

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** April 26, 2018

**To:** Reno City Planning Commission and Washoe County Planning Commission

**Subject:** **4.1. Staff Report (For Possible Action – Recommendation to Washoe County Commission and Reno City Council): Washoe County Resolution No. \_\_\_\_\_ and City of Reno Resolution No. 09-17 Case No. LDC18-00026 (United Federal Credit Union MPA) – A request has been made by Andrew Young of The Redmond Company for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ±2.57 acres of Low Density Suburban/Rural Residential (1 – 2.5 acre lots) and ±1.02 acres of Open Space to ±2.73 acres of General Commercial and ±0.86 acres of Open Space. The Reno-Stead Corridor Joint Plan is a master plan under the joint jurisdiction of the City of Reno and Washoe County and requires approval by both entities for any changes. The ±3.6 acre site (APN 086-380-20 & -21) is located on the west side of Lemmon Drive, ±403 feet north of its intersection with Sky Vista Parkway and has City of Reno zoning designations of Arterial Commercial (AC), Large Lot Residential – 1 acre (LLR1), and Large Lot Residential – 2.5 acres (LLR2.5). This request to amend the Reno-Stead Corridor Joint Plan requires joint hearings before the City of Reno and Washoe County. jdb**

**From:** Jeff Borchardt, Associate Planner

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**Ward #:** 4

**Case No.:** LDC18-00026 (United Federal Credit Union MPA)

**Applicant:** The Redmond Company

**APN Number:** 086-380-20 & -21

**Request:** A request has been made by Andrew Young of The Redmond Company for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ±2.57 acres of Low Density Suburban/Rural Residential (1 – 2.5 acre lots) and ±1.02 acres of Open Space to ±2.73 acres of General Commercial and ±0.86 acres of Open Space. The Reno-Stead Corridor Joint Plan is a master plan under the joint jurisdiction of the City of Reno and Washoe County and requires approval by both entities for any changes.

**Location:** The ±3.59 acre site (APN 086-380-20 & -21) is located on the west side of Lemmon Drive, ±403 feet north of its intersection with Sky Vista Parkway and has City of Reno zoning designations of Arterial Commercial (AC), Large Lot Residential – 1 acre (LLR1), and Large Lot

Residential – 2.5 acres (LLR2.5). This request to amend the Reno-Stead Corridor Joint Plan requires joint hearings before the City of Reno and Washoe County.

If approved, authorize the chairs of the Washoe County Planning Commission and City of Reno Planning Commission to sign resolutions to this effect and to forward their recommendations on to the Washoe County Commission and Reno City Council for possible approval.

**Proposed Reno  
Planning  
Commission  
Motion:**

Based upon compliance with the applicable considerations, I move to adopt the proposed amendment to the Reno-Stead Corridor Joint Plan by resolution and recommend that the City Council do the same, subject to conformance review by the Regional Planning Agency.

**Proposed Washoe  
County Planning  
Commission  
Motion:**

Based upon compliance with the applicable considerations, I move to certify the resolution for the proposed amendment to the Reno-Stead Corridor Joint Plan for submission to the Washoe County Board of Commissioners and authorize the Chair to sign the resolution on behalf of the Washoe County Planning Commission.

**Background:** The Reno-Stead Corridor Joint Plan (RSCJP) was originally adopted in 1996 as an effort to jointly set a framework for growth and development in the area for residents, property owners, Washoe County, and the City of Reno. The RSCJP was significantly amended in 2010 as a response to requests from the Citizen Advisory Board and the Neighborhood Advisory Board to improve communications related to development within the area. The 2010 plan also incorporated the updates to the City of Reno Master Plan and the Washoe County Comprehensive Plan. The joint planning process integrated citizen input gathered at numerous workshops and public meetings into the plan. Citizens, landowners, and both the City of Reno and Washoe County Planning Commissions helped shape the land use plan and policies that address important land use relationships. The policies contained in the joint plan are designed to preserve desired community characteristics as the area matures during the 20-year plan period.

The joint plan area is generally described as bounded to the west by Red Rock Road, to the north by properties around Tholl Road, to the east by the community of Golden Valley, and to the south by the neighborhoods of Horizon Hills and Anderson Acres as shown in **Exhibit A**. The ±3.6 acre subject site is comprised of two parcels located along the eastern edge of the plan area and bound by Lemmon Drive to the east.

The current configuration of the existing zoning designations and the conflicting development standards make development on the subject site difficult without a zoning map amendment. Further, the current zoning designations are not consistent with the underlying land use designations in the RSCJP. The applicant is proposing to amend the RSJCP to better align the land use designations with the current Arterial Commercial (AC) zoning along the eastern edge

of the site and to support a zoning map amendment that is currently in process (LDC17-00068 – United Federal Credit Union ZMA). If approved, the applicant intends to construct a bank on the site. The proposed request will keep the subject site within the RSJCP area but will change the land use designations as shown in the table below and in the maps in **Exhibits B and C**.

<b>RSJCP Land Use Designation</b>	<b>Current Acreage</b>	<b>Proposed Acreage</b>
Low Density Suburban/Rural Residential (2.5 – 1 acre lots)	±2.57 acres	0 acres
Open Space	±1.02 acres	±0.86 acres
General Commercial	0 acres	±2.73 acres

A discussion of the effects of this amendment on the RSCJP policies is provided below in the Reno-Stead Corridor Joint Plan section of this report. Additionally, an analysis of each of the considerations is provided below. The Master Plan amendment requires joint hearings by the Reno and Washoe County Planning Commissions and the Reno City Council and Washoe County Commission, as well as conformance review by the Regional Planning Commission.

