



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 15, 2020

DATE: November 23, 2020

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning & Building Division, Community Services Department, 328-3627, jolander@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Department, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Appeal of the Washoe County Planning Commission's denial of Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) to amend the Southwest Truckee Meadows Regulatory Zone Map, a component of the Southwest Truckee Meadows Area Plan, to change the regulatory zone for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum- allowing up to 12 units) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum- allowing up to 36 units) for Reno Christian Fellowship, Inc. The parcels are located adjacent to and west of the church. And, if approved, authorize the chair to sign a resolution to this effect.

And

Introduction and first reading of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a Development Agreement between (1) Washoe County and (2) Reno Christian Fellowship Inc., that the residential density or intensity of use shall not exceed twenty-five (25) units (2 du/ac) total, whether detached or attached on the property, on three parcels (049-153-10, 11 & 12). The term of the agreement is ten (10) years.

The project is located at the terminus of Zolezzi Lane and west of buildings at 1700 Zolezzi Lane. The project encompasses a total of 3 parcels that total approximately 12.55 acres. The parcels are located within the Southwest Truckee Meadows Area Plan. The property is located within the South Truckee Meadows/Washoe Valley Citizen Advisory Board boundaries and within Washoe County Commission District No.2. (APNS: 049-153-10, 11 & 12).

Set the public hearing and second reading of the Ordinance for January 12, 2021 and, if adopted, further authorize the Chair to execute the final Development Agreement. (Commission District 2.)

AGENDA ITEM # _____

SUMMARY

The appellant, Reno Christian Fellowship, Inc. is seeking to overturn the Washoe County Planning Commission's denial on April 20, 2020. The appellant has appealed the denial providing justification to support the first, second and third findings, which were the findings that the Planning Commission was unable to make.

The appellant is also requesting review and approval of a Development Agreement, which will limit the development of the site. The agreement includes a requirement for the residential density for detached or attached units to not exceed a total of twenty-five (25) units (2 du/ac) on the 12.55 acre site for the three parcels (049-153-10, 11 & 12).

Washoe County Strategic Objective supported by this item: Stewardship of our Community

PREVIOUS ACTION

On July 14, 2020, and again on July 21, 2020, the amendment was considered, in a public hearing, before the Board of County Commissioners and was continued at both meetings.

On April 20, 2020, the amendment was considered, in a public hearing, before the Planning Commission. The Planning Commission could not make finding 1 (constancy with master plan), 2 (compatible land uses) and finding 3 (response to change conditions) and unanimously denied the proposed amendment.

On March 5, 2020, this item was heard by the South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB). The CAB recommended that the regulatory zone be amended to Low Density Suburban- 2 units per acre (LDS-2) and not Medium Density Suburban- 3 units per acre.

BACKGROUND

The Washoe County Planning Commission was unable to make three of the findings required by Washoe County Code (WCC) Section 110.821.15(d); specifically, the first, second and third findings for approval of the amendment of regulatory zone request [WCC Section 110.821.15(d) (2 & 4)], stated below:

1. Constancy with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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.
3. Response to Change Conditions. 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 appellant's application (see Attachment A) addresses the Planning Commission's comments regarding Findings 1, 2 and 3 with the following comments:

- The Planning Commission failed to consider the Southwest Truckee Meadows Area Plan and Thomas Creek Suburban Character Management Area policies, which allows Medium Density Suburban (MDS); and
- The Washoe County compatibility matrix supports the proposed change of zoning, which lists MDS as highly compatibility with the surrounding regulatory zoning of Low Density Suburban (LDS) and Public/Semi Public Facility (PSP).

The appellant, Reno Christian Fellowship Inc., is proposing a development agreement to establish a residential density, for detached or attached units, not to exceed a total of twenty-five (25) units (2 du/ac) on the 12.55 acre site for the three parcels (049-153-10, 11 & 12). The development agreement is required to be signed by both the property owner's representative and the Chair of the Washoe County Commission.

FISCAL IMPACT

No fiscal impact.

REGULATORY ZONE AMENDMENT RECOMMENDATION

It is recommended that the Board of County Commissioners review the record and take one of the following two actions:

1. Affirm the decision of the Planning Commission and deny Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship); or
2. Reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) as proposed by the applicant and as evaluated by staff in the Planning Commission staff report with the modification of adding a development agreement limiting density to 25 units and not to exceed 2 du/ac.

REGULATORY ZONE AMENDMENT POSSIBLE MOTIONS

Should the Board agree with the Planning Commission's denial of Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship), staff offers the following motion:

"Move to deny the appeal and affirm the decision of the Planning Commission to deny Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship). The denial is based upon the inability to make the findings required by WCC Section 110.810.30, *Findings*."

or

Should the Board disagree with the Planning Commission's denial of Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship), staff offers the following motion:

"Move to approve the appeal and reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship). The approval is based on the Board's ability to make all of the findings required by WCC Section 110.810.30, *Findings*."

DEVELOPMENT AGREEMENT RECOMMENDATION

If the Board reverses the decision of the Planning Commission, it is recommended that the Board introduce and conduct the first reading of an ordinance for a development agreement regarding Reno Cristian Fellowship. This agreement limits the development of the site. The agreement includes a requirement for the residential density for detached or attached units to not exceed a total of twenty-five (25) units and not to exceed 2 du/ac on the 12.55 acre site for the three parcels (049-153-10, 11 & 12).

And if approved, schedule a public hearing date and second reading for January 12, 2021.

DEVELOPMENT AGREEMENT POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to introduce Bill Number (insert bill number as provided by the County Clerk) and to set the public hearing and second reading of the Ordinance for possible adoption during the meeting of January 12, 2021.”

Attachments:

Attachment A: Appeal Application dated 4/28/20

Attachment B: Planning Commission Action Order dated 4/20/20

Attachment C: Planning Commission Staff Report dated 4/20/20

Attachment D: BCC RZA Resolution

Attachment E: Ordinance & A-1 Development Agreement including: Exhibit A (Legal Description)

Attachment F: Additional Public Comment

Attachment G: Planning Commission Minutes of 4/20/20

cc:

Appellant: Reno Christian Fellowship, 1700 Zolezzi Lane, Reno, NV 89511, Email: chimitsfamily@sbcglobal.net

Consultant: Christy Corporation, Ltd., 1000 Kiley Pkwy., Sparks, NV 89436. Email: mike@christynv.com

Washoe County Appeal of Decision to Board of County Commissioners

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.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> Other Deciding Body (specify) _____
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>April 28, 2020</u>	
Date of action by County: <u>April 20, 2020</u>	
Date Decision filed with Secretary: <u>April 29, 2020</u>	
Appellant Information	
Name: Michael Railey/Christy Corporation, Ltd.	Phone: 775-502-8552
Address: 1000 Kiley Pkwy.	Fax:
	Email: mike@christynv.com
City: Sparks State: NV Zip: 89436	Cell: 775-250-3455
Describe your basis as a person aggrieved by the decision: I have standing in this appeal given the fact that I represent the project applicant and provided oral testimony at the Planning Commission hearing held April 20, 2020.	
Appealed Decision Information	
Application Number: WRZA20-0003	
Project Name: Reno Christian Fellowship	
State the specific action(s) and related finding(s) you are appealing: It is our opinion that the Planning Commission failed to consider policy information presented in regards to the Southwest Truckee Meadows Area Plan and Thomas Creek Suburban Character Management Area. Additionally, the Planning Commission did not consider the zoning compatibility matrix included in the Washoe County Development Code and based their decision on inaccurate testimony without considering County staff recommendations and required findings.	

Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

The Southwest Truckee Meadows Area Plan and Thomas Creek Suburban Character Management Area (in which the project site is located) clearly allow for the requested zoning. Additionally, the zoning compatibility matrix adopted in the Washoe County Development Code gives the requested zoning the highest possible compatibility rating yet the Planning Commission stated it was inappropriate zoning for the area without addressing the required findings.

Cite the specific outcome you are requesting with this appeal:

We request that the Board of Commissioners overturn the Planning Commission denial of the Regulatory Zone Amendment request and approve the requested MDS zoning.

Did you speak at the public hearing when this item was considered?

- Yes
- No

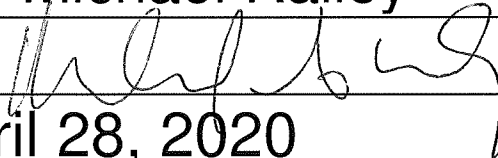
Did you submit written comments prior to the action on the item being appealed?

- Yes
- No

Appellant Signature

Printed Name: **Michael Railey**

Signature:



Date: **April 28, 2020**



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

1001 EAST 9TH STREET
 RENO, NEVADA 89512
 PHONE (775) 328-6100
 FAX (775) 328.6133

Planning Commission Action Order
Regulatory Zone Amendment Case Number WRZA20-0003

Decision: **Denial**

Decision Date: April 20, 2020

Mailing/Filing Date: April 24, 2020

Property Owner: Reno Christian Fellowship, Inc.
 1700 Zolezzi Lane
 Reno, NV 89511

Assigned Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3627
 E-Mail: jolander@washoecounty.us

Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) –
 For possible action, hearing, and discussion to approve a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum- allowing up to 36 units) for Reno Christian Fellowship Inc. The parcels are located adjacent to and west of the church. If approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Reno Christian Fellowship, Inc.
- Location: Terminus of Zolezzi Ln. on the southside
- Assessor's Parcel Numbers: 049-153-10, 11 & 12
- Parcel Sizes: 3.19, 4.67 & 4.68 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 821, Amendments of Regulatory Zone
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on the inability to make findings 1, 2, and 3 required by Washoe County Code Section 110.821.15. The Commission could not make finding 1 concerning "Consistency with the Master Plan"; finding 2 concerning "Compatible land uses"; and finding 3 concerning "Response to Change Conditions".



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

To: Reno Christian Fellowship, Inc.
Subject: WRZA20-0003
Date: April 24, 2020
Page: 2

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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.
3. 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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/JO/ks
xc:

Applicant: Reno Christian Fellowship, Inc., Attn: Chris Chimits, 1700 Zolezzi Lane, Reno, NV 89511, Email: chimitsfamily@sbcglobal.net

Consultant: Christy Corporation, Ltd., Attn: Mike Railey, 1000 Kiley Pkwy., Sparks, NV 89436, Email: mike@christynv.com

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Leo Vesely, Engineering and Capital Projects; Dan Holly, Building Division; Charles Moore, Truckee Meadows Fire Protection District; James English, Washoe County District Health; Vahid Behmaram, Water Management; Mike Boster, Washoe County School District; Regional Transportation Commission; South Truckee Meadows\Washoe Valley Citizen Advisory Board, Chair



Planning Commission Staff Report

Meeting Date: April 20, 2020

Agenda Item: 8B

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship)

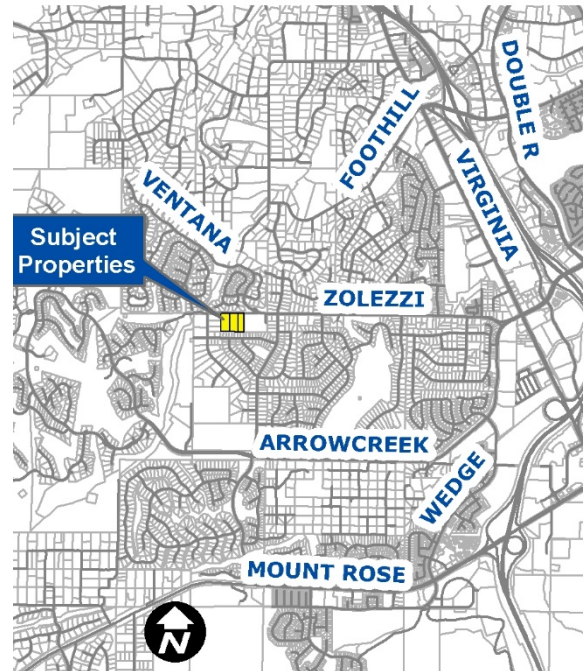
BRIEF SUMMARY OF REQUEST: To approve a regulatory zone amendment from Low Density Suburban (LDS) to Medium Density Suburban (MDS) on three parcels of land

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

DESCRIPTION

For possible action, hearing, and discussion to approve a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum- allowing up to 36 units) for Reno Christian Fellowship Inc. The parcels are located adjacent to and west of the church. If approved, authorize the chair to sign a resolution to this effect.

Applicant/Property Owner: Reno Christian Fellowship Inc.
Location: Terminus of Zolezzi Ln. on the southside
APNs: 049-153-10, 11 & 12
Parcel Sizes: 3.19, 4.67 & 4.68 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: Southwest Truckee Meadows
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 821, Amendments of Regulatory Zone
Commission District: 2 - Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

DENY

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 Washoe County 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(d). 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 County Commissioners and, if approved, authorize the chair to sign a resolution to this effect.

(Motion with Findings on Page 12)

Staff Report Contents

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Regulatory Zone Amendment ResolutionExhibit A
Agency Comments.....Exhibit B
Applicant’s Community Input Letter..... Exhibit C
STW/WV CAB Minutes Exhibit D
Public CommentsExhibit E
Noticing MapExhibit F
Application Exhibit G

Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on 6.

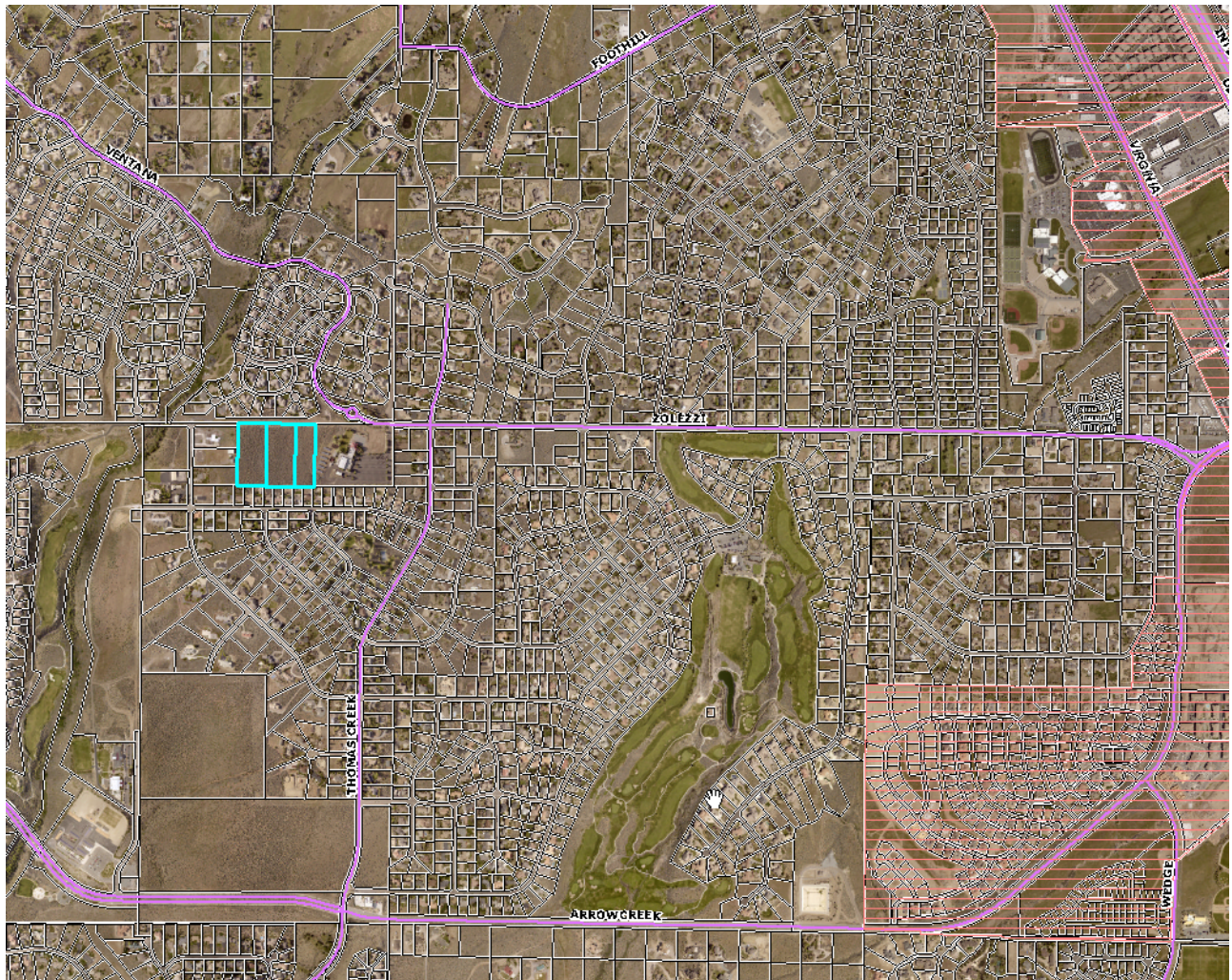
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

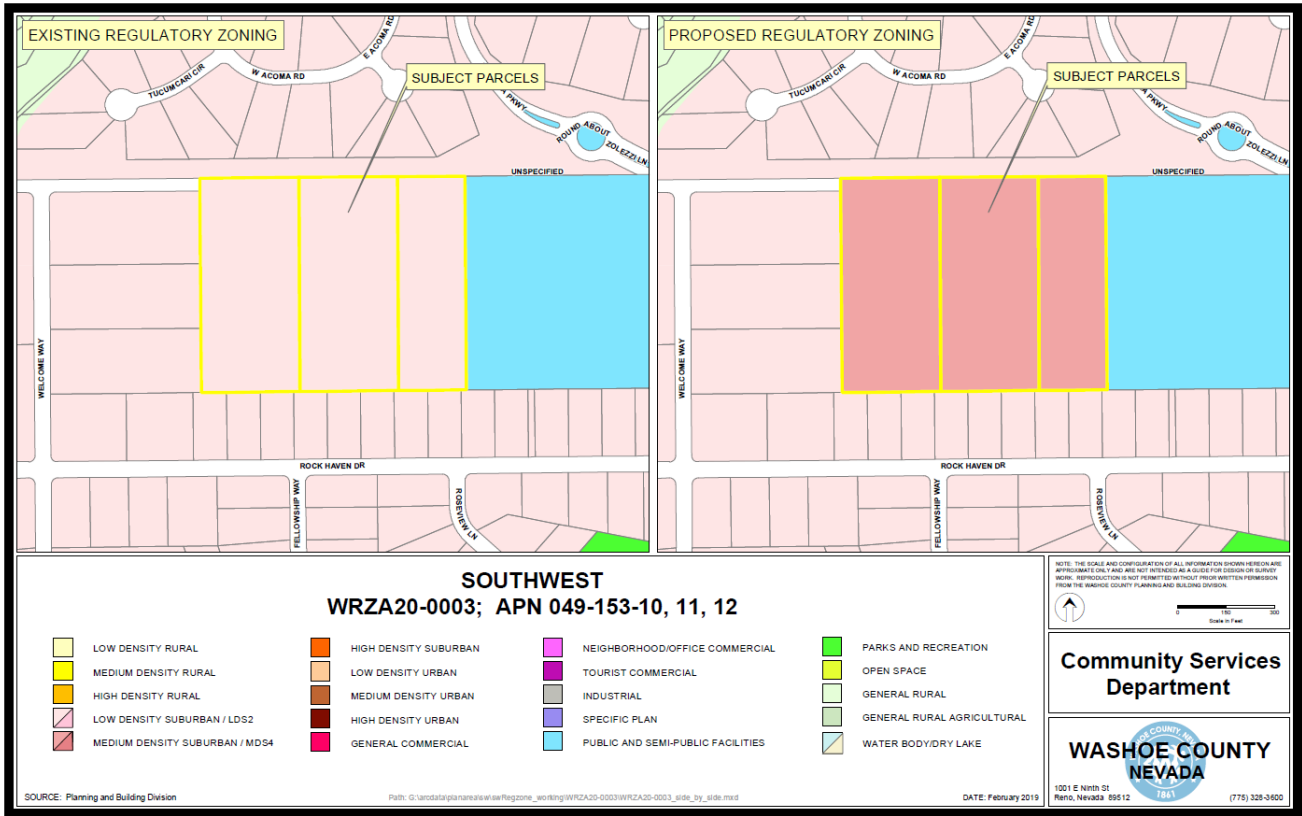
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Vicinity Map



Side by Side Comparison Proposed Regulatory Zone Map

ANALYSIS

Current Conditions

The request is to change the regulatory zone from Low Density Suburban (LDS) to Medium Density Suburban (MDS) on three parcels of land, totaling approximately 12.55 acres. One parcel is 3.19 acres, one is 4.67 acres and one is 4.68 acres. The parcels and surrounding parcels have a master plan category of Suburban Residential (SR). The proposed regulatory zone of Medium Density Suburban (MDS) is allowed within the SR master plan. Also, these parcels are in the southwest Truckee Meadows Area Plan Thomas Creek Suburban Character Management Area (SCMA), which also allows MDS.

The surrounding residential parcels have a regulatory zone of LDS; however, many of the surrounding parcels do not meet the minimum lot size for the LDS regulatory zone. The parcels to the south are generally 21,000 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. To the east, of the site the regulatory zone is Public/Semi-Public Facilities (PSP).

The parcels are currently vacant covered with native vegetation. The property is fairly flat with a slope of less than 5% with a small drainageway crossing the property on the west side and is diverted into manmade structures to the north and south.



Looking west at all three parcels

Change of Conditions

The three parcels are owned by the Reno Christian Fellowship (RSF) and RSF had considered expanding onto these parcels. However, RSF decided not to expand and that a better use of the property would be for housing. The MDS regulatory zoning was selected because it was consistent with the size of the surrounding lots and has the potential to assist with the current housing shortage while not overburdening the infrastructure in the area.

Consistency with Master Plan and Regulatory Zone Map

Regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following master plan policies and programs are applicable to the proposed amendment requests.

Housing Element- Volume One of the Washoe County Mater Plan

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Policy 1.5: Encourage development at higher densities where appropriate.

Staff Comment: The proposed regulatory zone amendment is requesting a higher density than currently is allowed.

Goal Seven: Promote Homeownership opportunities.

Policy 7.4: Promote home ownership as a community asset.

Staff Comment: The proposed regulatory zone amendment will allow housing and increase the availability of housing, which will make home ownership possible for more people.

Southwest Truckee Meadows Area Plan- Volume Two of the Washoe County Master Plan

Goal One: The pattern of land use s and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.

SW.1.2 **Policy Growth Level:** In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource management.

Staff Comment: The proposed amendment was reviewed by various departments and agencies and no adverse comments were received. (See Availability of Facilities on page 9)

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).

Staff Comment: The proposed regulatory zone amendment to Medium Density Suburban (MDS) is allowed in the Thomas Creek Suburban Character Management Area where the parcels are located.

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items 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.

Staff Comment: The proposed regulatory zone amendment was presented to the South Truckee Meadows/Washoe Valley CAB on March 5, 2020 and the applicant submitted a letter responding to the community input at the CAB. (See Exhibit C)

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

- SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The SWTM Area Plan Vision and Character Statement states that the plan should provide a range of housing opportunities including medium density suburban.

Desired Pattern of Growth

The Southwest Truckee Meadows Area Plan encourages a range of housing opportunities.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Medium Density Suburban (MDS)	Low Density Suburban (LDS)	High
	Public/Semi-Public Facilities	High

*High Compatibility: Little or no screening or buffering necessary.
Medium Compatibility: Some screening and buffering necessary.*

Availability of Facilities

The Regional Transportation Commission (RTC) reviewed the application and had no comments for the regulatory zoning amendment. 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 sidewalk improvements for Zolezzi Lane between South Virginia St. to Thomas Creek are identified. The roadway will be reviewed with the update of the 2050 Regional Transportation Plan.

The applicant indicates that the zone change would increase the average daily trips to 238 with 19 am peak hour trips and 25 pm peak hour trips. This increase would not require a traffic study per Washoe County code. According to State of Nevada department of Transportation (NDOT) traffic counts for Zolezzi Ln. functions at a level of service (LOS) C and the accepted RTC LOS is

D. The proposed increase in traffic will not change the LOS. The site does have legal access to the Ventana Pkwy/Zolezzi Ln roundabout, which will serve as the entrance to the future project.

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 school district estimates an increase of 37 single family units would generate 7 students at Lenz Elementary, 2 students at Herz Middle School and 3 students at Galen High School. Lenz Elementary is currently at 102% capacity. For 2024/2025 the capacity will be 102% and for 2029/2030 the capacity will be 97%. Herz Middle School projected capacity for 2024/2025 is 74% and 76% for 2029/2030. Galena High School is currently at 79% capacity, in 2024/2025 the capacity will be 71%, and in 2029/2030 the capacity will be 78%. Herz Middle School will include 6th grade and that drops the population at Lenz when it goes from K to 6th grades to K to 5th grades, which could change the numbers in 2020/2021 with the construction of Herz Middle School.

The applicant indicated that water and sewer service are in the area and can be extended to this new development. The application was reviewed by the Washoe County's Engineering and Capital Projects, which made no comments concerns drainage, grading, traffic, or utilities. The sewer service for this site is the South Truckee Meadows Water Reclamation Facility, which is managed by Washoe County. The water service will be provided by Truckee Meadows Water Authority (TMWA). All required facilities will be reviewed at the time of development and additional facilities may be required for any future development.

Development Suitability within the Southwest Truckee Meadows Area Plan

The Development Suitability Map within the Southwest Truckee Meadows Area Plan that is part of the Master Plan shows these parcels as unconstrained for development. The parcels are not within any flood zone, steep slopes, critical or sensitive stream zone, or high risk fire hazard zone. These parcels are in an area that is considered most suitable for development.

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed amendment was submitted to the South Truckee Meadows Citizen Advisory Board (CAB) and was discussed during the March 5, 2020 meeting. The CAB members voted unanimously to deny the request. The CAB minutes were not available at the time that the staff report was prepared. The comments made at the CAB meeting 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 ½ acre and not 1/3 acre

Public Notice

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 96 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. (See Exhibit D)

Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Parks and Open Space
 - Building and Safety
 - Water Management
- Washoe County Health District
 - Environmental Health Services
 - Air Quality
 - Emergency Medical Services
- Washoe County Sheriff
- 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

Comments were received from: Washoe County Building, Parks, Engineering and Capital Projects, Water Management, Washoe County Health District, Washoe-Storey Conservation District, Sun Valley General Improvement District, and Washoe County School District. (See Exhibit B)

Staff Comment on Required Findings

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
Staff Comment: The proposed amendment does not conflict with the policies and action programs of the master plan.
2. 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.

Staff Comment: *The amendment land uses are compatible with the existing adjacent lot sizes and uses and will not conflict with the public's health, safety or welfare.*

3. 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.

Staff Comment: *The amendment has the potential to increase the availability of housing in the area, which is needed and desired by the Washoe County Master Plan and complies with the 2019 Truckee Meadows Regional Plan.*

4. 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.

Staff Comment: *All needed facilities are present or will be provided by the applicant with any future development plans. The amendment was reviewed by various departments and agencies and no adverse comments were received for the proposed amendment.*

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: *The proposed amendment will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan.*

6. 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.

Staff Comment: *The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units and as detailed in this staff report.*

7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: *There are no military installations within the required noticing area.*

Findings for the Southwest Truckee Meadows Area Plan:

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Staff Comment: *The Vision and Character Statement recommends "a range of housing opportunities". The proposed amendments will allow for more housing options in the area. Also, MDS is permitted within the Thomas Creek Suburban Character Management Area where these parcels are located.*

Recommendation

Those agencies which reviewed the application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

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.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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.
3. 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.
4. 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.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Findings for the Southwest Truckee Meadows Area Plan:

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: Reno Christian Fellowship, 1700 Zolezzi Lane, Reno, NV 89511, Email:
chimitsfamily@sbcglobal.net

Consultant: Christy Corporation, Ltd., 1000 Kiley Pkwy., Sparks, NV 89436. Email:
mike@christynv.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA20-0003 AND THE AMENDED SOUTHWEST TRUCKEE MEADOWS AREA PLAN REGULATORY ZONE MAP

Resolution Number 20-14

Whereas Regulatory Zone Amendment Case Number WRZA20-0003, came before the Washoe County Planning Commission for a duly noticed public hearing on April 20, 2020; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
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;
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;
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;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
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; and

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 a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA20-0003 and the amended Southwest Truckee Meadows Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on April 20, 2020.

