

STAFF REPORT

Date: February 6, 2019

To: Reno City Planning Commission

Thru: Sabra Newby, City Manager

Subject: **6.3. Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC19-00026 (Rio Wrangler North Zone Change) - A request has been made for a zoning map amendment from ±150.1 acres of Large Lot Residential-2.5 acres (LLR2.5) and ±38.9 acres of Unincorporated Transition-40 acres (UT40) to ±150.1 acres of Single Family Residential-6,000 square feet (SF6) and ±38.9 acres of Unincorporated Transition-40 acres (UT40). The ±189.0 acre site is located along the east side of Veterans Parkway, generally ±2,500 feet north of the northern terminus of Rio Wrangler Parkway and south of the Veterans Parkway/Alexander Lake Road intersection. The site has Master Plan land use designations of Single-Family Neighborhood (SF) and Unincorporated Transition (UT). bjo**

From: Brook Oswald, Associate Planner

Ward #: 3

Case No.: LDC19-00026 (Rio Wrangler North Zone Change)

Applicant: Newport Lands LLC

APN Number: 021-270-49 and 165-011-32

Request: A request has been made for a zoning map amendment to allow for Zoning Map Amendment to amend the existing zoning designations for two subject parcels totaling ±189 acres from ±150.1 acres of Large Lot Residential 2.5 acres (LLR-2.5) and ±38.9 acres of Unincorporated Transition 40 acres (UT-40) to ±150.1 Single Family Residential 6,000 square feet (SF-6) and ±38.9 acres Unincorporated Transition 40 acres (UT-40).

Location: The site is located ±2,500 lineal feet north of the northern terminus of Rio Wrangler Parkway and south of the intersection of Alexander Lake Road and Veterans Parkway on the east side of Steamboat Springs.

Proposed Motion: Based on compliance with the required findings, I move to recommend City Council approve the zoning map amendment by ordinance as it conforms to the Master Plan and is designed to meet all applicable statutory and code requirements.

Background: Background: The site is part of the original Bella Vista Ranch which consisted of ±1,715 acres and was an operating cattle ranch for several decades. In 2006 the southern ±450 acre portion was sold to a developer and is currently being developed as predominately single family residences. The sale of the southern portion left approximately 1,265 acres of the original ranch. In 2006 the ±393 acre Butler Ranch Planned Unit Development (PUD) was approved by Reno City Council. The Butler Ranch PUD represents the northern portion of the overall property. The Butler Ranch PUD has not been implemented nor has the land been improved or developed. In 2015 the Regional Transportation Commission (RTC) acquired approximately ±285 acres of the ranch to construct the Southeast Connector (Veteran's Parkway). The owner at that time, the Butler family, waited for the land acquisition by RTC to proceed before considering the sale of the remaining ±980 acres. Newport Pacific Land Company (NPLC) initially purchased the property in the middle of 2017. The proposed zoning amendment accounts for ±189 acres on the south east portion of the larger land holding.

Steamboat Creek runs adjacent to the western boundary of the site and is located within the right-of-way for the new Veteran's Parkway and the southern section is owned by Corona Cyan LLC. The majority of the site is an active aggregate pit and out of the regulatory floodplain.

There is an existing and active aggregate pit within the project site and additional pit on the overall property. A special use permit for this use was originally approved through Washoe County prior to annexation of the area and is currently under the regulation of the City of Reno. The primary haul route utilized is the Washoe County owned Alexander Lake Road and the unimproved Desert Way Road that connects to Rio Wrangler.

The Current Master Plan land use designation for the ±150.1 acres of Large Lot Residential 2.5 acres (LLR-2.5) is Single Family Neighborhood (SFN). The existing LLR-2.5 zoning is not conforming to the current Master Plan land use designation. The proposal is to amend the LLR-2.5 zoning to ±150.1 Single Family Residential 6,000 (SF6) brings the zoning into conformance to the SFN Master Plan land use designation. The Unincorporated Transition 40 acres zoning, totaling ±38.9 acres is not proposed to be amended with this application.