#### **Analysis:**

Land Use Compatibility: Land uses surrounding the site consist of a drugstore located to the south, retail commercial located to the east, and vacant land located to the north and west. The vacant land located to the north and west is designated for non-residential development within the Vista Hills Planned Unit Development (PUD). Per the RSCJP, the General Commercial designation provides areas for businesses that support a variety of wholesale and retail goods and services and serve a community or regional market. The Open Space land use designation is intended to identify areas that have slopes in excess of 30 percent to keep them in a natural, undisturbed state. As proposed, the portion of the site with slopes in excess of 30 percent falls within the proposed Open Space land use designation, while the developable portion of the site located closer to Lemmon Drive falls within the General Commercial designation. Therefore, the proposed amendment of the RSCJP to General Commercial and Open Space is consistent with the adjacent parcels characterized by existing commercial development and vacant parcels planned for commercial development.

The table below highlights the compatible zoning districts with each of the proposed RSCJP land use designations and the zoning district that is proposed with the zoning map amendment that is currently under review by the City of Reno staff.

<b>RSCJP Land Use Designation</b>	<b>Comparable City Zoning District</b>	<b>Proposed City of Reno Zoning</b>
General Commercial	PO, GO, NC, AC, CC	AC
Open Space	OS, PF, LLR2.5	OS

The proposed zoning districts are consistent with the underlying land use designation and will be consistent with the Arterial Commercial (AC) and commercial designations in PUDs on the properties immediately surrounding the site.

City of Reno Master Plan Amendment: The requested Master Plan amendment was submitted October 2017 and is consistent with all applicable elements of the Reno Master Plan in place at that time. Application of specific policies towards project development would be reviewed during review of a specific development application.

Land Use: The Special Planning Area land use designation will not change as part of this amendment to the RSCJP. The subject site will remain part of the RSCJP and the new General Commercial and Open Space designations will be more consistent with the surrounding existing and planned land uses while preserving steep slopes on the site.

Master Plan Policy: The proposed Master Plan amendment is consistent with the following applicable Master Plan policies: C&R-1: support a fiscally responsible urban form; pursue a growth pattern which is fiscally responsible in order to maintain and possibly improve existing levels of service for current residents and future generations; C&R-7: work with area service providers to ensure that the water supply, water treatment and distribution capacity, sewage treatment and road network is capable of serving present and future demand within the city; OS-8: The City should review development applications for potential open space areas; GI-4: Encourage new development projects in areas with existing streets, sewer lines and fire stations; GI-14: Maximum use of existing public facilities and services should be supported through encouraging new development to occur at higher densities, when appropriate, and through the development of vacant and underutilized land; GI-16: Levels of service must be maintained as identified in the Land Use and PSFI plans.

Conservation Plan: The Conservation Plan recognizes that as slope increases, so does the potential for environmental degradation including slope failure, increased erosion, sedimentation, storm water runoff and water quality problems. Development that modifies significant natural slopes can also cause irreplaceable damage to the beauty of the natural landscape. Accordingly, land with slopes 30 percent or greater is designated as developmentally constrained. The applicant is proposing to designate the developmentally constrained areas on this site as Open Space, which will prevent degradation and protect the natural slopes.

Reno-Stead Corridor Joint Plan (RSCJP): The proposed amendment to the existing RSCJP land use designations is consistent with the following RSCJP policies.

**Conservation Policies:**

- C.1 Regulate development in hillside and mountainous areas in order to mitigate drainage, erosion, siltation, and landslide problems, in accordance with the applicable City or County hillside development and conservation ordinances.

**Staff Comment:** The applicant is proposing to place the portions of the site with slopes 30 percent or greater in the RSCJP Open Space land use designation. This will ensure development opportunity is limited on the developmentally constrained area.

**Land Use Policies:**

- LU.1 Provide clearly defined, effective and efficient procedures for development review in the Sphere of Influence by the City of Reno and Washoe County.
- LU.6 Encourage mixed uses which present unifying community design features and integrate a diversity of residential neighborhoods, neighborhood centers, employment, shopping, and recreation activities.

**Staff Comment:** While a development application is not proposed at this point, the applicant is proposing a land use designation change in order to support future commercial development that will be consistent with existing surrounding commercial developments and the surrounding vacant land that is planned for commercial development.

- LU.6.2 New development requiring discretionary approval shall be noticed to neighboring property owners within 750 feet, with a minimum of 30 property owners. Development proposals shall be presented to both the City of Reno Ward Four North Valleys Neighborhood Advisory Board (NAB) and the Washoe County North Valleys Citizen Advisory Board (CAB).

**Staff Comment:** City code requires the same minimum notice as this policy. Current City procedures require development projects be presented to the Ward 4 NAB and to the County North Valleys CAB when projects abut Washoe County jurisdiction.

**Parks and Open Space:**

PSF1.1 Restrict development on steep slopes, rock outcroppings, playas, drainageways, and wetlands.

**Staff Comment:** By designating the portion of the site with steep slopes as open space, the applicant is proactively preserving developmentally constrained areas on the site.

**Transportation:** The RSCJP indicates any project on the site would continue to be reviewed by the City for: consistency with the Regional Transportation Commission Streets and Highways System map and associated current documents; and for provision of public transportation service to the site.

Master Plan Amendment Considerations: In order to approve a Master Plan amendment, certain considerations must be found (please see the Master Plan considerations located after the legal requirements section at the end of this report for the specific wording of each consideration).

For Planning Commission: The RSCJP designation of General Commercial is consistent with the surrounding existing or planned commercial uses. Further, the proposed Open Space designation will assist in protecting the steep slopes on the site. The proposed designations are compatible with the surrounding properties and consistent with the policies of the City of Reno Master Plan and the RSCJP. The proposed land use designations bear relation to the planning and physical development of the city and will serve as a basis for the physical development of the City (**MP considerations a & b**).

