



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, September 14, 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. (For possible action) Public Hearing, CUP22003 – Conditional Use Permit

Consideration and possible action on a Conditional Use Permit request to allow for a vehicle sales use on two parcels totaling approximately 4.06-acres in size at 1375 & 1395 E Newlands Drive (APN: 021-232-20 & 021-232-55).

2.2. (For possible action) Public Hearing – Zoning Map Amendment (ZMA22007) & Tentative Subdivision Map (TSM22006)

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)

1. To change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size)
2. To allow for the development of a 23-lot single family residential subdivision.

2.3. (For possible action) Public Hearing – MPA22003 & ZMA22008

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment requests for a site approximately 83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway, east of the Country Ranch Subdivision, and west of the County Ranch 2 Subdivision. (APN: 021-341-18)

1. A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).
2. A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 du/ac maximum).

3. CHAIR AND COMMISSION ITEMS

4. PLANNING DIRECTOR ITEMS

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

6. PUBLIC FORUM

7. ADJOURNMENT

Next Meeting: October 12, 2022 @ 5 PM

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
AUGUST 10, 2022**

The August 10, 2022, Fernley Planning Commission was called to order at 5:02 PM.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commission Chairman Williams, Planning Commission Vice-Chair Wagner, Planning Commissioner Lewis, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commissioner Lodhi, Planning Director Tim Thompson, City Attorney Brandi Jensen, Deputy City Clerk Brenda Gosser, Community Development Coordinator Alex Lopez Martinez, and Administrative Specialist Bailie Scott. **Absent:** None

1.2. Public Forum

Planning Commission Chair Barry Williams opened a public forum.
No public comments were brought forward.

1.3. (For Possible Action) Approval of Agenda

Planning Director Thompson stated an additional item that was supposed to be on today's agenda was publicly noticed, but it could not be added to today's agenda due to not receiving comments on time. This item will be added to the September 14, 2022 Fernley Planning Commission agenda.

Motion: MOVE TO APPROVE THE AUGUST 10, 2022 FERNLEY PLANNING COMMISSION AGENDA. **Action:** Approve, **Moved by** Planning Commissioner Angela Lewis, **Seconded by** Planning Commission Vice-Chair Cody Wagner. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi.

1.4. (For Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE THE JULY 13, 2022 FERNLEY PLANNING COMMISSION MINUTES. **Action:** Approve, **Moved by** Planning Commissioner Angela Lewis, **Seconded by** Planning Commissioner Shellie Severa. **Vote:** Passed, **Summary:** Yes 7, No 0, Abstained 0. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commissioner Lewis, Planning

Commission Vice-Chair Wagner, Planning Commissioner Lodhi.

2. GENERAL BUSINESS

2.1. (For possible action) CUP21004 – Extension of Time

Consideration and possible action on an extension of time request to grant a 1-year extension on a Conditional Use Permit request to allow for the construction of a multi-family residential project exceeding 100 units on a C2 (General Commercial) zoned site. The site is approximately 5.1 acres generally located south of Flint Street, east of Arrow Street and north of Fremont Street, Fernley, NV. (APN: 021-271-03)

Planning Director Thompson reported the applicant is seeking a 1 year extension on CUP 21004. He stated that staff recommended approving a 1 year extension for CUP 21004.

Derek Kirkland, Wood Rogers provided the Planning Commission with an update on the project.

Motion: MOVE TO APPROVE A ONE YEAR EXTENSION OF THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP21004, ADOPTING FINDING 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 36 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by:** Planning Commission Vice-Chair Cody Wagner, **Seconded by:** Planning Commissioner Humayoon Lodhi. **Vote:** Passed, **Summary:** Yes 7, No 0, Abstained 0. **Yes:** Planning Commission Chairman Williams, Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner McCullar, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi.

3. CHAIR AND COMMISSION ITEMS

There were none.

4. PLANNING DIRECTOR ITEMS

Planning Director Thompson stated that the Planning Staff is facing a staffing crisis at the moment. Staff is working with the City Manager's Office and Human Resources to fill the vacant positions. The Planning Staff are doing the best they can to make sure projects are staying on track.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

6. PUBLIC FORUM

Planning Commission Chair Barry Williams opened a public forum.

No public comments were brought forward.

7. ADJOURNMENT

The next Fernley Planning Commission meeting will be held on September 14, 2022 at 5:00 PM.

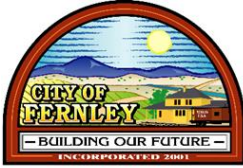
There being no further business to come before it, the Fernley Planning Commission meeting
adjourned at 05:16 PM.

Approved by the Fernley Planning Commission on September 14, 2022 , by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____
ABSENT: _____

Planning Commission Chair Barry Williams

ATTEST:



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: September 14, 2022

REPORT TO: Planning Commission REPORT BY: Tim Thompson, Planning Director 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: (For possible action) Public Hearing, CUP22003 – Conditional Use Permit Consideration and possible action on a Conditional Use Permit request to allow for a vehicle sales use on two parcels totaling approximately 4.06-acres in size at 1375 & 1395 E Newlands Drive (APN: 021-232-20 & 021-232-55).		
AGENDA ITEM BRIEF: Conditional Use Permit to allow for the expansion of an existing vehicle sales use. The previous use was lawfully established through a prior design review process. The current code requires vehicle sales to receive approval through the Conditional Use Permit process.		
RECOMMENDED MOTION LANGUAGE: <u>Motion to Approve</u> “I move to approve the conditional use permit associated with CUP22003, 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 16 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 CUP22003, 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.		
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/Findings.

PROJECT SUMMARY

CASE NUMBER(S):	• CUP22003
REQUESTED ACTION(S):	• Conditional Use Permit
PROJECT DESCRIPTION:	• To allow for a vehicle sales use
PROPERTY OWNER(s):	• TD Fernley Properties, LLC
APPLICANT:	• Property owner
LOCATION:	• 1375 & 1395 E Newlands Drive
APN:	• 021-232-20 & 021-232-55
PARCEL SIZE:	• Two parcels totaling 4.06 acres
ZONING:	• C2 (General Commercial)
LAND USE DESIGNATION:	• Commercial
WARD INFORMATION:	• Ward 1 – Councilmember Lacy

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes:	<i>NRS 278</i>
Fernley Municipal Code:	<i>Title 32</i>
Policies & Procedure Manual:	<i>N/A</i>
Community Assessment:	<i>N/A</i>
City of Fernley Development Code:	<i>Chapter 32.03.050 – Entitlements</i>
	<i>Chapter 32.06.100 – Commercial (C1, C2, and TC)</i>
	<i>Chapter 32.09.090 – Landscaping and screening</i>
	<i>Chapter 32.09.102 – Parking and loading</i>

BACKGROUND

The vehicle sales use was established through the Design Review process in 2016. The project includes the construction of a new building to house the showroom, offices, and vehicle repair. The owner has purchased the adjacent parcel which sits at the intersection of U.S. Hwy 95A and Newlands Drive. The owner recently demolished a longstanding commercial building. This project proposes to expand the outdoor vehicle display area.

ANALYSIS

In reviewing the application, staff did not identify significant impacts related to the proposed project. There are no additional traffic concerns. The existing driveways will remain; however, they will only be used for vehicle delivery and emergency access. Customers will still enter the site using the existing driveways on the eastern parcel.

The site must be paved and satisfy the landscaping requirements outlined in §32.09.090 (Landscaping and Screening) of the Fernley Municipal Code. Site lighting must also be installed to comply with code requirements in §32.09.100 (Lighting) of the code.

The proposed project is consistent with the Commercial Land Use designation and is consistent with the existing surrounding zoning.

FINDINGS

CU1. The approving agency must make findings that the proposed conditional use will be in compliance with the master plan

1. Commercial (C)

The proposed development is located within an area designated as Commercial (C) in the city's Comprehensive Master Plan. The description of the Commercial land use states the equivalent zoning districts are C1 (Neighborhood Commercial), C2 (General Commercial), and TC (Tourist Commercial). Per the Comprehensive Master Plan document, Commercial focuses on Restaurants, bars, lodging, business/office parks, professional, medical, financial, personal and insurance services. Other uses such as Gaming, resort, recreational facilities, manufactured/mobile home parks, recreational vehicle parks multi-family may also be permitted. Multi-family residential development may also be permitted by discretionary entitlement. Planned Development (PD) zoning may be applied to the area designated Commercial for entitlement and construction.

The Comprehensive Master Plan goes on to state that Commercial areas typically provide a buffer between residential and major highways and should be located where existing public facilities have capacity to serve. Large parcels are encouraged to provide access via frontage roads rather than multiple driveways. Pedestrian access to adjoining residential use is encouraged. Direct access to local streets is discouraged. Infill and redevelopment is encouraged on vacant or underutilized sites. Municipal services are required.

2. The Land Use Plan Goals and Action Strategies in the 2018 Comprehensive Master Plan that are relevant to this proposal include:

Land Use

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

LU.1.1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.

LU.1.1.2 Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.

LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category, and other land use controls to accomplish community principles.

LU.1.2.1 Consistently monitor development applications that intend to utilize the underlying zoning. Modify the Fernley Development Code as necessary to ensure compatible development that reflects the community goals envisioned in the Comprehensive Master Plan.

Vehicle sales is a permitted use in the C2 zoning district with an approved Conditional Use Permit. The C2 zoning district is an equivalent zoning classification within the Commercial Land use designation. Therefore, the proposed use is compatible with the adopted land use.

CU2. The conditional use will be compatible with the existing or permitted uses of adjacent properties

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Commercial	C2
South	Commercial	C2
East	Commercial	C2 & TC
West	Commercial	C2

Vehicle sales is a permitted use in the C2 zoning district with an approved Conditional Use Permit. The surrounding properties are all zoned C2 (General Commercial). Hence, the conditional use will be compatible the existing or permitted uses of adjacent properties.

CU3. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment

This conditional use is to take place in a building that has already been constructed. Impairment of natural resources was considered both during the permitting process for the existing building construction and in the 2018 Comprehensive Master Plan that identified this area for increased density.

CU4. The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities

This is not an affordable housing project per Housing and Urban Development (HUD) regulations. This will serve the community by providing for the related need of access to affordable childcare.

CU5. The conditional use permits impacts have been conditioned to address identified impacts

Appropriate conditions have been included to ensure the proposed development has addressed any impacts and/or complies with the requirements within the city's development code (Title 32).

CU6. Public notice has been given and a public hearing held per the requirements of the development code and the Nevada Revised Statutes

Staff certifies that public notice has been given per the requirements of the development code and the Nevada Revised Statutes. A public hearing will be held Wednesday, June 8, 2022, during the regularly scheduled Planning Commission meeting.

ATTACHMENTS

1. CUP22003 - Conditions of Approval
2. Vicinity Map
3. Site Plan
4. Landscape Plan

Conditions of Approval for CUP22003
Conditional Use Permit

1. APPROVAL:

THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY AS AN AMENDMENT TO THIS CONDITIONAL USE PERMIT.

2. EXPIRATION DATE:

THE CONDITIONAL USE PERMIT SHALL EXPIRE WITHIN ONE YEAR OF THE DATE OF APPROVAL, UNLESS THE PERMITTED USE HAS BEEN ESTABLISHED OR CONSTRUCTION TO ACCOMMODATE THAT USE HAS BEGUN AND IS BEING DILIGENTLY PURSUED. A ONE YEAR EXTENSION MAY BE GRANTED BY THE PLANNING COMMISSION IF APPLIED FOR IN WRITING PRIOR TO THE EXPIRATION DATE OF THE CONDITIONAL USE PERMIT.

3. WATER RIGHTS:

THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE DEDICATION OF WATER RIGHTS, INCLUDING ASSOCIATED FEES, FOR THE CONNECTION TO THE CITY'S MUNICIPAL WATER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

4. LANDSCAPING:

THE DEVELOPER SHALL SUBMIT A LANDSCAPING & IRRIGATION PLAN FOR THE PROJECT IN CONFORMANCE WITH SECTION 40.020 OF THE DEVELOPMENT CODE FOR REVIEW AND APPROVAL BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER THE APPROVED PLANS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE BUILDING. THESE PLANS SHALL REFLECT THE REQUIREMENTS OF SECTION 32.09.090 OF THE CITY'S DEVELOPMENT CODE.

5. CONSTRUCTION MAINTENANCE:

THE DEVELOPER SHALL LOCATE AND UTILIZE A SUFFICIENT NUMBER OF TRASH CONTAINERS ON-SITE TO BE UTILIZED DURING THE CONSTRUCTION OF THE PROJECT TO MAINTAIN THE PROJECT SITE IN A CLEAN AND ORDERLY STATE TO THE APPROVAL OF THE CITY.

6. PROJECT CONTACT:

THE DEVELOPER SHALL DESIGNATE TO THE CITY A PROJECT CONTACT PERSON RESPONSIBLE/AUTHORIZED TO CORRECT PROBLEMS REGARDING THE PROJECT ON A 24-HOUR/7-DAYS A WEEK BASIS. THE DEVELOPER SHALL DESIGNATE THE PROJECT CONTACT PERSON TO THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

7. DESIGN STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN THE CITY'S DEVELOPMENT CODE, UNLESS IN CONFLICT WITH THE LOCAL, STATE OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATION WILL TAKE PRECEDENCE.

Conditions of Approval for CUP22003
Conditional Use Permit

8. LIGHTING:

THE DEVELOPER IS REQUIRED TO COMPLY WITH THE LIGHTING STANDARDS AND REQUIREMENTS OF THE CITY'S DEVELOPMENT CODE (TITLE 32). TO REDUCE THE IMPACT OF GLARE AND MINIMIZE THE EFFECT OF PARKING LIGHTING, LIGHTING FIXTURES WITH EXTERNAL "HOODS" AND INTERNAL GLARE REDUCTION LOUVERS SHALL BE USED.

