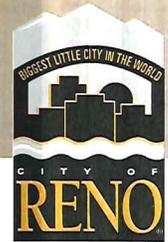


LDC17-00043 (ECHEVERRIA PEAVINE PROPERTY)

Joint City Council & Board of County Commissioners
July 30, 2018

Echeverria Peavine Property Request



This request includes two parts:

- 1) An amendment to the Reno-Stead Corridor Joint Plan to remove ± 559.3 acres from the RSCJP boundary.
- 2) Assign City of Reno Master Plan land use to the site using ReImagine Reno designations.

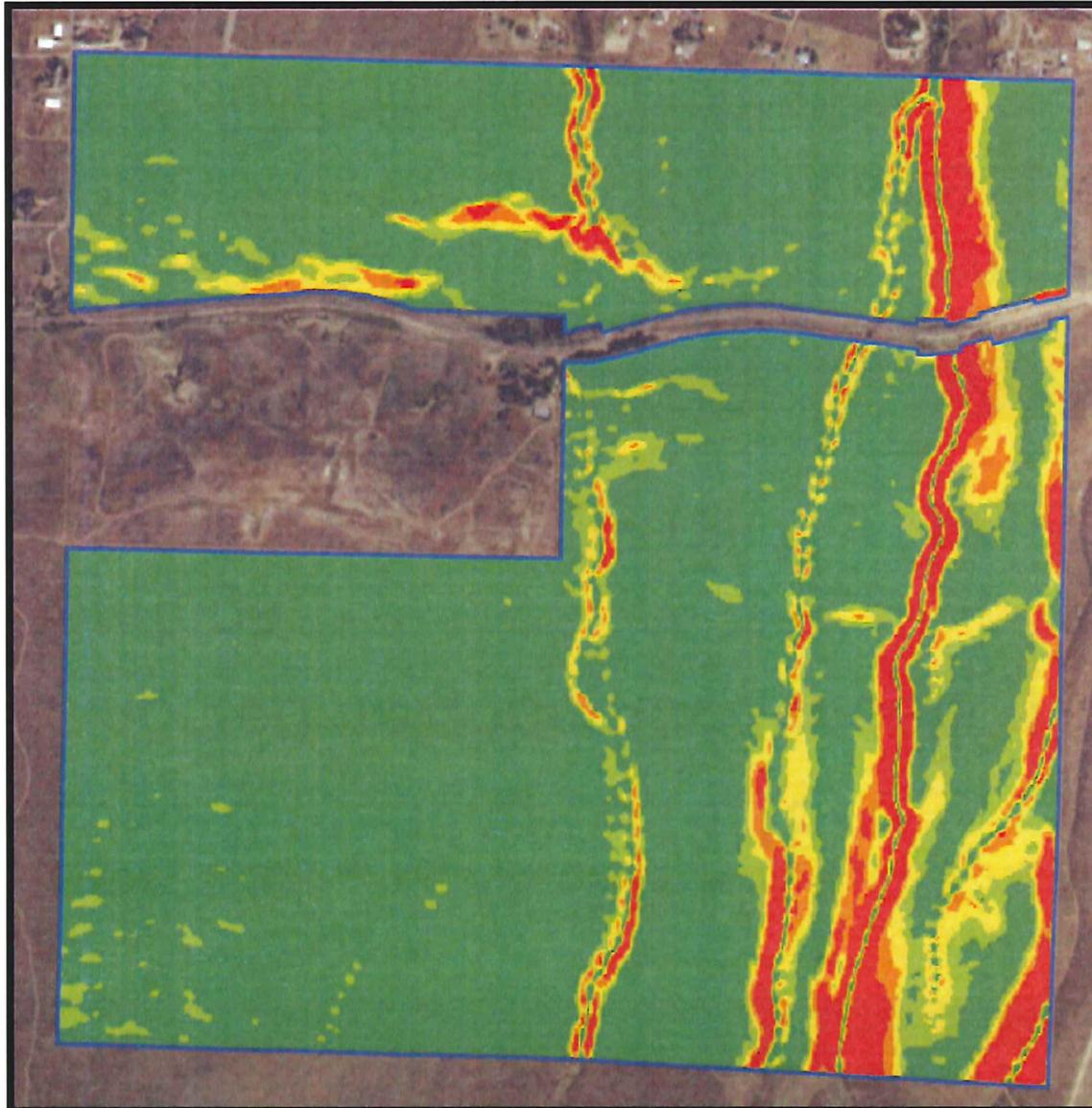
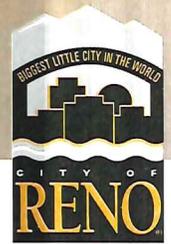
NOTE: The site is currently zoned LLR1 and General Rural (UT40). Development utilizing the requested Master Plan designations would require a zoning map amendment in the future.

