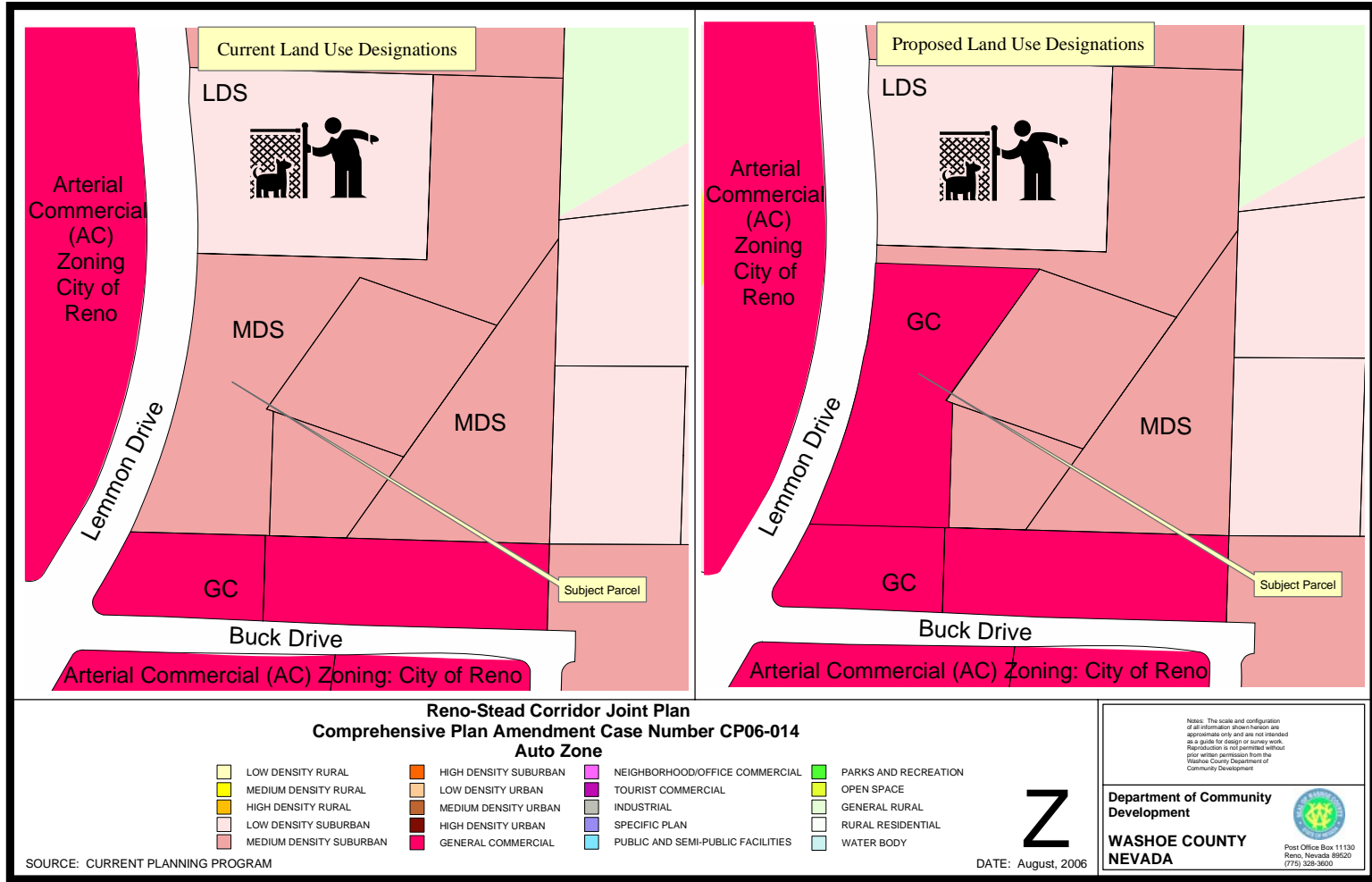
This proposal has been evaluated at length in the joint planning process by County and City staff. Cheryl Ryan, AICP, Senior Planner for the City provided the following comments:

Staff recommends approval of the request for the following reasons:

1. The location is at an intersection that is zoned AC at the northwest, southwest and southeast corners. It is anticipated that the northeast corner would eventually develop in the same manner.
2. Lemmon Drive is designated as a minor arterial.
3. There have been significant changes in the area that support the request. There is a Smith's grocery and fast food establishments on the northwest corner of US. 395 and Lemmon Drive interchange; an existing Sclaris grocery store; Radio Shack; Longs Drugstore, small retail tenants and a recently approved Kragen Auto Parts store at the northeast corner of U.S 395 and the Lemmon Valley interchange. More recently, there is an approved but unbuilt Wal Mart Supercenter with a lawn and garden department and a drive through pharmacy south of the freeway at this interchange.
4. Finally, Reno Engineering staff has indicated that RTC is in the design phase of street improvements for the Sky Vista and Lemmon Valley intersection, as well as some improvements for Buck Drive, which will improve capacity for this area.

