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BUCK DRIVE MASTER PLAN & ZONING MAP AMENDMENT

January 15, 2019

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PROJECT DESCRIPTION

PROJECT SUMMARY

APN Numbers: 552-190-03

Request: This is a request to amend the Reno-Stead Corridor Joint Plan for a:

- A Master Plan Amendment from Medium Density Suburban/Suburban Residential (1-3 du/acre) to Commercial.
- A Zoning Map Amendment from Medium Density Suburban to General Commercial.

Location: The ±1.00-acre site is located north of Buck Drive and east of Lemmon Drive.

Current Master Plan: Medium Density Suburban/Suburban Residential (MDSSR)

Current Zoning: Medium Density Suburban (MDS)

PROJECT REQUEST

The subject property (APN 552-190-03) encompasses a ±1.00-acre site located north of Buck Drive and east of Lemmon Drive. The property is currently zoned Medium Density Suburban (MDS) and has a master plan designation of Medium Density Suburban/Suburban Residential (MDSSR). The parcel is currently occupied by one single family residence. The site is surrounded by commercial uses and zoning on the west and south sides, and additional MDS zoning and single family residences on the east and north sides.

The site is located within North Valleys Area Plan, and is a part of the Reno-Stead Corridor Joint Plan. This application includes a request to amend the Reno-Stead Corridor Joint Plan from a residential land use designation to a commercial designation.

LAND USE COMPATIBILITY

The inclusion of additional commercial acreage supports the jobs/housing balance in the Sky Vista/Lemmon Drive vicinity. The proposed amendment will allow for future commercial development in an area experiencing substantial residential growth, in anticipation of the need for nearby and convenient commercial amenities, resulting from increased housing development in the area. The site is ideal for commercial development, being located along a major arterial road (Lemmon Drive) with other existing commercial services already in operation in the immediate vicinity (including Walgreens, Jacksons/Shell Gas Station, Mynt Dispensary, AutoZone Auto Parts, Starbucks Coffee and others).

The parcel has existing access from Lemmon Drive. An access easement is in place through the adjacent commercial development to the west. Both Buck Drive and Lemmon Drive are developed with sidewalks and bike lanes. The area is served for public transportation by RTC bus routes 7 and 17. Truckee Meadows Fire Protection District Station 13 is located approximately 2.5 miles from the subject site.

INFRASTRUCTURE/SERVICES

SANITARY SEWER

There are existing Washoe County sanitary sewer lines serving the adjacent commercial development. Future development of the subject parcels will be required to comply with Washoe County standards for sewage disposal.

WATER SERVICE

The existing home is served by well. Future development of the site with commercial uses will require annexation into Truckee Meadows Water Authority's (TMWA) retail service area. Water service is currently available on the adjacent commercial development.

DRY UTILITIES

Gas and electric service will be provided to the site by NV Energy.