9. MECHANICAL EQUIPMENT:

THE MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 40.090 TO THE APPROVAL OF CITY. THE SCREENING SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. ENGINEERING DIVISION:

THE DEVELOPER SHALL COMPLY WITH ALL ENGINEERING REQUIREMENTS WITHIN THE CITY'S DEVELOPMENT CODE INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH CHAPTER 32.09 OF THE FERNLEY MUNICIPAL CODE TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

11. UTILITY CONNECTIONS:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS WITHIN THE CITY OF FERNLEY DESIGN STANDARDS AND ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING UTILITY CONNECTIONS AND WILL SERVES, INCLUDING ALL FEES, FOR THE CONNECTION TO THE CITY'S MUNICIPAL WATER AND SEWER SYSTEMS IN THE AMOUNT THAT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

12. DRAINAGE AND GRADING:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF CHAPTER 32.09 OF THE FERNLEY MUNICIUPAL CODE AND THE CITY OF FERNLEY PUBLIC WORKS DESIGN STANDARDS TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT FOR THE PROJECT.

13. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT INCLUDING BUT NOT LIMITED TO DEVELOPING A PLAN TO PROVIDE ADEQUATE EMERGENCY ACCESS THROUGHOUT THE SITE, DEVELOPING A MASTER FIRE HYDRANT AND FIRE FLOW PLAN, DEVELOPING A MASTER FIRE DEPARTMENT CONNECTION (FDC) PLAN, AND INSTALLING FIRE SUPPRESSION AND/OR ALARM SYSTEMS TO THE APPROVAL OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

14. SITE DEVELOPMENT STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTERS 32.06 AND 32.09 OF THE FERNLEY MUNICIPAL CODE INCLUDING BUT NOT LIMITED TO PARKING LOTS DESIGN STANDARDS, BUILDING DESIGN, AND TRASH ENCLOSURES TO THE APPROVAL OF THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

Conditions of Approval for CUP22003
Conditional Use Permit

15. SITE ACCESS:

THE DEVELOPER SHALL DEMONSTRATE TO THE CITY THE PROPOSED ACCESS FROM NEWLANDS DRIVE MEETS THE CITY'S PUBLIC WORKS DESIGN STANDARDS TO THE APPROVAL OF THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

THE DEVELOPER SHALL SECURE ANY EASEMENTS REQUIRED TO PROVIDE LEGAL ACCESS TO THE SITE AND SHALL IMPROVE THOSE EASEMENTS IN ACCORDANCE WITH THE PUBLIC WORKS DESIGN STANDARDS INCLUDING BUT NOT LIMITED TO PAVING AND STORM WATER MANAGEMENT TO THE APPROVAL OF THE CITY.

16. FUTURE PHASE

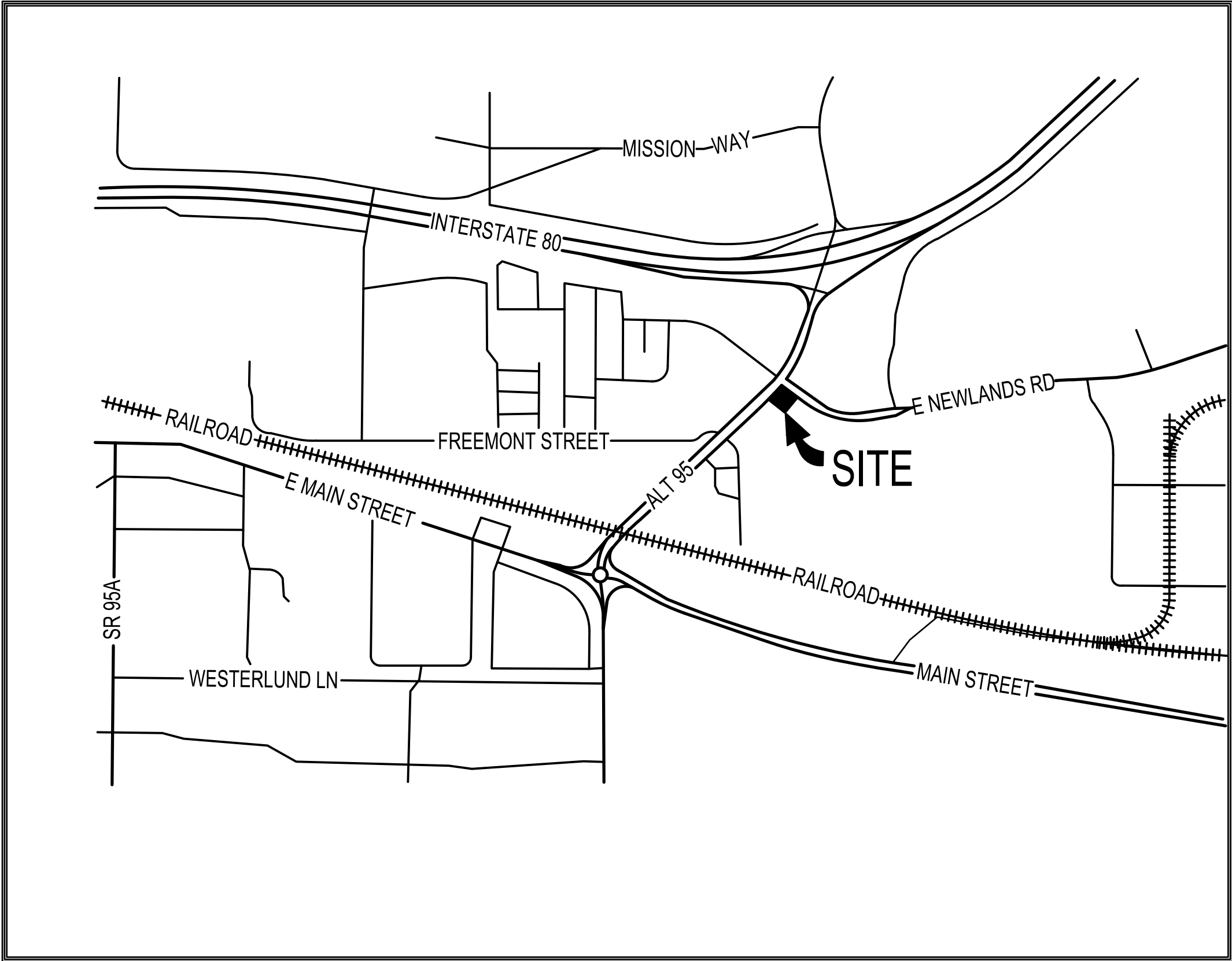
THIS APPROVAL SHALL INCLUDE THE FUTURE PAVING OF PHASE 2. NO VEHICLES OR OTHER STORAGE MAY OCCUR ON ANY UNPAVED PORTION OF THE SITE. THE DEVELOPER SHALL PROVIDE A WRITTEN PLAN SETTING FORTH CERTAIN CONDITIONS WHICH WILL REQUIRE THE AREA TO BE PAVED IN ACCORDANCE WITH THE CITY'S DEVELOPMENT CODE TO THE APPROVAL OF THE CITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE BUILDING.

Vicinity Map



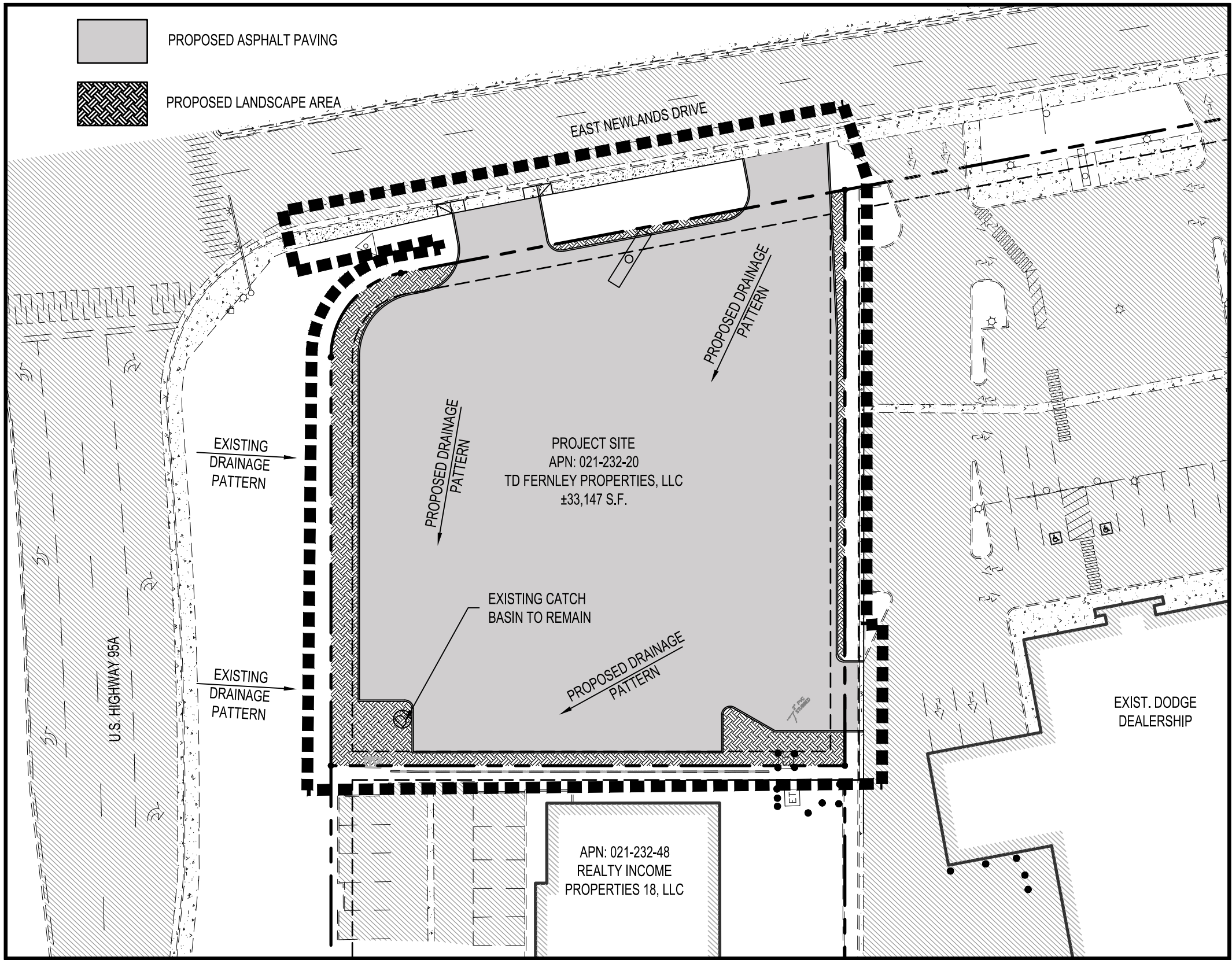
CONDITIONAL USE PERMIT DOLAN AUTOMOTIVE CAR SALES LOT

FERNLEY, NEVADA



VICINITY MAP

SCALE: NTS



SITE LAYOUT

SCALE: NTS



DEVELOPMENT INFORMATION:

OWNER/DEVELOPER: TD FERNLEY PROPERTIES, LLC
P.O. BOX 11770
RENO, NV 89510
(775)384-5102

CIVIL ENGINEER: JK ARCHITECTURE ENGINEERING
CONTACT: JARED WITTLER
1311 N. McCarran Blvd., STE. 103
RENO, NV 89501
(775) 530-2313

WATER: CITY OF FERNLEY PUBLIC WORKS
595 SILVER LACE BLVD.
FERNLEY, NV 89408
(775) 7884-8910

SEWER: CITY OF FERNLEY PUBLIC WORKS
595 SILVER LACE BLVD.
FERNLEY, NV 89408
(775) 7884-8910

FIRE DISTRICT: NORTH LYON COUNTY FIRE PROTECTION DISTRICT
195 E. MAIN STREET
FERNLEY, NV 89408
(775) 575-3310

ELEC. NV ENERGY
1 OHM PLACE
RENO, NV 89502
(775) 834-4444

GAS: SOUTHWEST GAS CORP.
5900 MACDONALD DR.
FERNLEY, NV 89408
(877) 860-6020

TELEPHONE: AT&T
5250 S. VIRGINIA STREET, STE. 200
RENO, NV 89502
(775) 721-1822

CABLE TV: CHARTER COMMUNICATIONS
9335 PROTOTYPE DRIVE
RENO, NV 89521
(866) 874-2389

CIVIL SHEET INDEX

T-1 TITLE SHEET
S-1 SITE PLAN

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32019C0105E DATED JANUARY 18, 2009, THE SITE LIES ENTIRELY WITHIN AN UNSHADED ZONE X.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002000.

BASIS OF ELEVATIONS

DATUM: NAVD 88
PROJECT BENCHMARK = NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT HAVING AN ELEVATION OF 4654.59'

SPECIFICATIONS

ALL CONSTRUCTION EXCLUDING WATER SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) SPONSORED AND DISTRIBUTED BY CARSON CITY, THE CARSON CITY DEVELOPMENT STANDARDS (TITLE 18), AND THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL INVESTIGATION ENTITLED "GEOTECHNICAL UPDATE #1, LOMPA RANCH - PHASES B1 & B2, CARSON CITY, NEVADA", PREPARED BY WOOD RODGERS, INC., DATED DECEMBER 7, 2021. ALL WATER SYSTEM CONSTRUCTION WORK AND MATERIALS SHALL CONFORM TO THE 2012 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ENGINEER'S CERTIFICATE

THESE PLANS (SHEETS T-1 OF 2 THRU S-1 OF 2) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES, STANDARDS, AND CITY CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY STANDARDS, THE CITY STANDARDS SHALL PREVAIL.

