

RENO CHRISTIAN FELLOWSHIP

REGULATORY ZONE AMENDMENT

DEVELOPMENT AGREEMENT



WASHOE COUNTY

BOARD OF COMMISSIONERS

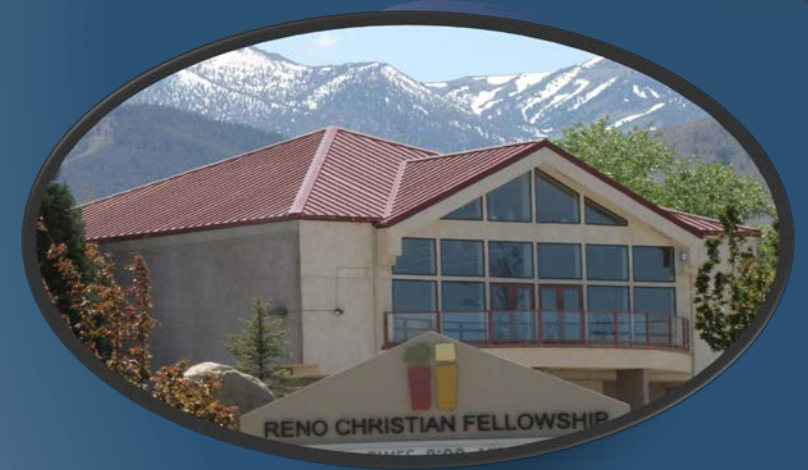
DECEMBER 15, 2020

Regulatory Zone Amendment

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

Development Agreement

- Limits total density to no more than 25 units (LDS 2 Equivalent)



PROJECT REQUEST

PROJECT LOCATION

WESTERN TERMINUS OF ZOLEZZI LANE @ VENTANA PARKWAY



EXISTING CONDITIONS

CURRENTLY VACANT



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.
- MDS zoning typically allows for up to 37 units at 3 DU/AC density. DA will limit to 25 (2 DU/AC).
- Southwest Vistas (north) incorporates common open space with 1/3 acre lots.
- Thomas Creek Estates (south) includes lot sizes at 1/2 acre.
- RCF has agreed to limit density with the proposed Development Agreement to 2 DU/AC or 25 units (as recommended by Citizens Advisory Board and noted in neighborhood correspondence).

ZONING COMAPTIBILITY

WASHOE COUNTY ZONING COMPATIBILITY MATRIX

	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	L	H	H
MDR		H	H	M	M	M	L	L	H	M	L	L	L	L	L	M	H
HDR			H	H	M	M	M	L	H	M	L	L	L	L	L	M	H
LDS/ LDS 2				H	M	M	M	H	M	L	L	L	L	L	L	M	H
MDS/ MDS 4					H	H	M	M	H	M	L	L	L	L	L	M	H
HDS						H	H	M	H	M	L	M	M	L	M	H	H
LDU							H	H	H	H	M	M	L	L	M	H	H
MDU								H	H	H	M	M	L	M	L	H	H
HDU									H	H	M	M	M	M	L	H	H
PR										H	H	H	H	M	H	H	H
PSP											H	H	H	H	M	H	H
GC												H	H	M	L	H	H
NC													H	M	L	H	H
TC														M	L	H	H
I															L	M	H
GR/ GRR																L	M
OS																	L

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

Regulatory Zones

- 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

- Non-Residential**
- 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 buffering shall be made 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

- 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.
- CAB unanimously recommended 2 DU/AC.
- Staff can make all findings for approval.
- Supported by the 2019 Regional Plan