WASHOE COUNTY PLANNING COMMISSION

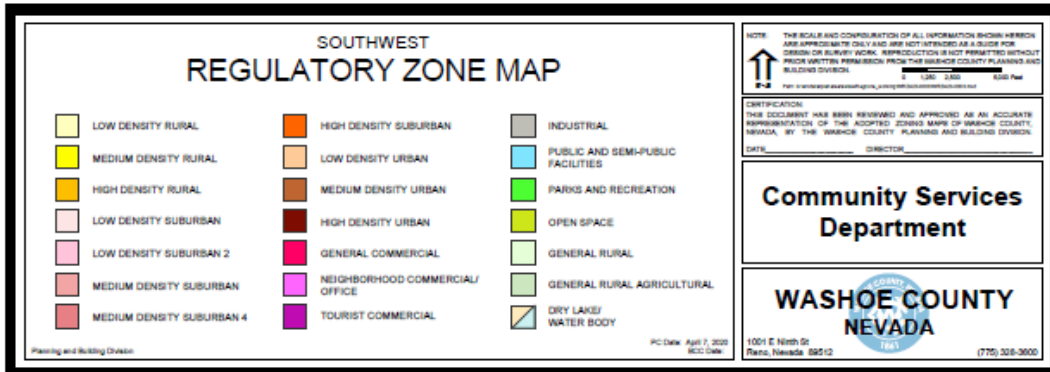
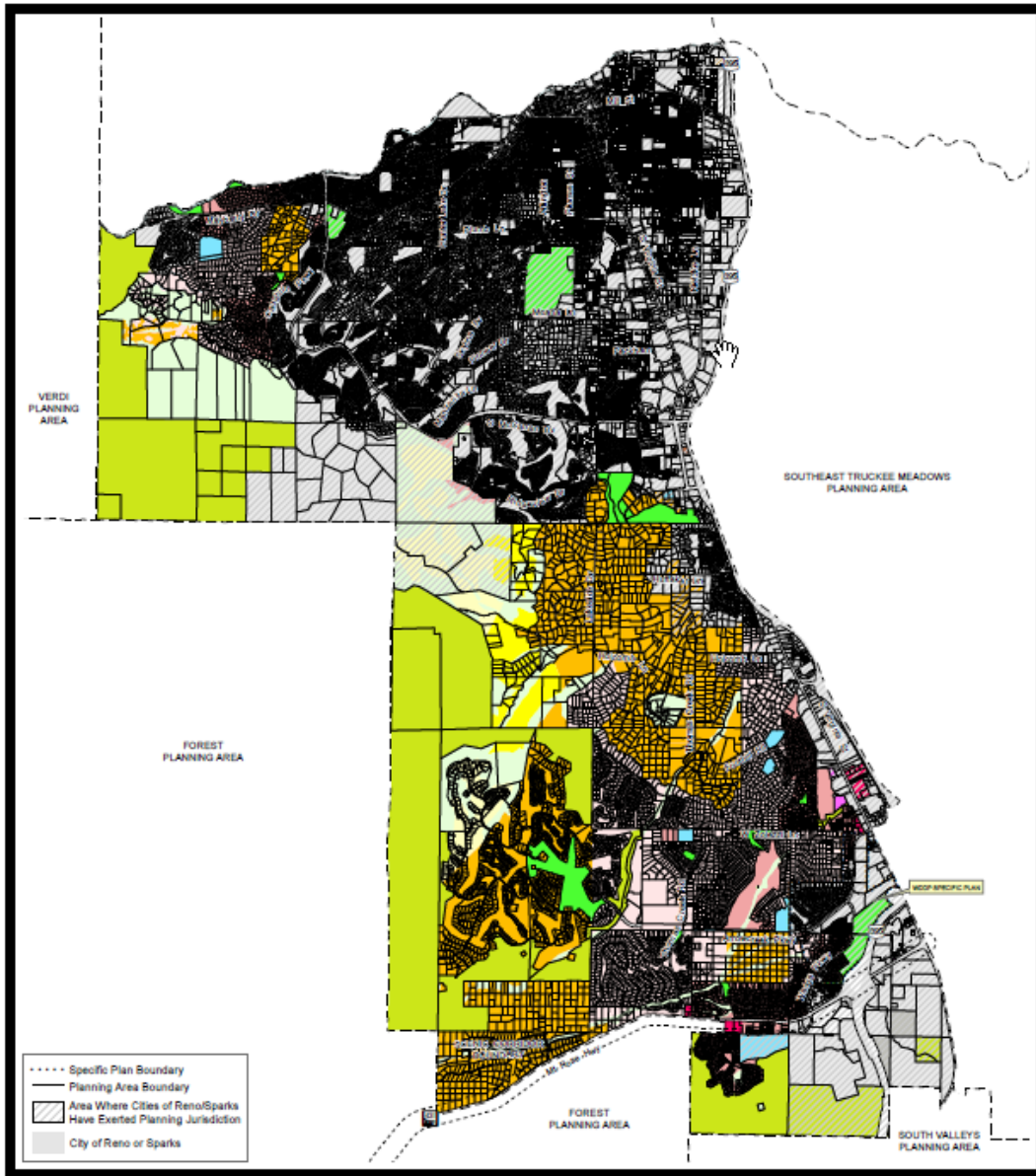
ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Attachment: Exhibit A – Southwest Truckee Meadows Area Plan Regulatory Zone Map

Exhibit A, WRZA20-0003



From: [Holly, Dan](#)
To: [Olander, Julee](#)
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, February 28, 2020 10:42:33 AM

Hi Julee: I have reviewed this application on behalf of Building and have no comments at this time. Thank You,



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

March 2, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WRZA20-0003 (Reno Christian Fellowship)

Dear Julee,

In reviewing the regulatory zone amendment from low density to medium density, the Conservation District has the following comment.

On page 15, LUT.2.2 d it discusses the retention of natural resources such as the onsite natural channel. When a project is submitted we request an infiltration trench (or trenches) constructed before storm water runoff enters the existing natural channel. The infiltration trench will absorb pollutants prior to its discharge into the natural channel.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



Attachment C
Page 19

WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: March 3, 2020

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Reno Christian Fellowship RZA
Regulatory Zone Amendment WRZA20-0003
APN: 049-153-10, 11, & 12

DRAINAGE (COUNTY CODE 110.416, 110.420, 110.421 and 110,438)

Contact Information: Leo Vesely, P.E. (775) 328-3600}

There are no Drainage and Grading related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

From: [Kirschenman, Sophia](#)
To: [Olander, Julee](#)
Subject: Parks Comments Re: WRZA20-0003
Date: Wednesday, March 04, 2020 1:55:16 PM
Attachments: [Outlook-zyhuxaai.png](#)
[Outlook-ga00wvfl.png](#)
[Outlook-uxf1Inzc.png](#)
[Outlook-gdbwkwlg.png](#)
[Outlook-bdeu1qv3.png](#)

Hi Julee,

I've reviewed WRZA20-0003 (Reno Christian Fellowship) on behalf of Washoe County Parks and have no comments.

All the best,



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Please consider the environment before printing this e-mail.

From: [Boster, Mike](#)
To: [Olander, Julee](#)
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, March 13, 2020 8:01:42 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

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Julee,

Looks like Lenz is the only difference here. Lenz is currently a K-6, but will go to K-5 with the opening of Herz MS, which will bring its projected enrollment down from 539 to 497 for the 2020-2021 school year. Buildout of the development isn't likely during this school year, so we used next year's projected enrollment (which is less due to the shift of 6th graders to Herz) for their projections.

So, Brett's enrollment number for 19-20 is correct, however this will decrease for the 2020-21 school year.

Does this help?

Mike Boster
Washoe County School District-Capital Projects
Brown Center
14101 Old Virginia Road
Reno, NV 89521
775.789.3810

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Thursday, March 12, 2020 16:14
To: Boster, Mike <MBoster@washoeschools.net>
Subject: FW: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

Mike,

Brett provided the previous email, however the applicant's report has the following:

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.

Could you let me know which one is correct? I'm concerned about the counts for Lenz.

Thanks,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Sent: Tuesday, March 10, 2020 8:31 AM
To: Boster, Mike <MBoster@washoeschools.net>; Olander, Julee <JOlander@washoecounty.us>
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

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Hello, Julee,

WRZA20-0003 (Reno Christian Fellowship) which would produce up to 37 Single Family Units would affect Lenz Elementary School, Herz Middle School, and Galena High School generating 7, 2, and 3 students respectively. Lenz Elementary's enrolment's currently reflect a capacity of 102% of the school, for 2024/25 projected enrollments are at 102%, and for 2029/2030, 97%. Herz's numbers projected for 24/25 are 74% and 76% in 29/30, Galena's currently: 79%, 24/25 = 71%, and 29/30 = 78%.

Please let us know if anything else is needed per this development.

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762

From: Boster, Mike <MBoster@washoeschools.net>
Sent: Tuesday, March 10, 2020 7:39 AM
To: Olander, Julee <JOlander@washoecounty.us>
Cc: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

Brett,

Would you be able to do a quick generation e-mail to Julee this morning on this one and the Sierra Reflections from yesterday? Thanks.

Mike Boster
Washoe County School District-Capital Projects
Brown Center
14101 Old Virginia Road
Reno, NV 89521
775.789.3810

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Monday, March 9, 2020 12:09
To: Boster, Mike <MBoster@washoeschools.net>
Cc: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

I have attached it- you should have gotten it

Julee Olander
Planner | Community Services Department- Planning & Building Division



jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133
1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Boster, Mike <MBoster@washoeschools.net>
Sent: Monday, March 09, 2020 8:09 AM
To: Olander, Julee <JOlander@washoecounty.us>
Cc: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: RE: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

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Hi Julee,

We'll check to see if we received this application.

Mike Boster
Washoe County School District-Capital Projects
Brown Center
14101 Old Virginia Road
Reno, NV 89521
775.789.3810

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Friday, March 6, 2020 09:08
To: Rebecca Kapuler <rkapuler@rtcwashoe.com>; Boster, Mike <MBoster@washoeschools.net>
Subject: [EXTERNAL] WRZA20-0003 (Reno Christian Fellowship)

This application should have been sent you and I need comments from your agencies. Let me know if you have any questions.

Thanks,



Julee Olander
Planner | Community Services Department- Planning & Building Division
jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133
1001 E. Ninth St., Bldg A., Reno, NV 89512



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REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 6, 2020

FR: Chrono/PL 181-20

Ms. Julee Olander, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WRZA20-0003 (Reno Christian Fellowship)

Dear Ms. Olander,

The Regional Transportation Commission (RTC) has reviewed this request for a regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to Medium Density Suburban (MDS - 3 units per acre) regulatory zone on three parcels of land, totaling approximately 12.55 acres.

Since there is no development proposed with this application, RTC has no comments at this time. Once a development proposal is made, review of new access spacing and development of new traffic model runs based on the proposed development may be necessary to determine the impacts to the Regional Road System (RRS).

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Kapuler". The signature is fluid and cursive, with the first name being more prominent.

Rebecca Kapuler
Senior Planner

Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission
Brian Stewart, Regional Transportation Commission

/ Reno Christian Fellowship

From: [Rebecca Kapuler](#)
To: [Olander, Julee](#)
Cc: [Julie Masterpool](#)
Subject: RE: development review letter
Date: Monday, March 09, 2020 9:45:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Hi Julee,

Zolezzi Lane between Thomas Creek Rd and Arrowcreek Pkwy is a Collector. The Policy LOS for Zolezzi is Low Access Control. The 2040 Regional Transportation Plan shows that In the 2027 – 2040 timeframe sidewalk improvements for Zolezzi Lane between S. Virginia St. to Thomas Creek have been identified. We are working to update our next plan, the 2050 Regional Transportation Plan. Please let me know if you have any additional questions.

Rebecca

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Friday, March 6, 2020 1:54 PM
To: Rebecca Kapuler <rkapuler@rtcwashoe.com>
Subject: RE: development review letter

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Rebecca,

Thanks for your quick reply . Do have a few questions- what's the LOS for Zolezzi and is the roadway is meeting LOS? Also, if there are any road improvements on the roadway?

Thanks,



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



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From: Rebecca Kapuler <rkapuler@rtcwashoe.com>
Sent: Friday, March 06, 2020 1:47 PM
To: Olander, Julee <JOlander@washoecounty.us>
Cc: Mark Maloney <mmaloney@rtcwashoe.com>; Tina Wu <Twu@rtcwashoe.com>; Julie

Masterpool <jmasterpool@rtcwashoe.com>; Scott Miklos <SMiklos@rtcwashoe.com>; Brian Stewart <bstewart@rtcwashoe.com>

Subject: development review letter

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon,

Attached please find the RTC development review letter for the Reno Christian Fellowship.

Please contact me if you have any questions.

Rebecca

Rebecca Kapuler

Senior Planner

Regional Transportation Commission, Washoe County

1105 Terminal Way, Suite 211

Reno, NV 89502

Tel-775.332.0174 Fax-775.348.0450





WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

March 3, 2020

TO: Julee Olander, Planner, Washoe County Community Services Department Planning and Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

Project description: For possible action, hearing, and discussion to approve:

A regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to Medium Density Suburban (MDS - 3 units per acre) regulatory zone on three parcels of land, totaling approximately 12.55 acres.

Location: Terminus of Zolezzi Lane on the southside, Assessor's Parcel Numbers: 049-153-10, 11 & 12

The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:

Comments: future water service is to be by TMWA. Since the completion of the merger of Washoe County Water Utility into TMWA, delivery of Truckee River water resources to the South Truckee Meadows has improved and expanded. Furthermore, TMWA will bring a new surface water treatment plant on line to treat and serve tributary water resources from White's Creek and other creeks which will lessen the burden of increased water demand on the ground water resources of the South Truckee Meadows.

Conditions: there are no conditions of approval for the proposed WRZA20-0003.



March 12, 2020

Julee Olander
Washoe County Planning & Building Division
1001 East Ninth Street, Bldg. A
Reno, Nevada 89512

Re: Reno Christian Fellowship Regulatory Zone Amendment Request

Dear Julee,

The Reno Christian Fellowship Regulatory Zone Amendment (RZA) request was presented to the South Valleys Citizens Advisory Board (CAB) at their March 5, 2020 meeting. Christy Corporation gave an overview of the project and addressed questions from the CAB members and citizens. Several citizens spoke and stated concern for increased density in the area. Among their concerns were traffic, building heights, viewsheds, and lot sizes.

It was explained that an RZA cannot be conditioned and that these items would be addressed and conditioned with a forthcoming tentative map request. It was also noted in our response that lot sizes to the north and south of the project are less than one acre in size and that MDS zoning would allow for lot sizes that are complementary to surrounding homes. It was also noted that proper land use transitions can become a condition of a future tentative map.

The CAB seemed to recognize that lot sizes are smaller in some areas. Members of the CAB discussed the potential for LDS2 zoning that would allow for 2 units per acre. However, LDS2 is not an allowed designation within the Area Plan. Some of the CAB members seemed to recognize this but their recommendation was to explore the possibility of LDS2 rather than MDS.

We are confident that all of the concerns raised will be thoroughly addressed at the time of tentative map and contend that the proposed MDS zoning is compatible with the surrounding area and is supported by Area Plan policies.

Please do not hesitate to contact me at mike@christynv.com or (775) 250-3455 should you have any questions, concerns, or require any further clarifications. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Railey", is written over a light gray rectangular background.

Mike Railey
Planning Manager



South Truckee Meadows/Washoe Valley Citizen Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held March 5, 2020 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Pat Phillips at 6:00 p.m.

Member: Tom Burkhart, David Snelgrove, Patricia Phillips, Marge Frandsen, Kimberly Rossiter, Shaun O’Harra
A quorum was determined.

Absent: Wesley Mewes (excused)

2. *PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was recited.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-

There were no requests for public comment.

4. Approval of Agenda for the Meeting of March 5, 2020 – Marge Frandsen moved to approve the agenda of **March 5, 2020**. Dave Snelgrove seconded the motion to approve the agenda. The motion carried unanimously.

5. Approval of the Minutes for the Meetings of January 2, 2020 – Dave Snelgrove moved to approve the minutes for the meeting of **January 2, 2020**. Sean O’Harra seconded the motion to approve the minutes. The motion carried unanimously.

6. DEVELOPMENT PROJECTS–

MOTION: Sean O’Harra moved to recommend approval of **Sierra Reflections WAC19-0005**. Dave Snelgrove seconded the motion to recommend approval. The motion carried unanimously.

6.D. Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to Medium Density Suburban (MDS - 3 units per acre) regulatory zone on three parcels of land, totaling approximately 12.55 acres. (for Possible Action)

- Applicant\Property Owner: Reno Christian Fellowship Inc.
- Location: Terminus of Zolezzi Lane on the southside
- Assessor’s Parcel Number: 049-153-10, 11 & 12
- Staff: Julee Olander, Planner, jolander@washoecounty.us; 775-328-3627
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 7, 2020

Mike Raley, representative, provided a project PowerPoint presentation. He said they are requesting regulatory zone amendment from low to medium density suburban. He explained the purpose for the request.

The church has served the community for almost 40 years. They would like to offer new services. They want to sell the property to raise funds to provide more services for youth. He said currently 12 units are allowed. He said MDS would allow 37 maximum with 1/3 acre lots. He said there is a cluster development to the north which is MDS. The lots to the south are ½ acre also MDS. He said infrastructure is already in place. He said the school district has capacity that serve this area and any future project. He said MDS is consistent and allowed in character management plan.

There is no project being proposed; any future project would have to come back.

Tom Burkhart said more density to add more value.

Dave Snelgrove disclosed Mike Raley called him about AV equipment. He asked some questions. He said this isn't a tentative map but asked about the access. Mike Raley said there is an existing easement; he said they see emergency access on Welcome Way. Dave Snelgrove asked about 1/3 acre lots with 37 as the max. Mike Raley said it's possible depending on how they did the lot layout. Mike spoke about buffering, lot matching. He said 26 is more realistic. Lots to the south are ½ acre. He said lots to the north are 9-14,000 square ft. He said the lots to the west are 2- 3 acre lots. Those could be subdivided under the current zoning. He said the lot decrease in size as you move north. Mike Raley said the property has not been listed.

Tom Burkhart asked economically speaking, what economic value percentage does this would create for the church. Mike Raley said perhaps 40%.

Public comment:

Steve Urger pointed out his house on 8/10 of an acre. He said he is down hill from the site. He said it will block the views of Mt. Rose. He asked, in the event this gets rezones, what precludes the future owner from changing it to high density. Mike Raley said the Suburban character management plan doesn't allow it. And it would require conformance review and master plan change. Steve asked about the fire road. He asked if that is the main entrance. Mike said there isn't a project yet, but that is the logical line in the road, but there are other opinions. He said Zolezzi to the west would be emergency access. Steve asked about setbacks. Mike said 20 would be minimum setback with 35 foot max height. Mike said you cannot condition a zone change. Mike said you can condition single-family home during tentative map process.

Adam Hourbach said he has two properties that he pointed out on the map. He said he is an opponent. He asked why do we need to change it. It preserves the area. He said some properties are smaller than 1 acre. He showed on the map the location of LDS properties. He is concerned other properties will want to subdivide. He said he is concerned with congestion in the neighborhood. He said hopes this is turned down.

Diana Langs asked for clarification. She said she lives in Sierra Vistas. She spoke about another development with unbuildable lots and transfer of density. She said with this project, she wants lot matching and single level.

Ellen Shaw said she agrees with Steve Urger. She showed on the map where there are ½ acre and 1/3 acre homes in the area. She said she would like LDS2 instead of 3 which would be more compatible with our homes.

Pricilla said she lives in Southwest Vistas. She said she is concerned with the size of the lots. They should be one story homes. She said those on Rockhaven abut to this site. She said those lots should be 1 acre to match neighboring lots. She said two story will block their views. She asked about the traffic that goes through the

roundabout. She spoke about the number of homes in Southwest Vista community and school buses. She spoke about concerns with traffic. She said the traffic is backed up to the Montessori school. She said we already have a massive problem on Zolezzi Lane unless it gets widen. It's two lane road. Most of the houses are on Acoma are 1 acre lots.

Tom Burkhart said LDS is 1 acre, and MDS is 1/3. Trevor Lloyd said there is category is a category LDS 2. Tom asked if the area plan restricts LDS2. Mike said LDS 2 is a possibility but may need a master plan change, but he wasn't certain.

Cheryl Jordan showed her property on the map on Southwest Vistas. She said her property is .63 of acre, and the neighbor is .77 acre. She said she has an issue with compatibility. The acreage is a lot bigger than what was presented. The HOA restriction on level of homes. All the homes are one level to preserve the views. She said that is why they purchased in that location. She spoke about current slope. A two story is a concern. She refuted his presentation of surrounding lot sizes. She spoke about lighting. She said she is concerned with lighting and noise. She said they treasure the quietness. She spoke about drainage system in her neighborhood. She asked how it would be affected. She said she is heartsick about this proposition. Mike Raley said those are valid concerns. He said addressing those concerns will come with the next step of the process which is a tentative map request. He said there can be conditions with the tentative map.

Mike Jordan said from a traffic standpoint, he said he heard access is east of roundabout and possibly from Welcome Way. If homes are built in there, it would be ridiculous to come in on Welcome Way. Traffic coming up Zolezzi is a concern. He spoke about traffic safety. Mike clarified and said they would access off the roundabout.

Tom Burkhart said ½ acre are compatible, but not 1/3 acre lots. It's too many homes in the neighborhood. He said he felt good about ½ acre lots. Dave Snelgrove said LDS 2 is half acre lots. Trevor Lloyd said LDS 2 is a zoning category offered, problem with LDS2 he didn't know if it's identified and listed in the character area plan. Dave Snelgrove said Southwest Vistas was open space. He said when you come back with tentative map request, the one story is a valid condition and appropriate buffering.

Pat Phillip asked how will it affect value and sale if they didn't change the zoning. Mike Raley said zone change and tentative map cannot come in for approval concurrently. Pat asked if we could recommend a more roomy zoning instead of LDS3. Trevor Lloyd said that is the purview of this board. You can recommend approval, denial, or modification.

Marge Frandsen said it is indicated in the application that it will diversify housing options. Mike said most of houses being built are on smaller lots. He said this would be estate type project, which isn't available in this area. He said Ryder Homes is even smaller. Marge Frandsen said this project and the previous project aren't doing anything to encourage low-cost housing which is a major issue in Washoe County. She said she cannot go along with high density, or higher density.

Ms. Jordan said it's about preserving property values. She said we have been there a long time and wants to preserve what we have built which is the ultimate goal and integrity of the area. The environment and where we live is important to conserve.

Ellen Shaw said there are cluster apartments which are low income housing down on South Virginia at highway 431 to 341. She said Arrow Creek's 1,000 apartments will add to traffic. She said where Zolezzi turns into Ventana, those are 2.5 acre lots. She said it was demanded by the farmers.

Steve Urger spoke about the roundabout. He said there is a common area along the north side of the project site. He said they wouldn't be able to access the roundabout. He showed where traffic is after the church. Mike said there is a common area but an easement.

Dave said with LDS is 1 acre, and the lots around the site are less than 1. He said MDS doesn't mean the lot sizes have to be 1/3 acre, they can be bigger.

Pat Phillips said with all the changes and growth in Reno and Sparks, she said she is concerned with those who have invested in the area. There has to be a compromise. Consider those who invested in the land.

MOTION: Tom Burkhart moved to recommend changing the master plan to LDS2 which is consistent with the area. Marge Frandsen seconded the recommendation. The motion passed unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS - None

8. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Trevor Lloyd announced and invited anyone interested to apply for Planning Commission at-large seat.

ADJOURNMENT– the meeting adjourned 7:32 p.m.

Cab members present: 6

Staff present: 3

Public members present: 45

Elected officials present: 0

From: [Dave Kauffmann](#)
To: [Olander, Julee](#)
Subject: Case Number: WRZA20-0003 Reno Christian Fellowship
Date: Tuesday, April 07, 2020 2:23:21 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Julee Olander,

Since the public hearing for this regulatory zone amendment will be closed to the public due to the Covid-19 emergency, please accept this email for comments on the matter. I oppose the proposal for changing the 12.55 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Traffic on Zolezzi Lane has already increased from the Reno Christian Fellowship's growth. Allowing up to a possible 36 units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the anticipated traffic coming from a new Middle School at Arrow Creek Pkwy. and Thomas Creek Rd. and I don't see Washoe County ever keeping up with proper repairs versus the constant "band-aids" we receive currently.

Thank you for adding my comments to the record.

Sincerely,
Dave Kauffmann

12725 Roseview Lane
Reno, NV 89511
(775) 737-8771
dakauffmann@gmail.com

From: mcwjfamily@aol.com
To: [Olander, Julee](#)
Subject: Reg Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Tuesday, April 07, 2020 7:49:53 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

Meeting Date: Monday, April 20 5:30 pm

I am emailing in regards to the proposed rezoning of the 3 parcels (APN: 049-153-10, 11, &12) currently owned by Reno Christian Fellowship Church.

I am a property owner that backs up to this area on the north side. We have many concerns about this proposal and want to voice these arguments **against** the proposed zoning change:

1. Citizen's Advisory Board (CAB) meeting held March 5, 2020 at 6:00 South Valley's Library.

This item was on the agenda and homeowners voiced their opposition against this zoning change. The CAB voted down this zoning proposal!

How does this CAB vote impact this hearing? Are our voices not heard or opposition acted upon?

2. Property Values - Negative impact to our property investment ! Lesser value strip houses built.

3. Zoning of 3 houses/per acre is not consistent with our homes that back up to this property as outlined on map.

Our homes are all over .6 acre with some even larger. This is not consistent with Medium density (MDS) 3 homes/acre.

4. Loss of quiet preserve - This zoning proposal allows for much congestion and loss of quiet preserve.
5. Views - Our Homeowners Association allows for single floor homes only, in order to preserve the views!!

Loss of views with new potentially 2-story homes built

**Furthermore, this meeting is scheduled at the exact same date/ time as our Southwest Vistas Homeowners Association meeting !

Our homeowners will be split between these 2 meetings at the same date/time as it is an election for board members.

How can we postpone this meeting? We do not feel adequately represented in a Zoom meeting on a computer screen to make our voices and opposition heard.

Please respond.

Thank you,

Cheryl Jordan
5121 West Acoma Road
Reno, NV 89511

From: [Ellen Shaw](#)
To: [Olander, Julee](#)
Subject: Scheduling of WRZA20-0003
Date: Thursday, April 09, 2020 4:54:35 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Julee,

In consideration of the Official Notice of Public Hearing for the Washoe County Planning Commission meeting, I respectfully request a delayed change in the assigned meeting time for Case Number WRZA20-0003, scheduled for April 20, 2020 at 5:30p.m. Our Home Owner Board annual election meeting has been set for the same date at 5:00 to 7:00 p.m. precluding members of the board and the community being able to attend this very important Regulatory Zone Amendment case hearing.

We received notice of this meeting on April 7th which does not allow us sufficient time to gather our contribution for alternate solutions to this matter. There are issues to be resolved that are not covered in the Christy, Inc. report.

I live at the northern boundary of the Church property that has submitted an amendment to their LDS 1 current zoning. I would appreciate it very much if a delay could be scheduled in until members of the public would be able to be present in person to give testimony pertinent to the decision that will be made on this matter.

Sincerely,
Ellen Shaw
775-772-4642

From: [Olander, Julee](#)
To: nano223@hotmail.com
Subject: RE: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno christian Fellowship
Date: Friday, April 10, 2020 9:05:00 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Nancy,

Thank you for your email and I will forward it to the Planning Commissioners.



Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



Connect with us: cMail | [Twitter](https://twitter.com) | [Facebook](https://facebook.com) | www.washoecounty.us

From: Nancy O'Neal <nano223@hotmail.com>
Sent: Thursday, April 9, 2020 12:10 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno christian Fellowship

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

Our property is adjacent to the proposed growth to change this area to suburban dwellings. We want to ask that the parcels be zoned as low density suburban dwellings. We do not want the dwellings to be medium density. The neighbors on both sides of the zone are low density suburban dwellings. Plus access into and out of the zoned area will not allow for increased traffic due to the entrance and exits available.

This is for the following public hearing: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno Christian Fellowship

Thank you for your attention to this matter.

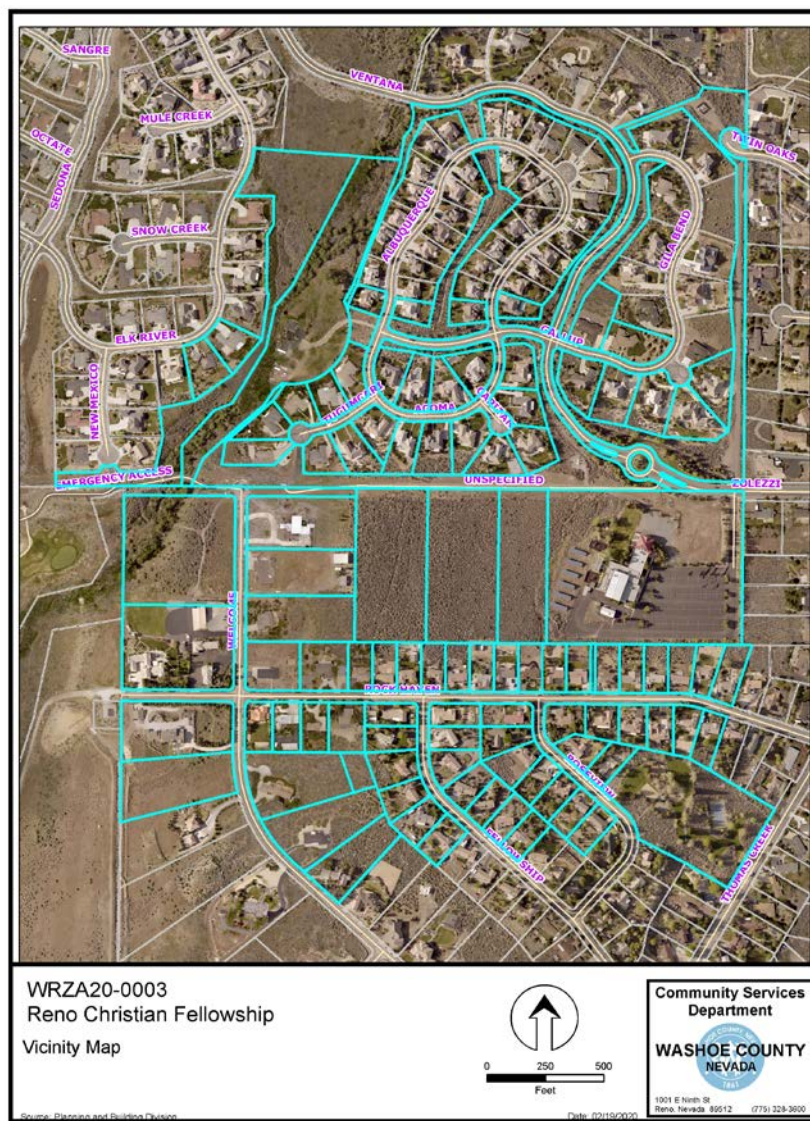
Nancy O'Neal
5106 Tucumcari Circle,
Reno, NV

Nancy O'Neal
Cell 636-3760
email nano223@hotmail.com

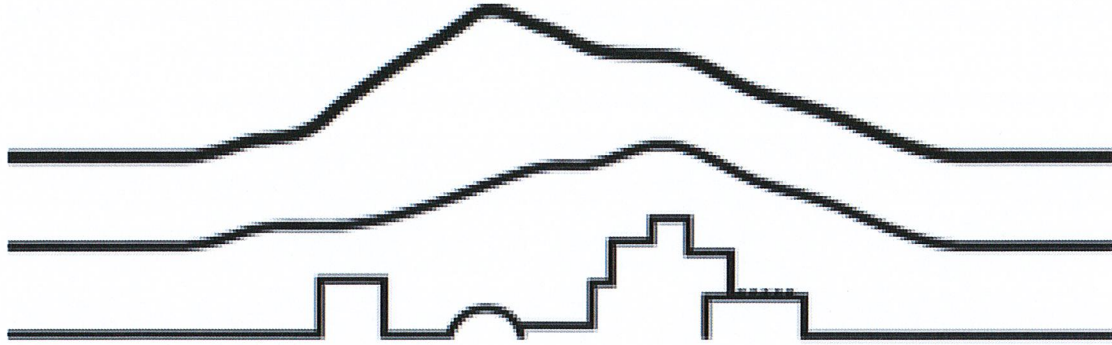
Exhibit F

Public Notice

Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 750-foot radius of the subject property, noticing 97 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



NOTICING MAP



RENO CHRISTIAN FELLOWSHIP

REGULATORY ZONE AMENDMENT

Prepared by:



FEBRUARY 18, 2020

RENO CHRISTIAN FELLOWSHIP

Regulatory Zone Amendment

Prepared for:

Reno Christian Fellowship, Inc.