Echeverria Peavine Property - Process

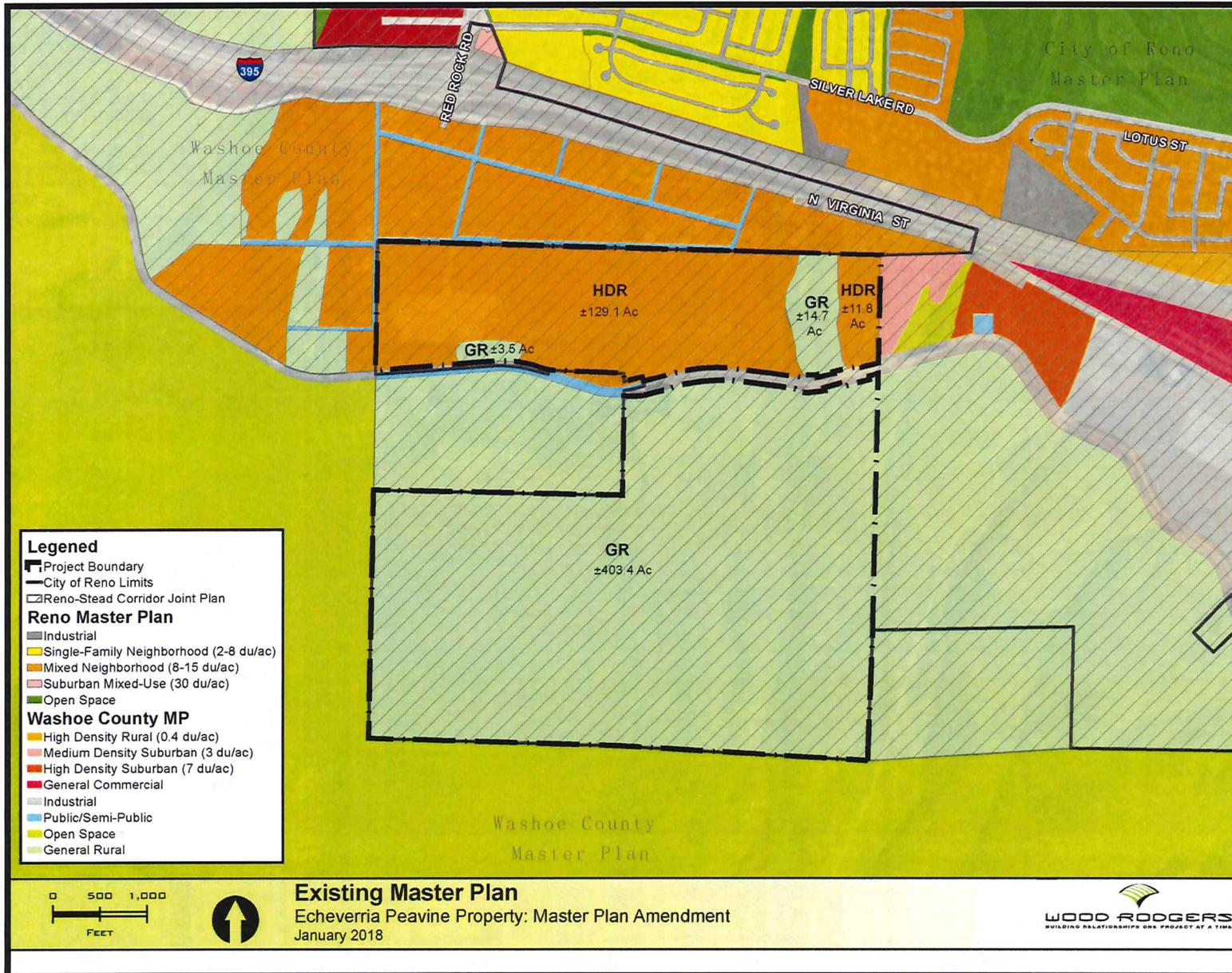
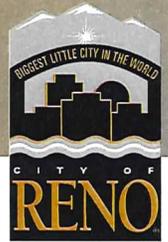


