



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, July 13, 2022 • 5:00 PM

Members

Barry Williams Sr. - Chairman
Cody Wagner - Vice Chair
Jan Hodges - Commissioner
Humayoon Lodhi - Commissioner
Angela Lewis - Commissioner
Shellie Severa - Commissioner
Jenni McCullar - Commissioner

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap/mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

Public Notice: This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.cityoffernley.org and NRS 232.2175 at <https://notice.nv.gov/> To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or cityclerk@cityoffernley.org

Public Comment: Those wishing to address the Planning Commission may submit public comment through the online public comment form found at <https://www.cityoffernley.org/forms>, or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to the Planning Commission and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach commissioners before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

Accommodations: The Planning Commission and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley Planning Commission may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

1.1. Roll Call

1.2. Public Forum

1.3. (For Possible Action) Approval of Agenda

1.4. (For Possible Action) Approval of Minutes

2. PUBLIC HEARINGS

2.1. Public Hearing, ZMA22006 – Zoning Map Amendment

Consideration and possible action on a Zoning Map Amendment request to change the zoning from SF6 (residential single-family - 6,000 square feet), SF12 (residential single-family - 12,000 square feet), and C1 (neighborhood commercial) to MDR14 (medium density residential - 14 dwelling units per acre) on a site ±31.15 acres in size generally located south of Main Street and west of Miller Lane, Fernley, NV. (APN: 021-041-09)

3. CHAIR AND COMMISSION ITEMS

4. PLANNING DIRECTOR ITEMS

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

6. PUBLIC FORUM

7. ADJOURNMENT

Next Meeting: August 10, 2022 @ 5 PM

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
JUNE 8, 2022**

Planning Commission Chair Williams called the meeting to order at 5:00 PM

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commission Chairman Williams, Planning Commissioner McCullar, Planning Commissioner Hodges, Planning Commissioner Lodhi, Planning Commission Vice-Chair Wagner, Planning Commissioner Severa via Zoom, Planning Director Tim Thompson, Assistant Planner Shay League, City Attorney Brandi Jensen via Zoom, Development Services Coordinator Alex Lopez Martinez, Deputy City Clerk Brenda Gosser, and Administrative Assistant Bailie Scott.
Absent: Angela Lewis.

1.2. Public Forum

Planning Commission Chair Williams opened up a public forum.
No comments from the public were presented at that time.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE JUNE 8, 2022 FERNLEY PLANNING COMMISSION AGENDA. **Action:** Approve. **Moved by:** Planning Commission Vice-Chair Wagner, **Seconded by:** Planning Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 6, Absent 1. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commission Vice-Chair Wagner, Commissioner Lodhi.
Absent: Planning Commissioner Lewis.

1.4. (For Possible Action) Approval of Minutes

Motion: APPROVE THE MAY 11, 2022 PLANNING COMMISSION MEETING MINUTES. **Action:** Approve. **Moved by:** Planning Commission Vice-Chair Cody Wagner, **Seconded by:** Planning Commissioner McCullar. **Vote:** Passed, **Summary:** Yes 6, Absent 1. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi. **Absent:** Planning Commissioner Lewis.

2. PUBLIC HEARINGS

2.1. (For possible action) Public Hearing, CUP22002 – Conditional Use Permit

Consideration and possible action on a Conditional Use Permit request to allow for the establishment of a child care facility center in an existing building within the Meadows at Inglewood development, located in the C2 (General Commercial) zoning district. The project site is located at 1030 Inglewood Drive, Building H, on a 7.47-acre parcel of land (APN: 020-341-11).

Assistant Planner Shay League presented the project to the Planning Commission. See attached presentation.

Derek Wilson, applicant provided a summary of the project.

Motion: APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP22002, ADOPTING FINDINGS CU1 THROUGH CU6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 14 AS LISTED IN THE STAFF REPORT. **Action:** Approve **Moved by** Planning Commission Vice-Chair Wagner, **Seconded by:** Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 6, Absent 1. **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Planning Commission Vice-Chair Wagner, Commissioner Lodhi. **Absent:** Commissioner Lewis.

2.2. (For possible action) Public Hearing, ANX22001 – Annexation

Consideration and possible action on an annexation request to annex approximately 685.51 acres into the City of Fernley, generally located southeast of Interstate 80, east of Nevada Pacific Parkway, and west of the Fernley Wildlife Management Area (APN: 021-201-01). Upon annexation, the zoning shall convert from the Lyon County zoning designation of M-1 (General Industrial) to a City of Fernley zoning designation of I (Industrial).

Recess 5:31 PM – 5:40 PM

Assistant Planner Shay League provided an overview of ANX22001. See attached map.

Motion: FORWARD A RECOMMENDATION OF APPROVAL TO CITY COUNCIL FOR AN ANNEXATION REQUEST, ASSOCIATED WITH ANX22001, TO ANNEX APPROXIMATELY 685.51 ACRES INTO THE CITY OF FERNLEY. I FURTHER MOVE TO RECOMMEND TO CITY COUNCIL THAT UPON ANNEXATION, THE ZONING DESIGNATION IS CONVERTED FROM LYON COUNTY'S M-1 (GENERAL INDUSTRIAL) TO CITY OF FERNLEY'S I (INDUSTRIAL) AND HENCEFORTH ADOPT FINDINGS AX1 THROUGH AX4 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve **Moved by:** Planning Commission Vice-Chair Wagner, **Seconded by:** Planning Commissioner Hodges. **Vote:** Passed, **Summary:** Yes 6, Absent 1. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi. **Absent:** Planning Commissioner Lewis.

2.3. (For possible action) Public Hearing – MPA22002 & ZMA22005

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment request from Mark IV Capital to change the land use designation of a single parcel of land (APN: 021-211-02) from C (Commercial) to I (Industrial), and to change the zoning of two parcels of land (APN's 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).

- 1. Consideration & possible action on Resolution 22-015, A Master Plan Amendment Request to change the land use designation of parcel APN: 021-211-02 from Commercial to Industrial.**

2. Consideration and possible action on a Zoning Map Amendment request to change the zoning of two parcels of land (APN's: 021-211-02 & 021-211-03) from RR1 (Rural Residential, 1-acre minimum lot size) to I (Industrial).

Assistant Planner Shay League provided a presentation to the Planning Commission on this project. See attached presentation.

Motion: APPROVE TO ADOPT RESOLUTION 22-015 AND FORWARD A REQUEST OF CERTIFICATION TO THE CITY COUNCIL FOR THE COMPREHENSIVE MASTER PLAN AMENDMENT ASSOCIATED WITH MPA22002, BASED ON FINDINGS MP1 TO MP3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve **Moved by:** Planning Commissioner McCullar, **Seconded by:** Planning Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 6, Absent 1. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi. **Absent:** Planning Commissioner Lewis.

Motion: APPROVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22005, BASED ON FINDINGS Z1 TO Z3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve **Moved by:** Planning Commission Vice-Chair Wagner, **Seconded by:** Planning Commissioner McCullar. **Vote:** Passed, **Summary:** Yes 6 Absent 1. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi. **Absent:** Planning Commissioner Lewis.

3. CHAIR AND COMMISSION ITEMS

Planning Commission Vice Chair Wagner stated that he would like to publicly thank Junie Estrada, FHS welding teacher, for him and his students fabricating 8-10 benches for the Community Center. Planning Commissioner Wagner also thanked him for coaching the state champion softball team.

4. PLANNING DIRECTOR ITEMS

Planning Director Tim Thompson did not have any items at that time.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were no items submitted for a future agenda.

6. PUBLIC FORUM

Planning Commission Chair Williams opened up a public forum.
No public comments were provided at that time.

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 05:58 PM.

Approved by the Fernley Planning Commission on June 8, 2022, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Planning Commission Chairman Barry Williams

ATTEST:

CONDITIONAL USE PERMIT

CUP22002 – OUR SECOND HOME DAYCARE

CONSIDERATION AND POSSIBLE ACTION ON A CONDITIONAL USE PERMIT REQUEST TO ALLOW FOR THE ESTABLISHMENT OF A CHILDCARE FACILITY CENTER IN AN EXISTING BUILDING WITHIN THE MEADOWS AT INGLEWOOD DEVELOPMENT, LOCATED IN THE C2 (GENERAL COMMERCIAL) ZONING DISTRICT. THE PROJECT SITE IS LOCATED AT 1030 INGLEWOOD DRIVE, BUILDING H, ON A 7.47-ACRE PARCEL OF LAND (APN: 020-341-11).

