

RENO CHRISTIAN FELLOWSHIP

REGULATORY ZONE AMENDMENT

Prepared by:



FEBRUARY 18, 2020

RENO CHRISTIAN FELLOWSHIP

Regulatory Zone Amendment

Prepared for:

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Reno, Nevada 89511

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February 18, 2020



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Introduction

This application includes the following request:

- A **Regulatory Zone Amendment** to rezone 12.55± acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Project Location

The project site (APN #'s 049-153-10, 11, and 12) consists of 12.55± acres located at the western terminus of Zolezzi Lane within the Southwest Truckee Meadows Area Plan. Specifically, the project site lies west of the Zolezzi Lane/Ventana Parkway roundabout, east of Welcome Way, north of Rock Haven Drive. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map



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Existing Conditions

Currently, the project site is vacant and is owned by the Reno Christian Fellowship church which operates on the parcel immediately to the east. The property is relatively flat (with slopes less than 5%) and is characterized by native vegetation including sagebrush and rabbitbrush. A small drainageway traverses the property on the western side and is diverted into manmade structures to the north and south. Surrounding land uses include single family residential to the north, south, and west with the existing Reno Christian Fellowship to the east.

Figures 2 (below) and 3 (following page) depict the existing onsite conditions.



Figure 2 – Existing Conditions



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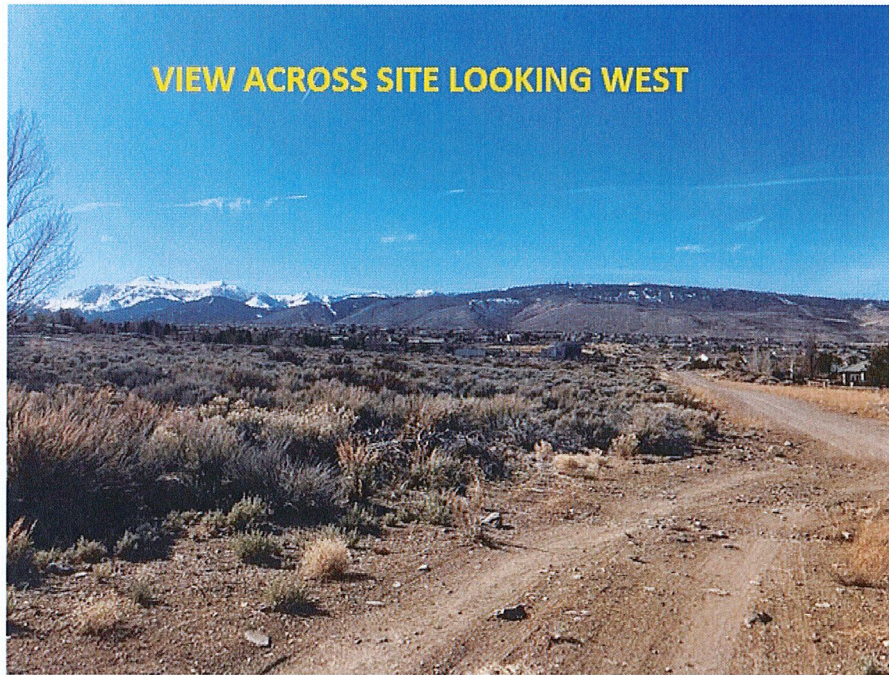


Figure 3 – Existing Conditions



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Request Summary

This application includes a request for a Regulatory Zone Amendment (RZA) to redesignate the 12.55± acre project site from Low Density Suburban (LDS) to Medium Density Suburban (MDS). The requested change is consistent with the current Suburban Residential (SR) Master Plan designation contained within the Southwest Truckee Meadows Area Plan and would increase the allowed density from one dwelling unit per acre to three.

Reno Christian Fellowship (RCF) operates on the parcel adjoining the project site and has done so for nearly 40 years. The three parcels included with this RZA request are also owned by RCF. The church has owned the subject parcels since 1980, before surrounding neighborhoods were established. RCF has grown exponentially with the community and is considering further expansion to meet pressing needs of its members.

As the church has contemplated growth of its facilities, the parcels included with this request were considered for construction of RCF related facilities. However, based on a thorough analysis of the church's needs and the costs associated with expansion, it was determined that sale of the vacant parcels would be an ideal way to raise capital to develop new state-of-the-art facilities at the RCF site that will benefit current and future members alike including new facilities and programs for youth members.