- 1) Joint NAB/CAB meeting (1/16/18)
- 2) Applicant hosted neighborhood meeting (2/20/18)
- 3) Public Hearings:
 - a) Joint Washoe County & City of Reno Planning Commission (4/26/18)
 - b) Joint Washoe County Commission & Reno City Council
 - c) Truckee Meadows Regional Planning Commission
 - d) Truckee Meadows Regional Governing Board
 - e) Reno City Council for final Certification

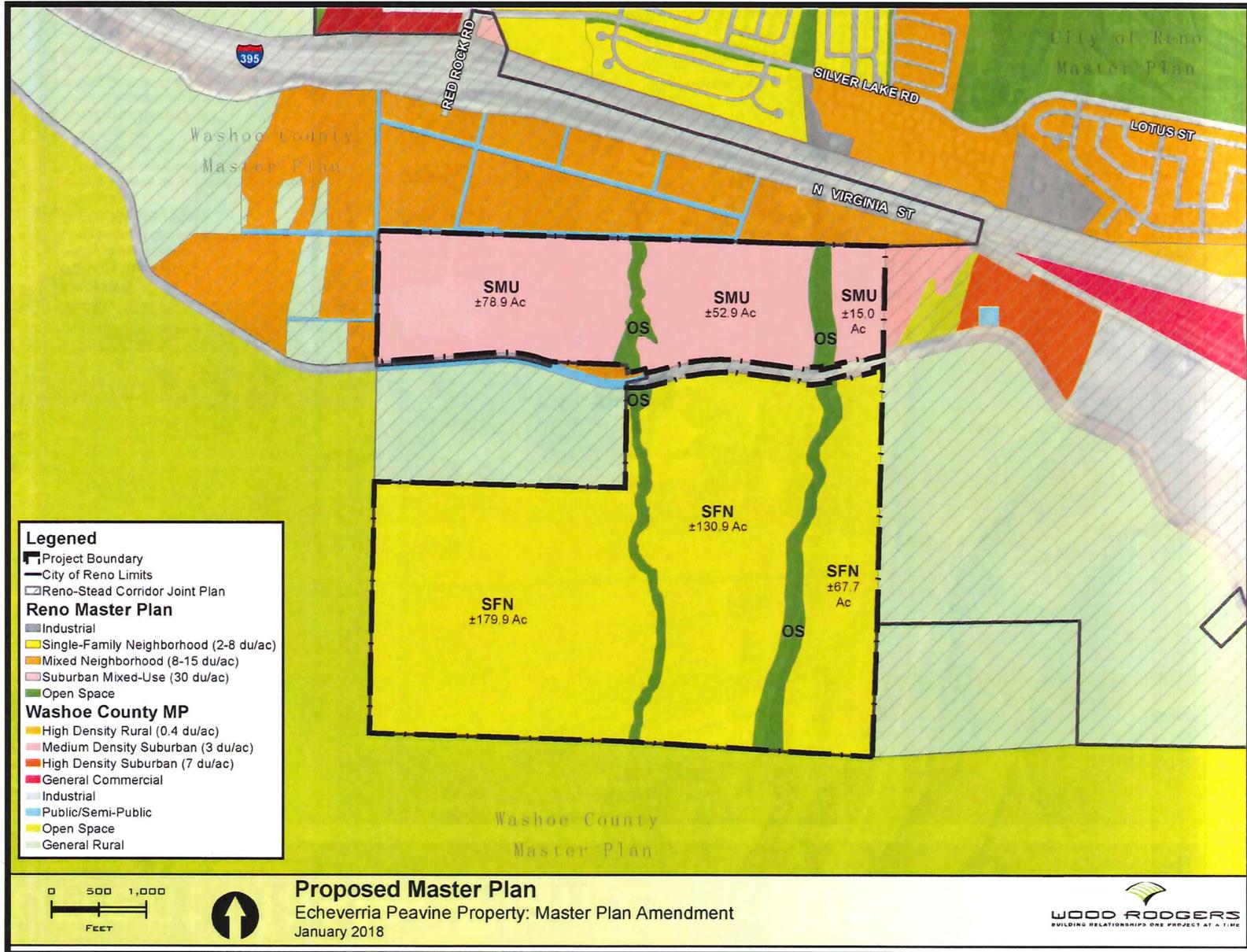
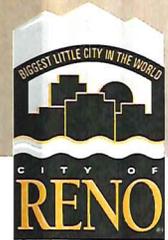
Echeverria Peavine – Slope Map