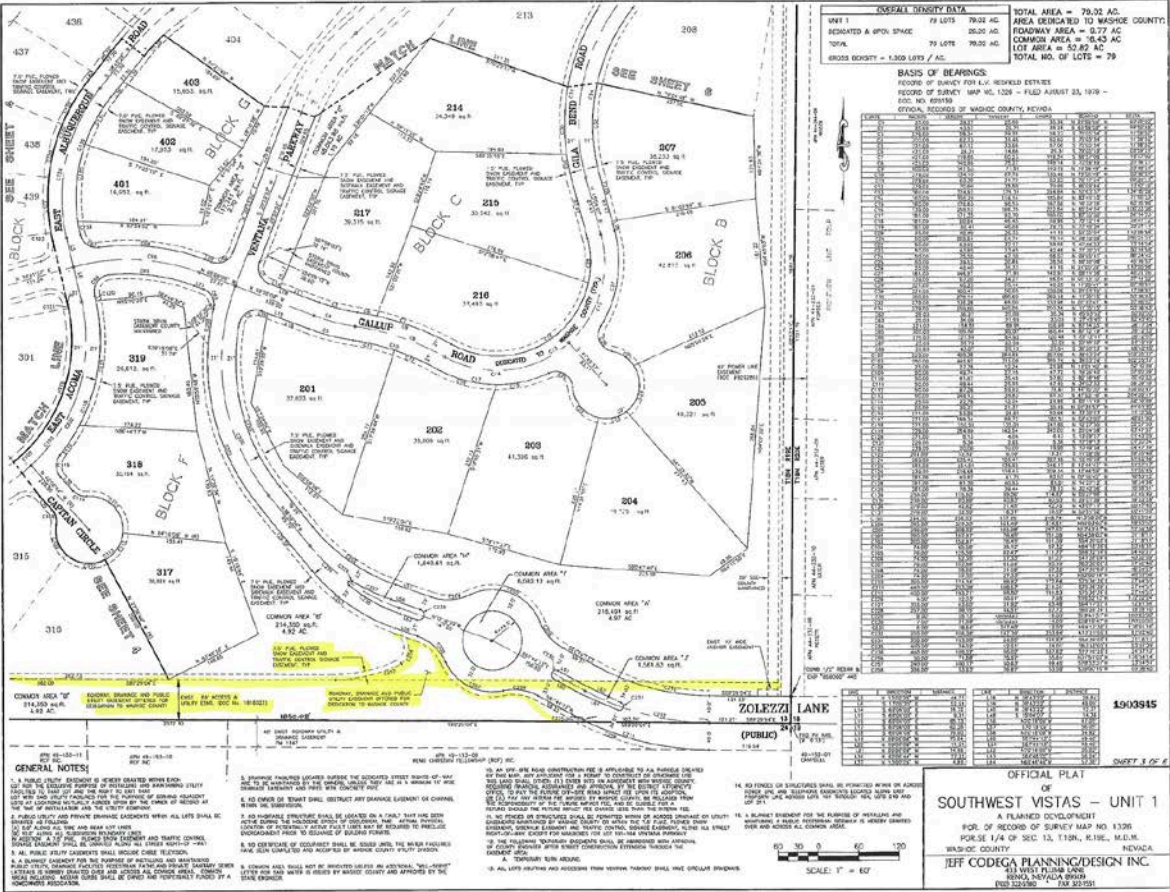
FUTURE PROJECT

- This zone change does not grant a right to construct new homes.
- 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, access/circulation, etc.).
- With a potential unit yield of only 25 units, the project does not lend itself to a “production builder.”
- HomeCrafters plans to construct semi-custom homes ranging in price from the high \$800,000’s to over \$1,000,000.
- Lots sizes are complementary to Southwest Vistas and Thomas Creek Estates.

KEY ISSUES

- Access/Traffic
- Land Use
Compatibility
- Views
- Impact to Values

ACCESS



3157 B

Subdivision Tract Map 3157 B

- Easements to allow for access to the roundabout via a 60' ROW are in place and have been previously offered for dedication.
- Easements are verified in title report and SW Vistas tract map.
- Future access would not be through existing neighborhoods.



TRAFFIC

- Added number of trips (236 ADT) will not change existing levels of service. 19 AM and 25 PM peak trips.
- Solaegui Engineers has evaluated access and determined that the roundabout will accommodate 25 units with “good levels of service.”
- Connection to roundabout meets all spacing criteria and will not hinder emergency access.

LAND USE COMPATIBILITY

- Development Agreement allows for a similar development pattern to what exists adjacent to the site.
- MDS is defined to have the “highest” compatibility rating with surrounding zones per Washoe County Development Code.
- SCMA specifically identifies MDS as appropriate for the area.
- Majority of surrounding LDS zoning does not include 1 acre lots.
- Future development will not alter existing “grid” or traffic patterns.
- No attached product is requested.