JARED V. WITTLER

P.E. #22940

ABBREVIATIONS

AC	....	ASPHALTIC CONCRETE
AP	....	ANGLE POINT
BC	....	BEGIN CURVE
BFC	....	BACK FACE CURB
BSW	....	BACK OF SIDEWALK
BVC	....	BEGIN VERTICAL CURVE
CB	....	CATCH BASIN
CH	....	CHORD
CL	....	CENTERLINE
CMP	....	CORRUGATED METAL PIPE
CONC	....	CONCRETE
CONST	....	CONSTRUCT
CP	....	CONCRETE PIPE
DET	....	DETAILS
DI	....	DROP INLET / DUCTILE IRON
DWY	....	DRIVEWAY
EC	....	END OF CURVE
EG	....	EXISTING GRADE
ELEV	....	ELEVATION
EP	....	EDGE OF PAVEMENT
EVC	....	END VERTICAL CURVE
EXIST	....	EXISTING
FF	....	FINISH FLOOR
FFC	....	FRONT FACE CURB
FG	....	FINISH GRADE
FH	....	FIRE HYDRANT
FL	....	FLOW LINE
FLG	....	FLANGE
FVA	....	FLUSH VALVE ASSEMBLY
G	....	GAS
GB	....	GRADE BREAK
GV	....	GATE VALVE
HORIZ	....	HORIZONTAL
HP	....	HIGH POINT
IE	....	INVERT ELEVATION
INT	....	INTERSECTION
L	....	LENGTH
LF	....	LINEAL FEET
LP	....	LOW POINT
LS	....	LIGHT STANDARD
LT	....	LEFT
MH	....	MANHOLE
P	....	PAD ELEVATION
PI	....	POINT OF INTERSECTION
PO	....	PUSH ON
PRC	....	POINT OF REVERSE CURVATURE
POT	....	POINT OF TANGENT
PVC	....	POLYVINYL CHLORIDE PIPE
PL	....	PROPERTY LINE
(R)	....	RADIAL
R	....	RADIUS
RCP	....	REINFORCED CONCRETE PIPE
RE	....	RECLAIMED EFFLUENT WATER
REF	....	REFERENCE
RET	....	RETURN
RT	....	RIGHT
RW	....	RIGHT OF WAY
SD	....	STORM DRAIN
SDCO	....	STORM DRAIN CLEAN OUT
SHT	....	SHEET
SS	....	SANITARY SEWER
SSCO	....	SANITARY SEWER CLEAN OUT
SW	....	SIDEWALK
SS	....	SANITARY SEWER
STA	....	STATION
T	....	TANGENT
TC	....	TOP OF CURB
TP	....	TOP OF PAVEMENT
TYP	....	TYPICAL
VC	....	VERTICAL CURVE
VERT	....	VERTICAL
VPI	....	VERTICAL POINT OF INTERSECTION
W	....	WATER
WSE		WATER SURFACE ELEVATION

CIVIL ENGINEER:

JK ARCHITECTURE
ENGINEERING

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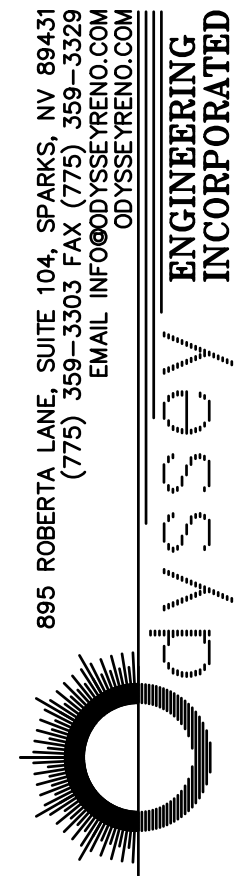
REV.	DATE	DESCRIPTION	BY	APP'D

DATE: 07/19/2022	DRAWN BY: CIVILSD	DESIGNED BY: JTW	CHECKED BY: JTW
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DOLAN AUTO GROUP CAR SALES LOT

TITLE SHEET

CONDITIONAL USE PERMIT



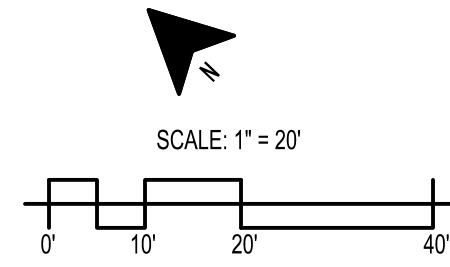
SCALE
HORIZ. ---
VERT. ---

JOB NO.
22-270

SHEET
T-1
OF
2

15% LANDSCAPE REQUIREMENT:
PAVED PARKING AND DRIVE AISLE AREA = 30,102 S.F.
15% REQUIRED LANDSCAPE AREA (EXCLUDING VEHICLE SALES AREA) = 1,843 S.F.
LANDSCAPE AREA PROVIDED = 3,927 S.F. (132%)

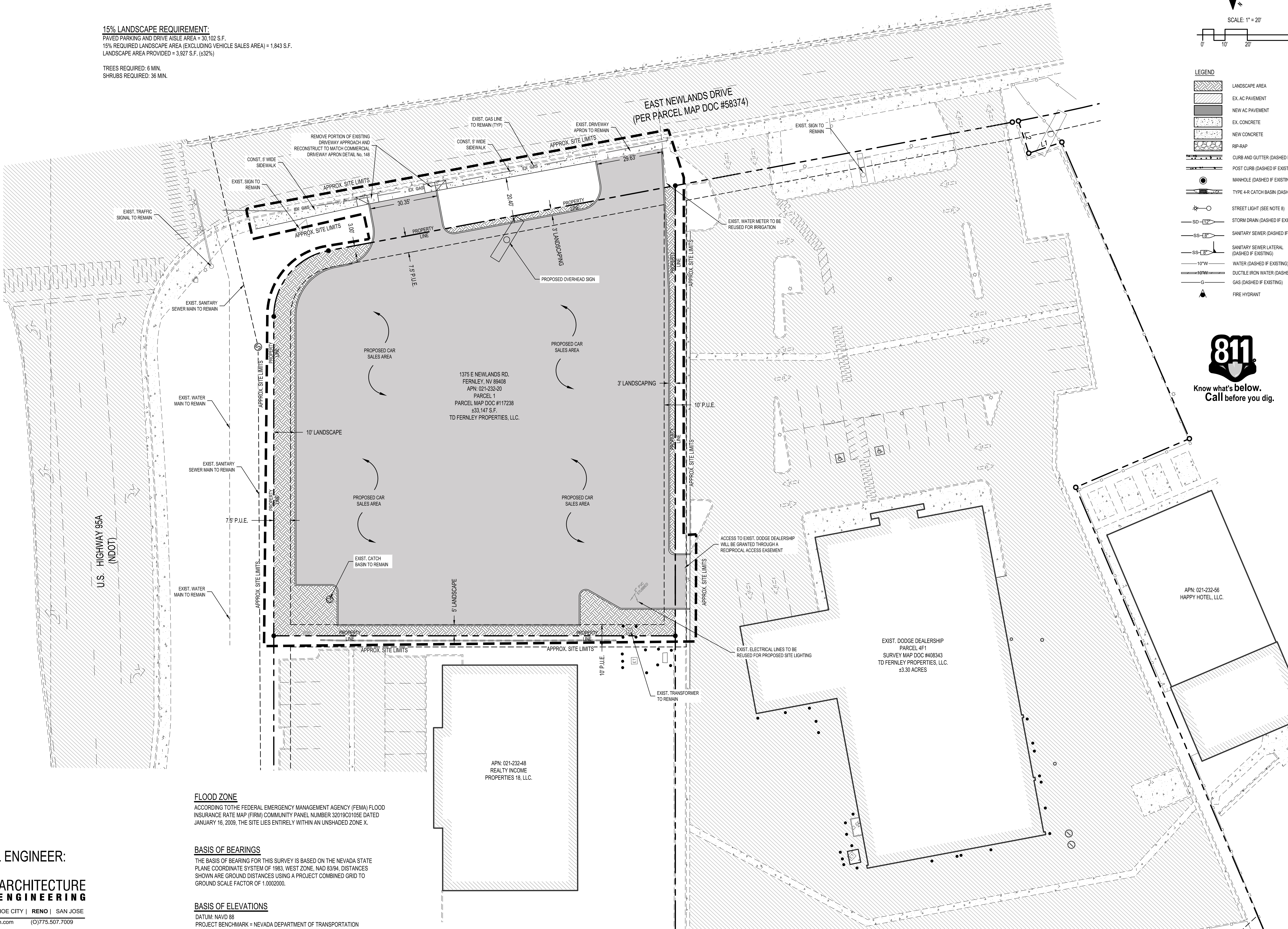
TREES REQUIRED: 6 MIN.
SHRUBS REQUIRED: 36 MIN.



- LEGEND
- LANDSCAPE AREA
 - EX. AC PAVEMENT
 - NEW AC PAVEMENT
 - EX. CONCRETE
 - NEW CONCRETE
 - RIP-RAP
 - CURB AND GUTTER (DASHED IF EXISTING)
 - POST CURB (DASHED IF EXISTING)
 - MANHOLE (DASHED IF EXISTING)
 - TYPE 4-R CATCH BASIN (DASHED IF EXISTING)
 - STREET LIGHT (SEE NOTE 8)
 - STORM DRAIN (DASHED IF EXISTING)
 - SANITARY SEWER (DASHED IF EXISTING)
 - SANITARY SEWER LATERAL (DASHED IF EXISTING)
 - WATER (DASHED IF EXISTING)
 - DUCTILE IRON WATER (DASHED IF EXISTING)
 - GAS (DASHED IF EXISTING)
 - FIRE HYDRANT



Know what's below.
Call before you dig.



FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32019C0105E DATED JANUARY 16, 2009, THE SITE LIES ENTIRELY WITHIN AN UNSHADED ZONE X.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002000.

BASIS OF ELEVATIONS

DATUM: NAVD 88
PROJECT BENCHMARK = NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT HAVING AN ELEVATION OF 4654.59'

CIVIL ENGINEER:
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REV.	DATE	DESCRIPTION	BY	APP'D

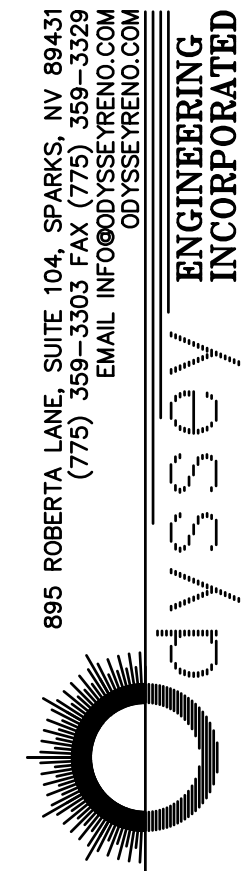
DATE: 07/19/2022	DRAWN BY: CIVILSD	DESIGNED BY: JTW	CHECKED BY: JTW
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DOLAN AUTO GROUP CAR SALES LOT

PRELIMINARY SITE PLAN

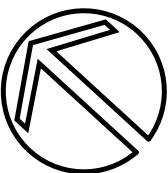
FERNLEY LYON NEVAD

CONDITIONAL USE PERMIT



SCALE
HORIZ. ---
VERT. ---
JOB NO. 22-270

SHEET
S-1
OF
2



Scale in Feet

LA No: 009-549-04-22

Designed: LE

Drawn: LE

Checked: RVH

Date: 8-8-22



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: September 14, 2022

REPORT TO: Planning Commission REPORT BY: Tim Thompson, Planning Director		
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: (For possible action) Public Hearing – Zoning Map Amendment (ZMA22007) & Tentative Subdivision Map (TSM22006) Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)		
1. To change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size) 2. To allow for the development of a 23-lot single family residential subdivision.		
AGENDA ITEM BRIEF: The zoning map amendment would change the zoning from 20,000 square-foot minimum lots to 12,000 square-foot minimum lots to accommodate a 23-lot single family residential subdivision.		
RECOMMENDED MOTIONS: <u>Recommend Approval – Zoning Map Amendment</u> “I move to forward a recommendation of approval to the City Council for the Zoning Map Amendment associated with ZMA22007 based on findings Z1 through Z3 and the facts supporting these findings as set forth in the staff report.” <u>Recommend Denial – Zoning Map Amendment</u> “Based on information received in written materials, and at the public hearings on this matter, I move to forward a recommendation of denial to the City Council for the Zoning Map Amendment request associated with ZMA22007 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.” <u>Recommend Approval – Tentative Subdivision Map</u> “I move to forward a recommendation of approval to the City Council for the Tentative Subdivision Map associated with TSM22006, based on approval criteria TM1 through TM11 and the facts supporting the approval criteria as set forth in the staff report and subject to the conditions of approval 1 through 28 as listed in the staff report.”		



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Recommend Denial – Tentative Subdivision Map

"Based on information received in written materials, and at the public hearings on this matter, I move to forward a recommendation of denial to the City Council for the Tentative Subdivision Map associated with TSM22006, because I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to meet the following required Tentative Subdivision Map approval criteria: I am unable to meet the approval criteria _____ as it relates to _____. Therefore, I cannot approve the Tentative Subdivision Map."

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/Alternatives.

