



Planning Commission Staff Report

Meeting Date: May 7, 2019

Agenda Item: 8A

MATER PLAN AMENDMENT CASE NUMBER: WMPA19-0001 (Buck Drive)
REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA19-0001 (Buck Drive)

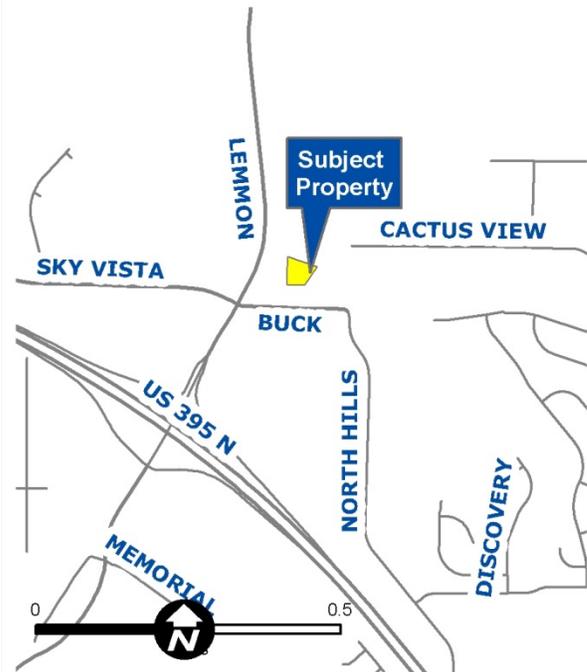
BRIEF SUMMARY OF REQUEST: Change Master Plan Designation from “Medium Density Suburban/Suburban Residential” to “Commercial” and change the Regulatory Zone from “Medium Density Suburban” to “General Commercial” on one parcel of land.

STAFF PLANNER: Chris Bronczyk; 775.328.3612; cbronczyk@washoecounty.us

CASE DESCRIPTIONS

For possible action, hearing, and discussion:

- (1) To approve a Master Plan Amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” (C) master plan designation on one parcel of land, totaling approximately 1.003 acres; because the subject property is within the Reno-Stead Corridor Joint Plan, which is a master plan under the joint jurisdiction of the City of Reno and Washoe County, amendments require approval by both entities. 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; and
- (2) Subject to final approval of the associated Master Plan change and a finding of conformance with the 2012 Truckee Meadows Regional Plan, to approve a Regulatory Zone Amendment from the “Medium Density Suburban” (MDS) regulatory zone to the “General Commercial” (GC) regulatory zone on one parcel of land, totaling approximately 1.003 acres, and, if approved, authorize the chair to sign a resolution to this effect. The existing manufactured home is subject to a condition precedent that the residence be removed before the amendments take effect.



Applicant:	Lumos & Associates, Attn: Angela Fuss
Property Owners:	Alan and Debra Squalia
Location:	330 Lemmon Drive
Assessor's Parcel Number:	552-190-03
Parcel Size:	1.003 Acres
Existing Master Plan Category:	Medium Density Suburban/Suburban Residential (MDSSR) (Washoe County Designation)
Proposed Master Plan Category	Commercial (C) (Washoe County Designation)
Existing Regulatory Zone:	Medium Density Suburban (MDS) (Washoe County Designation)
Proposed Regulatory Zone:	General Commercial (GC) (Washoe County Designation)
Area Plan:	North Valleys (Washoe County)
Citizen Advisory Board:	North Valleys CAB
Development Code:	Authorized in Article 820, <i>Amendment of Master Plan</i> ; Article 821, <i>Amendment of Regulatory Zone</i>
Commission District:	5 – Commissioner Herman

STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTIONS WASHOE COUNTY PLANNING COMMISSION

Master Plan Amendment:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0001 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0001 and having made the findings in accordance with the North Valleys Area Plan as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

Regulatory Zone Amendment:

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0001, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0001 as set forth in this staff report 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.

POSSIBLE MOTION RENO PLANNING COMMISSION

Master Plan Amendment:

Based upon compliance with the applicable considerations, I move to adopt the amendment to the Master Plan by resolution and recommend that City Council approve the Master Plan amendment by resolution, subject to conformance review by the Regional Planning Agency.

Staff Report Contents

Explanation of a Master Plan Amendment..... 4

Explanation and Processing of a Regulatory Zone Amendment 5

Existing and Proposed Regulatory Zone Maps..... 7

Change of Conditions..... 11

Desired Pattern of Growth..... 11

Compatible Land Uses..... 12

Consistency with Master Plan and Regulatory Zone Map 12

North Valleys Citizen Advisory Board (CAB) 16

Agency Comments..... 16

Public Notice 18

Staff Comment on Required Master Plan Amendment Findings 18

Staff Comment on Required Regulatory Zone Amendment Findings 19

Master Plan Amendment Recommendation 20

Regulatory Zone Amendment Recommendation..... 20

Master Plan Amendment Motion..... 20

Regulatory Zone Amendment Motion 22

Appeal Process 23

Exhibit Contents

MPA Resolution Exhibit A

RZA Resolution Exhibit B

City of Reno Memo and Resolution Exhibit C

Engineering Memo Exhibit D

State Water Resource Memo..... Exhibit E

TMFPD Memo..... Exhibit F

Washoe County Water Memo..... Exhibit G

Noticing Map Exhibit H

North Valleys CAB Minutes (03/11/2019) Exhibit I

Ward 4 NAB Agenda (03/21/2019) Exhibit J

Applicant Summary (CAB and NAB)..... Exhibit K

Feasibility Study Exhibit L

Market Study Exhibit M

Viewshed Letter Exhibit N

Agency Review Checklist..... Exhibit O

Application..... Exhibit P

Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Master Plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found starting on page 9.

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

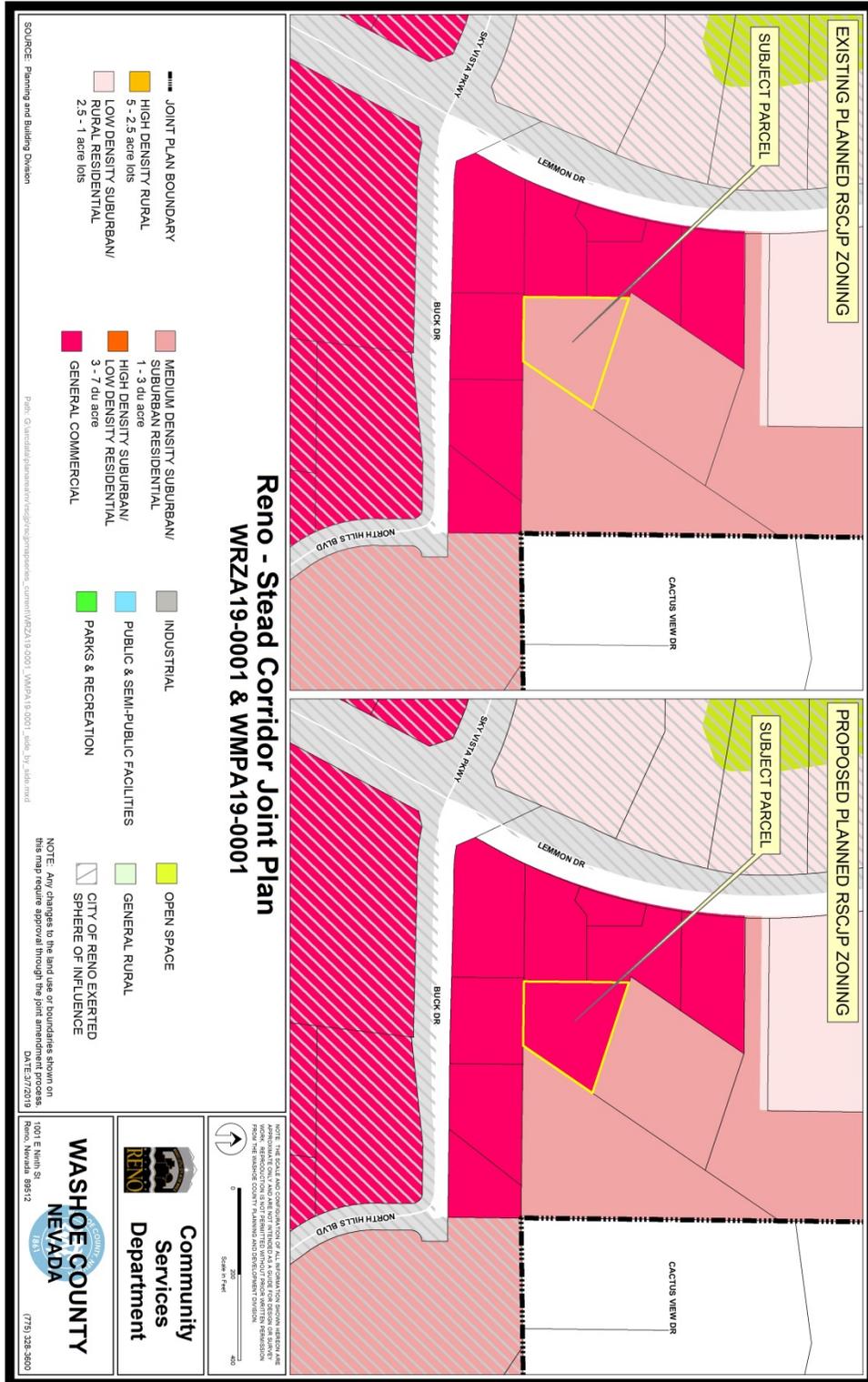
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

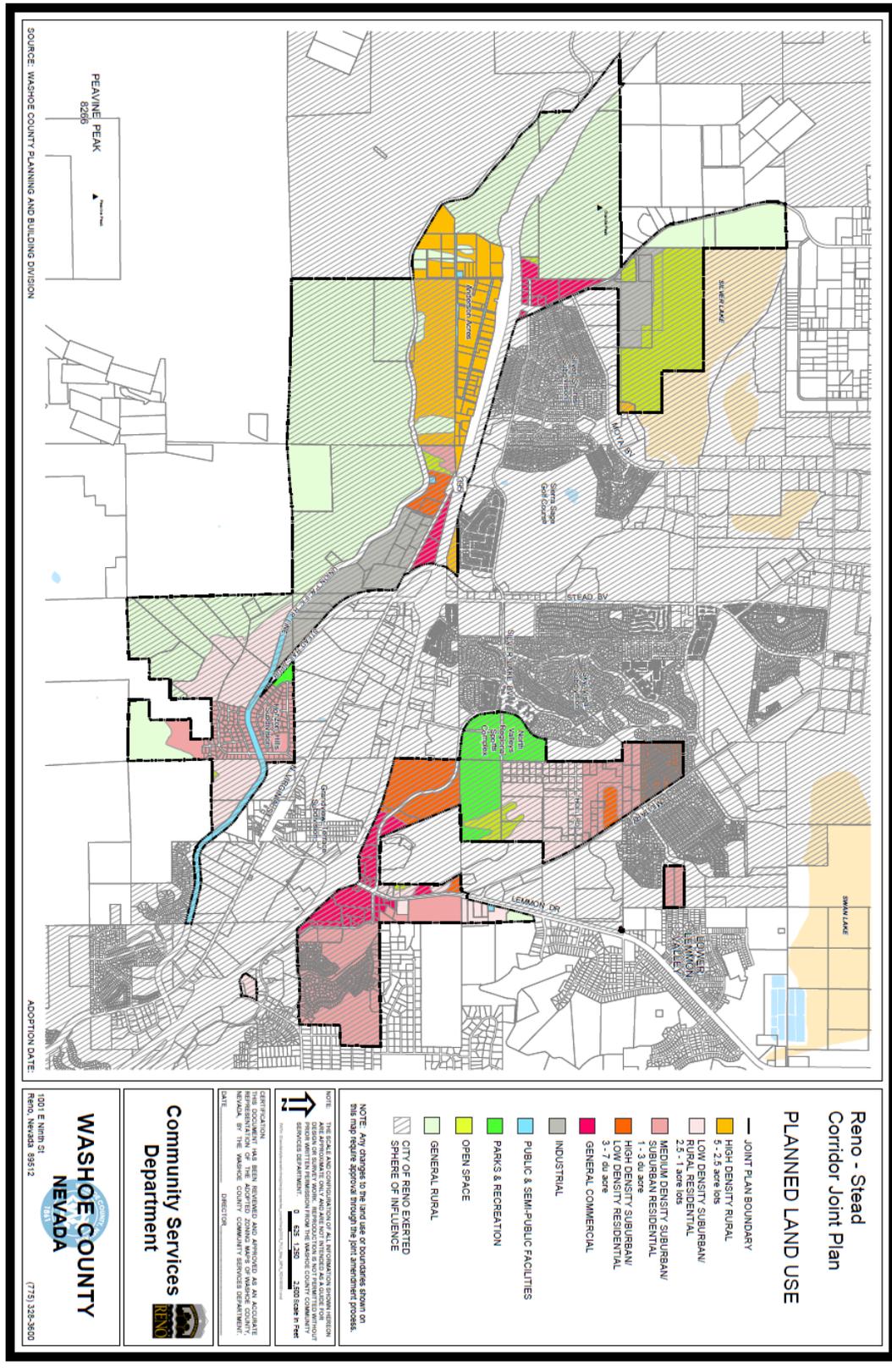
The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Vicinity Map



Existing and Proposed Regulatory Zone Maps



Proposed Regulatory Zone Map & Existing Master Plan Map

Background

The subject parcel (APN: 552-190-03 – 1.003 Acres) is located within the North Valleys Area Plan, and within the Reno-Stead Corridor Joint Plan (RSCJP). A community survey conducted as part of the creation of the RSCJP noted that 71% of the respondents favored more commercial uses, particularly professional services/office parks, medical/dental, restaurants, and hardware/lumber stores. This request seeks to amend the subject property's Master Plan Category from Medium Density Suburban/Suburban Residential (MDSSR) to Commercial (C). The request also seeks to change the property's Regulatory Zone from Medium Density Suburban (MDS) to the General Commercial (GC) regulatory zone. Currently the Lemmon Drive intersection is fully commercial on all sides, with MDSSR land use designations north of Buck Drive. The subject parcel is adjacent to General Commercial (GC) properties on the west and south. The RSCJP states that small neighborhood and commercial and civic uses may also be permitted within the MDSSR land use designation. The North Valleys Development Suitability Map identifies the subject site as being unconstrained.

The parcel currently contains an existing manufactured home. After consultation with legal counsel, it has been determined that these items can be approved subject to a condition precedent (A condition precedent is a required action or forbearance that must occur before an approval takes legal place) that the residence be removed before the amendments actually take effect. The applicant will have ninety (90) days to remove the existing manufactured home after regional finds it in conformance. This would be in addition to the condition precedent that typically covers master plan and associated regulatory zone amendments that favorable conformance review be obtained by the regional planning authorities. Unlike conditions subsequent, which typically are imposed on things like special use permits, conditions precedent must be met prior to the approved item actually becoming legally effective. Here, it made little sense to require the removal of an existing, occupied residence prior to the hearings on these items, because approval is not guaranteed. To avoid this hardship and to avoid imposing any conditions subsequent which generally are not permitted on master plan or regulatory zone amendments, the concept of a condition precedent akin to the requirement for regional conformance review has been included for review with these applications. This also avoids creating any precedential component for using conditions subsequent in connection with master plan or zoning amendments. A condition subsequent is a required action or forbearance that must occur or continue to occur after an approval takes legal effect. Though both conditions precedent and conditions subsequent are types of conditions, in the planning context the word "conditions" is most commonly, if not nearly always, used to refer to conditions that are actually conditions subsequent.

Photos of Current Conditions



Western Property Line



View to the South



View of Property from West

Change of Conditions

The conditions in the area have changed over the past 20 years and more commercial has been constructed in the immediate vicinity. The development to the south is currently in the process of applying for building permits for an Automotive Use, and the development to the West was constructed in 2018. Due to the 1.003 acre parcel size, the commercial that could locate on this property would be limited to neighborhood serving uses.

Desired Pattern of Growth

This parcel is located with the RSCJP, and is located adjacent to the Golden Valley Community Area. The RSCJP states within the Land Use section that the most concentrated area of commercial activity in 1999 was located in the North Valleys Shopping Center, located at the intersection of Lemmon Drive and U.S. 395. The RSCJP proposed concentrating the bulk of commercial development off of Lemmon Drive and US 395 North; however over the years commercial development has continued to concentrate north of the Lemmon Drive/Buck Drive/Sky Vista Parkway intersection.

Compatibility

The surrounding area is comprised of Residential and Commercial regulatory zones and use types, and the area is well developed currently.

North: To the North of the property is a Medium Density Suburban / Suburban Residential property.

South: To the South of the parcel are commercial developed properties, with a Valvoline planned to be constructed at APN: 552-190-12. Across from Buck Drive is a commercial development anchored by a large grocery store.

West: To the West of the parcel are additional commercial developed properties, including a smog shop and restaurant.

East: To the East of the parcel is a Medium Density Suburban property with a residence located on the property.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the following tables.

Overall Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating Existing (MDS)	Compatibility Rating Proposed (GC)
General Commercial (GC)	General Commercial	Low	High
	Medium Density Suburban	High	Low

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

The table above demonstrates that the proposed change to the regulatory zone results in neither an increase nor a decrease in compatibility. Rather, compatibility is increased on the south and west, and decreased on the north and east.

Consistency with Master Plan and Regulatory Zone Map

Master plan amendments and regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following Master Plan policies and programs are applicable to the proposed amendment requests.

Land Use and Transportation Element – Volume One of the Washoe County Master Plan

LUT.1.4 Residential should be within close proximity to retail/commercial land uses within SCMAs to facilitate both walking and cycling as desirable and safe modes of transportation.

Staff Comment: *The parcel is adjacent to commercial land uses on the south and west, and residential on the north and east.*

LUT.27.1 Promote and encourage inter-jurisdictional partnerships.

Staff Comment: *The proposal takes place within the Reno-Stead Corridor Joint Plan. Washoe County staff has been working with the City of Reno throughout the review process.*

LUT.28.1 Continue participation with cities in joint and cooperative planning areas.

Staff Comment: *The proposal takes place within the Reno-Stead Corridor Joint Plan. Washoe County staff has been working with the City of Reno throughout the review process.*

Reno-Stead Corridor Joint Plan Assessment

Land Use

LU.1.2 The County will administer all development regulations and permits outside of the Sphere of Influence.

Staff Comment: *This proposal was submitted to Washoe County Planning and Building as a Master Plan Amendment and Regulatory Zone Amendment. The parcel is not within the Reno Sphere of Influence.*

LU.3.6 Buffering should be provided between residential and new nonresidential developments which includes landscaping and a solid screen.

Staff Comment: *Buffering will be required, Article 412 requires buffering from residential developments, which includes new trees and a solid wall or barrier at the property line.*

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 and the Washoe County North Valleys Citizen Advisory Board.

Staff Comment: *The Master Plan Amendment and Regulatory Zone Amendment noticed 64 properties, with 57 being unique property owners. Noticing was sent out 1,000 feet from the property lines. The Master Plan Amendment and Regulatory Zone Amendment were heard at the Washoe County North Valleys Citizen Advisory Board on March 11, 2019; and the City of Reno Ward Four North Valleys Neighborhood Advisory Board on March 21, 2019. The Ward Four NAB Agenda can be found at Exhibit J.*

Public Services and Facilities

PSF.2.1 New residential, commercial and industrial development applications should include a viewshed analysis depicting the implication of building height and mass on existing development as it relates to the views toward Peavine Mountain. The viewshed analysis shall enable residents to visualize and determine if their views of Peavine Mountain will be negatively impacted by proposed development.

Staff Comment: *The applicant provided a memo regarding the viewshed analysis policy. Due to no proposed use or development being proposed at this location, a viewshed analysis is not necessary at this time. The memo provided by the applicant regarding this policy can be found at Exhibit N.*

North Valleys Area Plan Assessment

NV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.