1700 Zolezzi Lane

Reno, Nevada 89511

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

February 18, 2020

RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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Appendices:

- Washoe County Development Application
- Owner Affidavit
- Regulatory Zone Amendment Application
- Property Tax Verification



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.

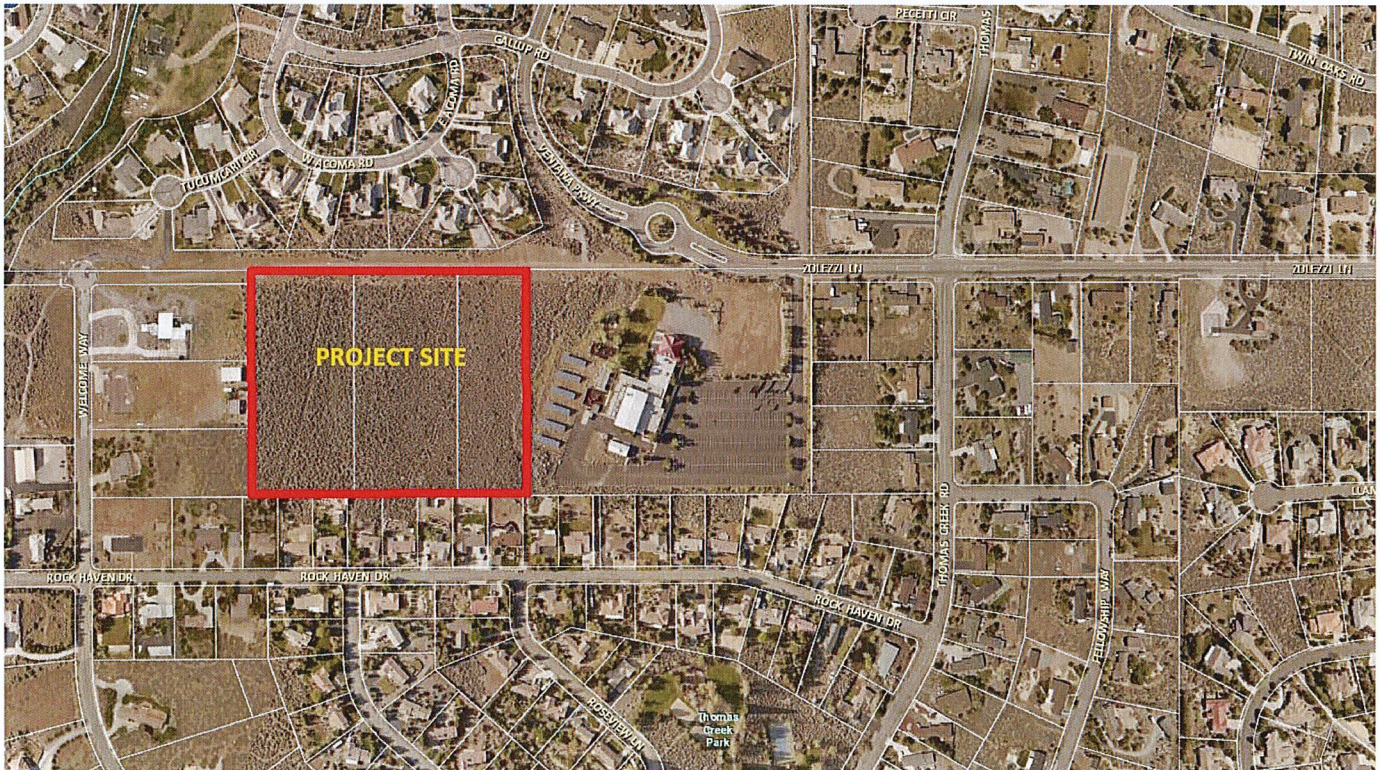


Figure 1 – Vicinity Map



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

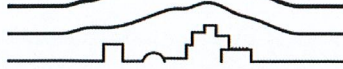
Existing Conditions

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



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

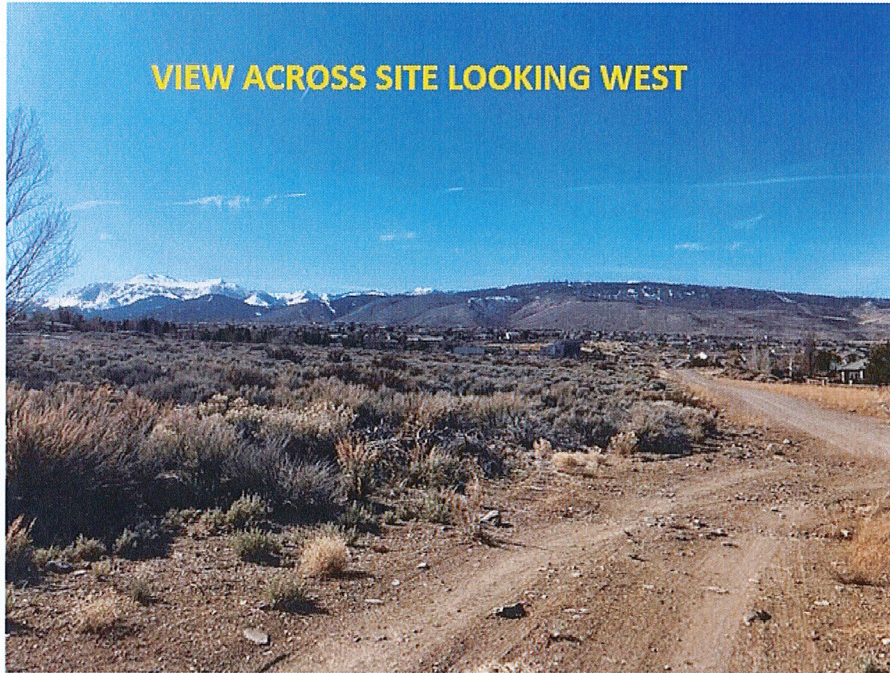


Figure 3 – Existing Conditions



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT



Figure 4 – Existing Zoning



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

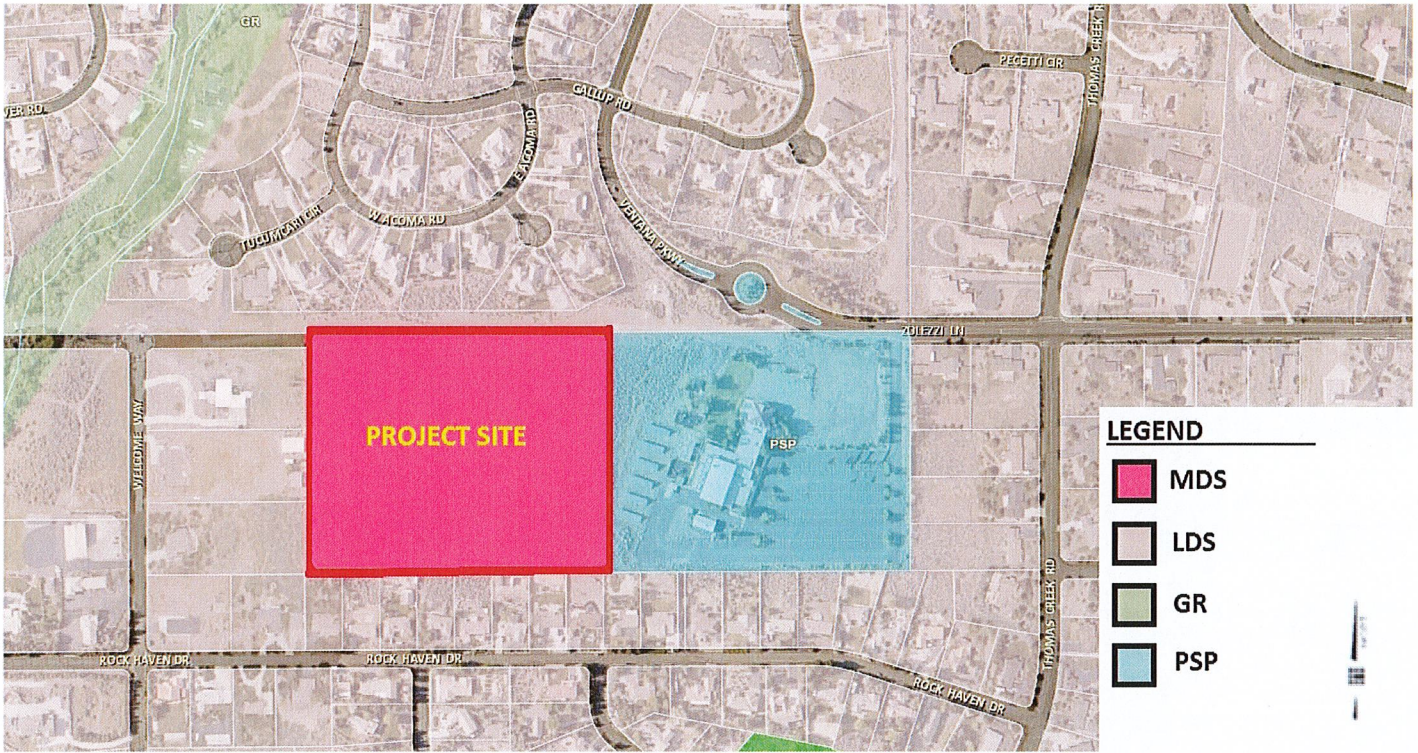


Figure 5 – Proposed Zoning



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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														M	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



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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:

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



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

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.



RENO CHRISTIAN FELLOWSHIP – REGULATORY ZONE AMENDMENT

- (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 *Eric F. Henry*

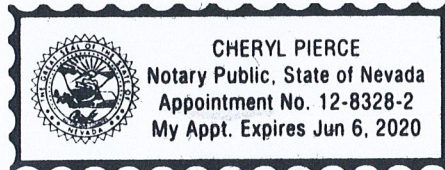
Address 1700 ZOLEZZI LANE
RENO, NV 89511

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

(Notary Stamp)



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

- Owner
- 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](#)

[Return to Search](#) [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
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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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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

Disclaimer

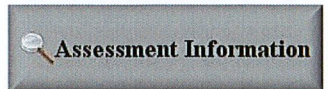
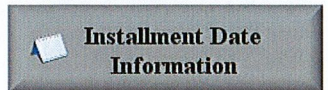
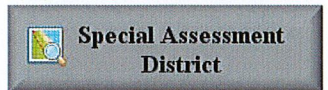
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

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

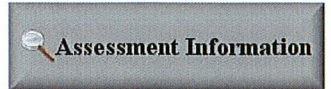
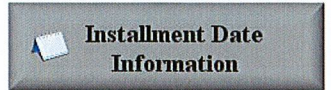
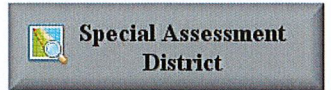
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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Reno, NV 89512-2845



Washoe County Treasurer
 Tammi Davis

Account Detail

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Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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		

Pay By Check

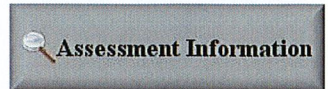
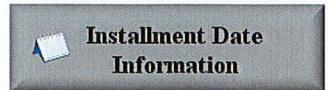
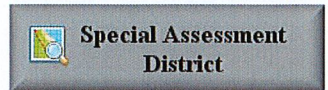
Please make checks payable to:
 WASHOE COUNTY TREASURER

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

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

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





WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

**RESOLUTION
ADOPTING AN AMENDMENT TO THE SOUTHWEST TRUCKEE MEADOWS
REGULATORY ZONE MAP (WRZA20-0003)**

WHEREAS, Reno Christian Fellowship, Inc. (applicant & owner) applied to the Washoe County Planning Commission to amend the Southwest Truckee Meadows Regulatory Zone Map, a component of the Southwest Truckee Meadows Area Plan, to change the regulatory zone for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum) in the Southwest Truckee Meadows Area Plan;

WHEREAS, On April 20, 2020, the Washoe County Planning Commission held a public hearing on the proposed amendment and denied Regulatory Zone Amendment Case No. WRZA20-0003;

WHEREAS, Upon holding a subsequent public hearing on the appeal of Regulatory Zone Amendment Case Number WRZA20-0003 on December 15, 2020, this Board voted to reverse the Planning Commission's decision and adopt the proposed amendment, having affirmed the following findings, pursuant to Washoe County Code Section 110.821.35:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and 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.
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.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
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.

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Southwest Truckee Meadows Regulatory Zone Map (Case No. WRZA20-0003), as set forth in Exhibit B-1 attached hereto.

Regulatory Zone Amendment
WRZA20-0003 Reno Christian Fellowship
Page 2 of 3

ADOPTED on the 15th day of December 2020, to be effective only as stated above.

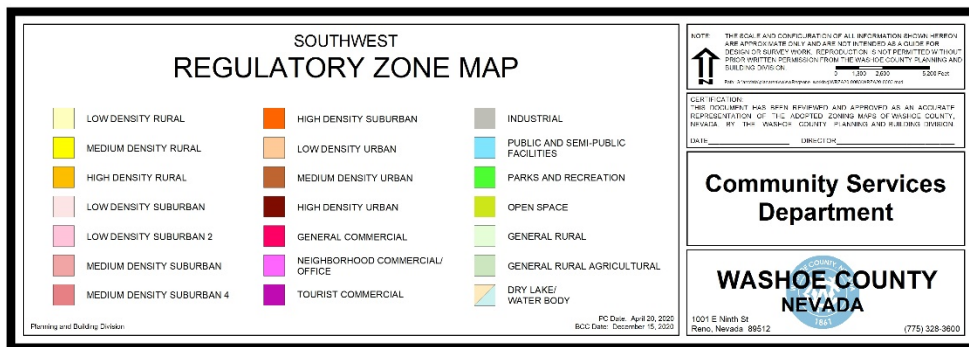
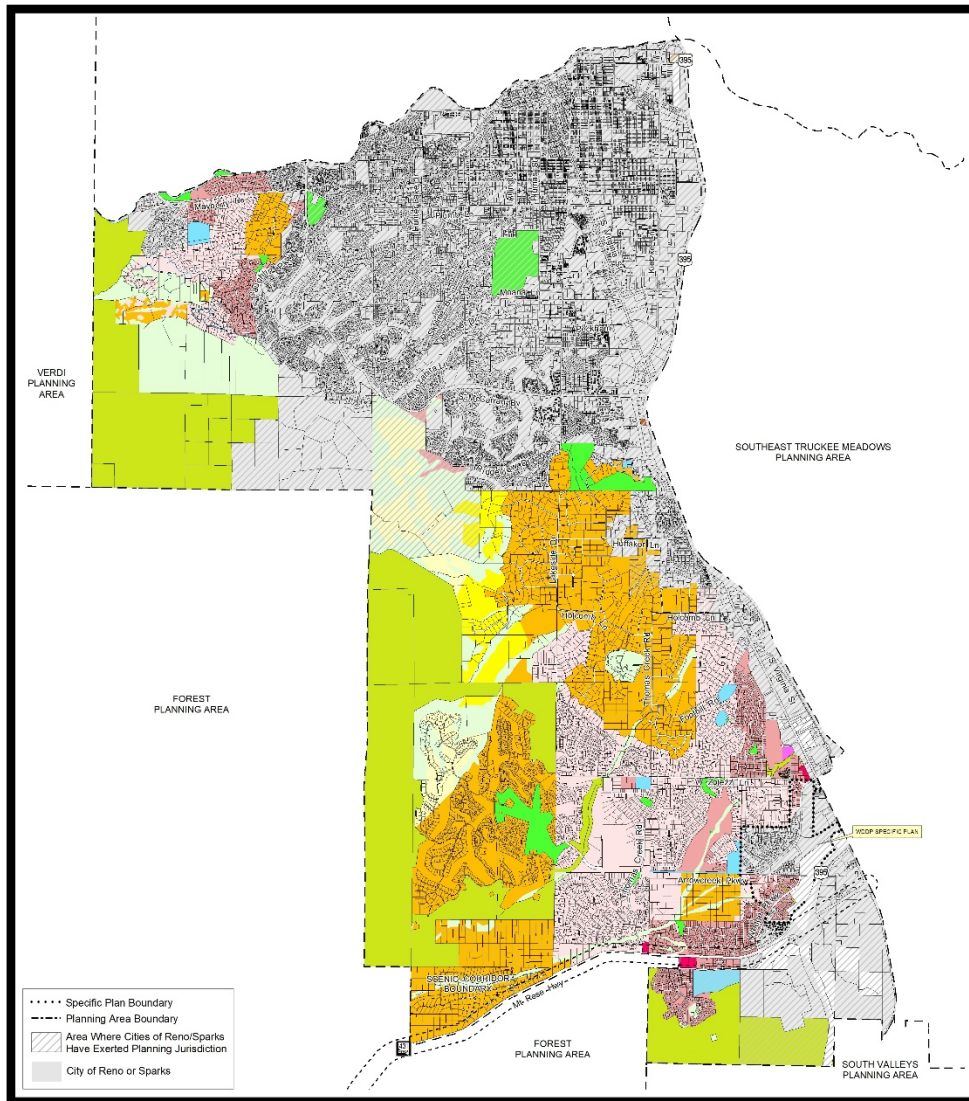
WASHOE COUNTY COMMISSION

Bob Lucey, Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit B-1: WRZA20-0003



Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: To adopt a Development Agreement for Reno Christian Fellowship Inc.

BILL NO. _____

ORDINANCE NO. _____

TITLE:

An Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a Development Agreement between (1) Washoe County and (2) Reno Christian Fellowship Inc., that the residential density or intensity of use shall not exceed twenty-five(25) units (2 du/ac) total, whether detached or attached on the property, on three parcels (049-153-10, 11 & 12). The term of the agreement is ten (10) years.

The project is located at the terminus of Zolezzi Lane and west of buildings at 1700 Zolezzi Lane. The project encompasses a total of 3 parcels that total approximately 12.55 acres. The parcels are located within the Southwest Truckee Meadows Area Plan. The property is located within the South Truckee Meadows/Washoe Valley Citizen Advisory Board boundaries and within Washoe County Commission District No.2. (APNS: 049-153-10, 11 & 12).

WHEREAS:

- A. Following a first reading and publication as required by NRS 244.100 (1), and after a duly noticed public hearing, this Board of County Commissioners desires to adopt this Ordinance; and
- B. This Board of County Commissioners has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, and is therefore not a "rule" as defined in NRS 237.060 requiring a business impact statement.

SECTION 1.

The Development Agreement for Reno Christian Fellowship Inc. attached hereto as Attachment A-1 is hereby APPROVED by this ordinance. The Chairman is authorized to execute and deliver it for recording in the official records of Washoe County.

SECTION 2. General Terms.

1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
3. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Proposed on _____ (month) _____ (day), _____ 2020.

Proposed by Commissioner _____.

Passed _____ (month) _____ (day), _____ 2021.

Vote:

Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____.

Attest:

Janis Galassini, County Clerk

Bob Lucey, Chair
Washoe County Commission

This ordinance shall be in force and effect from and after the 22nd day of the month of January of the year 2021.

When recorded, return to:

Reno Christian Fellowship
1700 Zolezzi Lane
Reno, NV 89511

APN: 049-153-10, 11 & 12

Recorder Affirmation Statement: The undersigned hereby affirms that this document, including any exhibit, hereby submitted for recording does not contain the social security number of any person or persons (per NRS 239B.030(2)).

ATTACHMENT A-1

AGREEMENT CONCERNING DEVELOPMENT OF LAND
(Reno Christian Fellowship)

AGREEMENT

THIS AGREEMENT (“Agreement”) is made by and between **Reno Christian Fellowship Inc.** (legally authorized representative of the “Landowner”), and the **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, (“County”).

1. GENERAL.

1.1 Property. The Landowner is the owner of real property located in Washoe County, Nevada known as Assessor’s Parcel Numbers 049-153-10, 049-153-11 and 049-153-12 in Washoe County, Nevada (the “Property”) as more particularly described in Exhibit A, attached hereto, which is subject to County’s Southwest Truckee Meadows Area Plan.

1.2. Regulatory Zoning Map Amendment. Portions of the Property have a County regulatory zone of Medium Density Suburban (“MDS”), which, but for this Agreement, allows a density of up to three single family dwellings per acre. The development of the Property must be conducted pursuant to the provisions of the Development Agreement and the Washoe County Development Code (the “Code”).

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

2.1 Compliance with NRS 278.0201 and Code. This Agreement is an agreement concerning the development of land under NRS 278.0201 and Article 814, Development Agreements of the Washoe County Development Code. The Landowner is the owner of fee title to the Property, and therefore has a legal interest in the Property. In compliance with NRS 278.0201(1), the following covenants, terms and conditions are set forth:

2.1.1. The land which is subject to this Agreement is APN 049-153-10, 049-153-11 and 049-153-12 which is described in Exhibit A: Legal Description.

2.1.2. The permitted uses on the Property and the residential density or intensity of use shall not exceed a twenty-five (25) units (2 du/ac) total on the three parcels (049-153-10, 11 & 12) whether detached or attached, for the Property for all areas within the Medium Density Suburban (MDS) regulatory zone.

2.1.3. The building standards and land uses will comply with all other standards of the MDS regulatory zone.

2.1.4. The development of the Property shall comply with all other applicable standards of the Washoe County Master Plan and the Washoe County Development Code.

2.1.5. The duration of this Agreement shall be for ten (10) years from the date of signing by the Board of County Commissioners, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, or any use permit in existence at the time of expiration of this Agreement.

2.2 Code and Changes to the Law. The parties agree that changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit.

2.3 Public Notice. Any and all public notices required to be given in connection with this Agreement shall be given in accordance with Section 110.814.25 of the Code.

2.4 Assumption of Risk. The Landowner acknowledges and agrees that the Landowner is proceeding voluntarily and at its own risk in entering into this Agreement and without advice, promises or guarantees of any kind from the County, other than as expressly set forth herein. The Landowner waives any claims for damages against the county that might arise out of, or relate to, a subsequent court determination that this Agreement or any provision in it is invalid and/or unenforceable, including any claim based on NRS 278.0233(1) regarding the requirements, limitations, or conditions imposed pursuant to this Agreement.

2.5 Default and Termination of Agreement. Subject to paragraph 2.6 below, this Agreement shall become null and void, at the option of the non-breaching party, in the event of noncompliance with any material term or deadline set forth in this Agreement if the breaching party fails to fully cure such noncompliance after reasonable written notice and opportunity to cure, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits or any use permit in existence at the time of termination of this Agreement.

2.6 Breach. Any nonperformance of any obligation hereunder when due, without adequate legal excuse, shall constitute a breach of this Agreement. Any nonperformance of any material obligation hereunder when due, without adequate legal excuse, shall constitute material breach of this Agreement, authorizing but not requiring the non-materially breaching party to terminate the Agreement.

3. MISCELLANEOUS PROVISIONS.

3.1 Time is of the Essence. Time is of the essence in this Agreement.

3.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.

3.3 Assignability of the Agreement. This Agreement shall be binding upon and inure to the benefit of all future successors in interest of the Property as described in Exhibit A (Legal Description), and the successor shall assume the duties and obligations under this Agreement.

3.4 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

3.5 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action shall be solely in state district court for Washoe County, Nevada.

3.6 Days of Week. If any date for performance herein falls on a Saturday, Sunday or holiday, pursuant to the laws of the State, the time for such performance shall be extended to 5:00 p.m. on the next business day.

3.7 Written Amendments. Amendments to this Agreement shall be defined as changes which are not in substantial compliance with this Agreement. Amendments, if any, shall be approved as provided in NRS 278.0205. Changes hereto which are in substantial compliance with the overall Agreement may be requested by Owners and approved or denied by the Director of Planning and Building. The Owners may appeal an adverse decision by the Director of Planning and Building to the Board of County Commissioners by written notice filed with the Director of Planning and Building, if filed within twenty (20) days of receipt of the notice of the adverse decision unless an appeal to the Board of Adjustment is required to occur first. No oral statements or representations subsequent to the execution hereof by either party are binding on the other party, and neither party shall have the right to rely on such oral statements or representations.

3.8 Future Cooperation. Each party shall, at the request of the other, at any time, execute and deliver to the requesting party all such further instruments as may be reasonably necessary or appropriate in order to effectuate the purpose and intent of this Agreement.

3.9 Third Party Beneficiary Rights. This Agreement is not intended to create any third-party beneficiary rights in any person not a party hereto.

3.10 Interpretation. The parties hereto acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and intend the plain meaning of the provisions herein. In the event of an ambiguity in or dispute regarding the interpretation of the Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist, or against the draftsmen.

3.11. Counterparts. This instrument may be executed in two or more counterparts, which, when taken together, shall constitute one and the same instrument. Any signature page of this instrument may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart identical in form thereto, but having attached to it one or more additional signature pages.

[Signatures appear on following page]

[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

<u>LANDOWNER:</u> Reno Christian Fellowship Inc By: _____ Date: _____ Name: Brent Brooks Title: Senior Pastor	<u>COUNTY:</u> COUNTY OF WASHOE, a political subdivision of the State of Nevada, by its BOARD OF WASHOE COUNTY COMMISSIONERS By: _____ Bob Lucey, Chair Date: _____ ATTEST: _____ Janis Galassini, County Clerk
--	---

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on December _____, 2020,
by _____ as a Senior Pastor of Reno Christian Fellowship.

My Commission Expires: _____

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on January _____, 2021, by Bob
Lucey, Chairman of the Washoe County Board of County Commissioners.

Notary Public
My Commission Expires: _____

Exhibit “A”

Legal Description

All that certain real property situate in the County of **Washoe**, State of **NEVADA**, described as follows:

Lots 2, 3 & 4 of Parcel Map No. 1347, for RENO CHRISTIAN FELLOWSHIP, INC., as shown on the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on July 14, 1982, as Document No. 805105, Official Records.

APN: 049-153-10, 11 & 12

From: [Martin Johnston](#)
To: [Olander, Julee](#)
Subject: Case # WRZA20-0003
Date: Tuesday, June 16, 2020 2:30:13 PM
Attachments: [image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms. Olander-

I am writing to add my voice to the discussion around rezoning the property owned by Reno Christian Fellowship. I haven't communicated with you previously, as I was not even aware of this issue until a few weeks ago.

My wife, Annette, and I reside at 4870 Gallup Rd, so the traffic circle at the top of Zolezzi Way is right out our back door.

I'm not sure that I have any novel arguments or insights about this proposal, as I understand that it has been presented/argued more than once and yet somehow continues to be appealed. The only points I will make are:

1. Simply looking at a satellite view of the area makes it clear that the proposed rezoning would result in a housing density that is dramatically at odds with surrounding neighborhoods.
2. The persons who have requested the rezoning cite selected 'precedents' in SW Vistas and Thomas Creek Estates as precedents but their arguments are specious and/or disingenuous.

By all means, allow RCF to sell and/or develop their property, but don't let them ride rough-shod over their neighbors. Zoning laws are there for a reason and shouldn't be flouted casually.

Thank you,
Martin Johnston

J. Martin Johnston, MD
Chief, Hematology/Oncology
1155 Mill Street Sierra Tower 5th Floor Reno, NV 89502
P: 775.982.3892
F: 775.982.6565
C: 912.658.5223
MJohnston@Renown.org



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TO: Washoe County Planning Commission
June 15, 2020
c/o: Julee Olander, Planner
Jolander@washoecounty.us
775-328-3627

Regarding: WRZA20-0003 Reno Christian Fellowship
Regulatory Zone Amendment – Appeal of Decision

Hearing Date, June 23, 2020

Just because you can doesn't mean you should

The purpose of the Planning Commission is to plan, to take the best possible options to enhance new construction. Because it is written that a *matrix* can determine zoning proximities it doesn't mean that the maximum zoning density should always be applied.

The *matrix* is correct but is it applicable in this case?

The CAB and the Commission applied common sense to their decisions. It is not a good application or sound building practice to intrude MDS inside a square mile of 100% Low density Zoning, in a long-established large area.

The Appellant has justified his MDS compatibility with 5 lots in Southwest Vistas, the only place he could find lots less than ½ acre surrounding the RCF proposed project. These 5 Southwest Vistas buildable lots are more than 1/3 acre each. Approval of this amendment could provide the applicant with 37 MDS houses on finished lots that are closer to less than 11,000 square feet. These would not be complementary and at the most they would be less than ½ the size of every other lot within more than a square mile in any direction.

The appellant is taking the *matrix* beyond its intent to guide, excluding the consistency of LDS zoning and without regard to every community within a mile of the church.

While this is possible to do, the CAB, the Planning Commission and the residents do not approve of this MDS-3 insertion.

There is also a serious issue with the appellant's decision to access the 12 +/- acres through a Zolezzi roundabout that does not serve as and is not designed to control intersection traffic. It is a calming roundabout to slow traffic into and out of the church parking lot, Thomas Creek Road, 2 fire roads and Southwest Vistas. It does not control intersection traffic and is the only access in and out of Southwest Vistas' community of 376 homes. Alteration to this purpose could seriously impact the million dollar homes on the north edge of the roundabout.

