



# WRZA20-0003 (Reno Christian Fellowship)

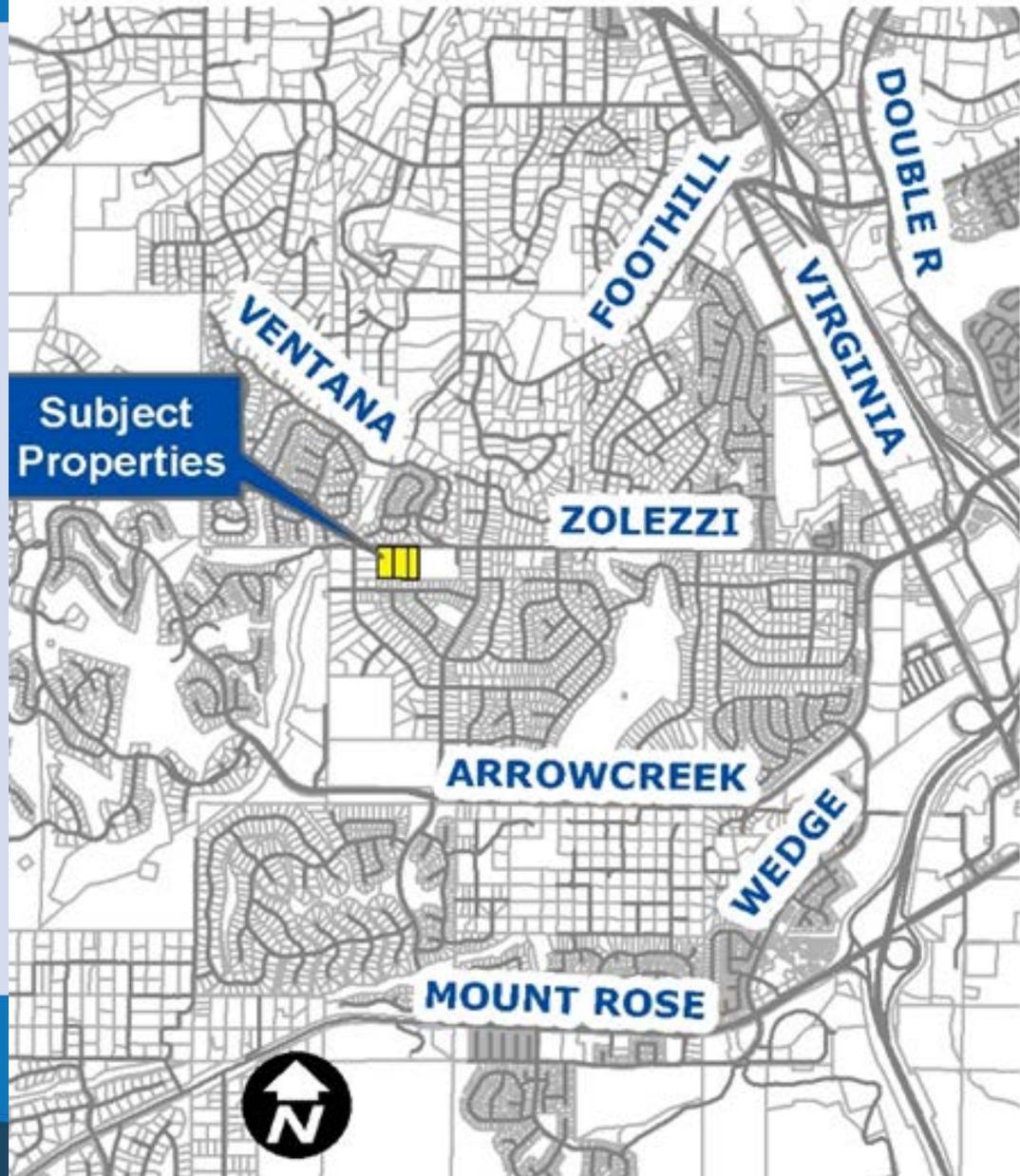


*Washoe County Planning Commission*  
*April 20, 2020*





# Vicinity Map





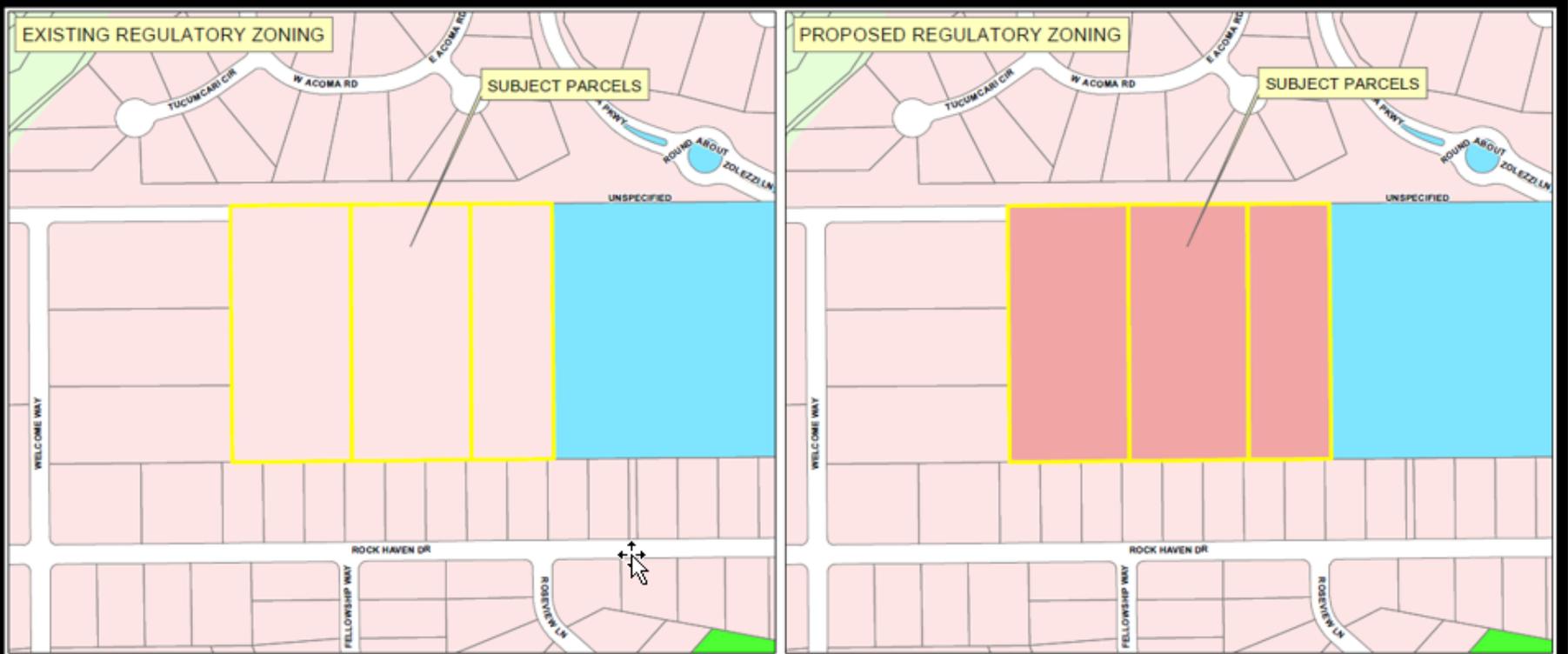
# Request

## Regulatory Zone Amendment:

- To change the regulatory zoning from Low Density Suburban (LDS) (1 dwelling unit/acre) to Medium Density Suburban (MDS) (3 dwelling units/acre) for 3 parcels totaling 12.55 acres



# Side by Side Comparison Proposed Regulatory Zone Map



## SOUTHWEST WRZA20-0003; APN 049-153-10, 11, 12

- |                                |                       |                                   |                            |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL              | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL    | PARKS AND RECREATION       |
| MEDIUM DENSITY RURAL           | LOW DENSITY URBAN     | TOURIST COMMERCIAL                | OPEN SPACE                 |
| HIGH DENSITY RURAL             | MEDIUM DENSITY URBAN  | INDUSTRIAL                        | GENERAL RURAL              |
| LOW DENSITY SUBURBAN / LDS2    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE        |

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 BUILDING DIVISION.