Given the rapid growth and recent changes in that area, the availability of community water and sewer systems the compatibility the majority of surrounding land uses, the designation of Lemmon Drive as a minor arterial, both City and County Staff believe that the necessary findings can easily be made for approval of this request.

**EXISTING AND PROPOSED LAND USE MAP**



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## **Existing Natural Systems**

### **Land Use Change**

The existing land use designation has a “low” land use compatibility rating with the designations to the south and west; those will become “high” ratings. The existing use has a “high” land use compatibility rating with the designations to the north and east those will become “low” ratings. Overall the level of compatibility with the surrounding area will not change.

### **Water**

Community water service, provided by Washoe County is available at this time. Water rights in accordance with a commercial use will be dedicated prior to development of the parcel.

### **Wastewater/Sewer**

Community sewer service is also available at this time, also provided by Washoe County.

### **Streets and Highway System Plan Changes**

There are no changes to the streets and highway system plan necessitated by the proposed change. However, as indicated by City Staff, improvements to that intersection are planned at this time.

## **COMPREHENSIVE PLAN ELEMENTS INFORMATION**

### **Public Services and Facilities Element**

The proposed change in land use will not require additional infrastructure and is anticipated to have negligible effect on water and waste-water service requirements in the North Valleys Area Plan.

### **Public Schools**

The proposed change in land use has the potential, by reducing the number of potential residential dwelling units, to reduce the impact on public school service requirements in the North Valleys Area Plan.

<b>CITIZEN ADVISORY BOARD COMMENTS</b>
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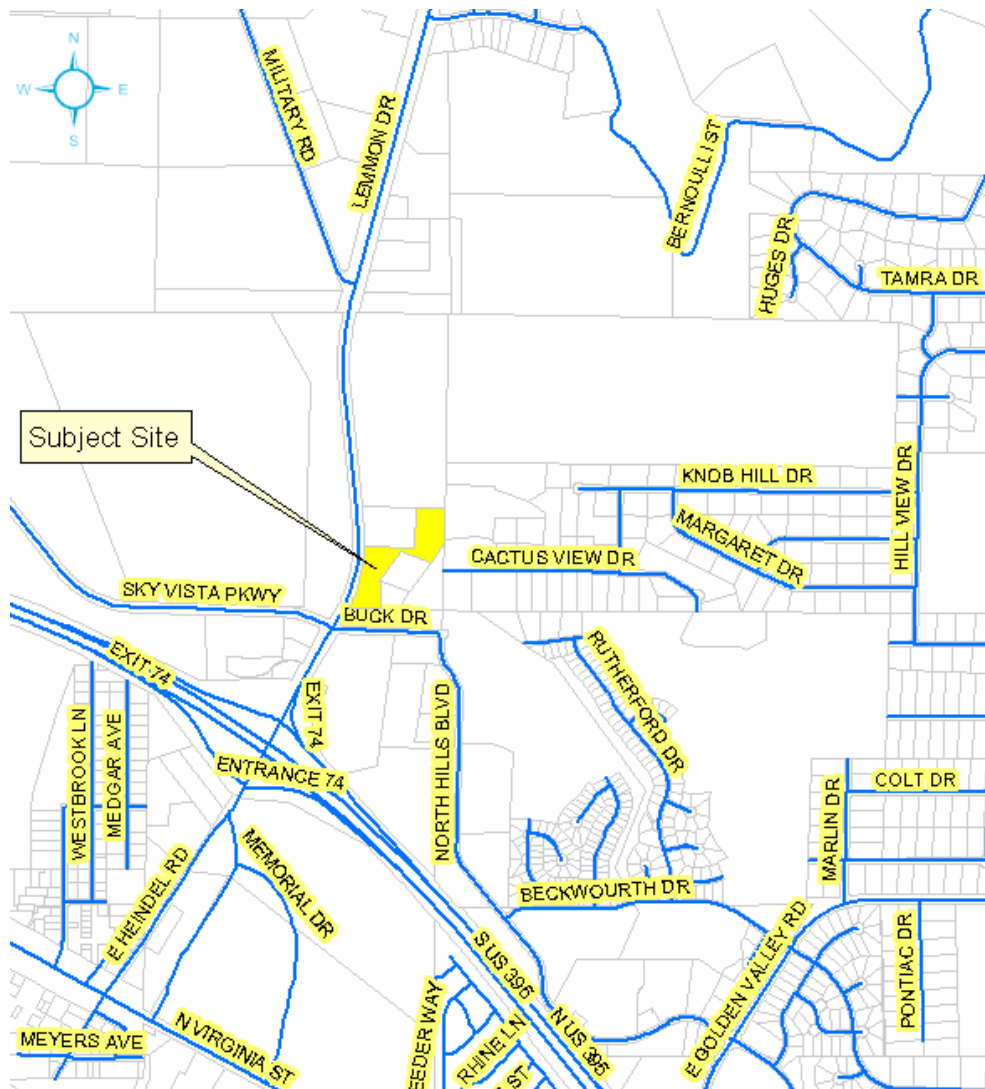
The proposal was submitted to the North Valleys Citizen Advisory Board and was discussed during the July 10, 2006 meeting. The CAB voted to recommend approval of the proposal as it seems to fit in with the surrounding commercial properties. Concerns were stated regarding potential impacts on access easements and the drainage channel on the property. Each of those items will be appropriately maintained when the property is developed. A copy of the minutes from that meeting is attached to this report.