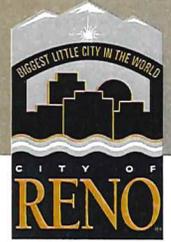
Current Master Plan Land Use



Proposed Master Plan Land Use

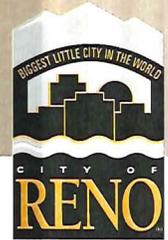


RSCJP Background



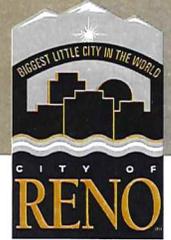
- The RSCJP was jointly adopted in 1996. Plan notes anticipated 20 year planning horizon.
- Joint Plan was amended in 2010 that included:
 - Modified policy language.
 - Remove plan sections that were addressed in other adopted documents including entity Master Plan and Development Codes.
 - Removed duplicative language.
 - Remove narratives better suited in historic case files for reference.
- Several amendments to the plan to remove or redesignate land have been approved since initial adoption.

RSCJP Land Use Plan & Policies



- **Conservation** – Hillside Development; Protect Drainageways; Visual Features & Neighborhood Integrity.
- **Relationship to Adjacent Uses** – Transitions to Unincorporated County and Open Space.
- **Parks and Open Space** – Preservation of Desirable Open Space.

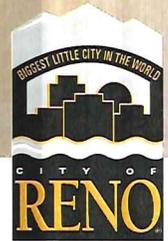
Re-Imagine Reno Plan & Policies



FOOTHILL NEIGHBORHOODS:

- **Natural Feature Protection** – Cluster Development; Grading; Cuts & Fills; Viewsheds; Drainageway Preservation; and Wildlife Corridors.
- **Relationship to Adjacent Uses** – Transitions to Unincorporated County and Open Space.
- **Recreation and Open Space** – Access to Public Lands; and Network & Internal Connections (pedestrian, bicycle, trails & paths).
- **Hazard Mitigation** – Vegetation Management; Fire Resistant Landscaping & Building Materials; Fuel Breaks and Secondary Emergency Access.