For City Council: The proposed General Commercial designation will provide orderly physical growth that will be complimentary to the adjacent existing commercial development and the properties with commercial designations surrounding the property (**CC consideration a.1**). While the applicant intends to develop the site with a bank consistent with the commercial nature of the GC designation, the Arterial Commercial zoning designation also allows for the development of multifamily housing, which can support increased supply of housing (**CC consideration a.2**). This property is located adjacent to existing developed properties in an area planned for commercial growth. The site is served by an existing road and all utilities are readily available. The development of this site would not require the construction or acceptance of new roads or utilities by the City. The small size of the site is likely to result in a project that has negligible impacts on the City. The General Commercial designation is anticipated to allow the applicant to construct a bank or other commercial use on the site, which will bring in taxes into the City and require fewer services than a residential development. Therefore, the proposed land use designations will form a basis for the efficient expenditure of funds relating to the Master Plan.

The proposed Master Plan amendment will be forwarded to the Regional Planning Commission for review of conformance with the Regional Plan following a decision by the Reno City Council and Washoe County Board of Commissioners (**CC consideration b**).

Public Safety: The request was reviewed by the City of Reno Police Department with no issues identified.

The City of Reno Fire Department staff reviewed the project and indicated the closest station to the subject site is Fire Station 9 located at 14005 Mt. Vida Street. The current response time from Station 9 is six minutes. The second closest fire station is Station 10 located at 5250 North Virginia Street. The response time from Station 10 is also six minutes. The Fire Department's "First Due Response Objective" for a suburban area is an eight-minute response time from the time of dispatch to the arrival of the first department unit at least 85 percent of the time. The study also set a performance goal for a travel time of six minutes and 30 seconds 85 percent of the time. When a development project is proposed, the applicant will need to meet all aspects of the International Building Code and Fire Code in place at the time of submittal.

Public Improvements: The subject site is in a developed area and all necessary utilities to serve the site are located in the immediate vicinity. There are existing Washoe County sanitary sewer lines located in Lemmon Drive and Sky Vista Parkway. Due to the grade of the parcel, a private lift station to serve future development may be required. Future development, or redevelopment, of the parcels will be required to meet City of Reno and/or Washoe County standards for sewage disposal depending on which municipality is serving the parcel. The area is located within the Truckee Meadows Water Authority (TMWA) retail service area. Any future development will need to obtain new domestic water service from TMWA.

Any future development will need to account for the increased volume of storm water runoff generated by increased impervious surfaces. Onsite detention and/or retention basins will be required with any future development. Any future development will also be designed to meet all applicable City requirements in the Public Works Design Manual and the Truckee Meadows Regional Drainage Manual.

The proposed amendment to the RSCJP does not trigger the need for new infrastructure in the immediate vicinity and leads to a cost effective use of existing infrastructure.

Access, Traffic and Circulation: Since no specific project is proposed, a traffic analysis was not provided. Traffic impacts will be accounted for with future development plans. Due to the proposed land use designation there are a variety of different commercial uses that could develop in this location, which would generate a wide range of traffic volumes. Any development on

these parcels would be considered infill development and a traffic analysis will be required if the proposed project generated 50 or more peak hour trips.

Access to the site is currently provided from a commercial approach located on Lemmon Drive to the north of Sky Vista Boulevard. There is also an additional access from Sky Vista Boulevard through the Walgreens shopping center.

Other Reviewing Bodies:

Washoe County Community Services Department Planning and Development Division: Washoe County staff submitted comments in support of this project (**Exhibit D**). They have noted that the RSJCP encourages preservation of developmentally constrained areas such as sloped terrain in excess of 15 percent. The proposed amendment designated the steeply sloped portion of the property as Open Space, which will protect that area from development. They also noted that the proposed commercial designation abuts commercial development located to the south and fronts onto a major road, which is compatible with the existing and adjoining planned land uses.

Neighborhood Advisory Board (NAB): This project was reviewed by the Ward 4 NAB and North Valleys Citizens Advisory Board (CAB) through a joint meeting held on January 16, 2018. The NAB/CAB and members of the public were supportive of the request. No comment forms for the project were received.

Neighborhood Meeting: The applicant noticed and held a neighborhood meeting in accordance with NRS 278.210 at the North Valleys Library on February 28, 2018, to explain the Master Plan amendment to area neighbors. Three people were in attendance including City staff, the applicant's representative, and one neighbor. There were no concerns expressed with the request (**Exhibit E**).

<b>AREA DESCRIPTION</b>			
	<b>LAND USE</b>	<b>MASTER PLAN DESIGNATION</b>	<b>ZONING</b>
<b>NORTH</b>	Vacant	Special Planning Area/Reno-Stead Corridor Joint Plan/General Commercial, Low Density Suburban/Rural Residential (1-2.5 acre lots), Open Space	Vista Hills PUD
<b>SOUTH</b>	Drugstore	Special Planning Area/Reno-Stead Corridor Joint Plan/Low Density Suburban/Rural Residential (1-2.5 acre lots)	AC
<b>EAST</b>	Retail	(Washoe County) – Reno-Stead Joint Corridor Plan/General Commercial	Washoe County – GC, MDS, and LDS
<b>WEST</b>	Vacant	Special Planning Area/Vista Hills PUD	Vista Hills PUD

**Legal Requirements:**

RMC 18.05                                      Master Plan Amendments  
NRS 278.150                                    Master Plan

**Master Plan Considerations:**

**For the Planning Commission:**

- (a) Bears relation to the planning and physical development of the City; and
- (b) Is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

**For the City Council:**

- (a) As may be applied practically to the physical development of the City for a reasonable period next ensuing will:
  1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;

2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and
  3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
- (b) Master plan amendments shall not be in effect prior to the Truckee Meadows Regional Planning Commission finding the master plan amendments conform to the Truckee Meadows Regional Plan.