Staff Comment: *The applicant provided staff with a memo regarding comments from the Citizen Advisory Board and the Neighborhood Advisory Board on March 28, 2019. The memo can be found in Exhibit K.*

NV.9.1 Prior to the approval of master plan amendments, tentative maps, or public initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

Staff Comment: *The Nevada Department of Conservation and Natural Resources consists of a number of various divisions, programs, boards, councils, and commissions; Washoe County provided the application to the Nevada Division of Water Resources; Nevada Division of Environmental Protection; and Nevada Division of Wildlife. No comments were received from these agencies.*

NV.13.1 Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

Staff Comment: *The Nevada Department of Wildlife was provided a copy of the application. No comments were received.*

NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: *It is staff's opinion that this location is well suited for commercial development. The infrastructure is in place, and this proposal would allow for the continued growth of the North Valleys area while still preserving its scenic and rural nature outside of this location.*

- b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

Staff Comment: *The proposed amendment does not conflict with the policies and action programs of the Master Plan.*

- c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: *The proposed amendment does not conflict with the public's health, safety or welfare.*

NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water

Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Staff Comment: *A feasibility study was provided by the applicant on January 23, 2019. The feasibility study can be found at Exhibit L. The feasibility study demonstrates there is adequate services and facilities to support the proposed amendment.*

- b.** A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Staff Comment: *Washoe County Engineering has waived the traffic analysis requirement due to this being a Master Plan Amendment and Regulatory Zone Amendment with no identified land use being proposed. It should be noted that a traffic analysis is required if it is anticipated to generate a minimum of 80 average daily trips (adt), due to the size of the parcel it is unlikely a development going in at this location would generate the amount of traffic necessary for a report. Washoe County Engineering reserves the right to request a traffic analysis in the future. This waiver can be found within the Engineering Memo which is Exhibit D.*

- c.** For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

Staff Comment: *The proposed master plan amendment and regulatory zone amendment is for a parcel that is 1.003 acres in size. Due to the size of the property, any proposed land use would be limited. This size of the parcel would need to be much larger to allow for a regional serving use to be located there.*

- d.** For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Staff Comment: *The proposed Master Plan Amendment and Regulatory Zone Amendment will not result in an increase in residential units. The General Commercial regulatory zone does not permit residential uses per WCC 110.302.10. Therefore this is not applicable.*

- e.** If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

Staff Comment: *This proposal was provided to the Regional Transportation Commission for comments. No comments were received.*

- f.** If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Imp

Staff Comment: *This proposal was provided to the Regional Transportation Commission for comments; the proposal was also provided to Washoe County Engineering. No comments of denial were provided.*

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

Staff Comment: *The proposal was provided to Washoe County Engineering. No comments of denial were provided.*

- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

Staff Comment: *The proposal does not increase residential demand as the request is for a commercial regulatory zone. Due to this there should be no impact to the Washoe County School District.*

NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

Staff Comment: *A market analysis was provided by the applicant on January 23, 2019. This can be found at Exhibit M.*

North Valleys Citizen Advisory Board (CAB)

The proposed amendment was submitted to the North Valleys Citizen Advisory Board (CAB) and was discussed during the March 11, 2019 meeting.

Concerns expressed at that meeting include access into and out of the existing commercial center, too much existing traffic, concerns over drainage and impacts to flooding; effluent being discharged into Swan Lake, and what types of commercial uses that could go in this location. The draft minutes of that meeting are included at Exhibit I to this report

The proposed amendment was also submitted to the Ward 4 Neighborhood Advisory Board (NAB) and was discussed during the March 21, 2019 meeting. The agenda can be found at Exhibit J within this report.

Concerns expressed at that meeting include vehicular access, and underground retention basins. No draft minutes were provided for the Ward 4 Neighborhood Advisory Board meeting.

Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- State of Nevada
 - Department of Transportation
 - Department of Environmental Protection
 - Department of Water Resources
 - Department of Wildlife

- Washoe County District Attorney, Civil Division
- Washoe County Community Services Department
 - Planning and Building Division
 - Geographic Information Systems
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
 - Traffic Engineer
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
 - Emergency Medical Services
- Washoe County Regional Animal Services
- Washoe County Sheriff Office
- Truckee Meadows Fire Protection District
- City of Reno Fire
- City of Reno Community Development
- Truckee Meadows Regional Planning
- Regional Transportation Commission
- North Valleys Citizen Advisory Board
- Washoe-Storey Conservation District

Comments were received from the following agencies:

- **Washoe County Engineering and Capital Projects** offered comments concerning traffic.
Contact: Mitch Fink, 775.328.2050, mfink@washoecounty.us
- **State of Nevada Division of Water Resources** offered comments regarding Water Will Serves.
Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov
- **Washoe County Water Resources** offered comments regarding Water Will Serves.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- **Truckee Meadows Fire Protection District (TMFPD)** offered comments regarding the International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC).
Contact: Don Coon, 775.326.6077, dcoon@tmfpd.us

Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210; and notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 64 property owners within 1,000 feet of the subject parcel were noticed by mail not less than 10 days before today's public hearing. The Noticing Map can be located at Exhibit H.

Staff Comment on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.

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.

Staff Comment: The proposed change in regulatory zone results in neither an increase or decrease in compatibility. Rather, compatibility is increased on the south and west, and decreased on the north and east. See compatibility rating chart on page 13 of this report.

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.

Staff Comment: This proposal supports growth within the Reno-Stead Corridor. The RSCJP conducted a community survey and noted that 71% of the respondents favored more commercial uses, particularly professional services/office parks, medical/dental, restaurants, and hardware/lumber stores. No proposed use has been provided to staff, however the above uses would be able to be utilized under the new regulatory zone. The RSCJP calls for commercial development to be concentrated in these locations.

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.

Staff Comment: *Municipal sewer and water are available at this location. If this proposal is approved the developer will need to facilitate the development of these facilities*

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: *The RSCJP and the North Valleys Area Plan do not specifically call this location out as a commercial node. However due to the recent commercial development to the west and south, as well as page 9 within the Reno-Stead Corridor Joint Plan stating that the existing land use designation of Medium Density Suburban/Suburban Residential may allow for "small neighborhood commercial and civic uses". It is the opinion of staff that Commercial is consistent with the desired pattern of growth. Therefore, in the opinion of staff this finding can be made.*

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: *There are no military installations within the required noticing area; therefore this finding does not have to be made.*

Staff Comment on Required Regulatory Zone Amendment Findings

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: *The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.*

2. 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.

Staff Comment: *The proposed change in regulatory zone results in neither an increase or decrease in compatibility. Rather, compatibility is increased on the south and west, and decreased on the north and east. See compatibility rating chart on page 13 of this report.*

3. 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.

Staff Comment: *This proposal supports growth within the Reno-Stead Corridor. A community survey conducted as part of the creation of the RSCJP noted that 71% of the respondents favored more commercial uses, particularly professional services/office parks, medical/dental, restaurants, and hardware/lumber stores. No proposed use has been provided to staff, however the above uses would be able to be utilized under the*

new regulatory zone. The RSCJP calls for commercial development to be concentrated in these locations

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: *Municipal sewer and water are available at this location. If this proposal is approved the developer will need to facilitate the development of these facilities*

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: *The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan.*

6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: *The RSCJP and the North Valleys Area Plan do not specifically call this location out as a commercial node. However due to the recent commercial development to the west and south, as well as page 9 within the Reno-Stead Corridor Joint Plan stating that the existing land use designation of Medium Density Suburban/Suburban Residential may allow for "small neighborhood commercial and civic uses". It is the opinion of staff that General Commercial is consistent with the desired pattern of growth. Therefore, in the opinion of staff this finding can be made.*

7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: *There are no military installations within the required noticing area; therefore this finding does not have to be made.*

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0001. It is further recommended that the Planning Commission forward the Master Plan Amendments to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration.

Regulatory Zone Amendment Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration.

Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0001 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to

certify the resolution and the proposed Master Plan Amendments in WMPA19-0001 and having made the findings in accordance with the North Valleys Area Plan as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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 County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

North Valleys Area Plan Findings – Policy 20.3 (a part of the Master Plan)

In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in

either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Regulatory Zone Amendment Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0001, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0001 as set forth in this staff report 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.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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. 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. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: Lumos & Associates, Attn: Angela Fuss
9222 Prototype Drive
Reno, NV 89521

Property Owner: Squalia Trust, Alan J & Debra J
3150 Achilles Drive
Reno, NV 89512



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, RENO-STEAD CORRIDOR JOINT PLAN, NORTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA19-0001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 19-13

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 WMPA19-0001, 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 May 7, 2019;

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 applicant shall remove the existing manufactured home on the parcel within ninety (90) days of the Truckee Meadows Regional Planning Commission finding the Master Plan Amendment Case Number WMPA19-0001 in conformance with the Regional Plan; this amendment will not take effect until the residence is removed; and

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA19-0001, 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 County and guides development of the County 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.

North Valleys Area Plan Required Findings

NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts

to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission does hereby recommend adoption of Master Plan Amendment Case Number WMPA19-0001 and the amended North Valleys Area Plan Master Plan Map as included as Exhibit A to this Resolution to the Washoe County Board of Commissioners.

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 May 7, 2019

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

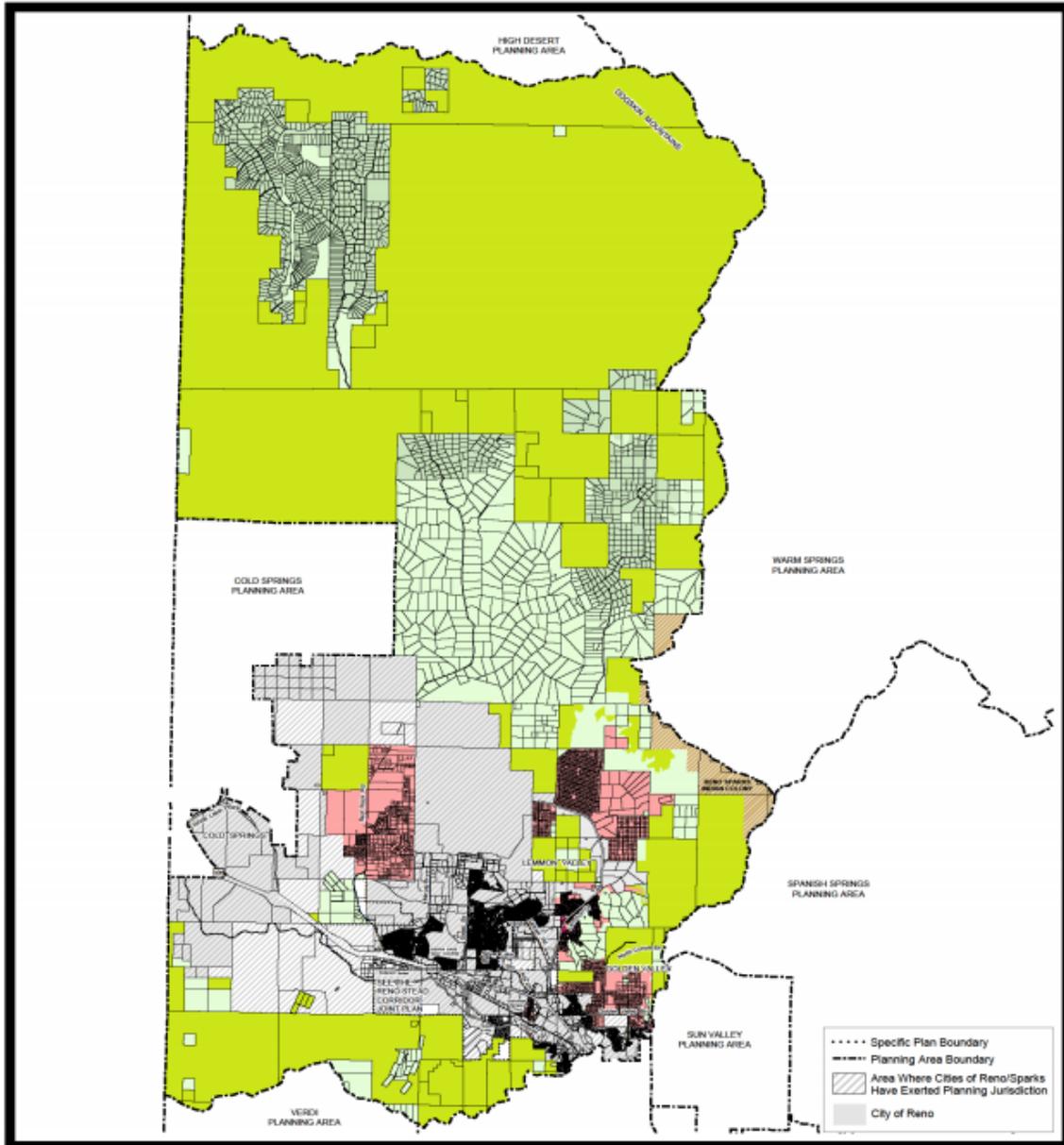
Sarah Chvilicek, Chair

Attachments:

Exhibit A – North Valleys Area Plan Master Plan Map

Exhibit B – Reno-Stead Master Plan Map

Exhibit A, WMPA19-0001



NORTH VALLEYS MASTER PLAN MAP

 RURAL
 RURAL RESIDENTIAL
 SUBURBAN RESIDENTIAL
 URBAN RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 OPEN SPACE

Planning and Development Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT FORMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: 5/13/2017 DIRECTOR: [Signature]

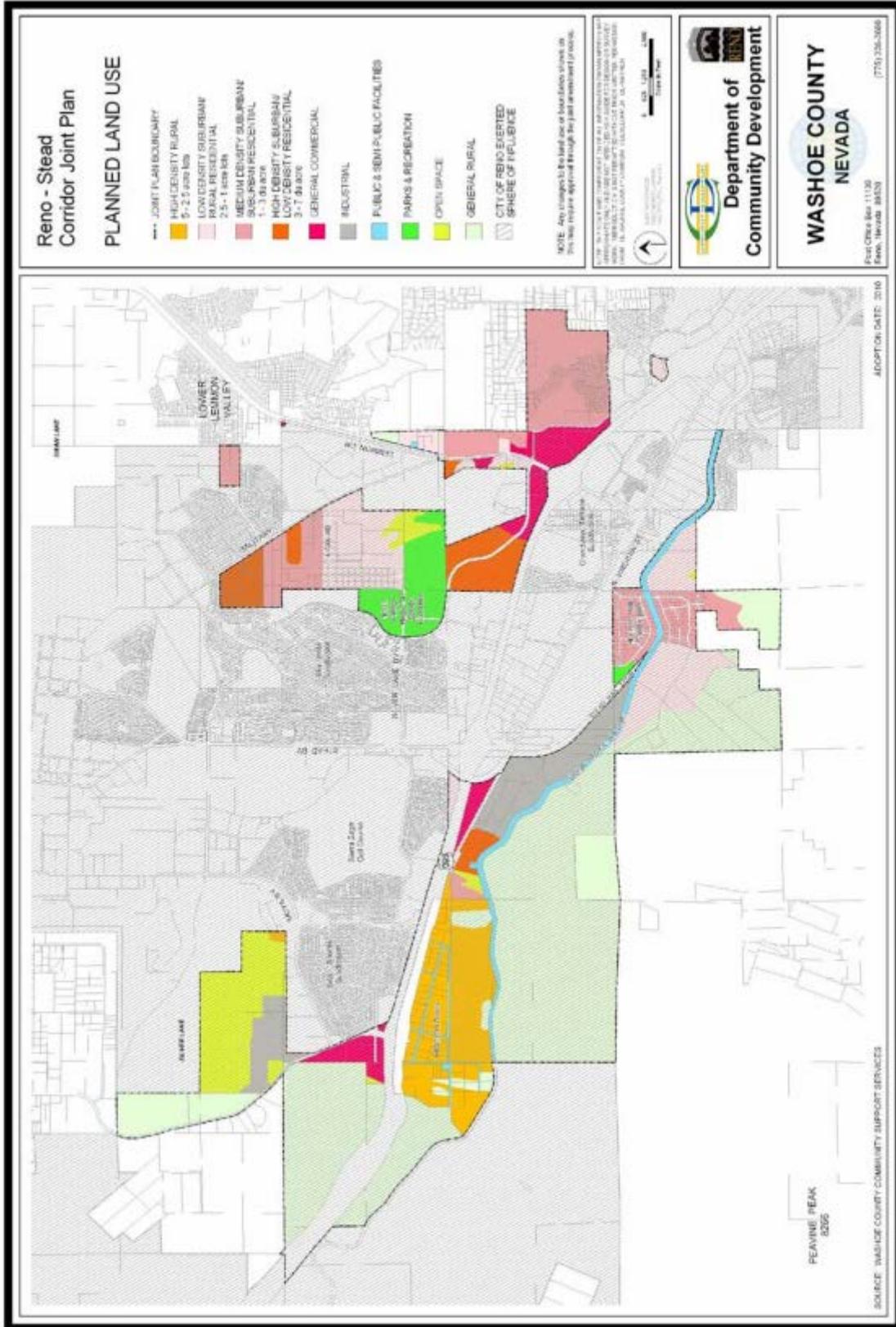
Community Services
Department

WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 325-3600

PG Date: March 7, 2017
 DCC Date: April 15, 2017
 RPC Adoption Date: June 28, 2017

Exhibit B, WMPA19-0001





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA19-0001 AND THE NORTH VALLEYS AREA PLAN REGULATORY ZONE MAP

Resolution Number 19-14

Whereas, Regulatory Zone Amendment, Case Number WRZA19-0001, 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 May 7, 2019; and,

Whereas, the Planning Commissions heard public comment and input from both staff and the public, as well as the applicant, regarding the proposed Regulatory Zone Amendment; and,

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Regulatory Zone Amendment; and,

Whereas, the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of proposed Regulatory Zone Amendment Case Number WRZA19-0001 by the Washoe County Planning Commission; and,

Whereas, the applicant shall remove the existing manufactured home on the parcel within ninety (90) days of regional finding the Regulatory Zone Amendment Case Number WRZA19-0001 in conformance; this amendment will not take effect until the residence is removed; and,

Whereas, the Washoe County Planning Commission has made the findings, pursuant to NRS Chapter 278 and WCC110.821.15 (d), necessary to support adoption of this proposed Regulatory Zone Amendment as follows:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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 Changed 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 amendment.
5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0001 and the amended North Valleys Area Plan Regulatory Zone Map as included as Exhibit A to this Resolution to the Washoe County Board of Commissioners.

ADOPTED on May 7, 2019

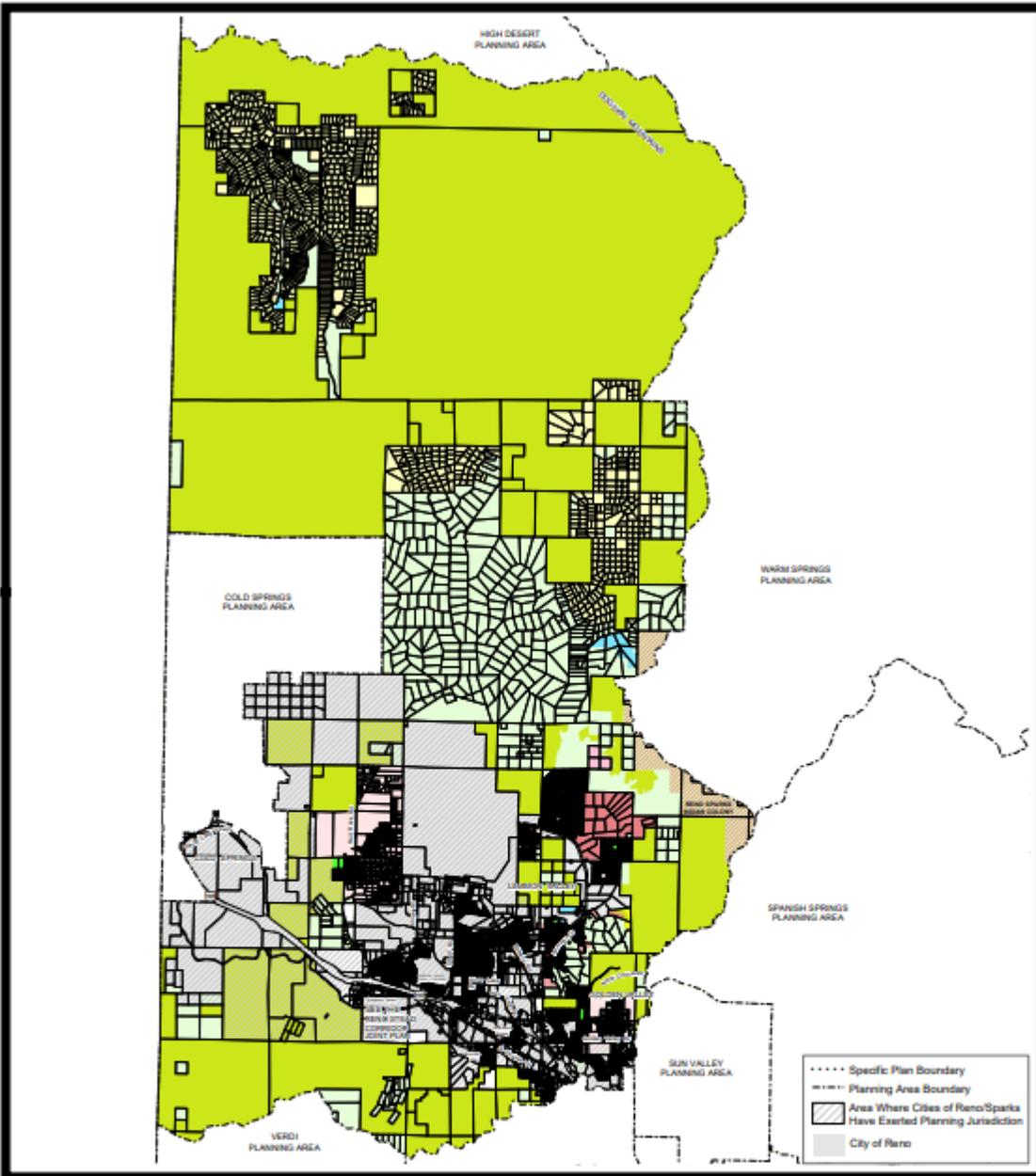
WASHOE COUNTY PLANNING COMMISSION

Sarah Chvilicek, Chair

ATTEST:

Trevor Lloyd, Secretary

Attachment: Exhibit A – North Valleys Regulatory Zone Map



NORTH VALLEYS REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/ OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL AGRICULTURAL DRY LAKE/ WATER BODY
--	--	---

Planning and Development Division
 PC Date: March 7, 2017
 BCC Date: April 28, 2017

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

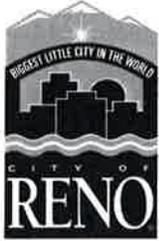
CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: 04/28/2017 DIRECTOR: [Signature]

Community Services Department

WASHOE COUNTY NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600



Community Development Department

MEMORANDUM

Date: April 24, 2019
To: Chris Bronczyk, Washoe County Community Services Department Planner
From: Sienna Reid, City of Reno Senior Planner *SR*
Subject: WMPA19-0001 (Buck Drive) – City of Reno Comments

A request to amend the Reno-Stead Corridor Joint Plan (RSCJP) Master Plan land use designation from Medium Density Suburban/Suburban Residential (MDSSR) to Commercial (C) for one parcel of land totaling ±1.003 acres has been submitted to Washoe County. Master Plan amendments within joint planning areas require a joint meeting of the Washoe County Planning Commission and Reno City Planning Commission.

