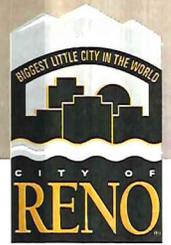


LDC18-00026

UNITED FEDERAL CREDIT UNION MPA

Community Development Department
July 30, 2018

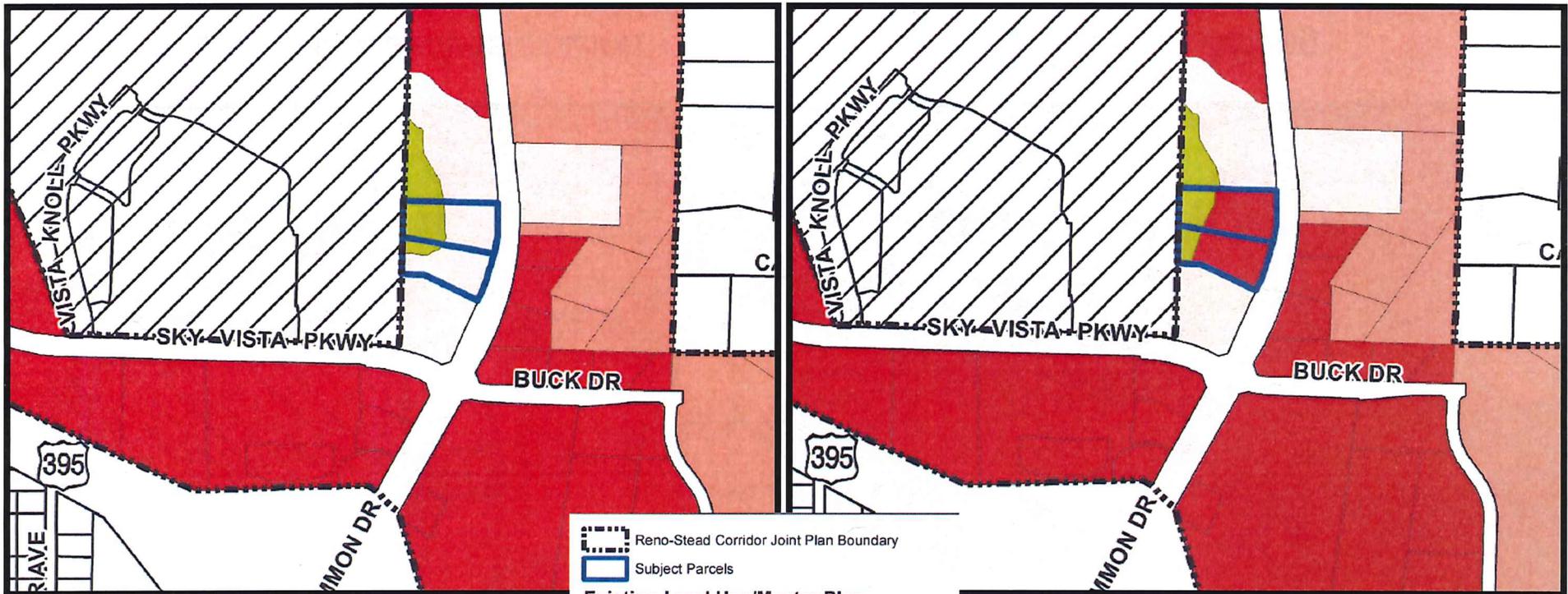
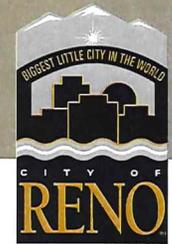
Description