After meeting with various community members, real estate professionals, consultants, and municipal staff, it was identified that infrastructure that currently exists in the area could support intensification of the RCF holdings. This, coupled with the documented demand for new housing, makes the RCF parcels ideal for rezoning to MDS. RCF commissioned senior members and staff to form various committees to determine the best approach for the vacant parcels. The MDS zoning was chosen based on the fact that it will provide consistency with adjoining development without overburdening infrastructure or resulting in density that is detrimental to the area. RCF has proven to be an integral part of the neighborhood since the early 1990's and has witnessed the area grow around them. The church strives to be a good neighbor and is endeavoring on this RZA process in order to have a controlling role in the ultimate development of the parcels, allowing them to be involved in the public review process, engage neighboring property owners, etc.

The subject properties are located within the Southwest Truckee Meadows Area Plan, as identified in the Washoe County Master Plan. More specifically, the parcels are identified within the Thomas Creek Suburban Character Management Area (SCMA).

Figure 4 (following page) depicts the existing zoning of the site and the surrounding area while Figure 5 (page 6) depicts the MDS zoning proposed with this RZA request.



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Figure 4 – Existing Zoning



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Figure 5 – Proposed Zoning



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Zoning Compatibility and Impacts

The requested MDS zoning is consistent with available infrastructure in the area. For example, sanitary sewer, municipal water, and roadway infrastructure needed to serve future development at the site is in place or can easily be extended. Prior to filing this RZA request, Washoe County Planning and Engineering staff was consulted along with the Truckee Meadows Water Authority. No significant concerns related to the proposed intensification were identified from an infrastructure perspective. Of course, a comprehensive engineering analysis, including drainage/hydrology studies, sewer analysis, and water conveyance studies must be completed prior to development of the property with a future tentative map request.

In terms of traffic, the change from LDS to MDS results in a theoretical increase of 25 dwelling units. Based on trip generation standards published by the Institute of Transportation Engineers (ITE), the potential increase in traffic associated with a future development, over what is currently allowed, results in 238 additional average daily trips (ADT) with 19 am peak hour trips and 25 pm peak hour trips. This is a relatively small increase in traffic impacts and would not warrant a traffic impact analysis per standards adopted by Washoe County.

The project site has legal access to the Ventana Parkway/Zolezzi Lane roundabout which will serve as an effective primary entry for a future project. Based on current data available from the Nevada Department of Transportation, roadway infrastructure east of the project site (i.e. Zolezzi Lane east to Virginia Street) functions at a Level of Service (LOS) “C” which exceeds the accepted RTC standard of LOS “D.” An increase of 238 ADT and 19/25 peak hour trips will not alter existing levels of service on roadways that serve the site.

MDS zoning will ultimately provide for three dwelling units per acre. While this is an increase over existing density permitted under the current LDS designation, it is not inconsistent with existing residential uses in the area. For example, lot sizes in the Thomas Creek Estates Unit 2 subdivision to the south are approximately ½ acre (2 dwelling units per acre) and the Southwest Vistas development to the north includes a common open space development approach with many lots less than 15,000 square feet. Parcels to the west are larger (2.1–2.41 acres) but are zoned LDS allowing them to be split with a parcel map. Third-acre density at the project site will result in compatible lot sizes and will provide for future high quality development consistent with the homes adjacent to the project boundary.

With preparation of this RZA request, the Washoe County School District was consulted to determine school zoning for the project site and current enrollments/capacities. A future project at the site would be served by Lenz Elementary, Herz Middle, and Galena High Schools. Currently, Lenz elementary has a capacity of 526 students with an enrollment of 497. Herz Middle School capacity is 1,412 with a projected enrollment of 975 (school opens in August 2020), and Galena High School has a capacity of 1,893 students with a projected 20-21 enrollment of 1,423 students. Mike Boster with the Washoe County School District estimates that the 25 additional units resulting from the RZA would generate 7-10 kindergarten through 12th grade students. Thus, the School District did not have any concerns related to potential school impacts resulting from the approval of this RZA.