BACKGROUND INFORMATION

- This Conditional Use Permit is requested by a tenant of The Meadows at Inglewood
- The Meadows at Inglewood Development is generally located on Inglewood Drive, east of the Fernley roundabout along US Highway 50 Alternate
- The applicant currently runs a licensed in-home daycare and has an exemplary inspection record with the Nevada Division of Public and Behavioral Health
- The applicant wishes to expand operations and move from an in-home daycare to The Meadows at Inglewood and reports the facility has been approved to care for 68 children
 - The Staff Report refers to a 62-child maximum in the Agenda Item Brief section; that was an estimate to provide Planning Commission with a sense of scale for the use
 - The use, as submitted and conditioned, would be for the number of children authorized by the Nevada Division of Public and Behavioral Health

Vicinity Map



ANALYSIS – MASTER PLAN AND LAND USE

- This master plan use designation for this parcel is Suburban Mixed Use (SMU) and the zoning General Commercial (C2)
 - The C2 zone is not an equivalent zoning category of the SMU use
 - This may be mitigated for the purposes of the conditional use because the use is also conditionally permitted in the equivalent zoning category Neighborhood Commercial (C1)
- The community goal most supported by this conditional use is C.1.3.2
 - “Promote the use of alternative modes of transportation such as ridesharing, bicycling, and walking”
 - If this use is established, employees of neighboring tenants will be able to transform their drive from the childcare provider to work into a walk across the parking lot
- Neighboring parcels are master planned as SMU, which is a land use area intended for dense residential housing located closely to employment and services such as the proposed use

ADDITIONAL INFORMATION PERTINENT TO CONDITIONAL USE PERMIT FINDINGS

- This use is to occur in a building that is already constructed
- This use is not an affordable housing project, but will serve the community by providing for the related need of access to affordable childcare
- Summary of conditions specific to this project:
 - The developer shall clearly indicate areas appropriate to pick up or drop off students
 - The applicant is permitted to transfer this conditional use to any new building constructed within the Meadows at Inglewood

CONCLUSION

- Should the Planning Commission determine that the project, as submitted and conditioned:
 - Is consistent with the existing surrounding land uses
 - Will not have a significant adverse impact on the surrounding uses
 - Promotes the public health, safety, and general welfare
 - Allows the applicable findings to be made

Planning Commission may approve the project, subject to Conditions of Approval I through I4.

- Should the Planning Commission determine that:
 - Some or all the applicable findings cannot be made
 - The project is not consistent with the existing surrounding uses
 - The project will have a significant adverse impact on the existing uses, and/or
 - The project does not promote the public health, safety, and general welfare

The Planning Commission may deny the project. A motion to deny should be based on information received in written materials and at the public hearings on this matter. The Planning Commission's inability to make any of the applicable findings should be explicitly described.

RECOMMENDED MOTION LANGUAGE

- **Motion to Approve:**

- “I move to approve the conditional use permit associated with CUP22002, adopting findings CUI through CU6 and the facts supporting these findings as set forth in the staff report and subject to the conditions of approval I through I4 as listed in the staff report”.