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**AGENCY COMMENTS**

The proposal was submitted to all interested agencies. The County Traffic Engineer commented that the Regional Transportation Commission 2030 Plan calls for bike lanes along Lemmon Drive. When the parcel is developed construction of bike lanes will be required. The Reno Fire Department commented that two means of ingress and egress as well as appropriate fire hydrants will be required. Compliance with these standards will also be ensured when the parcel is developed. The District Health Department, Vector Control Program provided comments recommending that vegetation be removed from the drainage channel at least once every two years. The applicant has indicated to staff that, prior to development of the lot; the drainage channel will be replaced by a pipe and filled. This will eliminate the concerns of the Vector Control Program.

**PROJECT VICINITY MAP**



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<b>APPLICABLE REGULATIONS</b>
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Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110, 2002 Truckee Meadows Regional Plan

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Attachments:	Email from Cheryl Ryan, AICP, Senior Planner, City of Reno, dated August 11, 2006 North Valleys CAB Notes Applicant comments from application (3 pages)
xc: Property Owner:	Alan and Lilian Mendes, 400 Lemmon Drive, Lemmon Valley, NV 89506
Applicant / Developer:	Auto Zone, attn: Frank Ludwig, PO Box 2198 Memphis, TN 38101
Professional Consultant:	Gray and Associates, attn: Kerry Cates, 130 Vine Street, Reno, NV 89503
Agencies:	North Valleys CAB City of Reno, Department of Community Development, Attn: Cheryl Ryan

✓

From: Cheryl Ryan [ryanc@ci.reno.nv.us]  
Sent: Friday, August 11, 2006 11:58 AM  
To: skavas@Mail.co.washoe.nv.us; Pelham, Roger  
Cc: Claudia Hanson; John Hester; Vern Kloos  
Subject: Auto Zone at Lemmon Drive

Hello Rodger. You asked that I provide you comments regarding the application for the proposed Comprehensive Plan Amendment for the Auto Zone generally located at the intersection of Lemmon Drive and Buck Drive in the North Valley's area, and more specifically located at 400 Lemmon Drive. I've also forwarded a copy to Sharon Kvas, since I am receiving error messages when I try to send you an email. A faxed copy will also be sent. Staff recommends approval of the request for the following reasons:

1. The location is at an intersection that is zoned AC at the northwest, southwest and southeast corners. It is anticipated that the northeast corner would eventually develop in the same manner.
2. Lemmon Drive is designated as a minor arterial.
3. There have been significant changes in the area that support the request. There is a Smiths's grocery and fast food establishments on the northwest corner of US. 395 and Lemmon Drive interchange; an existing Sclaris grocery store; Radio Shack; Longs Drugstore, small retail tenants and a recently approved Kragen Auto Parts store at the northeast corner of U.S 395 and the Lemmon Valley interchange. More recently, there is an approved but unbuilt Wal Mart Supercenter with a lawn and garden department and a drive through pharmacy south of the freeway at this interchange.
4. Finally, Reno Engineering staff has indicated that RTC is in the design phase of street improvements for the Sky Vista and Lemmon Valley intersection, as well as some improvements for Buck Drive, that will improve capacity for this area.