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It is important to note that granting of this RZA request does not grant an underlying right to develop. This is a land use/zoning change only. Any subdivision of the parcels (more than 4 units per parcel) requires the approval of a Tentative Subdivision Map. At that time, specifics will be reviewed by Washoe County and municipal agencies to determine if the proposed plan is consistent with the surrounding uses. Conditions related to lot matching, buffering, and open space can all be added as part of the tentative map process. Like this RZA process, the tentative map process requires public review by the Citizens Advisory Board and a hearing before Washoe County Planning Commission. Both of these meetings are publicly noticed which allows for the input of adjoining and nearby residents.

The Washoe County Development Code includes a land use compatibility matrix that identifies compatibility of zoning designations with one another. This matrix is depicted below and is taken directly from the Code:

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

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



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As highlighted in yellow, the proposed MDS zoning has a “High” compatibility rating with adjoining LDS zoning. In fact, this is the highest level of compatibility as defined by Washoe County, requiring “little or no screening or buffering necessary.” Approval of this RZA request will not result in any change in land use compatibility over what exists with the LDS zoning per Washoe County standards/policy.

The project site is bordered on three sides by LDS zoning with Public/Semi-Public (PSP) zoning on the east, reflective of the existing RCF church facility. In analyzing the proposed RZA, consideration of “spot zoning” has occurred. Spot zoning is discouraged as a basic land planning principle in that it often results in land uses that are incompatible. Additionally, spot zoning is generally defined (by recognized professional planning organizations such as the American Planning Association and Urban Land Institute) as areas under 5 acres that are inconsistent with surrounding zoning patterns. Although not illegal or prohibited under Nevada Revised Statutes (NRS) or the Washoe County Development Code, a general accepted standard is that any rezoning of land under 5 acres can be considered spot zoning if out of context with surrounding zoning patterns. This is further reinforced in NRS with the requirement that any Planned Unit Development include a minimum of 5 acres. If 5 acres is the minimum, then it can logically be assumed that anything less could be considered a spot zoning condition.

In the case of this project, Washoe County defines the MDS zoning to have a “high” compatibility rating with surrounding parcels. More importantly, at 12.55± acres, the site area is significant at 2 ½ times the accepted 5-acre standard.

There are other considerations for spot zoning that have been contemplated with other projects within Washoe County. In fact, the Washoe County District Attorney’s office has outlined considerations for determination of “invalid spot zoning.” With the recent analysis of a project in the North Valleys, the DA defined invalid spot zoning as “reclassifying one or more lots or parcels of land for a use out of harmony with the comprehensive plan or the classification of the surrounding areas, granting a discriminatory benefit to the parcel owner, and without regard to public welfare.” As discussed previously, the requested MDS zoning is in direct compliance with the existing Suburban Residential Master Plan designation and is listed as an allowed zoning district within the Thomas Creek SCMA, as defined in the Southwest Truckee Meadows Area Plan. Furthermore, granting of the rezoning will not materially harm the public’s welfare and facilities and services needed to serve a future project are in place. Lastly, there are no restrictions under State or local jurisdictional requirements that would prevent any surrounding property owner for petitioning for this same RZA request, and the proposed MDS zoning does not allow for use types inconsistent with the adjoining LDS zoning (as reinforced in the County’s land use matrix). Thus, no special privileges are being granted and the request does not meet the definition of spot zoning.



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Southwest Truckee Meadows Area Plan

The proposed MDS zoning is consistent with the intent, goals, and policies of the Southwest Truckee Meadows Area Plan. The Character Management Statement included in the Area Plan calls for a range of housing opportunities at densities up to one dwelling unit per third acre, directly consistent with the MDS zoning proposed. In fact, the requested MDS zoning does not conflict with any provisions of the Character Management Statement and is in direct compliance with the existing Suburban Residential Master Plan designation which allows for densities up to seven dwelling units per acre.

The majority of policies contained within the Southwest Truckee Meadows Area Plan relate to a specific development project or environmental considerations (i.e. creeks, steep slopes/ridgelines, etc.). The RCF properties do not contain any steep slopes or sensitive environmental conditions and are well suited for residential development, consistent with adjoining properties. Specific policies that are project specific will be analyzed with a future tentative map and are not relevant to this RZA request. Relevant policies related to land use, etc. are included below and are addressed in **bold face** type.