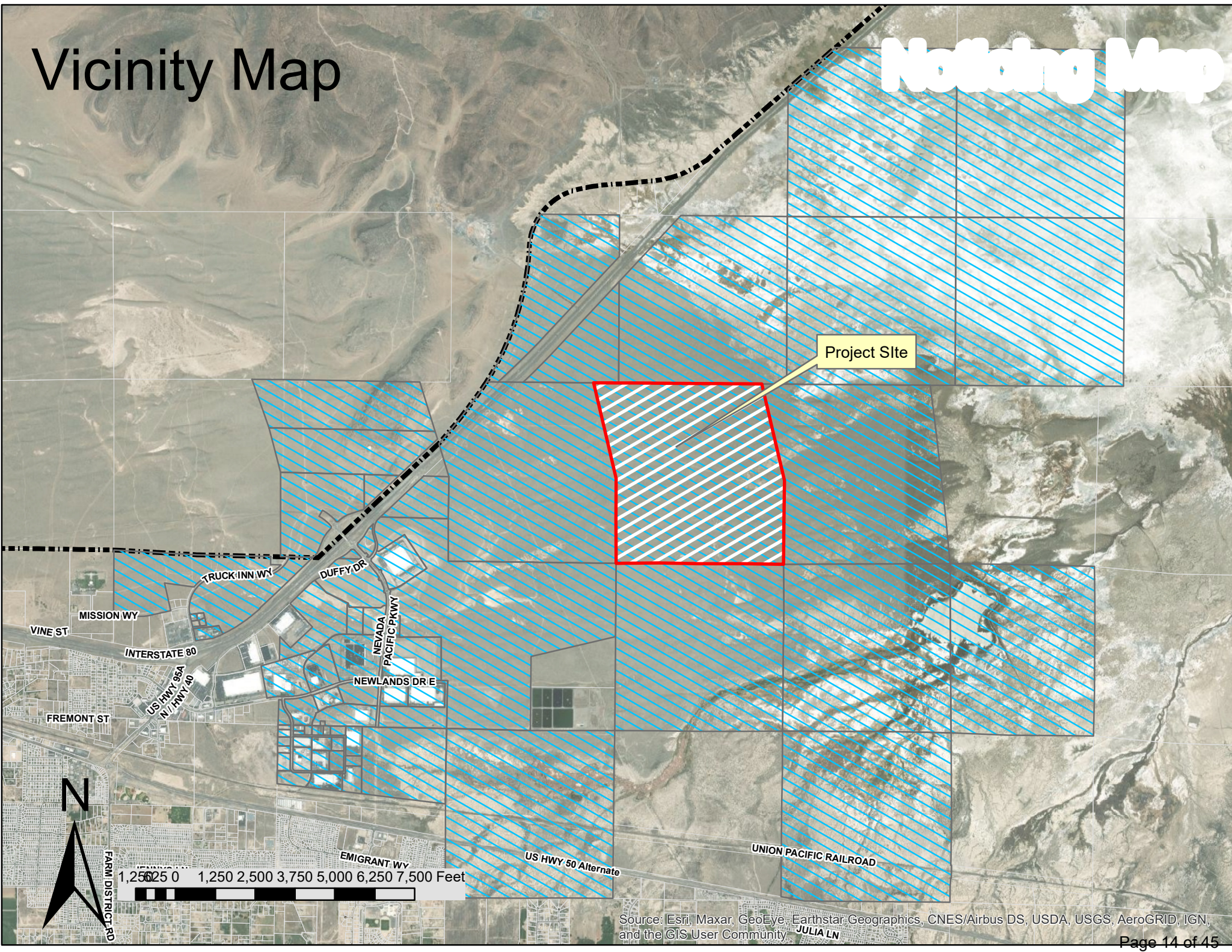
- **Motion to Deny:**

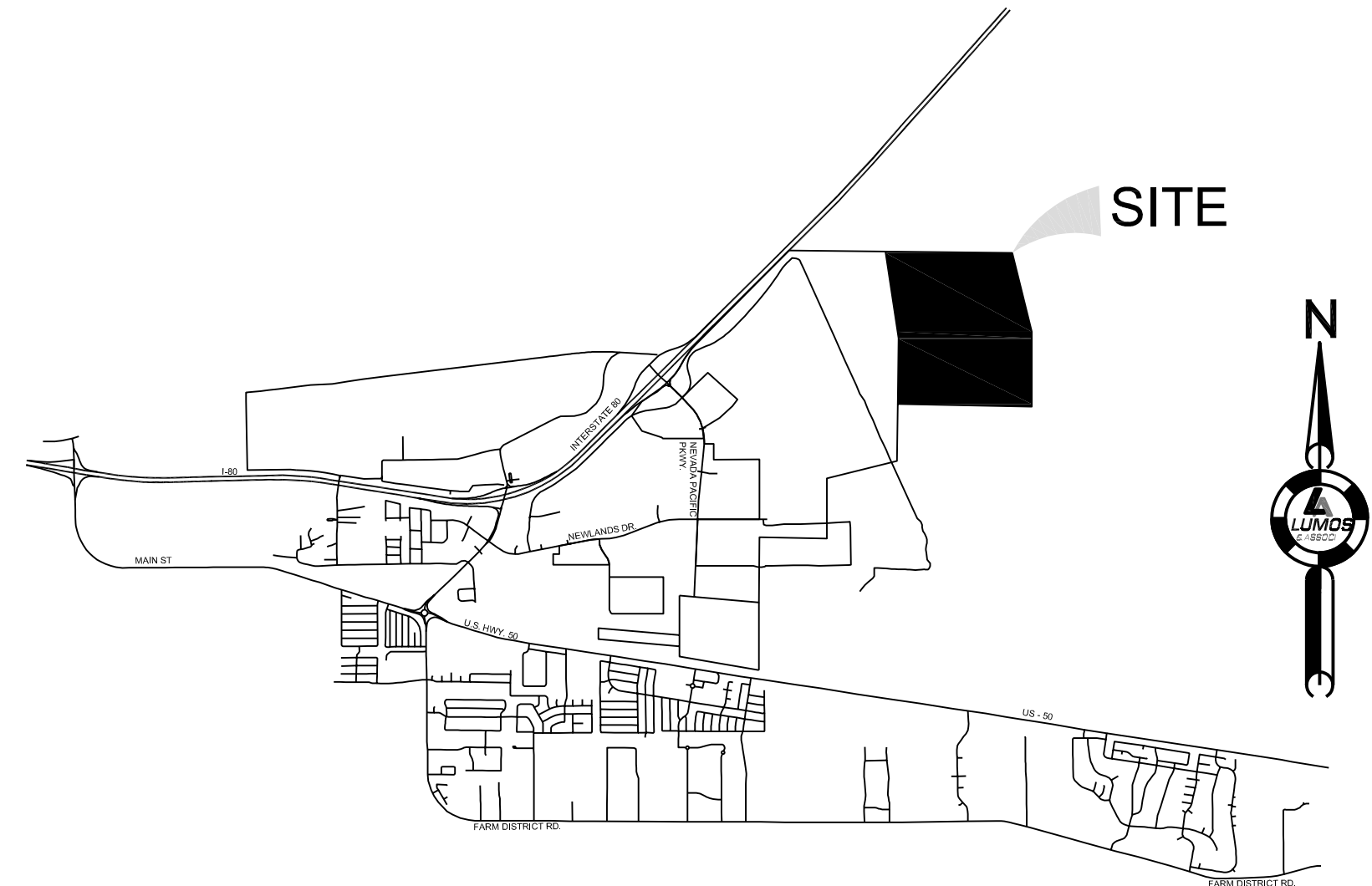
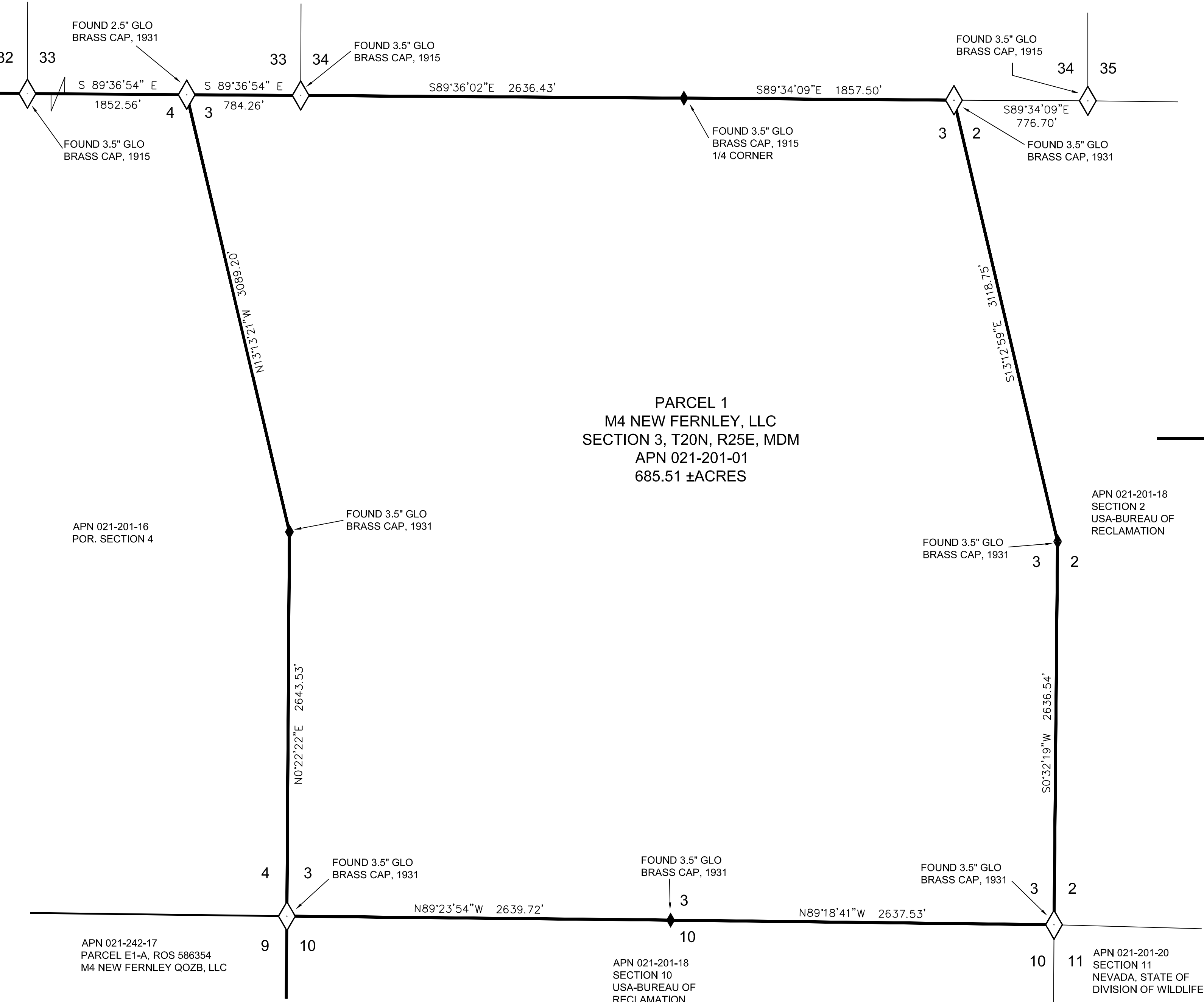
- “Based on information received in written materials and the public hearings on this matter, I move to deny the conditional use permit request associated with CUP22002, because I am unable to make the following required conditional use permit findings:

I am unable to make finding(s) _____ as it relates to _____ .
Therefore, I cannot approve the conditional use permit.”

Vicinity Map

Notching Map





VICINITY MAP
NOT TO SCALE

REFERENCE DOCUMENTS

- R1 - RECORD OF SURVEY MAP, FILED SEPTEMBER 19, 2018 AS FILE NO. 586354 IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.
- R2 - UNITED STATES GENERAL LAND OFFICE TOWNSHIP PLAT OF TOWNSHIP 21 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, APPROVED FEBRUARY 6, 1917.
- R3 - UNITED STATES GENERAL LAND OFFICE TOWNSHIP PLAT OF TOWNSHIP 20 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, ACCEPTED APRIL 9, 1935.
- R4 - UNITED STATES DEPARTMET OF THE INTERIOR BUREAU OF LAND MANAGEMENT SUPPLEMENTAL PLAT OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 25 EAST, OF THE MOUNT DIABLO MERIDIAN, NEVADA, ACCEPTED JUNE 8, 1999.

NOTE

- 1) THE INTENTION OF THIS MAP IS TO ANNEX THE SUBJECT PARCEL INTO THE CITY OF FERNLEY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED FEBRUARY 7, 2022 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT NO. 1528012 MODIFIED BY A COMBINED FACTOR OF 1.000245, SCALED FROM 0.00N/0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

OWNERS

M4 NEW FERNLEY
C/O MARK IV CAPITAL PROPERTY INC.
4450 MACARTHUR BLVD, 2ND FLOOR
NEWPORT BEACH, CA 92660

APN 021-201-01
ZONING: M1

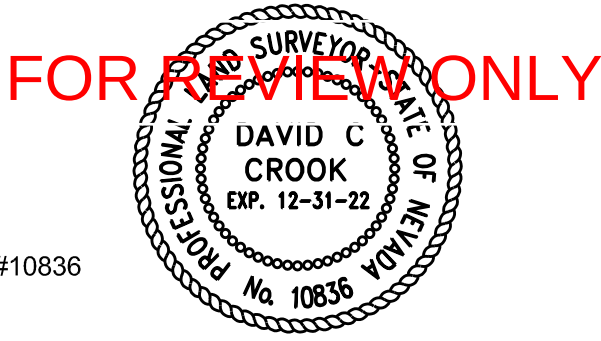
AREA: 685.51 ±ACRES

SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF M4 NEW FERNLEY LLC
- THE LANDS SURVEYED LIE WITHIN SECTION 3, T.20N., R.25 E., M.D.M., LYON COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON _____, 2022.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
- THE PARCEL HEREON TRULY REPRESENTS THE LAND PROPOSED FOR ANNEXATION TO THE CITY OF FERNLEY.

DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED

M4 NEW FERNLEY LLC

IS THE OWNERS OF THE REAL PROPERTY DEPICTED HEREON AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. 278.

M4 NEW FERNLEY LLC
C/O/ MARK IV CAPITAL PROPERTY INC

BY: _____

ITS: _____

STATE OF NEVADA }
COUNTY OF CHURCHILL }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF MARK IV CAPITAL PROPERTY INC.

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FERNLEY, LYON COUNTY, NEVADA, THIS ____ DAY OF _____, 2022, AS PER ORDINANCE NO. _____, APPROVED _____, 2022 BY THE FERNLEY CITY COUNCIL, FERNLEY, NEVADA.

