RENO CHRISTIAN FELLOWSHIP REGULATORY ZONE AMENDMENT



WASHOE COUNTY PLANNING COMMISSION APRIL 20, 2020

Regulatory Zone Amendment

 Rezone 12.55± acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS)



PROJECT REQUEST



PROJECT LOCATION

WESTERN TERMINUS OF ZOLEZZI LANE @ VENTANA PARKWAY





EXISTING CONDITIONS

CURRENTLY VACANT











EXISTING AND PROPOSED ZONING



PURPOSE

- RCF has owned the parcels since 1980.
- RCF has served the surrounding community for nearly 40 years.
- RCF wishes to sell the property in order to raise funds for church expansion, primarily for youth facilities and programs.
- RCF has a vested interest in the community and will be highly selective as to how the property is ultimately developed.



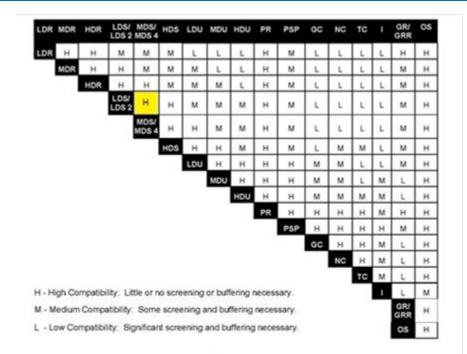
ZONING CONSIDERATIONS

- Existing LDS zoning allows for up to 12 units at 1 DU/AC density.
- Proposed MDS zoning allows for up to 37 units at 3 DU/AC density.
- Southwest Vistas (north) incorporates common open space with lot sizes as small as 9,000 sq.ft.
- Thomas Creek Estates (south) includes lot sizes at ½ acre.
- MDS zoning provides for lot size compatibility and transition between Thomas Creek Estates and Southwest Vistas.



ZONING COMAPTIBILITY

WASHOE COUNTY ZONING COMPATIBILITY MATRIX



Regulatory Zones

Residential

Non-Residential

LDR - Low Density Rural MDR - Medium Density Rural HDR - High Density Rural LDS/LDS 2 - Low Density Suburban MDS/MDS 4 - Medium Density Suburban HDS - High Density Suburban LDU - Low Density Urban MDU - Medium Density Urban HDU - High Density Urban	PR - Parks and Recreation PSP - Public and Semi-Public Facilities GC - General Commercial NC - Neighborhood Commercial/Office TC - Tourist Commercial I - Industrial GR - General Rural GRR - General Rural Residential OS - Open Space
Note: Plans for the amount of screening and I	buffering shall be made to the satisfaction of Washoe

Ne de to the satisfaction of Washoe County Department of Community Development staff before completion of project review.

Source: Washoe County Department of Community Development



LAND USE CONSIDERATIONS

- Infill site.
- Infrastructure needed to serve a future site is already in place with ample capacity.
- Washoe County School District has provided data demonstrating that all schools that serve the site have available capacity.
- Proposed zoning is consistent with the regulations, goals, and policies of the Southwest Truckee Meadows Area Plan.
- MDS is specifically an allowed zoning designation within the Suburban Residential Master Plan designation.
- MDS is consistent/permitted within the Thomas Creek SCMA.



FUTURE PROJECT

- This zone change does not grant a right to construct new homes.
- No project is being proposed at this time.
- Future development of the site will include a public review process similar to this, including a meeting with the CAB and hearing before the Planning Commission.
- Future tentative map can be conditioned to address all land use relationships (i.e. setbacks, buffers, building heights, access/circulation, etc.).



QUESTIONS?

Mike Railey Christy Corporation, Ltd.