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

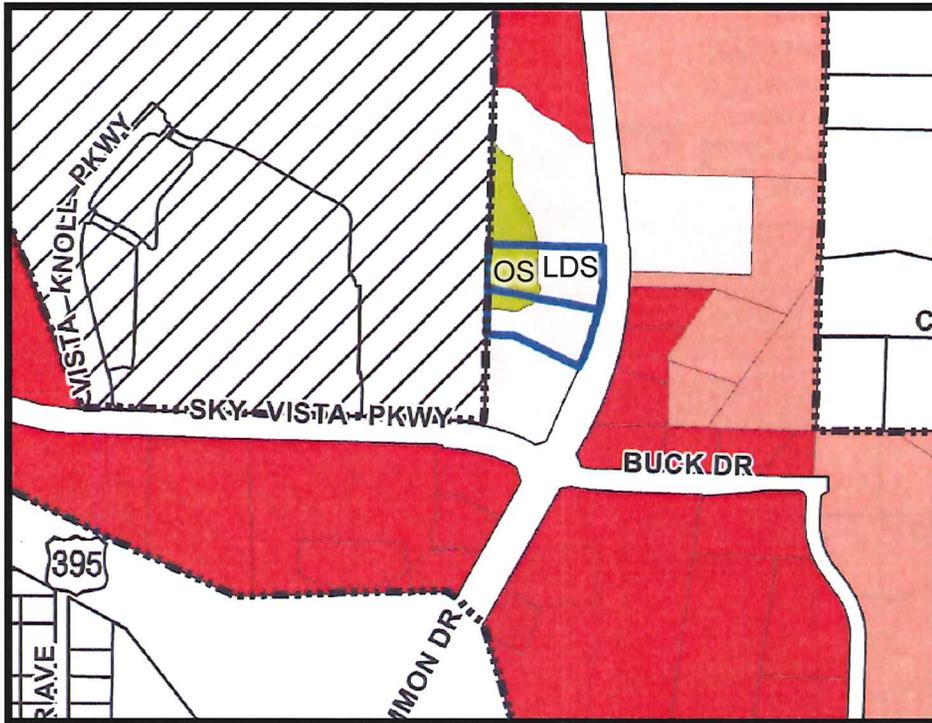
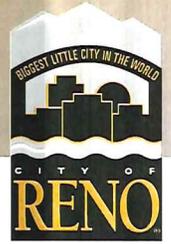
Existing and Proposed Land Use Designations