MAYOR

ATTEST: FALLON CITY CLERK

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC., ON THIS ____ DAY OF _____, 20__, AT ____ MINUTES PAST ____ O'CLOCK ____M., IN BOOK ___, AT PAGE _____, OF OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RECORDING FEE: _____ BY: _____ RECORDER

FILE NUMBER: _____ BY: _____

CITY OF FERNLEY		
MAP TO SUPPORT THE ANNEXATION OF CERTAIN LANDS TO THE CITY OF FERNLEY		
BEING ALL OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 25 EAST, M.D.M.		
CITY OF FERNLEY	LYON COUNTY	STATE OF NEVADA
	178 SOUTH MAINE STREET FALLON, NV 89406 TEL (775) 423-2188 LUMOSINC.COM	Drawn By : DCC Sheet : 1 of 1 Job No. : 10067.010 Drawing No.: 10067010ANNEX.DWG

ANNEXATION PARCEL

All that certain parcel situate within Section Three (3), Township Twenty (20) North, Range Twenty-Five (25) East, Mount Diablo Meridian, Lyon County, Nevada, being all of Section 3 as shown on United States General Land Office Township Plat Of Township 20 North, Range 25 East, Mount Diablo Meridian, Accepted April 9, 1935, said parcel being more particularly described as follows:

BEGINNING at the northwest corner of said Section 3;

THENCE along the north line of said Section 3, South $89^{\circ}36'54''$ East, 784.26 feet to the south corner common to Sections 33 and 34, Township 21 North, Range 25 East, Mount Diablo Meridian

THENCE continuing along said north line, being coincident with the south line of said Section 34, South $89^{\circ}36'02''$ East, 2636.43 feet to the south $1/4$ corner of said Section 34;

THENCE continuing along said north and south lines, South $89^{\circ}34'09''$ East, 1857.50 feet to the northeast corner of said Section 3;

THENCE leaving said south line of Section 34, along the east line of said Section 3, South $13^{\circ}12'59''$ East, 3118.75 feet to the east $1/4$ corner of said Section 3;

THENCE continuing along said east line, South $00^{\circ}32'19''$ West, 2636.54 feet to the southeast corner of said Section 3;

THENCE along the south line of said Section 3, North $89^{\circ}18'41''$ West, 2637.53 feet to the south $1/4$ corner of said Section 3;

THENCE continuing along said south line, North $89^{\circ}23'54''$ West, 2639.72 feet to the southwest corner of said Section 3;

THENCE along the west line of said Section 3, North $00^{\circ}22'22''$ East, 2643.53 feet to the west $1/4$ corner of said Section 3;

THENCE continuing along said west line, North 13°13'21" West, 3089.20 feet to the POINT OF BEGINNING.

Said ANNEXATION PARCEL contains 685.51 Acres of land, more or less.

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED FEBRUARY 7, 2022 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT NO. 1528012 MODIFIED BY A COMBINED FACTOR OF 1.000245, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

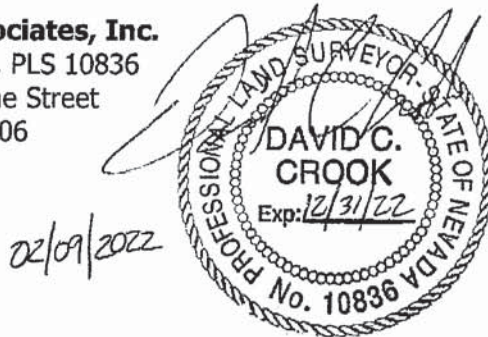
Prepared by:

Lumos & Associates, Inc.

David C. Crook, PLS 10836

178 South Maine Street

Fallon, NV 89406



When recorded, mail to:
City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

BILL # 310
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE FOR THE ANNEXATION (ANX22001) OF CERTAIN LANDS TO THE CITY OF FERNLEY; LANDS MORE SPECIFICALLY DESCRIBED AS ASSESSOR PARCEL NUMBER 021-201-01, ON A SITE APPROXIMATELY 685.51 ACRES OWNED BY M4 NEW FERNLEY LLC, LOCATED SOUTHEAST OF INTERSTATE 80 AND NORTHEAST OF ASSESSOR PARCELS 021-241-11 AND 021-242-17; INTO THE INCORPORATED CITY LIMITS, PURSUANT TO NRS 268.670 CONTIGUOUS VOLUNTARY ANNEXATIONS; AND OTHER MATTERS PROPERLY RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

SECTION 1: The property described in Exhibit “A” and shown in Exhibit “B”, which is attached hereto and incorporated herein by reference, situated in the County of Lyon, State of Nevada, shall become and hereafter shall be a part of the City of Fernley and shall be embraced within the corporate limits of this said City.

SECTION 2: Upon annexation, the zoning shall convert from the Lyon County zoning of M-1 (General Industrial) to a City of Fernley zoning of I (Industrial).

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 5: This ordinance shall become effective upon passage, approval, and publication.

SECTION 6: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 7: If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 8: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL # 310 BEING HEREBY PROPOSED on the ____ day of _____ 2022.

BILL # 310 BEING HEREBY PASSED, APPROVED and ADOPTED this ____ day of _____ 2022, by the following vote of the Council:

Ayes: ____ Nays: ____ Abstentions: ____ Absent: ____

FERNLEY CITY COUNCIL

By: _____
Roy Edgington, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

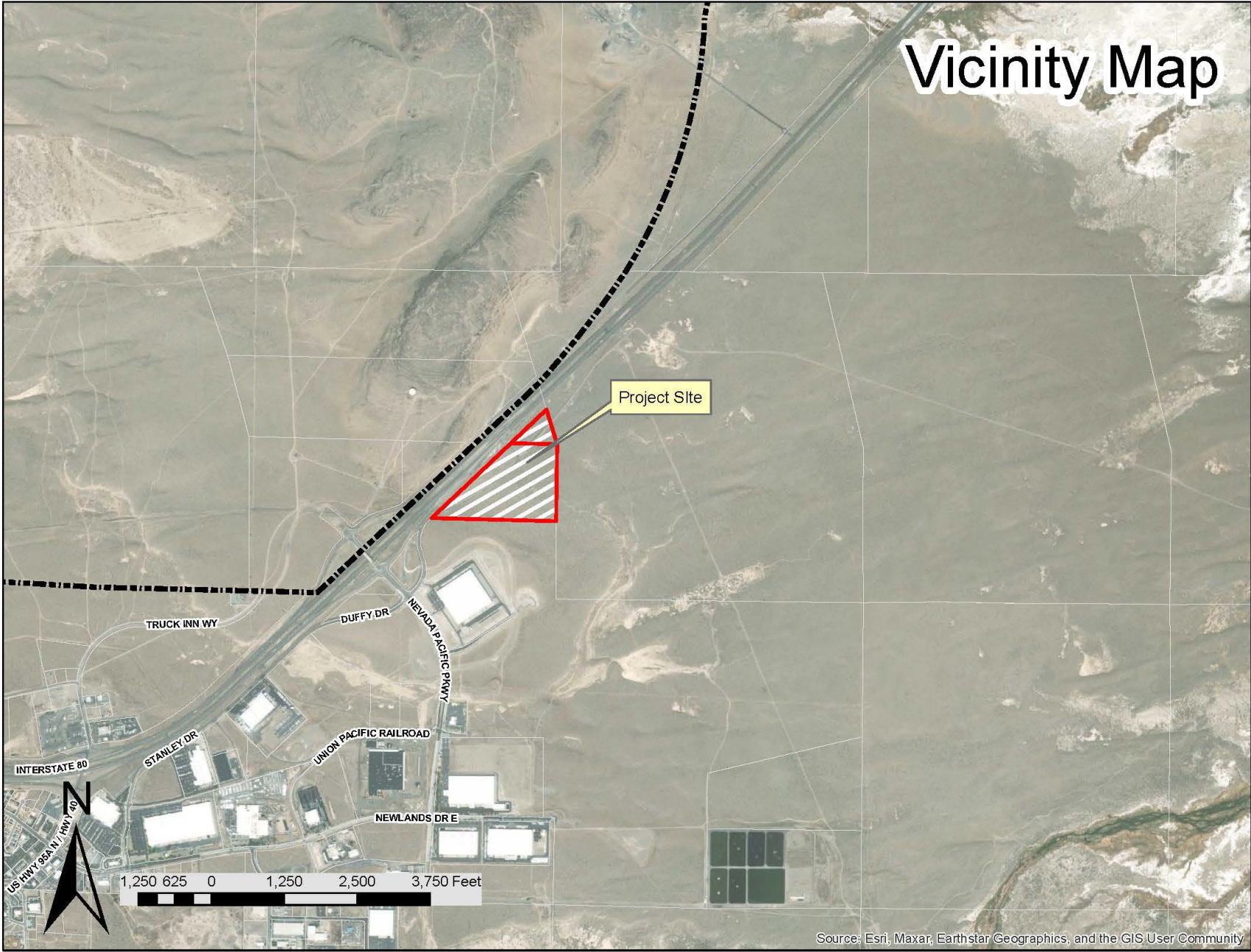
Date: _____

MASTER PLAN AMENDMENT (MPA22002) ZONING MAP AMENDMENT (ZMA22005)

VICTORY LOGISTICS DISTRICT (MARK IV)

CONSIDERATION AND POSSIBLE ACTION ON A MASTER PLAN AMENDMENT AND ZONING MAP AMENDMENT REQUEST FROM MARK IV CAPITAL TO CHANGE THE LAND USE DESIGNATION OF A SINGLE PARCEL OF LAND (APN: 021-211-02) FROM C (COMMERCIAL) TO I (INDUSTRIAL), AND TO CHANGE THE ZONING OF TWO PARCELS OF LAND (APN'S 021-211-02 & 021-211-03) FROM RR1 (RURAL RESIDENTIAL, 1-ACRE MINIMUM LOT SIZE) TO I (INDUSTRIAL).