PROJECT SUMMARY

CASE NUMBER(S):	• ZMA22007 & TSM22006
REQUESTED ACTION(S):	• Zoning Map Amendment and Tentative Subdivision Map
PROJECT DESCRIPTION:	• Zoning Map Amendment and Tentative Subdivision Map request to change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size) and to allow for the development of a 23-lot single family residential subdivision on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)
PROPERTY OWNER(s):	• Robert C Herrera Inc.
APPLICANT:	• RC Herrera
LOCATION:	• 610 Desert Shadows Lane (APN: 021-541-56)
SITE SIZE:	• ±8.63-acres
EXISTING ZONING:	• SF20 (Single-Family, 20,000 square foot lot minimum)
PROPOSED ZONING	• SF12 (Single-Family, 12,000 square foot lot minimum)
EXISTING LAND USE:	• Single-Family Residential (SFR)
PROPOSED LAND USE:	• Single-Family Residential (SFR)
WARD INFORMATION:	• Ward 2 – Councilmember Zoberski

*** A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes:	<u>Chapter 278</u> – Planning and Zoning
Fernley Municipal Code:	<u>Title 32</u> – Development Code
Policies & Procedure Manual:	N/A
Community Assessment:	N/A
City of Fernley Development Code:	<u>Section 32.03.040</u> – Annexation, comprehensive master plan, and zoning applications <u>Section 32.03.060</u> – Land division applications <u>Section 32.06.070</u> – Residential – Single-family (SF20, SF12, SF9, SF6)

BACKGROUND

The 8.63± acre parcel is located at 610 Desert Shadows Lane (project site) is on vacant land with utilities adjacent to the property. There is currently a single-family detached subdivision to the west on the property with a mix of 12,000 square foot and 9,000 square foot lots. Desert Shadows Lane, located along the southern boundary, is paved and will provide access into the site,

ANALYSIS

The subject parcel has a Comprehensive Master Plan (Master Plan) designation of Single Family Residential (SFR) and a zoning designation of Single-Family 20,000 square foot lot (SF20). The Master Plan designation of SFR allows a density ranging from 2-7 dwelling units per acre and would allow for the proposed SF12 as a compatible zoning designation. The proposed SF12 zoning would conform with the existing zoning to the west and would remain compatible with the other surrounding zoning designations.

The proposed zoning map amendment supports the tentative map request that is also included with this application for twenty-three (23) ±12,000 square foot minimum lots. The proposed tentative map would produce a density of approximately ±2.66 dwelling units per acre, falling below the maximum allowable density for S12 zoning and providing an appropriate density for compatibility with surrounding development. This tentative map will include infrastructure improvements such as water and sewer utilities as well as street improvements that support the goals of the City of Fernley Comprehensive Master Plan.

The current request is to develop a 23-lot single family residential development on the project site. Pending the proposed zoning map amendment, the regulatory zoning within the project site includes Single-Family 12,000 square foot lots (SF12) allowing for a maximum of 31 dwelling units. There are no existing structures on the site. Proposed improvements include site access, drainage and grading improvements, and the extension of utilities including water, sewer and electric to the new lots.

As the proposed development will be adjacent to an existing subdivision to the west, Adjacency Standards would apply to the western boundary. Existing lot sizes adjacent to the west project boundary are 12,000 square feet, which the proposed zoning map amendment and tentative map are matching; therefore, there would be no further adjacency mitigation required. The north and eastern project boundaries are largely undeveloped and would not be subject to adjacency standards. Furthermore, the property to the east is separated vertically by a natural slope. To the south is an existing church.

FINDINGS

Zoning Map Amendment

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

1. SFR (Single Family Residential)

The proposed development is located within an area designated as Single Family Residential (SFR) within the city's Comprehensive Master Plan. The description of the Single-Family Residential land use states that the equivalent zoning districts are SF6 (Single Family, 6,000 sq. ft. minimum lot size), SF9 (Single Family, 9,000 sq. ft. minimum lot size), SF12 (Single Family, 12,000 sq. ft. minimum lot size), and SF20,

(Single Family, 20,000 sq. ft. minimum lot size. Per the Comprehensive Master Plan document, Single Family Residential focuses on single-family detached residences, along with parks, open spaces, and religious institutions. Lot sizes generally vary within subdivisions but are always above the minimum level depending on the zoning code.

The Comprehensive Master Plan also goes on to state that Municipal services are required in Single Family Residential designations, that they be buffered from adjacent roadways and differing uses, and that residences be sited to offer privacy to the occupants of these areas, while providing connectivity and ease of access to surrounding areas. The Single-Family Residential land use consists of primarily single family detached homes with varies lot sizes. The maximum density associated with the SF9 zoning classification is 4 dwelling units per acre.

2. The Land Use Plan Goals and Action Strategies in the 2018 Comprehensive Master Plan that are relevant to this proposal include:

Population, housing & Employment

HP.1.1 Enhance Fernley's vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households.

- HP.1.1.1 Encourage higher densities in the downtown core and as part of master planned communities that also provide a mixture of job-generating and commercial land uses within the overall development.
- HP.1.1.2 Encourage large-scale housing development that incorporates efficient land use techniques and creates a distinct sense of place and neighborhood diversity.
- HP.1.1.3 Encourage the development of live-work master planned communities.
- HP.1.1.4 Encourage the efficient use of land and existing infrastructure by focusing on achieving good design in new housing or redeveloped housing on either vacant land, infill parcels and/or under-developed parcels.

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.

- HP.1.2.1 Foster flexibility in the division of land and the siting of buildings and other improvements to reduce new development's impact on environmentally sensitive areas.
- HP.1.2.2 Use resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

Land Use

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

- LU.1.1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.

- LU.1.1.2 Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.
- LU.1.1.3 Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.
- LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category, and other land use controls to accomplish community principles.**
 - LU.1.2.1 Consistently monitor development applications that intend to utilize the underlying zoning. Modify the Fernley Development Code as necessary to ensure compatible development that reflects the community goals envisioned in the Comprehensive Master Plan.

The proposed zoning of SF12 is allowed within the subject parcels' Master Plan designation of SFR. The proposed change from SF20 to SF12 will maintain conformance with the Master Plan and is consistent with the existing neighborhood to the west. See the below excerpts and comments from the Master Plan demonstrating the alignment of the goals and policies to this zoning map amendment request.

22. Consistent with the surrounding land uses.

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Single Family Residential	SF20
South	Single Family Residential	SF20
East	Single Family Residential	SF20
West	Single Family Residential	SF9 & SF12

The subject parcel is located immediately adjacent to SF12 zoning to the west, which is developed with residential lots at the same density as what is proposed in this application. Further west, on the other side of Highway 50, another larger housing development with similar sized lots was also recently developed. The proposed zoning map amendment will facilitate the addition of housing at the same density as what exists in the area and addresses the growing need for housing options in Fernley. It is consistent with the master plan designation and fulfills goals and policies for future growth in the community.

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

Public notice was given, and a public hearing was scheduled per the provisions outlined in the City's Municipal Code and Nevada Revised Statutes.

Tentative Subdivision Map

TM1. Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and, where applicable, individual systems for sewage disposal

This project has been designed to meet all environmental and health laws/regulations, as required by local, state and federal regulations. Water and sewer will be provided and treated by the City of Fernley municipal water and wastewater systems. A utility plan was included with the application submittal. Solid waste disposal will be provided by Waste Management. This is a residential project and the use is not anticipated to contribute significantly to air pollution.

TM2. Availability of water that meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision

Water meeting applicable health standards is available for the future needs of this subdivision, provided by the City of Fernley. The required water is approximately ±25.8 acre-feet. Actual demand will be calculated with the site improvement plans prior to recordation of the final subdivision map. A utility plan was included in the application submittal, indicating the location of existing City of Fernley services to serve the project.

TM3. Availability and accessibility of utilities

All utilities necessary to serve the proposed subdivision currently exist Desert Shadows Lane. Sewer and water lines are planned to be extended to the site via the proposed roadway. Sewer will gravity feed south to Desert Shadows Lane. Water will be looped from the south in Desert Shadows Lane up to the existing water utility line located in the School District Parcel (APN 021- 181-02). This line will extend from the north cul-de-sac in the new roadway alignment between lots 12 and 13 through a utility easement in the property to the north (APN 021-541-57). The applicant has been in negotiations with the property owner for this utility easement. The proposed water and sewer systems will be operated by the City of Fernley. A preliminary sewer study was included with the application submittal, which indicates the City of Fernley has sufficient system capacity to serve the project. Gas will be operated by Southwest Gas and overhead power and communications services will also be extended to the site.

TM4. Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks

Schools

According to the Lyon County School District's 2016 Facilities Plan, all 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 planned to be built in the next 4 to 6 years, which would address elementary school capacity. At 23 new single-family detached units, student generation would be limited and would not have a major impact on enrollment numbers. Students residing in this development will attend Cottonwood Elementary School; Silverland Middle School and Fernley High School.

Police and Fire Service

The project site is located in an area already served by police and fire services. Police services will be provided by the Lyon County Sheriff's Department and fire service will be provided by the North Lyon County Fire Protection District. The closest fully staffed fire station is the North Lyon County Fire Protection District Main Office, located approximately 2.5 miles north near the intersection of State Route 95A and Main Street. The main access to the site where police and fire will enter the development is located on Desert Shadows Lane.

Parks

Several recreational amenities are available in this area. The proposed project is located approximately one-half mile from 6.3-acre Green Valley Park and less than one mile from Fernley BMX park. Multiple open space parcels exist in the area as well as hiking trails and planned pedestrian paths in conjunction with recent development.

TM5. Consistency with the zoning district regulations

Upon approval of the proposed zoning map amendment associated with this request, the project site has a land use designation of Single Family Residential and a zoning designation of SF12. This zoning district allows for single-family residential lots that are a minimum of 12,000 square feet. This tentative subdivision map request seeks to create 23 single family lots, ranging from 12,033 to 20,051 square feet with an average of 13,330 sq. ft. The proposed project is entirely consistent with all minimum standards of the zoning district regulations.

TM6. Conformity with the master streets and highways plan

The request conforms with the Master Streets and Highways Plan. Currently the property is accessed via Desert Shadows Lane. Proposed access to the site will be improved to provide a 50-foot-wide roadway off Desert Shadows Lane, extending approximately 800 feet up the middle of the parcel and providing access to the driveways of all proposed lots. Two 104-foot-wide bulbs are proposed on this main roadway 150 feet north of the entrance and at the end of the cul-de-sac, providing adequate turnaround for fire trucks and compliance with international fire code. Coordination with NDOT will be required prior to final map for the proposed access.

TM7. Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision

Traffic generated from the project is not anticipated to have a significant impact to the surrounding infrastructure or Desert Shadows Lane. The proposed 23 lots will only generate 23 PM peak hour trips (ITE Manual 11th Edition Land Use 210 Single Family Detached). Traffic generation from this request is minimal and Desert Shadows Lane can adequately serve the proposed lots.

TM8. Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties

This project is not within a floodplain. A grading plan is included as an attachment and shall be in compliance with all applicable grading, slope, soil and elevation differential standards of the City of Fernley.

TM9. Recommendations and comments of review bodies

Any recommendations and comments of review bodies have been considered and specific conditions of approval have been included when appropriate.

TM10. Conformity to the master sewer and water utility plan

A preliminary sewer report was included with the submittal packet. The reports consulted with the Master Sewer and Water Utility Plans and include discussion of how the City of Fernley sewer and water infrastructure and supply has sufficient capacity to meet the projected demand of this project.

This project also conforms to the Water/Wastewater Goals of the City of Fernley Comprehensive Master Plan. This project will connect to the municipal water system. A utility plan has been included with the submittal. Although there is minimal landscaping required with this plan xeriscaping will be utilized where feasible with this project to reduce water demand. the application submittal included a landscape plan. This project will connect to the municipal sewer system. A utility plan and a preliminary sewer report are included with the application.

TM11. Compliance with this Code and all other applicable regulations

Residential Adjacency Standards (Section 32.09.030)

Comment: Residential adjacency standards apply to the west property line of the project, adjacent to single-family detached residential development. Below are the proposed mitigation strategies to meet these standards:

- 1) The proposed project will implement matching lot widths along the western property boundary. Proposed average lot sizes of 13,330 square feet are compatible with existing development and will integrate seamlessly with housing immediately adjacent to the subject parcel. Fencing is planned for the rear and side property boundaries and landscaping in the front of the lots will contribute to privacy and separation from surrounding residential development.

ATTACHMENTS

1. Conditions of Approval – TSM22006
2. Vicinity Map
3. Existing and Proposed Zoning Map
4. Tentative Map Plan Set

Conditions of Approval for TSM22006

Tentative Subdivision Map

1. APPROVAL:

THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL AS AN AMENDMENT TO THIS TENTATIVE MAP.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A MAXIMUM OF 23 SINGLE-FAMILY RESIDENTIAL LOTS ON ±8.63 ACRES.

3. EXPIRATION DATE:

THE TENTATIVE MAP SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL UNLESS THE FINAL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360.