This memo discusses the requested amendment to the RSCJP in relation to City of Reno Master Plan amendment evaluation criteria and provides a Reno City Planning Commission resolution recommending approval to the Reno City Council.

Master Plan Amendment Evaluation Criteria: In order to make the determination required by NRS 278.150 (Master Plan Preparation and Adoption), NRS 278.220 (Master Plan Adoption by Governing Body), and NRS 278.230 (Master Plan Effectuation by Governing Body) for amendments to the Master Plan, the Planning Commission should consider the seven Master Plan evaluation criteria found in the table below that:

- Bear relation to the planning and physical development of the City;
- Serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing;
- Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan; and,
- Ensure the amendment is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

Resolution No. 02-19

RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, WASHOE COUNTY PLANNING CASE NO. WMPA19-0001, AMENDING THE MASTER PLAN LAND USE PLAN FROM MEDIUM DENSITY SUBURBAN/SUBURBAN RESIDENTIAL TO COMMERCIAL WITHIN THE RENO-STEAD CORRIDOR JOINT PLAN ON ±1.003 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF LEMMON DRIVE, ±240 FEET NORTH OF ITS INTERSECTION WITH BUCK DRIVE, AND FURTHER DESCRIBED IN WASHOE COUNTY PLANNING CASE NO. WMPA19-0001, 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 May 7, 2019, 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 based on the following determinations, this Commission ADOPTS the maps attached hereto as Exhibit A and the maps, documents, and descriptive material in

CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: March 01, 2019

Revised: March 7,, 2019

To: Chris Bronczyk, Planner

From: Leo R. Vesely, P.E., Licensed Engineer
Kristine R. Klein, P.E., Sr. Licensed Engineer

Re: Buck Drive Parcel
Master Plan Amendment WMPA19-0001 & Regulatory Zone Amendment WRZA19-0001
APN: 552-190-03

DRAINAGE & GRADING (COUNTY CODE 110.416, 110.420, 110.421 and 110.438)

Contact Information: Leo Vesely, P.E. (775) 328-2041

Staff has reviewed the referenced master plan and regulatory zone amendments and we see no significant CSD –Engineering (public works) service impacts.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

1. Policy NV.20.3.b in the North Valleys Area Plan requires a traffic analysis be submitted for review prior to approval of an amendment involving a change of land use; however, this application does not identify the new land use. Therefore, the Washoe County Engineering and Capital Projects Division waives the traffic analysis requirement at this point in time.
2. The Washoe County Engineering and Capital Projects Division reserves the right to request a traffic analysis in compliance with policy NV.20.3.b with the submittal of future applications that identify the proposed land use.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>

February 22, 2016

RE: Comments on WMPA 19-0001

To: Chris Bronczyk
Washoe County Community Services Department
1001 East Ninth Street, Building A
Reno, NV 89512

Name: *Buck Drive Master Plan Amendment*

County: Washoe County – Lemmon Drive and Buck Drive

Location: A portion of Section 9, Township 20 North, Range 19, East, MDB&M.

Plat: Tentative: One lot totaling approximately 1.00 acres and being Washoe County Assessor's Parcel Number 552-190-03.

**Water Service
Commitment**

Allocation: No water is committed at this time.

**Owner-
Developer:** Alan J. & Debra J. Squailia Trust
3150 Achilles Drive
Reno, NV 89512

Engineer: Lumos and Associates
9222 Prototype Drive
Reno, NV 89521

**Water
Supply:** Truckee Meadows Water Authority

General: There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Action: Tentative approval of **Buck Drive Master Plan Zoning Amendment** based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II

WMPA19-0001 (Buck Drive)

Truckee Meadows Fire Protection District (TMFPD)

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326.6077, Dcoon@tmfpd.us

- a. Fire protection of the new commercial structures shall be as required by the current adopted International Fire Code, (IFC) International Wildland Urban Interface Code (IWUIC) with associated amendments and the requirements of the appropriate NFPA standard(s).
- b. The Fire Hazard designation for the area of the proposed project is “IWUIC Moderate Hazard”. It has conforming water within 1000’ and requires a minimum of 30’ of Defensible Space from the building
- c. Provide a paved “Fire Apparatus Access Road” to within 150’ the furthest exterior wall of any structure to be built on this site.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

January 25, 2019

TO: Chris Bronczyk, Planner, CSD, Planning & Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Master Plan Amendment Case Number WMPA19-0001 (Buck Drive), And
Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive)

Project description:

Request to approve a Master Plan Amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” master plan designation on one parcel of land, totaling approximately 1.003 acres. The subject parcel is located within the Reno-Stead Corridor Joint Plan, And Request to approve a Regulatory Zone Amendment from the “Medium Density Suburban” regulatory zone to the “General Commercial” regulatory zone on one parcel of land, totaling approximately 1.003 acres. The subject parcel is located within the Reno-Stead Corridor Joint Plan.

Location: 330 Lemmon Drive, Assessor’s Parcel Number: 552-190-03.

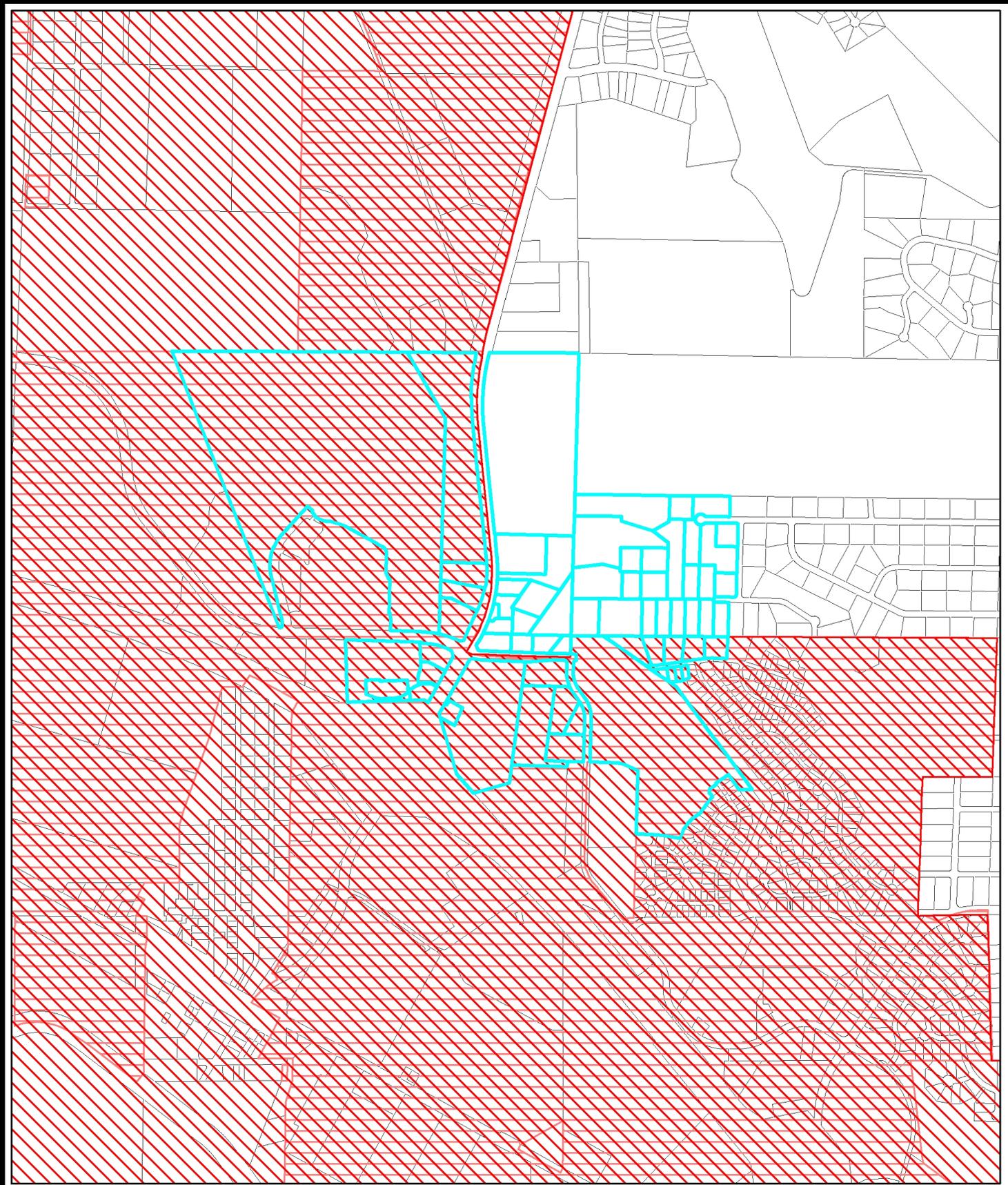
The Community Services Department (CSD) recommends approval of this project with the following comments and Water Rights conditions:

Comments:

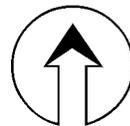
- 1) The applications indicate the need to annex to the Truckee Meadows Water Authority (TMWA) service area and Washoe County Sewer service area for water and sewer service to any potential commercial projects on said parcel.

Conditions:

Future commercial projects on this parcel shall annex to water and sewer service areas as described above, otherwise, there are no conditions of approval for these requests.



MPA/RZA Buck Drive
64 Property Owners - 1000 feet



0 250500



Feet

Date: Month Year

Community Services
Department



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division



NORTH VALLEYS CITIZEN ADVISORY BOARD

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held March 11, 2019, at the North Valleys regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

1. *CALL TO ORDER/DETERMINATION OF QUORUM - The meeting was called to order at 6:00 p.m. by Ray Lake. A quorum was present.

Present: Teresa Aquila, Ray Lake, Pat Shea, Wesley Johnson (alternate filling in for Jennifer Salisbury), Roger Edwards

Absent: Jennifer Salisbury (excused), Craig Durbin (not excused)

2. *PLEDGE OF ALLEGIANCE - Chair person Ray Lake led the pledge.

3. *PUBLIC COMMENT –

Roger Pelham, Washoe County Planner, the master plan and zone change for Silver Hills has been requested to be delayed. Because the agenda was set, the item will still be heard tonight. You can still make commit; there is another opportunity. The application will be revised and come back before the CAB once it's been revised. This is not the final version that will go forward. Because it's delayed, it will not go to Planning Commission next month. A revised submittal means it will come back.

Pedro Rodriguez, senior manager at NDOT, spoke about road updates between McCarren to Lemmon Drive. It's a two phase project. First phase is Lemmon to Stead. First phase will be one lane with auxiliary lane, and improve bridges and interchanges. Parr will get a new bridge. Golden Valley will have future signals at the exit ramps. There will be additional signage. 60% design is complete. Once it's designed and funded, construction will begin in 2022. Mr. Rodriguez said they are working on the website. Prodriguez@dot.nv.gov.

Dwayne Huber wants to know if Lemmon Drive is going to open.

Tim Jeter said he is opposed to new development. It doesn't make sense. There are two flooded lake. He said he is a contractor. Development has to happen, but it's a deterrent in our community. Developers who push their agenda in our area are unethical. He sent a letter to the Commissioners with ideas that include using BLM land to build a retention pond. He was told you cannot use BLM land. He meet with a BLM employee who said that it is a possibly but the County has to initiate it.

Danny Cleous showed pictures of flooding and a pump. Stead sewer plant has 2.5 million gallons of effluent dumped everyday. Clean up this mess before coming with your plans.

Kathy Jeter said she won't repeat what has been said except the situation has been repeating for 3 years. She spoke about dirty water; our kids will be infected and sick.

Russ Earl said Silver Hills are asking for special plans. He asked what is the point of zoning; why do we have a master plan and character management plan if we allow developers ask for specific changes. Mr. Earl said Peter Listener spoke at a meeting; he said it would improve property values. He said he spoke with owner of

Dixon Realty who said a vast minority on the west side might see an increase in property values. Multi-acre property will see a decrease in values due to high density lots. He said he will begin a class action with the County for loss of property values. Silver Knolls community doesn't have a problem if they went back to their original plan but that doesn't appeal to them.

Steve Wolgast said he urged the board to take a pause on rezoning for higher density. This goes for those in flood risk areas. Approve best development plans that benefit old and new development. He spoke about property values. Prices of existing homes are flat or down from 2018. Rents are down. New home sales prices are down from mid-2018. This is from median sales. There is ongoing construction. There is room for growth without changing zoning. There are homes that have been approved that haven't been built yet. There is room for 100,000 new units with no change to current zoning. Employment growth is 4% since 2014. There are 9,000 new jobs in 2019.

Mark Johnson said he doesn't like adding houses on less than 3 acres. Road improvements will come in 2022. The highway is overburdened.

Tim Fadda said he has been in Lemmon Valley since 1975, but worked in Lemmon Valley since 1964. We need a moratorium on projects until sewer plant stops dumping into our neighborhood. He asked where does the storm run-off go. We will get flooded again. Stop all building. Stop the sewer plant from dumping. The City Council needs a load on their front yard. It's illegal; it's not right. You can't dump your waste water on other people's ground.

Denise Ross spoke about the county commissioner meeting. They are talking about the lake.

Doug Herron spoke about the Red Rock corridor; houses are already near the road, and with thousand more cars, that road will need to be widened which will drop property values for those on Red Rock Road. While someone is filling their pockets, others are losing value.

Angela Hurt, mother of two who go to Silver Lake School said her 5th graders are going to middle school due to over capacity issues. There is more building when we have overcrowded issues in the schools.

Kyle Ruf spoke about effluent water. He said 2.5 million gallons equals 7 acre feet goes into the school yard. He asked would you put up with that with your kids.

Dan McCament said he is trying to raise his kids. He said he wants to know if the City and County Commission are there to make corporations money or protect us from sewer water. This is a beautiful community where we enjoy our horses. He said we have to build schools, put in pumps, roads, and dig holes. He asked if that right or wrong; what is their job. He asked if they here for us or corporations out of California.

Erika Huber, Golden Valley residents with parents in Lemmon Valley since 1986. She said she experienced floods but nothing like this. She said the biggest concern is Deodar. She said if there is an emergency, her parents cannot afford to sell their homes.

4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 11, 2019– Roger Edwards moved to approve the agenda for **MARCH 11, 2019**. Teresa Aquila seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 11, 2019– Teresa Aquila moved to approve the minutes of **FEBRUARY 11, 2019**. Pat Shea seconded the motion to approve the minutes. Roger Edwards abstained as he was not in attendance at the February 11 meeting.

6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five. https://www.washoecounty.us/csd/planning_and_development/index.php

6.A. Master Plan Amendment Case Number WMPA19-0001 (Buck Drive) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a Master Plan Amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” master plan designation on one parcel of land, totaling approximately 1.003 acres. The subject parcel is located within the Reno-Stead Corridor Joint Plan. (for Possible Action)

AND

Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive) – For possible action, hearing, and discussion to approve a Regulatory Zone Amendment from the “Medium Density Suburban” regulatory zone to the “General Commercial” regulatory zone on one parcel of land, totaling approximately 1.003 acres. The subject parcel is located within the Reno-Stead Corridor Joint Plan. (for Possible Action)

- Applicant/ Property Owner: Lumos & Associates/Alan and Debra Squalia
- Location: 330 Lemmon Drive
- Assessor’s Parcel Number: 552-190-03
- Staff: Chris Bronczyk, Planner; 775-328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 2, 2019

This project will be presented at the March 21st NAB

Proposing 1 acre parcel of Residential to General Commercial zoning

Angela Fuss with Lumus and Associates provided a project presentation:

- She provided a hard copy and large format boards for the audience.
 - This is for a master plan and zone change. Master plan designation of residential to commercial.
 - She reviewed the existing zoning; the one acre property site east of Jimboys. The house will be torn down and commercial will be built.
 - Upcoming meetings: NAB and joint meeting Washoe County Commission/Reno City Council
 - She spoke about sewer service. Approved new Buck Line goes to TMWA facility. Construction for the new line begins this spring.
 - They will have an infiltration basin on site.
 - This property is not on a flood zone.
 - No development is proposed at this time. She said future development will require additional approval later.
 - It’s a small one acre commercial lot. A business such a tire shop could go there.
-
- Teresa Aquila asked about traffic and will they access it. Angela said there will be no new will be created. They can access from Lemmon through the shopping center. It doesn’t impact Lemmon. Teresa said Military Road will be a nightmare. Angela said depending on the use, it will dictate the traffic. It won’t be big commercial use.

- Pat Shea asked if the access easement through Jimboy's Tacos is the same as current home. He said the access is already crowded to Jimboy's. Angela said RTC has a street widening program that will help.
- Roger Edwards asked about dedicated sewerage line. Angela said it will tie in at the south corner of parcel. The new Buck Line is the City of Reno line being built this spring.
- Angela said no project is proposed yet.
- Ray Lake asked how much water drains off this property. Angela said you cannot increase any amount of water that leaves your site. She said there is a retention chamber to capture the storm water on site. Its all done underground.

Public Comments:

Danny Cleous said he is surprised about Buck Line being allocated to two different projects. He said there has been a mix-up with sewer line. Sewer line is only allowed to service 50,000 a day. He spoke about the underground retention ponds – water soaks into the ground and still flows to the lake. He said the drainage is lower which flows to the lake. It's a bad plan all together. There are a lot of accidents in that area.

Cliff C. asked if rezoning from residential to commercial increases its value. He asked if someone will make more money. He said he understands they can't sell the house because it's surrounded by all commercial. Angela explained the development patterns in the past couple of years. Cliff spoke about flooding and development and was curious rezoning of one acre. Angela said it's up to the property owner.

Steve Wolgast asked about the retention basin; he asked if it leached into the ground or is it contained. Angela said all storm runoff goes somewhere. The way the code works, you have to show that run off is not being increased. It all ends up in the same system. Retention chamber infiltration.

Alice Hescox said she avoids this area because of the traffic.

Mark Johnson said if this is a tire shop, they use chemicals that may end up into the lake. It needs to be re-thought. The traffic is tied up. You are looking at 2022 until the roads are improved. I said no.

Teresa Aquila said the water on property already goes into the ground. It's not adding more run off, it's just being captured. She said if it's an auto body shop, there may be leaky vehicles and oils may end up running off. Angela said there isn't a proposed project yet. We don't know if it's a tire shop or garden shop. This is just a zone change.