Vicinity Map



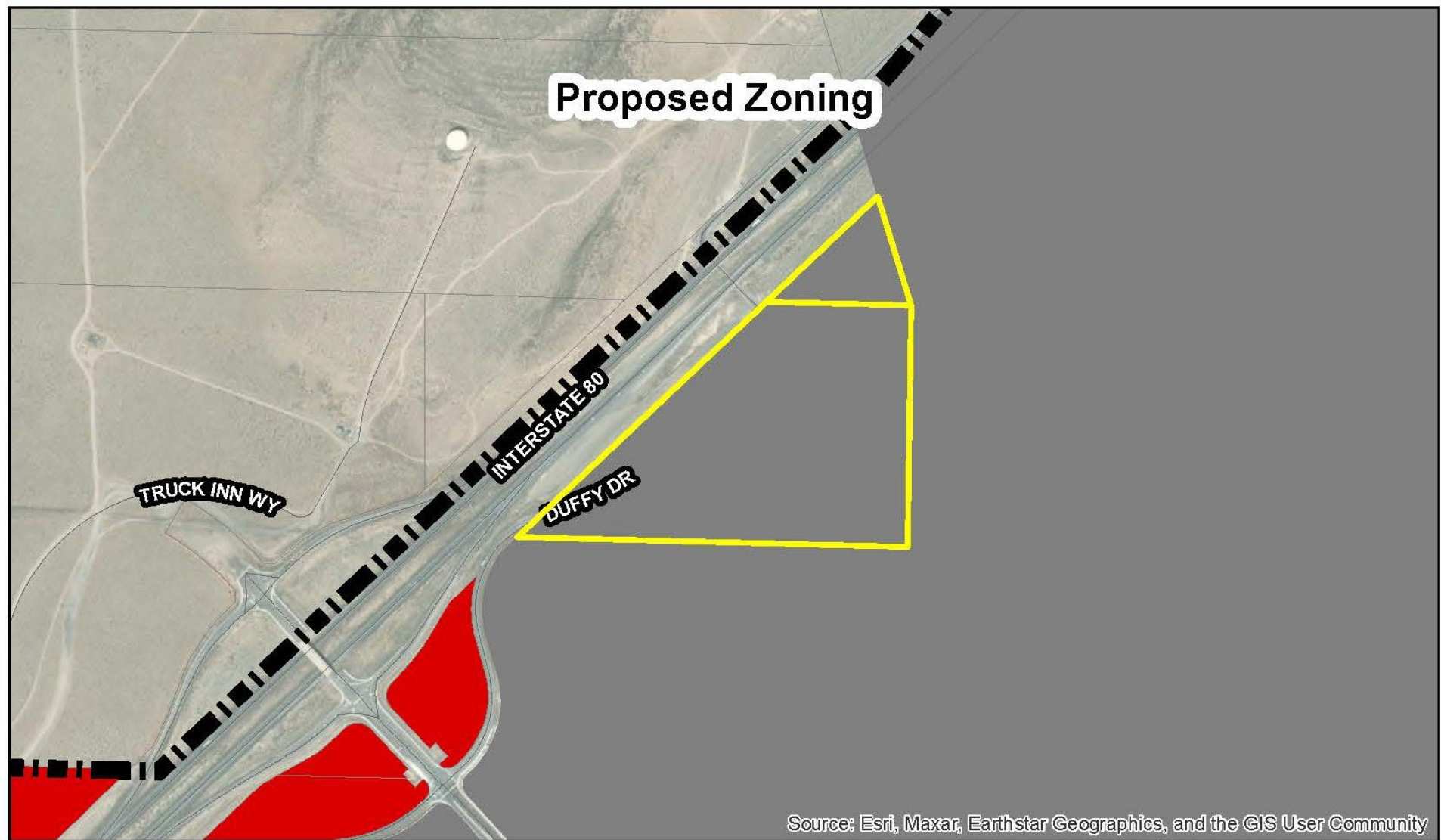
BACKGROUND INFORMATION

- These parcels are intended to become a part of the Victory Logistics District
- The Victory Logistics District is envisioned to become a large industrial subdivision
 - Building A has just finished construction
 - Buildings B and C are underway
 - The developer has applied for a building permit for Building D
- A fiscal impact analysis completed January 2022 for the whole project estimates a \$137.8 million surplus for the City of Fernley's General Fund over 40 years

MASTER PLAN AMENDMENT ZONING MAP AMENDMENT

- Both parcels are currently zoned Rural Residential with a 1-acre minimum lot size (RRI)
- Applicant is requesting a rezone of both parcels from RRI to Industrial (I)
- The smaller northern parcel is approximately 5 acres and already master planned as Industrial (I)
 - The requested Industrial zone is an equivalent zoning category of the existing land use
- The larger southern parcel is approximately 41.27 acres and master planned as Commercial (C)
 - The applicant is requesting a master plan amendment from Commercial to Industrial in order to align the land use with the requested zoning map amendment



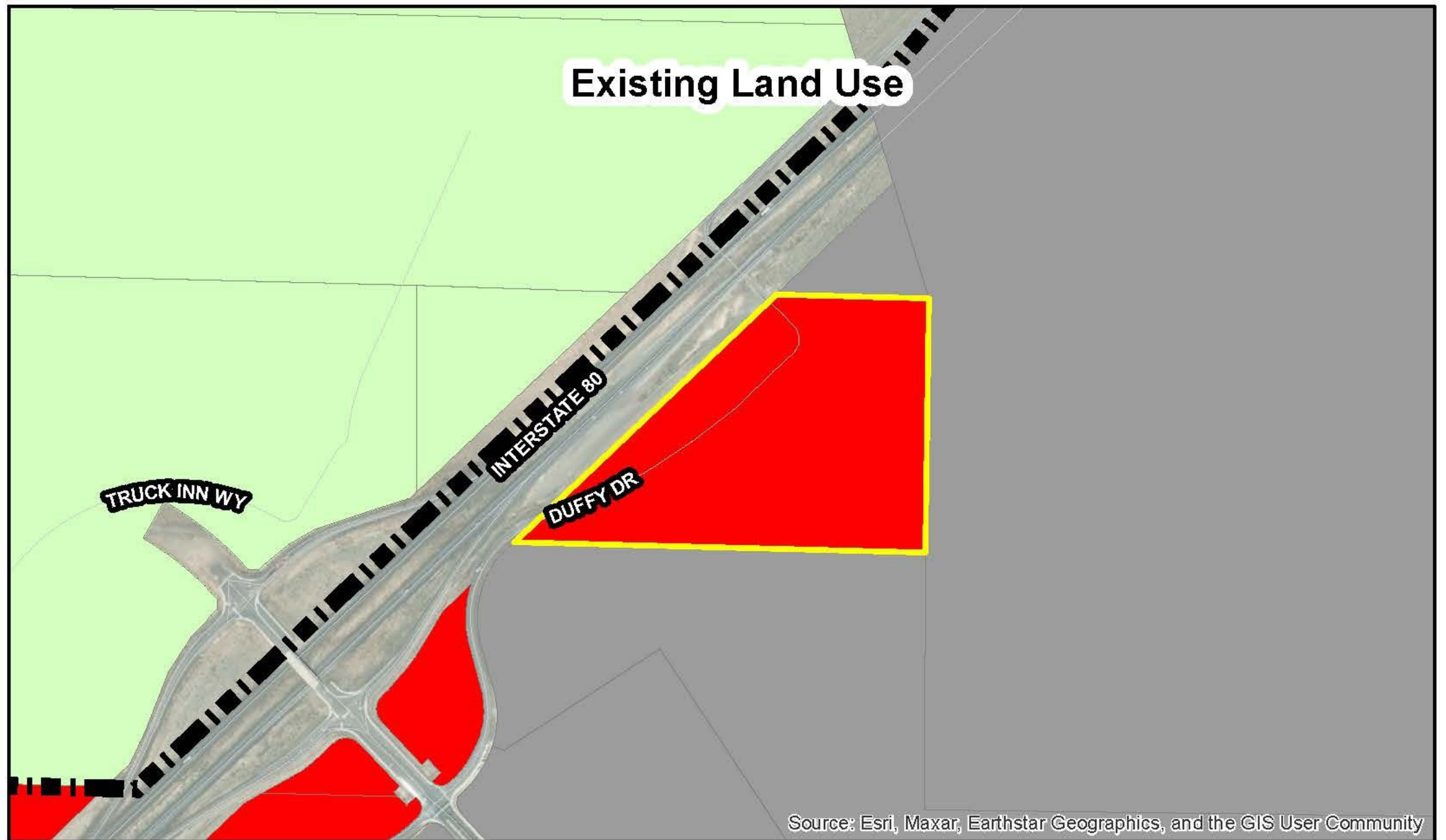


NOTE: The scale and configuration of all information shown hereon are approximate only and are NOT intended as a guide for design or survey work. Reproduction is NOT permitted without prior written permission from the City of Fernley.



