



Planning Commission Staff Report

Meeting Date: July 1, 2014

Agenda Item: 10C

Subject: Regulatory Zone Amendment Case Number RZA14-004
Applicant(s): Pinnacle Land Holdings, LLC
Project Summary: To re-designate ±23.61 acres of a ±47.6 acre parcel from Low Density Suburban (LDS) to Low Density Suburban 2 (LDS2) zoning.

Recommendation: Continue to Future Planning Commission Agenda

Prepared by: Trevor Lloyd - Senior Planner
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Description

PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trail) – To consider an amendment to the Spanish Springs Regulatory Zone map and the associated regulatory zoning designation within the Spanish Springs planning area; and, if approved, forward to the Washoe County Board of County Commissioners for approval. The amendment request will re-designate the regulatory zone designation for ±23.61 acres of a ±47.6 acre parcel from Low Density Suburban (LDS) to Low Density Suburban 2 (LDS2). The proposed Regulatory Zone amendment would increase the total density of the subject ±47.6 acre parcel by 16 residential dwelling units. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant/Owner: Pinnacle Land Holdings, LLC
- Location: 0 Hayfield Drive
- Assessor's Parcel Number: 534-420-08
- Parcel Size: ±47.608 Acres
- Master Plan Category: Suburban Residential (SR)
- Existing Regulatory Zone: Low Density Suburban (LDS)
- Proposed Regulatory Zone: Low Density Suburban 2 (LDS2)
- Area Plan: Spanish Springs Area Plan
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 25, T21N, R20E, MDM
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
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Planning and Development Division

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Background

At the request of the Community Services Department staff, the applicant has requested a continuance in order to address some issues raised by staff.

Motion

"I move that the Planning Commission continue Regulatory Zone Amendment Case Number RZA14-004 to a future Planning Commission agenda."

xc: Applicant/Owner: Pinnacle Land Holdings LLC, Attn: Michael Fiore, 477 E. 9th St., Reno, NV 89512

Representative: Michael Vicks, 2408 Valencia Way, Sparks, NV 89434

Other Contact: K2 Engineering & Structural Design, Attn: Jared Krupa, 3100 Mill Street #107, Reno, NV 89502