In keeping with the Board's preservation of land and open space, the Commission and the CAB decisions are right and should not be overturned.

Ellen Shaw
775-772-4642
Southwest Vistas

Attached: PDF Project Area Map



RCF Zoning area map.pdf

Map Data Identifications

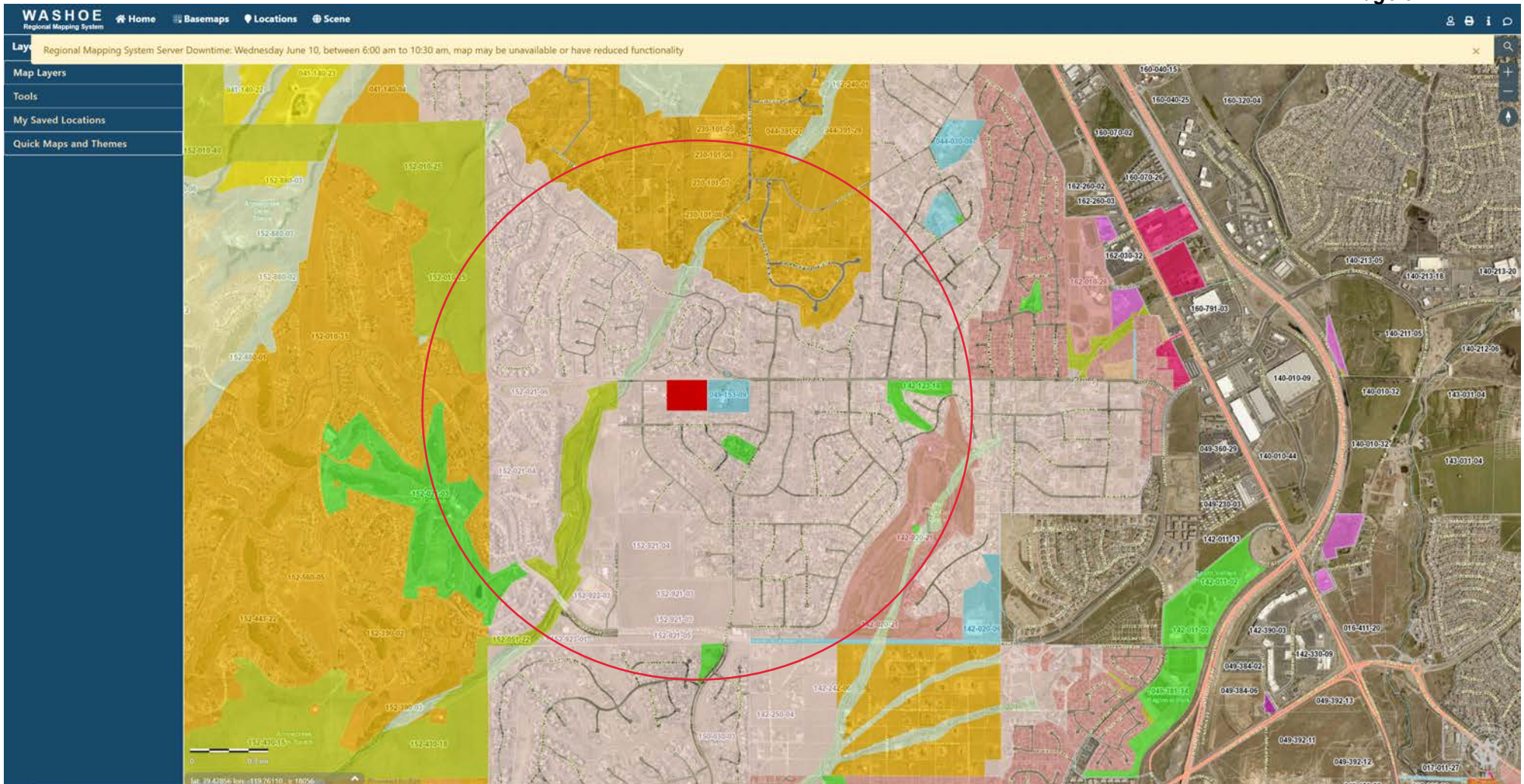
Zoning map of Entire Area Color Key

Red: Project Location

Gray: LDS Zoning @ 2 homes/acre

Yellow: High Density Rural @ .4 homes/acre

Pink: MDS Zoning of Wolfrun Golf Course



From: mcwjfamily@aol.com
To: [Olander, Julee](#)
Subject: Board of Commissioners" Meeting- June 23 Case # WRZA20-0003
Date: Tuesday, June 09, 2020 1:03:59 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

Please enter this document into the permanent record.

Re: **Case # WRZA20-0003** Reno Christian Fellowship Church -
Proposed Regulatory Zoning Change --- "APPEAL"

THIS APPEAL SHOULD BE DENIED!

***This proposal has been "Denied" at two previous meetings: Washoe County Commissioner's Meeting (April 20, 2020) & Citizen's Advisory Board Meeting (March 5, 2020)

These previous "Denials" should be valued and upheld.

- COMPATIBILITY - Their full argument is based on lot sizes of the same. However, our lot is 27,000 sq ft. and all of our neighbors have lots of similar size or larger which does not even come close to what that are talking about with 9-11,000 sq ft lots after allowing for roads, infrastructure, etc. WE REFUTE THE COMPATIBILITY ISSUE !
- PROPERTY VALUES - based on the proposed small lot sizes surrounding our large lot sizes, which would obviously negatively impact our property values. It seems like a large number of homes that they are trying to squeeze into a tiny space.

I know that they have refuted the "spot zoning" claim, but if you look at the surrounding area to put medium density housing in that little area, then, yes, it does look like Spot Zoning!

- ACCESS - this area is a concern, off the roundabout as well.

- VIEWS - We bought our house with Homeowner CCRs in place that only allowed one story homes in order to **PRESERVE and PROTECT those views**—that's what we're looking to do, and that goes along with preserving our property values as well!

So, again, we strongly OPPOSE this regulatory zoning change, we Refute the compatibility issue, it is NOT consistent with surrounding lot sizes on the north, on the south sides of the property and the West.

We appreciate that you listen to this and our valid arguments opposing this zoning Change!

Thank you,

Cheryl Jordan
5121 West Acoma Road
Reno, NV 89511

Planning Commission,

We are writing to ADAMANTLY OPPOSE the proposed plan to change the present LDS (Low Density Suburban) zoning of the Reno Christian Fellowship parcel to MDS. We strongly oppose a zoning of three houses per acre. The county approval of TWO houses per acre would be in line with the existing adjacent neighborhoods. Our property would be greatly impacted by any change since we back up to the proposed site. Our entire Southwest Vista neighborhood would be negatively impacted by increased traffic and the decrease in our home value with three or more homes per acre.

If the seller (RCF) wants to be "good neighbors", they should be transparent with the proposed building of their school and also be transparent in the sale of the property being contingent on it remaining one to two SINGLE family homes per acre. Our next door neighbor just closed on the sale of his house on April 10, 2020. It was on .75 acre. It sold for full asking price (\$975,000) on the first day. There is a demand for luxury homes in this area. We are in favor of quality over quantity of homes. What is the need for RCF to make it any more than one to two houses per acre? The County Commission zoned this area for the present lot size. People like ourselves sought out this neighborhood for that exact reason. This neighborhood and surrounding ones have existed for 25 plus years. It is not "neighborly" to sell out to the highest bidder and change precisely what was so desirable to us 22 years ago!

Why would surrounding neighbors concern themselves with RCF's proposed school plans? How much money does RCF need for their project? We understand that RCF would want to get the cost of their project covered with the purchase of their land, so do they really need to sell it at three homes per acre to do that? Can they not do that at the existing zoning? They are proposing to build a K - 8th grade school. This alone will add a TON more traffic to Zolezzi Lane during the week, added to possible new residents. Sunday service traffic entering and existing the parking lot is very busy! Many near accidents as church members roll through the stop sign coming out of the parking lot to turn onto Zolezzi Lane.

The MDS regulatory zoning was selected because it was consistent with the size of the surrounding lots and has the potential to assist with the current housing shortage while not overburdening the infrastructure in the area.

According to the proposed county plans, the illustrations on page six show pink/peach-colored (LDS) zoning for ALL SURROUNDING neighborhoods. Therefore, any change in lot sizes would NOT be consistent with surrounding lot sizes and would GREATLY impact the infrastructure of the area!

In summary, these are our CONCERNS:

Why does RCF need to change the existing zoning to three homes per acre?

How much traffic will be added to Zolezzi Lane if three houses per acre is approved?

Are these single family homes or will they be multi family?

How much traffic will be added to Zolezzi Lane with the planned new RCF school?

How big will the school be? How many grades? How many students?

What will the cost be to build this school?

Are these homes single story?

Where will road access be to these homes?

We feel this meeting should be postponed due to COV-19. We feel all the homeowners in these surrounding neighborhood should be able to ATTEND the meeting. This is not fair.

Ann Marie & Hal Craddock
5140 Capitan Circle
Reno, NV. 89511

From: [Steve Erger](#)
To: [Washoe311](#); [Olander, Julie](#)
Subject: Comment re: Regulatory Zone Amendment Case Number WRZA20-003, Reno Christian Fellowship
Date: Sunday, April 19, 2020 8:51:41 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

My husband and I live at 5131 W. Acoma Rd. which backs up to this proposed new development. Our lot size is .773. We both attended the Citizen Advisory Board meeting held on March 5 at 6 pm. Many of our neighbors also attended. Almost everyone from our neighborhood spoke and at the end of the meeting the board made a motion and approved that Reno Christian Fellowship **not allow the zoning change from LDS to be changed to MDS.** The 9 homes surrounding this land sit on lots ranging from .574 to .773 acres, four of those nine lots are over .7 acres. Nowhere in this area are there 3 homes built on one acre of land. It makes sense to allow the same density that is in the area, not change the original plans. We want the zoning to remain at LDS.

Another point that was brought up in the meeting was the location of the road feeding in and out of this proposed new development. There is a one lane roundabout at the top of Zolezzi Lane and this is where they propose to tie into. Traffic in the morning and in the evening can be quite busy. We find it challenging trying to pull out of Gallup Road onto Ventana Parkway due to the traffic. This will definitely get even worse for those individuals in the proposed new development. In addition, if there is any emergency in our area which would require mass evacuation, Ventana Parkway is the only exit out of Southwest Vistas. This could be a catastrophe waiting to happen. **Please do not change the original zoning of LDS. It was made for a reason.**

Sincerely,

Linda Erger

Julee Olander, Planner
jolander@washoecounty.us
Washoe County Community Services Dept.
Planning and Building Division

April 19, 2020

Regulatory Zone Amendments Case Number WRZZ20-0003 (Reno Christian Fellowship)

Dear Planning Commission Members,

I am opposed to the zoning change for the property adjacent to the development where I live:

1. There is no specific plan submitted.

A request for a zoning change should be accompanied by a plan for development. Where is this? Before buying a home, citizens often check surrounding properties for the zoning before the purchase. They are relying on this to be consistent.

Homeowners do not expect to have zoning changes to adjacent to their home. And why aren't adjacent property owners notified? Now one can speak in person at public meetings until this health crisis is over; whenever that will be. And some of us don't do Zoom.

2. There is no good reason to change the zoning in this case.

Why isn't the current zoning as suitable now as when it was designated? When we lived in southeast Reno, a developer applied for a zoning change and I disapproved of it then. The zoning change ruined the entire character of the existing neighborhood so DiLoretto could make more money. The developer moved on and the adjacent neighbors are left with the related problems. It did not increase the value of our homes; quite the opposite. Are the citizens more important or is it the money for developers? Greed is not good.

3. Traffic: How are you going to allocate extra traffic? Increased traffic has negative impacts and decreases property values. No suitable answer about routing the traffic has been given to date.

We already have enough traffic in our area with one way in/out of Southwest Vistas development. **Don't divert this additional traffic to the entrance to our development. Divert it to the Church parking lot and let them deal with it.**

Don't think a developer is going to use Southwest Vistas property as a road in/out and a staging area. Our HOA has specific rules. That is why we bought a home here.

Jan Stevens Lockard, Homeowner, Southwest Vistas HOA

From: mj2hoop@aol.com
To: [Olander, Julee](#)
Subject: WCPC - Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Sunday, April 19, 2020 5:50:32 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Ms. Olander,

My name is Mike Jordan, and my wife Cheryl and I reside @ 5121 W. Acoma Road, Reno, NV 89511.

We are both **strongly opposed** to this matter before the Washoe County Planning Commission, Regulatory Zone Amendment Case Number WRZA20-0003, that would rezone the three parcels in question from LDS to MDS.

We purchased our home in December 1998, and have lived in this home, and our wonderful surrounding "semi-rural" neighborhood for over twenty years and raised our family here. During this 20+ year period in our home, we have faithfully paid all Washoe County Taxes each year and have gradually built equity in the value of our home, which is very important as we approach retirement.

The **primary reasons we oppose** Regulatory Zone Amendment Case Number WRZA20-0003 are as follows:

Lot Size:

- Currently, there are **37 homes that border** the (developed & undeveloped) Reno Christian Fellowship-owned property.
- The **average lot size of these 37 homes is 0.78 acres** (per Zillow website.)
- Rezoning the Reno Christian Fellowship, Inc (corporation) parcels from LDS to MDS, provides the developer that purchases these parcels to build up to 36 homes over the 12.55 acres.
- Given that a portion of the 12.55 acres would be dedicated to streets, common areas, walkways, or parks, it's possible that **lot sizes in the development could be as small as 0.3 of an acre, or less-than half the average lot size of the 37 properties that border the Reno Christian Fellowship property**
- Therefore, rezoning from LDS to MDS is **totally contrary to the existing lot sizes of current homeowners that border RCF and their parcels.**

Neighborhood Property Values:

- Currently, there are **37 homes that border** the (developed & undeveloped) Reno Christian Fellowship-owned property.
- The **average market price of these 37 homes is \$725,648** (per Zillow website), and prices continue to trend even higher.
- If these parcels are rezoned to MDS, and 36 homes are built on the 12.55 acres, it's highly doubtful that the average home price within the new home development on

these three parcels will approach \$725,648, and the vast majority of all neighborhood property values will be impacted negatively.

Rezoning in this neighborhood to MDS is an anomaly, and only benefits Reno Christian Fellowship:

. Our neighborhood has always been zoned LDS from a residential housing perspective, so a rezone to MDS would **negatively impact all neighborhood homeowners and taxpayers, and only benefit a corporation (Reno Christian Fellowship.)** Is this fair to tax-paying homeowners?

. Reno Christian Fellowship stated that they want to be a “good neighbor” in the sale and development of their parcels. They are legally able to make that sale and have the parcels developed, but as a “good neighbor” **it should be sold and developed as currently zoned (LDS.)**

Thank you for this opportunity to address my concerns and opposition to Regulatory Zone Amendment Case WRZA20-0003.

Sincerely,
Mike Jordan
5121 W. Acoma Road
Reno, NV 89511

From: [Christine Young](#)
To: [Olander, Julie](#)
Subject: Reno Christian Fellowship Inc, Zolezzi Lane, Zone Amendment Case WRZA20-0003
Date: Sunday, April 19, 2020 3:15:11 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello -

I am commenting to object to the proposed amendment changing the zoning on the 3 parcels. I am adamantly against the proposed change for the following reasons:

The current owners were 100% well aware of what the property was zoned for when they purchased it. There is good reason for the current zoning as it maintains the intended feel and environment of an old, well established Reno neighborhood that gives the city the character it has. If you want to build additional houses, sell the property as is, and go buy in a neighborhood that is already zoned that way. There are plenty of them already out there. The destruction of this neighborhood for your own selfish goals is not wanted.

Zolezzi Lane can't handle the additional and ungodly traffic this zoning change will create. It is a 2 lane road in a neighborhood with a rural character. The additional traffic will create traffic issues, additional air quality and pollution issues. The infrastructure in the area will be irreversibly damaged with the additional people and traffic created. Again pointing to the reason the zoning as is was a good idea when it was established, and is still the correct zoning.

All access routes to the parcels involved include travel through a school zone, either Montessori, Lenz, or Marvin Picollo schools. Recent increases in pedestrian school zone accidents, including deaths and injury of school children, has been a common and extremely sad topic on the news. Increasing the ongoing traffic that will have a direct, negative effect in several school zones is the height of irresponsibility.

To summarize, the negative effects of increased traffic, more vehicle activity in school zones and pedestrian areas, increased pollution, and the degradation of the character of a well established Nevada neighborhood are all reasons I am opposed to the change.

Thank you,
Christine Young
Homeowner on Fellowship Way in the neighborhood of the proposed change

From: [John Faulstich](#)
To: [Olander, Julie](#)
Subject: zone amendment case WRZA20-0003 (Reno Christian Fellowship)
Date: Saturday, April 18, 2020 2:49:10 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

Please note that I am opposed to proposed zoning change WRZA20-0003 for the following reasons:

1. The owners knew of the zoning when they bought the property, they should work within the established guidelines. If they can't make the development work without adding 24 units they can sell it to a developer who can.
2. Current neighbors to the parcel bought their property and improved upon it with the understanding that the parcel would be developed with up to 12 units, to change that now to 3 times as many units will lower their property values and impact their lives negatively.
3. If this parcel's owners are allowed to subdivide at this point does that mean all neighbors in the area will be allowed to subdivide their parcels to meet this new zoning, adding 1 or 2 units to already established home lots? It seems like once you allow this variance in the area everyone will be able to follow this precedent.

Thank You,

John Faulstich

Re: Public Hearing of Regulatory Zone Amendment (RZA)
Case Number: WRZA20-0003 (Reno Christian Fellowship)
April 20, 2020, 5:30 p.m. by Teleconference

Submitted by email on April 18, 2020
Action Request for Denial of Regulatory Zone Amendment.

Southwest Vistas (SWV) is a home owners association that shares its southern boundary with the 12.54 acres of the LDS-1 subject parcels of Reno Christian Fellowship (RCF). If this amendment (WRZA20-00030) is approved, an additional 25 homes, up to 37 on 1/3-acre lots, could be developed. Once this rezoning is allowed 'appropriate conditions' will open the doors for a host of higher density rezoning including a projected *infill* development for future rezoning.

With reference to the submitted RZA, it erroneously states that the 1/3-acre density is a "High" level of compatibility to this small area of land and directly complements lot sizes to the north.

This amendment is not at all consistent with the surrounding area and directly counters the lot sizes not just to the north: Rock Haven to the contiguous south (all lots greater than ½ acre), Welcome Way to the contiguous west (all lots greater than 2 acres) and Southwest Vistas contiguous to the north (all lots greater than ½ acre). In fact, there is not a single 1/3-acre lot surrounding this church property.

It is the large lots and the open space that make this area so attractive to buyers. There is sales evidence in Southwest Vistas that not all buyers are demanding smaller homesites with less maintenance.

The Meadows across the street from the South Valleys Library is a perfect example of how to destroy beautiful open land. With the increased density you can pass the catsup from one house to another without putting on slippers.

RCF claims to be a "good neighbor" endeavoring to have a controlling role in the project and to have engaged the neighboring property owners in the public review process. The proposed Regulatory plan may find its way to compliance throughout its report but it has not found its way to being a good neighbor.

There is no evidence of community consultation and cooperation with Southwest Vistas. Once this property is sold, RCF will have no ability to fulfill its herein stated intentions. As an *Infill* project it points the direction for future plans should this first step be approved. It would be totally inconsistent with all of the homes adjacent to the project boundaries to cram large homes on to 1/3-acre parcels. With an approval of rezoning, the direction this project is headed is to the release of restrictions for an isolated *infill* area.

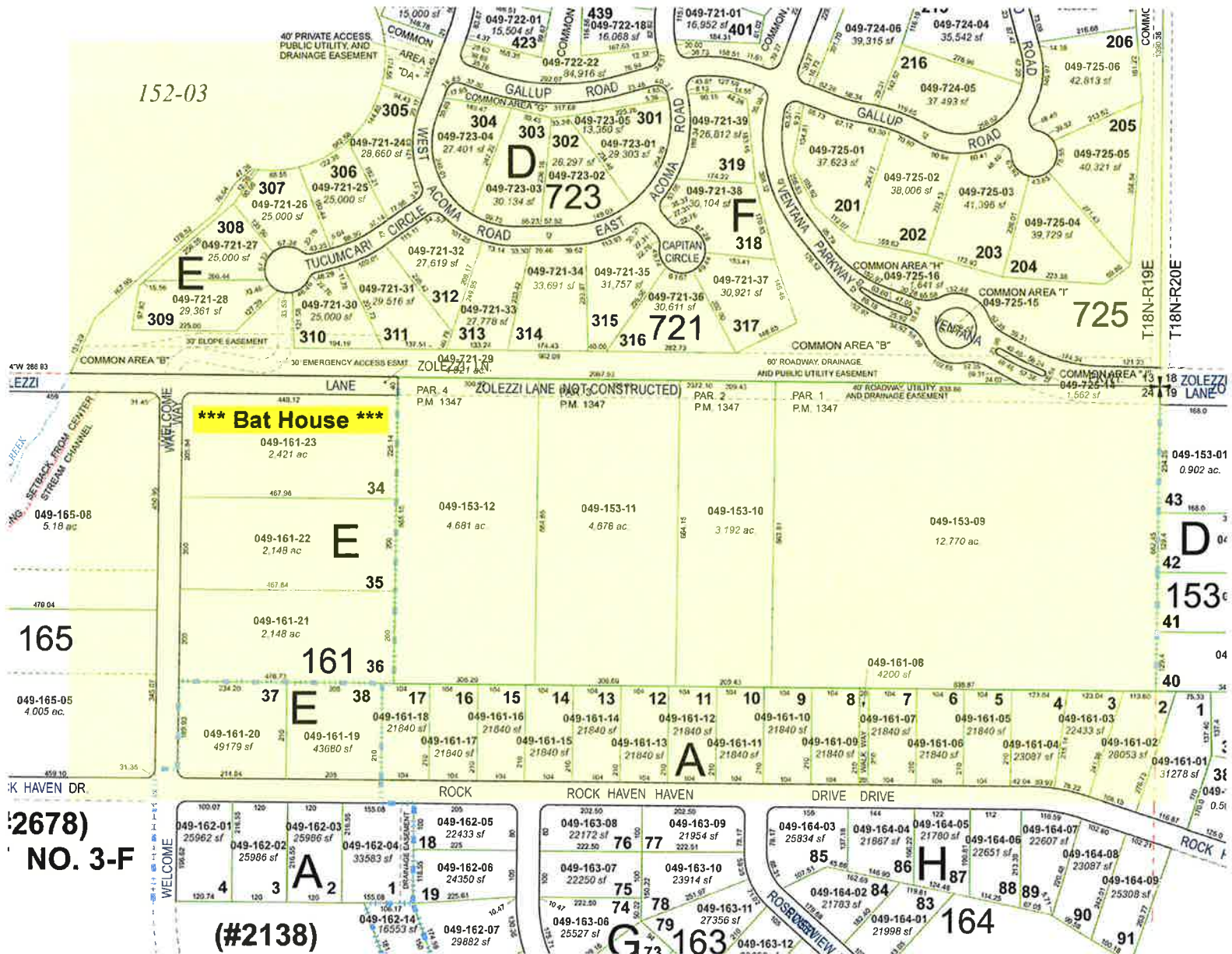
This amendment defends the intended density increase of their RZA but the assessor's maps prove that this request is NOT consistent with any of the surrounding housing and open space and therefore we ask that this amendment is denied.

Respectfully submitted,

Ellen Shaw

Member of the Southwest Vistas HOA

152-03



2678)
NO. 3-F

(#2138)

164

SOUTHWEST VISTAS HOMEOWNERS ASSOCIATION

Public Hearing Case Number WRZA20-0003
Reno Christian Fellowship Regulatory Zone Amendment
Washoe311@washoecounty.us

April 17, 2020

On March 5, 2020, homeowners involved with this amendment met with the South Truckee Meadows Citizen Advisory Board to review the proposed REZONING plan of the 12.54 acres owned by the Reno Christian Fellowship.

The CAB, after an attentive, heedful and mindful listening period of contiguous neighbors speaking their concern on this rezoning request to go from a one house/per acre up to three houses/per acre plan, the CAB returned with a UNANIMOUS recommendation for a less dense counter proposal of two houses/per acre.

The Southwest Vistas Board of Directors agree that the two houses/per acre would be compliant to all existing surrounding properties and supportive of the property value history that has been established up to the present day.

We are requesting that this application for the higher density be DENIED as it would NOT be in keeping with all existing/surrounding developed lot sizes within a fairly large radius of the Reno Christian Fellowship property.

Respectfully submitted,

Carole Vetter, President
Southwest Vistas HOA

Priscilla Bauer

835 CACTUS CREEK CT.
RENO, NV 89511
775-851-3876
CELL: 775-720-3876
FAX: 775-851-2669
E-MAIL: PERPEE1@AOL.COM

April 18, 2020

Washoe County Planning Commission
Washoe County Commission Chambers
1001 East Ninth Street, Bldg. A
Reno, Nv 89512

Re: Regulatory Zone Amendment Case # WRZA20-0003
(Reno Christian Fellowship)

Proposed Zoning Change for 12.55+ Acres east of Welcome Way from
Unimproved to High-Density Residential

Southwest Truckee Meadows Cab has declined approval of this application for the
following reasons:

1. High Density Lots in the development which would abut existing Low-Density home Sites
2. Use of an existing fire road for ingress/egress purposes.

I personally feel that this app should be rejected for several reasons:

There are currently 376 homes in the adjacent development of Southwest Vistas. Those residents have only one way out onto Zolezzi Lane from Ventana Parkway by way of an existing Roundabout. If the proposed development is allowed to exit at that point, it would create an unacceptable traffic problem. In addition, the proposed exit would have to be on or adjacent to an existing fire road that serves Southwest Vistas.

Also, if the project is approved, I feel that because it is surrounded by Low Density lots that, at a minimum, the proposed lots on the border should conform to the size of the existing surrounding developed lots.

Sincerely,

Priscilla D. Bauer
Home Owner and
Southwest Vistas Home Owners Association
HOA BOARD OF DIRECTORS
Member at Large.

From: Washoe311
To: Glander, Julie
Subject: FW: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 20, 2020 9:54:24 AM
Attachments: [washoe001.png](#)
[washoe002.png](#)
[washoe003.png](#)
[washoe004.png](#)
[washoe005.png](#)
[washoe006.png](#)

Please see below, Thanks!!



Washoe311 Service Center 
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: Washoe311
Sent: Monday, April 20, 2020 9:54 AM
To: mcwifamily@aol.com
Subject: RE: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center 
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washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: mcwifamily@aol.com <mcwifamily@aol.com>
Sent: Sunday, April 19, 2020 8:34 PM
To: Washoe311 <washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

Meeting Date: Monday, April 20 5:30 pm

I am emailing in regards to the proposed rezoning of the 3 parcels (APN: 049-153-10, 11, &12) currently owned by Reno Christian Fellowship Church.

I am a property owner that backs up to this area on the north side. We have many concerns about this proposal and want to voice these arguments **against** the proposed zoning change:

1. Citizen's Advisory Board (CAB) meeting held March 5, 2020 at 6:00 South Valley's Library.

This item was on the agenda and homeowners voiced their opposition against this zoning change. **The CAB voted down this zoning proposal!**

How does this CAB vote impact this hearing? Are our voices not heard or opposition acted upon?

2. Property Values - Negative impact to our property investment ! Lesser value strip houses built.
3. **Zoning of 3 houses/per acre is not consistent with our homes that back up to this property as outlined on map.**

We live here on that border, and our homes are all over .6 acre with some even larger. This is not consistent with Medium density (MDS) 3 homes/acre.

4. Loss of quiet preserve - This zoning proposal allows for much congestion and loss of quiet preserve.
5. Views - Our Homeowners Association allows for single floor homes only, in order to preserve the views!
Loss of views with new potentially 2-story homes built

**Furthermore, this meeting is scheduled at the exact same date/ time as our Southwest Vistas Homeowners Association meeting !

Our homeowners will be split between these 2 meetings at the same date/time as it is an election for board members.

From: dschweer-svwhoa@charter.net
To: [Olander, Julee](#)
Subject: FW: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny
Date: Monday, April 20, 2020 10:55:28 AM

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FYI... Please contact me with any questions via reply email or at 775-846-7558. Thank you.

David Schweer

From: dschweer-svwhoa@charter.net
To: "washoe311@washoecounty.us"
Cc:
Sent: Monday April 20 2020 10:46:37AM
Subject: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

Dear Planning Commission Members:

Please deny the applicant's request for a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LOS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MOS) (3 dwelling units/acre maximum- allowing up to 36 units).

The South Truckee Meadows Citizen Advisory Board recommended denial of this request after hearing from numerous nearby neighbors. I live in the adjoining Southwest Vistas neighborhood to the north / northwest of these parcels. I also have served several terms on the Southwest Vistas Home Owners Association Board. I have heard from a number of owners in our HOA who have expressed concern over this potential rezoning and future development who all supported denial of the applicant's request.

I would like to provide some clarification as well. The applicant and their representatives do mention that there are "many lots less than 15,000 sq. feet" (or 3 units per acre) in Southwest Vistas. My quick review of Washoe County's GIS site found only four lots of 376 in Southwest Vistas (SWV) that were technically under 15,000 sq. feet. It is true there are lots just over 1/3 acre and a number of these are concentrated in the interior of Unit 1 of SWV to the north. However, the applicant fails to mention the following:

- The Southwest Vistas Unit 1 lots that border the north side of the applicant's parcels are all 0.5 acres in size or greater, which was required for SWV Unit 1 Planned Development approval. All lots on the south, east, and north sides of SWV Unit 1 that border other parcels are 0.5 acres in size or greater to provide transitions to neighboring parcels. This is true for all the later units of SWV as well, and lots on the northern edge of all of SWV along Ventana Parkway were all required to be 2.5 acres to provide a

- transition to the larger parcels and ranches to the north.
- SWV is actually known for its larger lot sizes and the majority of lots are at or near 0.5 acres in size or greater. Even the smaller lots have adjoining common area that creates open space generally to the rear of lots between blocks. This area of the South Truckee Meadows is generally known for its larger lots of 0.5 acres or 1.0 acres or greater and that is one of the reasons buyers are attracted to this area.
 - **The applicant also fails to note that all surrounding parcels to the applicant's are 0.5 acres in size or greater**, with those to the west being 2 acres or greater. This is true for at least two rings of parcels surrounding the applicant's parcels. Given the relatively small number of acres and required roadways and easements, it would be difficult to provide a significant transition zones of lots of 0.5 acres or greater or open spaces within the applicant's parcels as has been required in other developments like SWV.