Legend

GR20	RR 1/2	SF9	MF21	C1	EC	PF
RR5	SF20	SF6	MF30	C2	I	OSP
RR1	SF12	MDR14	MU	TC	PD	Split Zoning





NOTE: The scale and configuration of all information shown hereon are approximate only and are NOT intended as a guide for design or survey work. Reproduction is NOT permitted without prior written permission from the City of Fernley.



Proposed Land Use

- General Rural (GR)
- Rural Residential (RR)
- Single-Family Residential (SFR)
- Mixed Residential (MR)

Legend

- Multi Family Residential (MFR)
- Commercial (C)
- Suburban Mixed Use (SMU)
- Industrial (I)
- Mixed Employment (ME)
- Public Facility (PF)
- Open Space and Parks (OSP)
- Tribal

ANALYSIS RELATED TO FINDINGS

- The applicant indicates the project will support several community goals and action strategies related to Land Use, Transportation, Public Services and Facilities
 - Specific goals are identified in the Staff Report
- All developable surrounding parcels are already a part of the Victory Logistics District project and thus of a compatible land use
- Staff certifies that public notice has been given in accordance with Nevada Revised Statutes and Fernley Municipal Code

CONCLUSION

- Should the Planning Commission determine that the project, as submitted and conditioned:
 - Is consistent with the existing surrounding land uses
 - Will not have a significant adverse impact on the surrounding uses
 - Promotes the public health, safety, and general welfare
 - Allows the applicable findings to be made

Planning Commission may approve the Master Plan Amendment and forward a recommendation of Approval to the City Council for the Zoning Map Amendment.

- Should the Planning Commission determine that:
 - Some or all the applicable findings cannot be made
 - The project is not consistent with the existing surrounding uses
 - The project will have a significant adverse impact on the existing uses, and/or
 - The project does not promote the public health, safety, and general welfare

Planning Commission may deny the Master Plan Amendment and forward a recommendation of denial to the City Council for the Zoning Map Amendment.

RECOMMENDED MOTION LANGUAGE COMPREHENSIVE MASTER PLAN AMENDMENT

- **Motion to Approve:**

- “I move to adopt Resolution 22-015 and forward a request of certification to the City Council for the Comprehensive Master Plan Amendment associated with MPA22002, based on Findings MPI to MP3 and the facts supporting those findings as set forth in the staff report.”

- **Motion to Deny:**

- “Based on information received in written materials, and at the public hearings on this matter, I move to deny Resolution 22-015 because I have determined the proposed changes are detrimental to the public’s health, safety, and general welfare and am unable to make the following required findings for approval: I am unable to make the finding(s) _____ as it relates to _____; therefore, I cannot approve the Comprehensive Master Plan Amendment.”

RECOMMENDED MOTION LANGUAGE ZONING MAP AMENDMENT

- **Motion to Approve:**

- “I move to forward a recommendation of approval to the City Council for the Zoning Map Amendment associated with ZMA22005, based on findings Z1 to Z3 and the facts supporting those findings as set forth in the staff report.”

- **Motion to Deny:**

- “Based on information received in written materials, and at the public hearings on this matter, I move to deny the Zoning Map Amendment request associated with ZMA22005 because I have determined the proposed changes are detrimental to the public’s health, safety, and general welfare and am unable to make the following required Zoning Map Amendment findings for approval: I am unable to make the finding(s) _____ as it relates to _____. Therefore, I cannot approve the Zoning Map Amendment.”



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: July 13, 2022

REPORT TO: Planning Commission REPORT BY: Shay League, Assistant Planner REVIEWED BY:		
FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☐ NO ☒ N/A	FUND/ACCOUNT: N/A
ACTION REQUESTED: ☐ Consent ☒ Motion ☒ Ordinance ☐ Presentation ☐ Receive/File ☐ Resolution		
AGENDA ITEM: Public Hearing, ZMA22006 – Zoning Map Amendment Consideration and possible action on a Zoning Map Amendment request to change the zoning from SF6 (residential single-family - 6,000 square feet), SF12 (residential single-family - 12,000 square feet), and C1 (neighborhood commercial) to MDR14 (medium density residential - 14 dwelling units per acre) on a site ±31.15 acres in size generally located south of Main Street and west of Miller Lane, Fernley, NV. (APN: 021-041-09)		
AGENDA ITEM BRIEF: Wood Rodgers, Inc is requesting to change the zone of a single parcel of land from mixed zoning (SF6, SF12, and C1) to MDR14.		
SUGGESTED MOTION LANGUAGE: <u>RECOMMEND APPROVAL</u> “I move to forward a recommendation of approval to the City Council for the Zoning Map Amendment associated with ZMA22006 based on Findings Z1 through Z3 and the facts supporting these findings as set forth in the staff report.” <u>RECOMMEND DENIAL</u> “Based on information received in written materials, and at the public hearings on this matter, I move to deny the Zoning Map Amendment request associated with ZMA22006 because I have determined the proposed changes are detrimental to the public’s health, safety, and general welfare, and am unable to make the following required Zoning Amendment findings for approval: I am unable to make the finding(s) _____ as it relates to _____. Therefore, I cannot approve the Zoning Map Amendment.”		
Business Impact (per NRS Chapter 237): ☐ A Business Impact Statement is Attached. ☒ A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B.		

See Attached Report for Background, Analysis, and information relevant to the necessary Findings.

PROJECT SUMMARY

- CASE NUMBER(S):** • ZMA22006
- REQUESTED ACTION(S):** • Zoning Map Amendment
- PROPERTY OWNER(s):** • DB-BB Investments I LLC
- APPLICANT:** • Paradiso Communities, Attention: John Foley
- LOCATION:** • Generally located south of Dallas Lane and west of Miller Lane at APN: 021-041-09
- SITE SIZE:** • ±31.15 acres
- EXISTING ZONING:** • SF6, SF12, and C1
- PROPOSED ZONING** • MDR14
- LAND USE:** • Mixed Residential (MR)
- WARD INFORMATION:** • Ward 1 – Councilmember Raymond Lacey
- **A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Revised Statutes:	NRS 278 – Planning and Zoning
Fernley Municipal Code:	Title 32 – Development Code
Policies & Procedure Manual:	N/A
Community Assessment:	N/A
City of Fernley Development Code:	Section 32.03.040 (e) – Zoning map amendments (rezoning) Section 32.09.035 – Dedication of water rights Section 32.09.140 – Streets (roadways) Section 32.09.150 – Utilities Section 32.12.010 – Adequate public facilities required Section 32.13.030 – Improvements, security and inspection

BACKGROUND

The proposed project is directly adjacent to the proposed Red Hawk Ranch development and is located in a land use area of Fernley identified as Mixed Residential in the City of Fernley Comprehensive Master Plan. Some of the listed characteristics and location of this type of residential land use are as follows: "Provides mix of housing options and densities", "Encouraged to integrate a range of housing product types into projects", and "Typically located in areas within walking distance to services and amenities".

ANALYSIS

A Preliminary Traffic Evaluation conducted by Headway Transportation indicates that the potential traffic impacts of the proposed rezoning "can be reasonably mitigated". The applicant has indicated that they anticipate the following items as possible requirements of their future development:

- ▶ Make improvements on Miller Lane along the project frontage
- ▶ Make improvements on the Main Street project frontage
- ▶ Improve the Main Street/Miller Lane intersection for safety and potentially to increase intersection capacity
- ▶ Contribute to the improvement of other local intersections consistent with requirements/conditions placed on other recently approved projects in the City of Fernley

FINDINGS

Z1. Consistent with the city's master plan and otherwise consistent with state and federal law.

The applicant has identified the following community goals and action strategies from the city's master plan as being supported by this project:

HP.1.2 Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to services and public facilities such as parks, and resource efficient design and construction.

LU.1.1 Encourage new development in areas where adequate public services and facilities can be provided efficiently.

LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category.

LU.1.5 Promote infill development.

Please see attached project description provided by the applicant for a full explanation regarding the proposed project's applicability to these goals.

Z2. Consistent with the surrounding land uses.

The applicant provided an excellent summary of surrounding land uses. (Table seen below).

