RENO CHRISTIAN FELLOWSHIP
REGULATORY ZONE AMENDMENT

WASHEOE COUNTY PLANNING COMMISSION
APRIL 20, 2020
Regulatory Zone Amendment

- Rezone 12.55± acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS)
PROJECT LOCATION

WESTERN TERMINUS OF ZOLEZZI LANE @ VENTANA PARKWAY
EXISTING CONDITIONS

CURRENTLY VACANT

VIEW ACROSS SITE LOOKING WEST

VIEW ACROSS SITE LOOKING SOUTHWEST
EXISTING AND PROPOSED ZONING
PURPOSE

• RCF has owned the parcels since 1980.

• RCF has served the surrounding community for nearly 40 years.

• RCF wishes to sell the property in order to raise funds for church expansion, primarily for youth facilities and programs.

• RCF has a vested interest in the community and will be highly selective as to how the property is ultimately developed.
ZONING CONSIDERATIONS

• Existing LDS zoning allows for up to 12 units at 1 DU/AC density.

• Proposed MDS zoning allows for up to 37 units at 3 DU/AC density.

• Southwest Vistas (north) incorporates common open space with lot sizes as small as 9,000 sq.ft.

• Thomas Creek Estates (south) includes lot sizes at ½ acre.

• MDS zoning provides for lot size compatibility and transition between Thomas Creek Estates and Southwest Vistas.
ZONING COMPATIBILITY

WASHOE COUNTY ZONING COMPATIBILITY MATRIX

H - High Compatibility: Little or no screening or buffering necessary.
M - Medium Compatibility: Some screening and buffering necessary.
L - Low Compatibility: Significant screening and buffering necessary.

Regulatory Zones

Residential
LDR - Low Density Rural
MDR - Medium Density Rural
HDR - High Density Rural
LDLS/LS 2 - Low Density Suburban
MDS/MDLS 4 - Medium Density Suburban
HDS - High Density Suburban
LDU - Low Density Urban
MDU - Medium Density Urban
HDU - High Density Urban

Non-Residential
PR - Parks and Recreation
PSB - Public and Semi-Public Facilities
GC - General Commercial
NC - Neighborhood Commercial/Office
TC - Testament Commercial
I - Industrial
GR - General Rural
GRP - General Rural Residential
OS - Open Space

Note: Plans for the amount of screening and buffering shall be made to the satisfaction of Washoe County Department of Community Development staff before completion of project review.

Source: Washoe County Department of Community Development
LAND USE CONSIDERATIONS

- Infill site.
- Infrastructure needed to serve a future site is already in place with ample capacity.
- Washoe County School District has provided data demonstrating that all schools that serve the site have available capacity.
- Proposed zoning is consistent with the regulations, goals, and policies of the Southwest Truckee Meadows Area Plan.
- MDS is specifically an allowed zoning designation within the Suburban Residential Master Plan designation.
- MDS is consistent/permitted within the Thomas Creek SCMA.
This zone change does not grant a right to construct new homes.

No project is being proposed at this time.

Future development of the site will include a public review process similar to this, including a meeting with the CAB and hearing before the Planning Commission.

Future tentative map can be conditioned to address all land use relationships (i.e. setbacks, buffers, building heights, access/circulation, etc.).
QUESTIONS?

Mike Railey
Christy Corporation, Ltd.