Attachments:

Washoe County Planning Commission Resolution (PDF)

Display Maps (PDF)

Exhibit A - Corridor Plan Map (PDF)

Exhibit B - Existing Land Use-Master Plan Map (PDF)

Exhibit C - Proposed Land Use-Master Plan Map (PDF)

Exhibit D - Washoe County Comments (PDF)

Exhibit E - Notice and Sign-in Sheet for Neighborhood Meeting (PDF)

**Resolution No. 09-17**

**RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. LDC18-00026, ±3.59 ACRES OF PROPERTY, FROM ±2.57 ACRES OF LOW DENSITY SUBURBAN/RURAL RESIDENTIAL (1 – 2.5 ACRE LOTS) AND ±1.02 ACRES OF OPEN SPACE TO ±2.73 ACRES OF GENERAL COMMERCIAL AND ±0.86 ACRES OF OPEN SPACE LOCATED ON THE WEST SIDE OF LEMMON DRIVE, ±403 FEET NORTH OF ITS INTERSECTION WITH SKY VISTA PARKWAY, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC18-00026, AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.**

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on April 26, 2018, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That the maps, documents and descriptive material in Planning Case No. LDC18-00026 (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
- 2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:

- (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
- (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.

3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote of the Commission:

AYES: \_\_\_\_\_  
 NAYS: \_\_\_\_\_  
 ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CHAIRPERSON

ATTEST:

PLANNING MANAGER  
 RECORDING SECRETARY

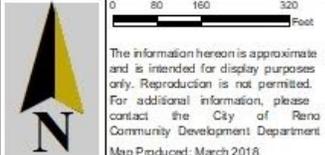


**LDC18-00026**  
**(United Federal Credit Union MPA)**

 **From:** SPA/Reno Stead Corridor Joint Plan  
 ±2.57 acres of Low Density Suburban/Rural Residential  
 (1 - 2.5 acre lots)  
 ±1.02 acres of Open Space

**To:** SPA/Reno Stead Corridor Joint Plan  
 ±2.73 acres of General Commercial  
 ±0.86 acres of Open Space

 City Limits



0 80 160 320  
Foot

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 Map Produced: March 2018



**Community Development Department**

1 East 1st Street Phone: 321-8309  
 P.O. Box 1900 Fax: 334-2043  
 Reno, NV 89505 www.reno.gov



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, RENO-STEAD CORRIDOR JOINT PLAN, (CITY OF RENO PLANNING CASE NUMBER LDC18-00026), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 18-\_\_\_\_

Whereas, In accordance with NRS 278.150, the Washoe County Master Plan was adopted by the Washoe County Planning Commission and the Washoe County Board of County Commissioners as a long-term general plan for the physical development of the County;

Whereas, In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the Board of County Commissioners, and based on the recommendations of the Planning Commission, the Board of County Commissioners makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the county for a reasonable period of time next ensuing (NRS 278.220);

Whereas, Master Plan Amendment, Case Number LDC18-00026, came before a joint meeting of the City of Reno Planning Commission and the Washoe County Planning Commission for a duly noticed public hearing on April 26, 2018;

Whereas, the planning commissions heard public comment and input from both staff and the public, as well as the applicant, regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number LDC18-00026, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the City and guides development of the City based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation; and,

Whereas, the Washoe County Planning Commission approved this resolution and these recommendations by a vote of at least 2/3 of the total membership of the Washoe County Planning Commission.

Now, therefore, be it resolved that pursuant to NRS 278.02786 and NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby recommend adoption of Master Plan Amendment Case Number LDC18-00026, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on April 26, 2018