Adjacent Property Compatibility		
Adjacent Properties	Current Zoning District	Comprehensive Plan Land Use Designation
<u>North</u> Commercial buildings, Munzinich RV Park, Fernley RV Park	C1, C2 Split Zoning- C1/MF30	SMU
<u>West</u> Vacant land (Red Hawk Ranch)	MDR14	MR & SFR
<u>East</u> Existing single-family residences, Commercial buildings	C1, MF30, SF6, SF20	SMU & MR
<u>South</u> Vacant Land (Red Hawk Ranch)	SF6	SFR

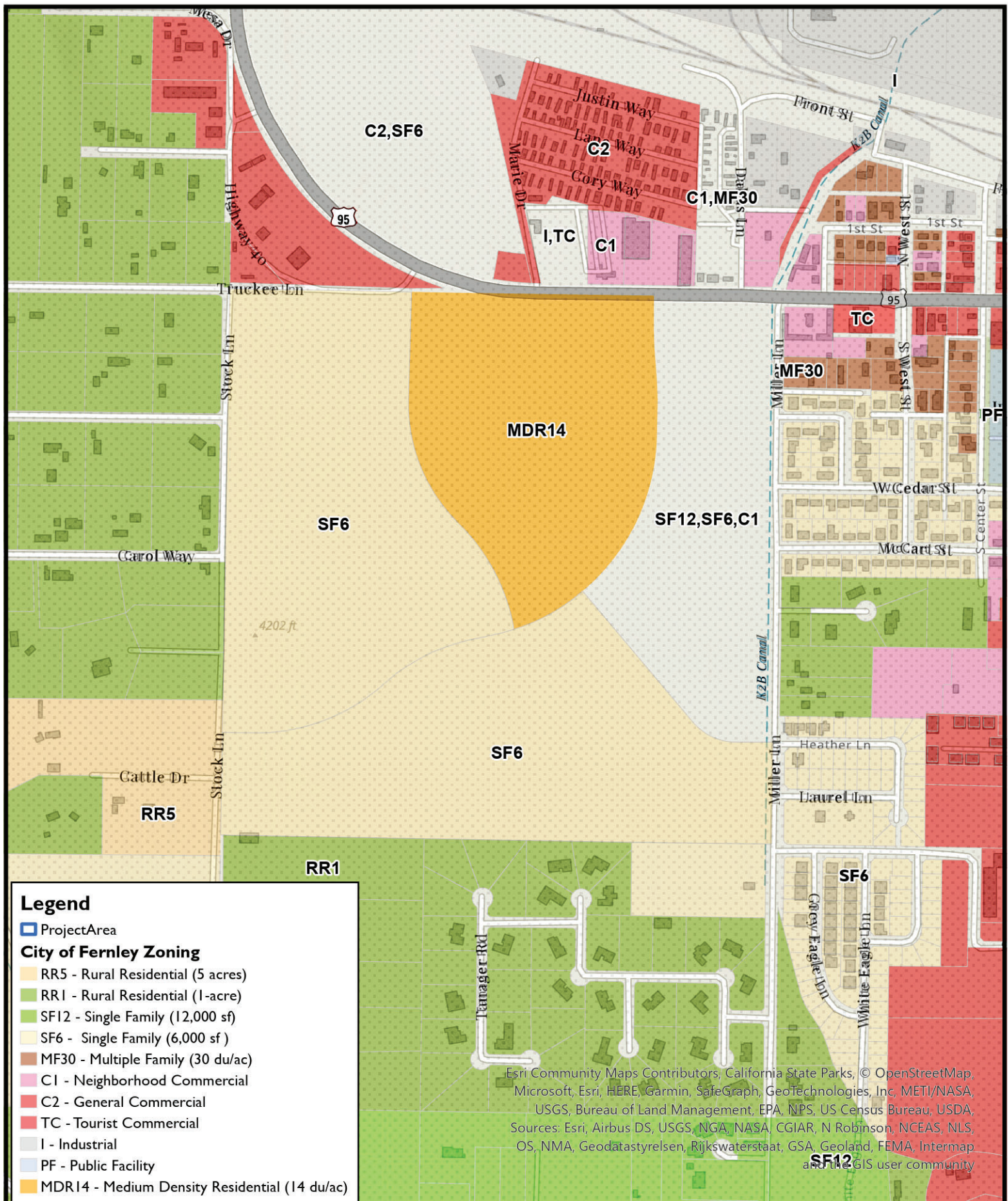
Z3. Public notice was given, and a public hearing held per the requirements of the development code and Nevada Revised Statutes.

Staff certifies that public notice was given per the requirements of the development code and Nevada Revised Statutes. A public hearing will be held as a part of the Planning Commission's deliberations on this matter.

ATTACHMENTS

1. Vicinity Map
2. Existing Zoning
3. Proposed Zoning
4. Applicant Analysis
5. Traffic Memo





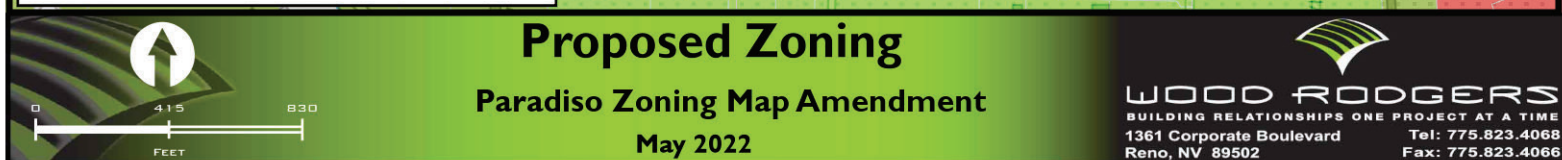
Existing Zoning

Paradiso Zoning Map Amendment

May 2022



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066



EXECUTIVE SUMMARY

Project Name:	Miller/Main Street Zoning Map Amendment
Site Location:	±31.15 acre parcel located at 0 West Main St (corner of Miller Ln) Fernley, NV.
APN Numbers:	021-041-09
Applicant:	Paradiso Communities, Attention: John Foley
Applicant's Representative:	Wood Rodgers, Inc., Attention: Derek Kirkland, AICP
Owner:	DBB-BB Investments I LLC
Proposed Action:	This is a request to amend the existing zoning of APN 021-041-09 (31.15 acres) from a mixed zoning of SF6, SF12, and C1 to MDR14.
Land Use Classification:	Mixed Residential (MR)
Current Zoning:	SF6, SF12, and C1
Proposed Zoning:	MDR14
Flood Zone Designation:	Zone X
Gross Site Area	±31.15 acres

Adjacent Property Compatibility		
Adjacent Properties	Current Zoning District	Comprehensive Plan Land Use Designation
North Commercial buildings, Munzinich RV Park, Fernley RV Park	C1, C2 Split Zoning- C1/MF30	SMU
West Vacant land (Red Hawk Ranch)	MDR14	MR & SFR
East Existing single-family residences, Commercial buildings	C1, MF30, SF6, SF20	SMU & MR
South Vacant Land (Red Hawk Ranch)	SF6	SFR

ANALYSIS

Background / Existing Conditions

The subject parcel (APN 021-041-09) is located at the corner of Main Street and Miller Lane in the western gateway to downtown Fernley. The subject parcel is in a location that has been targeted for redevelopment since the original Jackson Ranch Planned Development approvals over twenty years ago. The City of Fernley 2018 Master Plan update identified the subject parcel as Mixed Residential (MR) encouraging a density of 7-14 dwelling units per acre. On February 3, 2021, the City of Fernley Council approved a zoning map amendment

(Case# ZMA20001/Bill# 293) on the adjacent parcel (APN 021-041-08) to Medium Density Residential 14 dwelling units per acre (MDR-14), which was consistent with the adopted Master Plan. The proposed request to change the zoning of the subject parcel to MDR14 is consistent with the previously approved zoning map amendment of the adjacent parcel and the adopted Master Plan.

Master Plan and Zoning Designations

The subject parcel has a Master Plan designation of Mixed Residential (MR). The site currently has three zoning designations: Single Family- 12,000 square foot minimum (SF12), Single Family – 6,000 square foot minimum (SF6) and Limited Commercial (C1) (*Refer to the Master Plan and Zoning maps in Section 3 of this submittal packet*). The two zoning districts listed as being compatible with the MR land use category are Medium Density Residential with 14 du/ac maximum (MDR14) and Planned Development (PD). The requested zoning map amendment would bring the property into conformance with the Master Plan and eliminate incompatible split zoning on the parcel. The MR Master Plan designation guides the character of redevelopment in this area and the entire western gateway to Downtown Fernley, encouraging higher-density residential development to support redevelopment along Main Street while providing an appropriate transition between surrounding single-family uses and commercial developments located toward downtown. The proposed Zoning Map Amendment also aligns the subject parcel with goals and policies which are further described in the findings section of this Project Description.

Justification for Request

One of the important community principles that guided the 2018 City of Fernley Comprehensive Master Plan update was to diversify Fernley’s housing types and provide more obtainable options to serve a broader range of the community. Previous land patterns in Fernley have promoted larger lots, which have led to higher housing costs and inefficient use of infrastructure resulting in higher utility costs. The proposed Zoning Map Amendment will help implement the new Master Plan and increase the overall supply of housing in the region while helping to diversify Fernley’s housing products.

The proposed Zoning Map Amendment supports a transition of zoning to coincide with the adopted Master Plan. The proposed MDR-14 zoning encourages a higher density near Main Street, a main thoroughfare through Fernley with growing commercial facilities and will help support redevelopment efforts along the corridor. The proposed MDR14 zoning would create an appropriate transition between the Mixed-Use/Commercial land designations along Main Street and the mix of residential uses along Miller Lane including higher density zoning such as SF6 and Multifamily 30 dwelling unit per acre (MF30). The proposed zoning will create an opportunity for more obtainable housing products and will be a much more efficient use of the infill parcel. A future single family attached project allowed under MDR14 would provide a benefit through much needed improvements for redevelopment of the western gateway including future roadway improvements, sewer, and flood mitigation. The proposed zoning map amendment is consistent with the recently approved Red Hawk Ranch zoning map amendment and future development plans. A future project would also participate in the already planned transportation improvements in the area as identified in the included traffic memo.