Policy SW.1.8: The following Regulatory Zones are permitted within the Thomas Creek Suburban Character Management Area:

- a. Open Space (OS)
- b. Parks and Recreation (PR)
- c. General Rural (GR)
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Low Density Suburban (LDS – One unit per 1 acre).
- f. Medium Density Suburban (MDS – Three units per 1 acre).
- g. Public and Semi-Public Facilities (PSP)

The proposed MDS zoning is in direct compliance with this policy and is also in direct conformance with the existing Suburban Residential Master Plan designation.

SW.2.3: Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their item to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Consistent with this policy the RCF RZA request will be presented to the CAB in March 2020. Input will be gathered, and any identified issues/concerns will be outlined and addressed in a formal memo to be presented to Washoe County Planning staff for inclusion in their staff report to the Planning Commission and Board of Commissioners.



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Policy SW.2.10: The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

Although this policy generally pertains to a site specific project, the potential impacts of the RZA request have been analyzed in this report. The proposed MDS zoning will not result in traffic, school, or infrastructure impacts that are inconsistent with existing/accepted levels of service. Project-specific impacts (i.e. buffering, setbacks, etc.) will be considered with a future tentative map. This request will go through a comprehensive public review process including a meeting with the Citizens Advisory Board and hearings before the Planning Commission and Board of Commissioners. Additionally, RCF will be reaching out to the surrounding neighborhood to explain the rezone request and identify concerns that neighbors may have.

Policy SW.12.1: Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given the opportunity to provide conservation, preservation, or other wildlife and habitat management input on the project.

The project site is not located within an identified wildlife habitat zone and no sensitive habitat is known to exist onsite. However, the Nevada Department of Wildlife is a reviewing agency of this RZA request. If concerns are raised, they will be addressed as part of the overall public project review.

The Plan Maintenance section of the Area Plan contains several policies related to land use changes within the Area Plan boundaries, including amendments to the character management statement, SCMA's, etc. It is important to note that none of these policies are applicable to this RZA request. These policies are specific to Master Plan land use, not zoning. The requested MDS zoning is specifically allowed within the Area Plan and the Thomas Creek SCMA. Additionally, no change to the character management statement, SCMA boundary, etc. is being proposed. The requested change is entirely compatible with the Area Plan goals and policies and is consistent with the overall land use policies adopted by Washoe County.



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Washoe County Master Plan

While the Southwest Truckee Meadows Area Plan is an element of the Washoe County Master Plan specific to the area where the subject parcels are located, the Master Plan also includes more general County-wide land use policies. Similar to the previous section, these policies are listed here and addressed in **bold face** type.

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).

As noted previously, the project site is identified within the Thomas Creek SCMA. The proposed MDS zoning is specifically identified as an allowed/appropriate zoning designation within the SCMA in the Southwest Truckee Meadows Area 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.

Although this policy will be more closely analyzed with a future tentative map review, it is important to note that the proposed MDS zoning is consistent with this policy in that it will allow for lot sizes that are currently that appeal to those that want high quality housing with less overall yard maintenance. With that said, by no means will MDS allow for high density development. The 1/3 acre density allowed is very much consistent with the surrounding area and directly complements lot sizes to the north. MDS is appropriate given that the provision a, b, c, and d of policy LUT.2.2 do not apply to the subject properties. The remaining provisions will be addressed at the time of tentative map. However, the RZA request is consistent with provision f in that this request meets or is consistent with all standards, regulations, and policies of the Southwest Truckee Meadows Area Plan.



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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).

The project site is located within both an SCMA and the TMSA. As noted previously, the density permitted under the proposed MDS zoning is consistent with existing infrastructure and services and will not result in impacts that are materially detrimental to the public's health, safety, or welfare. Further project-specific mitigation measures that ensure compatibility and proper mitigation of impacts can/will be conditioned with a future tentative map.

LUT.3.2: In order to provide a sufficient supply of developable land to meet the needs of the population, Area 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.

The proposed MDS zoning will help to ensure adequate housing is available to meet current demands. The region is currently in the midst of a housing crisis. Providing some limited additional density at the project site will serve to diversify housing options and help address the current shortage. Furthermore, the request does not conflict with the population element of the plan and is consistent with growth and development forecasts published by Washoe County, the Truckee Meadows Regional Planning Agency, and the Economic Development Authority of Western Nevada.

LUT.3.3: Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

The proposed MDS zoning allows for a maximum of 3 dwelling units per acre, consistent with this policy as well as those contained within the Area Plan.

