

**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

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

	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

- 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
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