Analysis: Zoning Map Amendment Findings: As set forth in NRS Section 278.250(2) (Zoning Districts and Regulations), the Planning Commission and City Council are required to find that the zoning map amendment is in accordance with the Master Plan and meets the following requirements as applicable. The following zoning map amendment findings analysis evaluates the appropriateness of the Single Family 6,000 (SF6) zoning designation for the subject site and not the suitability of a particular land use.

a. To preserve the quality of air and water resources.

The close proximity to trail networks, open space, parks and employment center promote walk ability reducing vehicle miles and supports air quality goals. Additional supporting information related to walkability is can be found in finding e.

The ownership and accessibility of the aggregate pits allow the Master Developer to stage the decommissioning to efficiently meet final grades and provide for all of the fill requirements for additional final grading onsite. This will have the added benefit of greatly reducing truck traffic, environmental impacts, related air quality and noise impacts on the surrounding street networks and neighborhoods. The decommissioning of the aggregate pits will reduce to impacts on air quality by eliminating the dust and exhaust related to the industrial use.

There are no major drainage ways within the project area. Development of the site will be required to provide adequate drainage facilities to handle on and off-site flows at the tentative map stage of development. Any increase in flows caused by an increase in impervious surfaces is required to be mitigated per the Truckee Meadows Regional Drainage Manual and Public Works Design Manual.

Future development would be required to meet federal, state, and local requirements to ensure air quality and water resources are protected. Dust control and stormwater discharge measures will be implemented and permits will be obtained during construction. In addition, Best Management Practices including Low Impact Design (LID) measures could be used and a Stormwater Pollution Prevention Plan (SWPPP) will be submitted, reviewed and enforced.

b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

Wildlife Habitat Interface: The Virginia Range lies to the east of the property and includes both public and private lands. The range contains approximately 3,000 feral horses that are under the ownership of the Nevada Department of Agriculture. As development has occurred in the south east portion of Reno and the horse populations have increased there has been a growing concern for public safety and the welfare of the horses. A boundary fence exists along the foothills in the areas, but has breaks and gaps that provide access for the horses into the neighboring developments and roadways. The recent Regional Transportation Commission (RTC) Southeast Connector project has constructed a fence and physical boundary for a large part of the northern end of the Virginia Range.

If the zoning amendment is approved the developer would work with City of Reno Staff and horse advocacy groups at the tentative map to determine the appropriate location of fencing and locations of the perimeter and interim roadway cattle guards. The recent direction of the City is that the developer would be responsible to establish a perimeter fence that meets the

requirements of NRS 569.431 (Estrays and Livestock) prior to any construction and all fence lines and cattle guards/gates would be required to be maintained by the appropriate home owners' association or private land owner and should remain viable in perpetuity or until the City of Reno Planning Department Administrator deems that the fence and/or cattle guards are no longer appropriate. The appropriate design and mitigation would be determined at the tentative map stage.

Wetlands and Sensitive Lands: Wetlands delineation and verification of the overall property was prepared by Salix Consulting. The consultant provided information on the wetland quality and has identified areas of avoidance and sensitive landscapes. Due to the wetlands and floodways being mitigated through the RTC Southeast Connector project and Bella Vista Ranch Phase I (Corona Cyan) PUD, and the topography of the project site it is anticipated that there will be no impacts to wetlands with the proposed zoning amendment.

The areas with the Master Plan land use designation of UT and zoning of UT-40 are not proposed to be amended with this application and serve to protect and conserve the hillsides on the properties.

c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.

Design and building configuration during the tentative map process will address and minimize the potential impacts from building height on the existing views, solar resources, and shadows of the surrounding uses. Currently there is no residential or commercial development in close proximity. The proposal of SF6 zoning allows for a maximum of 35 feet and 2.5 stories. The height limitation and consistency of single family residential development limits potential impacts to existing views, solar resources and impacts of shadows.

Undeveloped properties to the south, steeper slopes to the north and east of the property and Veterans Parkway and open space to the west limit the overall impact associated with height. The proposed zoning amendment is not anticipated to have substantial impact on surrounding residential and commercial properties.

d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.

Energy consumption and the use of energy efficient products are addressed through code compliance when new construction is proposed.

The ownership and accessibility of the pits allow the developer to stage the decommissioning to meet final grades and provide all fill requirements for additional final grading onsite. This will have the added benefit of greatly reducing truck traffic haul routes, maximizing efficiency of resources, decreasing environmental impacts, improving air quality and minimizing dust and debris impacts on the storm water system.

e. To provide for recreational needs.