WASHOE COUNTY PLANNING COMMISSION

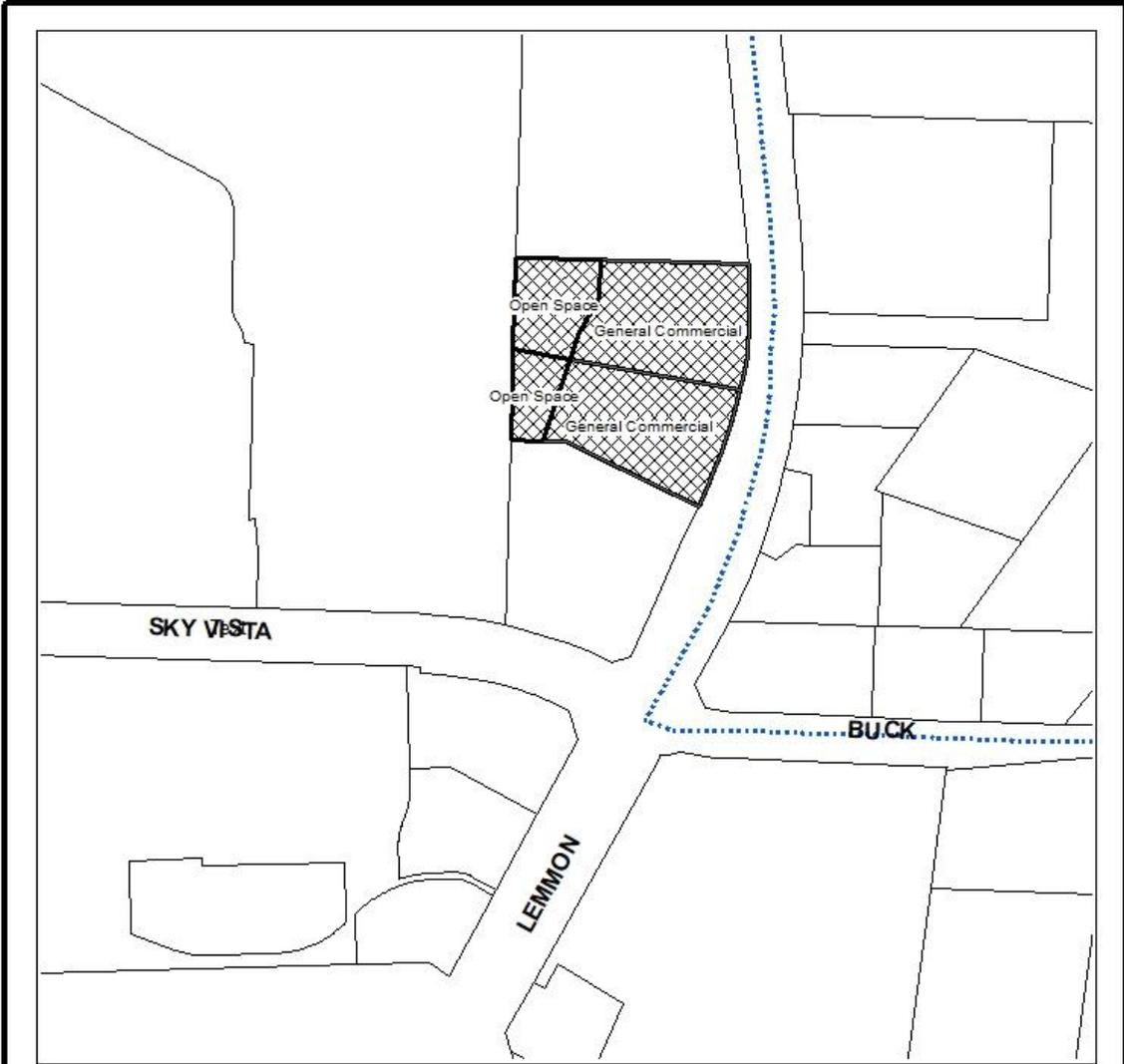
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Sarah Chvilicek, Chair

Attachment: Exhibit A – LDC18-00026

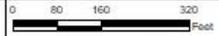
### Exhibit A, LDC18-00026 Master Plan Amendment Map



#### LDC18-00026 (United Federal Credit Union MPA)

 **From:** SPA/Reno Stead Corridor Joint Plan  
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 (1 - 2.5 acre lots)  
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 City Limits



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**Community Development Department**