4. WATER RIGHTS:

THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE DEDICATION OF WATER RIGHTS, INCLUDING ASSOCIATED FEES, FOR THE CONNECTION TO THE CITY'S MUNICIPAL WATER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

5. SANITARY SEWER:

THE DEVELOPER SHALL PROVIDE A SEWER REPORT DEMONSTRATING THE DEVELOPMENT CAN BE SERVED BY THE CITY'S SANITARY SEWER SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY IMPROVEMENTS DEEMED NECESSARY TO SERVE THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE SANITARY SEWER SYSTEM, INCLUDING ASSOCIATED FEES, FOR THE CONNECTION TO THE CITY'S SANITARY SEWER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

6. WATER & SEWER MAINS AND SERVICES:

THE DEVELOPER SHALL COMPLY WITH ALL STANDARDS, CODES, AND REQUIREMENTS REGARDING CONNECTION TO THE CITY'S SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING BUT NOT LIMITED TO, ASSOCIATED FEES, EASEMENTS, DESIGN STANDARDS, SYSTEM LOOPING, DEVELOPMENT CODE REQUIREMENTS, AND STATE REQUIREMENTS. PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PHASE OF THE PROJECT, THE DEVELOPER SHALL PROVIDE THE CITY WITH A UTILITY PLAN FOR WATER AND SANITARY SEWER THAT IS IN CONFORMANCE WITH THE CITY OF FERNLEY'S MUNICIPAL CODE AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR. EACH PHASE MUST ALSO BE REVIEWED AND APPROVED BY THE NEVADA DEPARTMENT OF ENVIRONMENTAL PRIOR TO CONSTRUCTION.

FUTURE DEVELOPMENT MAY ALTER THE CAPACITY OF THE SYSTEM. CAPACITY IS AVAILABLE ON A FIRST-COME, FIRST SERVED BASIS. THE EXTENT OF OFF-SITE AND ON-SITE WATER AND SEWER

Conditions of Approval for TSM22006

Tentative Subdivision Map

INFRASTRUCTURE IMPROVEMENTS SHALL BE DETERMINED BY THE CITY OF FERNLEY AND THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON RECEIVING THE DEVELOPMENT PERMIT SUBMITTALS FOR THE WATER AND SEWER FACILITIES.

7. UTILITY EASEMENTS:

THE DEVELOPER SHALL PROVIDE EASEMENTS TO THE CITY OF FERNLEY FOR THE MAINTENANCE OF THE PUBLIC INFRASTRUCTURE BEING INSTALLED ON FUTUREPRIVATE PROPERTY. THE EASEMENTS SHALL INCLUDE THE CITY OF FERNLEY'S STANDARD EASEMENT LANGUAGE AND SHALL BE RECORDED ALONG WITH THE FINAL MAP.

EASEMENTS REQUIRED TO CONSTRUCT INFRASTRUCTURE ON PRIVATE PROPERTY OUTSIDE THE OWNERSHIP OF THE PROJECT SHALL INCLUDE THE CITY OF FERNLEY'S STANDARD EASEMENT LANGUAGE AND SHALL BE RECORDED PRIOR TO ISSUING A PERMIT TO CONSTRUCT THE INFRASTRUCTURE.

8. DESIGN STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AND PUBLIC WORKS DESIGN MANUAL UNLESS IN CONFLICT WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATION WILL TAKE PRECEDENCE.

9. LANDSCAPING/IRRIGATION:

THE DEVELOPER SHALL SUBMIT A LANDSCAPING AND IRRIGATION PLAN FOR THE PROJECT IN CONFORMANCE WITH TITLE 32 OF THE FERNLEY MUNICIPAL CODE FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO APPROVAL AND RECORDATION OF A FINAL MAP FOR EACH PHASE. THE LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER THE APPROVED PLANS TO THE APPROVAL OF THE ADMINISTRATOR.

10. ARCHITECTURE/BUILDING ELEVATIONS:

ARCHITECTURAL BUILDING ELEVATIONS SHALL COMPLY WITH THE DESIGN CRITERIA IN CHAPTER 32.06 OF THE FERNLEY MUNICIPAL CODE TO THE APPROVAL OF THE ADMINISTRATOR.

11. ENGINEERING DIVISION:

THE DEVELOPER SHALL COMPLY WITH ALL ENGINEERING REQUIREMENTS WITHIN THE FERNLEY MUNICIPAL CODE TITLE 32, INCLUDING BUT NOT LIMITED TO, COMPLIANCE WITH SITE DEVELOPMENT STANDARDS, FLOODPLAIN MANAGEMENT, ROADWAYS, UNDERGROUNDING OF UTILITIES, AND WATER AND WASTEWATER FACILITIES TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

Conditions of Approval for TSM22006

Tentative Subdivision Map

12. STREETS:

THE DEVELOPER SHALL CONSTRUCT ANY ROADWAY IMPROVEMENTS NECESSARY TO SERVE THE PROJECT IN ACCORDANCE WITH THE PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

13. DRAINAGE & GRADING:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE FERNLEY MUNICIPAL CODE CHAPTER 32 (DRAINAGE AND GRADING) AND CHAPTER 10 OF THE CITY OF FERNLEY'S PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

THE DEVELOPER SHALL PROVIDE A DRAINAGE REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY'S DEVELOPMENT CODE, MUNICIPAL CODE, AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. EACH SUCCESSIVE PHASE OF THE PROJECT SHALL SUBMIT AN UPDATED DRAINAGE REPORT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER SHOWING THE CUMULATIVE EFFECT OF THE DEVELOPED PORTION OF THE PROJECT ALONG WITH THE PROPOSED PHASE'S EFFECT ON THE TOTAL DISCHARGE INTO THE DRAINAGE SYSTEM.

THE PERIMETER DITCH ALONG THE WEST SIDE OF THE DEVELOPMENT SHALL BE CONCRETE LINED THE ENTIRE LENGTH AND RECIPROCAL DRAINAGE EASEMENTS OR HOMEOWNER'S ASSOCIATION MAINTENANCE SHALL BE PROVIDED FOR THE MAINTENANCE OF THE DITCH.

A CUTOFF DITCH SHALL BE PROVIDED AT THE TOP OF THE CUT SLOPE ALONG THE EAST SIDE OF THE DEVELOPMENT. ACCESS SHALL BE PROVIDED AND RECIPROCAL DRAINAGE EASEMENTS OR HOMEOWNER'S ASSOCIATION MAINTENANCE SHALL BE PROVIDED FOR THE MAINTENANCE OF THE DITCH.

14. GRADING PERMIT:

THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR ANY PHASE OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE DEVELOPMENT, THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL PROVIDE A STAMPED ENGINEER'S ESTIMATE FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL COMPLY WITH ALL GRADING REQUIREMENTS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AS WELL AS ALL STATE AND FEDERAL REGULATIONS. THE DEVELOPER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PERMIT WITH THE STATE OF NEVADA AS WELL AS A SURFACE AREA DISTURBANCE.

15. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE DEVELOPMENT CODE FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER, PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PORTION OF THE PROJECT.

Conditions of Approval for TSM22006

Tentative Subdivision Map

16. IMPROVEMENT PLANS:

WITH THE SUBMITTAL OF ANY FINAL MAP APPLICATION, THE DEVELOPER SHALL SUBMIT THE ASSOCIATED IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. THE IMPROVEMENT PLANS SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP. THE UTILITIES AND INFRASTRUCTURE FOR EACH PHASE MUST OPERATE INDEPENDENTLY OF FUTURE PHASES YET TO BE CONSTRUCTED.

PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP FOR THE PROJECT, THE DEVELOPER SHALL CONSTRUCT ALL REQUIRED PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, PUBLIC UTILITY AND ROADWAY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT OR PROVIDE A SURETY BOND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN FERNLEY MUNICIPAL CODE CHAPTER 32.13 - IMPROVEMENTS AND AGREEMENTS, OF THE FERNLEY MUNICIPAL CODE.

17. COMBUSTIBLES ON-SITE

NO COMBUSTIBLES SHALL BE BROUGHT ON SITE PRIOR TO THE INSTALLATION AND ACCEPTANCE OF AN ALL-WEATHER SURFACE AND THE INSTALLATION/OPERATION OF FIRE HYDRANTS TO THE APPROVAL OF THE ADMINISTRATOR, PUBLIC WORKS DIRECTOR, AND THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT.

18. NORTH LYON FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT TO THE APPROVAL OF THE ADMINISTRATOR AND FIRE CHIEF PRIOR TO THE ISSUANCE OF ANY FINAL MAP FOR THE PROJECT.

19. RESIDENTIAL CONSTRUCTION TAX:

THE DEVELOPER IS SUBJECT TO THE PROVISIONS OF FERNLEY MUNICIPAL CODE RELATED TO RESIDENTIAL CONSTRUCTION TAX. THE RESIDENTIAL CONSTRUCTION TAX FEE SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH SINGLE-FAMILY RESIDENCE.

20. ADDRESSING AND STREET NAMES:

THE DEVELOPER SHALL SUBMIT A REQUEST FOR ADDRESSING AND STREET NAME RESERVATION TO THE CITY OF FERNLEY FOR REVIEW AND APPROVAL. ALL ADDRESSING OF LOTS SHALL BE COMPLETED BY THE CITY. STREET NAMES SHALL BE APPROVED BY THE CITY PRIOR TO THE SUBMITTAL OF A FINAL MAP FOR THE PROJECT.

21. TRUCKEE CARSON IRRIGATION DISTRICT (TIC)/BUREAU OF RECLAMATION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEVADA DEPARTMENT OF THE TRUCKEE CARSON IRRIGATION DISTRICT AND/OR THE BUREAU OF RECLAMATION RELATED TO ANY FACILITY OR EASEMENT WITHIN THE PROJECT BOUNDARY TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

Conditions of Approval for TSM22006

Tentative Subdivision Map

22. NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION – BUREAU OF SAFE DRINKING WATER AND BUREAU OF WATER POLLUTION CONTROL FOR THE WATER AND SEWER INFRASTRUCTURE DESIGN AND CONSTRUCTION TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

23. WASTE MANAGEMENT:

THE DEVELOPER SHALL PROVIDE A WILL SERVE FROM WASTE MANAGEMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

24. UNITED STATES POSTAL SERVICE:

THE DEVELOPER SHALL PROVIDE AN EASEMENT FOR ANY NEW CLUSTER MAILBOX LOCATION TO THE APPROVAL OF THE ADMINISTRATOR AND LOCAL POSTAL INSPECTOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

25. FENCING PLANS:

AT THE TIME OF FINAL MAP SUBMITTAL, THE DEVELOPER SHALL SUBMIT A FENCING PLAN IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY'S MUNICIPAL CODE TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

26. COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S):

THE APPLICANT SHALL PROVIDE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) WITH THE FIRST FINAL MAP AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ADMINISTRATOR AND CITY ATTORNEY. CC&R'S SHALL BE RECORDED CONCURRENTLY WITH THE FINAL SUBDIVISION MAP.

THE APPLICANT SHALL INCLUDE IN THE CC&R'S PROVISIONS OUTLINING PERPETUAL MAINTENANCE RESPONSIBILITIES OF COMMON AREAS, LANDSCAPE MEDIANS, PERIMETER FENCING, OR OTHER COMMON ELEMENTS TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

THE CITY SHALL BE NAMED A THIRD-PARTY BENEFICIARY OF SAID MAINTENANCE OBLIGATIONS TO THE APPROVAL OF THE ADMINISTRATOR AND SHALL DISCLOSE THAT THE CITY MAY REQUIRE FORMATION OF A LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT IN THE EVENT OF DEFAULT UNDER SUCH MAINTENANCE OBLIGATIONS.

27. RIGHT TO FARM:

THE DEVELOPER SHALL PLACE A NOTE ON THE FINAL MAP PROVIDING NOTICE TO ANY AND ALL SUBSEQUENT PURCHASERS OF "THE RIGHT TO FARM" PROVISIONS INCLUDED IN NEVADA REVISED STATUTES 40.140 AND THE DEVELOPMENT CODE.