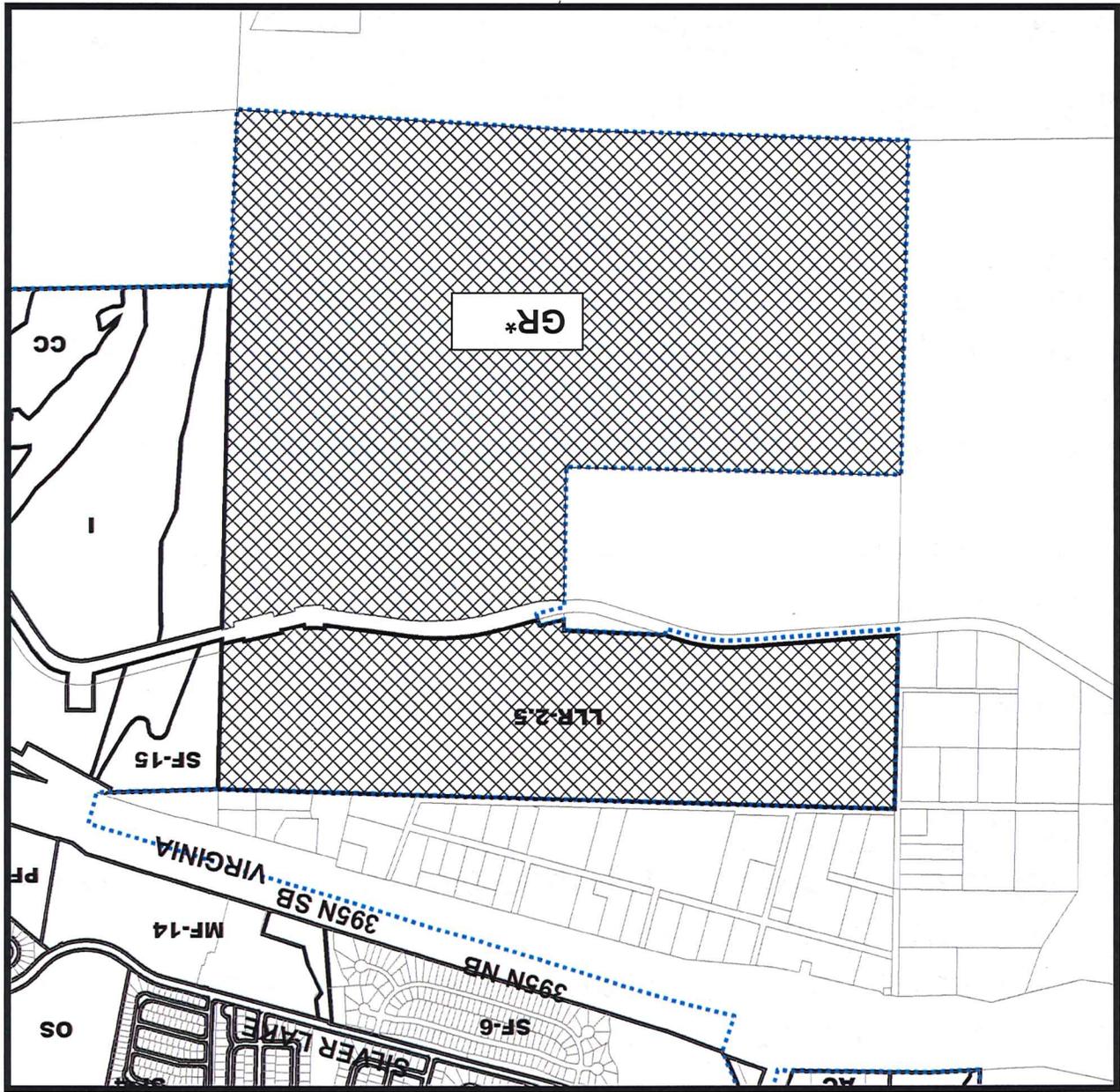
Proposed Master Plan Amendment



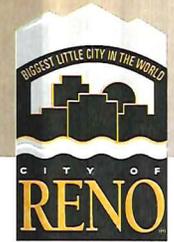
Land Use Designation (Existing)	Conforming Zoning Districts	Current Acreage
Special Planning Area/Reno Stead Corridor Joint Plan/High Density Rural	LLR2.5	±143.0
Special Planning Area/Reno Stead Corridor Joint Plan/General Rural	UT40	±416.3
TOTAL ACREAGE:		559.3

Land Use Designation (proposed)	Conforming Zoning Districts	Proposed Acreage
Single Family Neighborhood (SF) (2-8 du/ac)	SF15, SF9, SF6, PUD	±373.3
Suburban Mixed Use (SMU)	MU, MF30, NC, AC, CC, PO, GO, PUD	±145.5
Parks, Greenways and Open Space (PGOS)	OS, PF, PUD	±40.5
TOTAL ACREAGE:		559.3

Existing Zoning – No Change Proposed



Joint Planning Commission Action



Washoe County Planning Commission

- Not consistent with the Washoe County Master Plan.
- Proposal would create an adverse impact on public health, safety & welfare.
- There were concerns that the City would not be able to provide services to the site.
- Removal of site from RSCJP would limit Washoe County's voice in planning process.

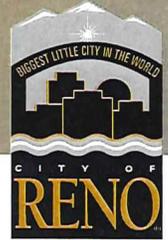
- Moved to deny the request to remove the site from the RSCJP.

Reno Planning Commission

- Noted approval would limit Washoe County's ability to provide input on the development of the site.
- Noted concern regarding a request for intensification of the site without services in place to serve the site.

-Moved to deny the request to remove the site from the RSCJP and to re-designate property with ReImagine Reno Land Use designations.

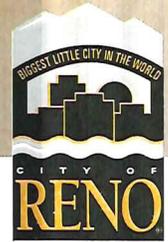
Motions for Washoe County Commission



Motion to Approve: Based upon compliance with the applicable considerations, I move to adopt the resolution for the proposed amendment to the Reno-Stead Corridor Joint Plan and authorize the Chair to sign the resolution on behalf of the Washoe County Commission.

