Master Plan Amendment and Regulatory Zone Amendment in Verdi

- Swapping ½ acre of regulatory zone and master plan category.
- Master Plan Category being swapped – Rural Residential (RR) and Suburban Residential (SR)
- Regulatory Zone being swapped – Low Density Suburban (LDS) and High Density Rural (HDR)
- No increase in allowed lots/homes, or intensification of use
- 0 Erminia Road; 0 Mario Road
- South of Interstate 80
Compatibility

– All Master Plan Categories and Regulatory Zones currently exist on the property.
– High Density Rural has a High Compatibility with Low Density Suburban.
– Primary benefit is to allow for a central driveway with two connections.
- **Regulatory Zone**
  - LDS allows for one (1) dwelling unit per acre
  - HDR allows for one (1) dwelling unit per 2.5 acres
  - Replicates the existing pattern of growth within this area
Site Layout
West Truckee Meadows/Verdi Township

— Presented at the June 18, 2018 meeting

- Discussion regarding layouts, notice, and further review.
- Concern expressed on whether or not this was an attempt to increase density.
32 Property Owners Noticed
Staff recommends approval for both applications. Potential separate motions for each application are contained in the staff report.