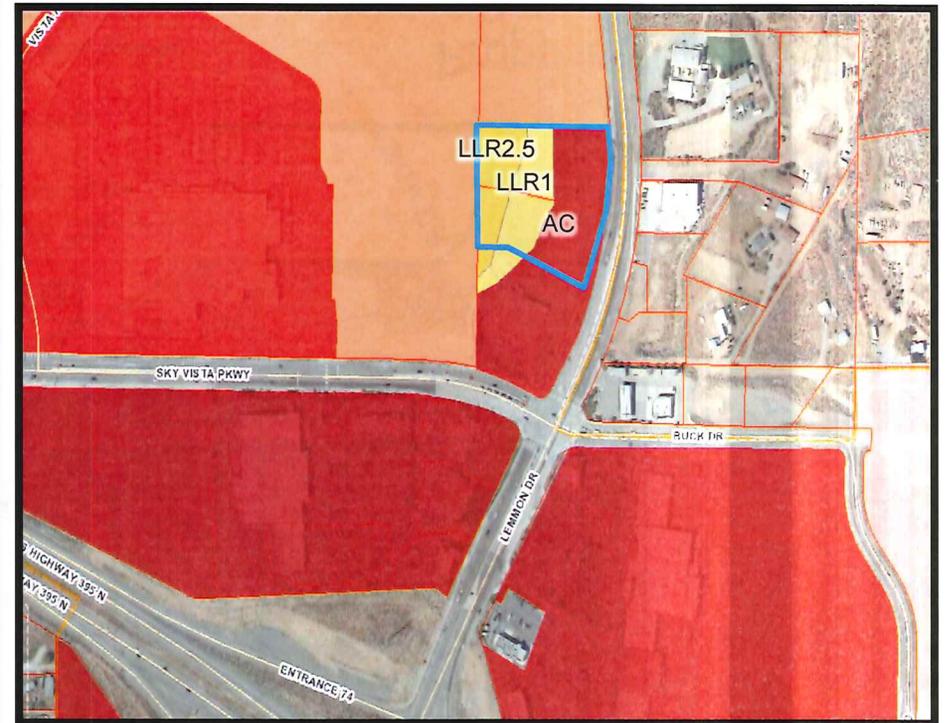
Existing

Proposed

RSCJP Land Use Designation and Zoning

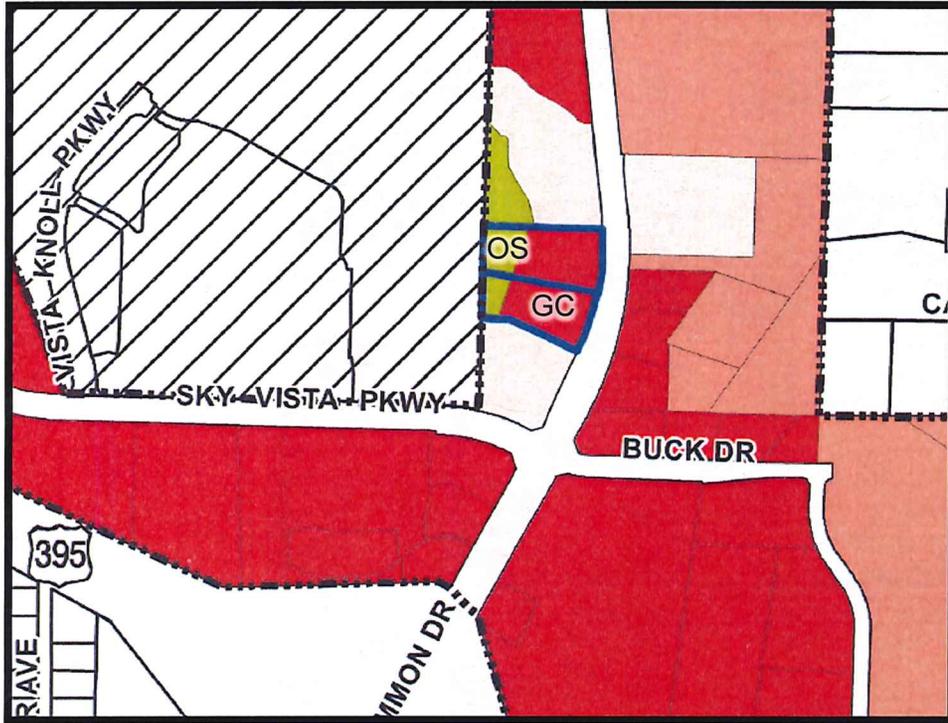
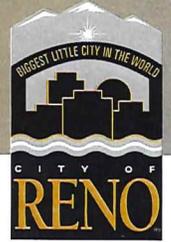