WHY MDR-14 ZONING?

- ✓ CONFORMS WITH THE MASTER PLAN
- ✓ HELP DIVERSIFY FERNLEY’S HOUSING STOCK – PRODUCTS TO ADDRESS THE “MISSING MIDDLE”
- ✓ PRODUCTS TO HELP SUPPORT THE DOWNTOWN MAIN STREET REDEVELOPMENT EFFORTS AND IMPROVE INFRASTRUCTURE
- ✓ COMPATIBLE WITH ADJACENT LAND USES ALONG MAIN STREET & MILLER LANE

ZONING MAP AMENDMENT FINDINGS FOR APPROVAL

Pursuant to the City of Fernley Municipal Code Section 32.03.040(e)(6) *Findings for approval*, a zoning map amendment may be approved if it is:

1) Consistent with the city’s Master Plan and otherwise consistent with state and federal law.

Response: MDR14 is one of two zoning districts allowed in the Mixed Residential (MR) Master Plan designation. The current Split Zoning of SF12, SF6, and C1 is not compatible with the current adopted Master Plan designation of MR. Therefore, the proposed zoning map amendment would bring the property into conformance with the adopted Master Plan.

As described in the Master Plan, the MR land use category should include a mix of housing options and densities, have access to municipal services, and be located in an area within walking distance to services and amenities. The proposed zoning map amendment will expand the potential options of housing types the site could be developed with. The site will have access to existing municipal services and be in an ideal location for access to nearby businesses and services. Additionally, the zoning map amendment would promote development of a currently vacant infill site located at the western gateway to the City of Fernley.

Below is an analysis of how the proposed zoning map amendment will further the goals and policies of the City of Fernley adopted Master Plan.

Applicable Master Plan Policies

HP.1.2 *Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to services and public facilities such as parks, and resource efficient design and construction.*

Comment: The subject parcels are within an area near existing infrastructure and close to Main Street, which is an area of Fernley proposed for redevelopment. The Zoning Map Amendment request would promote a density compatible with the Master Plan and support redevelopment of the gateway to Fernley and Main Street.

LU.1.1 *Encourage new development in areas where adequate public services and facilities can be provided efficiently.*

Comment:

Sewer, Water, and Utilities

Utilities are in close proximity to the subject parcels. The City of Fernley is also in the process of upgrading the nearby sewer lift station in advance of the planned growth in this area. It is anticipated a future project on the subject parcel would utilize and improve existing infrastructure in this area to serve the development, which will also provide benefits to the surrounding area. Community wide benefits associated with redevelopment of this project are

anticipated to include reconstructing adjacent roadways, new bike and pedestrian facilities connecting to adjacent businesses and Main Street, redevelopment of a major corner within the City's western gateway, and appropriate density to help support long-term sustainability of the City's infrastructure.

Schools

The closest schools to the subject parcels are Fernley Elementary School and Fernley Intermediate School, both located less than a mile east of the site. Fernley High School is located approximately 2.0 miles south. According to the Lyon County School District's 2016 Facilities Plan, all the Fernley schools are currently under capacity and are planned to be within adequate utilization through 2025, with the exception of one elementary school. The School District's 10-year capital program identifies a new elementary school that is planned to be built in the next 4 to 6 years, which would address elementary school capacity. A future project would provide additional tax benefits for the school district.

Police & Fire

Police protection is provided by the Lyon County Sheriff's office. Fire protection is provided by the North Lyon County Fire Protection District. The subject site is located in a developed area near existing development that is already served by these agencies.

Parks/Recreation

The subject property is located approximately 1,000 feet east from In Town Park and is adjacent to the proposed Red Hawk Park to the south.

LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category.

Comment: The current split zoning (SF12, SF6, and C1) of the subject parcel is not in conformance with the Master Plan designation of "Mixed Residential." The appropriate zoning for this property is either Medium Density Residential – 14 units per acre (MDR14) or Planned Development (PD). This zoning amendment to MDR14 will bring the property into conformity with the Master Plan. The proposed Zoning Map Amendment would help support the goals and policies Comprehensive Master Plan.

LU.1.5 Promote infill development.

Comment: The subject parcel is an infill site surrounded by existing and planned residences and commercial development along Main Street as well as existing infrastructure and services. The proposed Zoning Map Amendment would be compatible with the surrounding area and would encourage redevelopment of the Main Street area.

2) Consistent with the surrounding land uses.

Response: The proposed zoning designation (MDR14) encourages a mix of housing types up to 14 dwelling units per acre and is consistent with the adopted Master Plan. The mid-range density of MDR14 would be a compatible land use with various residential districts and commercial uses making this

designation an ideal transition between commercial and more traditional single family uses. Below is a compatibility analysis of the surrounding area:

NORTH – Main Street and existing commercial uses. Properties to the north along Main Street have a master plan designation of Suburban Mixed Use that would allow a range of commercial uses and densities up to 30 dwelling units per acre. Existing uses to the north include commercial retail development and an RV park. MDR14 would be a compatible use and provide additional customers for the commercial retail uses.

SOUTH – Proposed Red Hawk Ranch Park facility, which would provide a buffer between the MDR14 and existing residential identified as Miller Meadows.

EAST – Miller Lane, commercial to the northeast, and existing residential to the southeast. Properties along Miller Lane have a variety of master plan designations including Suburban Mixed Use and Mixed Residential, and existing zoning designations including Commercial (C1), Multi-Family 30 dwelling units per acre (MF30), Single Family 6,000 square feet (SF6), and Residential 1 acre (RR1). Several of the residences along Miller Lane are smaller single-family homes with single car garages, and in some cases are more affordable type housing such as manufactured homes. Miller Lane is in poor condition and the area overall would greatly benefit from redevelopment. MDR14 would allow densities that are consistent with the existing residential and commercial uses along Miller Lane and provide an opportunity to help improve Miller Lane.

WEST – Future Red Hawk Ranch development. A similar zoning map amendment was recently approved on the Red Hawk Ranch adjacent parcel, changing the zoning to MDR14 bringing that parcel into conformance with the Master Plan. Consistent with Red Hawk Ranch the proposed zoning of MDR14 would bring the subject parcel into conformance with the Master Plan and would be compatible with the proposed adjacent Red Hawk Ranch development.

3) Public notice was given, and a public hearing held per the requirement of the development code and Nevada Revised Statutes.

Response: The Applicant acknowledges that public notice and a public hearing are required per the development code and Nevada Revised Statutes and ensures that these actions will be carried out as part of the project process.



May 16, 2022

Derek Kirkland
Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502

Preliminary Traffic Evaluation for Miller/Main Street Site Rezoning

Dear Mr. Kirkland,

This preliminary traffic evaluation provides an overview of traffic conditions and recommendations associated with rezoning of the Miller/Main Street site (the eastern portion of the former Jackson Ranch project) to allow up to 14 dwelling units per acre.

Consistency with the Master Plan

Zoning allowing 14 dwelling units per acre on the project site is compatible with the City of Fernley Master Plan.

Consistency with Adjacent Projects

A future project with up to 14 dwelling units per acre would be compatible with Phase 2 of the Red Hawk Ranch project, immediately adjacent to the west, which is anticipated to include commercial and similar multi-family land uses.

Vehicular Access

The Red Hawk Ranch backbone roadway and connection to Main Street at Truckee Lane has been intentionally configured to serve traffic from the Miller/Main Street site. Further, the access points serving the subject site have been master planned with NDOT and the City of Fernley during the Red Hawk Ranch approval process.

Planned/Conditioned Improvements by Others

The Red Hawk Ranch development and other nearby projects have already or will be conditioned to construct a variety of traffic capacity improvements, roadway improvements, and pedestrian improvements on Main Street adjacent to the subject property. Previously conditioned and planned improvements by projects currently in process will also serve higher intensity development on the subject property.

Future Project Traffic Analysis & Improvements

Any future project based on the proposed rezoning will be required to complete a traffic impact study, identify potential traffic impacts, and provide appropriate mitigation measures. While conditions of approval are not allowed concurrent with a rezoning process, conditions would be defined and required during a future project specific approval process.

Based on the project location, probable access, and surrounding roadway conditions, it is anticipated that a future project would:

- ▶ Make improvements on Miller Lane along the project frontage
- ▶ Make improvements on the Main Street project frontage
- ▶ Improve the Main Street/Miller Lane intersection for safety and potentially to increase intersection capacity
- ▶ Contribute to the improvement of other local intersections consistent with requirements/conditions placed on other recently approved projects in the City of Fernley

The future formal Traffic Impact Analysis will identify appropriate and specific mitigations for addressing project impacts to the transportation network.

At a preliminary planning level review, it is expected that potential traffic impacts associated with the proposed rezoning can be reasonably mitigated.

Sincerely,
Headway Transportation, LLC

Loren E. Chilson, PE
Principal