MOTION: Pat Shea moved to approved Master Plan Amendment Case Number WMPA19-0001 (Buck Drive) Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive). Wesley Johnson seconded the motion to approve. Discussion: He said he looked at the Buck Drive plan, and it looks like small projects have happened down there. Roger Edwards said he won't approve one more piece of new development. Ray Lake said he doesn't care for the traffic. Motion passed 3 to 2. Roger Edwards and Teresa Aquila opposed.

6.B. Master Plan Amendment Case Number WMPA17-0010 (Silver Hills) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to amend the Washoe County Master Plan, North Valleys Area Plan including:

1) Remove four parcels of land totaling ± 780.32 acres from the Silver Knolls Suburban Character Management Area; and

- 2) Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the ± 780.32 acres from the Silver Knolls Suburban Character Management Area; and
- 3) Create a “Silver Hills Suburban Character Management Area” consisting of four parcels of land totaling the ± 780.32 acres; and
- 4) Amend the North Valleys Area Plan Character Management Area map to reflect the creation of the “Silver Hills Suburban Character Management Area” consisting of four parcels of land totaling the ± 780.32; and
- 5) Amend Policy NV.4.1 to delete the requirement that 50% of new parcels in a subdivision be at least one acre in size; and
- 6) Amend Policy NV.4.2 to delete the requirement that new parcels in a residential subdivision be at least one-half acre in size; and
- 7) Amend Policy NV.4.6 to delete the requirement that dwellings in new residential subdivisions include a garage sized for two vehicles, and 8) To incorporate the “Silver Hills Specific Plan Development Standards” as an Appendix to the North Valleys Area Plan with the intent of approving a specific plan allowing the development of 1,872 dwelling units. (for Possible Action)

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills) - For possible action, hearing, and discussion to amend the regulatory zone on four parcels of land, totaling ± 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. (for Possible Action)

- Applicant/ Property Owner: Lifestyle Homes
- Location: On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard.
- Assessor’s Parcel Number: 087-309-10, 087-390-13, 086-232-31 and 086-203-05
- Staff: Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 2, 2019

Roger Pelham, Washoe County Planner, explained how this application has been delayed.

Mike Raley and Garret Gordon spoke about the master plan and zone change. He said they will be back in May.

Garret Gordon said they went through visioning workshop and trying to address concerns.

Master plan:

Significant change - No longer amending Silver Knolls Character Management plan; we are creating our own Silver Hills Character Management plan.

He said there are 10 policies and character statements to describe the project with broad principles. He read some of the character statements guidelines and policies – improve fire/emergency; support water customers; design sewer to maintain levels that are at or before flows; designated school site; create vibrant, balanced community.

Mike Raley with Rubicon Design group provided an update (lifestyle homes):

- He reviewed the Silver Hills Land Use Plan – he said they made it more restrictive.
- 50 foot dedicated open space
- 1 acre lots along the parameter of the development; existing is ½ lots or 1 acre lots which they will be maintaining that designation.
- Updated land use descriptions
- Reduced density by 20%

- Removed any request for land that was 30% slope
 - Increased buffer
 - Density matching standards
 - Increased acreage to parks with enhanced trails and access
 - He said they spoke at the workshop about agrihood - community farms to pump effluent back for agrihood uses.
 - Capped commercial and hours of operations – better defined in handbook
 - The hydrologist will study and design improvements
 - He said they want to be part of the solution.
 - He said they have had dozen of meetings.
 - Garret Gordon said 200 foot density match is in the policy
 - Zero scaping
 - Dark skies
 - Majority of policies and principles from Silver Knolls were codified.
- Teresa Aquila said she isn't in favor of commercial in the country. She asked how they will improve law enforcement in that area because substations don't really work. Adding a school will add more traffic into the area.
 - Mike Raley said Woodland Village another Lifestyle Home has neighborhood patrol. They will discuss the needs of law enforcement. Mike Raley said schools have a reverse commute; it doesn't create a traffic congestion issue.
 - Paul Solague, traffic engineer, said local trips are captured.
 - Roger Edwards asked about Red Rock Road plan. Paul Solague said RTC will be widening it with or without this project. This project will contribute \$7 million in impact fees. This project is positioned for plan improvements. Timing is important, services are planned. Paul Solague said as far as level of service goals for the roads – the County is allowing congestion. He said he bases his studies based upon the standards. It's a sound traffic plan.
 - Ray Lake asked when build out would occur if there were no more hurdles. Mike Raley said 2023 at the earliest with 15-20 year build out.
 - Wesley Johnson said the traffic study was conducted at the slowest week - 4th of July. People were out of town for the holiday and kids were out of school. He said it should have been conducted during school season. Paul Solague said August is a peak month with July a close second for high traffic. We haven't had negative comments about traffic studies. The data was responsibility collected.

Public Comment:

Tim Fadda said the traffic study was conducted during 4th of July. He said we need to get realistic with monitoring of traffic. It's smoking mirrors.

Russ Earle said it's a bogus traffic study. It's not representative. It was stated that the unit count has been reduced 20%, but this is an increase. Don't pat yourself on your back with all the meetings you have held. You had to host those with all the changes that you made. We were told the commercial is all professional services. He said he likes the two car garages. Overall count has gone up with no reduction. He said he would like to see increased park space. Density is increasing with more units per acre.

Denise Ross said she is curious if the plan to start in 2023, but sewer capacity treatment build out won't start until 2024, where are you going put your waste for the houses. How do they plan to reduce water runoff going into Swan Lake. This is something you should be educated in. We have open land, and when you put cement

and concrete, water cannot soak in and it all ends up in lake. The lake is full. Please put the skids on it until we can get grasp on it.

Danny Cleous said the sewer has to go to Stead Sewer plant. They are still doing studies. Then they have to figure out where they will put their effluent. He said the project wants to use some of the effluent. The traffic engineer is bogus. They need to do a lot of engineering around the lakes. He asked why did you make your own character plan; use the one that is there. Follow the one of the valleys. its ignorant. You should have a project that everyone is proud of. These developers have gotten out of control.

Cliff Corey spoke about the traffic studies. He said they moved up here to avoid high density traffic. There will be high density traffic which will be a major issue.

Ray Lake said traffic is already bad.

Tim Jeter said we know the comments from traffic engineer aren't true. There needs to be stipulations with a pool of money they have to put into for repairing the lake and flooding issues prior to development. There are ideas that can be done. It wouldn't take a long time. Someone needs to step up. He spoke about current traffic issues. There needs to be a fund to address the issues.

John Howe, 43 year resident, asked for clarification about parks.

Mike Ross, Silver Knolls, said it's a secret treasure out here. He asked the traffic engineer to redo the study. He said he lives up from Red Rock and watches the traffic throughout the week and it's drastically different. Plata Mesa is a feeder road which impacts the traffic, which wasn't addressed. He asked why proceed with a flawed study. He thanked the board.

Teresa Aquila said we had a moratorium in Reno when the MGM came in years ago. She said development is fast; we need to establish a certain percentage of development. Lemmon Valley never use to flood like this. She asked why we have a master plan if you have to amend it.

Roger Edwards said he fought all large development that came in. He asked why we need to change character management; why scrap the whole thing and start over. There is no reason why we can't build within the boundaries we already have. If you have to change the entire plan, there must be more to it that what is being said. He said he isn't supporting anything new. He said he would like to make a recommendation on a moratorium.

Wes Johnson said his front yard is warehouses. He said he was lied to by the realtor. He said there will be 4-lanes out there. That's not what we moved out there for. He said he was pissed off at the traffic study due to when it was conducted. Something has to be done.

Mike Raley addressed the comment on parks – there will be 3 acre neighborhood parks. He met with the Parks Department to move them around with larger community park format with the ability to do neighborhood parks. He spoke about drainage and effluent – it will be pumped back to site for irrigation for landscaping and stored in a series of ponds to alleviate what is going into Swan Lake. The code and requirements on development has changed dramatically.

Wes Johnson asked about how they can afford improvements. Mike Raley said there are laundry list of what we can do. He said the park tax will go towards building parks and turn it over to the County. The citizens would foot the bill to maintain the parks.

Paul Solague said his studies are credible. He said dates of data collection and the days are listed. Those dates are printed on the appendix. Traffic is different than flooding. He said there are plans and procedures that govern traffic, community function and intersection delays. Policies makers allow levels of congestion. That adds to the frustration. There are impact fees of millions dollars to improve roads with criteria. There is a system in place. Paul said he is told what to study; he doesn't choose what he studies. He said it's a credible report.

Mike Raley addressed the question about personal service for commercial – dry cleaner, salon, dental office. A convenience store falls into commercial use, but it's not listed in allowed use. No convenience store or gas station.

Garret Gordon said no more than 2.5 units per acre. He said it's his favorite project. He said he has represented other developers, but this current developer is community serving. He said we put concerns in writing. We live up the word. He is proud to be before Roger Edwards on behalf of his client.

Teresa Aquila asked about bus stops which impact traffic. What will happen when it's four lanes. Agency policy says not to put them on 4-lanes high speed traffic areas. Paul Solague said those are tucked in, not on 4 lane. Teresa said more routes must be included. Paul Solague said there will be changes to bussing system.

Mike Raley said there will be more details to come. He said they look forward to coming back.

7. *PUBLIC OFFICIAL REPORTS

7.A.*Washoe County Commission Update — Washoe County Commissioner, Jeanne Herman, may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Herman will be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775) 501-0002 or via email at landfindercountry@gmail.com. (This item is for information only and no action will be taken by the CAB).

Commissioner Herman said it's good to see participation to protect your community. She said she understands everyone is frustrated about what is happening in North Valleys. She said she comes here almost every day. She said everyone thinks no one is doing anything. Commissioner said she has taken the concerns to the people in the County. We need to call all the commissioners and encourage them. She said they are working on things. She said she went to Washington DC and spoke to different agencies.

8. *CHAIRMAN/BOARD MEMBER ITEMS — This item is limited to announcements by CAB members.

Roger Edwards said he would like to agendize a total building moratorium in the North Valleys. Ray Lake said he attended the County Commission meeting to speak about control over agenda. He said we had to listen to NDOT in public comments instead of a dedicated agenda item. He said we have asked for more control over agendas. He said he spoke with Commission Chair person on that subject. We will continue to work towards that. We want to see other items and updates from other community agencies – RTC, NDOT, stead airport. He thanked the audience for their attendance. He thanked the folks from Silver Hills. They are listening. Teresa Aquila thanked the audience for fighting and there has been a huge change from the beginning proposal.

9. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF —

Dwayne Huber said he would like to see Bonnie Weber out here. We need to work with her.

Danny Cleous said Bonnie Weber was our County Commissioner and she started this mess; she wanted our lots smaller and she got that passed. We need to go after her again.

Norma Brownell she said she was a member of Lemmon Valley Association, and developed a master plan for Lemmon Valley. We spent a lot of time on it then the City of Reno annexed us and there we went.

ADJOURNMENT - Meeting was adjourned at 8:00p.m.

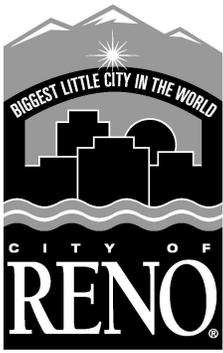
Number of CAB members present: 5

Number of Public Present: 75

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga



AGENDA

Neighborhood Advisory Board - Ward 4

Thursday, March 21, 2019

5:30 - 7:30 p.m.

North Valleys Library

1075 N. Hills Blvd., Reno, NV 89506

Members

Corey Bond
Andrew Caudill
Bryan Harvey
Thomas Hill
Renee Kelly
Patrick Shea
Irene Tudor

Council Liaison

Bonnie Weber

Community Liaison

Cynthia Esparza-Trigueros

Public Notice: This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at:

Reno City Hall – One East First Street;
Washoe County Reno Downtown Library – 301 South Center Street;
Evelyn Mount Northeast Community Center – 1301 Valley Road;
McKinley Arts and Culture Center – 925 Riverside Drive;
Reno Municipal Court – One South Sierra Street;
Washoe County Administration Building – 1001 East Ninth Street;
Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G; and
North Valleys Library - 1075 N. Hills Blvd. NRS 241.020(2)(c).

In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.reno.gov, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Cynthia Esparza-Trigueros at 775-677-6881.

Accommodations: Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact Cynthia Esparza-Trigueros at 775-677-6881 in advance so that arrangements can be made.

Supporting Materials: Staff reports and supporting material for the meeting are available at the City Clerk's Office, located at 1 East First Street, Second Floor, 775-334-2030 and on the City's website at <https://www.reno.gov/community/your-neighborhood/ward-4>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the public body.

Order of Business: The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

Public Comment: A person wishing to address the public body shall submit a "Request to Speak" form to the presiding officer. Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

1. Call to Order - Roll Call

2. Pledge of Allegiance

3. Public Comment - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

4. Approval of Agenda - For Possible Action

A. March 21, 2019

5. Approval of Minutes - For Possible Action

A. June 21, 2018

B. July 24, 2018

C. August 16, 2018

D. January 17, 2019

6. City of Reno Announcements

7. Councilmember Bonnie Weber Updates

8. Presentations and Updates

A. Presentation from the Sierra Nevada Job Corps Center - Mark Huntley, Business and Community Liaison, Sierra Nevada Job Corps Center (*Approximately 5 Minutes*)

B. Presentation on the City's new Neighborhood Public Art Grants, called Art Belongs Here, and recommendation of one of the following Ward 4 NAB members listed in alphabetical order Corey Bond, Andrew Caudill, Bryan Harvey, Thomas Hill, Renee Kelly, Patrick Shea, and Irene Tudor to serve on the Art Belongs Here Public Art Grant Committee - Arts, Culture, and Special Events Office, City of Reno - For Possible Action (*Approximately 10 Minutes*)

9. Development Projects - *Following presentations by the project's developer or representative and City of Reno planner, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (goo.gl/wXYHjf) will be submitted to the Reno Planning Commission for consideration in the development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials.*

A. LDC19-00040 (Mountain View Estates – Unit 4) – A request has been made for a 1) tentative map to develop a 69 lot single family residential subdivision; and 2) special use permit for a) single family attached townhouse development; and b) cuts 20 feet or greater in depth and/or fills of ten feet or greater

in height. The ±20.10 acre site consists of one parcel located west of the western terminus of Shailyn Drive and north of Sienna Park Drive. The site is located within the Single Family Residential - 4,000 Square Feet (SF4) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). (*Approximately 15 Minutes*)

Planner: AnnMarie Lain, Assistant Planner, (775) 334-2309, laina@reno.gov
Applicant Representative: John Krmpotic, KLS Planning, (775) 852-7606
Planning Commission Hearing Date: April 3, 2019

- B. LDC19-00041 (Project Progress Condition Amendment) – A request has been made to amend the special use permit Conditions of Approval associated with LDC18-00056 (Project Progress) to eliminate Condition No. 22 which requires partial widening of North Virginia Street along the project frontage. The ±32.99 acre site is located on the south side of North Virginia Street, ±900 feet east of its intersection with Stead Boulevard. The site is located within the Industrial (I) zoning district and has a Master Plan land use designation of Industrial (I). (*Approximately 15 Minutes*)

Planner: Heather Manzo, Associate Planner, (775) 334-2668
Applicant Representative: Mike Railey, AICP, Rubicon Design Group, (775) 425-4800
City Council Hearing Date: March 27, 2019

- C. Master Plan Amendment Case Number WMPA19-0001 (Buck Drive) – For possible action, hearing, and discussion to approve a Master Plan Amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” master plan designation on one parcel of land, totaling approximately 1.003 acres. The subject parcel is located within the Reno-Stead Corridor Joint Plan. (*Approximately 15 Minutes*)

Lumos & Associates, Attn: Angela Fuss
Property Owner: Alan and Debra Squalia
Location: 330 Lemmon Drive

Assessor’s Parcel Number: 552-190-03 Parcel Size: 1.003 Acres

Existing Master Plan Category: Medium Density Suburban/Suburban Residential

Proposed Master Plan Category: Commercial

Existing Regulatory Zone: Medium Density Suburban

Proposed Regulatory Zone: General Commercial

Area Plan: North Valleys

Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone

Staff: Chris Bronczyk, Planner, Washoe County Community Services Department Planning and Building

Division, 775-328-3612, cbronczyk@washoecounty.us

- D. Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive) – For possible action, hearing, and discussion to approve a Regulatory Zone Amendment from the “Medium Density Suburban” regulatory zone to the “General Commercial” regulatory zone on one parcel of land, totaling approximately 1.003 acres. The subject parcel is located within the Reno-Stead Corridor Joint Plan. (*Approximately 15 Minutes*)

Lumos & Associates, Attn: Angela Fuss
Property Owner: Alan and Debra Squalia

Location: 330 Lemmon Drive

Assessor's Parcel Number: 552-190-03 Parcel Size: 1.003 Acres

Existing Master Plan Category: Medium Density Suburban/Suburban Residential

Proposed Master Plan Category: Commercial

Existing Regulatory Zone: Medium Density Suburban

Proposed Regulatory Zone: General Commercial

Area Plan: North Valleys

Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821,
Amendment of Regulatory Zone

Staff: Chris Bronczyk, Planner, Washoe County Community Services Department Planning and
Building
Division, 775-328-3612, cbronczyk@washoecounty.us

10. Development Project Updates - *The following items provide an update on action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 4 NAB. NAB and public comments were submitted via the development project review form to the Reno Planning Commission. To view past Planning Commission meetings. (Approximately 5 minutes)*

- A. LDC19-00003 (Quick Quack Car Wash) - A request has been made for special use permits to allow for: 1) the construction of a ±3,597 square foot car wash facility on a site that is located adjacent to residentially zoned property; and 2) cuts in excess of 20 feet in depth and fills in excess of 10 feet in height. The subject site consists of a ±4.6 acre parcel, and a ±10,850 square foot portion of an additional ±4.6 acre parcel. The subject site is located on the south side of Sky Vista Parkway, ±1,450 west of the intersection of Sky Vista Parkway and Lemmon Drive within the Arteria Commercial (AC) zone. The site has a Master Plan land use designation of Special Planning Area/Reno-Stead Corridor Joint Plan/General Commercial.
- B. LDC19-00029 (Stead/North Virginia Zone Change) – A request has been made for a zoning map amendment from Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) to Industrial (I). The ±5.95 acre site consists of four parcels generally located on the northeast corner of the North Virginia Street/Stead Boulevard intersection. The site has Master Plan land use designation of Industrial (I).
- C. LDC19-00030 (North Virginia Street Industrial Flex Space) – A request has been made for special use permits to allow for: 1) grading with fills in excess of ten feet in height; and 2) disturbance of a major drainageway to accommodate a ±91,800 square foot industrial flex space development. The ±8.32 acre site is located on the south side of North Virginia Street, approximately 420 feet east of its intersection with Stead Boulevard. The site is located within the Industrial Commercial (IC) zoning district and has a Master Plan Land Use designation of Industrial (I).
- D. LDC19-00034 (Military Road – Makita) – A request has been made for a special use permit to allow for: 1) the construction of two buildings totaling ±818,237 square feet in size on a site that is adjacent to residentially zoned property; and 2) cuts in excess of 20 feet in depth and fills in excess of ten feet in height. The ±46.58 acre site is comprised of two parcels located on the east side of Military Road and Mount Limbo Street ±1,350 feet to the north of the intersection of Military Road and Lear Boulevard.

The site is located within the Industrial Commercial (IC) zoning district and has a Master Plan land use designation of Industrial (I).

11. Board Discussion and Action Items – For Possible Action

A. None at time of posting.

12. Old Business

A. None at time of posting.

13. Identification of future agenda items – For Possible Action

14. Confirmation of next NAB Chairperson – For Possible Action

15. Public Comment - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

16. Adjournment - For Possible Action

If meeting goes beyond 7:30 p.m., NAB Chair may postpone the remaining items to a future agenda.
END OF AGENDA



March 27, 2019

Chris Bronczyk
Planner
Washoe County Community Services Department
1001 E. Ninth St., Reno, NV 89512

Re: Buck Drive CAB and NAB meeting summary

Dear Chris,

The information below provides a summary of the comments and action items taken by the Washoe County and City of Reno advisory boards. This is a brief summary of those comments and the full meeting minutes can be provided by the local jurisdictions after they are reviewed and adopted by the boards.

On March 11, 2019, the North Valleys Citizen Advisory Board (CAB) met for their monthly meeting. Case Numbers WMPA19-0001 and WRZA19-0001 were heard and voted on by the CAB. Angela Fuss, Planning Manager, Lumos and Associates, made a presentation on the proposed request for the zone change and master plan amendment. The CAB voted in favor of the request with a 3-2 vote. The general comments from the public included the following:

- Concerns over access into and out of the existing commercial center was limited to a right-in and right-out only.
- Concerns over too much traffic in the area already and audience members did not want to see additional traffic at this intersection.
- Concerns over drainage and impacts to flooding.
- Concerns were raised over additional effluent being discharged into Swan Lake.
- Concerns over what types of commercial uses could go at this location. Some people were in support of seeing more commercial development at this location, while other's opposed all development in the North Valley's.