SWV owners near and adjacent to the applicant's parcels are also naturally concerned about the roads and Ventana Parkway roundabout connection that would be required for development of these parcels, along with landscaping. Comment on those will come forth after detailed development plans are submitted.

Again, I urge your denial of this request. It is not compatible with the surrounding parcels and area.

Thank you.

Sincerely,

David J. Schweer
152 Mule Creek Circle
Reno, NV 89511

From: Washoe311
To: Clagder, Julie
Subject: FW: WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 20, 2020 11:12:23 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Please see below. Thanks!!



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washocounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Monday, April 20, 2020 11:12 AM
To: Kelli Caprile <kcaprile@charter.net>
Subject: RE: WRZA20-0003 (Reno Christian Fellowship)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washocounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

-----Original Message-----

From: Kelli Caprile <kcaprile@charter.net>
Sent: Monday, April 20, 2020 11:06 AM
To: Washoe311 <Washoe311@washocounty.us>
Cc: Kelli Caprile <kcaprile@charter.net>
Subject: WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am opposed to the proposed re-zoning of the 3 parcels of land that are immediately to the east of my residence. Approval of this Regulatory Zone Amendment (RZA) will significantly and negatively impact the character of the surrounding neighborhood, a neighborhood which is long established and stable. One only has to look at the plat map to immediately see that approval of this RZA will result in an island of Medium Density Suburban (MDS) parcels SURROUNDED BY a sea of Low Density Suburban (LDS) parcels. How can this be considered appropriate? The South Valleys Citizens Advisory Board (CAB) unanimously rejected/opposed this RZA and yet it is still being pushed forward and at a time when no true public meetings can be held.

In attempting to justify this RZA, it has been stated that "lot sizes to the north and south of the project are less than one acre in size". This is true BUT they are not 0.33 acre (12,000 sq. ft.). In fact, most of the lots to the south are half acre (21,000 sq. ft.), or slightly larger, while the lots to the north range from 0.6 acre to 0.8 acre (25,000-33,672 sq. ft.). And what about the lots to the west of the project? These lots (which have been largely, and conspicuously, omitted from the discussion) are all over 2 acres in size (93,560 sq. ft. and larger). How is this proposed rezoning "highly compatible" with the existing neighborhood? Although Christy corporation states that these larger lots "could be subdivided under the current zoning", the reality is that it would be extremely difficult and unlikely for this to happen. Christy corporation also states that the lots to the north of the project are 9,000-14,000 sq. ft. and this is patently not true.

There have been many statements to the fact that the MDS zoning "is ALLOWED" within the Suburban Residential (SR) master plan, the Washoe County master plan and the Southwest Truckee Meadows area plan. I feel compelled to point out that ALLOWED does NOT mean the same as COMPATIBLE WITH. There are probably several, if not many, areas within the SW Truckee Meadows where MDS is compatible, but the area in question should not be one of them. Over 40 years, this neighborhood has grown and evolved into what it is today. The 3 lots in question make up the last developable parcel in the immediate area and changing their zoning from LDS to MDS is NOT COMPATIBLE with the neighborhood that has grown up around them in spite of the numerous statements to the contrary.

Let me say that I have lived in my home since 2006 which makes me one of the newer residents. I bought this property because the zoning was LDS and the neighborhood was mature and stable. And before purchasing the property I did my due diligence as regards the vacant lan/lots in the immediate area. Immediately to my west were 3 vacant lots, each over 2 acres, that were zoned LDS; this property is currently being developed ACCORDING TO THIS ZONING. Immediately to my east were 3 vacant lots (the land currently requesting the RZA) that were zoned LDS; I fully expected that this property would be developed at some point but I expected that the development would occur within the LDS zoning requirements (11-12 houses total) and not at a housing density that is triple to that currently allowed. Surely it should be obvious that putting 36 houses in an area that is currently only approved for 11 or 12 is a HUGE change and should be CAREFULLY examined as it will result in a major change to the neighborhood. To further justify such a change in zoning under the guise of necessary because of a "housing crisis" is disingenuous at best; the "housing crisis" in Reno is mostly a problem of affordability rather than availability and building 36 houses on this parcel of land will not address the issue.

Please carefully consider this action. Ideally, a decision should be postponed until a true public meeting can be held. Under the current climate of sheltering in place, many of my neighbors do not feel that they can truly participate. Some have no e-mail; more have no way to teleconference. This issue does not need to be decided today...it is not an emergency and can surely wait for a month or two until all of those who wish to be heard can be heard in a real public forum.

Kelli A. Caprile
13415 Welcome Way
Reno NV

From: [Washoe311](#)
To: [Glander, Julee](#)
Subject: FW: WRZA20-0003
Date: Monday, April 20, 2020 11:29:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee,

Please see the feedback/inquiry below.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Sandra Martinez <2santaluciac@gmail.com>
Sent: Monday, April 20, 2020 11:22 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Planning Commission, We have looked at the proposed zoning change for above project and find that there are conditions which are not fully explained nor mitigated. We live in SW Vistas and in the closest side to the project, houses are on one-half to ~1 acre and on the west side a large SFD is on at least an acre. Our house is on .95 acres. There is also a 7 acre parcel with 1 home within the subdivision and many open walking areas. We feel that a 12.55 acre total parcel could be divided into 1/2 acre lots= ~24 total units which would be much more in keeping with the surrounding homes.

Instead of rezoning to MDS, we propose that the church apply for a variance for this project of 2 units per acre.

1.Considerations: a. Entry Road- Proposed is to use the SWV round-about; This was constructed by them and is landscaped by the HOA. What considerations will be made by the new subdivision on increased traffic and cost for landscape and road maintenance? Also, will the new development pay SWV fees to help maintain the roundabout and adjoining landscaping?

Will the current Zollezzi dirt road be redone to be entered at a better angle after the roundabout? The current angle is too sharp a turn.

We think a better idea is to have the main access be along the church parking lot and leave Zollezzi as an emergency exit.

b. During construction. We propose that the large trucks and heavy equipment be required to enter the construction site through the paved church parking lot road. This is an easy left turn for large trucks and will help alleviate the congestion and heavy usage on the roundabout and Ventana. Also, until Zollezzi is paved, constant driving on the dirt road will be a huge mess for the adjoining homes.

While we understand that the church wants to get the most money they can for their property, they should also understand that their neighbors do not look forward to years of the noise and mess associated with a construction project and the extra traffic that will follow. A 2 unit/acre parcel size is a more than fair compromise for the church to make.

Sincerely,

Edward P. Martinez, PE
Martinez Construction Co.
SWV Homeowner
W. Acorna Rd.

From: Washoe311
To: Glander, Julie
Subject: FW: Regulatory Zone Amendment Case #WRZA20-0003
Date: Monday, April 20, 2020 9:21:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks!

From: Washoe311 <Washoe311@washoecounty.us>
Sent: Monday, April 20, 2020 9:20 AM
To: Christine Bareuther <cbareuther@outlook.com>
Subject: RE: Regulatory Zone Amendment Case #WRZA20-0003

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



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From: Christine Bareuther <cbareuther@outlook.com>
Sent: Saturday, April 18, 2020 7:29 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case #WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

We are Washoe county residents Parcel #049-161-21, living at 13405 Welcome Way, Reno, NV 89511. We bought our property in 1994 and are the original owners. We have lived here for 26 years and paid off our mortgage in the fall of 2018. Our back property line adjoins the Reno Christian Fellowship property. Our parcel is 2.18 acres. We are opposed to the zoning change of the Reno Christian Fellowship property from Low Density Suburban (LDS) {1 dwelling unit/acre maximum} to Medium Density Suburban (MDS) {3 dwelling units/acre maximum}. We feel that the increased volume land use would decrease our property value and the property value of all the parcels adjoining the Reno Christian Fellowship property. The increase from LDS and LDS2 to MDS is inconsistent with the adjacent properties on Welcome Way and Rock Haven Dr. Also if there are 36 units on these parcels there would be a great increase in traffic accessing the one entrance/exit to this area onto Zolezzi Lane which includes all the dwellings in Southwest Vistas and Church attendees. Already traffic is very congested at rush hour times and 36 additional units could possibly add 72 more vehicles to the congestion if each new unit had 2 cars. We hope that there could be transition parcels so that land owners with 1/2 acre, 1 acre, and 2+ acre parcels would not have more than one unit adjoining their property so as to preserve their land and home values. We would prefer that the zoning stay LDS. Thank you for taking note of our interests and concerns.

Christine A. and Ralph R. Bareuther
775-852-4250

Sent from [Mail](#) for Windows 10

From: Washoe311
To: Julee, Julee
Subject: FW: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny
Date: Monday, April 20, 2020 11:14:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks Julee!



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From: Washoe311
Sent: Monday, April 20, 2020 11:14 AM
To: dschweer-svwhoa@charter.net
Subject: RE: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



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From: dschweer-svwhoa@charter.net <dschweer-svwhoa@charter.net>
Sent: Monday, April 20, 2020 10:47 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Planning Commission Members:

Please deny the applicant's request for a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LOS) (1 dwelling unit/acre maximum- allowing up to 12 units) to Medium Density Suburban (MOS) (3 dwelling units/acre maximum- allowing up to 36 units).

The South Truckee Meadows Citizen Advisory Board recommended denial of this request after hearing from numerous nearby neighbors. I live in the adjoining Southwest Vistas neighborhood to the north / northwest of these parcels. I also have served several terms on the Southwest Vistas Home Owners Association Board. I have heard from a number of owners in our HOA who have expressed concern over this potential rezoning and future development who all supported denial of the applicant's request.

I would like to provide some clarification as well. The applicant and their representatives do mention that there are "many lots less than 15,000 sq. feet" (or 3 units per acre) in Southwest Vistas. My quick review of Washoe County's GIS site found only four lots of 376 in Southwest Vistas (SWV) that were technically under 15,000 sq. feet. It is true there are lots just over 1/3 acre and a number of these are concentrated in the interior of Unit 1 of SWV to the north. However, the applicant fails to mention the following:

- The Southwest Vistas Unit 1 lots that border the north side of the applicant's parcels are all 0.5 acres in size or greater, which was required for SWV Unit 1 Planned Development approval. All lots on the south, east, and north sides of SWV Unit 1 that border other parcels are 0.5 acres in size or greater to provide transitions to neighboring parcels. This is true for all the later units of SWV as well, and lots on the northern edge of all of SWV along Ventana Parkway were all required to be 2.5 acres to provide a transition to the larger parcels and ranches to the north.
- SWV is actually known for its larger lot sizes and the majority of lots are at or near 0.5 acres in size or greater. Even the smaller lots have adjoining common area that creates open space generally to the rear of lots between blocks. This area of the South Truckee Meadows is generally known for its larger lots of 0.5 acres or 1.0 acres or greater and that is one of the reasons buyers are attracted to this area.
- The applicant also fails to note that all surrounding parcels to the applicant's are 0.5 acres in size or greater, with those to the west being 2 acres or greater. This is true for at least two rings of parcels surrounding the applicant's parcels. Given the relatively small number of acres and required roadways and easements, it would be difficult to provide a significant transition zones of lots of 0.5 acres or greater or open spaces within the applicant's parcels as has been required in other developments like SWV.

SWV owners near and adjacent to the applicant's parcels are also naturally concerned about the roads and Ventana Parkway roundabout connection that would be required for development of these parcels, along with landscaping. Comment on those will come forth after detailed development plans are submitted.

Again, I urge your denial of this request. It is not compatible with the surrounding parcels and area.

Thank you.

Sincerely,

David J. Schweer
152 Mule Creek Circle
Reno, NV 89511

Washoe County Planning Commission

April 20, 2020

With all due respect I strenuously object to amending the zoning for case number WRZA20-0003. I have lived within a few blocks of the subject parcels for 40 years and almost adjacent for the past 20+. As the area has been developed, the rural nature of the original plan has been maintained. The original Low Density Suburban zoning for the subject parcels is consistent with both the plan and the subsequent execution for the area.

The existing developed housing parcels adjacent to the subject parcels Average .90 acres in size (see attached Spreadsheet for calculations). Additional properties within two parcels of the proposed zone amendment average .95 acres. This does not include the various open spaces that contribute to the overall low density of the area. Studying the Washoe County Regional Mapping System I could not find any parcels in the whole area less than half an acre.

These are planned, existing, Low Density Suburban neighborhoods that are a joy to live in. There is absolutely no need to degrade these existing neighborhoods, except for the greed of a one-time profit. This is not an inner-city brown field project. There is no driving civic need to support the zoning amendment. The only rationale for the change is for the seller and the developer to increase their one-time profit.

I find it morally objectionable that the seller or the developer would significantly damage the neighborhood to increase their one-time profit. The Washoe County Planning Commission should stand by the original zoning and maintain the existing Low Density Suburban Zoning.

Respectfully

Michael Black LTC USAF Ret.

From: Washoe311
To: Clander, Julie
Subject: FW: Public input for Planning Commission meeting April 20, 2020
Date: Monday, April 20, 2020 12:12:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Julie,

Please see below.

Thank you,



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From: The Mahoneys <franciem@sbcglobal.net>
Sent: Monday, April 20, 2020 12:02 PM
To: Washoe311 <Washoe311@washocounty.us>
Subject: Public input for Planning Commission meeting April 20, 2020

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To whom it may concern,

As adjacent property owners, we are writing to express our opposition to the proposed zoning change for the Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship).

We understood the zoning of the property when we purchased our home and are not contesting the development at the existing low density designation. However, we feel the proposed zoning change from Low Density to Medium Density is incompatible with the surrounding area, despite county findings to the contrary. It has been noted that some of the surrounding properties, while zoned low density, do not meet the minimum lot size for low density, they are still significantly larger than what is allowable under a medium density designation. Allowing a prior developer to get away with such lot size adjustment is not a reason to permit adjacent properties to alter their zoning as a result. Increasing to 3 sites per acre is far in excess of the existing surrounding neighborhoods, has the potential to decrease property values as well as quality of life, and will have a minimal benefit to any housing shortage in the area.

The bottom line is this is not about increasing needed housing, this is about money. The idea that zoning of these properties can be changed for the benefit of the one property owner to the detriment of the surrounding community is poor community management but makes strong statements. One being the Reno Fellowship Church is only concerned with their "good neighbor" status, as one of their visiting pastors impressed upon us in their door-to-door damage control campaign, until it conflicts with their profit, and the other that the Washoe County Planning Commission priority is not concerned for the quality of life for existing, long standing residents of the surrounding neighborhoods.

We hope the planning commission will reconsider their stance on the rezoning of the three properties in question. Thank you for allowing us to participate in this public process.

Clay and Frances Mahoney
Rock Haven Drive

From: Washoe311
To: Qlander, Julia
Subject: FW: Public hearing: case #wrza20-0003
Date: Monday, April 20, 2020 3:35:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: Washoe311
Sent: Monday, April 20, 2020 3:35 PM
To: Kathy Clewett <kathyclewett@yahoo.com>
Subject: RE: Public hearing: case #wrza20-0003

Good afternoon,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



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-----Original Message-----

From: Kathy Clewett <kathyclewett@yahoo.com>
Sent: Monday, April 20, 2020 1:14 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public hearing: case #wrza20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon.

I would like the following statement read into the record for this zone amendment.
I am against the zone change to go from 1 house per acre to 3 houses per acre.

> We are not able to have adequate representation at this time. This amendment discussion should be delayed until after the covid 19 situation is over. Not being able to physically be at this meeting isn't credible.

If this meeting is going forward anyway, please read the following:

>The CAB has voted this down. The members of the CAB are residents of the area, the closest to the public as to representation. Their vote needs to count.

>When I bought my house (on Rock Haven) I was told, by the pastor of the church, the parcels wouldn't ever be sold and they had no definite plans with the area but were thinking of putting in a soccer field or playground

>Zolezzi and Thimas Creek CANT handle the traffic

>A new 1100 student intermediate school is opening in the fall, which will dramatically alter the traffic patterns for the entire area, especially on Zolezzi and Thomas Creek roads.

>This discussion is taking place before it should be taking place. The parcels shouldn't be contemplated to being changed for zoning until AFTER the school has opened and been running for a period of time

>A new, accurate traffic study needs to be done AFTER the school has been open for awhile

>What are the covenants associated with these parcels, as to the original gift language? Where the church sits, where the solar array sits, all of this land was a gift so a church could be created. Is a sale of the land in violation of the gift? Does the gift even allow a sale?

>This 12 acre parcel is one of the last areas where the wildlife can be safe

Once again, I am against the zone change and I'm not certain selling the parcels is legal as to the original wording of the gift. What the church wants to do is accomplishable by not changing the zoning and not selling the parcels.
Thank you for your time.

Kathy
Sent from my iPhone.

From: [Christine Young](#)
To: [Olander, Julie](#)
Subject: Reno Christian Fellowship Inc, Zolezzi Lane, Zone Amendment Case WRZA20-0003
Date: Sunday, April 19, 2020 3:15:11 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello -

I am commenting to object to the proposed amendment changing the zoning on the 3 parcels. I am adamantly against the proposed change for the following reasons:

The current owners were 100% well aware of what the property was zoned for when they purchased it. There is good reason for the current zoning as it maintains the intended feel and environment of an old, well established Reno neighborhood that gives the city the character it has. If you want to build additional houses, sell the property as is, and go buy in a neighborhood that is already zoned that way. There are plenty of them already out there. The destruction of this neighborhood for your own selfish goals is not wanted.

Zolezzi Lane can't handle the additional and ungodly traffic this zoning change will create. It is a 2 lane road in a neighborhood with a rural character. The additional traffic will create traffic issues, additional air quality and pollution issues. The infrastructure in the area will be irreversibly damaged with the additional people and traffic created. Again pointing to the reason the zoning as is was a good idea when it was established, and is still the correct zoning.

All access routes to the parcels involved include travel through a school zone, either Montessori, Lenz, or Marvin Picollo schools. Recent increases in pedestrian school zone accidents, including deaths and injury of school children, has been a common and extremely sad topic on the news. Increasing the ongoing traffic that will have a direct, negative effect in several school zones is the height of irresponsibility.

To summarize, the negative effects of increased traffic, more vehicle activity in school zones and pedestrian areas, increased pollution, and the degradation of the character of a well established Nevada neighborhood are all reasons I am opposed to the change.

Thank you,
Christine Young
Homeowner on Fellowship Way in the neighborhood of the proposed change

From: Washoe311
To: Planning Counter
Cc: Clander, Julie
Subject: FW: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, April 10, 2020 2:34:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: Julie Meyer <jkmeier53@gmail.com>
Sent: Friday, April 10, 2020 12:25 PM
To: Washoe311 <Washoe311@washocounty.us>
Cc: Julie Meyer <jkmeier53@gmail.com>
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Planning Commission:

Since the public hearing for this regulatory zone amendment will be closed to the public due to the COVID-19 pandemic, please accept this email as my comments on this matter. I am in opposition to the proposal for changing the 12.55 acres owned by Reno Christian Fellowship Church from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

We've lived here for over 27 years and in that time traffic on Zolezzi Lane has already increased from the extension of Ventana Parkway and the growth of Reno Christian Fellowship. Allowing 37 additional units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the additional anticipated traffic coming from a new middle school at Thomas Creek Rd. and Arrowcreek Pkwy. and I don't see Washoe County maintaining proper repairs versus the constant "band-aids" we receive currently, especially to our roads.

Finally, this entire area is composed primarily of larger lots with 1-2 houses per acre, a major reason why we and our fellow residents chose to purchase property here. The proposed amendment would fundamentally and negatively change the character of the surrounding neighborhoods.

Thank you for adding my comments to the record.

Sincerely,

Julie Meyer
1900 Rock Haven Drive
Reno,
NV 89511
Phone: 775-852-6141
Cell: 775-846-7918
Email: jkmeier53@gmail.com

From: Washoe311
To: clander.julie@washoecounty.us
Cc: clander.julie
Subject: RE: Postpone Meeting- April 20 5:30 WRZA20-0003
Date: Friday, April 10, 2020 2:46:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: mcwjfamily@aol.com <mcwjfamily@aol.com>
Sent: Friday, April 10, 2020 12:20 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Postpone Meeting- April 20 5:30 WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

WRZA20-0003

Hello,

We are requesting a postponement to this meeting scheduled for April 20, 5:30.

This directly conflicts with our own Homeowner's Association meeting on the same date and time!

We will have people that are needed at both meetings at the same time.

This is NOT okay!!

Please advise as to a procedure to follow to postpone this meeting.

Thank you,

Michael & Cheryl Jordan

5121 West Acoma Road
Reno, NV 89511

775-722-9383

From: [Gerald Lent](#)
To: [Olander, Julie](#)
Subject: Regulatory Zone Amendment Case Number WRZA20-0003
Date: Friday, April 10, 2020 3:03:12 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

As a resident of Southwest Vistas , I received a notice of your hearing on this case on Monday, April 20, 2020. I would like to request that this hearing be postponed so I can attend in person. This meeting conflicts with our Homeowners Association Meeting at the same time on April 20, 2020. I feel that it is essential that I, and our HOA members be allowed to participate in this meeting but would be unable to because of the HOA's required end of year financial meeting at the same time.

I oppose the rezoning from LDS(1) to MDS(3) and feel very strongly that I would like to address the Commission in person on this matter.

Thank you for your consideration on this manner.

Sincerely,
Dr. Gerald A. Lent
5100 West Acoma Road
Reno, Nv. 89511

From: Washoe311
To: clanista@washocounty.us
Cc: Clander, Jules
Subject: FW: Subject: WRZA20-0003
Date: Monday, April 13, 2020 10:21:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: LYNNE BONINE <lmbonine@sbcglobal.net>
Sent: Sunday, April 12, 2020 11:20 AM
To: Washoe311 <Washoe311@washocounty.us>
Subject: Subject: WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Our location at 5111 W Acoma Rd., Reno, NV 89511 wish to DENY the Reno Christian Fellowship Church Proposed Development.
Lynne Bonine

Sent from [Mail](#) for Windows 10

From: Washoe311
To: planning@washoecounty.us
Cc: [Glander, Julie](mailto:Glander_Julie)
Subject: FW: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, April 10, 2020 2:08:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



Washoe311 Service Center 
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: Russell F Meyer <rfr Meyer@unr.edu>
Sent: Friday, April 10, 2020 12:11 PM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Russell F Meyer <rfr Meyer@unr.edu>
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Planning Commission:

Since the public hearing for this regulatory zone amendment will be closed to the public due to the Covid-19 emergency, please accept this email as my comments on the matter. I oppose the proposal for changing the 12.55 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Traffic on Zolezzi Lane has already increased from the extension of Ventana Parkway and the growth of Reno Christian Fellowship. Allowing 36 additional units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the additional anticipated traffic coming from a new middle school at Arrowcreek Pkwy. and Thomas Creek Rd. and I don't see Washoe County maintaining proper repairs versus the constant "band-aids" we receive currently.

Finally, this entire area is composed primarily of larger lots, a major reason the residents chose to purchase property here. The proposed amendment would fundamentally and negatively change the character of the neighborhood.

Thank you for adding my comments to the record.

Sincerely,
Russell F Meyer

.....
1900 Rock Haven Drive

Reno, NV 89511

Cell: (775) 527-2873
Email: rfr Meyer@unr.edu

From: Washoe311
To: ljbonine@washoecounty.us
Cc: Clander, Jules
Subject: FW: Subject: WRZA20-0003
Date: Monday, April 13, 2020 10:21:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: LYNNE BONINE <Imbonine@sbcglobal.net>
Sent: Sunday, April 12, 2020 11:20 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Subject: WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Our location at 5111 W Acoma Rd., Reno, NV 89511 wish to DENY the Reno Christian Fellowship Church Proposed Development.
Lynne Bonine

Sent from [Mail](#) for Windows 10

From: [Shauna Adams](#)
To: [Olander, Julee](#)
Subject: Rezoning of property off Zolezzi Lane
Date: Monday, April 13, 2020 1:43:34 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Commissioners and Planning Staff

I strongly object to rezoning the property on APN's 049-153-10, 11 & 12. This property has been zoned as low density. The roads and utilities including gas, electricity and water in this area were designed to support a low density environment. The owner of this property was aware of the density zoning when the property was purchased. Pushing this to a medium density zoning will tax systems not equipped for this level of development. The roads around Zolezzi, Thomas Creek, Fellowship Way, and Welcome Way are currently deteriorating to the point that resurfacing will be a major project. Washoe County does not appear to have the money to support infrastructure now. Changing this zoning will only exacerbate an already crumbling area.

Shauna Adams
renoadams@yahoo.com

From: Washoe311
To: olander@washoecounty.us
Cc: Olander, Juliee
Subject: RE: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 13, 2020 10:55:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below, Thank!



Washoe311 Service Center 
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washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: JIM COLLINS <jamescollinsjr@yahoo.com>
Sent: Sunday, April 12, 2020 1:13 PM
To: olander@washoecounty.us
Cc: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Ms.Olander

The property in question was zoned LDS for a reason. Most likely it was zoned for similar housing development over the years so families could enjoy their homes and their lots in a similar sized neighborhood. Changing it to MDS is also for a reason; a financial one. Washoe County should have no involvement with such a reason.

The land is less valuable to a contractor who would only be able to build 12 homes. Amending the zone to MDS, allows another 24 homes to be built therefore increasing the sales value for the church. This is not a valid reason for the county to change the zoning.

The church claims to be neighborhood friendly (or a friend of the neighborhood), but what friend reduces the value of their neighbor's home? The church is a corporation (Reno Christian Fellowship, INC). We respect, participate, and endorse capitalism, but we do begrudge the good neighbor guise. It is their property and we do not begrudge them getting as much as they can, but not at the expense of our property values. Why would the county want to even be a part of this?

I hope there is an assessment on the surrounding property values BEFORE you decide on pushing the amendment. If that assessment shows a decline in our property values, do you think our good neighbor the church, will compensate all of us for our losses; will you? Does the county really want to be the culprit who reduced our homes/investments for no reason other than getting the church more money? It should have never been brought up. Again, LDS was zoned for a reason. It is not broken, do not fix it.

In summary "our friend the church" wants you, the county, to change the zoning from LDS to MDS, almost tripling the value of the land.

Meanwhile those of us who have lived here for over a decade watch our property value decrease with no offset just because the county, if it folds and changes the zone, says so.

Isn't it your jobs to protect us, the citizens? Corporations did not put you in office we did, the people.

I went to most of the Wildcreek/Convention/WCSD meetings and to my chagrin, learned that with some municipalities, environmental impact studies are irrelevant and don't exist with some projects. Our backyard, last year and the year before, had severe flooding. We want to see the environmental impact study at least a month before your vote.

Our vote, if we have one, is no on Regulatory Zone Amendment Case # WRZA20-0003

Regards.....Lynne Bonine & Jim Collins
5111 W Acoma RD

From: [Tom Black](#)
To: [Olander, Julie](#)
Subject: REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 13, 2020 7:57:22 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Olander,

I ask that the REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship) be delayed until true public meetings can be held with the public actually present at the hearings. This hearing can justifiably be delayed to such time when citizens can be heard in person. The purposed technology work around is not acceptable.

Respectfully,

Tom Black

775-358-7773

From: [Rod Soule](#)
To: [Olander, Julie](#); [Washoe311](#)
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Tuesday, April 14, 2020 5:03:48 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms. Olander

I wish to express my opposition to the above referenced action to rezone the properties owned by Reno Christian Fellowship. The rezoning action is not appropriate for the location and is in conflict with your approved Master plan. All three parcels are surrounded by zoning Low Density Single Family Residential. This would create an island of Medium Density that is not consistent with the neighborhood. The Rezoning application asserts that the MDS and LDS zoning are compatible. There has to be a boundary somewhere, and this compatibility would apply. It is not applicable or compatible when you are creating an isolated island of MDS zoning inside of a long established (20 plus years) area of LDS zoning.

This action would also adversely impact the home values of the immediate neighborhood. While the Church's application indicates their intent to be involved with the development of the property, they will not have that control once the property is sold to a developer. This Rezoning application is an easy way to inflate the value of the property and then after the sale have little responsibility for the impacts to the neighborhood.

Based on conversations with former elders of the church, these properties were intended to be used by the Church so that they would have property to expand their facilities and serve the community, not as a revenue source from the sale of these properties.

I am also very concerned about the access to these properties. The intent is to utilize existing fire road easements that are inadequate for the proposed density. These easements were agreed to originally to provide just that, emergency fire access and utility access. These easements were not agreed to to provide access to multiple homes and development. These easements are not large enough to be adequate to provide access that meet current county standards. The applicant is using easements across property owned by the very homeowners they are impacting to provide access to their project. Why is the church not using their own property to access the development. To use their own reasoning, it would only be a couple of hundred cars a day.

The roundabout intended for the access, was not designed for traffic control, but rather as a traffic calming. The Roundabout slows traffic from the Southwest Vistas development before it reaches the congested church access. This roundabout is not

designed to control merging traffic from this development and Southwest Vista.

Rod and Robin Soule
5110 West Acoma Rd, Reno, NV 89511

rodsoule@gmail.com
775-303-6367

From: [Rhonda Wilson](#)
To: [Olander, Julie](#)
Subject: Zoning change top of Zolezzi, Reno Christian Fellowship
Date: Thursday, April 16, 2020 8:15:11 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

Has there been any traffic studies on the areas that another increase in housing density will cause? Namely, Zolezzi and Arrowcreek Pkwy, Arrowcreek and S. Virginia, Arrowcreek and Thomas Creek? Everything filters down the hill to the Zolezzi, Arrowcreek Parkway, S. Virginia intersections.