Figure 1 – Vicinity Map

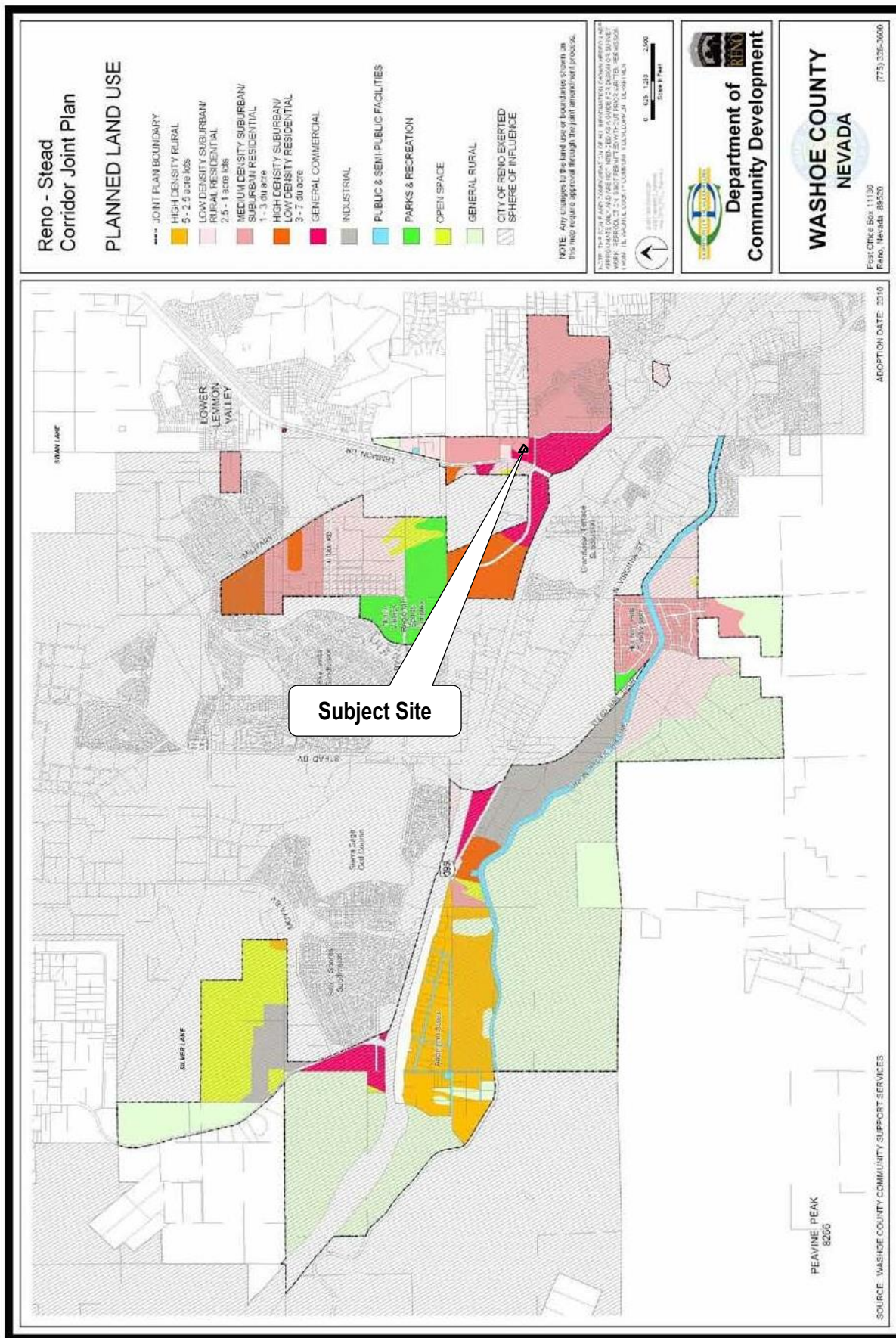


Figure 2 – Reno-Stead Corridor Joint Plan

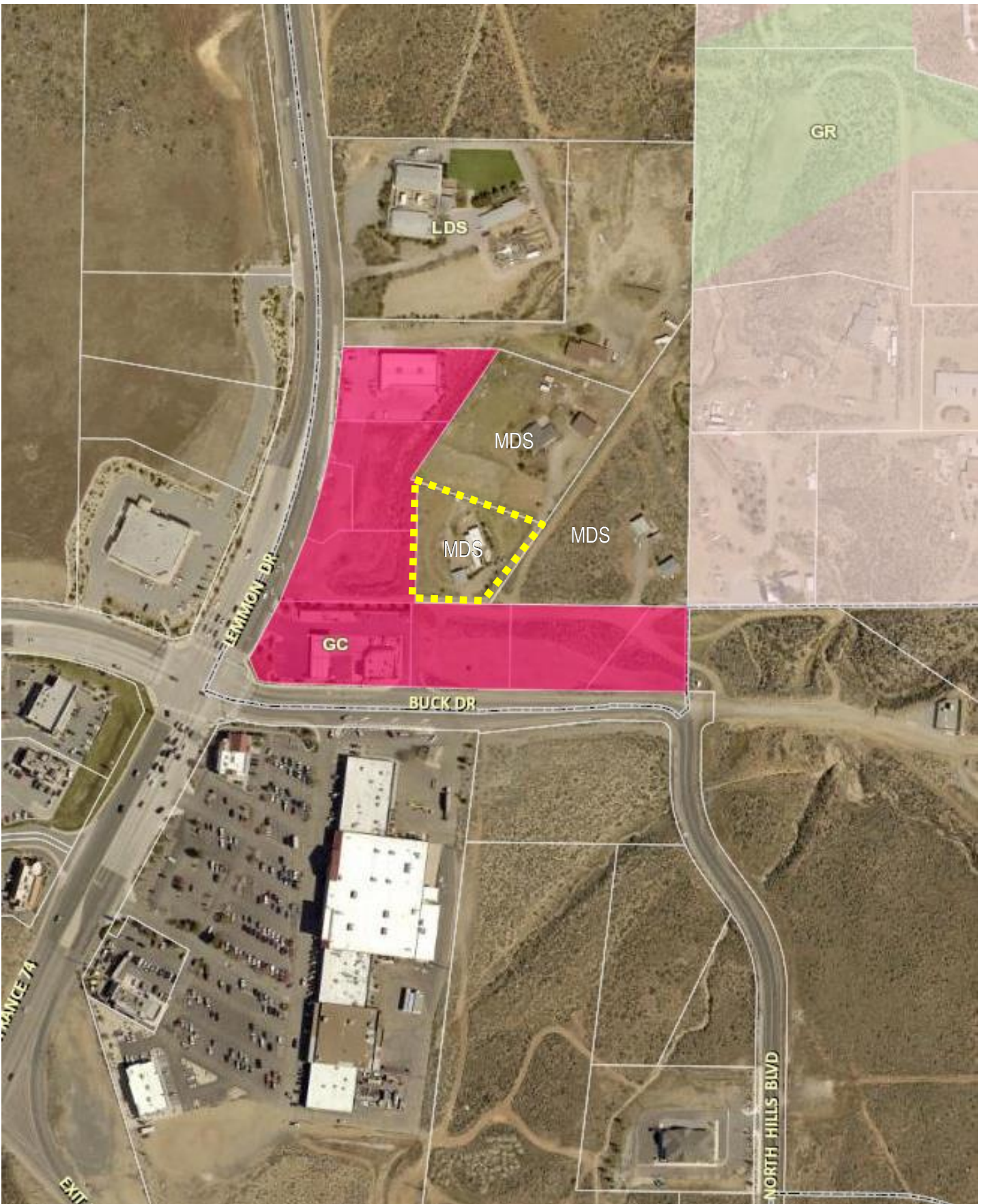


Figure 3 – Existing Zoning

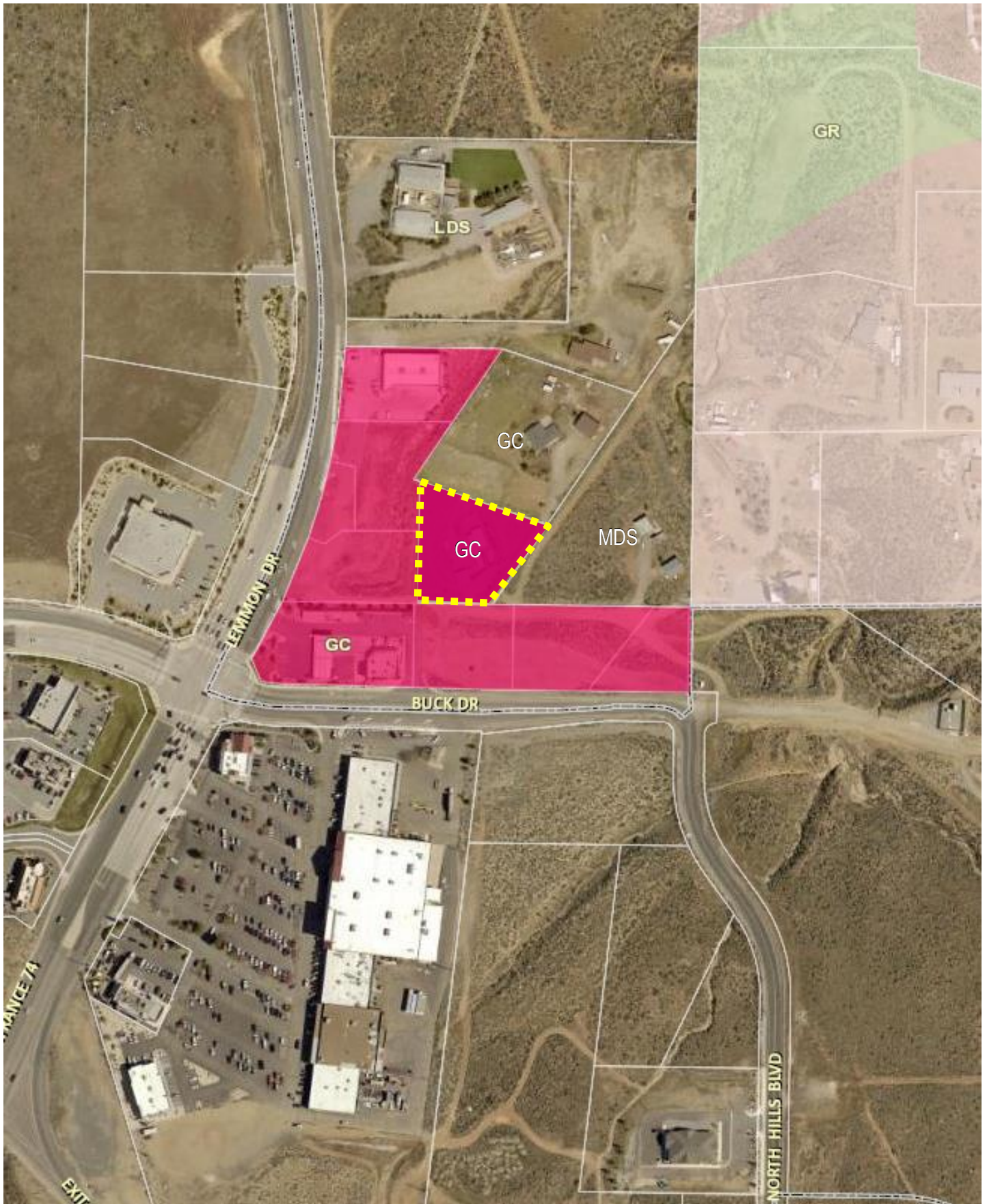


Figure 4 – Proposed Zoning

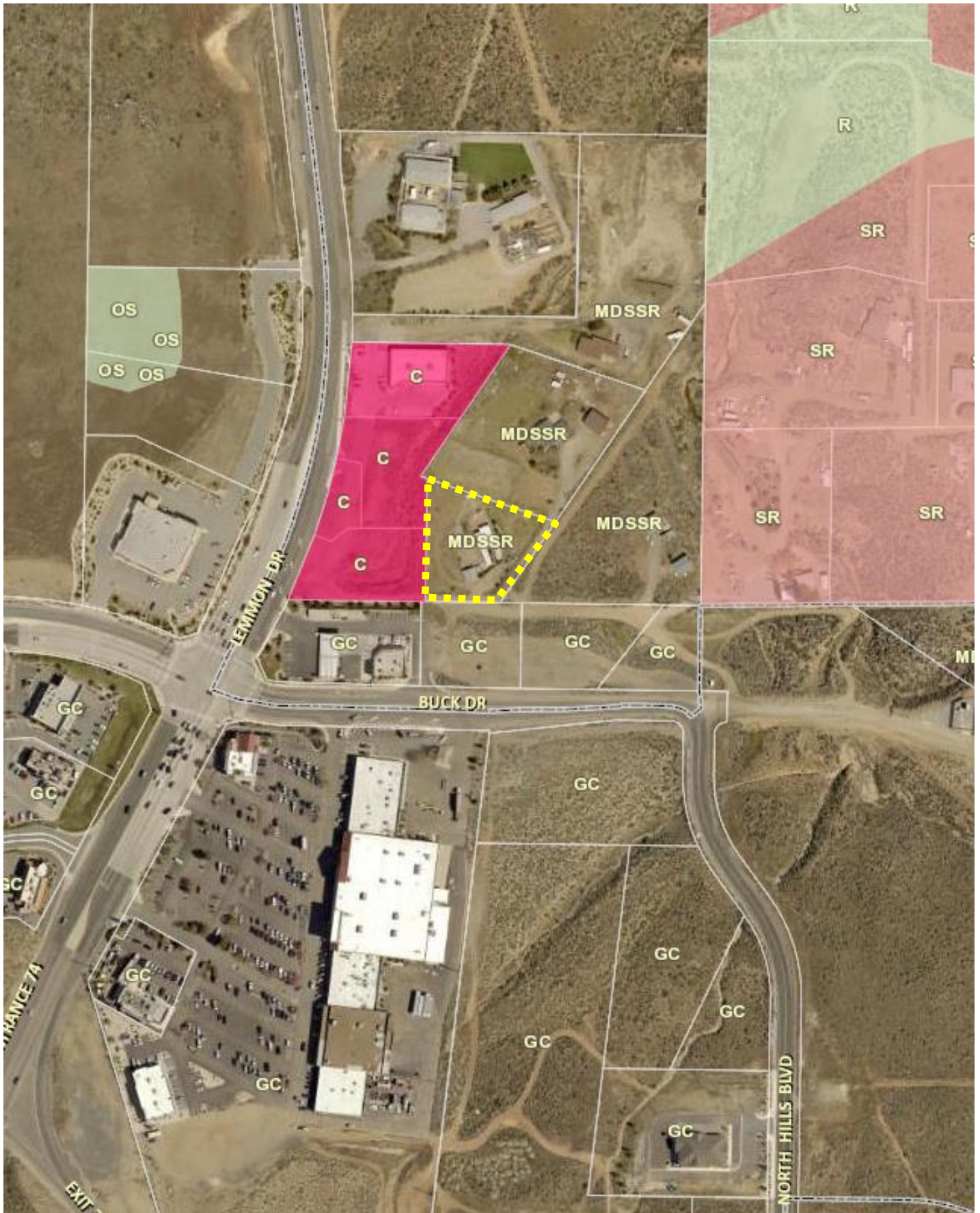


Figure 5 – Existing Master Plan Map

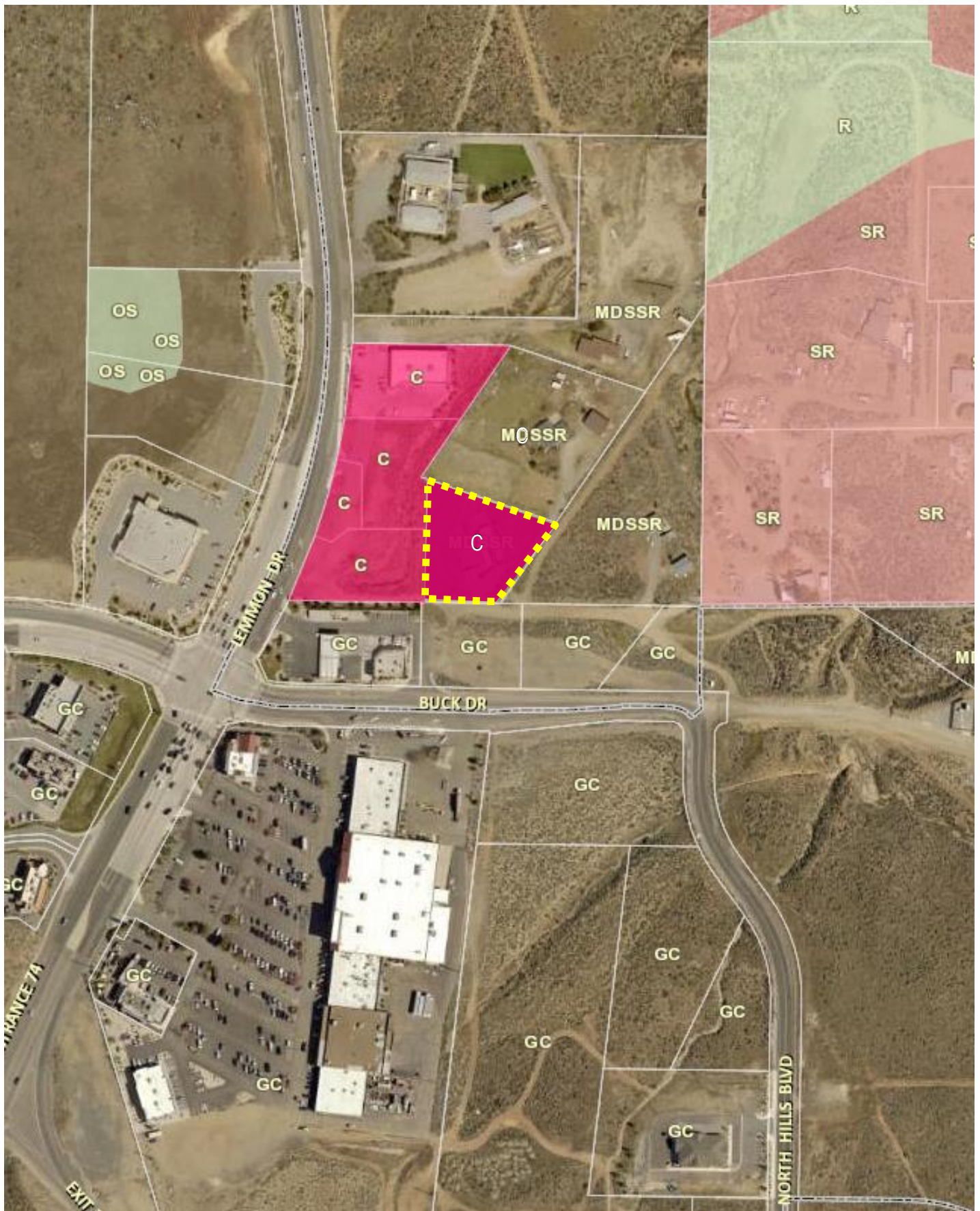


Figure 6 – Proposed Master Plan Map

MASTER PLAN AMENDMENT FINDINGS

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

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

RESPONSE: The proposed Master Plan Amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan/North Valleys Area Plan and the Reno-Stead Corridor Joint Plan. Specifically, the following goals and policies are supported by the Master Plan Amendment:

North Valleys Area Plan:

Transportation

NV7.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

While no development is proposed with this amendment request, any future commercial development on the subject parcel is not anticipated to have adverse impacts to the area's established LOS's regarding transportation facilities. Traffic generation estimates are based on uses. Without a specific use, the proposed traffic volumes are a guesstimate. For example, a 5,000 square foot auto parts and service center would generate 14 PM peak hour trips, which is insignificant and not enough to warrant a traffic study.

Plan Maintenance

NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

a. The amendment will further implement and preserve the Vision and Character Statement.

The proposed amendment request will allow for future commercial development in a location that respects and conforms to the Vision and Character Statements of the North Valleys Area Plan. By concentrating commercial development in an area equipped with existing infrastructure, services and other commercial development, any future development would support the continued growth of the North Valleys area while preserving its scenic, rural heritage with establishments that complement the surrounding development.

b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

The proposed amendment conforms and supports the applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan, as demonstrated in the answers to these findings.

c. The amendment will not conflict with the public's health, safety or welfare.

The proposed amendment does not conflict with the public's health, safety or welfare, and in fact supports intelligent, healthy growth by creating opportunity for commercial development in an area that is easily accessible for all populations via pedestrian, bicycle, automobile and transit modes.

NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Development of the site from one acre of residential to one acre of commercial will have minimal impacts on utilities and infrastructure. All services exist on the adjacent commercial development and can easily be expanded to the subject site.

b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Traffic generation estimates are based on uses. Without a specific use, the proposed traffic volumes are a guesstimate. For example, a 5,000 square foot auto parts and service center

would generate 14 PM peak hour trips, which is insignificant and not enough to warrant a traffic study.

c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

The proposed amendment will allow for future development that complements and supports the existing commercial development on adjacent properties. The scale of land use on the subject sites will be limited by the size of the property, and the uses allowed under the proposed General Commercial zoning district. Uses proposed with any future development plans will be community serving in nature in that they will intend to support the jobs/housing balance in the North Valleys area.

d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Not applicable.

e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

The proposed amendment is not anticipated to generate future development that will result in a drop below the established policy level of service for transportation. Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital

Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

The proposed amendment is not anticipated to generate future development that will result in a need for any infrastructure improvements beyond those articulated in Washoe County and regional transportation plans.

g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

Any future development resulting from the approval of the proposed amendment will support the County's role in assuring the long range plans of facilities providers for policy growth levels related to transportation, water resources, schools and parks.

h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

The proposed amendment will not allow for future development (ie. residential) on the subject sites that will impact the capacities of schools within the Washoe County School District.

i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

The proposed amendment will not adversely affect the ability of any existing development in the North Valleys planning area, which is subject to the conditions of a special use permit, to continue to comply with applied conditions of that SUP or to otherwise continue operation of its permitted activities. The proposed amendment is complementary to the zoning and designations of development in operation on surrounding properties.

NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory

of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

The proposed request to intensify commercial land uses is intended to serve the needs of the surrounding residential development. The North Valleys has experienced a significant increase in residential development and entitlement approvals, with little increase in commercial development to serve those residences. Below is a list of residential projects that have been recently approved for development in the North Valleys area:

- Vista Enclave Development – ±130 single family lots
- Lakes at Sky Vista Apartments – ±760 multi-family units
- Silver Dollar Estates – ±261 single family detached, 150 single family attached duplex, ±213 triplex townhomes
- Stead 40 Development – ±120 single family attached units and ±59 single family detached units
- North Peak Apartments – ±328 multi-family units
- Lemmon Valley Heights - ±206 single family lots

Reno-Stead Corridor Joint Plan:

Conservation

C.3 Discourage development that detracts from an area's visual features and amenities, architectural character or neighborhood integrity.

Future development permitted on the subject site as a result of the proposed amendment will not detract from the area's visual features and amenities, architectural character or neighborhood integrity, as it will be subject to the development standards of, and review by, Washoe County.

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 proposed amendment will allow for future development of commercial uses that are similar to those already in existence on adjacent commercially zoned properties. The intensity of land uses on the subject properties will be limited to the allowed uses and intensities within the approved land designation and zoning district.

LU.6 Encourage mixed uses which present unifying community design features and integrate a diversity of residential neighborhoods, neighborhood centers, employment, shopping and recreation activities.

The proposed amendment is intended to allow for future development which will support the jobs/housing balance in the growing North Valleys area. Additional commercial uses on the

subject parcel will bring a better concentration of available amenities in an area that continues to see substantial growth and need for additional services. Such development will support a unifying community design by integrating a balance of housing, neighborhood centers, employment, shopping and recreational activities.

LU.9 Ensure that signs and the architecture of buildings and projects are compatible with the surrounding character of the area.

While the proposed amendment does not include development plans, any future proposed development on the subject site will be subject to the requirements and limitations of its designated land use and zoning district. Since the proposed amendment requests a change to a land use/zoning district that is complementary to the surrounding land uses and zoning districts, future development will be held to the same (compatible) requirements for any proposed signage or building architecture, thus complementing the surrounding character of the area.

Public Services and Facilities

PSF. 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.

The proposed amendment will support the preservation of desirable open space by allowing for commercial development in an area that does not pose threat to any such areas as identified in the City of Reno Open Space and Greenways Plan or in the Washoe County Regional Open Space 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.

RESPONSE: The proposed Master Plan Amendment will allow for land uses compatible with the existing commercial development and land uses already established along Lemmon Drive. Additionally, the inclusion of additional commercial uses supports the jobs/housing balance as the North Valleys area continues to experience a pattern of growth.

(3) Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

RESPONSE: The North Valleys area has seen substantial growth in recent years. The need for additional commercial amenities and uses has increased as many residential developments have been established, and the general population continues to increase respectively. The proposed amendment will allow for more compatible commercial growth, supporting the jobs/housing balance within the North Valleys.

(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 Master Plan designation.

RESPONSE: The subject property of the proposed Master Plan Amendment is located in an area with existing development, which includes established infrastructure for transportation, services/utility, recreation and safety. RTC routes 7 and 17 currently serve the immediate area, both Lemmon Drive and Buck Drive are equipped with sidewalks and bike lanes, and North Valleys Regional Park is just over 1 mile from the subject site, making the site an ideal location for commercial services.

(5) 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.

RESPONSE: The proposed Master Plan Amendment supports the County's desired pattern of growth and imposes minimal to no impairment to natural resources. The availability of existing nearby infrastructure and facilities in the immediate vicinity will allow for an efficient expenditure of funds for public services resulting from any future development on the subject property.

(6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

RESPONSE: No military installation exists within the vicinity of the subject site, therefore, the proposed amendment will not affect the location, purpose or mission of any military installation.

ZONING MAP AMENDMENT FINDINGS

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

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

RESPONSE: The proposed Zoning Map Amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan/North Valleys Area Plan and the Reno-Stead Corridor Joint Plan. Specifically, the following goals and policies are supported by the Master Plan Amendment:

North Valleys Area Plan:

Transportation

NV7.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

While no development is proposed with this amendment request, any future commercial development on the subject parcel is not anticipated to have adverse impacts to the area's established LOS's regarding transportation facilities. Traffic generation estimates are based on uses. Without a specific use, the proposed traffic volumes are a guesstimate. For example, a 5,000 square foot auto parts and service center would generate 14 PM peak hour trips, which is insignificant and not enough to warrant a traffic study.

Plan Maintenance

NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

a. The amendment will further implement and preserve the Vision and Character Statement.

The proposed amendment request will allow for future commercial development in a location that respects and conforms to the Vision and Character Statements of the North Valleys Area Plan. By concentrating commercial development in an area equipped with existing infrastructure, services and other commercial development, any future development would support the continued growth of the North Valleys area while preserving its scenic, rural heritage with establishments that complement the surrounding development.

b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

The proposed amendment conforms and supports the applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan, as demonstrated in the answers to these findings.

c. The amendment will not conflict with the public's health, safety or welfare.

The proposed amendment does not conflict with the public's health, safety or welfare, and in fact supports intelligent, healthy growth by creating opportunity for commercial development in an area that is easily accessible for all populations via pedestrian, bicycle, automobile and transit modes.

NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

The Truckee Meadows Water Authority is the governing agency for water service in the area. The existing home is currently served by well, and any future development will require annexation into TMWA's retail service territory. The adjacent commercial development to the west and south receive water through TMWA and this site is a logical extension of services.

b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe. Traffic generation estimates are based on uses. Without a specific use, the proposed traffic volumes are a guesstimate. For example, a 5,000 square foot auto parts and

service center would generate 14 PM peak hour trips, which is insignificant and not enough to warrant a traffic study.

c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

The proposed amendment will allow for future development that complements and supports the existing commercial development on adjacent properties. The scale of land use on the subject sites will be limited by the size of the property, and the uses allowed under the proposed General Commercial zoning district. Uses proposed with any future development plans will be community serving in nature in that they will intend to support the jobs/housing balance in the North Valleys area.

d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Not applicable.

e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

The proposed amendment is not anticipated to generate future development that will result in a drop below the established policy level of service for transportation. Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

The proposed amendment is not anticipated to generate future development that will result in a need for any infrastructure improvements beyond those articulated in Washoe County and regional transportation plans. A traffic analysis will be conducted at the time of actual development. Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

Any future development resulting from the approval of the proposed amendment will support the County's role in assuring the long range plans of facilities providers for policy growth levels related to transportation, water resources, schools and parks. Changing the land use from residential to commercial will reduce the strain on schools and parks. Water service will be provided by TMWA, which currently serves the adjacent commercial developments. Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

The proposed amendment will not impact schools as the proposed request changes the land use from residential to commercial, reducing impacts on public school facilities.

i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

The proposed amendment will not adversely affect the ability any existing development in the North Valleys planning area, which is subject to the conditions of a special use permit, to continue to comply with applied conditions of that SUP or to otherwise continue operation of its

permitted activities. The proposed amendment is complementary to the zoning and designations of development in operation on surrounding properties.

NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

The proposed request to intensify commercial land uses is intended to serve the needs of the surrounding residential development. The North Valleys has experienced a significant increase in residential development and entitlement approvals, with little increase in commercial development to serve those residences. Below is a list of residential projects that have been recently approved for development in the North Valleys area:

- Vista Enclave Development – ±130 single family lots
- Lakes at Sky Vista Apartments – ±760 multi-family units
- Silver Dollar Estates – ±261 single family detached, 150 single family attached duplex, ±213 triplex townhomes
- Stead 40 Development – ±120 single family attached units and ±59 single family detached units
- North Peak Apartments – ±328 multi-family units
- Lemmon Valley Heights - ±206 single family lots

Reno-Stead Corridor Joint Plan:

Conservation

C.3 Discourage development that detracts from an area’s visual features and amenities, architectural character or neighborhood integrity.