On March 21, 2019 the Ward 4 Neighborhood Advisory Committee (NAB) met for their monthly meeting. Case Numbers WMPA19-0001 and WRZA19-0001 were heard by the NAB. Angela Fuss, Planning Manager, Lumos and Associates, made a presentation on the proposed request for the zone change and master plan amendment. She also announced that the joint Planning Commission meeting was scheduled for Tuesday, May 7th. The NAB members provide verbal and written comments, but do not vote on development projects. The NAB members had no questions or comments on the case and opened it up to public comment. Ray Lake from the CAB attend the meeting and spoke on the project. Mr. Lake had concerns over vehicular access and underground

retention basins and wanted to know if the basins would be publicly or privately maintained. There were no further comments or discussion on the project.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,

A handwritten signature in cursive script that reads "Angela Fuss".

Angela Fuss, AICP
Planning Manager



Reno
9222 Prototype Drive
Reno, Nevada
775.827.6111

January 18, 2019

Chris Bronczyk
Washoe County Community Development
1001 E. Ninth Street, Building A
Reno, NV 89512

Re: Buck Drive Zoning Map and Master Plan Amendment Feasibility Analysis

Dear Chris,

The purpose of this feasibility analysis is to fulfill the requirements of the Washoe County North Valleys Area Plan Policy NV.20.3, regarding the Buck Drive Zoning Map and Master Plan Amendment requests. Specifically, this feasibility study has been conducted relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys.

PROJECT LOCATION

The amendment requests address sites for intended for proposed commercial development, located on the northeast corner of Lemmon Drive and Buck Drive. The one-acre site is currently zoned Medium Density Suburban and is located within the Reno-Stead Corridor Joint Plan and the North Valleys Area Plan. The parcel is currently developed with a single-family house.

PROJECT DESCRIPTION

A zoning map and master plan amendment application has been submitted to Washoe County, requesting to change the overall land use from residential to commercial. The proposed General Commercial designation allows for a variety of potential use types, which are primarily characterized by businesses that provide a mix of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and similar compatible activities.

Adjacent properties to the south and west are zoned General Commercial, and those to the north and east are zoned Medium Density Suburban.

DOMESTIC WATER

The existing home is served by a domestic well. Future development of the site with commercial uses will require annexation into Truckee Meadows Water Authority's (TMWA) retail service area. Water service is currently available on the adjacent commercial development by a 10-inch water main. Future development of the subject site would tie into the adjacent water line.

The one-acre site is currently zoned Medium Density Suburban, which would allow for three residential units to be developed. TMWA would require 0.30 acre feet of water per single family lot.

A future commercial use on a one-acre site would likely accommodate an 8,000 square foot building (plus parking, access and landscaping), resulting in a water demand of 3.2 acre feet of water. All water rights could be purchased through TMWA.

TMWA Water Demand for Existing Zoning

Existing MDS Zoning: 3 lots x 0.30 acre feet = 0.9 acre feet of water

TMWA Water Demand for Proposed Zoning

Assume 8,000 SF commercial building: 8,000 SF x 0.0004 acre feet = 3.2 acre feet of water

SANITARY SEWER

The adjacent property ties into an 8-inch sanitary sewer line that runs on the south and east sides of the subject parcel. The sewer line is part of the Buck Drive Sanitary Sewer Rehab project that is slated for construction in 2019. The project includes installation of approximately 1,300 linear feet of 15 inch diameter SDR 35 sanitary sewer main, associated manholes, connections, abandonments and surface restoration for the purpose of collecting additional flows to the Buck Drive Lift Station. Sanitary sewer treatment will be through the Truckee Meadows Water Reclamation Facility (TMWRF).

The existing sanitary sewer demand for three residential units is greater than the sanitary sewer generated from one acre of commercial development.

Sanitary Sewer Demand for Existing Zoning

Existing MDS Zoning: 3 lots x 325 gpd/dwelling unit = 975 gpd

Sanitary Sewer Demand for Proposed Zoning

One acre of commercial development: 1 acre Commercial x 780 gpd = 780 gpd

DRY UTILITIES

The parcel is currently serviced by a 4-inch NV Energy gas main an overhead electric lines. In order to determine if additional infrastructure would be necessary to service the subject property, a discovery would need to be performed by NV Energy, however, it is anticipated that existing gas and electric facilities will be sufficient to service future uses on the subject property.

FEMA FLOOD ZONE MITIGATION/STORM DRAINAGE

FEMA Flood Zone Mitigation

The subject property is within the FEMA Zone X (Area of Minimal Flood Hazard) and does not require mitigation.

Storm Drainage

The adjacent commercial development to the west was designed with a 72-inch storm drain system that runs along the west side of subject parcel. The proposed site would likely be designed with an underground chamber that flows into the storm drainage, similar to the design of the adjacent Jimboy's Tacos.

CONCLUSION

In conclusion, the findings included in this feasibility analysis support the requirements of the North Valleys Area Plan with respect to a land use change from residential to commercial. Development of the site will tie into existing utilities and infrastructure on the adjacent commercial development to the west. Water rights can be purchased through TMWA and connect to existing infrastructure on the adjacent parcel. Sanitary sewer demand will be less with commercial development, as opposed to three residential units. The City of Reno will start construction of the Buck Drive Sanitary Sewer Rehab project this year and future sanitary sewer treatment will be at the TMWRF facility, having no negative impact on the Lemmon Wastewater Treatment Facility. Additionally, future development of the parcel will have no impact on Swan Lake.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Angela Fuss, AICP
Planning Manager



Reno
9222 Prototype Drive
Reno, Nevada
775.827.6111

January 18, 2019

Chris Bronczyk
Washoe County Community Development
1001 E. Ninth Street, Building A
Reno, NV 89512

Re: Buck Drive Zoning Map and Master Plan Amendment Market Analysis

Dear Chris,

This memo provides a market analysis for the proposed commercial development located on the northeast corner of Lemmon Drive and Buck Drive. The one-acre site is currently zoned Medium Density Suburban and is located within the Reno-Stead Corridor Joint Plan and the North Valleys Area Plan. The parcel is currently developed with a single-family house.

A zoning map and master plan amendment application has been submitted to Washoe County, requesting to change the overall land use from residential to commercial. The proposed General Commercial designation allows for a variety of potential use types, which are primarily characterized by businesses that provide a mix of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and similar compatible activities.

Policy NV.20.4 of the North Valleys Area Plan requires a market analysis be completed to provide evidence of the need to increase the inventory of commercial land use opportunities and otherwise demonstrate the scale of the intended use to be community serving in nature. This market analysis has been prepared in response to the to the North Valleys Area Plan requirement. The findings support the need for additional commercial development at this location.

Locational Criteria

This site, in particular, is ideal for commercial development based on several factors, including surrounding streets, parcel size, access and adjacent land uses.

The 2040 Regional Transportation Plan (RTP) states that vibrant communities include a variety of housing and transportation options and offer nearby destinations, such as shopping and dining, that are easy to access. The RTP 2040 Plan also supports a land use plan that integrates land uses and facilitates access by multiple modes of transportation. The one-acre parcel is located on the northeast corner of Lemmon Drive and Buck Drive, an area already served with existing sidewalks, bike lanes and public transit stops. The intersection serves as a major thoroughfare for both residents living in the area, as well as employees going to and from work at the nearby employment centers. Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

Commercial development at this location is a logical extension of the existing commercial land use, and because the site is only one acre in size, the ultimate commercial use is limited to that of a local draw, as opposed to a commercial use that has a regional draw. A large user, such as a Costco or a regional shopping center would not fit on a one-acre site and thus limits the type of use that could be developed.

Access into the proposed parcel is currently through an access easement that comes off Lemmon Drive and extends through the existing commercial development to the west.

Retail Center Classifications

The Urban Land Institute (ULI) classifies shopping centers into several categories, ranging from small neighborhood serving centers to larger regional serving centers. The attributes of these shopping center categories are based on factors that include size, distance of customer draw (trade area), and typical anchor tenant type. Typical characteristics of retail shopping center types are provided in the table below:

Table 1: Retail Center Classifications

Shopping Center Type	Typical Anchor	Typical Building Size	Typical Site Area	Typical Trade Area
Neighborhood Center	Supermarket, drugstore, discount store	30,000-100,000 SF	3-10 acres	1-3 miles
Community Center	Supermarket, drugstore, mixed apparel store	100,000-400,000 SF	10-30 acres	3-5 miles
Regional Center	1-2 full-line department stores	300,000-900,000 SF	10-60 acres	8 miles
Super Regional Center	3 or more full-line department stores	600,000-2,000,000 SF	15-100+ acres	12 miles

Land Use Trends

Due to the one-acre parcel size, future development of the site is not likely to be a Community, Regional or Super Regional shopping center. Classifying the site as even a Neighborhood Center use is not appropriate. The parcel site will likely be large enough to provide for one or two tenants, including parking and landscape requirements.

For purposes of this analysis, the Trade Area, defined as the geographic area within which the retail center draws most of its business, has been defined as a one-mile radius surrounding the site. The adjacent commercial uses include a drive-thru restaurant, marijuana dispensary, smog check, and an auto parts store, which also serve a local neighborhood customer base. Within the one-mile Trade Area, approximately 14 percent of the acreage (265 acres) is zoned for commercial land uses and approximately 80 percent, or 1,461 acres, is designated for residential development (includes Mixed Use, PUD and SPD designations). The remaining acreage is zoned for other uses such as Open Space, Public Facility and Industrial.



Analyzing existing land use and approved unbuilt projects in the North Valleys provides a snapshot of growth and development patterns. The North Valleys has experienced a significant increase in residential development and entitlement approvals, with little increase in commercial development to serve those residents. As a general rule, retail/commercial development follows rooftops. Commercial development comes in after new residential neighborhoods are settled, or following changes in roadway and other patterns that have the potential to affect the density of population and traffic in a given area. Below is a list of residential projects that have been recently approved for development in the North Valleys area:

- Vista Enclave Development – ±130 single family lots
- Lakes at Sky Vista Apartments – ±760 multi-family units
- Silver Dollar Estates – ±261 single family detached, 150 single family attached duplex, ±213 triplex townhomes
- Stead 40 Development – ±120 single family attached units and ±59 single family detached units
- North Peak Apartments – ±328 multi-family units

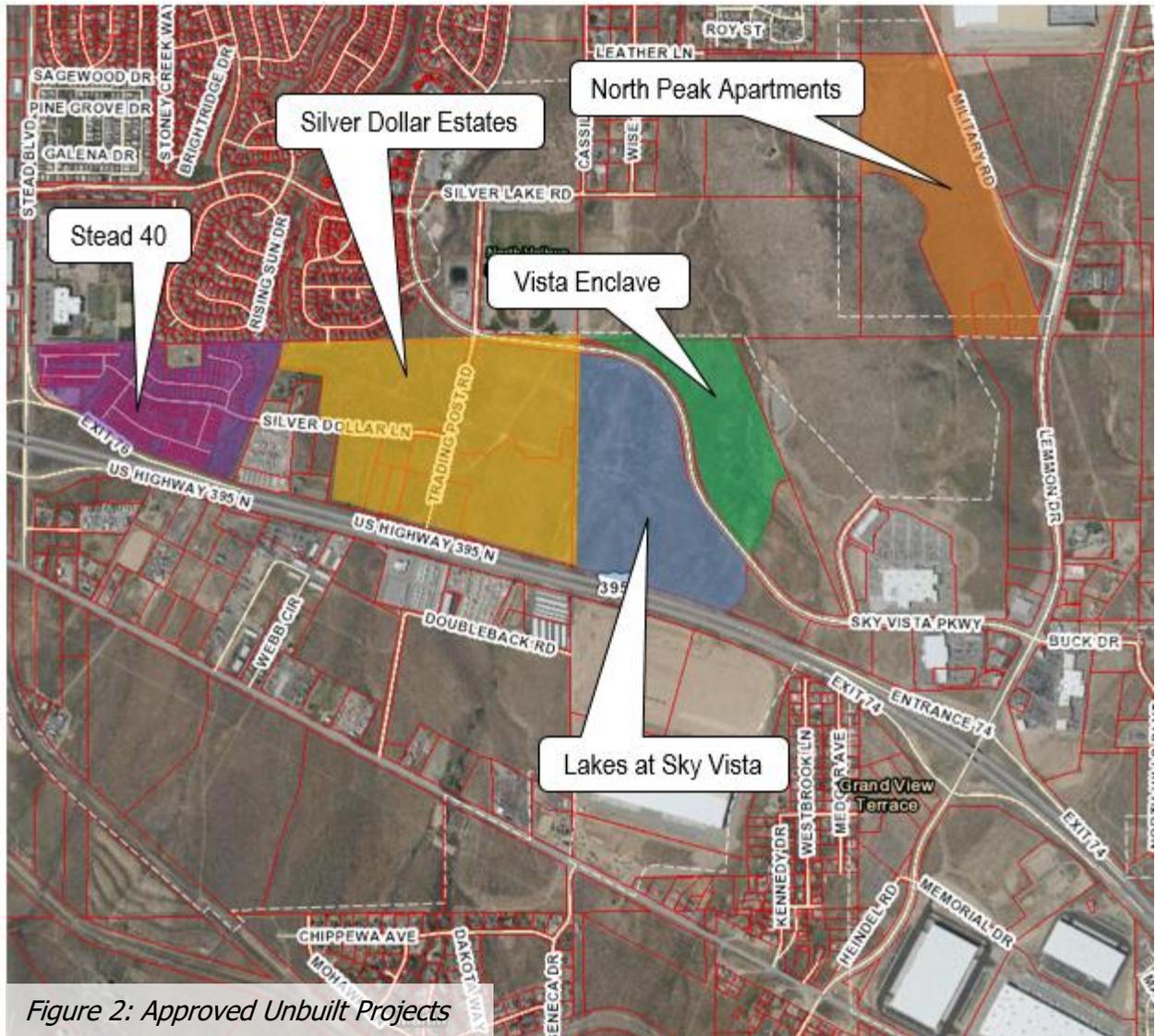


Figure 2: Approved Unbuilt Projects

Surrounding Commercial Development

The project is located within a larger area of commercial activity including larger scale commercial uses such as Smith’s Grocery, Walmart, Big Lots and Grocery Outlet. The three main commercial shopping centers have been developed for a number of years. Walmart was the most recent large commercial development, constructed in 2011. The smaller commercial tenants have been developed over the years. Table 2 – Large Commercial Center details the three large commercial center developments that serve the nearby surrounding area.

Table 2: Large Commercial Centers within the Trade Area

Anchor	Location	Acreage	Building Size	Tenants
Smith's Grocery	175 Lemmon Drive	11.2 acres	80,390 SF	Bank of America, Qdoba, Jack in the Box, AT&T, Great Clips
Walmart	250 Vista Knoll Pkwy	20.7 acres	180,891 SF	Dollar Loan, St. Mary's Medical, T Mobile, Super Cuts
Grocery Outlet	200 Lemmon Drive	16 acres	71,564 SF	Big Lots, Starbucks, Pizza Hut, Wells Fargo, Sally's Beauty Supply

Summary

The North Valleys area, in general, has seen a significant increase in growth over the past few years. The vast majority of that growth has been in single-family development, with two large multi-family projects currently under construction. Within a one-mile Trade Area, over 80 percent of the land is zoned for residential use. Commercial land consists of 14 percent, and much of that land is already built-out.

The approved unbuilt list of projects within the Trade Area will add another 1,000 residential units, increasing the demand for commercial development even more. By adding an additional one acre of commercially zoned property, residents and employees within the Trade Area will have the ability to shop in close proximity to home and work, thereby reducing the impacts to traffic on the region's road network.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Angela Fuss, AICP
Planning Manager



Reno
9222 Prototype Drive
Reno, Nevada
775.827.6111

March 27, 2019

Chris Bronczyk
Planner
Washoe County Community Services Department
1001 E. Ninth St., Reno, NV 89512

Re: Buck Drive Viewshed Requirement

Dear Chris,

The Reno-Stead Corridor Joint Plan includes a policy on viewshed protection, as follows:

PSF.2 Encourage that new development in the joint plan area preserve the existing viewshed toward Peavine Mountain.

PSF.2.1 New residential, commercial and industrial development applications should include a viewshed analysis depicting the implication of building height and mass on existing development as it relates to the views toward Peavine Mountain. The viewshed analysis shall enable residents to visualize and determine if their views of Peavine Mountain will be negatively impacted by proposed development.

While the proposed application for a zone change and master plan amendment proposes future development of the site with commercial development, a specific project and site plan is not a part of the application. A viewshed analysis will be appropriate at the time of a proposed development with a specified building and site orientation. The subject parcel is located at an average elevation of 5,058', while the adjoining parcel to the south is at an average elevation of 5,070'. Due to the parcel's elevation being lower than the adjoining parcels to the south, viewsheds of Peavine are not likely to be negatively impacted by development. The existing gas station and adjoining parcel to the south sit higher in elevation than the subject site and already impede views of Peavine.

Please consider this memo justification that a viewshed analysis is not required with this zone change/master plan amendment on account of no development is being proposed at this time and because the site is significantly lower in grade than the parcels facing Peavine. Development on the subject site is lower in elevation than the adjacent property, and not anticipated to negatively impact views of Peavine Mountain.



Figure 1 – Site Contour Map

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,

Angela Fuss, AICP
Planning Manager

*Emailed
January 25+28, 2019*

TBD
WMPA19-0001
WRZA19-0001

total

FEDERAL			
STATE OF NEVADA			
	NDOT - Nevada Dept of Transportation - Richard Oujevolk	✓	1
	Nevada Water Resources - Steve Shell	✓	1
COUNTY			
	DA, Civil Division - Nate Edwards	✓	1
	Planning & Building - Dan Holly	✓	1
	GIS - Chad Giesinger	✓	1
	Parks & Open Space - Joanne Lowden	✓	1
	Water Rights Manager - Vahid Behmaram	✓	1
	Engineering & Capital Projects - Dwayne Smith & Kris Klein cc on All Apps that are sent to Engineering staff	✓	1
	Land Development - Leo Vesely	✓	1
	Sewer - Tim Simpson	✓	1
	Street Naming - Brad Kaneyuki	✓	1
	Traffic - Mitch Fink	✓	1
	Animal Services - Shyanne Schull cc: Tammy Wines-Jennings	✓	1
	WCSC Law Enforcement - Captain Tim O'Connor	✓	1
	All Health: copy Denise Cona & HealthEHS@washoecounty.us	✓	1
H	Air Quality - Mike Wolf	✓	1
H	Environmental Health - Jim English & Wes Rubio	✓	1
H	Emergency Medical Services - Brittany Dayton	✓	1

*Emailed Pat@NDEP
on March 27, 2019
AND Mark @ NDOW
on March 27, 2019*

	FIRE PROTECTION		
	TMFPD - Don Coon cc: Maureen O'Brien and Brett Lee	✓	1
	Reno Fire	✓	1
	CITIZEN ADVISORY BOARDS		
	North Valleys CAB	Jan. 28 ✓	1
	REGIONAL/CITIES		
	RTC - Rebecca Kapuler & Daniel Doenges- All Apps	✓	1
	Reno Community Development - Claudia Hanson	✓	1
	Truckee Meadows Regional Planning (Kim Robinson)	✓	1
	Washoe-Storey Conservation District - All Applications	✓	1
	HISTORIC PRESERVATION		
	GIDs		
	UTILITIES		
	TAHOE		
	OTHER/STAFF		
	*REMEMBER to email "AR Memos" email group	Jan. 28 ✓	1
	total		26

Hard Copy



9222 Prototype Drive
Reno, Nevada 89521
Tel. 775.827.6111
Fax 775.827.6122
www.LumosInc.com



BUCK DRIVE MASTER PLAN & ZONING MAP AMENDMENT

January 15, 2019

TABLE OF CONTENTS

PROJECT DESCRIPTION	1
Project Summary	1
Project Request	1
Land Use Compatibility.....	1
INFRASTRUCTURE/SERVICES	2
Sanitary Sewer	2
Water Service.....	2
Dry Utilities	2
Figure 1 – Vicinity Map	3
Figure 2 – Reno-Stead Corridor Joint Plan.....	4
Figure 3 – Existing Zoning.....	5
Figure 4 – Proposed Zoning	6
Figure 5 – Existing Master Plan Map	7
Figure 6 – Proposed Master Plan Map.....	8
Master Plan Amendment Findings	9
Zoning Map Amendment Findings	16
Figure 7 - Site Photos	24
Figure 8 – Site Photos	25
Appendix	
Washoe County Application	A
Neighborhood Meeting Verification.....	B

PROJECT DESCRIPTION

PROJECT SUMMARY

APN Numbers: 552-190-03

Request: This is a request to amend the Reno-Stead Corridor Joint Plan for a:

- A Master Plan Amendment from Medium Density Suburban/Suburban Residential (1-3 du/acre) to Commercial.
- A Zoning Map Amendment from Medium Density Suburban to General Commercial.