Existing Land Use Designation

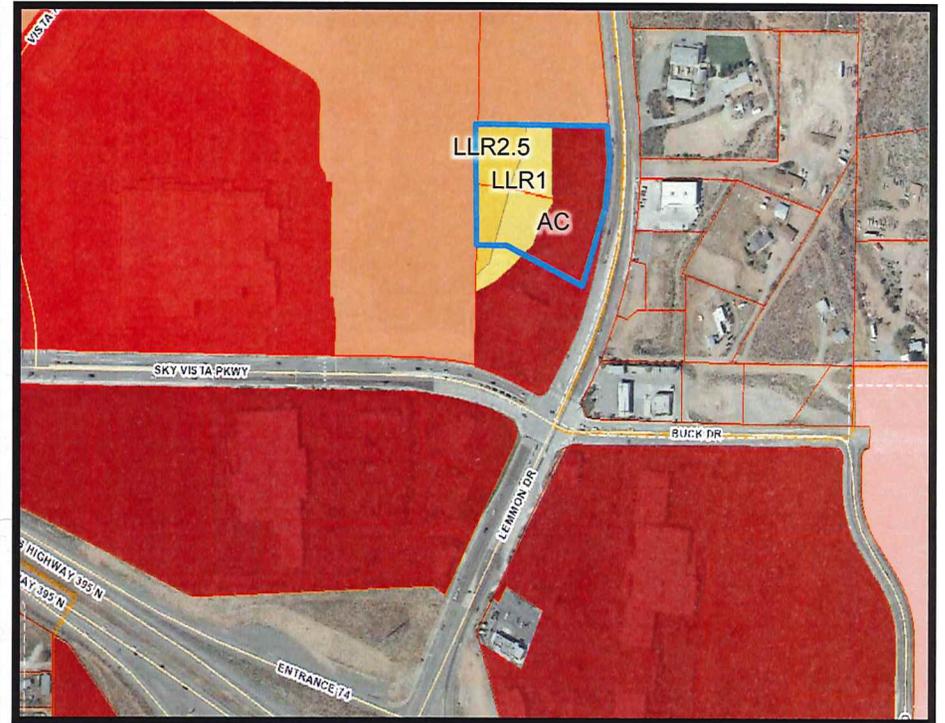


Existing Zoning

RSCJP Land Use Designation and Zoning

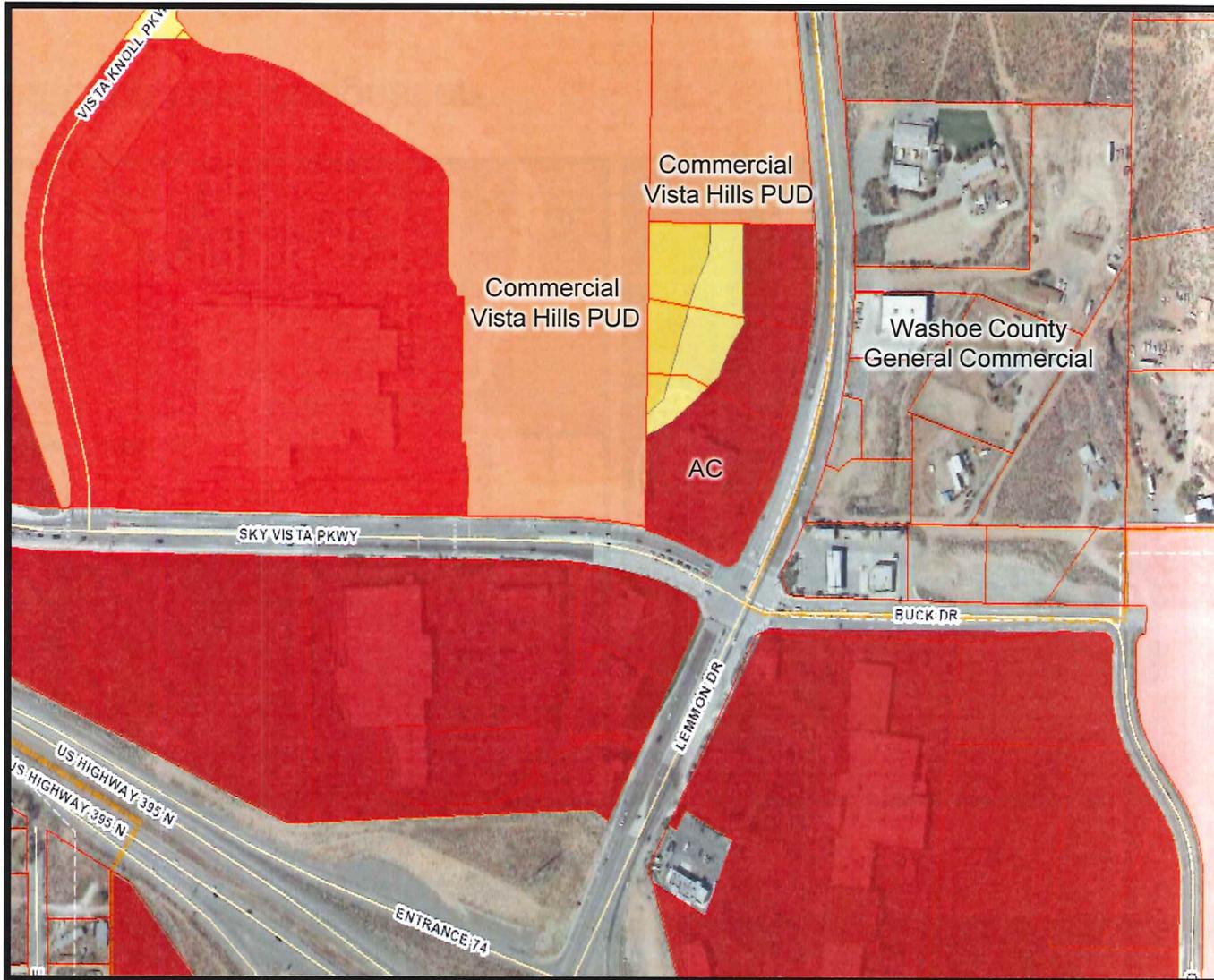
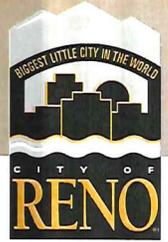