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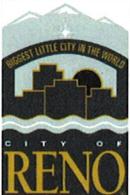
# LDC18-00026 (United Federal Credit Union Master Plan Amendment)

-  Subject Site
-  City Limits



0 625 1,250 2,500  
Feet

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Map Produced: November, 2017



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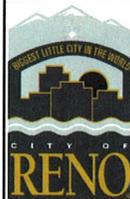
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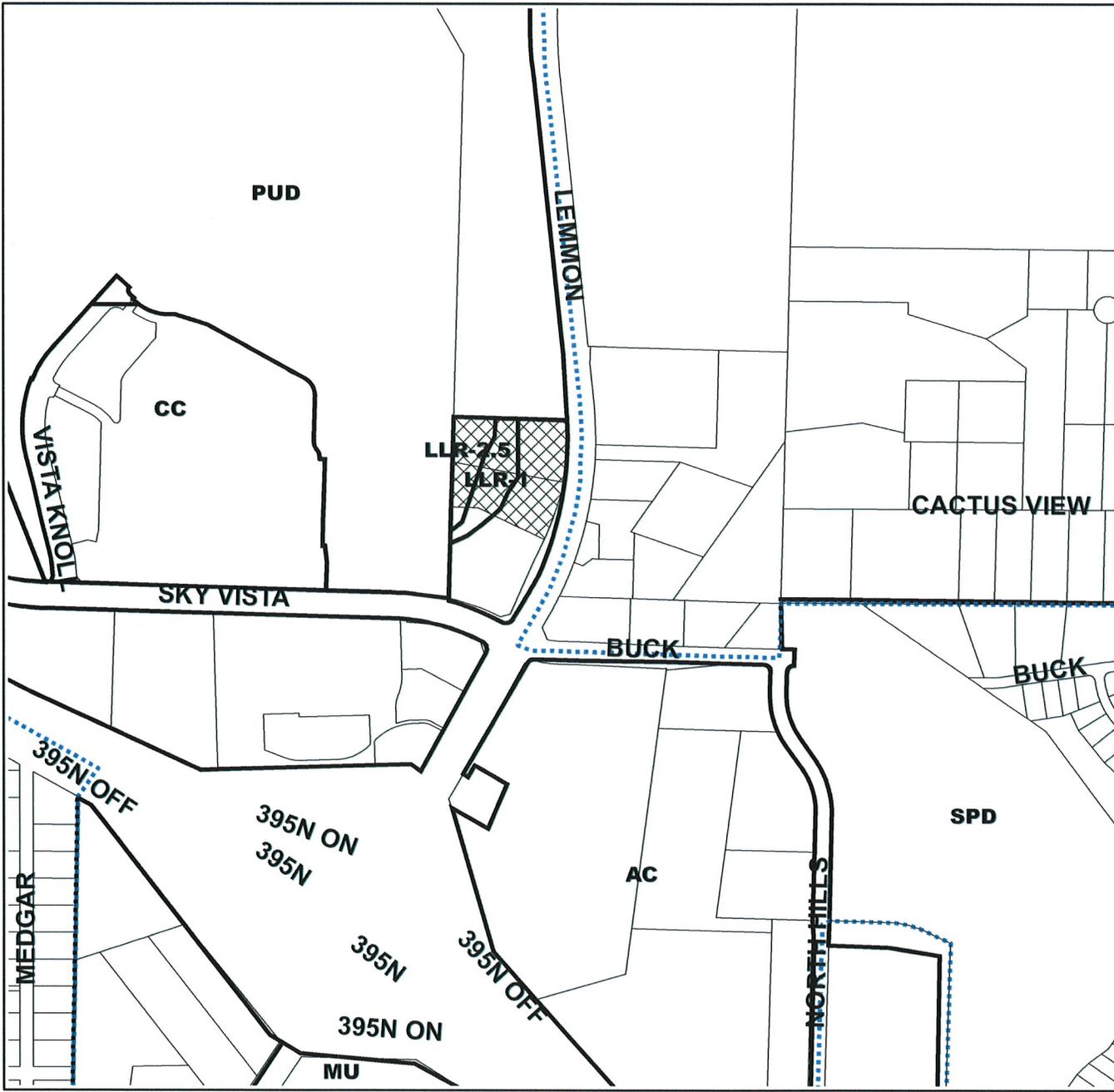
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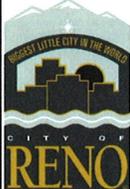
**LDC18-00026**  
**(United Federal Credit Union**  
**Master Plan Amendment)**