Conditions of Approval for TSM22006

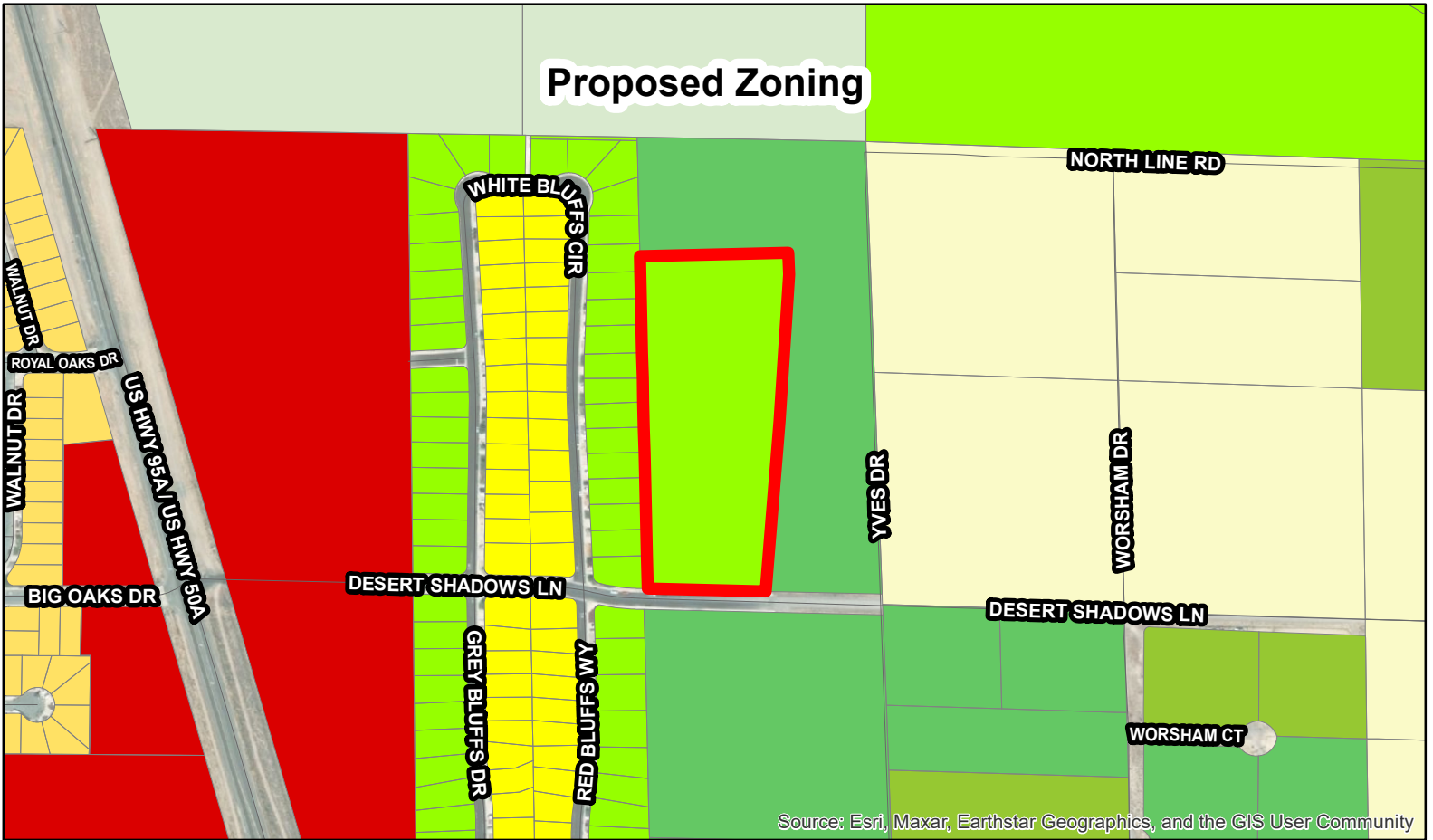
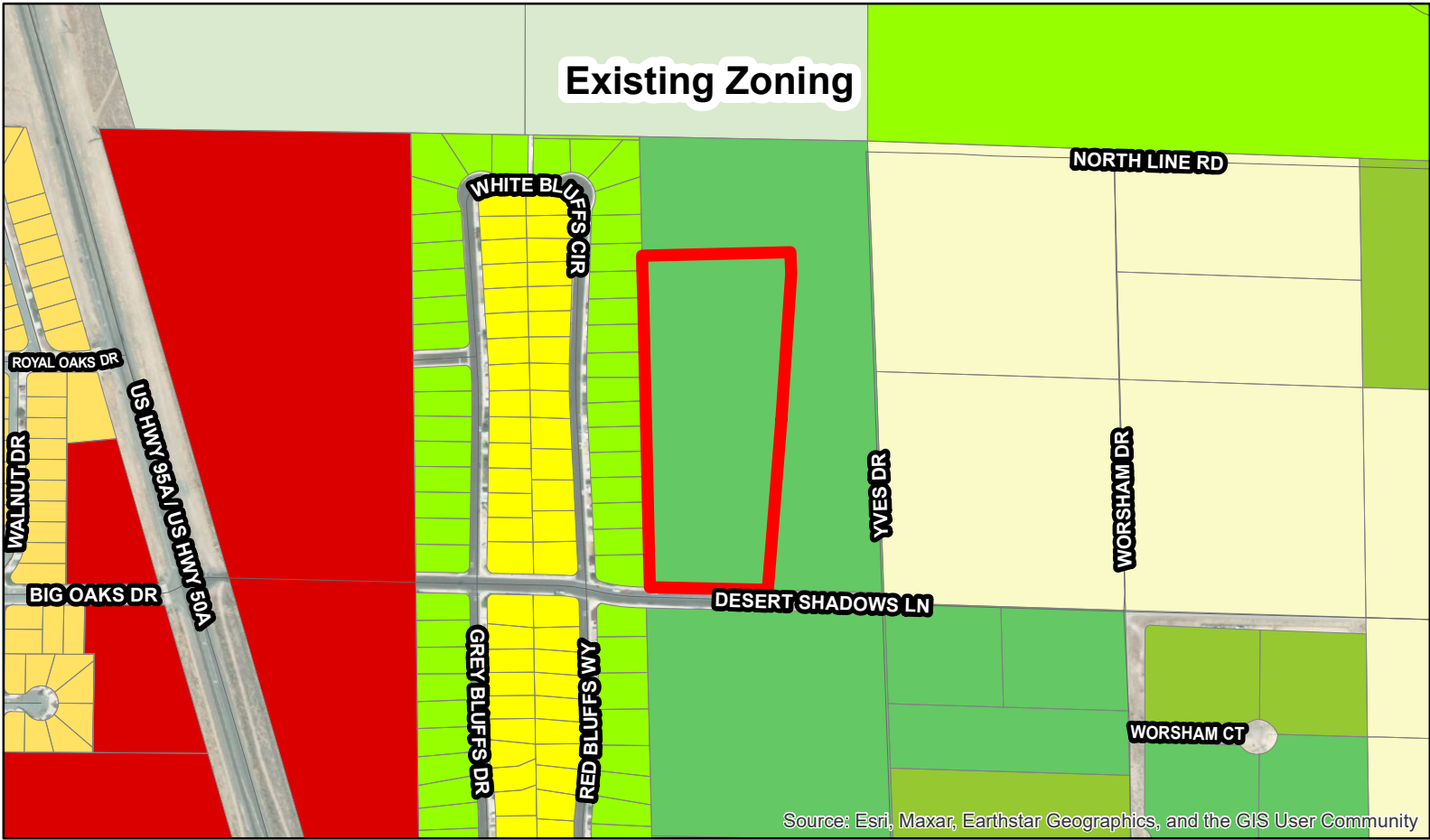
Tentative Subdivision Map

28. SUBDIVISION IMPROVEMENT AGREEMENT:

THE DEVELOPER SHALL EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT WITH THE CITY OF FERNLEY PRIOR TO APPLYING FOR ANY BUILDING PERMITS FOR NEW HOME CONSTRUCTION IF THE PUBLIC IMPROVEMENTS ARE STILL NOT CONSTRUCTED BUT ARE ADEQUATELY SECURED IN ACCORDANCE WITH THE CITY OF FERNLEY DEVELOPMENT CODE. THE AGREEMENT SHALL BE DRAFTED BY THE CITY OF FERNLEY AND PROVIDED TO THE DEVELOPER FOR REVIEW AND EXECUTION. THE AGREEMENT SHALL BE RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. NO HOMES SHALL RECEIVE A FINAL CERTIFICATE OF OCCUPANCY UNTIL THE PUBLIC IMPROVEMENTS ARE COMPLETE AND ACCEPTED BY THE CITY OF FERNLEY.

Vicinity Map





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 Ferney

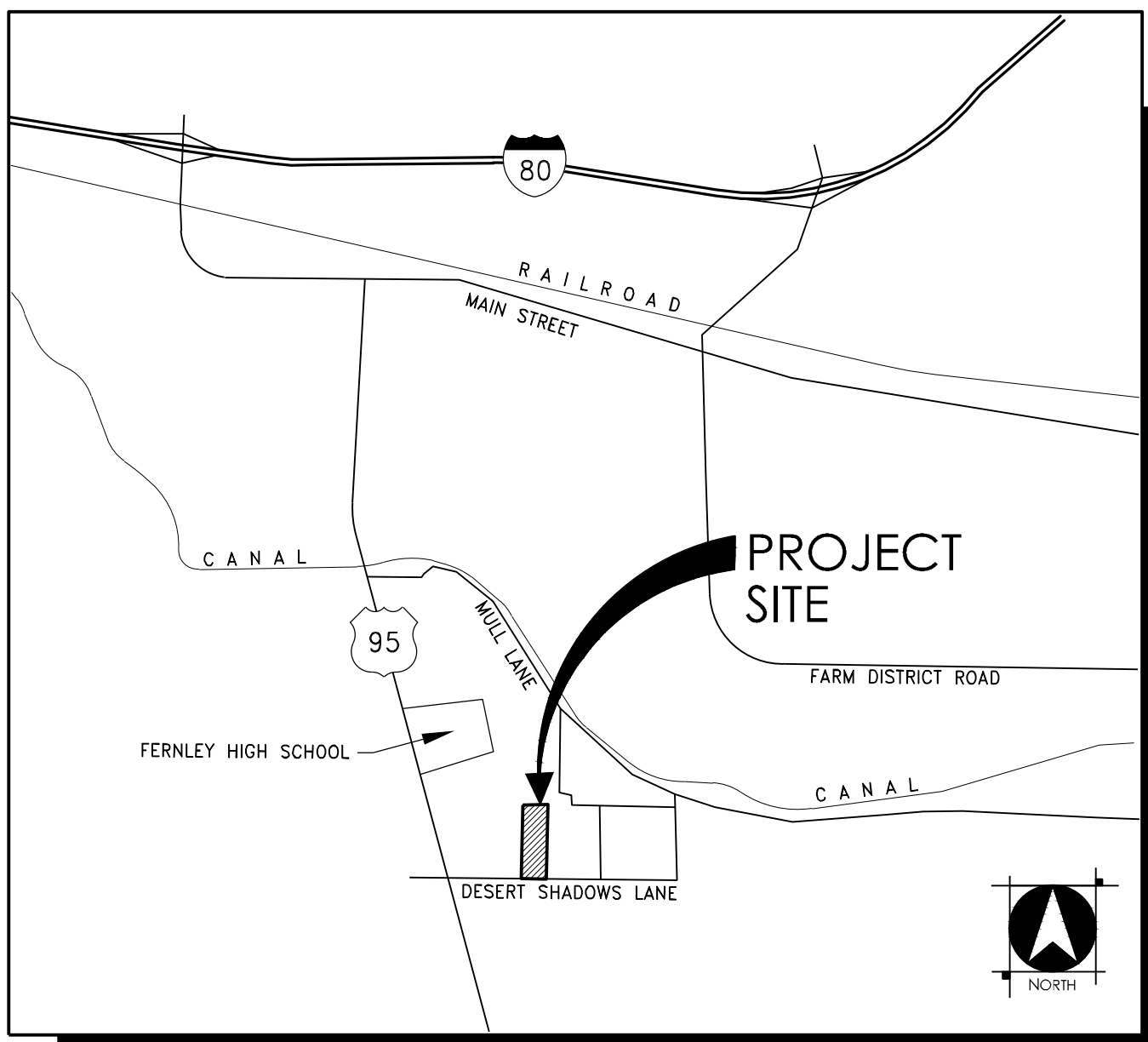


Project Site

Legend

GR20	RR½	SF9	MF21	C1	EC	PF
RR5	SF20	SF6	MF30	C2	I	OSP
RR1	SF12	MDR14	MU	TC	PD	Split Zoning

DESERT SHADOWS
TENTATIVE SUBDIVISION MAP
TITLE SHEET



VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:

RC HERRERA
995 WINNIE'S LANE
FERNLEY, NV 89408

SITE INFORMATION:

SITE INFORMATION:
TOTAL NUMBER OF LOTS = 23
OVERALL SITE ACREAGE = 8.63 AC
RIGHT-OF-WAY AREA = 1.19 AC
TOTAL LOT AREA = 7.03 AC
COMMON AREA = 0.41 AC

PROJECT DENSITY:
GROSS DENSITY = 2.66 DU/AC

LOT SUMMARY:
MINIMUM LOT SIZE = 12,033 SF
MAXIMUM LOT SIZE = 20,051 SF
AVERAGE LOT SIZE = 13,330 SF

ASSESSOR PARCEL NUMBER:
APN 021-541-56

WATER AND SEWER UTILITIES:
PROPOSED WATER: CITY OF FERNLEY PUBLIC WATER SYSTEM
PROPOSED SEWER: CITY OF FERNLEY PUBLIC SANITARY SEWER SYSTEM

ENGINEER'S STATEMENT:

I, EVAN NIKIRK, HEREBY CERTIFY THAT THIS PLAN SET HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 12th DAY OF JUNE, 2022.