Future development permitted on the subject site as a result of the proposed amendment will not detract from the area’s visual features and amenities, architectural character or neighborhood integrity, as it will be subject to the development standards of, and review by, Washoe County.

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 proposed amendment will allow for future development of commercial uses that are similar to those already in existence on adjacent commercially zoned properties. The intensity of land uses on the subject properties will be limited to the allowed uses and intensities within the approved land designation and zoning district.

LU.6 Encourage mixed uses which present unifying community design features and integrate a diversity of residential neighborhoods, neighborhood centers, employment, shopping and recreation activities.

The proposed amendment is intended to allow for future development which will support the jobs/housing balance in the growing North Valleys area. Additional commercial uses on the subject parcel will bring a better concentration of available amenities in an area that continues to see substantial growth and need for additional services. Such development will support a unifying community design by integrating a balance of housing, neighborhood centers, employment, shopping and recreational activities.

LU.9 Ensure that signs and the architecture of buildings and projects are compatible with the surrounding character of the area.

While the proposed amendment does not include development plans, any future proposed development on the subject site will be subject to the requirements and limitations of its designated land use and zoning district. Since the proposed amendment requests a change to a land use/zoning district that is complementary to the surrounding land uses and zoning districts, future development will be held to the same (compatible) requirements for any proposed signage or building architecture, thus complementing the surrounding character of the area.

Public Services and Facilities

PSF. 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.

The proposed amendment will support the preservation of desirable open space by allowing for commercial development in an area that does not pose threat to any such areas as identified in the City of Reno Open Space and Greenways Plan or in the Washoe County Regional Open Space 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.

RESPONSE: The proposed Zoning Map Amendment will allow for land uses compatible with the existing commercial development and land uses already established along Lemmon Drive. Additionally, the inclusion of additional commercial uses supports the jobs/housing balance as the North Valleys area continues to experience a pattern of growth.

(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.

RESPONSE: The North Valleys area has seen substantial growth in recent years. The need for additional commercial amenities and uses has increased as many residential developments have been established, and the general population continues to increase respectively. The proposed amendment will allow for more compatible commercial growth, supporting the jobs/housing balance within the North Valleys.

(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.

RESPONSE: The subject property of the proposed Zoning Map Amendment is located in an area with existing development, which includes established infrastructure for transportation, services/utility, recreation and safety. RTC routes 7 and 17 currently serve the immediate area, both Lemmon Drive and Buck Drive are equipped with sidewalks and bike lanes, and North Valleys Regional Park is just over 1 mile from the subject site, making the site an ideal location for commercial services.

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

RESPONSE: The proposed Zoning Map Amendment will allow for future development of commercial uses that will provide needed services in a growing area. Since infrastructure and public services already exist in the vicinity, future development resulting from the proposed amendment will have no adverse effects on the implementation policies or 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.

RESPONSE: The proposed Zoning Map Amendment supports the County's desired pattern of growth and imposes minimal to no impairment to natural resources. The availability of existing nearby infrastructure and facilities in the immediate vicinity will allow for an efficient expenditure of funds for public services resulting from any future development on the subject property.

(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.

RESPONSE: No military installation exists within the vicinity of the subject site, therefore, the proposed amendment will not affect the location, purpose or mission of any military installation.



View of the adjacent commercial property to the west.



View of southern site access from existing adjacent commercial property.

Figure 7 - Site Photos



Location of access easement through adjacent commercial property to the west.



View of the site facing north.

Figure 8 – Site Photos

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: Buck Drive Master Plan Amendment			
Project Description: Request for a Master Plan Amendment from Medium Density Suburban/Suburban Residential (1-3 du/acre) to Commercial.			
Project Address: 330 Lemmon Drive, Reno, NV 89506			
Project Area (acres or square feet): 1.00 acre			
Project Location (with point of reference to major cross streets AND area locator): The subject site is located in the North Valleys area, north of Buck Drive and east of Lemmon Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
552-190-03	1.00		
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: Squailia Trust, Alan J. & Debra J.		Name: Lumos & Associates	
Address: 3150 Achilles Drive		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89512	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-827-6111	Fax:
Email:		Email: afuss@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Angela Fuss	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Frank Lepori Construction, Inc.		Name:	
Address: 1580 Hymer Avenue, Suite 100		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-337-2063	Fax:	Phone:	Fax:
Email: frank@leporiconstruction.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Frank Lepori		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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: Buck Drive Zoning Map Amendment			
Project Description: Request for a Zoning Map Amendment from Medium Density Suburban to General Commercial			
Project Address: 330 Lemmon Drive, Reno, NV 89506			
Project Area (acres or square feet): 1.00 acre			
Project Location (with point of reference to major cross streets AND area locator): The subject site is located in the North Valleys area, north of Buck Drive and east of Lemmon Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
552-190-03	1.00		
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: Squailia Trust, Alan J. & Debra J.		Name: Lumos & Associates	
Address: 3150 Achilles Drive		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89512	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-827-6111	Fax:
Email:		Email: afuss@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Angela Fuss	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Frank Lepori Construction, Inc.		Name:	
Address: 1580 Hymer Avenue, Suite 100		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-337-2063	Fax:	Phone:	Fax:
Email: frank@leporiconstruction.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Frank Lepori		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: Frank Lepori Construction

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, Alan J Squavilia
(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): 552-190-03

Printed Name Alan J Squavilia

Signed Alan J Squavilia

Address 3150 Achilles Dr.

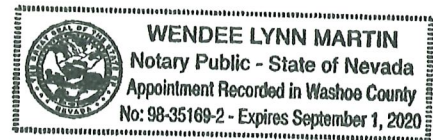
Reno, Nv. 89512

Subscribed and sworn to before me this 10th day of January, 2019.

(Notary Stamp)

Wendee Lynn Martin
Notary Public in and for said county and state

My commission expires: September 1, 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

Property Owner Affidavit

Applicant Name: Frank Lepori Construction

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, Alan J Squiglia
(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): 552-190-03

Printed Name Alan J Squiglia

Signed Alan J Squiglia

Address 3150 Achilles Dr.

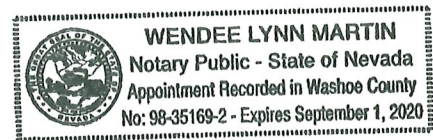
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- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property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

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

This is a request for a Master Plan Amendment from Medium Density Suburban/Suburban Residential (1-3 du/acre) to Commercial.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Substantial growth in the area in recent years has created a need for additional commercial services to support the jobs/housing balance in the vicinity.

3. Please provide the following specific information:

- a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

The subject site is located in the North Valleys area, at 330 Lemmon Drive - north of Buck Drive and east of Lemmon Drive.

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
552-190-03	Medium Density Suburban/Suburban Residential (1-3 du/acre)	1.00	Commercial	no change proposed

c. What are the adopted land use designations of adjacent parcels?

North	MDSSR
South	GC
East	MDSSR
West	C

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

The subject parcel contains one single family home. Surrounding parcels are a mix of vacant land, commercial buildings and single family homes.

5. 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.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

Yes No

Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes No

Explanation:

--

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

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

Explanation:

--

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. 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. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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

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

- a. System Type:

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

- b. Available:

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

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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

- a. System Type:

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

- b. Available:

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

- c. If a public facility is proposed and is currently 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.

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

Area traffic currently flows from Lemmon Drive to Highway 395.