-  Subject Site
-  City Limits



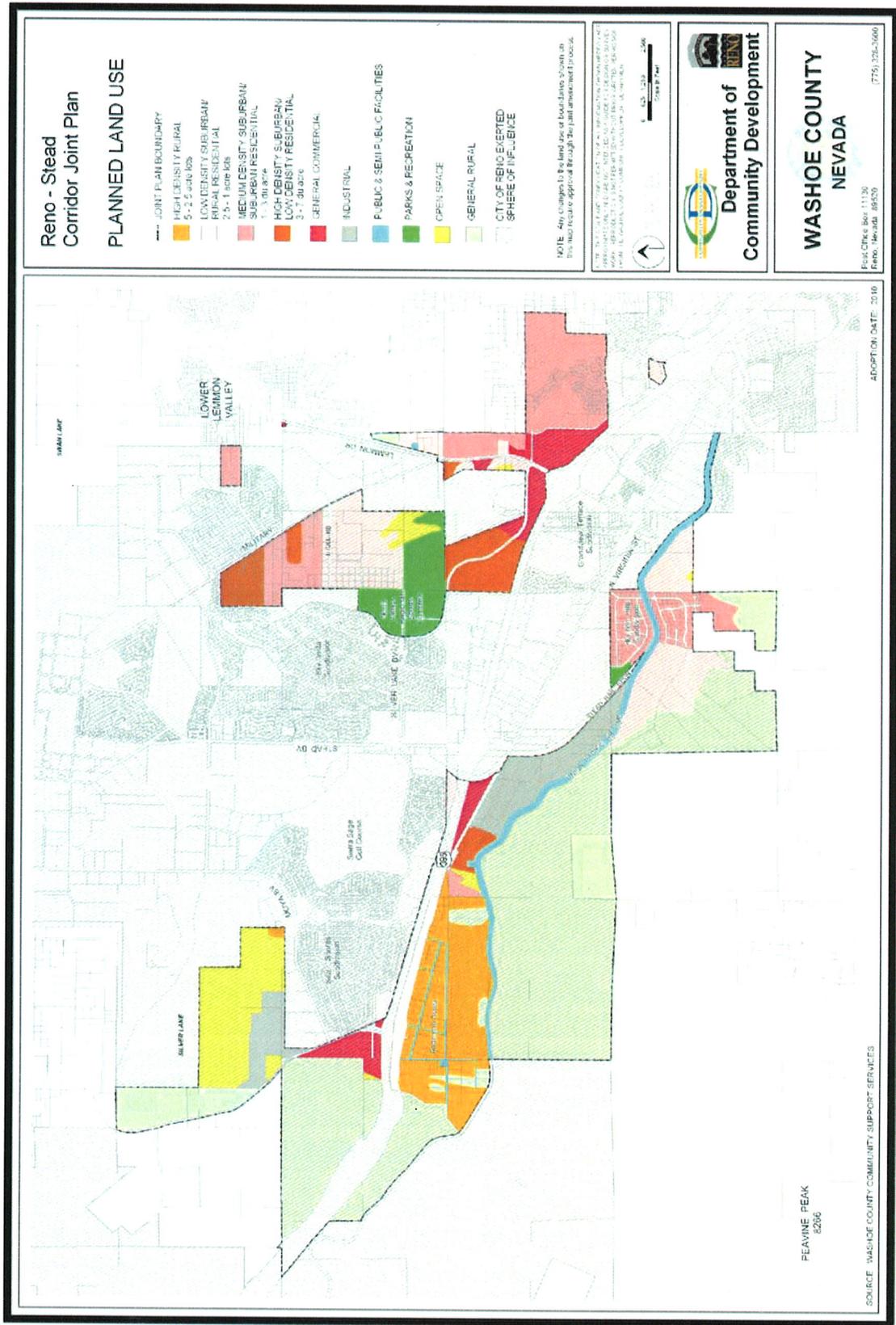
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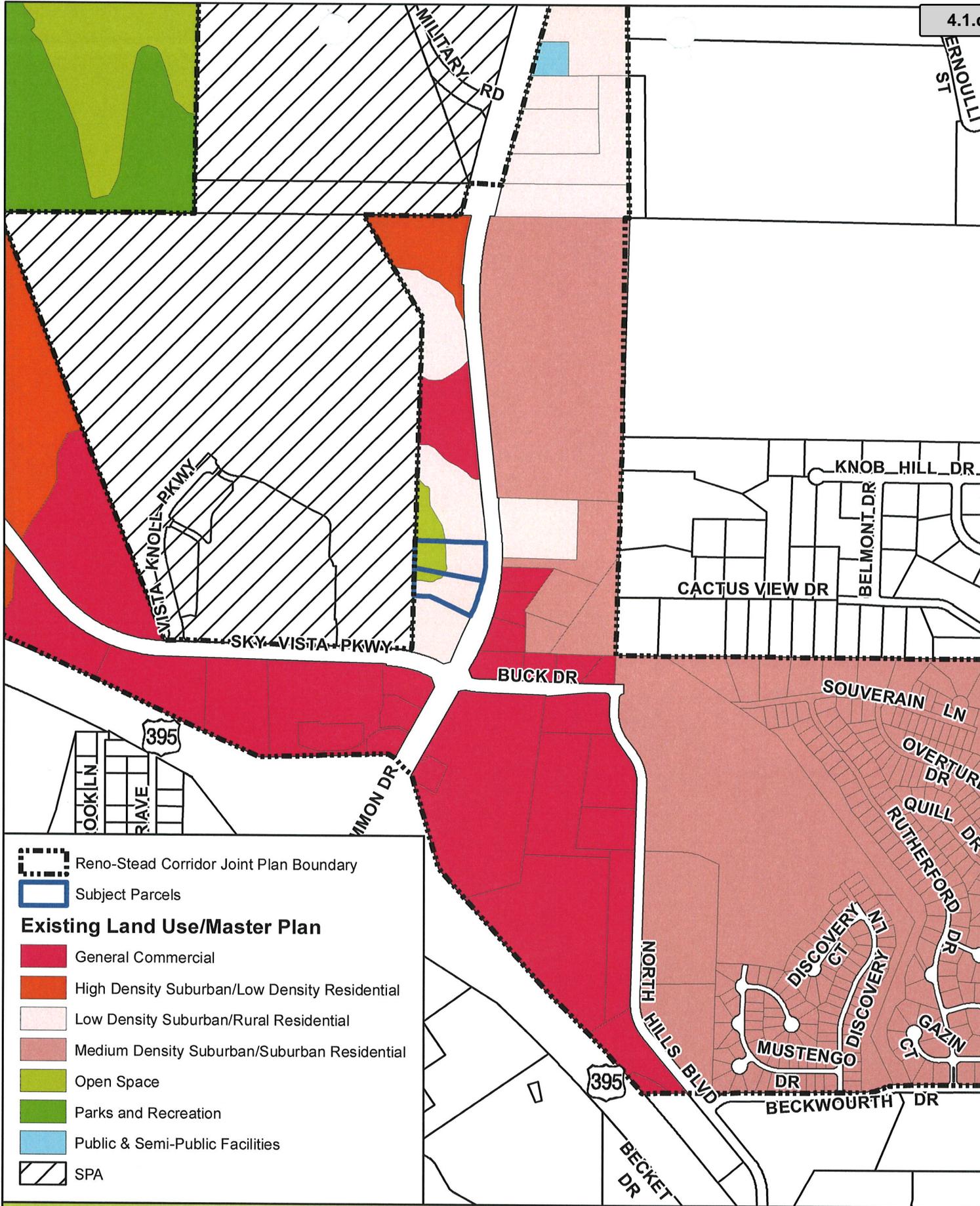
The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department  
Map Produced: November, 2017