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**  
1001 E Ninth St  
Reno, Nevada 89512 (775) 338-3600



# Analysis

- **The two parcels are currently vacant with native vegetation.**
- **The three parcels are owned by the Reno Christian Fellowship (RCF).**
- **RCF had considered expanding onto these parcels; however it was decided not to expand, and housing would be a better use of the property.**
- **The parcels are in the Southwest Truckee Meadows Area Plan and within the Thomas Creek Suburban Character Management Area (SCMA), which allows MDS.**



# Analysis

- **The surrounding parcels have a regulatory zoning of Low Density Suburban (LDS), and the church is Public and Semi-Public Facility (PSP).**
- **The lots to the south are typically 22,000 sq. ft., and the parcels to the north range from 25,000 sq. ft. to 33,672 sq. ft.**
- **The minimum lot size for LDS is 35,000 sq. ft., and MDS is 12,000 sq. ft.**



# Availability of Facilities

- **The applicant indicated that water and sewer services are in the area and can be extended to this new development.**
- **The Washoe County School District reviewed the application, and the area is zoned for Lenz Elementary School, Herz Middle School, and Galena High School.**
- **The elementary school is currently over capacity; however the Herz Middle School will include 6<sup>th</sup> grade and Lenz will change to K – 5<sup>th</sup> grade, and the Lenz population will then drop.**



# Availability of Facilities

- **The Regional Transportation Commission (RTC) reviewed the application and did not indicate that the increased housing units will cause capacity issues.**
- **Zolezzi Lane between Thomas Creek Rd. and Arrowcreek Pkwy. is classified as a Collector with Low Access Control.**
- **The 2040 Regional Transportation Plan (RTP) shows that in 2027 – 2040 timeframe adds sidewalk improvements for Zolezzi Lane between South Virginia St. to Thomas Creek.**
- **The roadways will be reviewed with the update of the 2050 Regional Transportation Plan.**



# CAB

- **South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) discussed the amendment during the March 5, 2020 meeting and voted unanimously to deny the request.**
- **Comments included:**
  - **Concerns for views and height of buildings**
  - **Access to the parcels**
  - **Matching property sizes**
  - **Houses need to be single story**
  - **Traffic**
  - **Lots should be 1/2 acre and not 1/3 acre**



# Public Notice

- Notices were sent to 96 affected property owners.
- Numerous phone calls, emails and other correspondence were received.





# Reviewing Agencies

## Comments were received from:

- Washoe County Community Services
  - Engineering and Capital Projects
  - Water Management
  - Building
  - Parks
- Regional Transportation Commission (RTC)
- Washoe County Sheriff
- Washoe County Health District
- State of Nevada
  - Department of Wildlife
  - Environmental Protection
  - Department of Forestry
  - Water Resources
- Truckee Meadows Fire Protection District
- Washoe County School District
- Truckee Meadow Water Authority
- Regional Transportation Commission
- Washoe-Storey Conservation District

**No recommendations for denial were received**



# RZA Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions; more desirable use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**
- 7. Effect on a Military Installation When a Military Installation is Required to be Noticed**

**And**

**Finding for the Southwest Truckee Meadows Area Plan,  
Goal Twenty**



# Possible Motion

**I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0003 having made all of the following findings in accordance with Washoe County Code Section 110.821.15 and having made the findings in accordance with the Southwest Truckee Meadows Area Plan. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA20-0003 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.**