- 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.

The project site is an infill parcel(s) with development on all four sides. This request is the first step in the ultimate development of the property with high quality single family use that will complement surrounding neighborhoods and provide for better utilization of existing infrastructure, consistent with this policy.



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LUT.3.5: Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.

Development of the subject properties, at a density of 3 units per acre, is consistent with the growth and land use policies contained in the Area Plan as well as regional form and pattern policies of the Washoe County Master Plan and Truckee Meadows Regional Plan. The project will be an infill development with all necessary infrastructure and services already in place or easily expanded (at a developer's expense).

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.

Allowing for MDS zoning supports this policy by diversifying the housing stock within the area. The small increase in density will not unduly burden infrastructure capacities and will be complementary to existing development patterns in the area. More importantly, it will help to meet current housing market demands without burdening existing residents. This will be further analyzed with forthcoming entitlements as well (i.e. tentative map).

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

Based on existing infrastructure and service capacities, the potential for 37 new single family homes will not create any significant impacts to existing facilities. The allowed density is consistent with all adopted facility and transportation plans.

LUT.5.3: New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

As noted previously, the additional units allowed under the proposed MDS zoning will not result in impacts that alter existing levels of service for sewer, water, and roadway infrastructure. Schools that serve the site have adequate capacity to serve the small increase in student population and fire/sheriff service is already occurring within the surrounding area(s).

Policies related to open space, trails, sustainability, neighborhood design, etc. are not applicable at this time but will be analyzed with a future tentative map to ensure that ultimate development of the site is consistent with Washoe County policies and regulations and is complementary to existing land use patterns within the surrounding area(s).



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Regulatory Zone Amendment Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

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

As detailed throughout this report the requested RZA is in full compliance with policies, requirements, and restrictions of the Southwest Truckee Meadows Area Plan and the Thomas Creek Suburban Character Management Area. MDS zoning is specifically identified as a conforming zone within the Thomas Creek SCMA.

- (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.

This request does not grant the absolute right to develop the parcel. Instead, it establishes the land use framework that will allow for future consideration of a tentative map. At that time, project specific impacts can be evaluated during a public review process and appropriate conditions can be added or changes made. From a pure land use perspective, MDS zoning is appropriate given the site's location and the compatibility criteria adopted by Washoe County. In fact, per the County's adopted land use compatibility matrix, a "high" level of compatibility is maintained with this RZA request. Furthermore, the small increase in density (approximately 25 units) is consistent with available infrastructure and services and is not anticipated to generate impacts that cannot be fully mitigated.

- (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.

The project site is essentially flat and free of development constraints. Considering the current housing crisis in the region and general housing trends, the proposed MDS zoning is highly appropriate to help meet these demands. Overall, housing demographics have changed since the adoption of the Area Plan and current zoning. Home buyers are demanding smaller homesites with less maintenance and less environmental impact. This is demonstrated by the high demands currently exhibited in the Reno/Sparks market. The proposed MDS responds to this trend without conflicting with Area Plan policies or existing service levels. The MDS provides a "balance" between demand and consistency with the surrounding area. The zoning will allow for additional density but maintains a "high" level of compatibility with surrounding zoning patterns. Furthermore, a future tentative map must demonstrate (through a public review process) that all impacts are mitigated and that new lots properly relate to the built environment.



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- (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.

Once again, the project is essentially an infill development. All infrastructure and services needed to serve a future development are in place or can easily be extended (at a developer's expense). Adequate capacity exists to serve the additional density allowed under the proposed MDS zoning and no significant impacts are anticipated.

in adequate infrastructure exists to serve uses allowed under the current MDS designation. A 5-acre commercial use can be served with an individual septic system, allowing for a viable use of the property.

- (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.

As detailed in the previous sections of this report, the proposed MDS zoning is consistent with the provisions of the Area Plan, SCMA, and Master Plan. In fact, there are no identified conflicts with the Master Plan and no amendments to the Area Plan are necessary to allow for the zoning proposed.

- (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.

The project site is ideal for single family development at the density allowed under MDS zoning. This is consistent with the provisions, policies, and action programs of the Southwest Truckee Meadows Area Plan and the Thomas Creek Suburban Character Management Area. Furthermore, the increase in density will not unduly burden existing infrastructure and will serve to meet current market demands. There are no significant resources, natural features, or habitats onsite that would preclude development of the property at densities allowed under MDS zoning.