Location: The ±1.00-acre site is located north of Buck Drive and east of Lemmon Drive.

Current Master Plan: Medium Density Suburban/Suburban Residential (MDSSR)

Current Zoning: Medium Density Suburban (MDS)

PROJECT REQUEST

The subject property (APN 552-190-03) encompasses a ±1.00-acre site located north of Buck Drive and east of Lemmon Drive. The property is currently zoned Medium Density Suburban (MDS) and has a master plan designation of Medium Density Suburban/Suburban Residential (MDSSR). The parcel is currently occupied by one single family residence. The site is surrounded by commercial uses and zoning on the west and south sides, and additional MDS zoning and single family residences on the east and north sides.

The site is located within North Valleys Area Plan, and is a part of the Reno-Stead Corridor Joint Plan. This application includes a request to amend the Reno-Stead Corridor Joint Plan from a residential land use designation to a commercial designation.

LAND USE COMPATIBILITY

The inclusion of additional commercial acreage supports the jobs/housing balance in the Sky Vista/Lemmon Drive vicinity. The proposed amendment will allow for future commercial development in an area experiencing substantial residential growth, in anticipation of the need for nearby and convenient commercial amenities, resulting from increased housing development in the area. The site is ideal for commercial development, being located along a major arterial road (Lemmon Drive) with other existing commercial services already in operation in the immediate vicinity (including Walgreens, Jacksons/Shell Gas Station, Mynt Dispensary, AutoZone Auto Parts, Starbucks Coffee and others).

The parcel has existing access from Lemmon Drive. An access easement is in place through the adjacent commercial development to the west. Both Buck Drive and Lemmon Drive are developed with sidewalks and bike lanes. The area is served for public transportation by RTC bus routes 7 and 17. Truckee Meadows Fire Protection District Station 13 is located approximately 2.5 miles from the subject site.

INFRASTRUCTURE/SERVICES

SANITARY SEWER

There are existing Washoe County sanitary sewer lines serving the adjacent commercial development. Future development of the subject parcels will be required to comply with Washoe County standards for sewage disposal.

WATER SERVICE

The existing home is served by well. Future development of the site with commercial uses will require annexation into Truckee Meadows Water Authority's (TMWA) retail service area. Water service is currently available on the adjacent commercial development.

DRY UTILITIES

Gas and electric service will be provided to the site by NV Energy.



Figure 1 – Vicinity Map

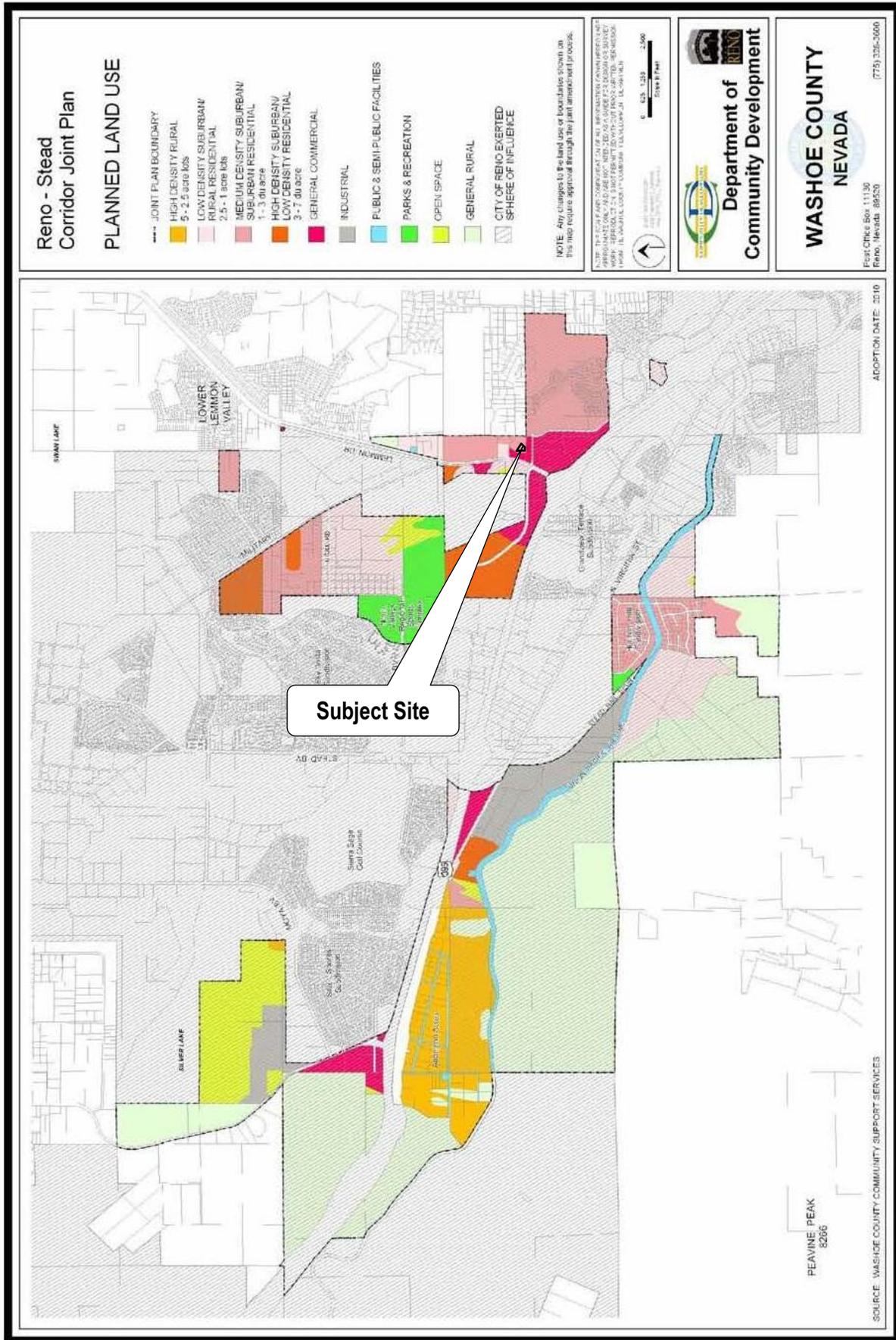


Figure 2 – Reno-Stead Corridor Joint Plan

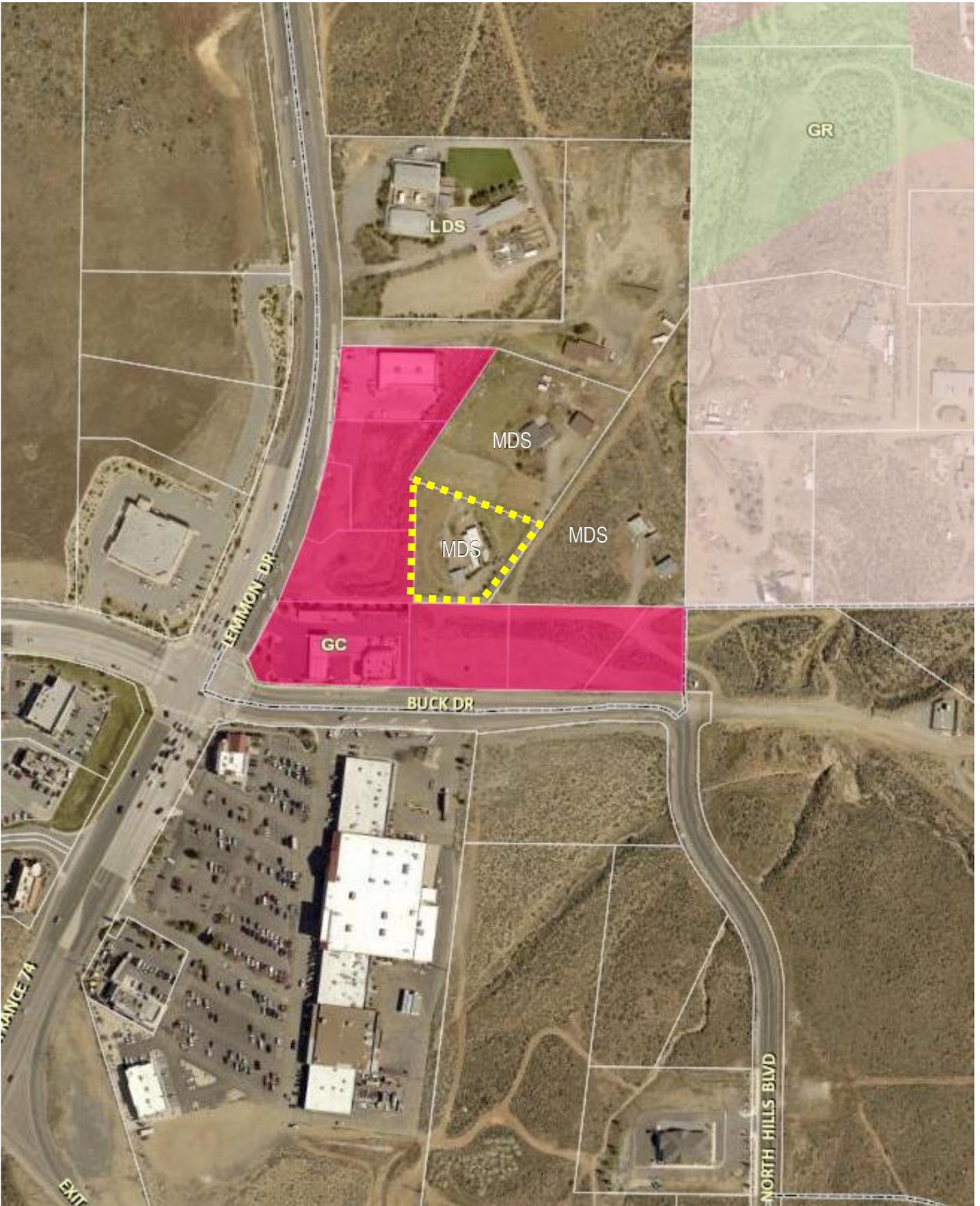


Figure 3 – Existing Zoning

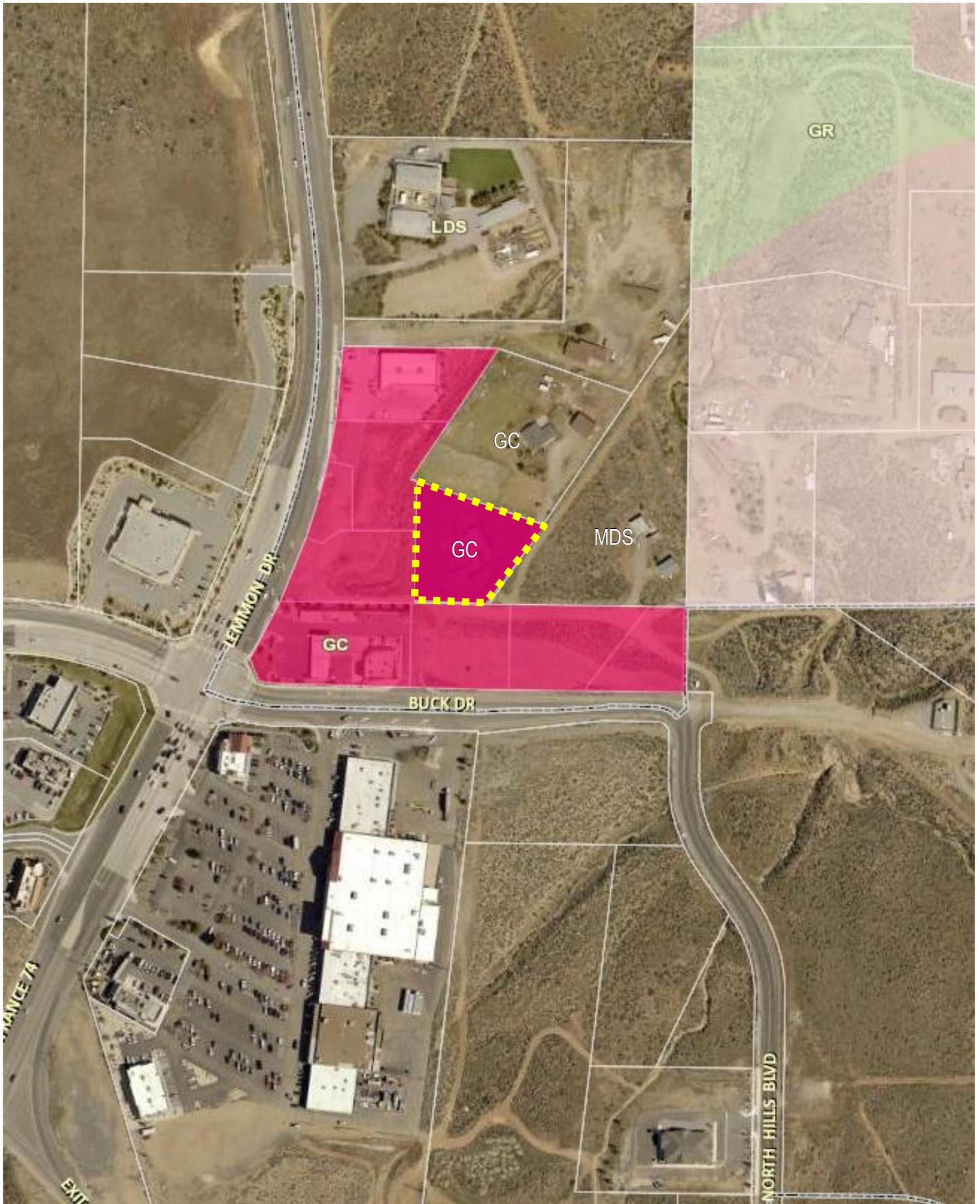


Figure 4 – Proposed Zoning

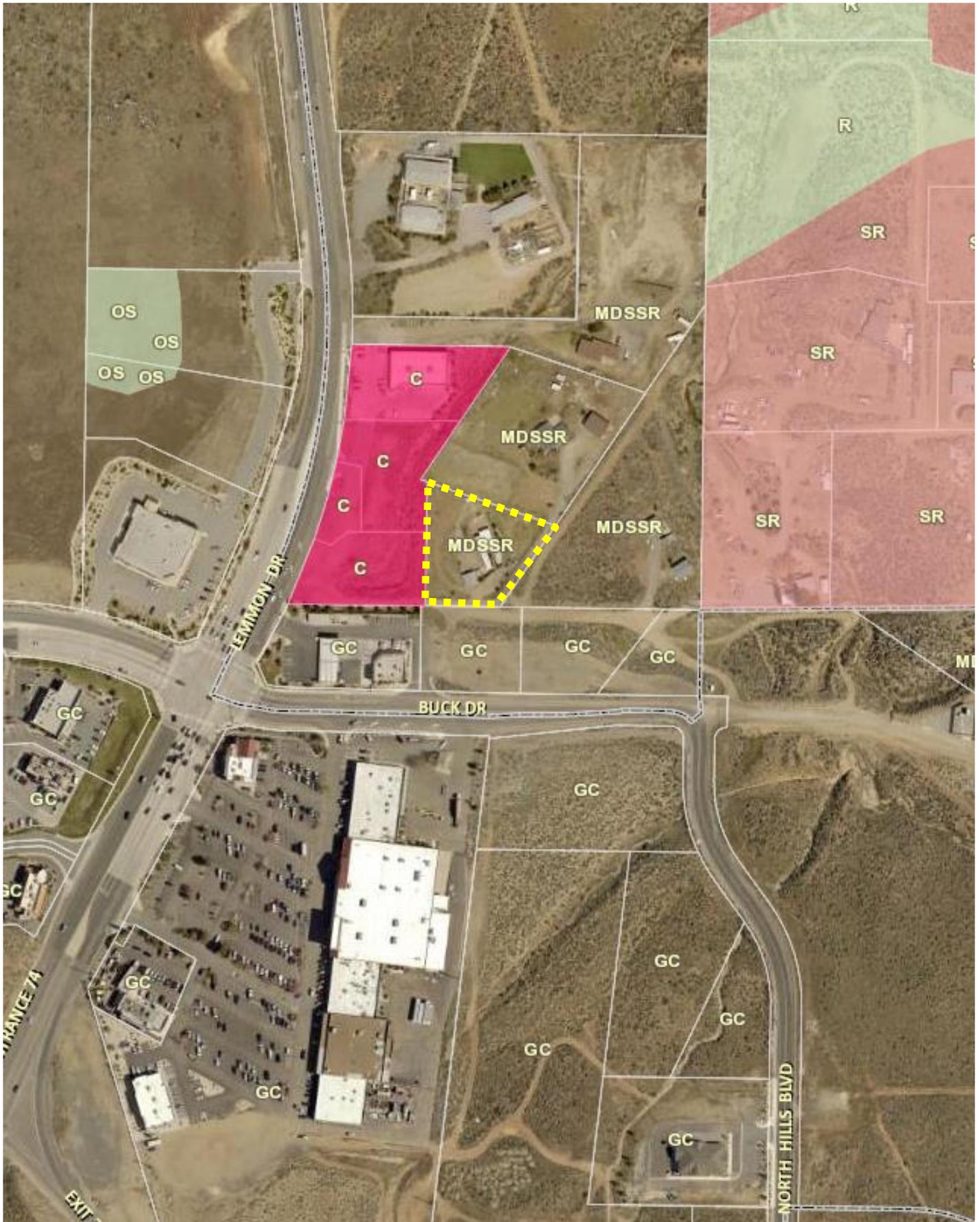


Figure 5 – Existing Master Plan Map

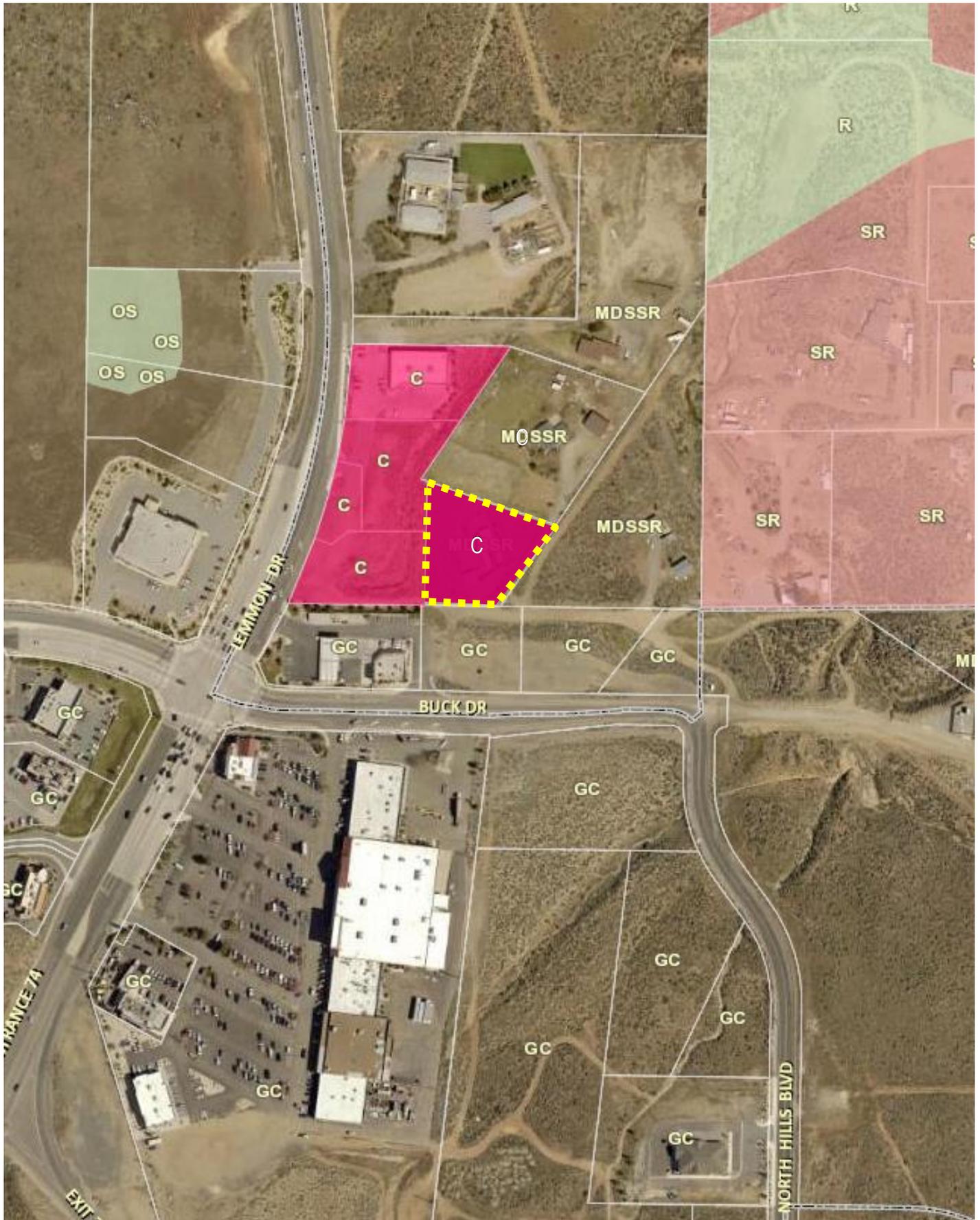


Figure 6 – Proposed Master Plan Map

MASTER PLAN AMENDMENT FINDINGS

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

RESPONSE: The proposed Master Plan Amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan/North Valleys Area Plan and the Reno-Stead Corridor Joint Plan. Specifically, the following goals and policies are supported by the Master Plan Amendment:

North Valleys Area Plan:

Transportation

NV7.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

While no development is proposed with this amendment request, any future commercial development on the subject parcel is not anticipated to have adverse impacts to the area's established LOS's regarding transportation facilities. Traffic generation estimates are based on uses. Without a specific use, the proposed traffic volumes are a guesstimate. For example, a 5,000 square foot auto parts and service center would generate 14 PM peak hour trips, which is insignificant and not enough to warrant a traffic study.