Proposed Land Use Designation

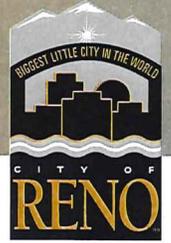


Existing Zoning

Land Use Compatibility



Joint Planning Commission



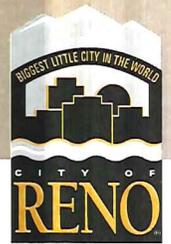
Reno City Planning Commission Comments

- 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

Joint Planning Commission



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

UNITED FEDERAL CREDIT UNION MASTER PLAN AMENDMENT

JOINT CITY COUNCIL/BOARD OF COUNTY COMMISSION MEETING |
JULY 30, 2018



WOOD RODGERS

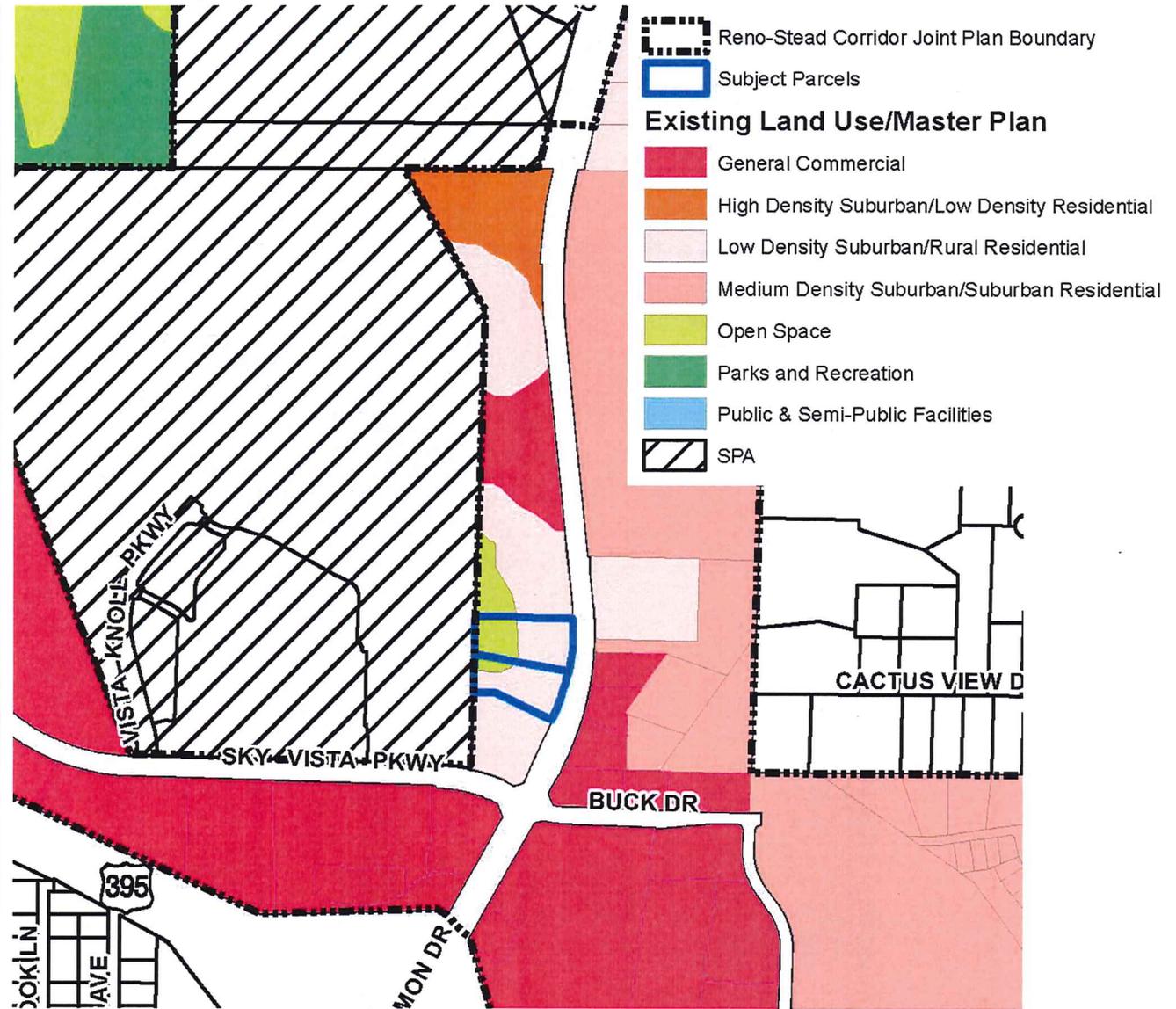
- APN's 086-380-20 & 21
- 3.6± acres
- Directly north of Lemmon Drive/Sky Vista Parkway intersection