- (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 the military installation.

Not applicable.

APPENDICES

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: Reno Christian Fellowship			
Project Description: A Regulatory Zone Amendment to redesignate 12.55 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS)			
Project Address: Western Terminus of Zolezzi Lane			
Project Area (acres or square feet): 12.55 acres			
Project Location (with point of reference to major cross streets AND area locator): The project site is located at the western terminus of Zolezzi Lane, southwest of the Zolezzi Lane/Ventana parkway roundabout.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
049-153-10	3.19	049-153-11	4.68
049-153-12	4.68		
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: Reno Christian Fellowship, Inc.		Name: Christy Corporation, Ltd.	
Address: 1700 Zolezzi Lane		Address: 1000 Kiley Pkwy.	
Reno, NV	Zip: 89511	Sparks, NV	Zip: 89436
Phone: (775) 853-4234	Fax:	Phone: (775) 502-8552	Fax:
Email: chimitsfamily@sbcglobal.net		Email: mike@christynv.com	
Cell: (775) 851-2201	Other:	Cell: (775) 250-3455	Other:
Contact Person: Chris Chimits		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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: RENO CHRISTIAN FELLOWSHIP

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, ERIC F. HENRY
(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): 049-153-10, 11 & 12

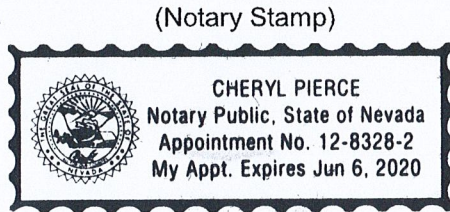
Printed Name ERIC F. HENRY

Signed [Signature]

Address 1700 ZOLEZZI LANE
RENO, NV 89511

Subscribed and sworn to before me this
12th day of February, 2020.
Eric F. Henry
Cheryl Pierce
Notary Public in and for said county and state

My commission expires: 06.06.2020



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

- Owner
[checked] 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

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

RENO CHRISTIAN FELLOWSHIP

Entity Number:

C462-1972

Entity Type:

Domestic Nonprofit Corporation (82)

Entity Status:

Active

Formation Date:

02/17/1972

NV Business ID:

NV19721001443

Termination Date:

Perpetual

Annual Report Due Date:

2/29/2020

Solicits Charitable Contribution:

Yes

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

JASON D. GUINASSO

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

500 DAMONTE RANCH PARKWAY, SUITE 980, RENO, NV, 89521, USA

Email Address:

Mailing Address:

Individual with Authority to Act:

Contact Phone Number:

Fictitious Website or Domain Name:

PRINCIPAL OFFICE ADDRESS

Address:

Mailing Address:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Treasurer	ERIC F HENRY	3380 SHAWNEE CIRCLE, RENO, NV, 89502, USA	03/05/2019	Active

Title	Name	Address	Last Updated	Status
Director	DAVID E STIEG	9500 HAWKSHEAD ROAD, RENO, NV, 89521, USA	03/05/2019	Active
President	ERIC F HENRY	3380 SHAWNEE CIRCLE, RENO, NV, 89502, USA	01/30/2018	Active
Secretary	DAVID B NIPP	15000 REDMOND DR., RENO, NV, 89511, USA	02/08/2016	Active

Page 1 of 1, records 1 to 4 of 4

CURRENT SHARES

Class/Series	Type	Share Number	Value
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No records to view.

Number of No Par Value Shares:
0

Total Authorized Capital:

[Filing History](#)
 [Name History](#)
 [Mergers/Conversions](#)

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 [Return to Results](#)

Community Services Department
Planning and Building
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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 project site is located at the western terminus of Zolezzi Ln., approximately 350' west of the Zolezzi/Ventana Pkwy. roundabout.

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
049-153-10	SR	LDS	3.19	MDS	3.19
049-153-11	SR	LDS	4.68	MDS	4.68
049-153-12	SR	LDS	4.68	MDS	4.68

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDS	Single Family Residential
South	LDS	Single Family Residential
East	PSP	Church
West	LDS	Single Family Residential

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

The project site is currently vacant.

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.