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

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

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station 13 - 10575 Silver Lake Rd (Reno) (2.5 miles)
b. Health Care Facility	Renown Urgent Care - North Hills, 1075 N Hills Blvd (Reno) (1.0 mile)
c. Elementary School	Alice Smith Elementary - 1070 Beckwourth Dr (Reno) (1.0 mile)
d. Middle School	O'Brien Middle School - 10500 Stead Blvd (Reno) (2.6 miles)
e. High School	North Valleys High School - 1470 E Golden Valley Rd (Reno) (1.7 miles)
f. Parks	North Valleys Regional Park (1.3 miles), Golden Valley Community Park (1.4 miles)
g. Library	North Valleys Library - 1075 N Hills Blvd (Reno) (1.0 mile)
h. Citifare Bus Stop	RTC routes 7 and 17 (stops at Buck Dr and Lemmon Dr) (0 miles)

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

a. Population Element:

Please see project write-up/findings.

b. Conservation Element:

Please see project write-up/findings.

c. Housing Element:

Please see project write-up/findings.

d. Land Use and Transportation Element:

Please see project write-up/findings.

e. Public Services and Facilities Element:

Please see project write-up/findings.

f. Adopted area plan(s):

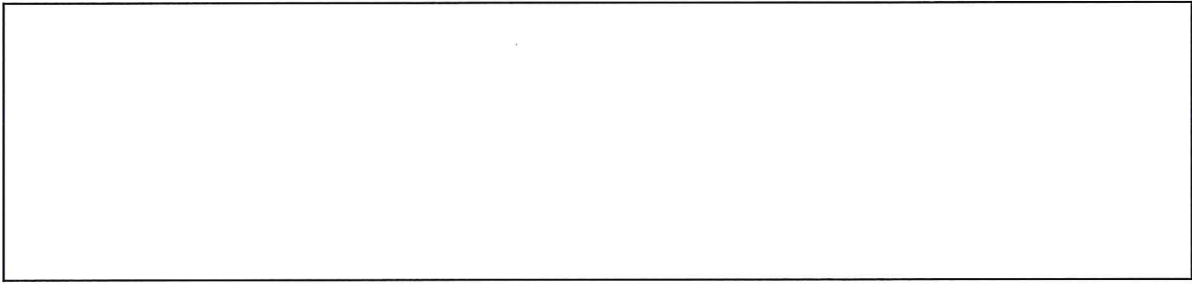
Reno-Stead Corridor Joint Plan and North Valleys Area Plan
--

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

Please see project write-up/findings.

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)



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 subject parcel is located at 330 Lemmon Drive, Reno, NV, approximately 460 feet northeast of the Lemmon Drive/Buck Drive intersection.

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

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
552-190-03	MDSSR	MDS	1.00	GC	no change proposed

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

	Zoning	Use (residential, vacant, commercial, etc,)
North	MDS	Single-family residence
South	GC	vacant
East	MDS	Single-family residence
West	GC	Commercial

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

The subject parcel contains one single family home. Surrounding parcels are a mix of vacant land, commercial buildings and single family homes.

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

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

<input type="checkbox"/> Yes, provide map identifying locations	<input 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):

--

- 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.

--

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

- a. System Type:

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

- b. Available:

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

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

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

- b. Available:

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

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

<input type="checkbox"/> Yes	<input 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.

Area traffic currently flows from Lemmon Drive to Highway 395.
--

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	Truckee Meadows Fire Protection District Station 13 - 10575 Silver Lake Rd (Reno) (2.5 miles)
b. Health Care Facility	Renown Urgent Care - North Hills, 1075 N Hills Blvd (Reno) (1.0 mile)
c. Elementary School	Alice Smith Elementary - 1070 Beckwourth Dr (Reno) (1.0 mile)
d. Middle School	O'Brien Middle School - 10500 Stead Blvd (Reno) (2.6 miles)
e. High School	North Valleys High School - 1470 E Golden Valley Rd (Reno) (1.7 miles)
f. Parks	North Valleys Regional Park (1.3 miles), Golden Valley Community Park (1.4 miles)
g. Library	North Valleys Library - 1075 N Hills Blvd (Reno) (1.0 mile)
h. Citifare Bus Stop	RTC routes 7 and 17 (stops at Buck Dr and Lemmon Dr) (0 miles)

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

Bill Detail

Washoe County Parcel Information		
Parcel ID	Status	Last Update
55219003	Active	1/14/2019 2:06:47 AM
Current Owner: SQUAILIA TRUST, ALAN & DEBRA 3150 ACHILLES DR RENO, NV 89512		SITUS: 330 LEMMON DR WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Section 9 Range 19 Block Township 20 Lot		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/4/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$35.24	(\$12.90)	\$22.34
Truckee Meadows Fire Dist	\$111.93	(\$40.98)	\$70.95
Washoe County	\$288.45	(\$105.61)	\$182.84
Washoe County Sc	\$235.97	(\$86.40)	\$149.57
Total Tax	\$671.59	(\$245.89)	\$425.70

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018113978	B18.182910	\$212.84	1/7/2019
2018	2018113978	B18.25623	\$212.86	8/7/2018

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

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



Reno
9222 Prototype Drive
Reno, Nevada
775.827.6111

January 21, 2019

Dear Property Owner,

You are invited to attend a neighborhood meeting to learn more about the Buck Drive Master Plan Amendment. The project site (APN 552-190-03), totaling approximately ± 1.00 acre, is located north of Buck Drive and east of Lemmon Drive. The current master plan land use designation is Medium Density Suburban/Suburban Residential and the zoning designation is Medium Density Suburban. The proposed request will amend the master plan land use designation to Commercial and modify the zoning to General Commercial.

The neighborhood meeting has been scheduled to provide surrounding property owners with information on the proposed zoning/master plan amendment. This request to the City of Reno does not include development plans, and the meeting is only to discuss the master plan amendment.

Neighborhood Meeting Date: Wednesday, February 6, 2019

Time: 6:30 p.m.

Location: Stead Elementary School Multi-Purpose Room – 10580 Stead Blvd, Reno, NV 89506

Questions: Please contact Angela Fuss, Lumos & Associates, at 827-6111 or afuss@lumosinc.com

If you have any questions, please do not hesitate to contact me at 775-827-6111.

Sincerely,

A handwritten signature in black ink that reads 'Angela Fuss'.

Angela Fuss, AICP
Planning Manager



Figure 1 – Property Location Map



Reno
9222 Prototype Drive
Reno, Nevada
775.827.6111

January 18, 2019

Chris Bronczyk
Washoe County Community Development
1001 E. Ninth Street, Building A
Reno, NV 89512

Re: Buck Drive Zoning Map and Master Plan Amendment Feasibility Analysis

Dear Chris,

The purpose of this feasibility analysis is to fulfill the requirements of the Washoe County North Valleys Area Plan Policy NV.20.3, regarding the Buck Drive Zoning Map and Master Plan Amendment requests. Specifically, this feasibility study has been conducted relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys.

PROJECT LOCATION

The amendment requests address sites for intended for proposed commercial development, located on the northeast corner of Lemmon Drive and Buck Drive. The one-acre site is currently zoned Medium Density Suburban and is located within the Reno-Stead Corridor Joint Plan and the North Valleys Area Plan. The parcel is currently developed with a single-family house.

PROJECT DESCRIPTION

A zoning map and master plan amendment application has been submitted to Washoe County, requesting to change the overall land use from residential to commercial. The proposed General Commercial designation allows for a variety of potential use types, which are primarily characterized by businesses that provide a mix of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and similar compatible activities.

Adjacent properties to the south and west are zoned General Commercial, and those to the north and east are zoned Medium Density Suburban.

DOMESTIC WATER

The existing home is served by a domestic well. Future development of the site with commercial uses will require annexation into Truckee Meadows Water Authority's (TMWA) retail service area. Water service is currently available on the adjacent commercial development by a 10-inch water main. Future development of the subject site would tie into the adjacent water line.

The one-acre site is currently zoned Medium Density Suburban, which would allow for three residential units to be developed. TMWA would require 0.30 acre feet of water per single family lot.

A future commercial use on a one-acre site would likely accommodate an 8,000 square foot building (plus parking, access and landscaping), resulting in a water demand of 3.2 acre feet of water. All water rights could be purchased through TMWA.

TMWA Water Demand for Existing Zoning

Existing MDS Zoning: 3 lots x 0.30 acre feet = 0.9 acre feet of water

TMWA Water Demand for Proposed Zoning

Assume 8,000 SF commercial building: 8,000 SF x 0.0004 acre feet = 3.2 acre feet of water

SANITARY SEWER

The adjacent property ties into an 8-inch sanitary sewer line that runs on the south and east sides of the subject parcel. The sewer line is part of the Buck Drive Sanitary Sewer Rehab project that is slated for construction in 2019. The project includes installation of approximately 1,300 linear feet of 15 inch diameter SDR 35 sanitary sewer main, associated manholes, connections, abandonments and surface restoration for the purpose of collecting additional flows to the Buck Drive Lift Station. Sanitary sewer treatment will be through the Truckee Meadows Water Reclamation Facility (TMWRF).