Project Area



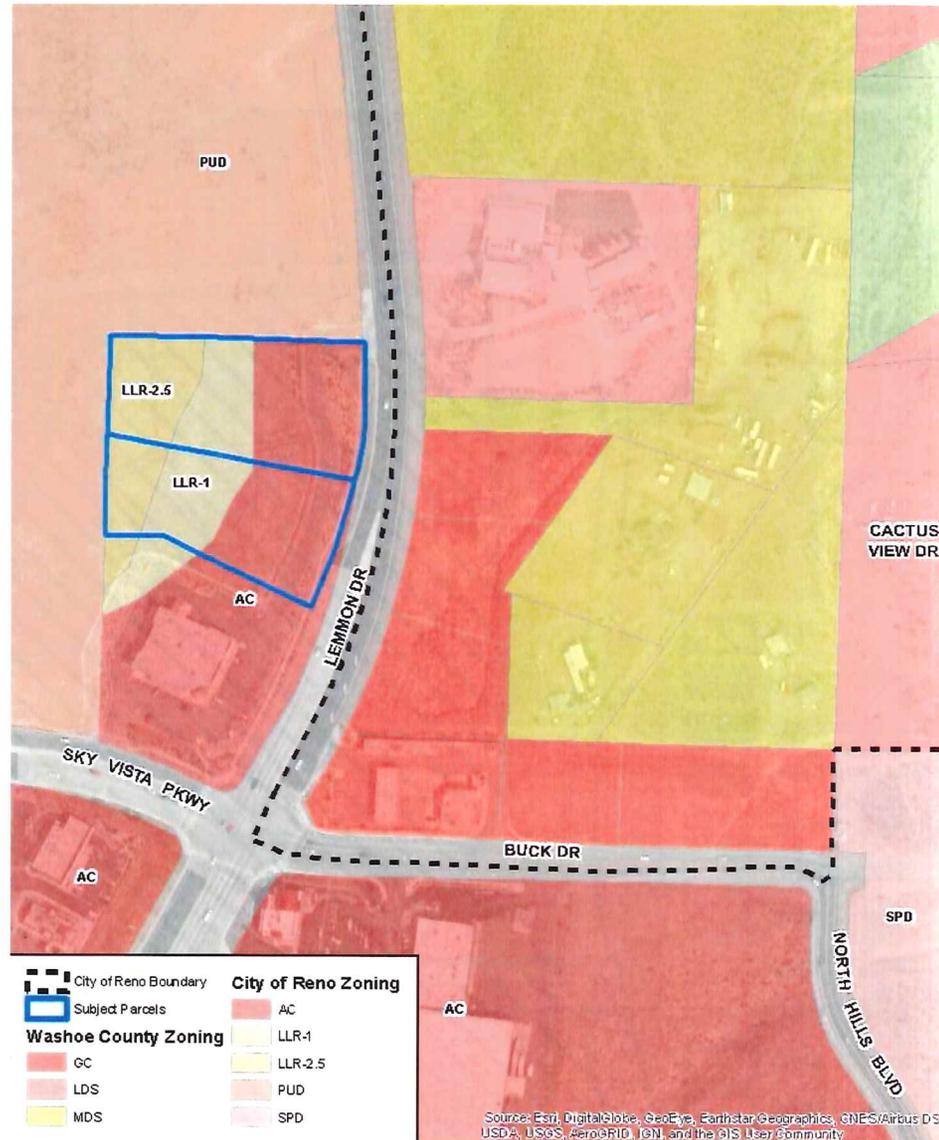
- Within Reno Stead Corridor Joint Plan
- Existing Land Use
 - 2.57 acres - Low Density Suburban
 - 1.02 acres - Open Space