I hope these comments assist you in the review process. Please let our staff know when you are ready to schedule the request for review so that we may assist in scheduling the item for hearing at a joint Planning Commission meeting. I will be out of the office for the next two weeks. Any questions or concerns can be directed toward Vern Kloos or Claudia Hanson in our office. Please call 334-2576 to reach them in my absence. Thank you again for the opportunity to comment.

# NORTH VALLEYS CITIZEN ADVISORY BOARD



## MEMORANDUM

TO: Roger Pelham, Staff Representative  
FROM: Allayne Everett, Recording Secretary  
DATE: August 4, 2006  
RE: CP06-014 Auto Zone

The following is a portion of the draft minutes of the North Valleys Citizen Advisory Board held July 10, 2006.

**COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP06-014 (AutoZone)** – Suzanne Lindell, Gray and Associates presented the request to amend the Reno-Stead Corridor Joint Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would re-designate a portion of Assessor's Parcel Number 552-190-04 ( $\pm 1.26$  acres) from the land use designation of Medium Density Suburban (MDS) to the land use designation of General Commercial, the remaining  $\pm 4.88$  acres is proposed to remain Medium Density Suburban. The proposal would result in land use designations that would allow the existing residential use to remain and allow all uses permitted in the General Commercial regulatory zone to be conducted on the portion of the parcel abutting Lemmon Drive. The property is located on the east side of Lemmon Drive approximately 200' north of Buck Drive. The parcel is within the Truckee Meadows Service Area, and within the joint planning area for the City of Reno, as identified by the 2002 Truckee Meadows Regional Plan. The parcel is located within Section 9, T20N, R19E, MDM, Washoe County, Nevada. The property is within the Washoe County Commission District No. 5 and within the North Valleys Citizen Advisory Board boundary. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base and revised table of land uses. Roger Pelham, Staff Representative was available to address code, policy and process questions. Mr. Pelham stated that there will be a joint meeting with recommendations from Washoe County and City of Reno and then if approved, would be a hearing by the Regional Planning Commission. **MOTION:** Debra Richied moved to recommend approval of CP06-014 as presented stating that it seems to fit in with the commercial properties. Mary Harcinske seconded the motion. The motion carried.

### Comments and Concerns

- In response to questions raised, Mr. Pelham stated that there are currently no plans for this project to be annexed into the City of Reno.
- In response to questions raised, Mr. Pelham stated that the kennel was allowed a zone change to a lower density through the Board of Adjustment.
- Ms. Lindell stated that the applicant is applying for a zoning that is a Washoe County designation and clarified that the entire parcel is 6.14 acres and the area of the request for a change from medium density suburban to general commercial is 2.95 acres.
- Questions were raised regarding the plans for access from Buck Drive.
- Mr. Pelham stated that this project would not be removed from the joint planning process.
- Ms. Lindell stated that the applicant is planning to keep the commercial area along Lemmon Drive adjacent to existing commercial development.
- Alan Squailia, adjacent residential property owner stated concern whether his easement would be maintained. Mr. Pelham stated that the land use change would have no effect on existing legal easements. The applicant would have to build in such a manner to honor that access or alter the easement to maintain the access. Ms. Lindell stated that none of the dirt road access easement would be impeded by the Auto Zone applicant. Mr. Pelham encouraged Mr. Squailia to contact Washoe County Public Works about the easement.
- In response to questions raise, Ms. Lindell stated that there are no current plans for developing the remainder of the property but the applicant would consider marketing the property for other commercial business. Any development would be contingent on the approval of the Comprehensive Plan Amendment.
- Gary Schmidt encouraged Mr. Squailia to seek an legal council regarding his easement. Mr. Schmidt also stated that any residential zoning in Washoe County will allow commercial development through a special use permit.
- Gary Feero stated for the record that he was told that arterial commercial would seem to fit the site but it was not granted due to the flood plain and drainage that occurs.
- In response to questions raised, Mr. Pelham stated that Auto Zone is a stand alone retail which is different than a neighborhood center.

c: Bonnie Weber, Commissioner  
Pete Sferrazza, Commissioner  
Sarah Chvilicek, Chair.  
Bob Webb, Planning Manager  
Karena K. Miller, Community Outreach Coordinator

## Applicant Comments

This page can be used by the applicant to support the plan amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. This page will be included as an attachment to the staff reports to the Washoe County Planning Commission and Board of County Commissioners and is a means for the applicant to offer comments directly within the official report.