In recent years the county has approved, several townhome/condo/apartment complexes, several new house subdivisions, an ice rink, another school. All this traffic filters down to this one area, especially when school gets out.

There are not enough lanes on lower Arrowcreek and certainly no room on Wedge Parkway either.

Zolezzi is one lane and residential, Thomas Creek is one lane and residential, Arrowcreek Parkway is one lane at the bottom end, Wedge Parkway is one lane. I have sat thru 3 and 4 light changes at Arrowcreek Parkway and S. Virginia trying to get on S. Virginia. Then too, it can take several light changes and traffic that is backed up just to get to the freeway from S. Virginia.

Please study and consider the amount of traffic that occurs when it has to filter down to this one area.

We have yet to see what the ramifications will be just with the addition of the Marcie Herz school.

Please consider this.

Thank you.

Rhonda Wilson
5550 Ventana Parkway
Reno, NV 89511
827-2271

Sent from my iPad

Washoe County Planning Commission

April 20, 2020

With all due respect I strenuously object to amending the zoning for case number WRZA20-0003. I have lived within a few blocks of the subject parcels for 40 years and almost adjacent for the past 20+. As the area has been developed, the rural nature of the original plan has been maintained. The original Low Density Suburban zoning for the subject parcels is consistent with both the plan and the subsequent execution for the area.

The existing developed housing parcels adjacent to the subject parcels Average .90 acres in size (see attached Spreadsheet for calculations). Additional properties within two parcels of the proposed zone amendment average .95 acres. This does not include the various open spaces that contribute to the overall low density of the area. Studying the Washoe County Regional Mapping System I could not find any parcels in the whole area less than half an acre.

These are planned, existing, Low Density Suburban neighborhoods that are a joy to live in. There is absolutely no need to degrade these existing neighborhoods, except for the greed of a one-time profit. This is not an inner-city brown field project. There is no driving civic need to support the zoning amendment. The only rationale for the change is for the seller and the developer to increase their one-time profit.

I find it morally objectionable that the seller or the developer would significantly damage the neighborhood to increase their one-time profit. The Washoe County Planning Commission should stand by the original zoning and maintain the existing Low Density Suburban Zoning.

Respectfully

Michael Black LTC USAF Ret.

From: Washoe311
To: Olander, Julia
Subject: FW: Public hearing: case #wrza20-0003
Date: Monday, April 20, 2020 3:35:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below, Thanks!



From: Washoe311
Sent: Monday, April 20, 2020 3:35 PM
To: Kathy Clewett <kathyclewett@yahoo.com>
Subject: RE: Public hearing: case #wrza20-0003

Good afternoon,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



-----Original Message-----

From: Kathy Clewett <kathyclewett@yahoo.com>
Sent: Monday, April 20, 2020 1:14 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public hearing: case #wrza20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon,

I would like the following statement read into the record for this zone amendment.
I am against the zone change to go from 1 house per acre to 3 houses per acre.

> We are not able to have adequate representation at this time. This amendment discussion should be delayed until after the covid 19 situation is over. Not being able to physically be at this meeting isn't credible.

If this meeting is going forward anyway, please read the following:

>The CAB has voted this down. The members of the CAB are residents of the area, the closest to the public as to representation. Their vote needs to count.

>When I bought my house (on Rock Haven) I was told, by the pastor of the church, the parcels wouldn't ever be sold and they had no definite plans with the area but were thinking of putting in a soccer field or playground

>Zolezzi and Thimas Creek CAN'T handle the traffic

>A new 1100 student intermediate school is opening in the fall, which will dramatically alter the traffic patterns for the entire area, especially on Zolezzi and Thomas Creek roads.

>This discussion is taking place before it should be taking place. The parcels shouldn't be contemplated to being changed for zoning until AFTER the school has opened and been running for a period of time

>A new, accurate traffic study needs to be done AFTER the school has been open for awhile

>What are the covenants associated with these parcels, as to the original gift language? Where the church sits, where the solar array sits, all of this land was a gift so a church could be created. Is a sale of the land in violation of the gift? Does the gift even allow a sale?

>This 12 acre parcel is one of the last areas where the wildlife can be safe

Once again, I am against the zone change and I'm not certain selling the parcels is legal as to the original wording of the gift. What the church wants to do is accomplishable by not changing the zoning and not selling the parcels.
Thank you for your time.

Kathy
Sent from my iPhone.

From: Olander, Julee
To: nano223@hotmail.com
Subject: RE: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno christian Fellowship
Date: Friday, April 10, 2020 9:05:00 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Nancy,
Thank you for you email and I will forward it to the Planning Commissioners.



Julee Olander
Planner | Community Services Department- Planning & Building Division
jolander@washoecounty.us | Office: 775.328.3627
1001 E. Ninth St., Bldg A., Reno, NV 89512
Visit us first online: www.washoecounty.us/csd
For Planning call (775) 328-6100
Email: Planning@washoecounty.us



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From: Nancy O'Neal <nano223@hotmail.com>
Sent: Thursday, April 9, 2020 12:10 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno christian Fellowship

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello,

Our property is adjacent to the proposed growth to change this area to suburban dwellings. We want to ask that the parcels be zoned as low density suburban dwellings. We do not want the dwellings to be medium density. The neighbors on both sides of the zone are low density suburban dwellings. Plus access into and out of the zoned area will not allow for increased traffic due to the entrance and exits available.

This is for the following public hearing: April 20 5:30 pm Public Hearing - WRZA20-0003 Reno Christian Fellowship

Thank you for your attention to this matter.

Nancy O'Neal
5106 Tucumcari Circle,
Reno, NV

From: Washoe311
To: Glander, Julie
Subject: FW: WRZA20-0003 proposed RCF Development
Date: Tuesday, April 21, 2020 6:17:20 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see below Julie. Thanks!!



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washoe311@washocounty.nv.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Tuesday, April 21, 2020 6:17 PM
To: MIKEY <neermua@earthlink.net>
Subject: RE: WRZA20-0003 proposed RCF Development

Good evening,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



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washoe311@washocounty.nv.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

-----Original Message-----

From: MIKEY <neermua@earthlink.net>
Sent: Monday, April 20, 2020 4:54 PM
To: Washoe311 <Washoe311@washocounty.nv.us>
Subject: WRZA20-0003 proposed RCF Development

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Planning Commission,

Subject: WRZA20-0003 Proposed RCF Development

I am writing to oppose the proposed plan to change the present LDS (Low Density Suburban) zoning of the Reno Christian Fellowship parcel to MDS (Multiple Density Suburban). I do not believe that changing the current zoning to allow three houses per acre is consistent with the surrounding neighborhood. I propose that the county approval of 2 houses per acre would be more in line with the existing adjacent neighborhoods. Our entire Southwest Vista neighborhood would be negatively impacted by increased traffic accident related issues and the decrease in our home value if the zoning of three or more homes per acre is allowed.

Two houses on West Acoma Road recently sold, one for \$975,000 and another for \$1.2 million this month. One house was on .75 acre and the other house was on 7.5 acres. The County Commission zoned this area for the present lot size. I bought my house in this neighborhood for that exact reason. Increasing the house density of this neighborhood from 1 to 3 houses per acre is inconsistent with the surrounding neighborhood. At a maximum, an approval of a regulatory zoning change should be limited to 2 unattached homes per acre to be consistent with the surrounding neighborhood.

Changing the current zoning to allow 3 homes per acre will create visibility problems at the traffic circle (roundabout) for cars driving east on Ventana Parkway from Southwest Vistas with cars entering Zolezzi Lane from the proposed subdivision. Sight distance at the proposed access to Zolezzi Lane will be limited for cars entering the roundabout area from the proposed subdivision. Currently, there is a sight distance problem now when cars leave or enter the church driveway because of the limited sight distance at the roundabout with cars from Southwest Vistas Subdivision headed east on Zolezzi Lane.

Changing the current LDS regulatory zoning to MDS regulatory zoning is inconsistent with the surrounding neighborhoods. As I stated earlier, any changes to the current regulatory zoning should be limited to 2 homes per acre and not allow any town homes or duplex homes in order to be consistent with the single-family homes in the surrounding neighborhoods.

My neighbors and I feel this meeting should be postponed due to COV-19 isolation orders. We feel all the homeowners in the surrounding neighborhoods should be given an opportunity to be able to attend the meeting.

Michael Yamada
5084 East Acoma Road
Reno, NV_89511

From: [Steve Erger](#)
To: [Washoe311](#); [Olander, Julee](#)
Subject: Comment re: Regulatory Zone Amendment Case Number WRZA20-003, Reno Christian Fellowship
Date: Sunday, April 19, 2020 8:51:41 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

My husband and I live at 5131 W. Acoma Rd. which backs up to this proposed new development. Our lot size is .773. We both attended the Citizen Advisory Board meeting held on March 5 at 6 pm. Many of our neighbors also attended. Almost everyone from our neighborhood spoke and at the end of the meeting the board made a motion and approved that Reno Christian Fellowship **not allow the zoning change from LDS to be changed to MDS.** The 9 homes surrounding this land sit on lots ranging from .574 to .773 acres, four of those nine lots are over .7 acres. Nowhere in this area are there 3 homes built on one acre of land. It makes sense to allow the same density that is in the area, not change the original plans. We want the zoning to remain at LDS.

Another point that was brought up in the meeting was the location of the road feeding in and out of this proposed new development. There is a one lane roundabout at the top of Zolezzi Lane and this is where they propose to tie into. Traffic in the morning and in the evening can be quite busy. We find it challenging trying to pull out of Gallup Road onto Ventana Parkway due to the traffic. This will definitely get even worse for those individuals in the proposed new development. In addition, if there is any emergency in our area which would require mass evacuation, Ventana Parkway is the only exit out of Southwest Vistas. This could be a catastrophe waiting to happen. **Please do not change the original zoning of LDS. It was made for a reason.**

Sincerely,

Linda Erger

Julee Olander, Planner
jolander@washoecounty.us
Washoe County Community Services Dept.
Planning and Building Division

April 19, 2020

Regulatory Zone Amendments Case Number WRZZ20-0003 (Reno Christian Fellowship)

Dear Planning Commission Members,

I am opposed to the zoning change for the property adjacent to the development where I live:

1. There is no specific plan submitted.

A request for a zoning change should be accompanied by a plan for development. Where is this? Before buying a home, citizens often check surrounding properties for the zoning before the purchase. They are relying on this to be consistent.

Homeowners do not expect to have zoning changes to adjacent to their home. And why aren't adjacent property owners notified? Now one can speak in person at public meetings until this health crisis is over; whenever that will be. And some of us don't do Zoom.

2. There is no good reason to change the zoning in this case.

Why isn't the current zoning as suitable now as when it was designated? When we lived in southeast Reno, a developer applied for a zoning change and I disapproved of it then. The zoning change ruined the entire character of the existing neighborhood so DiLoretto could make more money. The developer moved on and the adjacent neighbors are left with the related problems. It did not increase the value of our homes; quite the opposite. Are the citizens more important or is it the money for developers? Greed is not good.

3. Traffic: How are you going to allocate extra traffic? Increased traffic has negative impacts and decreases property values. No suitable answer about routing the traffic has been given to date.

We already have enough traffic in our area with one way in/out of Southwest Vistas development. **Don't divert this additional traffic to the entrance to our development. Divert it to the Church parking lot and let them deal with it.**

Don't think a developer is going to use Southwest Vistas property as a road in/out and a staging area. Our HOA has specific rules. That is why we bought a home here.

Jan Stevens Lockard, Homeowner, Southwest Vistas HOA

From: mj2hoop@aol.com
To: [Olander, Julee](#)
Subject: WCPC - Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Sunday, April 19, 2020 5:50:32 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Ms. Olander,

My name is Mike Jordan, and my wife Cheryl and I reside @ 5121 W. Acoma Road, Reno, NV 89511.

We are both **strongly opposed** to this matter before the Washoe County Planning Commission, Regulatory Zone Amendment Case Number WRZA20-0003, that would rezone the three parcels in question from LDS to MDS.

We purchased our home in December 1998, and have lived in this home, and our wonderful surrounding "semi-rural" neighborhood for over twenty years and raised our family here. During this 20+ year period in our home, we have faithfully paid all Washoe County Taxes each year and have gradually built equity in the value of our home, which is very important as we approach retirement.

The **primary reasons we oppose** Regulatory Zone Amendment Case Number WRZA20-0003 are as follows:

Lot Size:

- Currently, there are **37 homes that border** the (developed & undeveloped) Reno Christian Fellowship-owned property.
- The **average lot size of these 37 homes is 0.78 acres** (per Zillow website.)
- Rezoning the Reno Christian Fellowship, Inc (corporation) parcels from LDS to MDS, provides the developer that purchases these parcels to build up to 36 homes over the 12.55 acres.
- Given that a portion of the 12.55 acres would be dedicated to streets, common areas, walkways, or parks, it's possible that **lot sizes in the development could be as small as 0.3 of an acre, or less-than half the average lot size of the 37 properties that border the Reno Christian Fellowship property**
- Therefore, **rezoning from LDS to MDS is totally contrary to the existing lot sizes of current homeowners that border RCF and their parcels.**

Neighborhood Property Values:

- Currently, there are **37 homes that border** the (developed & undeveloped) Reno Christian Fellowship-owned property.
- The **average market price of these 37 homes is \$725,648** (per Zillow website), and prices continue to trend even higher.
- If these parcels are rezoned to MDS, and 36 homes are built on the 12.55 acres, it's highly doubtful that the average home price within the new home development on

these three parcels will approach \$725,648, and the vast majority of all neighborhood property values will be impacted negatively.

Rezoning in this neighborhood to MDS is an anomaly, and only benefits Reno Christian Fellowship:

- Our neighborhood has always been zoned LDS from a residential housing perspective, so a rezone to MDS would **negatively impact all neighborhood homeowners and taxpayers**, and **only benefit a corporation (Reno Christian Fellowship.)** Is this fair to tax-paying homeowners?

- Reno Christian Fellowship stated that they want to be a “good neighbor” in the sale and development of their parcels. They are legally able to make that sale and have the parcels developed, but as a “good neighbor” **it should be sold and developed as currently zoned (LDS.)**

Thank you for this opportunity to address my concerns and opposition to Regulatory Zone Amendment Case WRZA20-0003.

Sincerely,
Mike Jordan
5121 W. Acoma Road
Reno, NV 89511

From: [Christine Young](#)
To: [Olander, Julee](#)
Subject: Reno Christian Fellowship Inc, Zolezzi Lane, Zone Amendment Case WRZA20-0003
Date: Sunday, April 19, 2020 3:15:11 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello -

I am commenting to object to the proposed amendment changing the zoning on the 3 parcels. I am adamantly against the proposed change for the following reasons:

The current owners were 100% well aware of what the property was zoned for when they purchased it. There is good reason for the current zoning as it maintains the intended feel and environment of an old, well established Reno neighborhood that gives the city the character it has. If you want to build additional houses, sell the property as is, and go buy in a neighborhood that is already zoned that way. There are plenty of them already out there. The destruction of this neighborhood for your own selfish goals is not wanted.

Zolezzi Lane can't handle the additional and ungodly traffic this zoning change will create. It is a 2 lane road in a neighborhood with a rural character. The additional traffic will create traffic issues, additional air quality and pollution issues. The infrastructure in the area will be irreversibly damaged with the additional people and traffic created. Again pointing to the reason the zoning as is was a good idea when it was established, and is still the correct zoning.

All access routes to the parcels involved include travel through a school zone, either Montessori, Lenz, or Marvin Picollo schools. Recent increases in pedestrian school zone accidents, including deaths and injury of school children, has been a common and extremely sad topic on the news. Increasing the ongoing traffic that will have a direct, negative effect in several school zones is the height of irresponsibility.

To summarize, the negative effects of increased traffic, more vehicle activity in school zones and pedestrian areas, increased pollution, and the degradation of the character of a well established Nevada neighborhood are all reasons I am opposed to the change.

Thank you,
Christine Young
Homeowner on Fellowship Way in the neighborhood of the proposed change

From: [John Faulstich](#)
To: [Olander, Julee](#)
Subject: zone amendment case WRZA20-0003 (Reno Christian Fellowship)
Date: Saturday, April 18, 2020 2:49:10 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello,

Please note that I am opposed to proposed zoning change WRZA20-0003 for the following reasons:

1. The owners knew of the zoning when they bought the property, they should work within the established guidelines. If they can't make the development work without adding 24 units they can sell it to a developer who can.
2. Current neighbors to the parcel bought their property and improved upon it with the understanding that the parcel would be developed with up to 12 units, to change that now to 3 times as many units will lower their property values and impact their lives negatively.
3. If this parcel's owners are allowed to subdivide at this point does that mean all neighbors in the area will be allowed to subdivide their parcels to meet this new zoning, adding 1 or 2 units to already established home lots? It seems like once you allow this variance in the area everyone will be able to follow this precedent.

Thank You,

John Faulstich

Re: Public Hearing of Regulatory Zone Amendment (RZA)
Case Number: WRZA20-0003 (Reno Christian Fellowship)
April 20, 2020, 5:30 p.m. by Teleconference

Submitted by email on April 18, 2020
Action Request for Denial of Regulatory Zone Amendment.

Southwest Vistas (SWV) is a home owners association that shares its southern boundary with the 12.54 acres of the LDS-1 subject parcels of Reno Christian Fellowship (RCF). If this amendment (WRZA20-00030) is approved, an additional 25 homes, up to 37 on 1/3-acre lots, could be developed. Once this rezoning is allowed 'appropriate conditions' will open the doors for a host of higher density rezoning including a projected *infill* development for future rezoning.

With reference to the submitted RZA, it erroneously states that the 1/3-acre density is a "High" level of compatibility to this small area of land and directly complements lot sizes to the north.

This amendment is not at all consistent with the surrounding area and directly counters the lot sizes not just to the north: Rock Haven to the contiguous south (all lots greater than ½ acre), Welcome Way to the contiguous west (all lots greater than 2 acres) and Southwest Vistas contiguous to the north (all lots greater than ½ acre). In fact, there is not a single 1/3-acre lot surrounding this church property.

It is the large lots and the open space that make this area so attractive to buyers. There is sales evidence in Southwest Vistas that not all buyers are demanding smaller homesites with less maintenance.

The Meadows across the street from the South Valleys Library is a perfect example of how to destroy beautiful open land. With the increased density you can pass the catsup from one house to another without putting on slippers.

RCF claims to be a "good neighbor" endeavoring to have a controlling role in the project and to have engaged the neighboring property owners in the public review process. The proposed Regulatory plan may find its way to compliance throughout its report but it has not found its way to being a good neighbor.

There is no evidence of community consultation and cooperation with Southwest Vistas. Once this property is sold, RCF will have no ability to fulfill its herein stated intentions. As an *Infill* project it points the direction for future plans should this first step be approved. It would be totally inconsistent with all of the homes adjacent to the project boundaries to cram large homes on to 1/3-acre parcels. With an approval of rezoning, the direction this project is headed is to the release of restrictions for an isolated *infill* area.

This amendment defends the intended density increase of their RZA but the assessor's maps prove that this request is NOT consistent with any of the surrounding housing and open space and therefore we ask that this amendment is denied.

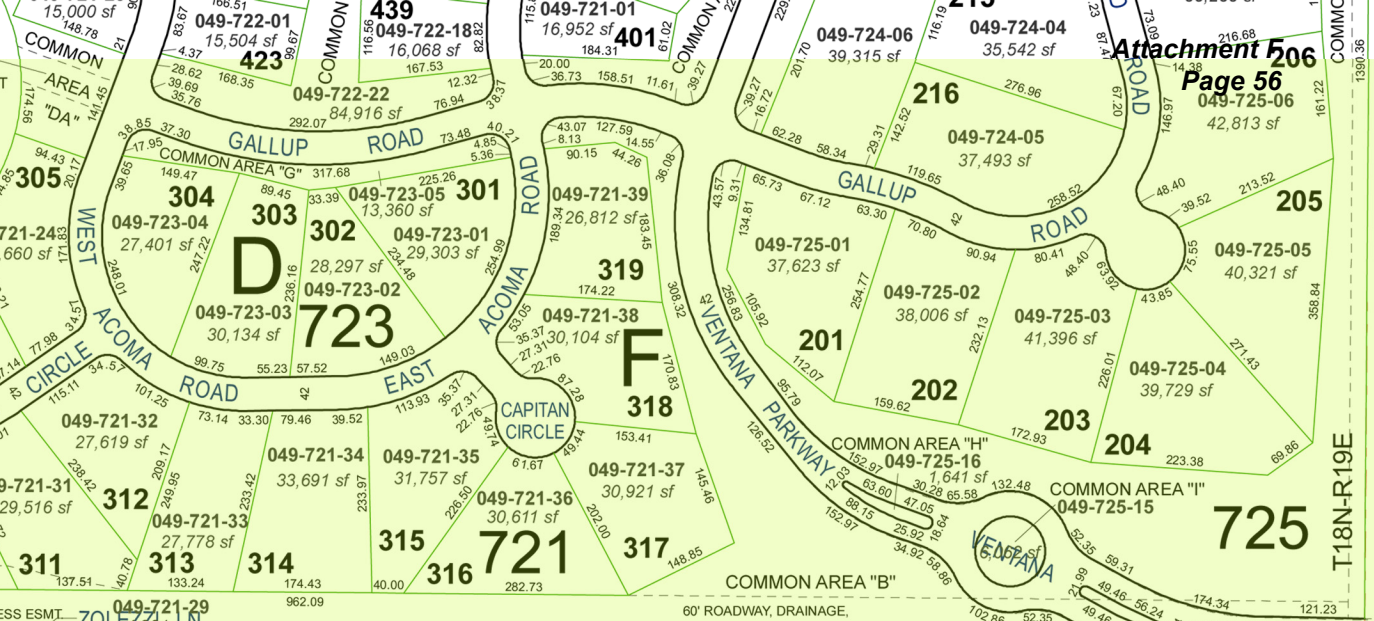
Respectfully submitted,

Ellen Shaw

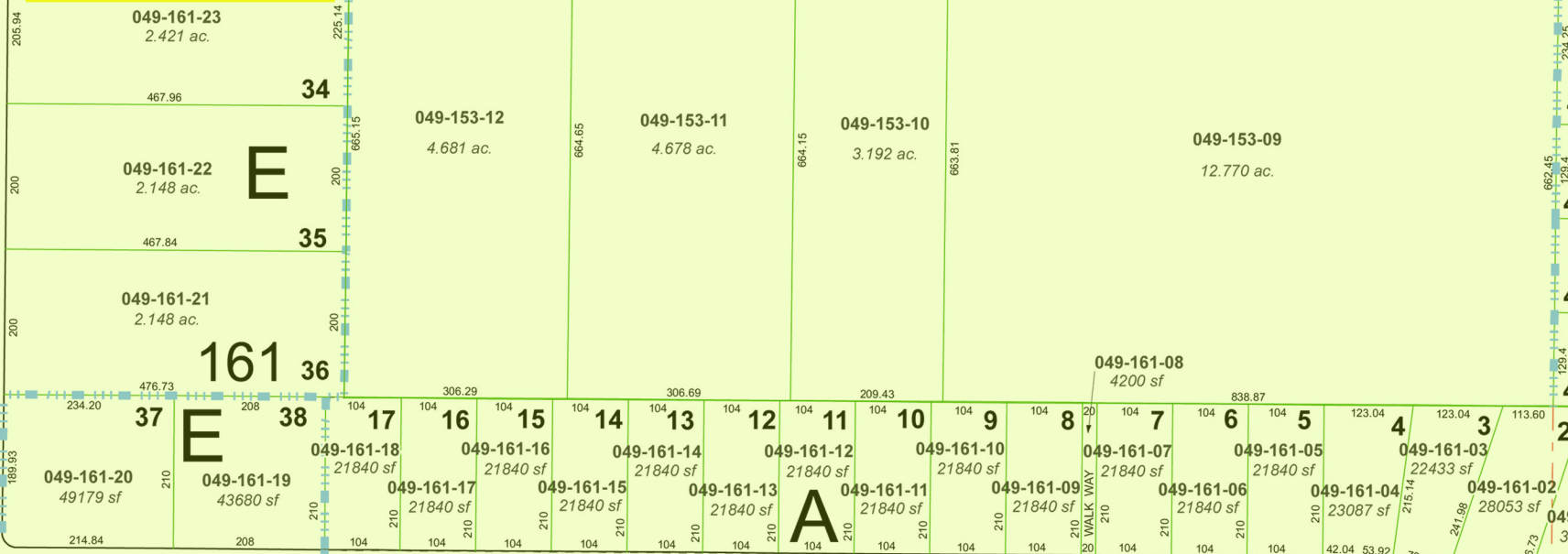
Member of the Southwest Vistas HOA

152-03

40' PRIVATE ACCESS,
PUBLIC UTILITY, AND
DRAINAGE EASEMENT



***** Bat House *****



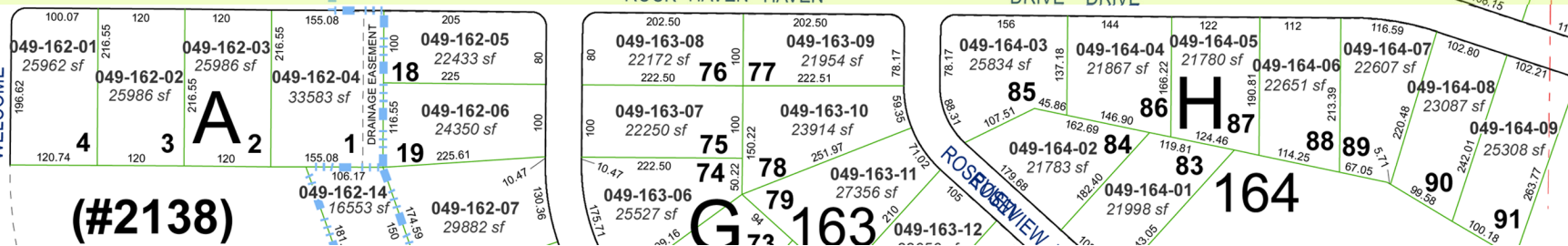
049-165-08
5.18 ac.

165

049-165-05
4.005 ac.

(#2678)
NO. 3-F

(#2138)



ROCK HAVEN DRIVE

ROSEVIEW DRIVE

SOUTHWEST VISTAS HOMEOWNERS ASSOCIATION

Public Hearing Case Number WRZA20-0003
Reno Christian Fellowship Regulatory Zone Amendment
Washoe311@washoecounty.us

April 17, 2020

On March 5, 2020, homeowners involved with this amendment met with the South Truckee Meadows Citizen Advisory Board to review the proposed REZONING plan of the 12.54 acres owned by the Reno Christian Fellowship.

The CAB, after an attentive, heedful and mindful listening period of contiguous neighbors speaking their concern on this rezoning request to go from a one house/per acre up to three houses/per acre plan, the CAB returned with a UNANIMOUS recommendation for a less dense counter proposal of two houses/per acre.

The Southwest Vistas Board of Directors agree that the two houses/per acre would be compliant to all existing surrounding properties and supportive of the property value history that has been established up to the present day.

We are requesting that this application for the higher density be DENIED as it would NOT be in keeping with all existing/surrounding developed lot sizes within a fairly large radius of the Reno Christian Fellowship property.

Respectfully submitted,

Carole Vetter, President
Southwest Vistas HOA

Thank you for taking the time to read my comments regarding the Master Plan Amendment Case number WMPA20-0002 and Regulatory Zone Amendment Case Number WRZA20-0002 (Woodland Village)

My name is Robert Corrado, I have been a resident of Woodland Village since 2007. I am active in the community as I am board President of the Woodland Village Homeowners Association.

I want to support the amendment of the Cold Springs Area Plan, as well the amendment to the Master Plan.

The property subject to these amendments is located adjacent to the Village Center of Woodland Village.

Woodland Village now consists of single-family homes. As I understand it, the proposed project for this property is to be comprised of townhouses as well as single family with small lots. I feel this project will offer a wider, more diversified choice of housing for persons wishing to live in Cold Springs. Not only would this benefit seniors wishing to be near family who already live in Woodland Village, it will offer a starting point for first time home buyers. Overall a positive for not only Woodland Village, but Cold Springs as a whole.

My concern is that this project does not become an de facto apartment complex, dominated by renters who have no investment, either financial or personal in the community. I feel this may be prevented by requiring owners to park in garages provided for each unit, along with limited outdoor parking. Since my house overlooks this parcel, I would like to restrict building height to 2 stories, with the overall height to not exceed the existing family center.

With that being said, I would like to see these amendments and this project to move forward.

Thank you

Robert Corrado

Woodland Village

From: Washoe311
To: [Clayton Judge](#)
Subject: FW: Regulatory Zone Amendment Case #WRZA20-0003
Date: Monday, April 20, 2020 9:21:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks!

From: Washoe311 <Washoe311@washoeconomy.us>
Sent: Monday, April 20, 2020 9:20 AM
To: Christine Bareuther <cbareuther@outlook.com>
Subject: RE: Regulatory Zone Amendment Case #WRZA20-0003

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center 
Communications Division | Office of the County Manager
washoe311@washoeconomy.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: Christine Bareuther <cbareuther@outlook.com>
Sent: Saturday, April 18, 2020 7:29 PM
To: Washoe311 <Washoe311@washoeconomy.us>
Subject: Regulatory Zone Amendment Case #WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

We are Washoe county residents Parcel #049-161-21, living at 13405 Welcome Way, Reno, NV 89511. We bought our property in 1994 and are the original owners. We have lived here for 26 years and paid off our mortgage in the fall of 2018. Our back property line adjoins the Reno Christian Fellowship property. Our parcel is 2.18 acres. We are opposed to the zoning change of the Reno Christian Fellowship property from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum). We feel that the increased volume land use would decrease our property value and the property value of all the parcels adjoining the Reno Christian Fellowship property. The increase from LDS and LDS2 to MDS is inconsistent with the adjacent properties on Welcome Way and Rock Haven Dr. Also if there are 36 units on these parcels there would be a great increase in traffic accessing the one entrance/exit to this area onto Zolezzi Lane which includes all the dwellings in Southwest Vistas and Church attendees. Already traffic is very congested at rush hour times and 36 additional units could possibly add 72 more vehicles to the congestion if each new unit had 2 cars. We hope that there could be transition parcels so that land owners with ½ acre, 1 acre, and 2+ acre parcels would not have more than one unit adjoining their property so as to preserve their land and home values. We would prefer that the zoning stay LDS. Thank you for taking note of our interests and concerns.

