LDC18-00026
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Community Development Department
July 30, 2018
Amendment to the Reno-Stead Corridor Joint Plan (RSCJP)

- Keeping the property in the RSCJP
- Changing the land use designations

**From:**
- ±1.02 acres - Open Space
- ±2.57 acres - Low Density Suburban/Rural Residential
  (1- 2.5 acre lots)

**To:**
- ±0.86 acres - Open Space
- ±2.73 acres - General Commercial
Existing and Proposed Land Use Designations

**Existing Land Use/Master Plan**
- General Commercial
- High Density Suburban/Low Density Residential
- Low Density Suburban/Rural Residential
- Medium Density Suburban/Suburban Residential
- Open Space
- Parks and Recreation
- Public & Semi-Public Facilities

**Proposed**
- Reno-Stead Corridor Joint Plan Boundary
- Subject Parcels

City of Reno
RSCJP Land Use Designation and Zoning

Existing Land Use Designation

Existing Zoning
RSCJP Land Use Designation and Zoning

Proposed Land Use Designation

Existing Zoning
Land Use Compatibility
Reno City Planning Commission Comments

- Intensification of land use should not occur without hearing presentation from Public Works Director;
- ±0.16 acre reduction of open space should not occur

Reno City Planning Commission Vote

- Five in favor; two opposed; none absent
Washoe County Planning Commission Comments

- Wanted project specific details on traffic, access, and grading;
- Master Plan amendments should not be allowed at all;
- Did not support Master Plan amendments for specific projects;
- Not in the general interest and health of the general public because of the reduction in open space;
- It is not consistent with the pattern of growth.

Washoe County Planning Commission Vote

- Unanimous recommendation for denial
- APN's 086-380-20 & 21
- 3.6± acres
- Directly north of Lemmon Drive/Sky Vista Parkway intersection

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Project Area
• Within Reno Stead Corridor Joint Plan
• Existing Land Use
  • 2.57 acres - Low Density Suburban
  • 1.02 acres - Open Space
Existing City of Reno Zoning
- Arterial Commercial
- Large Lot Residential – 1 acre
- Large Lot Residential – 2.5 acre

Project Background
- **Master Plan (Land Use) Amendment**

  - Replace 2.57 acres of residential land use (Low Density Suburban) with General Commercial land use
    - Aligns with City of Reno Arterial Commercial zoning
    - Facilitates consistent development pattern
  - Open Space acreage (1.02) equivalent to current acreage
  - Preserves steep slopes

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**Project Request**