The existing sanitary sewer demand for three residential units is greater than the sanitary sewer generated from one acre of commercial development.

Sanitary Sewer Demand for Existing Zoning

Existing MDS Zoning: 3 lots x 325 gpd/dwelling unit = 975 gpd

Sanitary Sewer Demand for Proposed Zoning

One acre of commercial development: 1 acre Commercial x 780 gpd = 780 gpd

DRY UTILITIES

The parcel is currently serviced by a 4-inch NV Energy gas main and overhead electric lines. In order to determine if additional infrastructure would be necessary to service the subject property, a discovery would need to be performed by NV Energy, however, it is anticipated that existing gas and electric facilities will be sufficient to service future uses on the subject property.

FEMA FLOOD ZONE MITIGATION/STORM DRAINAGE

FEMA Flood Zone Mitigation

The subject property is within the FEMA Zone X (Area of Minimal Flood Hazard) and does not require mitigation.

Storm Drainage

The adjacent commercial development to the west was designed with a 72-inch storm drain system that runs along the west side of subject parcel. The proposed site would likely be designed with an underground chamber that flows into the storm drainage, similar to the design of the adjacent Jimboy's Tacos.

CONCLUSION

In conclusion, the findings included in this feasibility analysis support the requirements of the North Valleys Area Plan with respect to a land use change from residential to commercial. Development of the site will tie into existing utilities and infrastructure on the adjacent commercial development to the west. Water rights can be purchased through TMWA and connect to existing infrastructure on the adjacent parcel. Sanitary sewer demand will be less with commercial development, as opposed to three residential units. The City of Reno will start construction of the Buck Drive Sanitary Sewer Rehab project this year and future sanitary sewer treatment will be at the TMWRF facility, having no negative impact on the Lemmon Wastewater Treatment Facility. Additionally, future development of the parcel will have no impact on Swan Lake.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Angela Fuss, AICP
Planning Manager



Reno
9222 Prototype Drive
Reno, Nevada
775.827.6111

January 18, 2019

Chris Bronczyk
Washoe County Community Development
1001 E. Ninth Street, Building A
Reno, NV 89512

Re: Buck Drive Zoning Map and Master Plan Amendment Market Analysis

Dear Chris,

This memo provides a market analysis for the proposed commercial development located on the northeast corner of Lemmon Drive and Buck Drive. The one-acre site is currently zoned Medium Density Suburban and is located within the Reno-Stead Corridor Joint Plan and the North Valleys Area Plan. The parcel is currently developed with a single-family house.

A zoning map and master plan amendment application has been submitted to Washoe County, requesting to change the overall land use from residential to commercial. The proposed General Commercial designation allows for a variety of potential use types, which are primarily characterized by businesses that provide a mix of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and similar compatible activities.

Policy NV.20.4 of the North Valleys Area Plan requires a market analysis be completed to provide evidence of the need to increase the inventory of commercial land use opportunities and otherwise demonstrate the scale of the intended use to be community serving in nature. This market analysis has been prepared in response to the to the North Valleys Area Plan requirement. The findings support the need for additional commercial development at this location.

Locational Criteria

This site, in particular, is ideal for commercial development based on several factors, including surrounding streets, parcel size, access and adjacent land uses.

The 2040 Regional Transportation Plan (RTP) states that vibrant communities include a variety of housing and transportation options and offer nearby destinations, such as shopping and dining, that are easy to access. The RTP 2040 Plan also supports a land use plan that integrates land uses and facilitates access by multiple modes of transportation. The one-acre parcel is located on the northeast corner of Lemmon Drive and Buck Drive, an area already served with existing sidewalks, bike lanes and public transit stops. The intersection serves as a major thoroughfare for both residents living in the area, as well as employees going to and from work at the nearby employment centers. Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

Commercial development at this location is a logical extension of the existing commercial land use, and because the site is only one acre in size, the ultimate commercial use is limited to that of a local draw, as opposed to a commercial use that has a regional draw. A large user, such as a Costco or a regional shopping center would not fit on a one-acre site and thus limits the type of use that could be developed.

Access into the proposed parcel is currently through an access easement that comes off Lemmon Drive and extends through the existing commercial development to the west.

Retail Center Classifications

The Urban Land Institute (ULI) classifies shopping centers into several categories, ranging from small neighborhood serving centers to larger regional serving centers. The attributes of these shopping center categories are based on factors that include size, distance of customer draw (trade area), and typical anchor tenant type. Typical characteristics of retail shopping center types are provided in the table below:

Table 1: Retail Center Classifications

Shopping Center Type	Typical Anchor	Typical Building Size	Typical Site Area	Typical Trade Area
Neighborhood Center	Supermarket, drugstore, discount store	30,000-100,000 SF	3-10 acres	1-3 miles
Community Center	Supermarket, drugstore, mixed apparel store	100,000-400,000 SF	10-30 acres	3-5 miles
Regional Center	1-2 full-line department stores	300,000-900,000 SF	10-60 acres	8 miles
Super Regional Center	3 or more full-line department stores	600,000-2,000,000 SF	15-100+ acres	12 miles

Land Use Trends

Due to the one-acre parcel size, future development of the site is not likely to be a Community, Regional or Super Regional shopping center. Classifying the site as even a Neighborhood Center use is not appropriate. The parcel site will likely be large enough to provide for one or two tenants, including parking and landscape requirements.

For purposes of this analysis, the Trade Area, defined as the geographic area within which the retail center draws most of its business, has been defined as a one-mile radius surrounding the site. The adjacent commercial uses include a drive-thru restaurant, marijuana dispensary, smog check, and an auto parts store, which also serve a local neighborhood customer base. Within the one-mile Trade Area, approximately 14 percent of the acreage (265 acres) is zoned for commercial land uses and approximately 80 percent, or 1,461 acres, is designated for residential development (includes Mixed Use, PUD and SPD designations). The remaining acreage is zoned for other uses such as Open Space, Public Facility and Industrial.