The parks level of service target set forth in the Master Plan identifies most residents should be located within one half mile of a neighborhood, community or regional park. The project area is located within close proximity of many existing active and passive recreation facilities. These facilities include the Hidden Valley Regional Park, the Mira Loma Community Park, Cyan, Double Diamond, and Horizon View Neighborhood Parks, Rosewood Lakes Golf Course, and the Huffaker Hills trail network. Using existing and future trails and sidewalks these facilities will be connected and accessible to the proposed development area.

Damonte Ranch and Bella Vista Ranch I PUDs are in close proximity and have established trail networks and pedestrian connectivity. Bella Vista Ranch II PUD to the south has a proposed trail network and approximately four acre passive park that borders existing mitigated wetland areas (open space). Veteran's Parkway has a regional shared use path that connects to South Meadows Parkway. The proposed zone change will facilitate a more efficient, walkable & bikeable neighborhood with the opportunity to connect to the existing trail network described above. The property is adjacent to the public lands to the north providing additional recreational opportunities and connectively through the parcels in the future.

Connectivity and recreational needs specific to the site would be addressed at the tentative map stage. Reno City Parks, Recreation and Community Services (PRCS) has reviewed the proposal and has requested that developer donate land at a minimum of five acres for a future park. The actual size and location is to be acceptable to PRCS prior to development. The maintenance and construction would be decided based on a future Park Development Agreement completed in conjunction with the first tentative map.

f. To protect life and property in areas subject to floods, landslides and other natural disasters.

Floodways: Recent construction of Veteran's Parkway to the east of the project site included flood mitigation and a Conditional Letter of Map Revision (CLOMR) through FEMA. South west portions of project property reside in an AE Floodway and Flood Zone. Any development in these areas will require the developer to follow procedures and requirements consistent with RMC Section 18.12.1702.

Environmental Contamination: The project site is located in close proximity to the Regional Transportation Commission's (RTC) Southeast Connector Roadway Project where mercury-impacted soils were discovered. The consultant, Ginley & Associates conducted an overall environmental site assessment on the parcels under control of the applicant, for the presence of environmental contamination. Mercury was present in the soil in the area of The Butler Ranch PUD and the area bordered by Veterans Parkway and South Meadows Parkway as a result of historical mining and irrigation practices that utilized Steamboat Creek water for flood irrigation. Due to the topography, lack of agricultural use and the aggregate pit activities, mercury is not suspected to be present on the property proposed in the zoning amendment.

The proposed zone change will facilitate the repurposing of an existing aggregate pit, including cleaning up cut slopes and improving drainage areas.

g. To conform to the adopted population plan, if required by NRS 278.170 (Coordination of master plans; Adoption of all or parts).

The requested zone change would allow for housing opportunities that will assist the City in accommodating estimated population growth identified in the Master Plan Growth and Reinvestment Framework. By 2036, it is estimated that the population for the City of Reno will reach 301,068. This represents an increase of approximately 62,450 residents. If the site was developed to the maximum allowed with the proposed zoning approximately 1,000 homes could be established. This would calculate to 2,300 residents and account for 4% of the future growth estimate.

h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.

Access, Traffic, and Circulation: Access to the site is identified as being provided by multiple access points from Veterans Pkwy, South Meadows Pkwy and through an extension of Rio Wrangler (currently a gravel road) indentified as Desert Way. An extension of South Meadow Pkwy, through to future Rio Wrangler Pkwy will traverse Steamboat Creek (by bridge) which will require an Army Corp of Engineer 404 permit for construction. The developer will be responsible for providing improved access to the future development per Public Works Design Manual requirements.

If the development included 1,090 homes, the residential project could generate approximately 11,376 Average Daily Trips (ADT), 839 AM Peak Hour Trips (PHT) and 1111 PM PHT. Since no development proposal is included, no access roadways or

intersections are identified and no timing for the development is known, no specific development related traffic impacts can be evaluated beyond the inclusion of the anticipated residential growth into the RTC travel demand model.