Christine A. and Ralph R. Bareuther
775-852-4250

Sent from [Mail](#) for Windows 10

Priscilla Bauer

835 CACTUS CREEK CT.
RENO, NV 89511
775-851-3876
CELL: 775-720-3876
FAX: 775-851-2669
E-MAIL: PERPEE1@AOL.COM

April 18, 2020

Washoe County Planning Commission
Washoe County Commission Chambers
1001 East Ninth Street, Bldg. A
Reno, Nv 89512

Re: Regulatory Zone Amendment Case # WRZA20-0003
(Reno Christian Fellowship)

Proposed Zoning Change for 12.55+ Acres east of Welcome Way from
Unimproved to High-Density Residential

Southwest Truckee Meadows Cab has declined approval of this application for the
following reasons:

1. High Density Lots in the development which would abut existing Low-Density home Sites
2. Use of an existing fire road for ingress/egress purposes.

I personally feel that this app should be rejected for several reasons:

There are currently 376 homes in the adjacent development of Southwest Vistas. Those residents have only one way out onto Zolezzi Lane from Ventana Parkway by way of an existing Roundabout. If the proposed development is allowed to exit at that point, it would create an unacceptable traffic problem. In addition, the proposed exit would have to be on or adjacent to an existing fire road that serves Southwest Vistas.

Also, if the project is approved, I feel that because it is surrounded by Low Density lots that, at a minimum, the proposed lots on the border should conform to the size of the existing surrounding developed lots.

Sincerely,

Priscilla D. Bauer
Home Owner and
Southwest Vistas Home Owners Association
HOA BOARD OF DIRECTORS
Member at Large.

From: Washoe311
To: [Olander, Judge](#)
Subject: FW: MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village) & REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)
Date: Monday, April 20, 2020 9:46:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Washoe311
Sent: Monday, April 20, 2020 9:46 AM
To: Jenna Brooke O'Neil <ladyjbo@gmail.com>
Subject: RE: MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village) & REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



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From: Jenna Brooke O'Neil <ladyjbo@gmail.com>
Sent: Monday, April 20, 2020 9:36 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village) & REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: The Washoe County Planning Committee

Re: MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village) REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)

Since 2004 I and my family have been, and are currently, residents of Woodland Village in Cold Springs. I served on the Woodland Village HOA Board of Directors for 8 years.

I have the highest respect and regard for the Lissner family and Lifestyle Homes but do want to register the concerns I have about ongoing residential development in Cold Springs.

I am in support of new housing that would be affordable and accessible to singles, couples, and seniors, but hope that any new residential development in the area addressed by the requested zoning changes be single story dwellings (especially for senior access) and not include any large apartment complexes. I am especially in favor of tiny homes on foundations.

I am also concerned about the ongoing stress on the primary artery to Hwy 395, Village Parkway, from new residents in the area in question, as well as the additional load this will present for our near capacity sewage treatment plant.

Thank you for the opportunity to share my concerns about these proposed amendments.

Best,
Jenna Brooke O'Neil
18160 Baby Bear Ct
Reno 89508
775.971.1588 H
775.303.7634 M

From: Washoe311
To: [Olander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 20, 2020 9:54:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512


From: Washoe311
Sent: Monday, April 20, 2020 9:54 AM
To: mcwjfamily@aol.com
Subject: RE: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



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1001 E. Ninth St., Bldg A, Reno, NV 89512


From: mcwjfamily@aol.com <mcwjfamily@aol.com>
Sent: Sunday, April 19, 2020 8:34 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

Meeting Date: Monday, April 20 5:30 pm

I am emailing in regards to the proposed rezoning of the 3 parcels (APN: 049-153-10, 11, &12) currently owned by Reno Christian Fellowship Church.

I am a property owner that backs up to this area on the north side. We have many concerns about this proposal and want to voice these arguments **against** the proposed zoning change:

1. Citizen's Advisory Board (CAB) meeting held March 5, 2020 at 6:00 South Valley's Library.

This item was on the agenda and homeowners voiced their opposition against this zoning change. **The CAB voted down this zoning proposal!**

How does this CAB vote impact this hearing? Are our voices not heard or opposition acted upon?

2. Property Values - Negative impact to our property investment ! Lesser value strip houses built.
3. **Zoning of 3 houses/per acre is not consistent with our homes that back up to this property as outlined on map.**

We live here on that border, and our homes are all over .6 acre with some even larger. This is not consistent with Medium density (MDS) 3 homes/acre.

4. Loss of quiet preserve - This zoning proposal allows for much congestion and loss of quiet preserve.
5. Views - Our Homeowners Association allows for single floor homes only, in order to preserve the views!!
Loss of views with new potentially 2-story homes built

****Furthermore, this meeting is scheduled at the exact same date/ time as our Southwest Vistas Homeowners Association meeting !**

Our homeowners will be split between these 2 meetings at the same date/time as it is an election for board members.

From: dschweer-swvhoa@charter.net
To: [Olander, Julee](#)
Subject: FW: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny
Date: Monday, April 20, 2020 10:55:28 AM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

FYI... Please contact me with any questions via reply email or at 775-846-7558. Thank you.

David Schweer

From: dschweer-swvhoa@charter.net
To: "washoe311@washoecounty.us"
Cc:
Sent: Monday April 20 2020 10:46:37AM
Subject: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

Dear Planning Commission Members:

Please deny the applicant's request for a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LOS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MOS) (3 dwelling units/acre maximum- allowing up to 36 units).

The South Truckee Meadows Citizen Advisory Board recommended denial of this request after hearing from numerous nearby neighbors. I live in the adjoining Southwest Vistas neighborhood to the north / northwest of these parcels. I also have served several terms on the Southwest Vistas Home Owners Association Board. I have heard from a number of owners in our HOA who have expressed concern over this potential rezoning and future development who all supported denial of the applicant's request.

I would like to provide some clarification as well. The applicant and their representatives do mention that there are "many lots less than 15,000 sq. feet" (or 3 units per acre) in Southwest Vistas. My quick review of Washoe County's GIS site found only four lots of 376 in Southwest Vistas (SWV) that were technically under 15,000 sq. feet. It is true there are lots just over 1/3 acre and a number of these are concentrated in the interior of Unit 1 of SWV to the north. However, the applicant fails to mention the following:

- The Southwest Vistas Unit 1 lots that border the north side of the applicant's parcels are all 0.5 acres in size or greater, which was required for SWV Unit 1 Planned Development approval. All lots on the south, east, and north sides of SWV Unit 1 that border other parcels are 0.5 acres in size or greater to provide transitions to neighboring parcels. This is true for all the later units of SWV as well, and lots on the northern edge of all of SWV along Ventana Parkway were all required to be 2.5 acres to provide a

transition to the larger parcels and ranches to the north.

- SWV is actually known for its larger lot sizes and the majority of lots are at or near 0.5 acres in size or greater. Even the smaller lots have adjoining common area that creates open space generally to the rear of lots between blocks. This area of the South Truckee Meadows is generally known for its larger lots of 0.5 acres or 1.0 acres or greater and that is one of the reasons buyers are attracted to this area.
- **The applicant also fails to note that all surrounding parcels to the applicant's are 0.5 acres in size or greater**, with those to the west being 2 acres or greater. This is true for at least two rings of parcels surrounding the applicant's parcels. Given the relatively small number of acres and required roadways and easements, it would be difficult to provide a significant transition zones of lots of 0.5 acres or greater or open spaces within the applicant's parcels as has been required in other developments like SWV.

SWV owners near and adjacent to the applicant's parcels are also naturally concerned about the roads and Ventana Parkway roundabout connection that would be required for development of these parcels, along with landscaping. Comment on those will come forth after detailed development plans are submitted.

Again, I urge your denial of this request. It is not compatible with the surrounding parcels and area.

Thank you.

Sincerely,

David J. Schweer
152 Mule Creek Circle
Reno, NV 89511

From: Washoe311
To: Olander_Judge
Subject: FW: WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 20, 2020 11:12:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



From: Washoe311
Sent: Monday, April 20, 2020 11:12 AM
To: Kelli Caprile <lcaprile@charter.net>
Subject: RE: WRZA20-0003 (Reno Christian Fellowship)

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



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-----Original Message-----

From: Kelli Caprile <lcaprile@charter.net>
Sent: Monday, April 20, 2020 11:06 AM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Kelli Caprile <lcaprile@charter.net>
Subject: WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am opposed to the proposed re-zoning of the 3 parcels of land that are immediately to the east of my residence. Approval of this Regulatory Zone Amendment (RZA) will significantly and negatively impact the character of the surrounding neighborhood, a neighborhood which is long established and stable. One only has to look at the plat map to immediately see that approval of this RZA will result in an island of Medium Density Suburban (MDS) parcels SURROUNDED BY a sea of Low Density Suburban (LDS) parcels. How can this be considered appropriate? The South Valleys Citizens Advisory Board (CAB) unanimously rejected/opposed this RZA and yet it is still being pushed forward and at a time when no true public meetings can be held.

In attempting to justify this RZA, it has been stated that "lot sizes to the north and south of the project are less than one acre in size". This is true BUT they are not 0.33 acre (12,000 sq.ft.). In fact, most of the lots to the south are half acre (21,000 sq.ft.), or slightly larger, while the lots to the north range from 0.6 acre to 0.8 acre (25,000-33,672 sq.ft.). And what about the lots to the west of the project? These lots (which have been largely, and conspicuously, omitted from the discussion) are all over 2 acres in size (93,560 sq.ft. and larger). How is this proposed rezoning "highly compatible" with the existing neighborhood? Although Christy corporation states that these larger lots "could be subdivided under the current zoning", the reality is that it would be extremely difficult and unlikely for this to happen. Christy corporation also states that the lots to the north of the project are 9,000-14,000 sq.ft. and this is patently not true.

There have been many statements to the fact that the MDS zoning "is ALLOWED" within the Suburban Residential (SR) master plan, the Washoe County master plan and the Southwest Truckee Meadows area plan. I feel compelled to point out that ALLOWED does NOT mean the same as COMPATIBLE WITH. There are probably several, if not many, areas within the SW Truckee Meadows where MDS is compatible, but the area in question should not be one of them. Over 40 years, this neighborhood has grown and evolved into what it is today. The 3 lots in question make up the last developable parcel in the immediate area and changing their zoning from LDS to MDS is NOT COMPATIBLE with the neighborhood that has grown up around them in spite of the numerous statements to the contrary.

Let me think that my opposition is one of NIMBY let me say that I have lived in my home since 2006 which makes me one of the newer residents. I bought this property because the zoning was LDS and the neighborhood was mature and stable. And before purchasing the property I did my due diligence as regards the vacant lan/lots in the immediate area. Immediately to my west were 3 vacant lots, each over 2 acres, that were zoned LDS; this property is currently being developed ACCORDING TO THIS ZONING. Immediately to my east were 3 vacant lots (the land currently requesting the RZA) that were zoned LDS; I fully expected that this property would be developed at some point but I expected that the development would occur within the LDS zoning requirements (11-12 houses total) and not at a housing density that is triple to that currently allowed. Surely it should be obvious that putting 36 houses in an area that is currently only approved for 11 or 12 is a HUGE change and should be CAREFULLY examined as it will result in a major change to the neighborhood. To further justify such a change in zoning under the guise of necessary because of a "housing crisis" is disingenuous at best; the "housing crisis" in Reno is mostly a problem of affordability rather than availability and building 36 houses on this parcel of land will not address the issue.

Please carefully consider this action. Ideally, a decision should be postponed until a true public meeting can be held. Under the current climate of sheltering in place, many of my neighbors do not feel that they can truly participate. Some have no e-mail; more have no way to teleconference. This issue does not need to be decided today...it is not an emergency and can surely wait for a month or two until all of those who wish to be heard can be heard in a real public forum.

Kelli A. Caprile
13415 Welcome Way
Reno NV

From: Washoe311
To: Olander, Julie
Subject: FW: WRZA20-0003
Date: Monday, April 20, 2020 11:29:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julie,

Please see the feedback/inquiry below.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512

From: Sandra Martinez <2santaluciac@gmail.com>
Sent: Monday, April 20, 2020 11:22 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Planning Commission, We have looked at the proposed zoning change for above project and find that there are conditions which are not fully explained nor mitigated. We live in SW Vistas and in the closest side to the project, houses are on one-half to ~1 acre and on the west side a large SFD is on at least an acre. Our house is on .95 acres. There is also a 7 acre parcel with 1 home within the subdivision and many open walking areas. We feel that a 12.55 acre total parcel could be divided into 1/2 acre lots= ~24 total units which would be much more in keeping with the surrounding homes.

Instead of rezoning to MDS, we propose that the church apply for a variance for this project of 2 units per acre.

1.Considerations: a. Entry Road- Proposed is to use the SWV round-about; This was constructed by them and is landscaped by the HOA. What considerations will be made by the new subdivision on increased traffic and cost for landscape and road maintenance? Also, will the new development pay SWV fees to help maintain the roundabout and adjoining landscaping?

Will the current Zolezzi dirt road be redone to be entered at a better angle after the roundabout? The current angle is too sharp a turn.

We think a better idea is to have the main access be along the church parking lot and leave Zolezzi as an emergency exit.

b. During construction. We propose that the large trucks and heavy equipment be required to enter the construction site through the paved church parking lot road. This is an easy left turn for large trucks and will help alleviate the congestion and heavy usage on the roundabout and Ventana. Also, until Zollezi is paved, constant driving on the dirt road will be a huge mess for the adjoining homes.

While we understand that the church wants to get the most money they can for their property, they should also understand that their neighbors do not look forward to years of the noise and mess associated with a construction project and the extra traffic that will follow. A 2 unit/acre parcel size is a more than fair compromise for the church to make.

Sincerely,

Edward P. Martinez, PE
Martinez Construction Co.
SWV Homeowner
W. Acoma Rd.

From: Washoe311
To: [Clayder Julee](#)
Subject: FW: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny
Date: Monday, April 20, 2020 11:14:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks Julee!



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washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512



From: Washoe311
Sent: Monday, April 20, 2020 11:14 AM
To: dschweer-svwhoa@charter.net
Subject: RE: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

Good morning,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate Planning Commission administrative staff member.

Let us know if we can provide additional information.

Thank you,



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From: dschweer-svwhoa@charter.net <dschweer-svwhoa@charter.net>
Sent: Monday, April 20, 2020 10:47 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Planning Commission: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) - Please deny

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Planning Commission Members:

Please deny the applicant's request for a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LOS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MOS) (3 dwelling units/acre maximum- allowing up to 36 units).

The South Truckee Meadows Citizen Advisory Board recommended denial of this request after hearing from numerous nearby neighbors. I live in the adjoining Southwest Vistas neighborhood to the north / northwest of these parcels. I also have served several terms on the Southwest Vistas Home Owners Association Board. I have heard from a number of owners in our HOA who have expressed concern over this potential rezoning and future development who all supported denial of the applicant's request.

I would like to provide some clarification as well. The applicant and their representatives do mention that there are "many lots less than 15,000 sq. feet" (or 3 units per acre) in Southwest Vistas. My quick review of Washoe County's GIS site found only four lots of 376 in Southwest Vistas (SWV) that were technically under 15,000 sq. feet. It is true there are lots just over 1/3 acre and a number of these are concentrated in the interior of Unit 1 of SWV to the north. However, the applicant fails to mention the following:

- The Southwest Vistas Unit 1 lots that border the north side of the applicant's parcels are all 0.5 acres in size or greater, which was required for SWV Unit 1 Planned Development approval. All lots on the south, east, and north sides of SWV Unit 1 that border other parcels are 0.5 acres in size or greater to provide transitions to neighboring parcels. This is true for all the later units of SWV as well, and lots on the northern edge of all of SWV along Ventana Parkway were all required to be 2.5 acres to provide a transition to the larger parcels and ranches to the north.
- SWV is actually known for its larger lot sizes and the majority of lots are at or near 0.5 acres in size or greater. Even the smaller lots have adjoining common area that creates open space generally to the rear of lots between blocks. This area of the South Truckee Meadows is generally known for its larger lots of 0.5 acres or 1.0 acres or greater and that is one of the reasons buyers are attracted to this area.
- **The applicant also fails to note that all surrounding parcels to the applicant's are 0.5 acres in size or greater**, with those to the west being 2 acres or greater. This is true for at least two rings of parcels surrounding the applicant's parcels. Given the relatively small number of acres and required roadways and easements, it would be difficult to provide a significant transition zones of lots of 0.5 acres or greater or open spaces within the applicant's parcels as has been required in other developments like SWV.

SWV owners near and adjacent to the applicant's parcels are also naturally concerned about the roads and Ventana Parkway roundabout connection that would be required for development of these parcels, along with landscaping. Comment on those will come forth after detailed development plans are submitted.

Again, I urge your denial of this request. It is not compatible with the surrounding parcels and area.

Thank you.

Sincerely,

David J. Schweer
152 Mule Creek Circle
Reno, NV 89511

Washoe County Planning Commission

April 20, 2020

With all due respect I strenuously object to amending the zoning for case number WRZA20-0003. I have lived within a few blocks of the subject parcels for 40 years and almost adjacent for the past 20+. As the area has been developed, the rural nature of the original plan has been maintained. The original Low Density Suburban zoning for the subject parcels is consistent with both the plan and the subsequent execution for the area.

The existing developed housing parcels adjacent to the subject parcels Average .90 acres in size (see attached Spreadsheet for calculations). Additional properties within two parcels of the proposed zone amendment average .95 acres. This does not include the various open spaces that contribute to the overall low density of the area. Studying the Washoe County Regional Mapping System I could not find any parcels in the whole area less than half an acre.

These are planned, existing, Low Density Suburban neighborhoods that are a joy to live in. There is absolutely no need to degrade these existing neighborhoods, except for the greed of a one-time profit. This is not an inner-city brown field project. There is no driving civic need to support the zoning amendment. The only rationale for the change is for the seller and the developer to increase their one-time profit.

I find it morally objectionable that the seller or the developer would significantly damage the neighborhood to increase their one-time profit. The Washoe County Planning Commission should stand by the original zoning and maintain the existing Low Density Suburban Zoning.

Respectfully

Michael Black LTC USAF Ret.

From: Washoe311
To: [Olander, Julie](#)
Subject: FW: Public input for Planning Commission meeting April 20, 2020
Date: Monday, April 20, 2020 12:12:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Julie,

Please see below.

Thank you,



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From: The Mahoneys <franciem@sbcglobal.net>
Sent: Monday, April 20, 2020 12:02 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public input for Planning Commission meeting April 20, 2020

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To whom it may concern,

As adjacent property owners, we are writing to express our opposition to the proposed zoning change for the Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship).

We understood the zoning of the property when we purchased our home and are not contesting the development at the existing low density designation. However, we feel the proposed zoning change from Low Density to Medium Density is incompatible with the surrounding area, despite county findings to the contrary. It has been noted that some of the surrounding properties, while zoned low density, do not meet the minimum lot size for low density, they are still significantly larger than what is allowable under a medium density designation. Allowing a prior developer to get away with such lot size adjustment is not a reason to permit adjacent properties to alter their zoning as a result. Increasing to 3 sites per acre is far in excess of the existing surrounding neighborhoods, has the potential to decrease property values as well as quality of life, and will have a minimal benefit to any housing shortage in the area.

The bottom line is this is not about increasing needed housing, this is about money. The idea that zoning of these properties can be changed for the benefit of the one property owner to the detriment of the surrounding community is poor community management but makes strong statements. One being the Reno Fellowship Church is only concerned with their "good neighbor" status, as one of their visiting pastors impressed upon us in their door-to-door damage control campaign, until it conflicts with their profit, and the other that the Washoe County Planning Commission priority is not concerned for the quality of life for existing, long standing residents of the surrounding neighborhoods.

We hope the planning commission will reconsider their stance on the rezoning of the three properties in question. Thank you for allowing us to participate in this public process.

Clay and Frances Mahoney
Rock Haven Drive

From: Washoe311
To: [Clayder Judge](#)
Subject: FW: Public hearing: case #wrza20-0003
Date: Monday, April 20, 2020 3:35:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: Washoe311
Sent: Monday, April 20, 2020 3:35 PM
To: Kathy Clewett <kathyclewett@yahoo.com>
Subject: RE: Public hearing: case #wrza20-0003

Good afternoon,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



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-----Original Message-----

From: Kathy Clewett <kathyclewett@yahoo.com>
Sent: Monday, April 20, 2020 1:14 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public hearing: case #wrza20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon.

I would like the following statement read into the record for this zone amendment.
I am against the zone change to go from 1 house per acre to 3 houses per acre.

> We are not able to have adequate representation at this time. This amendment discussion should be delayed until after the covid 19 situation is over. Not being able to physically be at this meeting isn't credible.

If this meeting is going forward anyway, please read the following:

>The CAB has voted this down. The members of the CAB are residents of the area, the closest to the public as to representation. Their vote needs to count.

>When I bought my house (on Rock Haven) I was told, by the pastor of the church, the parcels wouldn't ever be sold and they had no definite plans with the area but were thinking of putting in a soccer field or playground

>Zolezzi and Thimas Creek CAN'T handle the traffic

>A new 1100 student intermediate school is opening in the fall, which will dramatically alter the traffic patterns for the entire area, especially on Zolezzi and Thomas Creek roads.

>This discussion is taking place before it should be taking place. The parcels shouldn't be contemplated to being changed for zoning until AFTER the school has opened and been running for a period of time

>A new, accurate traffic study needs to be done AFTER the school has been open for awhile

>What are the covenants associated with these parcels, as to the original gift language? Where the church sits, where the solar array sits, all of this land was a gift so a church could be created. Is a sale of the land in violation of the gift? Does the gift even allow a sale?

>This 12 acre parcel is one of the last areas where the wildlife can be safe

Once again, I am against the zone change and I'm not certain selling the parcels is legal as to the original wording of the gift. What the church wants to do is accomplishable by not changing the zoning and not selling the parcels.
Thank you for your time.

Kathy
Sent from my iPhone.

From: [Christine Young](#)
To: [Olander, Julee](#)
Subject: Reno Christian Fellowship Inc, Zolezzi Lane, Zone Amendment Case WRZA20-0003
Date: Sunday, April 19, 2020 3:15:11 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello -

I am commenting to object to the proposed amendment changing the zoning on the 3 parcels. I am adamantly against the proposed change for the following reasons:

The current owners were 100% well aware of what the property was zoned for when they purchased it. There is good reason for the current zoning as it maintains the intended feel and environment of an old, well established Reno neighborhood that gives the city the character it has. If you want to build additional houses, sell the property as is, and go buy in a neighborhood that is already zoned that way. There are plenty of them already out there. The destruction of this neighborhood for your own selfish goals is not wanted.

Zolezzi Lane can't handle the additional and ungodly traffic this zoning change will create. It is a 2 lane road in a neighborhood with a rural character. The additional traffic will create traffic issues, additional air quality and pollution issues. The infrastructure in the area will be irreversibly damaged with the additional people and traffic created. Again pointing to the reason the zoning as is was a good idea when it was established, and is still the correct zoning.

All access routes to the parcels involved include travel through a school zone, either Montessori, Lenz, or Marvin Picollo schools. Recent increases in pedestrian school zone accidents, including deaths and injury of school children, has been a common and extremely sad topic on the news. Increasing the ongoing traffic that will have a direct, negative effect in several school zones is the height of irresponsibility.

To summarize, the negative effects of increased traffic, more vehicle activity in school zones and pedestrian areas, increased pollution, and the degradation of the character of a well established Nevada neighborhood are all reasons I am opposed to the change.

Thank you,
Christine Young
Homeowner on Fellowship Way in the neighborhood of the proposed change

From: [Washoe311](#)
To: [Planning Counter](#)
Cc: [Glander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, April 10, 2020 2:04:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: Julie Meyer <jkmeyer53@gmail.com>
Sent: Friday, April 10, 2020 12:25 PM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Julie Meyer <jkmeyer53@gmail.com>
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Planning Commission:

Since the public hearing for this regulatory zone amendment will be closed to the public due to the COVID-19 pandemic, please accept this email as my comments on this matter. I am in opposition to the proposal for changing the 12.55 acres owned by Reno Christian Fellowship Church from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

We've lived here for over 27 years and in that time traffic on Zolezzi Lane has already increased from the extension of Ventana Parkway and the growth of Reno Christian Fellowship. Allowing 37 additional units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the additional anticipated traffic coming from a new middle school at Thomas Creek Rd. and Arrowcreek Pkwy. and I don't see Washoe County maintaining proper repairs versus the constant "band-aids" we receive currently, especially to our roads.

Finally, this entire area is composed primarily of larger lots with 1-2 houses per acre, a major reason why we and our fellow residents chose to purchase property here. The proposed amendment would fundamentally and negatively change the character of the surrounding neighborhoods.

Thank you for adding my comments to the record.

Sincerely,

Julie Meyer
1900 Rock Haven Drive
Reno,
NV 89511
Phone: 775-852-6141
Cell: 775-846-7918
Email: jkmeyer53@gmail.com

From: Washoe311
To: planning@washoecounty.us
Cc: [Clander, Jules](mailto:Clander_Jules)
Subject: RE: Postpone Meeting- April 20 5:30 WRZA20-0003
Date: Friday, April 10, 2020 2:46:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: mcwjfamily@aol.com <mcwjfamily@aol.com>
Sent: Friday, April 10, 2020 12:20 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Postpone Meeting- April 20 5:30 WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

WRZA20-0003

Hello,

We are requesting a postponement to this meeting scheduled for April 20, 5:30.

This directly conflicts with our own Homeowner's Association meeting on the same date and time!

We will have people that are needed at both meetings at the same time.

This is NOT okay!!

Please advise as to a procedure to follow to postpone this meeting.

Thank you,

Michael & Cheryl Jordan

5121 West Acoma Road
Reno, NV 89511

775-722-9383

From: [Gerald Lent](#)
To: [Olander, Julee](#)
Subject: Regulatory Zone Amendment Case Number WRZA20-0003
Date: Friday, April 10, 2020 3:03:12 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

As a resident of Southwest Vistas , I received a notice of your hearing on this case on Monday, April 20, 2020. I would like to request that this hearing be postponed so I can attend in person. This meeting conflicts with our Homeowners Association Meeting at the same time on April 20, 2020. I feel that it is essential that I, and our HOA members be allowed to participate in this meeting but would be unable to because of the HOA's required end of year financial meeting at the same time.

I oppose the rezoning from LDS(1) to MDS(3) and feel very strongly that I would like to address the Commission in person on this matter.

Thank you for your consideration on this manner.

Sincerely,
Dr. Gerald A. Lent
5100 West Acoma Road
Reno, Nv. 89511

From: [Washoe311](#)
To: planning@washoecounty.us
Cc: [Glander, Julie](#)
Subject: FW: Subject: WRZA20-0003
Date: Monday, April 13, 2020 10:21:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: LYNNE BONINE <lmbonine@sbcglobal.net>
Sent: Sunday, April 12, 2020 11:20 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Subject: WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Our location at 5111 W Acoma Rd., Reno, NV 89511 wish to DENY the Reno Christian Fellowship Church Proposed Development.
Lynne Bonine

Sent from [Mail](#) for Windows 10

From: Washoe311
To: planning@washoecounty.us
Cc: [Glander, Julie](#)
Subject: FW: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)
Date: Friday, April 10, 2020 2:08:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!!



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From: Russell F Meyer <rformeyer@unr.edu>
Sent: Friday, April 10, 2020 12:11 PM
To: Washoe311 <Washoe311@washoecounty.us>
Cc: Russell F Meyer <rformeyer@unr.edu>
Subject: Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Planning Commission:

Since the public hearing for this regulatory zone amendment will be closed to the public due to the Covid-19 emergency, please accept this email as my comments on the matter. I oppose the proposal for changing the 12.55 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Traffic on Zolezzi Lane has already increased from the extension of Ventana Parkway and the growth of Reno Christian Fellowship. Allowing 36 additional units in an area that already receives limited proper road and drainage attention will only make matters worse. Combine that with the additional anticipated traffic coming from a new middle school at Arrowcreek Pkwy. and Thomas Creek Rd. and I don't see Washoe County maintaining proper repairs versus the constant "band-aids" we receive currently.

Finally, this entire area is composed primarily of larger lots, a major reason the residents chose to purchase property here. The proposed amendment would fundamentally and negatively change the character of the neighborhood.

Thank you for adding my comments to the record.

Sincerely,
Russell F Meyer

1900 Rock Haven Drive

Reno, NV 89511

Cell: (775) 527-2873

Email: rformeyer@unr.edu

From: [Washoe311](#)
To: planning@washoecounty.us
Cc: [Glander, Julie](#)
Subject: FW: Subject: WRZA20-0003
Date: Monday, April 13, 2020 10:21:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: LYNNE BONINE <lmbonine@sbcglobal.net>
Sent: Sunday, April 12, 2020 11:20 AM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Subject: WRZA20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Our location at 5111 W Acoma Rd., Reno, NV 89511 wish to DENY the Reno Christian Fellowship Church Proposed Development.
Lynne Bonine

Sent from [Mail](#) for Windows 10

From: [Shauna Adams](#)
To: [Olander, Julee](#)
Subject: Rezoning of property off Zolezzi Lane
Date: Monday, April 13, 2020 1:43:34 PM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Washoe County Commissioners and Planning Staff

I strongly object to rezoning the property on APN's 049-153-10, 11 & 12. This property has been zoned as low density. The roads and utilities including gas, electricity and water in this area were designed to support a low density environment. The owner of this property was aware of the density zoning when the property was purchased. Pushing this to a medium density zoning will tax systems not equipped for this level of development. The roads around Zolezzi, Thomas Creek, Fellowship Way, and Welcome Way are currently deteriorating to the point that resurfacing will be a major project. Washoe County does not appear to have the money to support infrastructure now. Changing this zoning will only exacerbate an already crumbling area.