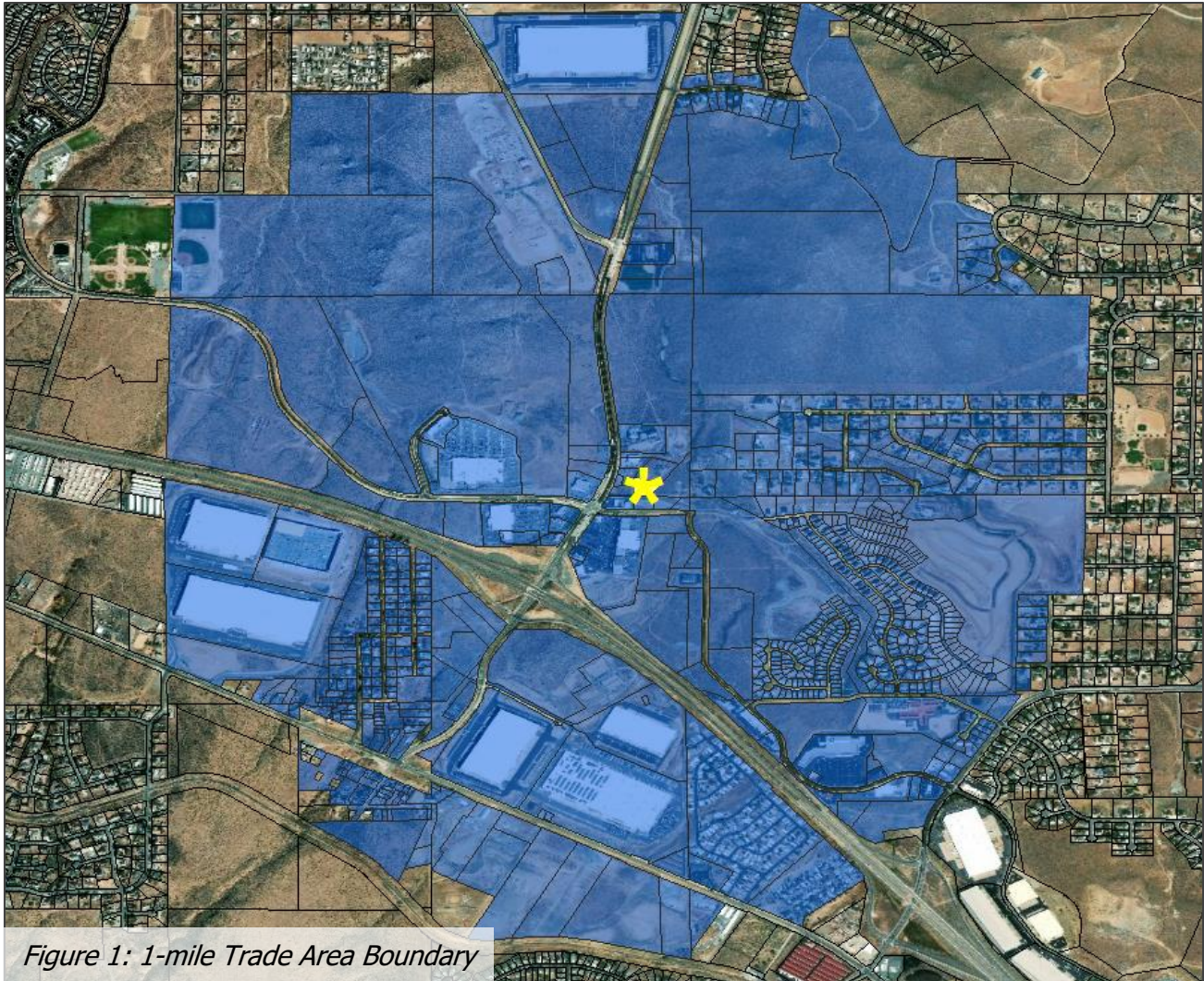


Figure 1: 1-mile Trade Area Boundary

Analyzing existing land use and approved unbuilt projects in the North Valleys provides a snapshot of growth and development patterns. The North Valleys has experienced a significant increase in residential development and entitlement approvals, with little increase in commercial development to serve those residents. As a general rule, retail/commercial development follows rooftops. Commercial development comes in after new residential neighborhoods are settled, or following changes in roadway and other patterns that have the potential to affect the density of population and traffic in a given area. Below is a list of residential projects that have been recently approved for development in the North Valleys area:

- Vista Enclave Development – ±130 single family lots
- Lakes at Sky Vista Apartments – ±760 multi-family units
- Silver Dollar Estates – ±261 single family detached, 150 single family attached duplex, ±213 triplex townhomes
- Stead 40 Development – ±120 single family attached units and ±59 single family detached units
- North Peak Apartments – ±328 multi-family units

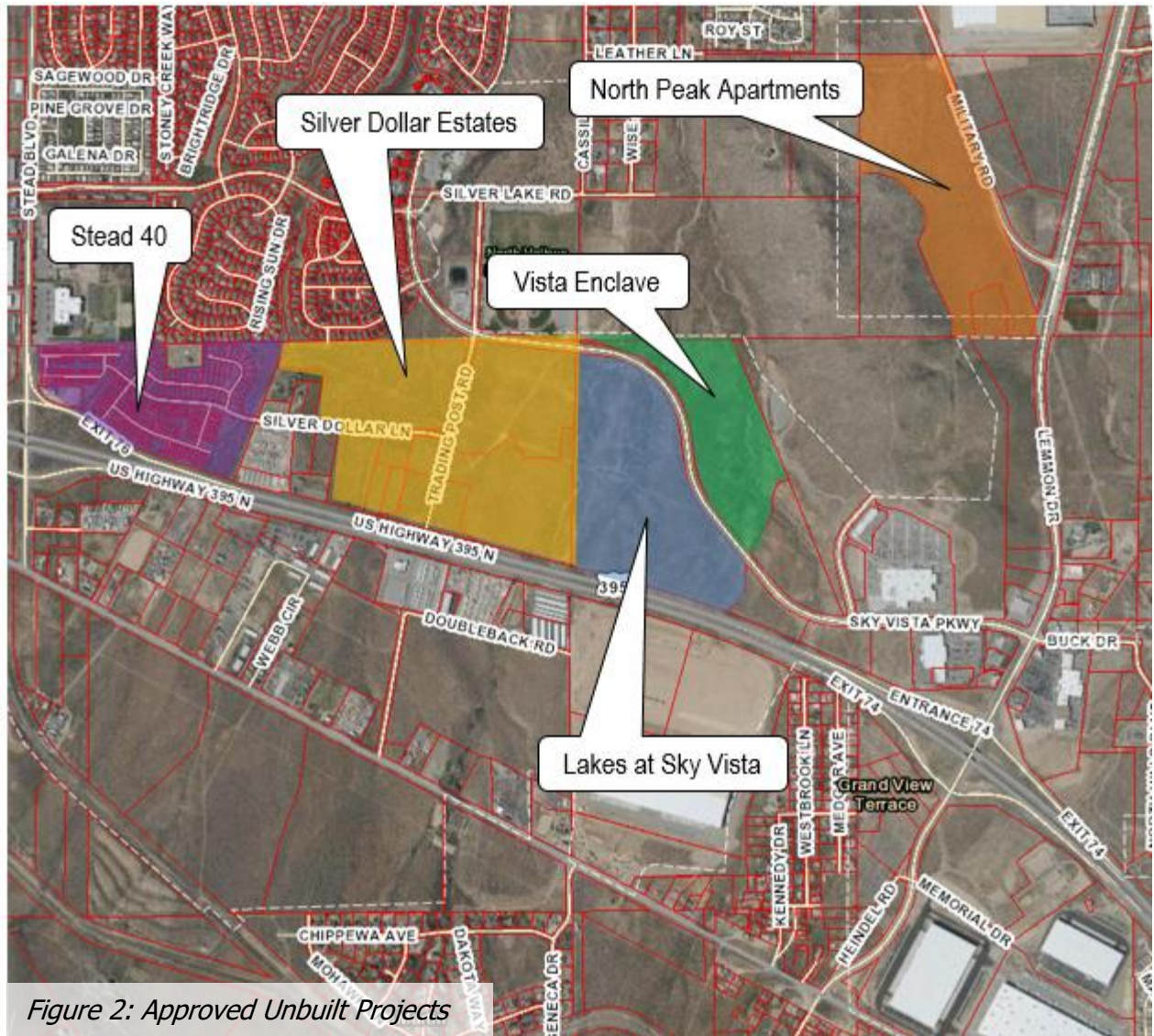


Figure 2: Approved Unbuilt Projects

Surrounding Commercial Development

The project is located within a larger area of commercial activity including larger scale commercial uses such as Smith's Grocery, Walmart, Big Lots and Grocery Outlet. The three main commercial shopping centers have been developed for a number of years. Walmart was the most recent large commercial development, constructed in 2011. The smaller commercial tenants have been developed over the years. Table 2 – Large Commercial Center details the three large commercial center developments that serve the nearby surrounding area.

Table 2: Large Commercial Centers within the Trade Area

Anchor	Location	Acreage	Building Size	Tenants
Smith's Grocery	175 Lemmon Drive	11.2 acres	80,390 SF	Bank of America, Qdoba, Jack in the Box, AT&T, Great Clips
Walmart	250 Vista Knoll Pkwy	20.7 acres	180,891 SF	Dollar Loan, St. Mary's Medical, T Mobile, Super Cuts
Grocery Outlet	200 Lemmon Drive	16 acres	71,564 SF	Big Lots, Starbucks, Pizza Hut, Wells Fargo, Sally's Beauty Supply

Summary

The North Valleys area, in general, has seen a significant increase in growth over the past few years. The vast majority of that growth has been in single-family development, with two large multi-family projects currently under construction. Within a one-mile Trade Area, over 80 percent of the land is zoned for residential use. Commercial land consists of 14 percent, and much of that land is already built-out.

The approved unbuilt list of projects within the Trade Area will add another 1,000 residential units, increasing the demand for commercial development even more. By adding an additional one acre of commercially zoned property, residents and employees within the Trade Area will have the ability to shop in close proximity to home and work, thereby reducing the impacts to traffic on the region's road network.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Angela Fuss, AICP
Planning Manager