Plan Maintenance

NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

a. The amendment will further implement and preserve the Vision and Character Statement.

The proposed amendment request will allow for future commercial development in a location that respects and conforms to the Vision and Character Statements of the North Valleys Area Plan. By concentrating commercial development in an area equipped with existing infrastructure, services and other commercial development, any future development would support the continued growth of the North Valleys area while preserving its scenic, rural heritage with establishments that complement the surrounding development.

b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

The proposed amendment conforms and supports the applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan, as demonstrated in the answers to these findings.

c. The amendment will not conflict with the public's health, safety or welfare.

The proposed amendment does not conflict with the public's health, safety or welfare, and in fact supports intelligent, healthy growth by creating opportunity for commercial development in an area that is easily accessible for all populations via pedestrian, bicycle, automobile and transit modes.

NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Development of the site from one acre of residential to one acre of commercial will have minimal impacts on utilities and infrastructure. All services exist on the adjacent commercial development and can easily be expanded to the subject site.

b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Traffic generation estimates are based on uses. Without a specific use, the proposed traffic volumes are a guesstimate. For example, a 5,000 square foot auto parts and service center

would generate 14 PM peak hour trips, which is insignificant and not enough to warrant a traffic study.

c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

The proposed amendment will allow for future development that complements and supports the existing commercial development on adjacent properties. The scale of land use on the subject sites will be limited by the size of the property, and the uses allowed under the proposed General Commercial zoning district. Uses proposed with any future development plans will be community serving in nature in that they will intend to support the jobs/housing balance in the North Valleys area.

d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Not applicable.

e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

The proposed amendment is not anticipated to generate future development that will result in a drop below the established policy level of service for transportation. Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital

Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

The proposed amendment is not anticipated to generate future development that will result in a need for any infrastructure improvements beyond those articulated in Washoe County and regional transportation plans.

g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

Any future development resulting from the approval of the proposed amendment will support the County's role in assuring the long range plans of facilities providers for policy growth levels related to transportation, water resources, schools and parks.

h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

The proposed amendment will not allow for future development (ie. residential) on the subject sites that will impact the capacities of schools within the Washoe County School District.

i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

The proposed amendment will not adversely affect the ability of any existing development in the North Valleys planning area, which is subject to the conditions of a special use permit, to continue to comply with applied conditions of that SUP or to otherwise continue operation of its permitted activities. The proposed amendment is complementary to the zoning and designations of development in operation on surrounding properties.

NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory

of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

The proposed request to intensify commercial land uses is intended to serve the needs of the surrounding residential development. The North Valleys has experienced a significant increase in residential development and entitlement approvals, with little increase in commercial development to serve those residences. Below is a list of residential projects that have been recently approved for development in the North Valleys area:

- Vista Enclave Development – ±130 single family lots
- Lakes at Sky Vista Apartments – ±760 multi-family units
- Silver Dollar Estates – ±261 single family detached, 150 single family attached duplex, ±213 triplex townhomes
- Stead 40 Development – ±120 single family attached units and ±59 single family detached units
- North Peak Apartments – ±328 multi-family units
- Lemmon Valley Heights - ±206 single family lots

Reno-Stead Corridor Joint Plan:

Conservation

C.3 Discourage development that detracts from an area’s visual features and amenities, architectural character or neighborhood integrity.

Future development permitted on the subject site as a result of the proposed amendment will not detract from the area’s visual features and amenities, architectural character or neighborhood integrity, as it will be subject to the development standards of, and review by, Washoe County.

Land Use

LU.3 New development adjacent to established residential communities should be compatible. A gradual transition to higher intensity land uses shall be provided.

The proposed amendment will allow for future development of commercial uses that are similar to those already in existence on adjacent commercially zoned properties. The intensity of land uses on the subject properties will be limited to the allowed uses and intensities within the approved land designation and zoning district.

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.

The proposed amendment is intended to allow for future development which will support the jobs/housing balance in the growing North Valleys area. Additional commercial uses on the

subject parcel will bring a better concentration of available amenities in an area that continues to see substantial growth and need for additional services. Such development will support a unifying community design by integrating a balance of housing, neighborhood centers, employment, shopping and recreational activities.

LU.9 Ensure that signs and the architecture of buildings and projects are compatible with the surrounding character of the area.

While the proposed amendment does not include development plans, any future proposed development on the subject site will be subject to the requirements and limitations of its designated land use and zoning district. Since the proposed amendment requests a change to a land use/zoning district that is complementary to the surrounding land uses and zoning districts, future development will be held to the same (compatible) requirements for any proposed signage or building architecture, thus complementing the surrounding character of the area.

Public Services and Facilities

PSF. 1 Support the preservation of desirable open space as identified in the City of Reno Open Space and Greenways Plan and in the Washoe County Regional Open Space Plan.

The proposed amendment will support the preservation of desirable open space by allowing for commercial development in an area that does not pose threat to any such areas as identified in the City of Reno Open Space and Greenways Plan or in the Washoe County Regional Open Space 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.

RESPONSE: The proposed Master Plan Amendment will allow for land uses compatible with the existing commercial development and land uses already established along Lemmon Drive. Additionally, the inclusion of additional commercial uses supports the jobs/housing balance as the North Valleys area continues to experience a pattern of growth.

(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.

RESPONSE: The North Valleys area has seen substantial growth in recent years. The need for additional commercial amenities and uses has increased as many residential developments have been established, and the general population continues to increase respectively. The proposed amendment will allow for more compatible commercial growth, supporting the jobs/housing balance within the North Valleys.

(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.

RESPONSE: The subject property of the proposed Master Plan Amendment is located in an area with existing development, which includes established infrastructure for transportation, services/utility, recreation and safety. RTC routes 7 and 17 currently serve the immediate area, both Lemmon Drive and Buck Drive are equipped with sidewalks and bike lanes, and North Valleys Regional Park is just over 1 mile from the subject site, making the site an ideal location for commercial services.

(5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

RESPONSE: The proposed Master Plan Amendment supports the County's desired pattern of growth and imposes minimal to no impairment to natural resources. The availability of existing nearby infrastructure and facilities in the immediate vicinity will allow for an efficient expenditure of funds for public services resulting from any future development on the subject property.

(6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

RESPONSE: No military installation exists within the vicinity of the subject site, therefore, the proposed amendment will not affect the location, purpose or mission of any military installation.

ZONING MAP AMENDMENT FINDINGS

To make a recommendation for approval, all of the following findings must be made by the Commission:

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

RESPONSE: The proposed Zoning Map Amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan/North Valleys Area Plan and the Reno-Stead Corridor Joint Plan. Specifically, the following goals and policies are supported by the Master Plan Amendment:

North Valleys Area Plan:

Transportation

NV7.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

While no development is proposed with this amendment request, any future commercial development on the subject parcel is not anticipated to have adverse impacts to the area's established LOS's regarding transportation facilities. Traffic generation estimates are based on uses. Without a specific use, the proposed traffic volumes are a guesstimate. For example, a 5,000 square foot auto parts and service center would generate 14 PM peak hour trips, which is insignificant and not enough to warrant a traffic study.

Plan Maintenance

NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

a. The amendment will further implement and preserve the Vision and Character Statement.

The proposed amendment request will allow for future commercial development in a location that respects and conforms to the Vision and Character Statements of the North Valleys Area Plan. By concentrating commercial development in an area equipped with existing infrastructure, services and other commercial development, any future development would support the continued growth of the North Valleys area while preserving its scenic, rural heritage with establishments that complement the surrounding development.

b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

The proposed amendment conforms and supports the applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan, as demonstrated in the answers to these findings.

c. The amendment will not conflict with the public's health, safety or welfare.

The proposed amendment does not conflict with the public's health, safety or welfare, and in fact supports intelligent, healthy growth by creating opportunity for commercial development in an area that is easily accessible for all populations via pedestrian, bicycle, automobile and transit modes.

NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

The Truckee Meadows Water Authority is the governing agency for water service in the area. The existing home is currently served by well, and any future development will require annexation into TMWA's retail service territory. The adjacent commercial development to the west and south receive water through TMWA and this site is a logical extension of services.

b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe. Traffic generation estimates are based on uses. Without a specific use, the proposed traffic volumes are a guesstimate. For example, a 5,000 square foot auto parts and

service center would generate 14 PM peak hour trips, which is insignificant and not enough to warrant a traffic study.

c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

The proposed amendment will allow for future development that complements and supports the existing commercial development on adjacent properties. The scale of land use on the subject sites will be limited by the size of the property, and the uses allowed under the proposed General Commercial zoning district. Uses proposed with any future development plans will be community serving in nature in that they will intend to support the jobs/housing balance in the North Valleys area.

d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Not applicable.

e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

The proposed amendment is not anticipated to generate future development that will result in a drop below the established policy level of service for transportation. Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

The proposed amendment is not anticipated to generate future development that will result in a need for any infrastructure improvements beyond those articulated in Washoe County and regional transportation plans. A traffic analysis will be conducted at the time of actual development. Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

Any future development resulting from the approval of the proposed amendment will support the County's role in assuring the long range plans of facilities providers for policy growth levels related to transportation, water resources, schools and parks. Changing the land use from residential to commercial will reduce the strain on schools and parks. Water service will be provided by TMWA, which currently serves the adjacent commercial developments. Based on the 2040 Regional Transportation Plan (RTP), Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

The proposed amendment will not impact schools as the proposed request changes the land use from residential to commercial, reducing impacts on public school facilities.

i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

The proposed amendment will not adversely affect the ability any existing development in the North Valleys planning area, which is subject to the conditions of a special use permit, to continue to comply with applied conditions of that SUP or to otherwise continue operation of its

permitted activities. The proposed amendment is complementary to the zoning and designations of development in operation on surrounding properties.

NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

The proposed request to intensify commercial land uses is intended to serve the needs of the surrounding residential development. The North Valleys has experienced a significant increase in residential development and entitlement approvals, with little increase in commercial development to serve those residences. Below is a list of residential projects that have been recently approved for development in the North Valleys area:

- Vista Enclave Development – ±130 single family lots
- Lakes at Sky Vista Apartments – ±760 multi-family units
- Silver Dollar Estates – ±261 single family detached, 150 single family attached duplex, ±213 triplex townhomes
- Stead 40 Development – ±120 single family attached units and ±59 single family detached units
- North Peak Apartments – ±328 multi-family units
- Lemmon Valley Heights - ±206 single family lots

Reno-Stead Corridor Joint Plan:

Conservation

C.3 Discourage development that detracts from an area’s visual features and amenities, architectural character or neighborhood integrity.

Future development permitted on the subject site as a result of the proposed amendment will not detract from the area’s visual features and amenities, architectural character or neighborhood integrity, as it will be subject to the development standards of, and review by, Washoe County.

Land Use

LU.3 New development adjacent to established residential communities should be compatible. A gradual transition to higher intensity land uses shall be provided.

The proposed amendment will allow for future development of commercial uses that are similar to those already in existence on adjacent commercially zoned properties. The intensity of land uses on the subject properties will be limited to the allowed uses and intensities within the approved land designation and zoning district.

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.

The proposed amendment is intended to allow for future development which will support the jobs/housing balance in the growing North Valleys area. Additional commercial uses on the subject parcel will bring a better concentration of available amenities in an area that continues to see substantial growth and need for additional services. Such development will support a unifying community design by integrating a balance of housing, neighborhood centers, employment, shopping and recreational activities.

LU.9 Ensure that signs and the architecture of buildings and projects are compatible with the surrounding character of the area.

While the proposed amendment does not include development plans, any future proposed development on the subject site will be subject to the requirements and limitations of its designated land use and zoning district. Since the proposed amendment requests a change to a land use/zoning district that is complementary to the surrounding land uses and zoning districts, future development will be held to the same (compatible) requirements for any proposed signage or building architecture, thus complementing the surrounding character of the area.

Public Services and Facilities

PSF. 1 Support the preservation of desirable open space as identified in the City of Reno Open Space and Greenways Plan and in the Washoe County Regional Open Space Plan.

The proposed amendment will support the preservation of desirable open space by allowing for commercial development in an area that does not pose threat to any such areas as identified in the City of Reno Open Space and Greenways Plan or in the Washoe County Regional Open Space 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.

RESPONSE: The proposed Zoning Map Amendment will allow for land uses compatible with the existing commercial development and land uses already established along Lemmon Drive. Additionally, the inclusion of additional commercial uses supports the jobs/housing balance as the North Valleys area continues to experience a pattern of growth.

(3) Response to Change Conditions; more desirable use. 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.

RESPONSE: The North Valleys area has seen substantial growth in recent years. The need for additional commercial amenities and uses has increased as many residential developments have been established, and the general population continues to increase respectively. The proposed amendment will allow for more compatible commercial growth, supporting the jobs/housing balance within the North Valleys.

(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 amendment.

RESPONSE: The subject property of the proposed Zoning Map Amendment is located in an area with existing development, which includes established infrastructure for transportation, services/utility, recreation and safety. RTC routes 7 and 17 currently serve the immediate area, both Lemmon Drive and Buck Drive are equipped with sidewalks and bike lanes, and North Valleys Regional Park is just over 1 mile from the subject site, making the site an ideal location for commercial services.

(5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

RESPONSE: The proposed Zoning Map Amendment will allow for future development of commercial uses that will provide needed services in a growing area. Since infrastructure and public services already exist in the vicinity, future development resulting from the proposed amendment will have no adverse effects on the implementation policies or action programs of the Washoe County Master Plan.

(6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

RESPONSE: The proposed Zoning Map Amendment supports the County's desired pattern of growth and imposes minimal to no impairment to natural resources. The availability of existing nearby infrastructure and facilities in the immediate vicinity will allow for an efficient expenditure of funds for public services resulting from any future development on the subject property.

(7) Effect on a Military Installation When a Military Installation is required to be noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

RESPONSE: No military installation exists within the vicinity of the subject site, therefore, the proposed amendment will not affect the location, purpose or mission of any military installation.



View of the adjacent commercial property to the west.



View of southern site access from existing adjacent commercial property.

Figure 7 - Site Photos



Location of access easement through adjacent commercial property to the west.



View of the site facing north.

Figure 8 – Site Photos

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Buck Drive Master Plan Amendment			
Project Description: Request for a Master Plan Amendment from Medium Density Suburban/Suburban Residential (1-3 du/acre) to Commercial.			
Project Address: 330 Lemmon Drive, Reno, NV 89506			
Project Area (acres or square feet): 1.00 acre			
Project Location (with point of reference to major cross streets AND area locator): The subject site is located in the North Valleys area, north of Buck Drive and east of Lemmon Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
552-190-03	1.00		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Squailia Trust, Alan J. & Debra J.		Name: Lumos & Associates	
Address: 3150 Achilles Drive		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89512	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-827-6111	Fax:
Email:		Email: afuss@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Angela Fuss	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Frank Lepori Construction, Inc.		Name:	
Address: 1580 Hymer Avenue, Suite 100		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-337-2063	Fax:	Phone:	Fax:
Email: frank@leporiconstruction.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Frank Lepori		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Buck Drive Zoning Map Amendment			
Project Description: Request for a Zoning Map Amendment from Medium Density Suburban to General Commercial			
Project Address: 330 Lemmon Drive, Reno, NV 89506			
Project Area (acres or square feet): 1.00 acre			
Project Location (with point of reference to major cross streets AND area locator): The subject site is located in the North Valleys area, north of Buck Drive and east of Lemmon Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
552-190-03	1.00		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Squailia Trust, Alan J. & Debra J.		Name: Lumos & Associates	
Address: 3150 Achilles Drive		Address: 9222 Prototype Drive	
Reno, NV	Zip: 89512	Reno, NV	Zip: 89521
Phone:	Fax:	Phone: 775-827-6111	Fax:
Email:		Email: afuss@lumosinc.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Angela Fuss	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Frank Lepori Construction, Inc.		Name:	
Address: 1580 Hymer Avenue, Suite 100		Address:	
Sparks, NV	Zip: 89431		Zip:
Phone: 775-337-2063	Fax:	Phone:	Fax:
Email: frank@leporiconstruction.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Frank Lepori		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Frank Lepori Construction

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Alan J Squavilia
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 552-190-03

Printed Name Alan J Squavilia

Signed Alan J Squavilia

Address 3150 Achilles Dr.

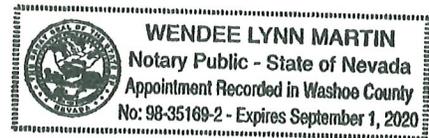
Reno, Nv. 89512

Subscribed and sworn to before me this 10th day of January, 2019.

(Notary Stamp)

Wendee Lynn Martin
Notary Public in and for said county and state

My commission expires: September 1, 2020



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: Frank Lepori Construction

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Alan J Squiglia
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 552-190-03

Printed Name Alan J Squiglia

Signed Alan J Squiglia

Address 3150 Achilles Dr.

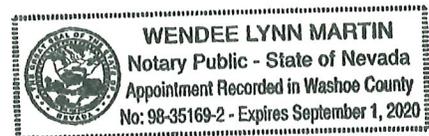
Reno, NV 89512

Subscribed and sworn to before me this 10th day of January, 2019.

(Notary Stamp)

Wendee Lynn Martin
Notary Public in and for said county and state

My commission expires: September 1, 2020



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

This is a request for a Master Plan Amendment from Medium Density Suburban/Suburban Residential (1-3 du/acre) to Commercial.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Substantial growth in the area in recent years has created a need for additional commercial services to support the jobs/housing balance in the vicinity.

3. Please provide the following specific information:

- a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

The subject site is located in the North Valleys area, at 330 Lemmon Drive - north of Buck Drive and east of Lemmon Drive.

b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
552-190-03	Medium Density Suburban/Suburban Residential (1-3 du/acre)	1.00	Commercial	no change proposed

c. What are the adopted land use designations of adjacent parcels?

North	MDSSR
South	GC
East	MDSSR
West	C

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

The subject parcel contains one single family home. Surrounding parcels are a mix of vacant land, commercial buildings and single family homes.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

Yes No

Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes No

Explanation:

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

- 7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

- 8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

a. System Type:

<input type="checkbox"/> Individual wells			
<input type="checkbox"/> Private water	Provider:		
<input type="checkbox"/> Public water	Provider:		

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic			
<input type="checkbox"/> Public system	Provider:		

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Area traffic currently flows from Lemmon Drive to Highway 395.