The site is generally flat and contains natural vegetation and grasses. A small drainage exists on the west side and has been diverted north and south of the property.

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):

Water rights will be dedicated with a future tentative map request. The site is within teh TMWA service boundary.

- 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.

Water rights will be dedicated to TMWA for future development and can be purchased from TMWA if necessary.
--

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 checked="" type="checkbox"/> Public water	Provider:	TMWA

- b. Available:

<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Public system	Provider:	Washoe County

- b. Available:

<input checked="" 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 checked="" 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.

Zolezzi Lane to South Virginia Street.

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	TMFPD Station # 36
b. Health Care Facility	Renown Medical Center South Meadows
c. Elementary School	Lenz Elementary School
d. Middle School	Herz Middle School
e. High School	Galena High School
f. Parks	South Valleys Regional Park
g. Library	Washoe County - South Valleys Branch
h. Citifare Bus Stop	South Virginia Street

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
------------------------------	--

Washoe County Treasurer
 Tammi Davis

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CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04915310	Active	2/12/2020 2:09:47 AM
Current Owner: RENO CHRISTIAN FELLOWSHIP INC 1700 ZOLEZZI LN RENO, NV 89511		SITUS: 0 ZOLEZZI LN WCTY NV
Taxing District 4000	Geo CD:	
Legal Description Lot 2 Township 18 SubdivisionName _UNSPECIFIED Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

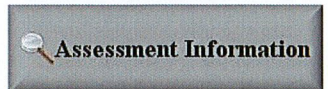
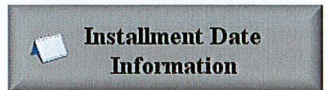
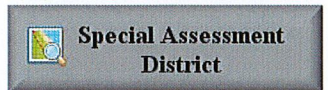
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,042.11	\$1,042.11	\$0.00	\$0.00	\$0.00
2018	\$994.39	\$994.39	\$0.00	\$0.00	\$0.00
2017	\$954.31	\$954.31	\$0.00	\$0.00	\$0.00
2016	\$930.54	\$930.54	\$0.00	\$0.00	\$0.00
2015	\$928.51	\$928.51	\$0.00	\$0.00	\$0.00
Total					\$0.00

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



Washoe County Treasurer
 Tammi Davis

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CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04915311	Active	2/12/2020 2:09:47 AM
Current Owner: RENO CHRISTIAN FELLOWSHIP INC 1700 ZOLEZZI LN RENO, NV 89511		SITUS: 0 ZOLEZZI LN WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Lot 3 Township 18 SubdivisionName _UNSPECIFIED Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,146.29	\$1,146.29	\$0.00	\$0.00	\$0.00
2018	\$1,093.80	\$1,093.80	\$0.00	\$0.00	\$0.00
2017	\$1,049.71	\$1,049.71	\$0.00	\$0.00	\$0.00
2016	\$1,023.52	\$1,023.52	\$0.00	\$0.00	\$0.00
2015	\$1,021.33	\$1,021.33	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

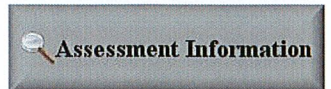
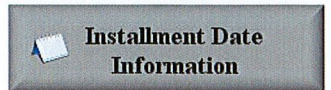
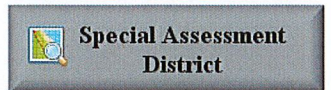
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 Reno, NV 89520-3039

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



Washoe County Treasurer
 Tammi Davis

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CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
04915312	Active	2/12/2020 2:09:47 AM
Current Owner: RENO CHRISTIAN FELLOWSHIP INC 1700 ZOLEZZI LN RENO, NV 89511		SITUS: 0 ZOLEZZI LN WCTY NV
Taxing District 4000	Geo CD:	
Legal Description Lot 4 Township 18 SubdivisionName _UNSPECIFIED Range 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$1,146.29	\$1,146.29	\$0.00	\$0.00	\$0.00
2018	\$1,093.80	\$1,093.80	\$0.00	\$0.00	\$0.00
2017	\$1,049.71	\$1,049.71	\$0.00	\$0.00	\$0.00
2016	\$1,023.52	\$1,023.52	\$0.00	\$0.00	\$0.00
2015	\$1,021.33	\$1,021.33	\$0.00	\$0.00	\$0.00
Total					\$0.00

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

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