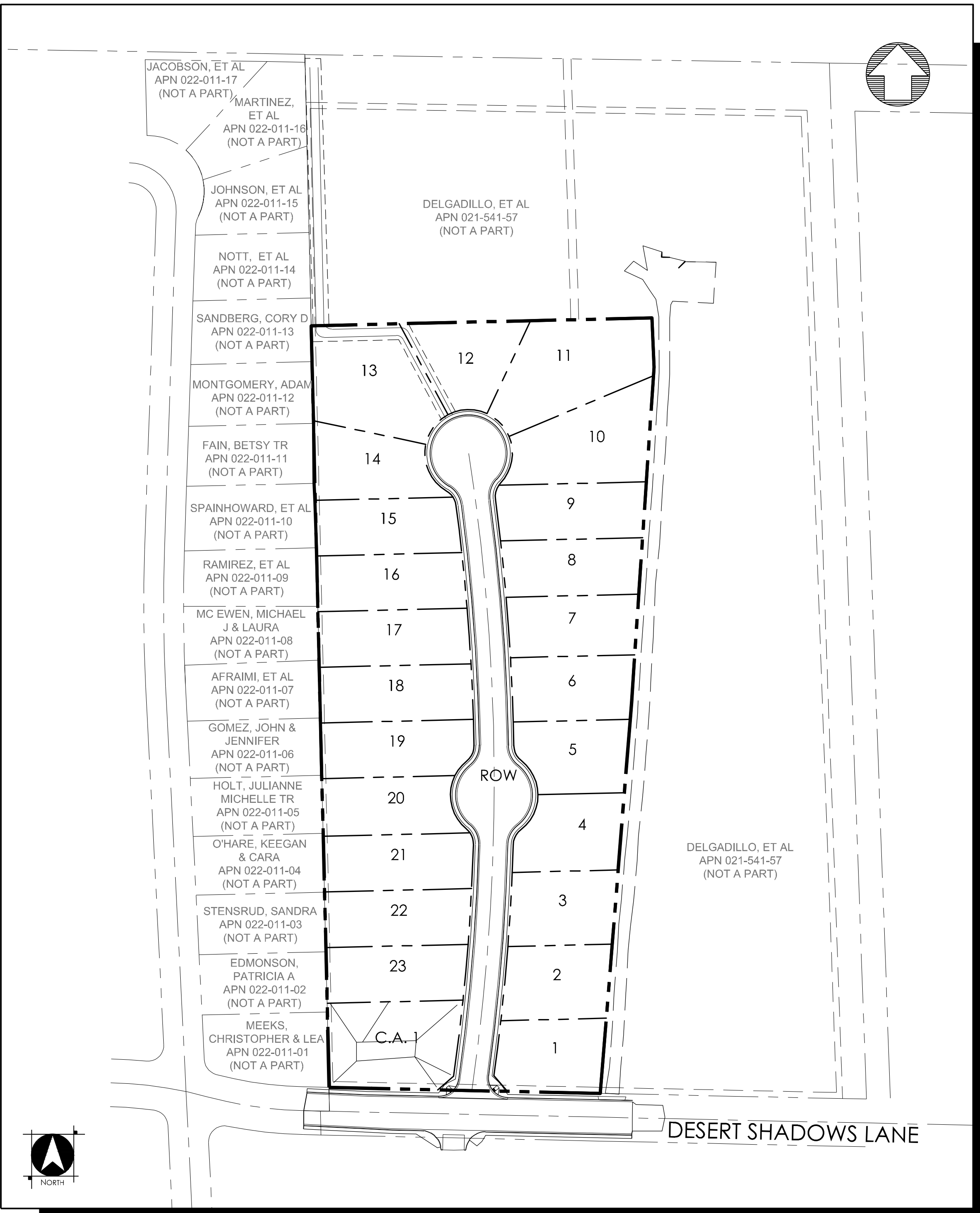
C. Evan Nikirk
C. EVAN NIKIRK, P.E. #11466



SHEET INDEX

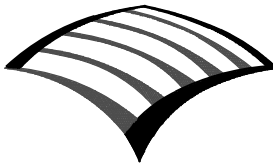
SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	DE-1	EXISTING CONDITIONS / DEMOLITION PLAN
3	LB-1	PRELIMINARY LOT AND BLOCK PLAN
4	G-1	PRELIMINARY GRADING PLAN
5	U-1	PRELIMINARY UTILITY PLAN
6	CS-1	PRELIMINARY CROSS SECTIONS
7	F-1	PRELIMINARY FENCE PLAN
8	LS-1	PRELIMINARY LANDSCAPE PLAN

NOTE:
REFER TO EXISTING CONDITIONS/DEMOLITION PLAN (DM-1)
FOR EXISTING EASEMENTS TO BE RELINQUISHED.



SITE PLAN
NOT TO SCALE

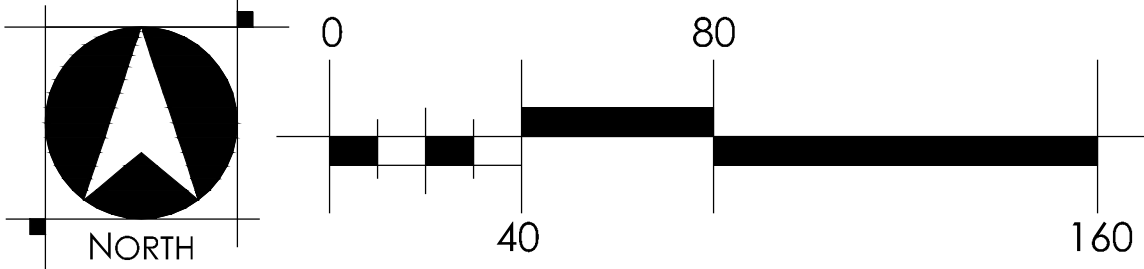
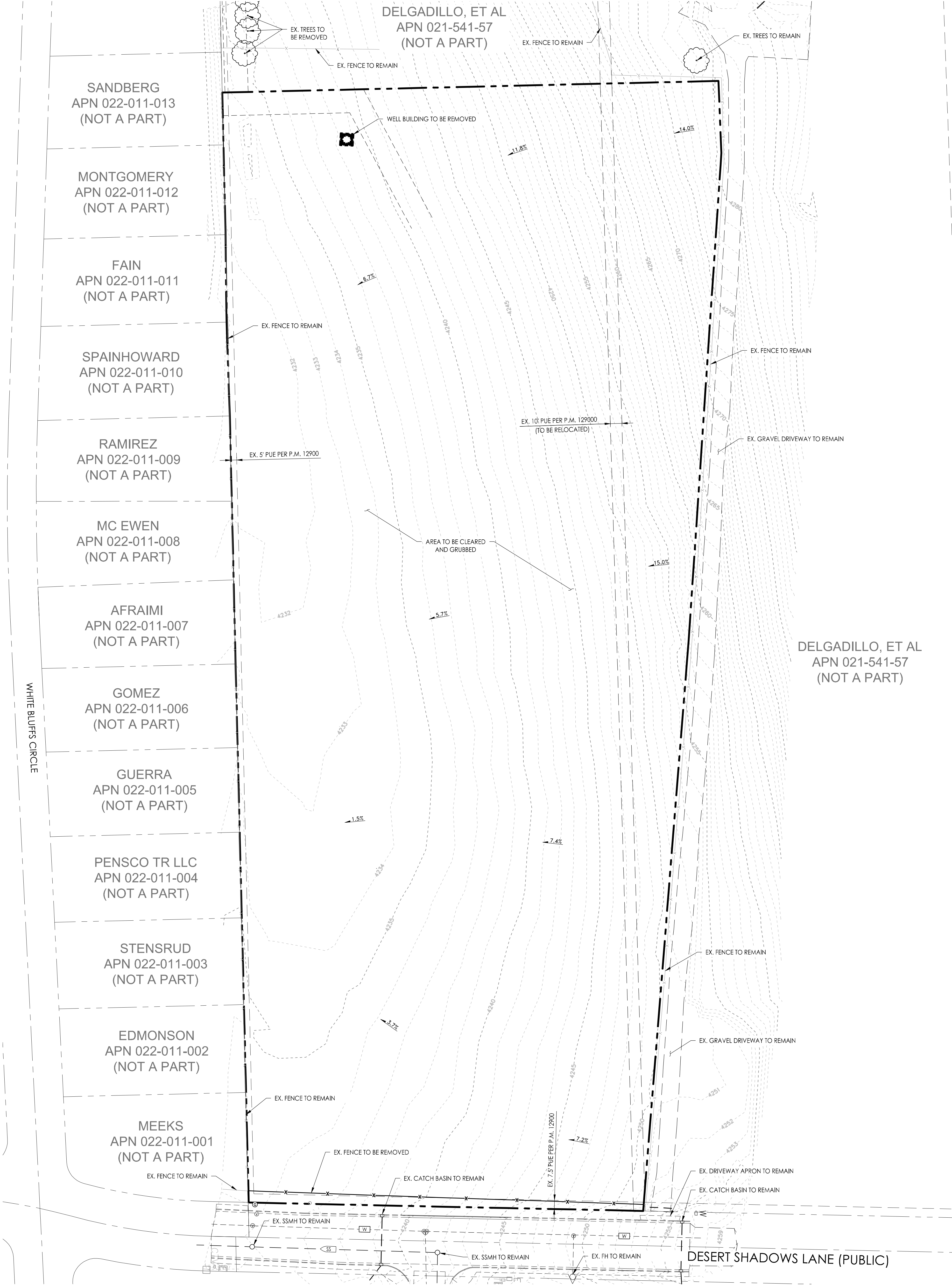
DESERT SHADOWS
TITLE SHEET



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

4087.002 JUNE 2022
SHEET T-1 OF 8

DESERT SHADOWS
TENTATIVE SUBDIVISION MAP
EXISTING CONDITIONS AND DEMOLITION PLAN

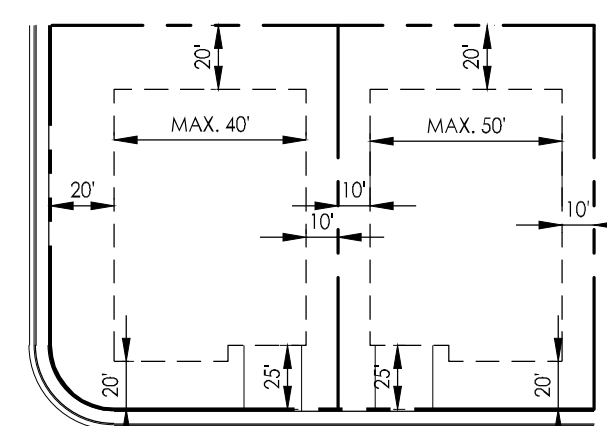
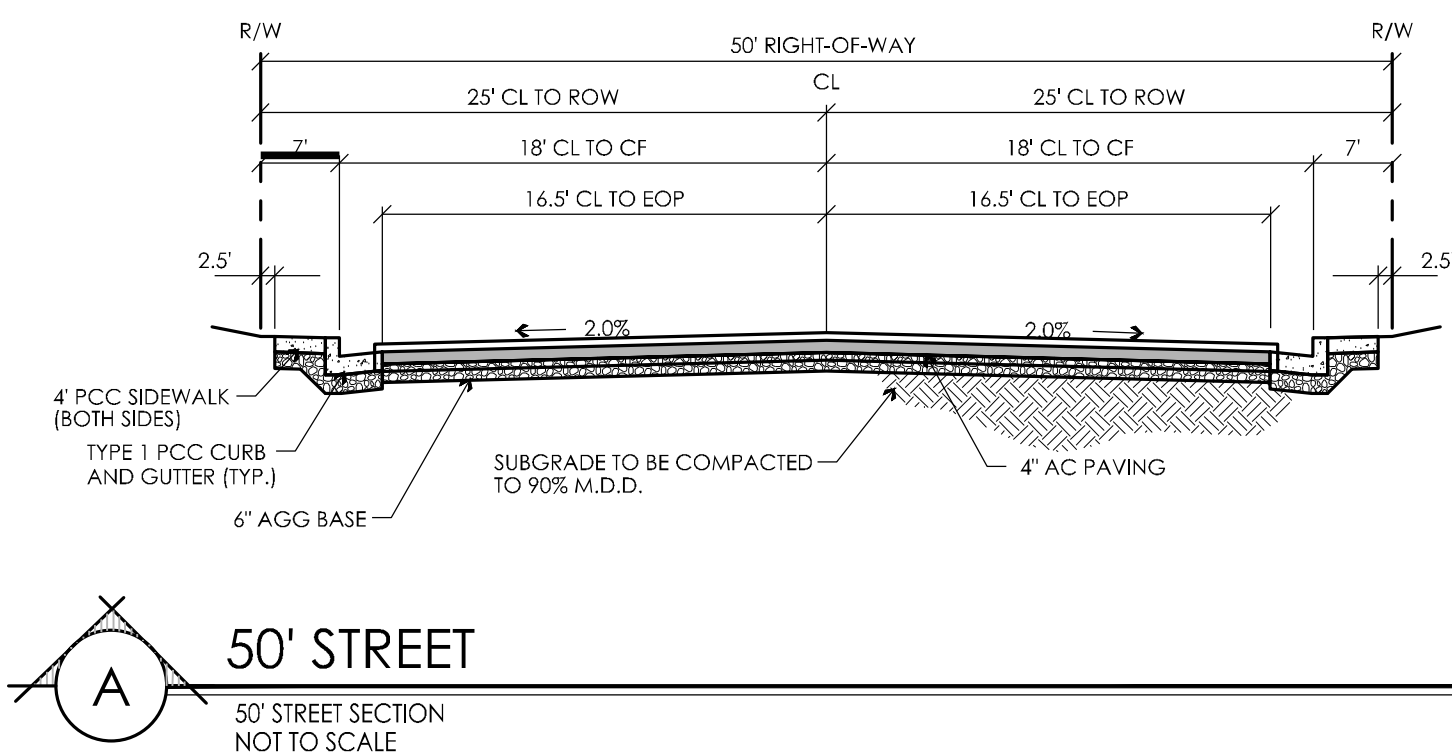