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station 13 - 10575 Silver Lake Rd (Reno) (2.5 miles)
b. Health Care Facility	Renown Urgent Care - North Hills, 1075 N Hills Blvd (Reno) (1.0 mile)
c. Elementary School	Alice Smith Elementary - 1070 Beckwourth Dr (Reno) (1.0 mile)
d. Middle School	O'Brien Middle School - 10500 Stead Blvd (Reno) (2.6 miles)
e. High School	North Valleys High School - 1470 E Golden Valley Rd (Reno) (1.7 miles)
f. Parks	North Valleys Regional Park (1.3 miles), Golden Valley Community Park (1.4 miles)
g. Library	North Valleys Library - 1075 N Hills Blvd (Reno) (1.0 mile)
h. Citifare Bus Stop	RTC routes 7 and 17 (stops at Buck Dr and Lemmon Dr) (0 miles)

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

a. Population Element:

Please see project write-up/findings.

b. Conservation Element:

Please see project write-up/findings.

c. Housing Element:

Please see project write-up/findings.

d. Land Use and Transportation Element:

Please see project write-up/findings.

e. Public Services and Facilities Element:

Please see project write-up/findings.

f. Adopted area plan(s):

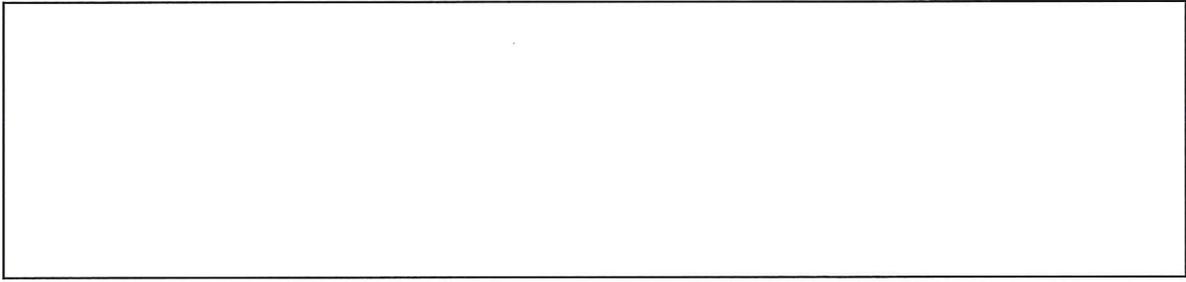
Reno-Stead Corridor Joint Plan and North Valleys Area Plan

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

Please see project write-up/findings.

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)



Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

The subject parcel is located at 330 Lemmon Drive, Reno, NV, approximately 460 feet northeast of the Lemmon Drive/Buck Drive intersection.

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
552-190-03	MDSSR	MDS	1.00	GC	no change proposed

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc,)
North	MDS	Single-family residence
South	GC	vacant
East	MDS	Single-family residence
West	GC	Commercial

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

The subject parcel contains one single family home. Surrounding parcels are a mix of vacant land, commercial buildings and single family homes.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
---	--

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

--

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

--

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

--

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

--

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Area traffic currently flows from Lemmon Drive to Highway 395.
--

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Truckee Meadows Fire Protection District Station 13 - 10575 Silver Lake Rd (Reno) (2.5 miles)
b. Health Care Facility	Renown Urgent Care - North Hills, 1075 N Hills Blvd (Reno) (1.0 mile)
c. Elementary School	Alice Smith Elementary - 1070 Beckwourth Dr (Reno) (1.0 mile)
d. Middle School	O'Brien Middle School - 10500 Stead Blvd (Reno) (2.6 miles)
e. High School	North Valleys High School - 1470 E Golden Valley Rd (Reno) (1.7 miles)
f. Parks	North Valleys Regional Park (1.3 miles), Golden Valley Community Park (1.4 miles)
g. Library	North Valleys Library - 1075 N Hills Blvd (Reno) (1.0 mile)
h. Citifare Bus Stop	RTC routes 7 and 17 (stops at Buck Dr and Lemmon Dr) (0 miles)

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Washoe County Treasurer
 Tammi Davis

Bill Detail

Washoe County Parcel Information		
Parcel ID	Status	Last Update
55219003	Active	1/14/2019 2:06:47 AM
Current Owner: SQUAILIA TRUST, ALAN & DEBRA 3150 ACHILLES DR RENO, NV 89512		SITUS: 330 LEMMON DR WCTY NV
Taxing District 4000		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Section 9 Range 19 Block Township 20 Lot		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/4/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail			
	Gross Tax	Credit	Net Tax
State of Nevada	\$35.24	(\$12.90)	\$22.34
Truckee Meadows Fire Dist	\$111.93	(\$40.98)	\$70.95
Washoe County	\$288.45	(\$105.61)	\$182.84
Washoe County Sc	\$235.97	(\$86.40)	\$149.57
Total Tax	\$671.59	(\$245.89)	\$425.70

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018113978	B18.182910	\$212.84	1/7/2019
2018	2018113978	B18.25623	\$212.86	8/7/2018

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:
 Washoe County Treasurer
 P O Box 30039
 Reno, NV 89520-3039

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.



Reno
9222 Prototype Drive
Reno, Nevada
775.827.6111

January 21, 2019

Dear Property Owner,

You are invited to attend a neighborhood meeting to learn more about the Buck Drive Master Plan Amendment. The project site (APN 552-190-03), totaling approximately ± 1.00 acre, is located north of Buck Drive and east of Lemmon Drive. The current master plan land use designation is Medium Density Suburban/Suburban Residential and the zoning designation is Medium Density Suburban. The proposed request will amend the master plan land use designation to Commercial and modify the zoning to General Commercial.

The neighborhood meeting has been scheduled to provide surrounding property owners with information on the proposed zoning/master plan amendment. This request to the City of Reno does not include development plans, and the meeting is only to discuss the master plan amendment.

Neighborhood Meeting Date: Wednesday, February 6, 2019

Time: 6:30 p.m.

Location: Stead Elementary School Multi-Purpose Room – 10580 Stead Blvd, Reno, NV 89506

Questions: Please contact Angela Fuss, Lumos & Associates, at 827-6111 or afuss@lumosinc.com

If you have any questions, please do not hesitate to contact me at 775-827-6111.

Sincerely,

A handwritten signature in black ink that reads 'Angela Fuss'.

Angela Fuss, AICP
Planning Manager



Figure 1 – Property Location Map



January 18, 2019

Chris Bronczyk
Washoe County Community Development
1001 E. Ninth Street, Building A
Reno, NV 89512

Re: Buck Drive Zoning Map and Master Plan Amendment Feasibility Analysis

Dear Chris,

The purpose of this feasibility analysis is to fulfill the requirements of the Washoe County North Valleys Area Plan Policy NV.20.3, regarding the Buck Drive Zoning Map and Master Plan Amendment requests. Specifically, this feasibility study has been conducted relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys.

PROJECT LOCATION

The amendment requests address sites for intended for proposed commercial development, located on the northeast corner of Lemmon Drive and Buck Drive. The one-acre site is currently zoned Medium Density Suburban and is located within the Reno-Stead Corridor Joint Plan and the North Valleys Area Plan. The parcel is currently developed with a single-family house.

PROJECT DESCRIPTION

A zoning map and master plan amendment application has been submitted to Washoe County, requesting to change the overall land use from residential to commercial. The proposed General Commercial designation allows for a variety of potential use types, which are primarily characterized by businesses that provide a mix of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and similar compatible activities.

Adjacent properties to the south and west are zoned General Commercial, and those to the north and east are zoned Medium Density Suburban.

DOMESTIC WATER

The existing home is served by a domestic well. Future development of the site with commercial uses will require annexation into Truckee Meadows Water Authority's (TMWA) retail service area. Water service is currently available on the adjacent commercial development by a 10-inch water main. Future development of the subject site would tie into the adjacent water line.

The one-acre site is currently zoned Medium Density Suburban, which would allow for three residential units to be developed. TMWA would require 0.30 acre feet of water per single family lot.

A future commercial use on a one-acre site would likely accommodate an 8,000 square foot building (plus parking, access and landscaping), resulting in a water demand of 3.2 acre feet of water. All water rights could be purchased through TMWA.

TMWA Water Demand for Existing Zoning

Existing MDS Zoning: 3 lots x 0.30 acre feet = 0.9 acre feet of water

TMWA Water Demand for Proposed Zoning

Assume 8,000 SF commercial building: 8,000 SF x 0.0004 acre feet = 3.2 acre feet of water

SANITARY SEWER

The adjacent property ties into an 8-inch sanitary sewer line that runs on the south and east sides of the subject parcel. The sewer line is part of the Buck Drive Sanitary Sewer Rehab project that is slated for construction in 2019. The project includes installation of approximately 1,300 linear feet of 15 inch diameter SDR 35 sanitary sewer main, associated manholes, connections, abandonments and surface restoration for the purpose of collecting additional flows to the Buck Drive Lift Station. Sanitary sewer treatment will be through the Truckee Meadows Water Reclamation Facility (TMWRF).

The existing sanitary sewer demand for three residential units is greater than the sanitary sewer generated from one acre of commercial development.

Sanitary Sewer Demand for Existing Zoning

Existing MDS Zoning: 3 lots x 325 gpd/dwelling unit = 975 gpd

Sanitary Sewer Demand for Proposed Zoning

One acre of commercial development: 1 acre Commercial x 780 gpd = 780 gpd

DRY UTILITIES

The parcel is currently serviced by a 4-inch NV Energy gas main an overhead electric lines. In order to determine if additional infrastructure would be necessary to service the subject property, a discovery would need to be performed by NV Energy, however, it is anticipated that existing gas and electric facilities will be sufficient to service future uses on the subject property.

FEMA FLOOD ZONE MITIGATION/STORM DRAINAGE

FEMA Flood Zone Mitigation

The subject property is within the FEMA Zone X (Area of Minimal Flood Hazard) and does not require mitigation.

Storm Drainage

The adjacent commercial development to the west was designed with a 72-inch storm drain system that runs along the west side of subject parcel. The proposed site would likely be designed with an underground chamber that flows into the storm drainage, similar to the design of the adjacent Jimboy's Tacos.

CONCLUSION

In conclusion, the findings included in this feasibility analysis support the requirements of the North Valleys Area Plan with respect to a land use change from residential to commercial. Development of the site will tie into existing utilities and infrastructure on the adjacent commercial development to the west. Water rights can be purchased through TMWA and connect to existing infrastructure on the adjacent parcel. Sanitary sewer demand will be less with commercial development, as opposed to three residential units. The City of Reno will start construction of the Buck Drive Sanitary Sewer Rehab project this year and future sanitary sewer treatment will be at the TMWRF facility, having no negative impact on the Lemmon Wastewater Treatment Facility. Additionally, future development of the parcel will have no impact on Swan Lake.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Angela Fuss, AICP
Planning Manager



January 18, 2019

Chris Bronczyk
Washoe County Community Development
1001 E. Ninth Street, Building A
Reno, NV 89512

Re: Buck Drive Zoning Map and Master Plan Amendment Market Analysis

Dear Chris,

This memo provides a market analysis for the proposed commercial development located on the northeast corner of Lemmon Drive and Buck Drive. The one-acre site is currently zoned Medium Density Suburban and is located within the Reno-Stead Corridor Joint Plan and the North Valleys Area Plan. The parcel is currently developed with a single-family house.

A zoning map and master plan amendment application has been submitted to Washoe County, requesting to change the overall land use from residential to commercial. The proposed General Commercial designation allows for a variety of potential use types, which are primarily characterized by businesses that provide a mix of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and similar compatible activities.

Policy NV.20.4 of the North Valleys Area Plan requires a market analysis be completed to provide evidence of the need to increase the inventory of commercial land use opportunities and otherwise demonstrate the scale of the intended use to be community serving in nature. This market analysis has been prepared in response to the to the North Valleys Area Plan requirement. The findings support the need for additional commercial development at this location.

Locational Criteria

This site, in particular, is ideal for commercial development based on several factors, including surrounding streets, parcel size, access and adjacent land uses.

The 2040 Regional Transportation Plan (RTP) states that vibrant communities include a variety of housing and transportation options and offer nearby destinations, such as shopping and dining, that are easy to access. The RTP 2040 Plan also supports a land use plan that integrates land uses and facilitates access by multiple modes of transportation. The one-acre parcel is located on the northeast corner of Lemmon Drive and Buck Drive, an area already served with existing sidewalks, bike lanes and public transit stops. The intersection serves as a major thoroughfare for both residents living in the area, as well as employees going to and from work at the nearby employment centers. Lemmon Drive is anticipated to be widened in the 2017-2021 timeframe and Buck Drive is planned to be widened in the 2022-2026 timeframe.

Commercial development at this location is a logical extension of the existing commercial land use, and because the site is only one acre in size, the ultimate commercial use is limited to that of a local draw, as opposed to a commercial use that has a regional draw. A large user, such as a Costco or a regional shopping center would not fit on a one-acre site and thus limits the type of use that could be developed.

Access into the proposed parcel is currently through an access easement that comes off Lemmon Drive and extends through the existing commercial development to the west.

Retail Center Classifications

The Urban Land Institute (ULI) classifies shopping centers into several categories, ranging from small neighborhood serving centers to larger regional serving centers. The attributes of these shopping center categories are based on factors that include size, distance of customer draw (trade area), and typical anchor tenant type. Typical characteristics of retail shopping center types are provided in the table below:

Table 1: Retail Center Classifications

Shopping Center Type	Typical Anchor	Typical Building Size	Typical Site Area	Typical Trade Area
Neighborhood Center	Supermarket, drugstore, discount store	30,000-100,000 SF	3-10 acres	1-3 miles
Community Center	Supermarket, drugstore, mixed apparel store	100,000-400,000 SF	10-30 acres	3-5 miles
Regional Center	1-2 full-line department stores	300,000-900,000 SF	10-60 acres	8 miles
Super Regional Center	3 or more full-line department stores	600,000-2,000,000 SF	15-100+ acres	12 miles

Land Use Trends

Due to the one-acre parcel size, future development of the site is not likely to be a Community, Regional or Super Regional shopping center. Classifying the site as even a Neighborhood Center use is not appropriate. The parcel site will likely be large enough to provide for one or two tenants, including parking and landscape requirements.

For purposes of this analysis, the Trade Area, defined as the geographic area within which the retail center draws most of its business, has been defined as a one-mile radius surrounding the site. The adjacent commercial uses include a drive-thru restaurant, marijuana dispensary, smog check, and an auto parts store, which also serve a local neighborhood customer base. Within the one-mile Trade Area, approximately 14 percent of the acreage (265 acres) is zoned for commercial land uses and approximately 80 percent, or 1,461 acres, is designated for residential development (includes Mixed Use, PUD and SPD designations). The remaining acreage is zoned for other uses such as Open Space, Public Facility and Industrial.



Figure 1: 1-mile Trade Area Boundary

Analyzing existing land use and approved unbuilt projects in the North Valleys provides a snapshot of growth and development patterns. The North Valleys has experienced a significant increase in residential development and entitlement approvals, with little increase in commercial development to serve those residents. As a general rule, retail/commercial development follows rooftops. Commercial development comes in after new residential neighborhoods are settled, or following changes in roadway and other patterns that have the potential to affect the density of population and traffic in a given area. Below is a list of residential projects that have been recently approved for development in the North Valleys area:

- Vista Enclave Development – ±130 single family lots
- Lakes at Sky Vista Apartments – ±760 multi-family units
- Silver Dollar Estates – ±261 single family detached, 150 single family attached duplex, ±213 triplex townhomes
- Stead 40 Development – ±120 single family attached units and ±59 single family detached units
- North Peak Apartments – ±328 multi-family units

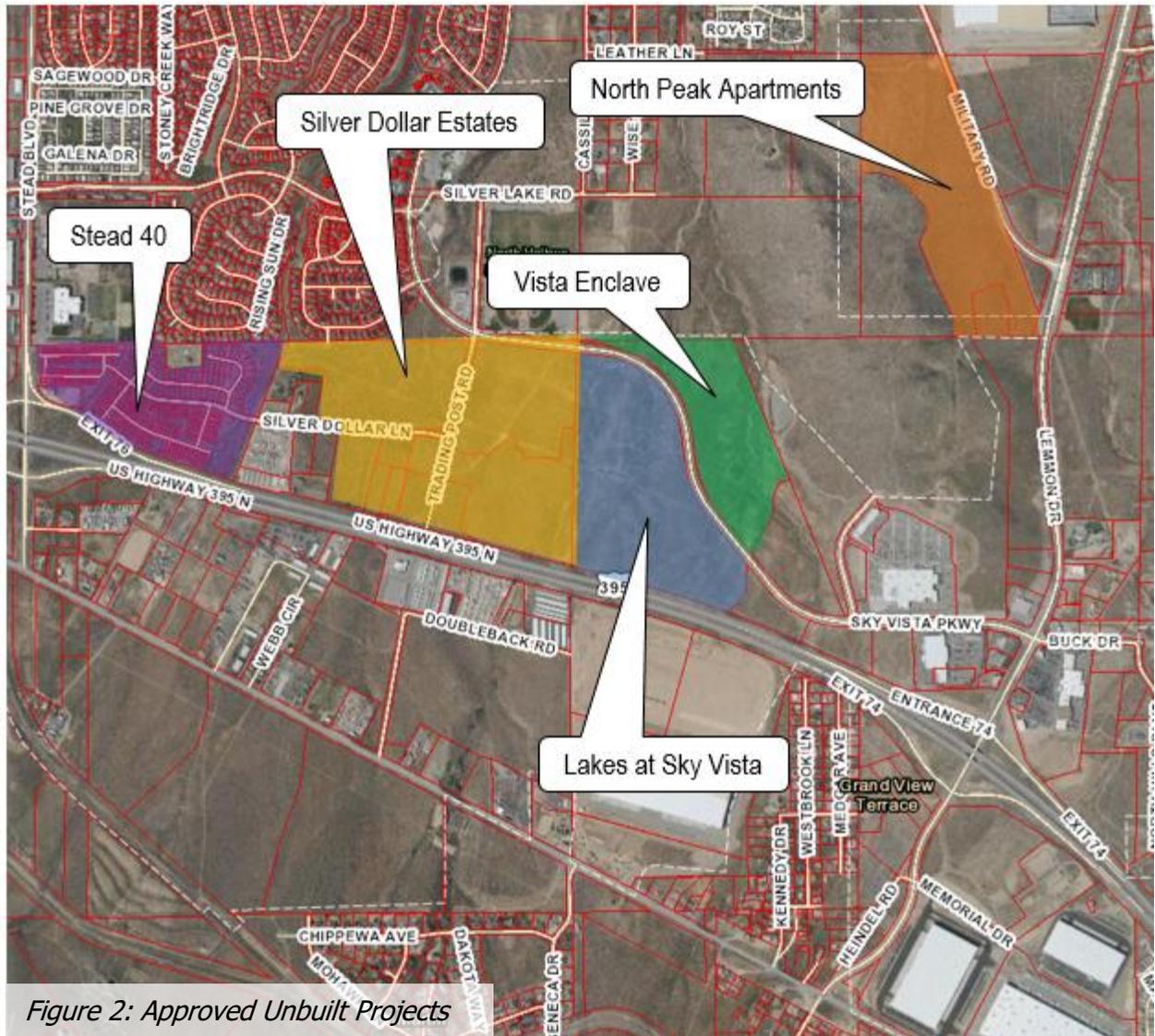


Figure 2: Approved Unbuilt Projects

Surrounding Commercial Development

The project is located within a larger area of commercial activity including larger scale commercial uses such as Smith's Grocery, Walmart, Big Lots and Grocery Outlet. The three main commercial shopping centers have been developed for a number of years. Walmart was the most recent large commercial development, constructed in 2011. The smaller commercial tenants have been developed over the years. Table 2 – Large Commercial Center details the three large commercial center developments that serve the nearby surrounding area.

Table 2: Large Commercial Centers within the Trade Area

Anchor	Location	Acreage	Building Size	Tenants
Smith's Grocery	175 Lemmon Drive	11.2 acres	80,390 SF	Bank of America, Qdoba, Jack in the Box, AT&T, Great Clips
Walmart	250 Vista Knoll Pkwy	20.7 acres	180,891 SF	Dollar Loan, St. Mary's Medical, T Mobile, Super Cuts
Grocery Outlet	200 Lemmon Drive	16 acres	71,564 SF	Big Lots, Starbucks, Pizza Hut, Wells Fargo, Sally's Beauty Supply

Summary

The North Valleys area, in general, has seen a significant increase in growth over the past few years. The vast majority of that growth has been in single-family development, with two large multi-family projects currently under construction. Within a one-mile Trade Area, over 80 percent of the land is zoned for residential use. Commercial land consists of 14 percent, and much of that land is already built-out.

The approved unbuilt list of projects within the Trade Area will add another 1,000 residential units, increasing the demand for commercial development even more. By adding an additional one acre of commercially zoned property, residents and employees within the Trade Area will have the ability to shop in close proximity to home and work, thereby reducing the impacts to traffic on the region's road network.

If you have any questions, please do not hesitate to contact me at 775.827.6111.

Sincerely,



Angela Fuss, AICP
Planning Manager