Public Transportation: Based on the application materials, approximately 1,090 homes could be developed on the site if the proposed zoning is approved. The development would likely gain primary access to the roadway network by Veterans Pkwy and South Meadows Pkwy. If the zone change is approved, the RTC would add the anticipated residential growth to their travel demand model to account for the development's impacts to the regional roadway network.

Public Improvements: *Water:* Water will be extended to the site at time of development and would be provided by Truckee Meadows Water Authority (TMWA). The site is defined to be within the TMWA Service area and a Water Will Serve will be required prior to development (**Exhibit C**).

Sewer: There is a 30 inch Sewer Interceptor within South Meadows Pkwy adjacent to the project. Initial review indicates that the existing sewer system has the capacity to support future development. The servicing treatment facility will be South Truckee Meadows Water Reclamation Facility (STMWRF) which is owned and operated by Washoe County. As such, future development will require obtaining Will Serve commitment from Washoe County. If the zone change is approved, the future development, of 1090 homes could contribute roughly one million gallons per day (mgd) of sewage to STMWRF using existing PWDM rates.

Stormwater Management: There are no major drainage ways within the project area. Development of the site will be required to provide adequate drainage facilities to handle on and off-site flows at the tentative map stage of development. Any increase in flows caused by an increase in impervious surfaces is required to be mitigated per the Truckee Meadows Regional Drainage Manual and Public Works Design Manual.

Public Safety: Reno Fire Department noted that the closest fire is Station Station 12 located at 1190 Steamboat Parkway with a current response time of five minutes. The second closest fire station is Station 6 located at 5970 Mira Loma Drive with a current response time of eight minutes. The response time is in line with the recommended response times as outlined in the Master Plan.

All other requirements must follow the International Building Code and Fire Code as adopted at the time of building plan submittal. This includes water supply, hydrant locations and fire access. These will be addressed at the tentative and final map stages.

Section D107 of the International Fire Code requires that developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire access roads. Section D107 of the International Fire Code requires that developments of more than 200 dwelling units shall be provided with two separate and approved fire access roads. The project will be accessed by the extension of Rio Wrangle Parkway that will connect to South Meadows Parkway. Additional access requirements will be addressed through the tentative map process.

This project is located in a district with a high call volume for the Fire Department. There is currently a significant burden on staff resources within the City based on limited Fire Department staffing and equipment. As growth occurs, additional resources will be necessary to accommodate that growth. Therefore, the Fire Department is concerned about the ability to provide adequate long term service city-wide as new growth occurs.

The project was reviewed by the Reno Police Department (RPD) reviewed the request and provided comments related to natural surveillance, natural access and control, territorial reinforcement and the maintenance and management of future development. RPD will be involved in future reviews of the project and the design concerns will be addressed at the tentative and final map stages (**Exhibit D**).

i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.

Large portions of the site are well suited for future development due to its predominately previously disturbed topography, location in close proximity to the newly constructed Veteran's Parkway and the ability to extend South Meadows Parkway to Rio Wrangler and the availability of utilities and services are adjacent to the property.

Schools: No comments were received from the Washoe County School District. This would be expected at the tentative map stage, when unit types and densities are clearly outlined.

The subject properties are in relatively close proximity to Double Diamond Elementary School, Depoali Middle School, and Damonte Ranch High School. A new South Meadows Elementary School is under construction and scheduled to open in 2019 and Damonte Ranch High School recently added additional capacity.

j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

Impact fees and taxes related to future development of the site will enhance the city's funds to continue to provide services in this area. The existing zoning of 2.5 acre lots is not an efficient use of land and potential financial burden for the City, utility companies with existing infrastructure in this area and the capacity of nearby roadways.

k. To promote health and the general welfare.

The change from LLR-2.5 to SF-6 will provide new opportunities for development of smaller lot housing products that are typically more affordable than larger lots. The SF-6 zoning provides better housing opportunities to meet the City's housing needs, while providing opportunities for a more walkable & bikeable community, both of which promote health and the general welfare of the City. The proposed zoning will also provide an opportunity to repurpose an existing aggregate pit into a community adjacent to existing infrastructure, close to commercial districts, employment centers, public lands, and extensive trail networks. The proposed zone change would continue to provide housing opportunities within the Damonte Ranch/South Meadows area.