Shauna Adams
renoadams@yahoo.com

From: Washoe311
To: planning@washoecounty.us
Cc: Olander_Jules
Subject: RE: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 13, 2020 10:55:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



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From: JIM COLLINS <jamescollinsjr@yahoo.com>
Sent: Sunday, April 12, 2020 1:13 PM
To: olander@washoecounty.us
Cc: Washoe311 <Washoe311@washoecounty.us>
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)

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Ms.Olander

The property in question was zoned LDS for a reason. Most likely it was zoned for similar housing development over the years so families could enjoy their homes and their lots in a similar sized neighborhood. Changing it to MDS is also for a reason; a financial one. Washoe County should have no involvement with such a reason.

The land is less valuable to a contractor who would only be able to build 12 homes. Amending the zone to MDS, allows another 24 homes to be built therefore increasing the sales value for the church. This is not a valid reason for the county to change the zoning.

The church claims to be neighborhood friendly (or a friend of the neighborhood), but what friend reduces the value of their neighbor's home? The church is a corporation (Reno Christian Fellowship, INC). We respect, participate, and endorse capitalism, but we do begrudge the good neighbor guise. It is their property and we do not begrudge them getting as much as they can, but not at the expense of our property values. Why would the county want to even be a part of this?

I hope there is an assessment on the surrounding property values BEFORE you decide on pushing the amendment. If that assessment shows a decline in our property values, do you think our good neighbor the church, will compensate all of us for our losses; will you? Does the county really want to be the culprit who reduced our homes/investments for no reason other than getting the church more money? It should have never been brought up. Again, LDS was zoned for a reason. It is not broken, do not fix it.

In summary "our friend the church" wants you, the county, to change the zoning from LDS to MDS, almost tripling the value of the land.

Meanwhile those of us who have lived here for over a decade watch our property value decrease with no offset just because the county, if it folds and changes the zone, says so.

Isn't it your jobs to protect us, the citizens? Corporations did not put you in office we did, the people.

I went to most of the Wildcreek/Convention/WCSD meetings and to my chagrin, learned that with some municipalities, environmental impact studies are irrelevant and don't exist with some projects. Our backyard, last year and the year before, had severe flooding. We want to see the environmental impact study at least a month before your vote.

Our vote, if we have one, is no on Regulatory Zone Amendment Case # WRZA20-0003

Regards.....Lynne Bonine & Jim Collins
5111 W Acoma RD

From: [Rod Soule](#)
To: [Olander, Julee](#); [Washoe311](#)
Subject: Regulatory Zone Amendment Case # WRZA20-0003 (Reno Christian Fellowship)
Date: Tuesday, April 14, 2020 5:03:48 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Ms. Olander

I wish to express my opposition to the above referenced action to rezone the properties owned by Reno Christian Fellowship. The rezoning action is not appropriate for the location and is in conflict with your approved Master plan. All three parcels are surrounded by zoning Low Density Single Family Residential. This would create an island of Medium Density that is not consistent with the neighborhood. The Rezoning application asserts that the MDS and LDS zoning are compatible. There has to be a boundary somewhere, and this compatibility would apply. It is not applicable or compatible when you are creating an isolated island of MDS zoning inside of a long established (20 plus years) area of LDS zoning.

This action would also adversely impact the home values of the immediate neighborhood. While the Church's application indicates their intent to be involved with the development of the property, they will not have that control once the property is sold to a developer. This Rezoning application is an easy way to inflate the value of the property and then after the sale have little responsibility for the impacts to the neighborhood.

Based on conversations with former elders of the church, these properties were intended to be used by the Church so that they would have property to expand their facilities and serve the community, not as a revenue source from the sale of these properties.

I am also very concerned about the access to these properties. The intent is to utilize existing fire road easements that are inadequate for the proposed density. These easements were agreed to originally to provide just that, emergency fire access and utility access. These easements were not agreed to to provide access to multiple homes and development. These easements are not large enough to be adequate to provide access that meet current county standards. The applicant is using easements across property owned by the very homeowners they are impacting to provide access to their project. Why is the church not using their own property to access the development. To use their own reasoning, it would only be a couple of hundred cars a day.

The roundabout intended for the access, was not designed for traffic control, but rather as a traffic calming. The Roundabout slows traffic from the Southwest Vistas development before it reaches the congested church access. This roundabout is not

From: [Tom Black](#)
To: [Olander, Julee](#)
Subject: REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship)
Date: Monday, April 13, 2020 7:57:22 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Ms. Olander,

I ask that the REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0003 (Reno Christian Fellowship) be delayed until true public meetings can be held with the public actually present at the hearings. This hearing can justifiably be delayed to such time when citizens can be heard in person. The purposed technology work around is not acceptable.

Respectfully,

Tom Black

775-358-7773

designed to control merging traffic from this development and Southwest Vista.

Rod and Robin Soule
5110 West Acoma Rd, Reno, NV 89511

rodsoule@gmail.com

775-303-6367

From: [Rhonda Wilson](#)
To: [Olander, Julee](#)
Subject: Zoning change top of Zolezzi, Reno Christian Fellowship
Date: Thursday, April 16, 2020 8:15:11 AM

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

Has there been any traffic studies on the areas that another increase in housing density will cause? Namely, Zolezzi and Arrowcreek Pkwy, Arrowcreek and S. Virginia, Arrowcreek and Thomas Creek? Everything filters down the hill to the Zolezzi, Arrowcreek Parkway, S. Virginia intersections.

In recent years the county has approved, several townhome/condo/apartment complexes, several new house subdivisions, an ice rink, another school. All this traffic filters down to this one area, especially when school gets out.

There are not enough lanes on lower Arrowcreek and certainly no room on Wedge Parkway either.

Zolezzi is one lane and residential, Thomas Creek is one lane and residential, Arrowcreek Parkway is one lane at the bottom end, Wedge Parkway is one lane. I have sat thru 3 and 4 light changes at Arrowcreek Parkway and S.

Virginia trying to get on S. Virginia. Then too, it can take several light changes and traffic that is backed up just to get to the freeway from S. Virginia.

Please study and consider the amount of traffic that occurs when it has to filter down to this one area.

We have yet to see what the ramifications will be just with the addition of the Marcie Herz school.

Please consider this.

Thank you.

Rhonda Wilson
5550 Ventana Parkway
Reno, NV 89511
827-2271

Sent from my iPad

Washoe County Planning Commission

April 20, 2020

With all due respect I strenuously object to amending the zoning for case number WRZA20-0003. I have lived within a few blocks of the subject parcels for 40 years and almost adjacent for the past 20+. As the area has been developed, the rural nature of the original plan has been maintained. The original Low Density Suburban zoning for the subject parcels is consistent with both the plan and the subsequent execution for the area.

The existing developed housing parcels adjacent to the subject parcels Average .90 acres in size (see attached Spreadsheet for calculations). Additional properties within two parcels of the proposed zone amendment average .95 acres. This does not include the various open spaces that contribute to the overall low density of the area. Studying the Washoe County Regional Mapping System I could not find any parcels in the whole area less than half an acre.

These are planned, existing, Low Density Suburban neighborhoods that are a joy to live in. There is absolutely no need to degrade these existing neighborhoods, except for the greed of a one-time profit. This is not an inner-city brown field project. There is no driving civic need to support the zoning amendment. The only rationale for the change is for the seller and the developer to increase their one-time profit.

I find it morally objectionable that the seller or the developer would significantly damage the neighborhood to increase their one-time profit. The Washoe County Planning Commission should stand by the original zoning and maintain the existing Low Density Suburban Zoning.

Respectfully

Michael Black LTC USAF Ret.

From: Washoe311
To: [Clayder Judge](#)
Subject: FW: Public hearing: case #wrza20-0003
Date: Monday, April 20, 2020 3:35:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Please see below. Thanks!



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512
[Twitter](#) [Facebook](#) [LinkedIn](#)

From: Washoe311
Sent: Monday, April 20, 2020 3:35 PM
To: Kathy Clewett <kathyclewett@yahoo.com>
Subject: RE: Public hearing: case #wrza20-0003

Good afternoon,

This is a confirmation your email was received by the Washoe County Manager's Office and has been provided to the appropriate administrative staff member for the April 20, 2020 Planning Commission meeting.

Let us know if we can provide additional information.

Thank you,



Washoe311 Service Center
Communications Division | Office of the County Manager
washoe311@washoecounty.us | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491
1001 E. Ninth St., Bldg A, Reno, NV 89512
[Twitter](#) [Facebook](#) [LinkedIn](#)

-----Original Message-----

From: Kathy Clewett <kathyclewett@yahoo.com>
Sent: Monday, April 20, 2020 1:14 PM
To: Washoe311 <Washoe311@washoecounty.us>
Subject: Public hearing: case #wrza20-0003

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon.

I would like the following statement read into the record for this zone amendment.
I am against the zone change to go from 1 house per acre to 3 houses per acre.

> We are not able to have adequate representation at this time. This amendment discussion should be delayed until after the covid 19 situation is over. Not being able to physically be at this meeting isn't credible.

If this meeting is going forward anyway, please read the following:

>The CAB has voted this down. The members of the CAB are residents of the area, the closest to the public as to representation. Their vote needs to count.

>When I bought my house (on Rock Haven) I was told, by the pastor of the church, the parcels wouldn't ever be sold and they had no definite plans with the area but were thinking of putting in a soccer field or playground

>Zolezzi and Thimas Creek CAN'T handle the traffic

>A new 1100 student intermediate school is opening in the fall, which will dramatically alter the traffic patterns for the entire area, especially on Zolezzi and Thomas Creek roads.

>This discussion is taking place before it should be taking place. The parcels shouldn't be contemplated to being changed for zoning until AFTER the school has opened and been running for a period of time

>A new, accurate traffic study needs to be done AFTER the school has been open for awhile

>What are the covenants associated with these parcels, as to the original gift language? Where the church sits, where the solar array sits, all of this land was a gift so a church could be created. Is a sale of the land in violation of the gift? Does the gift even allow a sale?

>This 12 acre parcel is one of the last areas where the wildlife can be safe

Once again, I am against the zone change and I'm not certain selling the parcels is legal as to the original wording of the gift. What the church wants to do is accomplishable by not changing the zoning and not selling the parcels.

Thank you for your time.

Kathy
Sent from my iPhone.

Cahalane, Daniel

From: SM Dinan <drmnbig75@gmail.com>
Sent: Friday, April 10, 2020 10:20 AM
To: Cahalane, Daniel
Subject: Case WRZA20-0004 Village Pkwy Rezone Mtg 05-05-2020

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Mr. Cahalane,

RE:Case WRZA20-0004 Village Pkwy Rezone Mtg 05-05-2020

Good morning, I wanted to make sure myself and several concerned community members in Cold Springs will have the chance to voice our concerns and disagreements. I know this is scheduled for a public meeting on May 5, 2020. With all the Covid restrictions, I want to make sure a PUBLIC meeting still takes place at some point and any decisions be postponed until a PUBLIC meeting can take place.

If you could please give me any updates on changes to the schedule, I would greatly appreciate it.

Stay Safe.
Thank you,
Stacey Dinan

From: rodsoule@gmail.com
To: [Olander, Julee](#)
Subject: Board of Commissioner Meeting - June 23 Case # WRZA20-0003 RCF
Date: Wednesday, May 20, 2020 5:13:49 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Ms. Olander

I wanted to restate my opposition to the above referenced Rezoning application.

It is my understanding that the Applicant has files an Appeal of the decision by the Planning Commission.

The Appeal will be heard by the County Commissioners at their board meeting on June 23.

These are my concerns

1. The Citizens Advisory Board and the Planning Commission both had the same response to the current application. Both denied the application. Both boards took input from County staff, the applicant, and public input that was unanimously in opposition to the application. There was nothing irregular, or egregious that would warrant the County Commissioners overturning these decisions.
2. The applicant asserts that the MDS and LDS zoning are "Compatible" Zoning based upon the regional plan. There has to be some places where MDS and LDS are adjacent in any planning scenario. In that instance they are compatible. The usage is not compatible when you are inserting an island of MDS in the middle of an old (+20 Years) established area of LDS and rural zoning. The nearest MDS zoning is over a mile away from this property.
3. The applicant is asking permission to build up to 36 homes on the property. Based on the 12 acres of property and allowing for a 20 percent reduction due to roads and utilities, the remaining property and 36 homes would yield lots of 11,600 SF or .26 acres. This is significantly smaller than any properties within a mile of this project.
4. All of the parcels adjacent to the proposed zoning are over 1/2 acre in size. This will adversely affect their home values to be adjacent to 1/4 acre lots.
5. Access to the property has been raised as an issue. The applicant is relying on easements across neighboring land owners to access their project. They are not proving access through their own parcel.
6. The Traffic Roundabout was not designed as a traffic control feature. It was designed to be a traffic calming feature to slow traffic to and from Ventana Parkway. Significant improvements to the roundabout would be necessary to meet Traffic Control Criteria. Which again would require more access easements and property from adjacent land owners. Land owners that are in opposition to this project. The applicant claims to want to be a good neighbor. Why are they not donating the property for the access to their project?

Rod Soule

5110 West Acoma Rd

775-303-6367

rodsoule@gmail.com

To: Washoe County Commissioners

RE: WRZA20-0003 Appeal

18 July 2020

As residents in SW Vistas, adjacent to the RCF, we appreciate and support the unanimous decision by both the CAB and Washoe County Planning Commissions to deny the church's request for a zoning change from LDS to MDS for the 12.55 acres that they want to sell. We urge the Washoe County Commission to uphold these 2 denials and to deny this current appeal. We see no reason to make a change for approval.

As stated by many of us at the April 20th meeting, we feel that the zoning request is not compatible with the adjacent homes and that the additional traffic will be a burden to everyone living at the end of Zolezzi. All of the adjacent homes are on ½ to almost 1 acre lots with open space behind their homes. The homes along Ventana are 2+ acres. One argument made for smaller lot sizes was that further into the SWV development, there are homes on smaller lots. Though there are some homes on smaller lots, they all back up to open space thus maintaining the feel of larger lots. No homes are placed backyard to backyard.

A major concern that many of us have is how the property will be accessed both during construction and in the final development. There are several problems if the current Zolezzi Emergency Road becomes the entry: 1) it means that SWV will lose an emergency exit road vital to safety since Ventana is the only access road 2) the current right hand turn off of the roundabout is at an angle that is not easily maneuverable to cars much less large construction trucks and 3) the roundabout is meant to slow down traffic into the SWV development from 35 to 25 miles per hour not serve as a traffic directional at a busy intersection. As it is now, very few people use it to go around and back down onto Zolezzi.

The entry to the subdivision would be much better via the street that enters the church parking lot. This access would avoid more cars and trucks using the roundabout and would provide a safer angle of entry. The developer (the church) should have to mitigate the traffic on its property and not have SW Vistas with ~370 units suffer the increased traffic.

Lastly, how is it possible to approve this appeal without seeing any proposed site plan showing streets, parking and lot layout? Once streets, parking and hopefully some open space are figured into the equation, how can you fit 36, 1/3 acre lots into 12.55 acres?

Sincerely, Edward P. Martinez/ Professional Engineer & Licensed Contractor
Sandra R. Martinez

July 12, 2020

Board of County Commissioners,

To whom this concerns,

I am writing this letter in regards to the WRZA20-0003 appeal from the Reno Christian Fellowship (RCF) Regarding rezoning of their property adjacent to my home on Tucumcari Circle. I ask that you uphold the two resent rezoning request from RCF to change lot size from Low Density Suburban to Medium Density, with no changes. The homes that are surrounding the area are on ½ to 2 ½ acre parcels with space between each home, this change would not be compatible to this area.

I am also concerned about traffic. There is only one access road Ventana in and out of our properties in case of emergencies. This change would also cause additional traffic. I see no reason why there should be any zone change to this area.

Please consider leaving the zoning as is for the safety and compatibles to this area.

Sincerely,

Doug Bryan

To: Washoe County Commissioners

RE: WRZA20-0003 Appeal

18 July 2020

As residents in SW Vistas, adjacent to the RCF, we appreciate and support the unanimous decision by both the CAB and Washoe County Planning Commissions to deny the church's request for a zoning change from LDS to MDS for the 12.55 acres that they want to sell. We urge the Washoe County Commission to uphold these 2 denials and to deny this current appeal. We see no reason to make a change for approval.

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Lastly, how is it possible to approve this appeal without seeing any proposed site plan showing streets, parking and lot layout? Once streets, parking and hopefully some open space are figured into the equation, how can you fit 36, 1/3 acre lots into 12.55 acres?

Sincerely, Edward P. Martinez/ Professional Engineer & Licensed Contractor
Sandra R. Martinez



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Trevor Lloyd, Secretary

Monday, April 20, 2020
5:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Monday, April 20, 2020, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

No members of the public were allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Chesney called the meeting to order at 5:30 p.m. He provided Zoom instructions for Public Comment. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes (Remote via Zoom)
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Eric Young, Senior Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office (Remote via Zoom)
Michael Large, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Chair Chesney led the pledge of allegiance.

3. *Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

4. *Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. *General Public Comment and Discussion Thereof

Chair Chesney opened the Public Comment period. With no requests for public comment, Chair Chesney closed the public comment period.

6. Approval of Agenda

Chair Chesney noted item 8B would be moved and heard before item 8A. In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the April 20, 2020, meeting as amended. Commissioner Donshick seconded the motion, which passed unanimously with a vote of six for, none against.

7. Approval of March 3, 2020 Draft Minutes

Commissioner Donshick moved to approve the minutes for the March 3, 2020, Planning Commission meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of five for, none against. Commissioner Nelson abstained as she was not in attendance at the March 3, 2020 meeting.

8. Public Hearings

B. Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) – For possible action, hearing, and discussion to approve a regulatory zone amendment for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum-, allowing up to 12 units) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum- allowing up to 36 units) for Reno Christian Fellowship Inc. The parcels are located adjacent to and west of the church. If approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Reno Christian Fellowship Inc.
- Location: Terminus of Zolezzi Ln. on the southside
- Assessor's Parcel Numbers: 049-153-10, 11 & 12
- Parcel Sizes: 3.19, 4.67 & 4.68 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 821, Amendments of Regulatory Zone
- Commission District: 2 – Commissioner Lucey
- Prepared by: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: jolander@washoecounty.us

Item 8B was heard before Item 8A. Chair Chesney opened the public hearing and called for any member disclosures. DDA Edwards recused himself and left the meeting. DDA Large represented General Counsel for this item. There were no Commissioners' disclosures.

Julee Olander, Washoe County Planner, provided a staff presentation.

Mike Railey, Applicant Representative with Christy Corporation, provided a presentation.

Commissioner Nelson asked about a vicinity map that identifies the lot sizes. She referenced Mr. Railey's presentation. Ms. Olander showed a map with parcels of ½ acres (22,000 ft). Commissioner Nelson said she is not seeing the 9,000 square feet lot sizes to which Mr. Railey was referring. Ms. Olander said they are north in Southwest Vistas. She noted they had to do parcel matching and that's why those in the vicinity are larger.

Commissioner Bruce referenced Exhibit G, page 8, yellow box. He stated Mr. Railey stated that this was most compliant, and it appears to be next to LDS, LDS2 designation opposed to MDS designation.

Public comment via email was read into the record:

From Ann Marie and Hal Craddock: Planning Commission, we are writing to adamantly oppose the proposed plan to change the present LDS (Low Density Suburban) zoning of the Reno Christian Fellowship parcel to MDS. We strongly oppose a zoning of three houses per acre. The county approval of two houses per acre would be in line with the existing adjacent neighborhoods. Our property would be greatly impacted by any change since we back up to the proposed site. Our entire Southwest Vista neighborhood would be negatively impacted by increased traffic and the decrease in our home value with three or more homes per acre. If the seller (RCF) wants to be "good neighbors", they should be transparent with the proposed building of their school and also be transparent in the sale of the property being contingent on it remaining one to two single family homes per acre. Our next-door neighbor just closed on the sale of his house on April 10, 2020. It was on .75 acre. It sold for full asking price (\$975,000) on the first day. There is a demand for luxury homes in this area. We are in favor of quality over quantity of homes. What is the need for RCF to make it any more than one to two houses per acre? The County Commission zoned this area for the present lot size. People like ourselves sought out this neighborhood for that exact reason. This neighborhood and surrounding ones have existed for 25 plus years. It is not "neighborly" to sell out to the highest bidder and change precisely what was so desirable to us 22 years ago! Why would surrounding neighbors concern themselves with RCF's proposed school plans? How much money does RCF need for their project? We understand that RCF would want to get the cost of their project covered with the purchase of their land, so do they really need to sell it at three homes per acre to do that? Can they not do that at the existing zoning? They are proposing to build a K - 8th grade school. This alone will add a ton more traffic to Zolezzi Lane during the week, added to possible new residents. Sunday service traffic entering and existing the parking lot is very busy! Many near accidents as church members roll through the stop sign coming out of the parking lot to turn onto Zolezzi Lane. The MDS regulatory zoning was selected because it was consistent with the size of the surrounding lots and has the potential to assist with the current housing shortage while not overburdening the infrastructure in the area. According to the proposed county plans, the illustrations on page six show pink/peach-colored (LDS) zoning for all surrounding neighborhoods. Therefore, any change in lot sizes would not.

Public Comment via Zoom:

Matt said he lives on Welcome Way and in full transparency, he stated he is a developer as well and we've got an office here in 1990. He said he has a lot of respect for Christy Corporation, Scott

and Mike Railey. In this particular instance, he said he thinks calling this zoning change a moderate change by tripling the existing zoning all around this property, I don't think that's the definition of moderate. Obviously, we can condition the approval. He said he was just before the Reno Council and Planning Commission for a case. He said the neighboring lots were 9,000 sq. ft. and we had to go up to 15,000 sq. ft to get it approved. He said they couldn't match density. He said they had to do flat roofs and make it look modern. He said this is a suburban project and technically an in-fill project, but it's far south of town, not in the middle of town where raising the density is commonplace. In this case, you are tripling the density from everything around it. He said he thinks it's too much. He said when you are talking about net lot sizes, this is 12 acres, but by the time you put the open space and roads in there, it's going to come down to 10 acres. The density is going to be more extreme. You aren't talking about 20,000 sq. ft. lots, you are talking 12,000 sq. ft. It will be congested in there and won't look like the rest of the neighborhood. He apologized to Mr. Railey. He couldn't see the slides that were posted. It's not right to go down to MDS. Thank you for your time.

Chair Chesney announced live-streaming and YouTube have the presentations.

Adam Auerbach stated he has two properties directly adjacent to the subject property on Rock Haven Drive, which is on the south side of the property in question. He asked if they've already designated the area low density, why would we even need to change it to medium density. He said dividing that into smaller parcels are just going to take away from the aesthetic beauty of the area. He invites you to come up and look and see for yourself the spaciousness. He said putting that many homes in that spot there is just going to be stand out like a sore thumb. He said he is opposed to this. He said the other option would be if the church is willing to sell the land, perhaps he and other neighbors could make an offer and just buy land and not develop and leave it as open space. He asked if this gets approved, what is our recourse if it becomes a civil matter, class action suit to prevent this. He said this is his first time. Thank you.

Steve Urger said he and his wife live north of the property. He said he lived there 22 years. Every one of the neighbors is vehemently opposed to the density, not necessarily the fact they want to sell to build, as that's their right to do that. He said the opposition is how many units will be squeezed into that space. Realistically, 1/3 acre maximum, once you put in streets, curbs, gutters, and common area, you will have lots sizes between 9,000-11,000 sq. ft. which is quite different than the surrounding homes. When you look at the entire area, there is a plateau, and all of the developments are larger. The vast majority of the homes are larger. New areas are larger as well. He said there was a comment in their presentation that newer home buyers are wanting smaller lot sizes for maintenance and environmental friendliness. He disagreed with that statement. It may be true in the city, but people live in the county to get out of the city. They want to get out of congestion and noise and that is why they move to the county. He said he can see if you are doing a higher density in neighborhood, you transition into it. You don't put it in the middle of it. He said we have had one neighbor who sold his house because he was afraid of what the property values might do if this project went through. He said he doesn't blame him. At lot of people showed up for the Citizen Advisory Board to express their displeasure. It's concerning the church is taking advantage of a crisis and making sure we can't show up but to make a comment through email or by zoom. He said he is opposed to the density.

Cheryl Jordan said she and her husband have been homeowners in the area for around 20 years. She said they live on Acoma Road which borders the property directly to the North. She said they are opposing this zoning proposal. Their argument of the compatibility with lot sizes is not possible. The Citizen Advisory Board denied the zoning change. She said they thought that that was something that should be recognized and looked at and valued for the concerns that the Citizens Advisory Board did voice at that meeting. Those are still valid concerns and we still have those concerns also as far as the compatibility. Therefore, argument is based on that our lot here

is 28,000 square feet; all of our neighbors have equal sized lots which does not even come close to what they're talking about with 11,000 sq. ft. lots including roads. She said we refute that compatibility issue. The other thing mentioned was property values based on these small lots. It just seems like a small area that they're trying to squeeze into. She said they refuted the spot zoning claim. If you look at the surrounding area, to put medium density housing in that little area, it looks like spot zoning. The access is a concern. They talked about the views. She said we bought here with views. Homeowners rules in place state one level only to preserve and protect those views. She said it goes along with our property values. She said we oppose zoning change, and we refute the compatibility issue. Thank you.

Dr. Gerald Lent said he resides on Acoma Rd in Southwest Vistas, directly to the north of the project. He said he has lived in Reno since 1950 and in Southwest Vistas since 1988. He said he is opposed to this regulatory zone change from low density suburban to medium density suburban by Reno Christian fellowship. This is not a compatible use of this land. This is an island of Low Density Suburban which completely surrounds this property. It's been zoned low density suburban for over 20 years now. And now someone wants to put an island of Medium Density Suburban in this area with no possibility of a barrier between the two different zones. This land was given to Reno Christen Fellowship for church activities, not to make money by selling it for Medium Density suburban subdivision. He said he couldn't see the presentation by Mike Railey. This is not compatible. They are going to be ½ the size of the lots to the west and surrounding it. It's spot zoning. He said he strongly opposes this.

Zach Dayton said he lives on Rock Haven which is south of the property. He said he wanted to echo the opposition that has been stated. He said his parcel is ½ acre and the other side has larger parcels. It's not a smooth transition by any means. It doesn't match and doesn't make sense.

DK Green thanked the board. He said he echoes what has been said. He said we own the property to the north. He said he agrees with what has been said regarding the property size. It's inconsistent with surrounding environment and lot sizes. He said ingress and egress was unclear other than coming in from the roundabout. He asked if it's one-way in and one-way out of this property. Along the roundabout, which is at an odd angle, they will need to come in along the existing Zolezzi. He said he cannot tell from the schematic if access from Welcome Way is intended from the north side. It looks like spot zoning. It's seems odd to deviate from LDS on the property. It's disingenuous to move away from the current zoning.

Mike Jordan said his wife spoke earlier. He said they reside on Acoma Rd which is one of the properties on the northern border to the properties in question. He said he echoes what Matt said about lot sizes. He said he did some research and there are 37 homes that directly border the Reno Christian fellowship property; the develop property and the undeveloped property that we're discussing. When you look at those 37 homes, the average is .78 acres. When you look at the proposed 36 homes to be squeezed in there. It's a dramatic reduction of square footage per lot. It's out of place for the neighborhood. He said keep it at LDS.

Michael Black said there seemed tremendous amount of change in 40 years. He said he moved over a block away from the subject property over 20 years ago. He said he looked at the lots contiguous and they are .9 acres. He said he looked at the County map and cannot find anything less than less than ½ acre. He said he has seen nothing in this whole area to what they want to change to. He was having issues with Zoom and livestreaming.

Dave said he isn't affected by this but live in the county, and usually attend the meeting in person. He requested to table this until the technology works. He has been kicked off zoom a few times and appreciates their service.

With no further public comment, Chair Chesney closed the public comment period.

Chair Chesney asked about technology and open meeting law requirements. DDA Large said there is no issue with this. He stated we have complied with the open meeting law. It's been vetted. All the materials have been available online prior to the meeting.

Commissioner Chvilicek clarified it's just for zone change, but not tentative map.

Commissioner Bruce asked about LDS 2 as an alternative. Mr. Lloyd said that question was raised; there is a list of allowed regulatory zones within the subject character management area of the Southwest Truckee Meadows area plan, but unfortunately LDS 2 is not one of them. He said when the area plan was written, he didn't believe LDS 2 was an available option. It would require an amendment to the area plan.

Commissioner Bruce said the CAB voted to pass it with LDS 2 recommendation. Commissioner Chvilicek noted their action is on page 9.

Commissioner Nelson stated she is familiar with the area. MDS is a transition down by South Virginia. They just did a development by the Montessori. She said she doesn't believe 3 dwellings per acre is appropriate. Chair Chesney agreed. He said the density is out of character for the area. Going from 1 to the acre to 3 to the acre is a big leap.

MOTION – Regulatory Zone Amendment Case Number WRZA20-0003: Commissioner Bruce moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission **DENY** the resolution included as Exhibit A, Regulatory Zone Amendment Case Number WRZA20-0003 having not made all of the following findings in accordance with Washoe County Code Section 110.821.15 (d) and deny the resolution and regulatory zone amendment as set forth by staff. It's not:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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.
3. 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 motion for denial was seconded by Commissioner Nelson and passed unanimously, six in favor, none against.

11. *General Public Comment and Discussion Thereof

There were no requests for public comment. Chair Chesney closed the public comment period.

12. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 7:03 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on June 2, 2020.

Trevor Lloyd
Secretary to the Planning Commission