When making its recommendation to the Board of County Commissioners for approval, modification of an amendment or denial, the Planning Commission shall, at a minimum, make at least one (1) of the following findings of fact:

### 1. Consistency with Comprehensive Plan;

Approval: The proposed amendment is in substantial conformance with the policies and action programs of the Comprehensive Plan because the project is consistent, where applicable, with the adopted goals and policies of the population, conservation, land use, public services and facilities equipment elements.

Population Element: As the community surrounding the site for which the plan amendment is being requested continues to grow, public retail amenities and service facilities that will serve local residents/visitors will be a significant element of such development.

"The current estimate for Washoe County is 313,660 persons. By 2020, the Washoe County population will grow to 448,400, about 43 percent more than the July 1998 estimate. The majority of employees in Washoe County are in services or wholesale and retail trade industries. These two sectors combined accounted for more than three-fifths of all employment in 2000. The services group represents jobs in hotels, gaming, tourism and entertainment, as well as other types of business and professional services.

According to the Washoe County Consensus Forecast, 2000-2020, those industries that represent a larger percentage of total employment in 2020 is manufacturing, wholesale and retail trade and services."

Conservation Element: The site requesting plan amendment does not have any significant natural features such as drainage ways, wetlands, etc. that are considered as areas to be protected or preserved.

"Planning in recognition of the environment will be beneficial to the County's inhabitants and, at the same time, provide for the growth and development envisioned for the next 20 years."

Land Use and Transportation Element: The site is located on a major collector road, Lemmon Drive, and adjacent to many commercial facilities that serve the community as a whole and also the neighboring residential areas. Currently, public transportation [bus] routes travel along Buck Road—the nearest road intersecting Lemmon Drive, immediately to the south of the site requesting amendment approval.

"Collector roadway is the classification that characterizes facilities that provide the necessary transitions between all types of arterial roadways and local roads. Collectors do not typically serve interregional movement. Rather, collectors usually provide connections to the regional roadway network (i.e. arterials) from clustered shopping areas, business parks or subdivisions."

Public Services and Facilities Element: The proposed plan amendment complies with the public services and facilities element of the Comprehensive Plan in that there is no disturbance to any water supply, wastewater treatment facility, or flood control operation as a result of the intended development.

PLEASE SEE ATTACHED SHEETS FOR FURTHER RESPONSE--THANK YOU.

### **[Continued Applicant Comments]**

Further, the project is consistent with the adopted goals and policies of the Reno-Stead Corridor Joint Plan such that commercial uses are adjacent to each other, creating a center that provides such amenities and is accessible by way of a main collector road for both local residents and visitors traveling in the area. This plan also guides development for this portion of the North Valley's Area Plan and has been designed pursuant to the adopted WCDC.

#### **1. *Compatible Land Uses***

Approval: The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses which include a shopping center with a grocery store, banks, personal service shops, retail, and dining facilities. The proposed amendment and project will not adversely impact public health, safety, or welfare of the surrounding area or community, but rather will enhance local amenities. The proposed land use is considered mutually beneficial with the Shell Gasoline Station located adjacent to the project site's southern boundary. No component of the project will adversely impact public health, safety, or welfare as designed.

#### **2. *Response to Change Conditions;***

Approval: The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted [on or before the fall of 1999] by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land because the neighboring parcel to the south is no longer representative of the MDS regulatory zoning designation as it once had been. Since the adoption of the plan a Shell Gasoline Station, a commercial use, has been developed on this site, just south of the project site at the intersection of Buck and Lemmon Drives. The proposed use would be a more appropriate neighbor to the Shell Gasoline Station than a residential use, and would provide the community with a convenient amenity as well. Other commercial buildings have emerged in the areas immediately surrounding the project site [adjacent to intersection of Buck Road and Lemmon Drive] within the last ten to twelve years, including a Bank of America facility and a drive-through dining establishment.

#### **3. *No Adverse Affects;***

Approval: The proposed amendment is not anticipated to adversely affect the implementation of the policies and action programs of either the Conservation Element or the Population Element of the Washoe County Comprehensive Plan. In fact, the project is not considered a population generating use but is instead being proposed to serve the population growth which has already occurred in the North Valley's region by providing a useful and appropriate amenity for local residents and visitors. Furthermore, there are no significant drainage ways, wildlife habitats, or other natural resources that would be disturbed as a result of the requested amendment.

#### **4. *Desired Pattern of Growth;***

Approval: The proposed amendment promotes a more suitable pattern for the orderly physical growth of the County based on the commercial land uses already present in the project vicinity, the project site's close proximity to U.S. Highway 395, and the population growth already experienced by and projected for the North Valley's region. The project is not anticipated to impair natural resources or the efficient expenditure of funds for public services.