Project Background



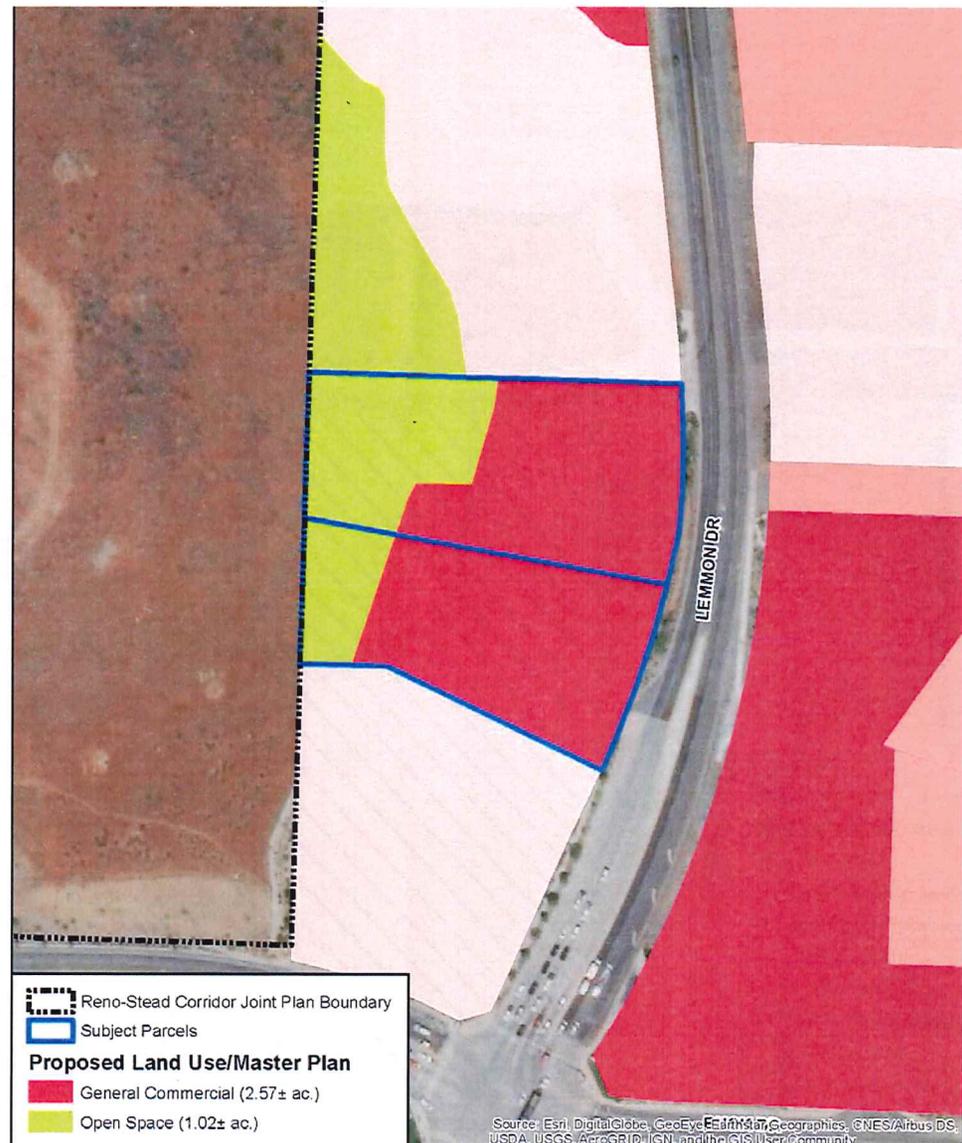
- Existing City of Reno Zoning
 - Arterial Commercial
 - Large Lot Residential – 1 acre
 - Large Lot Residential – 2.5 acre