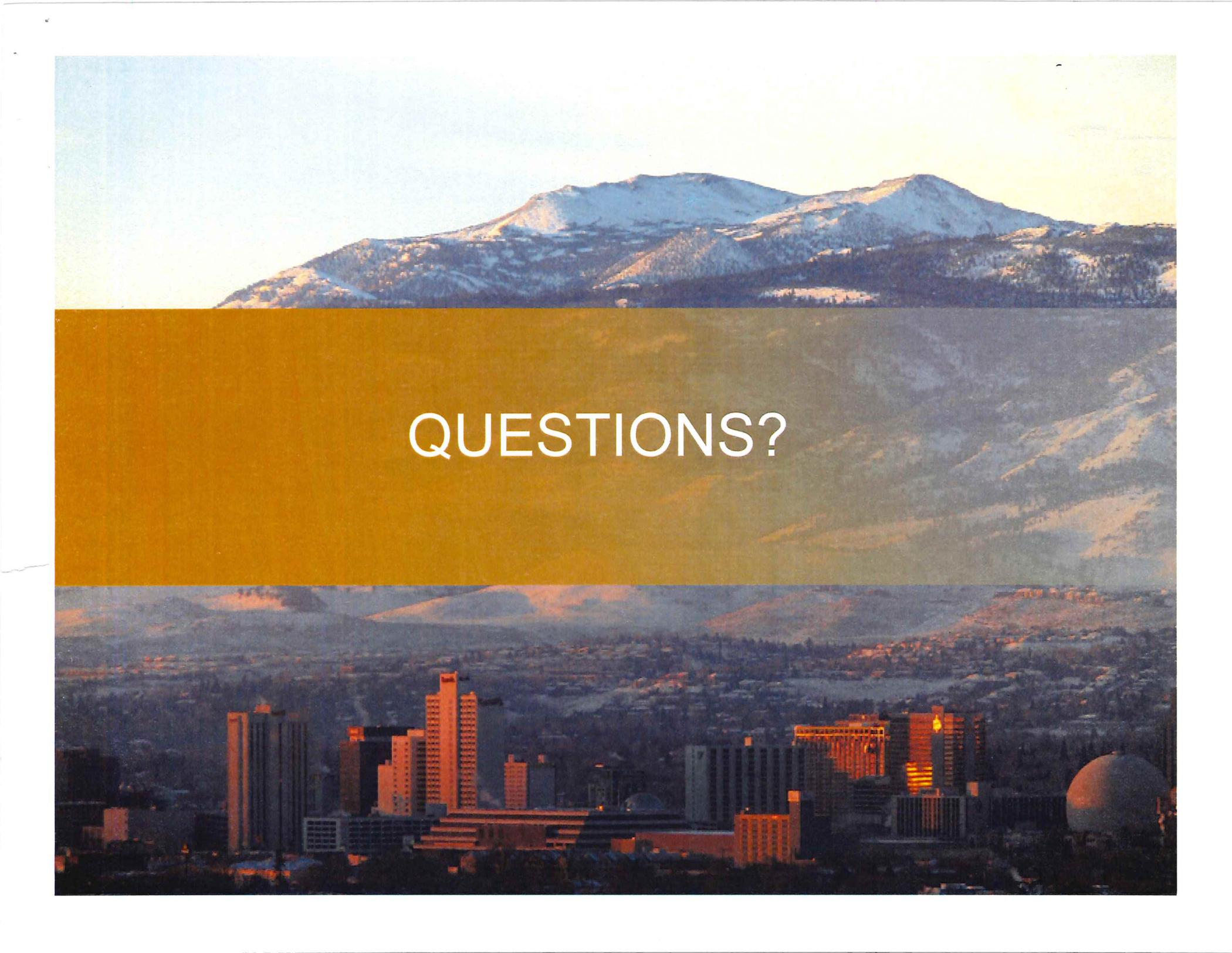
Motion to Deny: Based upon noncompliance with the applicable considerations, I move to deny the requested amendment to the Reno Stead Corridor Joint Plan.

Motions for City Council



Motion to Approve: Based upon compliance with the applicable considerations, I move to adopt the amendment to the Master Plan by resolution to 1) amend the Reno Stead Corridor Joint Plan to remove the subject site from the joint plan area; and 2) re-designate the subject site with only City of Reno Master Plan designations subject to conformance review by the Regional Planning Agency. I also move to sponsor an amendment to the Regional Plan in association with this request.

Motion to Deny: Based upon noncompliance with the applicable considerations, I move to deny the requested amendment to the Reno Stead Corridor Joint Plan.



QUESTIONS?