COMPATIBILITY

PROPOSAL IS CONSISTENT WITH ADJOINING LOTS AND DEVELOPMENT PATTERNS



VIEWS

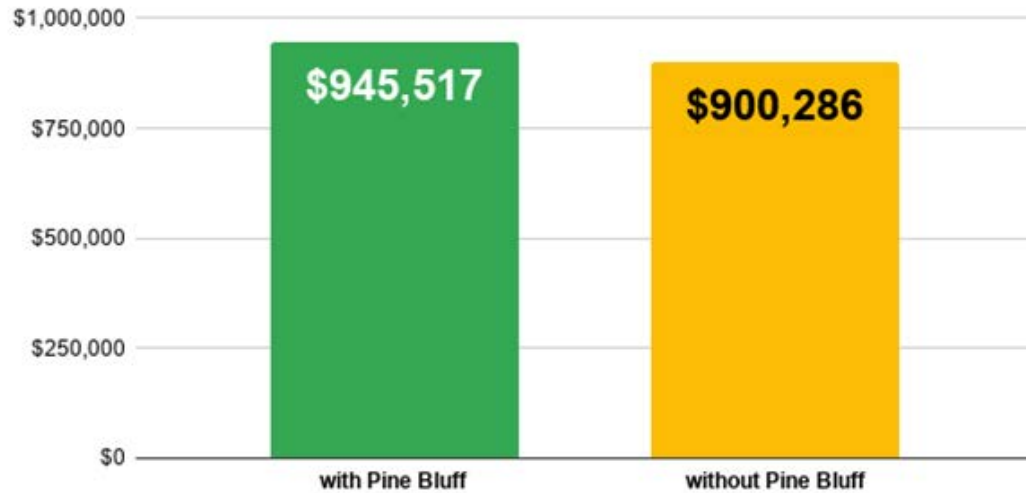


- Elevation of the site and separation from existing homes generally address viewshed concerns.
- Homes within SW Vistas are located 125 - 400+ feet from future project.
- Area Plan includes dark skies policies to which a future project must comply.

LAND VALUES

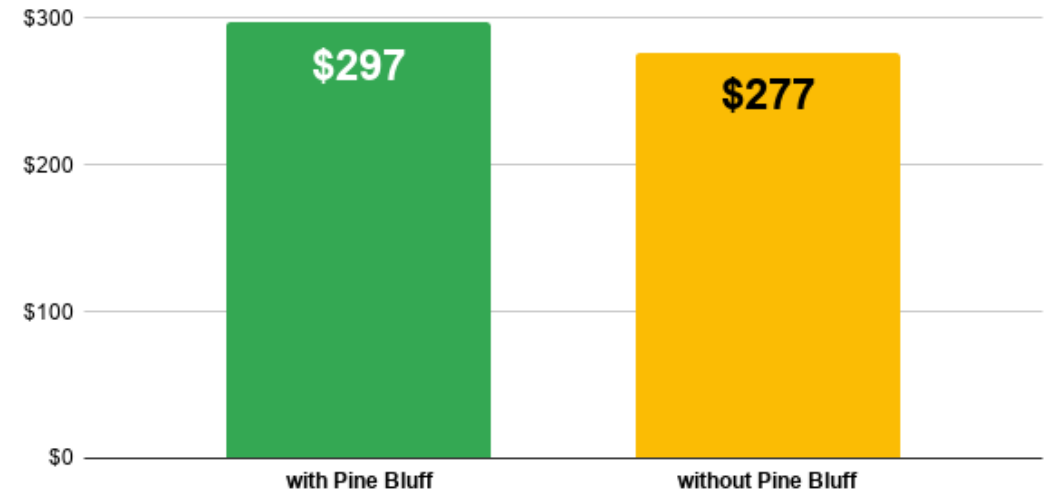
PINE BLUFF COMPARISON (SIMILAR HOMECRAFTERS PROJECT)

Caughlin Ranch Average Sold Price



Source: NNRMLS, 12-11-2020. Criteria: homes sold in the last 6 mos between the sizes of 2,400 - 3,800