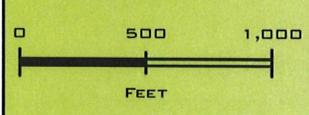
**Community Development Department**

1 East 1st Street Phone: 321-8309  
 P.O. Box 1900 Fax: 334-2043  
 Reno, NV 89505 www.reno.gov





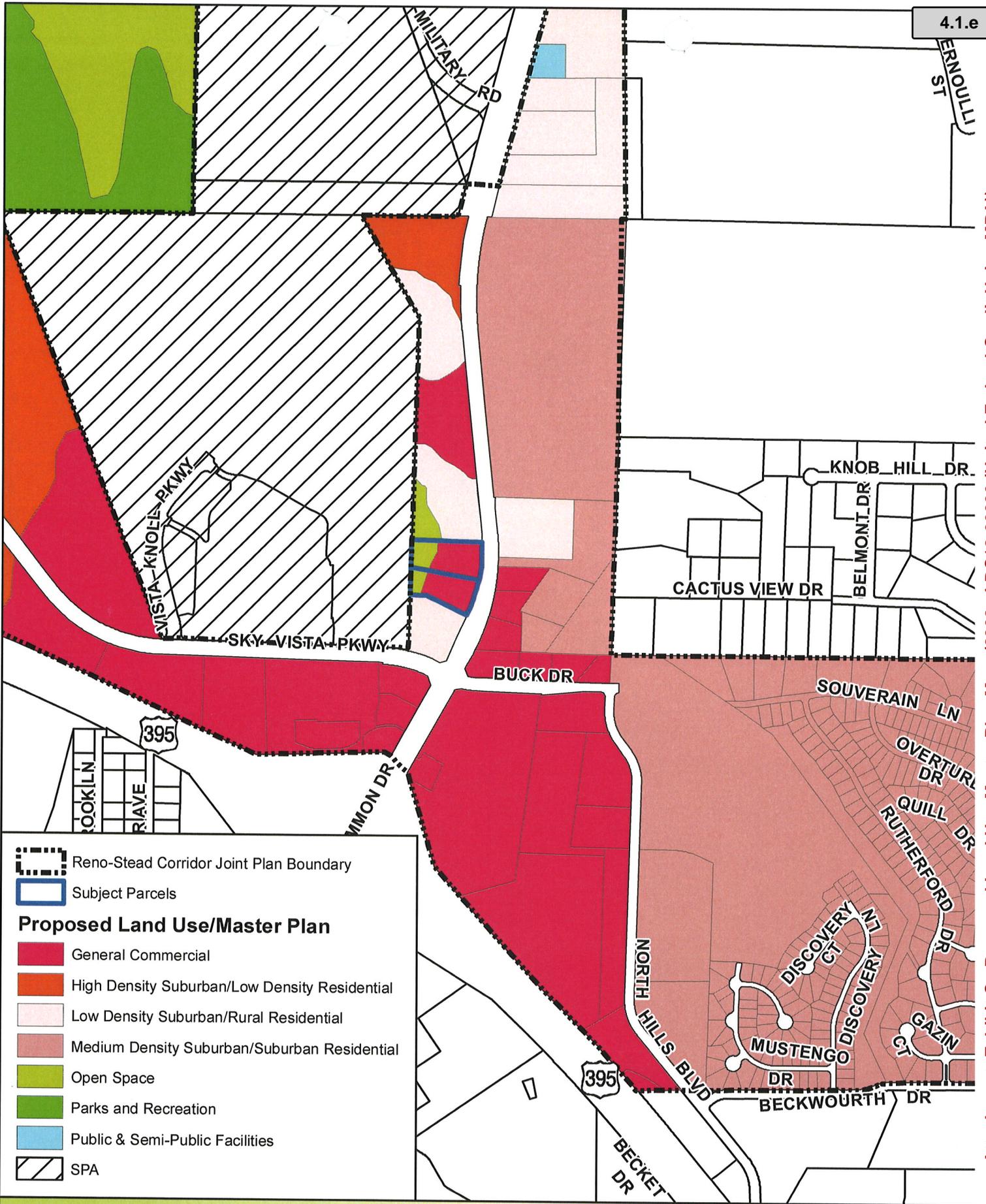
- Reno-Stead Corridor Joint Plan Boundary
- Subject Parcels
- Existing Land Use/Master Plan**
- General Commercial
- High Density Suburban/Low Density Residential
- Low Density Suburban/Rural Residential
- Medium Density Suburban/Suburban Residential
- Open Space
- Parks and Recreation
- Public & Semi-Public Facilities
- SPA



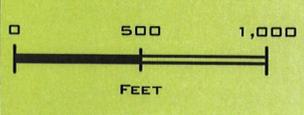
**Existing Land Use/Master Plan**  
 UFCU Lemmon Drive  
 September, 2017

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1381 Corporate Boulevard Tel: 775.823.4068  
 Reno, NV 89502 Fax: 775.823.4066

Attachment: Exhibit B - Existing Land Use-Master Plan Map (8968 : LDC18-00026 (United Federal Credit Union MPA))



- Reno-Stead Corridor Joint Plan Boundary
- Subject Parcels
- Proposed Land Use/Master Plan**
- General Commercial
- High Density Suburban/Low Density Residential
- Low Density Suburban/Rural Residential
- Medium Density Suburban/Suburban Residential
- Open Space
- Parks and Recreation
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- SPA



**Proposed Land Use/Master Plan**  
 UFCU Lemmon Drive  
 September, 2017

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1381 Corporate Boulevard Reno, NV 89502  
 Tel: 775.823.4068 Fax: 775.823.4066



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Planning and Building

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0012  
PHONE (775) 328-6100  
FAX (775) 328.6133

4.1.f

February 14, 2018

To: City of Reno  
Jeff Borchardt, Assistant Planner

From: Eva Krause, AICP, Planner

Subject: LDC18-00026 (United Federal Credit Union)

Washoe County staff has reviewed the proposed rezoning for the property identified under LDC18-00026, and has the following comments.

The Reno-Stead Joint Planning Corridor Plan states, "Development constraints such as sloped terrain in excess of 15 percent, drainage channels, 100-year flood hazards, floodways area and potential wetlands should be considered when assigning land uses".

The proposed amendment designates the steeply sloped areas as Open Space, protecting that area from development and respects the environmental constraints. The proposed commercial zoning abuts commercial development to the south and fronts on a major road, which is compatible with the existing and adjoining planned land uses.

Washoe County Engineering staff commented that "Bike lands on Lemmon Drive adjacent to the subject property would benefit the Lemmon Valley Community."

If you have any questions or would like to discuss staffs comments, please contact me at 775.328.3628 or [EKrause@washoecounty.us](mailto:EKrause@washoecounty.us)

xc: Trevor Lloyd, Planning Manager

Attachment: Exhibit D - Washoe County Comments (8968 : LDC18-00026 (United Federal Credit Union MPA))



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

# Neighborhood Meeting

Join us on February 28, 2018 at

## North Valleys Library

1075 North Hills Boulevard, Suite 340

Reno, NV 89506

**5:30 pm to 6:30 pm**

You are invited to attend a neighborhood meeting to hear background information about a proposed project in your neighborhood. A request has been made for a Master Plan Amendment within the Special Planning Area (Reno Stead Corridor Joint Plan). The proposed change is from 2.73 acres of Low Density Suburban/Rural Residential to General Commercial and 0.15 acres of Low Density Suburban/Rural Residential to Open Space. The 3.6 acre site is located north of the intersection of Lemmon drive and Sky Vita Parkway on the west side of Lemmon Drive. If you are interested in learning more about the proposed amendment, please join us at the North Valleys Library on February 28, 2018 for a brief presentation followed by time to answer questions.

If you are unable to attend but would like further information, please contact:

**Stacie Huggins | (775) 823-4068 | [shuggins@woodrogers.com](mailto:shuggins@woodrogers.com)**