The development is adjacent and in close proximity to Industrial/Logistics Employment Centers and an Airport/ Transportation Employment Center as identified by the Master Plan. Approximately 16 acres of commercial/ retail have been entitled in close proximity with the Bella Vista Ranch Phase II PUD to the south. This proximity plays an important part in supporting live-work opportunities and reducing cross town trips.

Housing should be provided in the area that is attainable by employees of the supportive employment areas. As part of the implementation of the Master Plan, a Priority Initiative has been established to develop a targeted affordable and workforce housing strategy. This initiative is based on GP4.1 of the Master Plan and has policies and goals to encourage a diverse mix of housing options to meet the needs of existing and future residents of all ages, abilities and income levels.

l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

According to the Master Plan, the City of Reno is expected to grow by 62,000 people over the next 20 years, with the highest demand for future housing within the two to seven dwelling units per acre range. The proposed zone change will allow for a mix of residential uses within the most demanded density range helping meet the housing demand forecast for the next 20 years. The current zoning designation of LLR 2.5 does not efficiently use the available develop land to meet future housing needs.

The City of Reno does not currently have policy related directly to the creation of affordable or inclusionary housing policy. RMC 18.12 Article II (Density Bonuses and of Incentives for Affordable Housing) provides incentives to encourage the development of affordable housing options and could be applied to the future residential development.

m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.

The requested zoning would allow for a mix of residential uses on approximately ± 150.1 acres with a max allowed density of 7.26 dwelling units per acre or a max of ±1,090 units, which is consistent with the densities found in the existing PUD developments to the south (Damonte Ranch/Bella Vista Ranch I & II). The design standards found in the SF6 zoning district would offer similar design characteristics that are found in the area. The SF6 zoning allows for single family and single family zero lot line are allowed and cluster development, multifamily and attached single family are allowed with a special use permit. Surrounding land uses are outlined in the following table:

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Public Land Open Space	Parks, Greenways and Open Space	Federal Land
SOUTH	Undeveloped private land	Special Planning Area	Bella Vista Ranch Phase II Planned Unit Development
EAST	Undeveloped private land, Open Space, Federal Land, Electrical Substation	Parks, Greenways and Open Space, Unincorporated Transition Public/Quasi Public	Federal Land Unincorporated County Land (Sphere of Influence) Public Facility
WEST	Open space Steamboat Creek, associated wetlands and flood mitigation	Special Planning Area	Unincorporated Transition 40 Bella Vista Ranch Phase II PUD

The undeveloped Bella Vista Phase II (BVR II) PUD has two residential villages with a maximum allowed density of 30 units per acre. The associated PUD Handbook allows single family to multifamily development in these villages. Additionally, approximately 16 acres is zoned for commercial development increasing the over mix and diversity of the general area. Other than the southern connection to BVR II PUD, the proposed zoning amendment area is not directly adjacent to other development.

Private property is adjacent to the east but currently is separated by large grade changes, is not in the current City boundary and lacks adequate utilities and access for development in the near future

Cultural Resources: Kautz Environmental Consultants performed a survey of the overall property for archaeological and cultural resources. Archaeologists and architectural historians used the National Register eligibility evaluation criteria and provided an Architectural and Cultural Resources Inventory. All sites and buildings determined eligible for inclusion in the National Register of Historic Places will be treated per regulation specified in of the National Historic Preservation Act of 1966 (NHPA). Section 106 of NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. These will be reviewed and evaluated by the local Native American Tribes, the Army Corps of Engineers and the State Historic Preservation Office. Identified historical or cultural sites on the project site will addressed as outlined above in the development process.

n. To promote systems which use solar or wind energy.

New development will be reviewed through the tentative map, special use permit and/or site plan review process and incorporation of solar and/or wind systems could be addressed as new construction is proposed. No requirements for alternative energy systems are proposed.

o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Military base commanders were notified as required and no comments were received.

Master Plan:

This request is located within an area that contains a Single Family Neighborhood Master Plan land use designations and has been analyzed utilizing the Master Plan policies contained in the adopted City of Reno Master Plan.