Caughlin Ranch Average Sold Price per SqFt

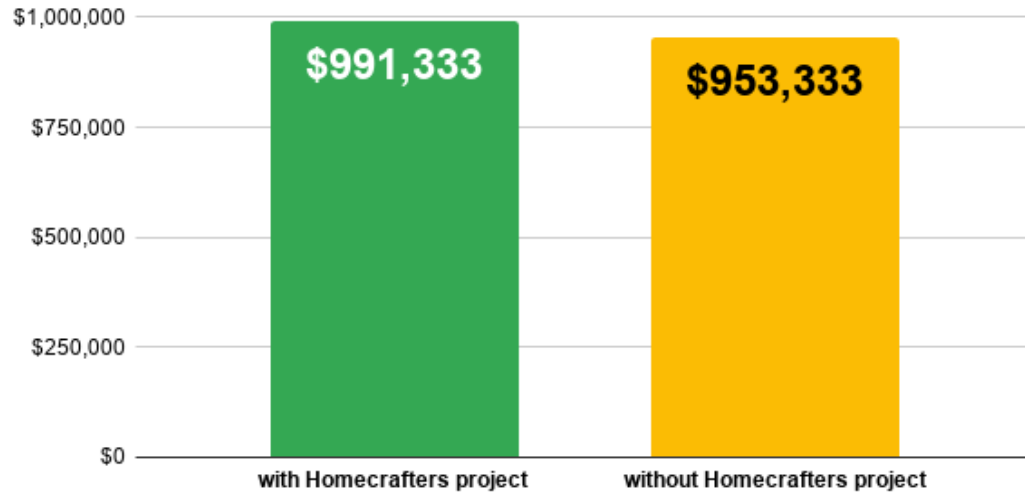


Source: NNRMLS, 12-11-2020. Criteria: homes sold in the last 6 mos between the sizes of 2,400 - 3,800 sq ft.

LAND VALUES

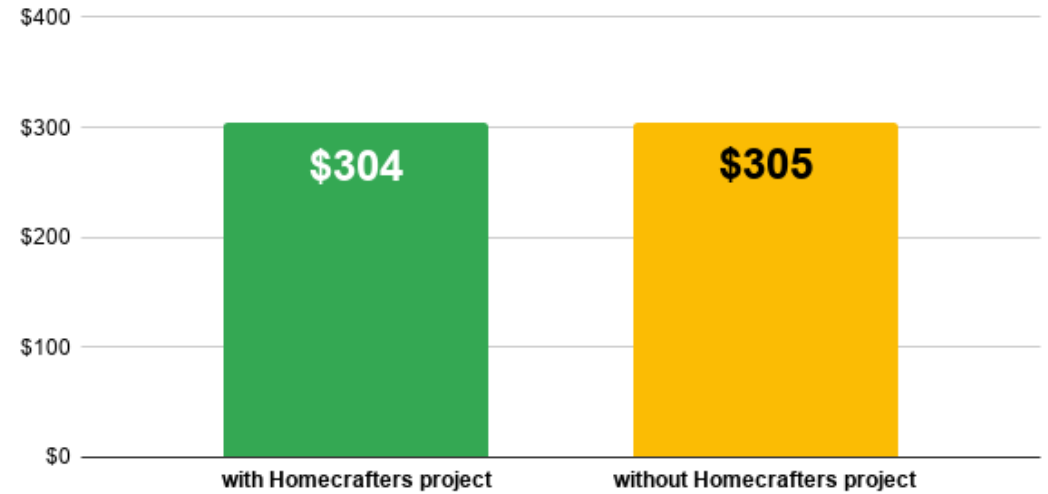
RCF/ZOLEZZI PROJECTED IMPACT

South Project Average Sold Price



Assumptions: \$15,000 min. lot premium assumed and \$50,000 in upgrades. Source: NNRMLS

South Project Avg Sold Price per SqFt



Assumptions: \$15,000 min. lot premium assumed and \$50,000 in upgrades. Source: NNRMLS

SPOT ZONING

“the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.”¹.

- RCF parcel is 12.55 acres.
- NRS establishes a 5 acre minimum for PUD's. The site is 2 ½ times that size.
- The use proposed (and limited with the DA) is the same as adjoining neighborhood.
- The resulting lots are not inconsistent with the surrounding area.

AREA PLAN UPDATE

- Area Plan allows for MDS zoning but not LDS 2.
- Lots to the south do not conform to LDS standards.
- Update to the Area Plan will include LDS 2.
- This proposal is entirely consistent with LDS 2 and conflicts with no Area Plan policies.
- Area Plan update must still be followed with zone changes.
- DA can acknowledge future LDS 2 designation.

RESPONSE TO CONCERNS

- Agreed to add Development Agreement Component
- Reduced density to 30 units.
- Developed conceptual plan.
- Completed traffic/roundabout capacity analysis.
- Agreed to further restrict density to 25 units.
- Changes made based on meetings with Commissioners and review of public comments.
- As proposed, plan is exactly what was recommended by CAB

An RCF Community Project

July 19, 2020

Dear RCF members:

Enjoy your coffee and donuts and remember how beautiful it USED TO BE when you overlooked the open space, local communities from the balcony.

- Please understand that there are two sides to every story and that your pastor has sent out emails to you with only the one side that he has been told by the developer. You don't have to go medium density!