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

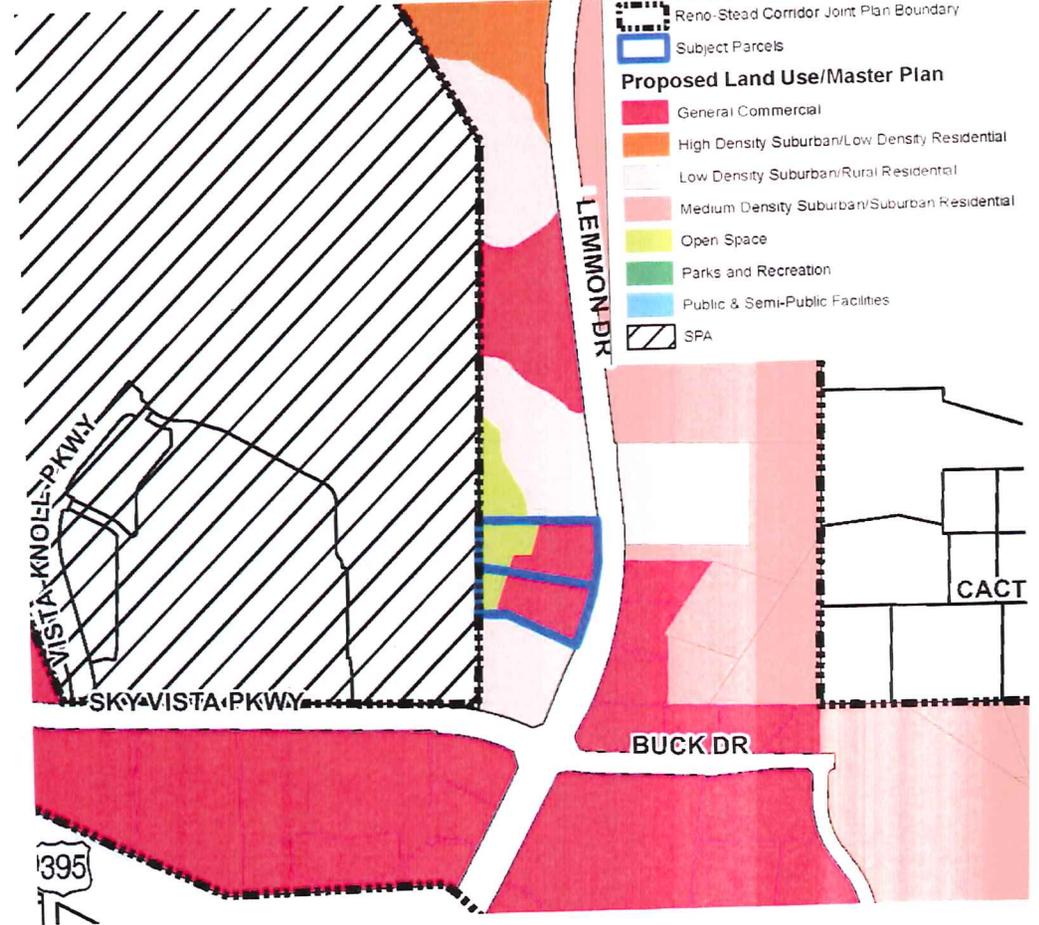
Project Request



EXISTING LAND USE



PROPOSED LAND USE



Summary



WOOD RODGERS

Stacie Huggins

Associate

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