As proposed the amended zoning appears to be in conformance with the following applicable City Wide Master Plan goals and policies:

Policy 2.1B Concurrency Management System; Policy 2.1C: Level of Service Targets; Policy 2.1F: Water and Wastewater Systems; Goal 2.3: Ensure effective, efficient, and equitable delivery of City services and infrastructure; Policy 2.2B: Underutilized Properties; Policy 2.3B: Cost of Growth; 2.3D: Public Safety Services; Policy 2.3E: Parks and Recreation Facilities; Policy 2.5F: Stormwater Best Management Practices; Goal 4.1: Encourage a diverse mix of housing options to meet the needs of existing and future residents of all ages, abilities, and income levels; Goal 4.5: Encourage pedestrian and bicycle connections as part of new development and integrate into established neighborhoods; Policy 4.5A: Connectivity and Access; Goal 5.2: Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety; Policy 5.2D: System Capacity; Policy 5.2E: Roadway Design and Classification; Policy 5.2G: Access Management; Goal 6.1: Provide high-quality community safety and emergency response services; Policy 6.1A: Fire and Medical Emergency Response.

The Area Specific Policies section of the Master Plan identifies the project site as a Foothill Neighborhood. Foothill Neighborhood and Design Principles for Sustainable Development policies guide the character and form of the development, reflect the natural environment, include a mix of housing types, and support the City's housing needs. The project as proposed is in conformance with the following Area Specific Policies:

N-FN2: Grading: Homes should be designed to fit the site. Hillside grading should create an undulating, naturalistic appearance. Landscaping and naturalization techniques should be used to minimize the impacts of grading; N-FN3 Cut and Fill Slopes: Landscape is the preferred method of stabilization. Streets should be design to generally run parallel to existing contours; N-FN4 Retaining Walls: The use of retaining walls shall be minimized; N-FN5 Viewsheds Minimize impacts on prominent view sheds by minimizing cut and fills, home siting homes below prominent ridgelines; N-FN10 Network Connection: Provide pedestrian and bicycle paths, trails, or other connections between adjacent uses; N-FN11 (Internal Connections): provide a variety of sidewalks and paths; N-FN16 Emergency Secondary Access: a secondary access should be provide to provide emergency service access and ensure multiple evacuation routes; SD-1 Natural Features: natural features shall be preserved and incorporated/ disturbance shall be minimized; SD-7 Solar Access: design development to support the use of passive solar and solar energy technology; SD 12 Stormwater Management storm water should be managed to prevent on site flooding, reduce spread of pollutants, and reduce the volume in City infrastructure; SD13 Stormwater Infrastructure: should be practicable, aesthetically pleasing and provide multiple benefits; SD-14 Encourage site design that redistributes soil on site; SD-Low Impact Development: encourage the minimization of impervious surfaces, provide infiltration and retention/ use natural processes to treat water; SD-17 Invasive and Noxious Plants. These plants

shall not be used and existing removed; SD19 Light Pollution: techniques shall be used to reduce light impact; SD-30 Pedestrian and Bicycle Connection: incorporate facilities to allow pedestrian access to existing networks.

Agency Comments (Exhibit B): Comments received from have been referenced in the in this report. Additional agency comments related to this request include the following:

Public Input (Exhibit C): One email was received in opposition to the project.

Neighborhood Advisory Board (NAB): This project was reviewed by the Ward 3 NAB on January 8, 2019. Main comments included concerns related to feral horses. These concerns have been addressed in previous sections of this report. The Board did not have quorum and no comments were received.

Legal Requirements:

NRS 278.349(3) Tentative Map

Findings:

For the Zoning Map Amendment:

To Approve: In the case of LDC18-00026 (Rio Wrangler North Zone Change) based on compliance with the required findings, I move to recommend City Council approve the zoning map amendment by ordinance as it conforms to the Master Plan and is designed to meet all applicable statutory and code requirements.

To Deny: In the case of LDC18-00026 (Rio Wrangler North Zone Change) based on my inability to make all the required findings, I move to recommend that the City Council deny the zoning map amendment. I am unable to make the following required findings _____, and the zoning map amendment:

- Does not conform to the Master Plan; and/or
- Is not designed to meet applicable statutory and code requirements listed in the staff report.

Attachments:

- Case Maps Rio Wrangler North (PDF)
- Exhibit A- Proposed Zoning Amendment Maps (PDF)

- Exhibit B- Agency Comments (PDF)
- Exhibit C- Public comments(PDF)