We are NOT objecting to the rezoning of the church property donated to you in 1980. In fact your project is admirable. What we are objecting to is the density of the rezoning.

- The church wants to allow 36 houses (3 houses per acre on 12.5 +/- acres) in that confined area.
- Try to picture 36 houses on 1/4 acre half sized lots (see photo below) compared to EVERYTHING else in these communities, down Zolezzi to Stillwell.

1/2 acre lots are all we are asking

- Close your eyes and imagine 36 tacky roof tops next to the huge solar array. Think of all your neighbors who will have to look down at this.
- Think about losing the openness and privacy enjoyed over the last 40 years.
We are not taking away the school you want to build. We are just asking you to build better houses on bigger lots as a good neighbor would do.
- Please don't let the developer dilute the beauty of our communities by over built and tacky housing for greed of anticipated profits.
- Wouldn't you prefer a project designed to protect the openness and views of the location.
- Please be good neighbors and ask the Board of Commissioners at these addresses below to respect that which has been the history of the Truckee Meadows Area Plan and 40 years of constructing this very special area of the county.

Buildable Lots with upscale homes will yield more profits to the church than a poor imitation of quality on half size lots.
Regards from Your neighbors

Next hearing 7-21-20. Please write by Monday 4:00 p.m. July 20th, to each below:



LDS

OR



MDS

FACTS vs. RUMORS

- This zone change is being fully funded by the church, not a developer.
- The property has never been designated or planned as open space.
- There are NO plans to construct a new school on the property or at the church.
- The property will not be used for subsidized housing.
- Easements are in place for roundabout access.
- Total units are capped at 25 in the DA.



PROJECTS WITH SIMILAR LOT SIZES:

- Southwest Vistas
- Mountain Gate
- Lakeridge Shores
- Caughlin Ranch
- Somerset

AREA PLAN AND MASTER PLAN



- Request is supported by Area Plan policies and conflicts with none.
- SCMA specifically identifies MDS as appropriate for the area.

LUT.1.1: Washoe County should define smaller areas where more intense suburban development is permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).

AREA PLAN AND MASTER PLAN



LUT.2.2: Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the minimum following criteria:

- a. Directs development away from hazardous and sensitive lands.
- b. Preserves areas of scenic and historic value.
- c. Provides access to public land.
- d. Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.
- e. Accommodates the extension and connection of trail systems and other active and passive recreational uses.
- f. Furthers the purposes and intent of the respective Area Plan.
- g. Prevents soil erosion.
- h. Encourages a minimum distance from residential dwellings to active recreation in parks.

AREA PLAN AND MASTER PLAN



LUT.3.1: Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

LUT.3.2: In order to provide a sufficient supply of developable land to meet the needs of the population, Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.

LUT.3.4: Strengthen existing neighborhoods and promote infill development.

- a. Identify and assist in revitalizing older maturing neighborhoods to ensure their long-term stability
- b. Promote commercial revitalization.
- c. Capital Improvements Program (CIP) expenditures should be directed to infrastructure development in existing areas with inadequate services.
- d. Promote funding resources such as the Nevada Brownfields Program to redevelop properties.
- e. Create density bonuses and other innovative development tools to encourage infill in targeted areas.

AREA PLAN AND MASTER PLAN



LUT.4.1: Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population;
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and
- c. Allow housing opportunities for a broad socio-economic population.

LUT.5.2: Proposed development plans shall be required to provide the minimum service standards as described in the Land Use and Transportation Plan.

FINDINGS



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

- **MDS directly conforms to the existing Suburban Master Plan designation.**

(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.

- **MDS has “highest” compatibility rating with surrounding properties, per WCDC.**
- **All infrastructure and services needed to serve MDS density are in place and have capacity.**

FINDINGS



(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.

- **MDS is appropriate given development patterns of adjoining neighborhoods (non-conforming LDS).**
- **Unprecedented demand for new housing in Washoe County.**
- **Market trending towards smaller homesites.**

(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.

- **All facilities to serve the site are in place with ample capacity.**

FINDINGS



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

- The request is supported by Area Plan, SCMA, and Master Plan policies. It conflicts with none.

(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.

- Site can provide much needed housing and is free of development constraints.
- Requested zoning is complementary to and compatible with surrounding uses as reaffirmed by Development Code policies. This is further reinforced with DA restrictions (25 units).



QUESTIONS

ANSWERS

Mike Railey
Christy Corporation, Ltd.