DESERT SHADOWS
EXISTING CONDITIONS AND
DEMOLITION PLAN

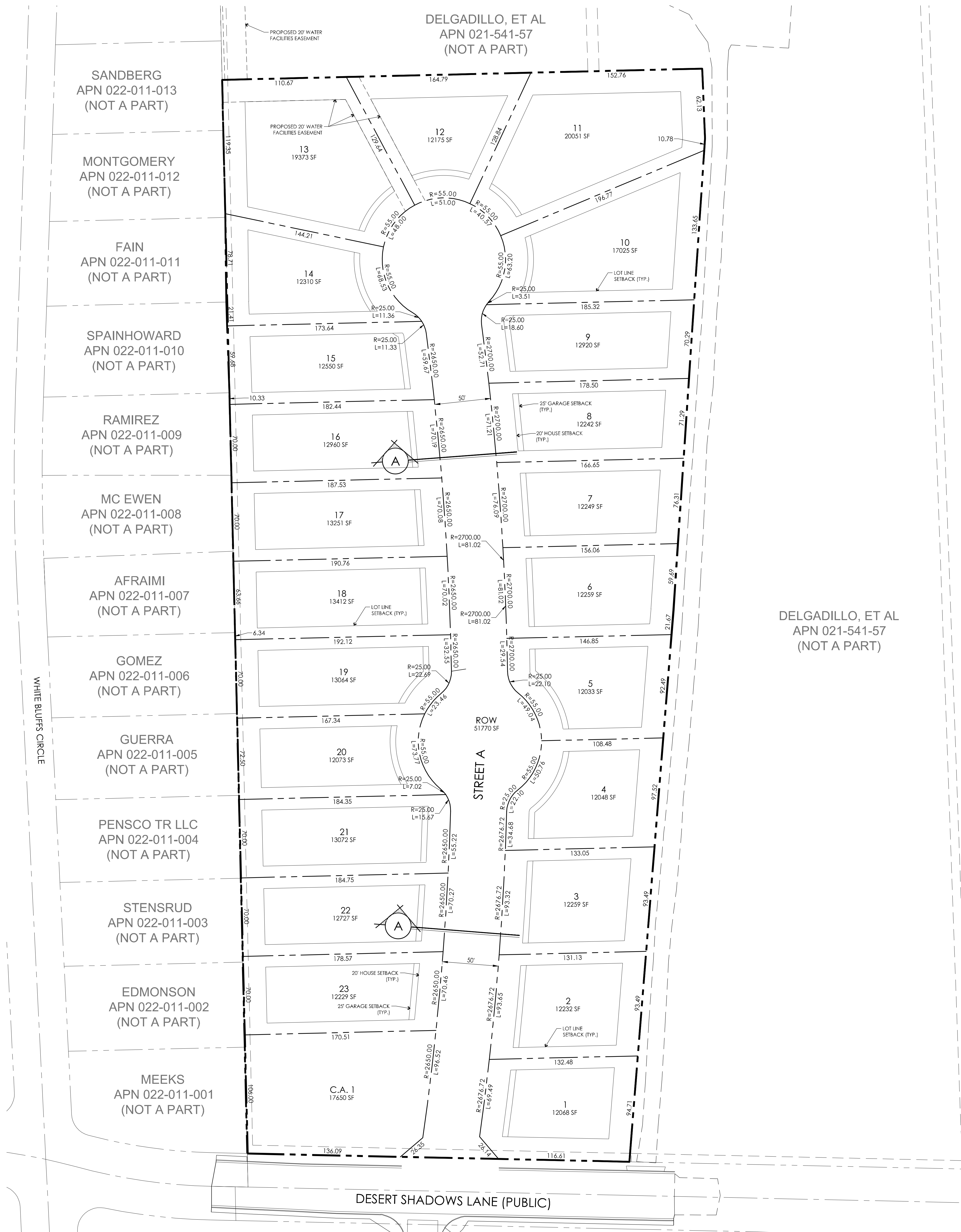
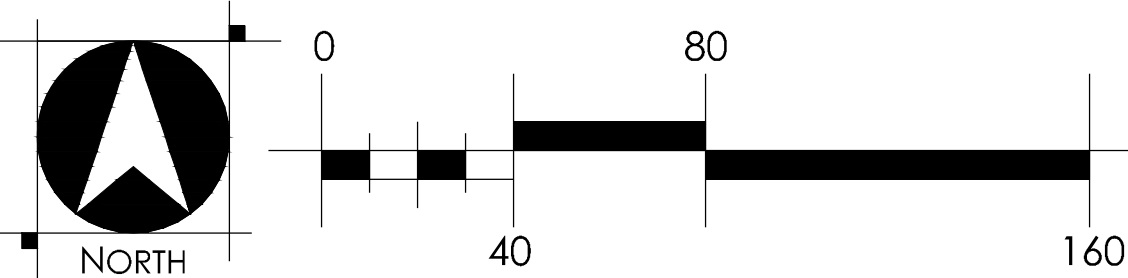
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4087.002 JUNE 2022
SHEET DM-10F 8

DESERT SHADOWS
TENTATIVE SUBDIVISION MAP
PRELIMINARY LOT AND BLOCK PLAN

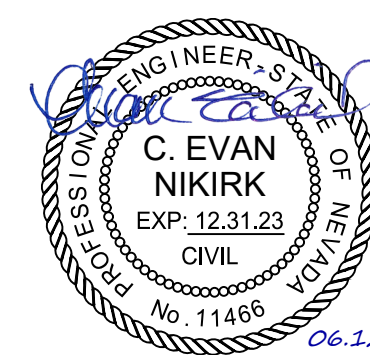


TYPICAL LOT SETBACK DETAIL



GENERAL NOTES:

1. REFER TO EXISTING CONDITIONS PLAN (DM-1) FOR EXISTING EASEMENTS TO BE RELINQUISHED.
2. A 10' P.U.E. SHALL BE GRANTED COINCIDENT WITH ALL RIGHT-OF-WAY AND A 5' P.U.E. SHALL BE GRANTED ON SIDE AND REAR LOT LINES.

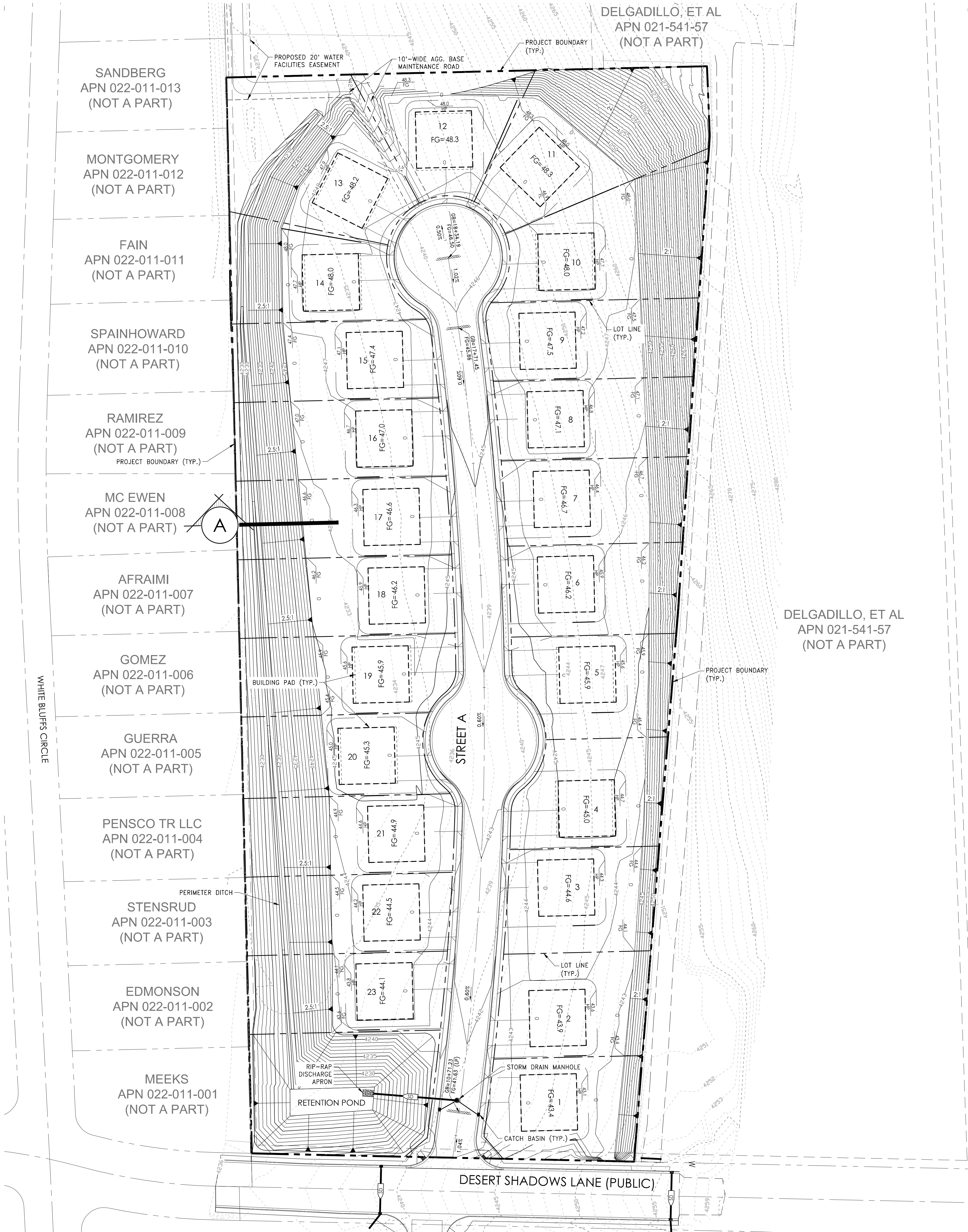
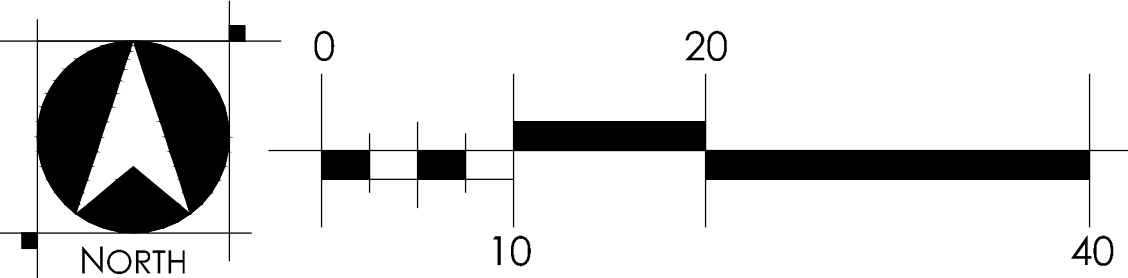


DESERT SHADOWS
PRELIMINARY LOT AND BLOCK PLAN

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4087.002 JUNE 2022
SHEET LB-1 OF 8

DESERT SHADOWS
TENTATIVE SUBDIVISION MAP
PRELIMINARY GRADING PLAN



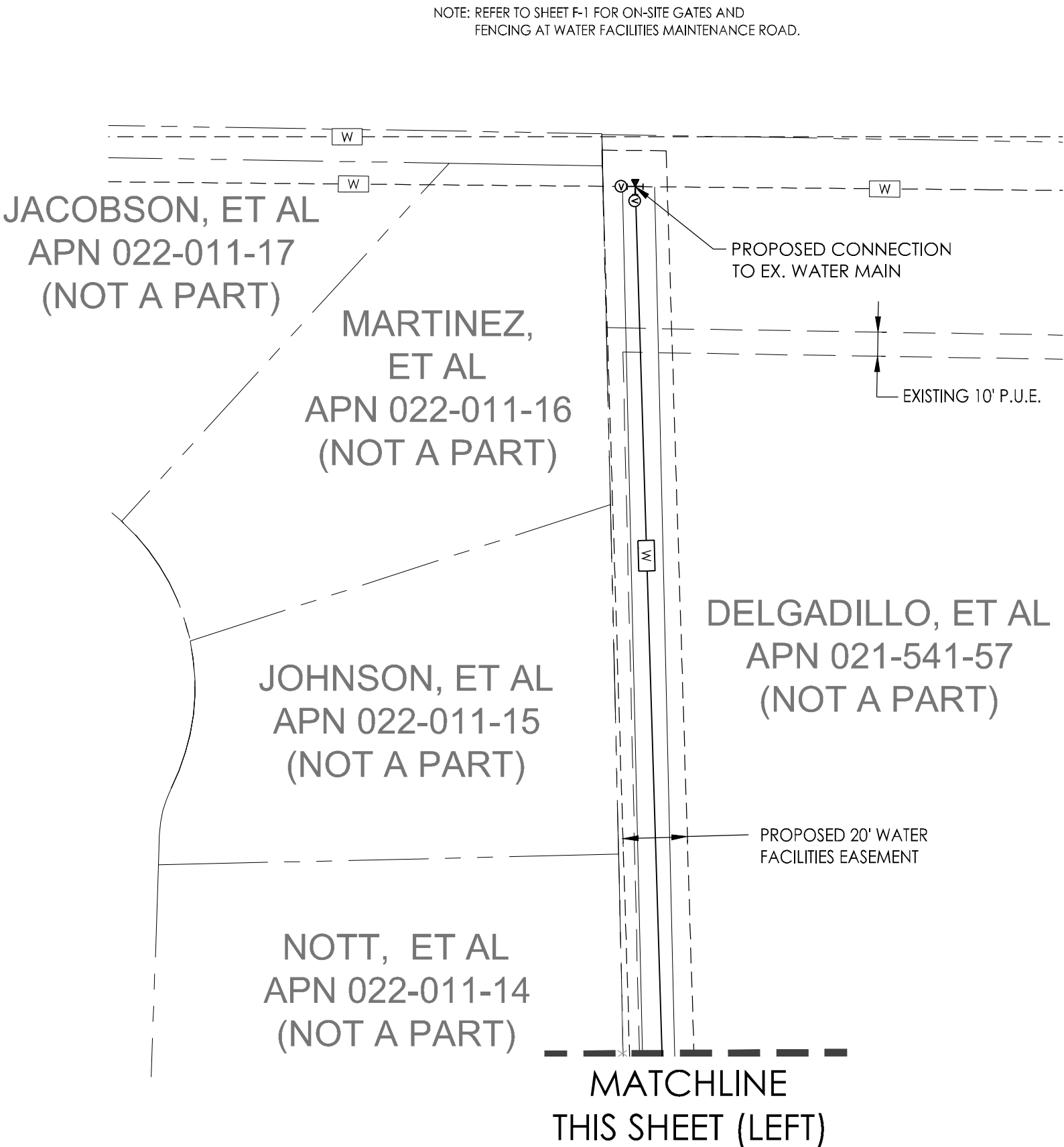
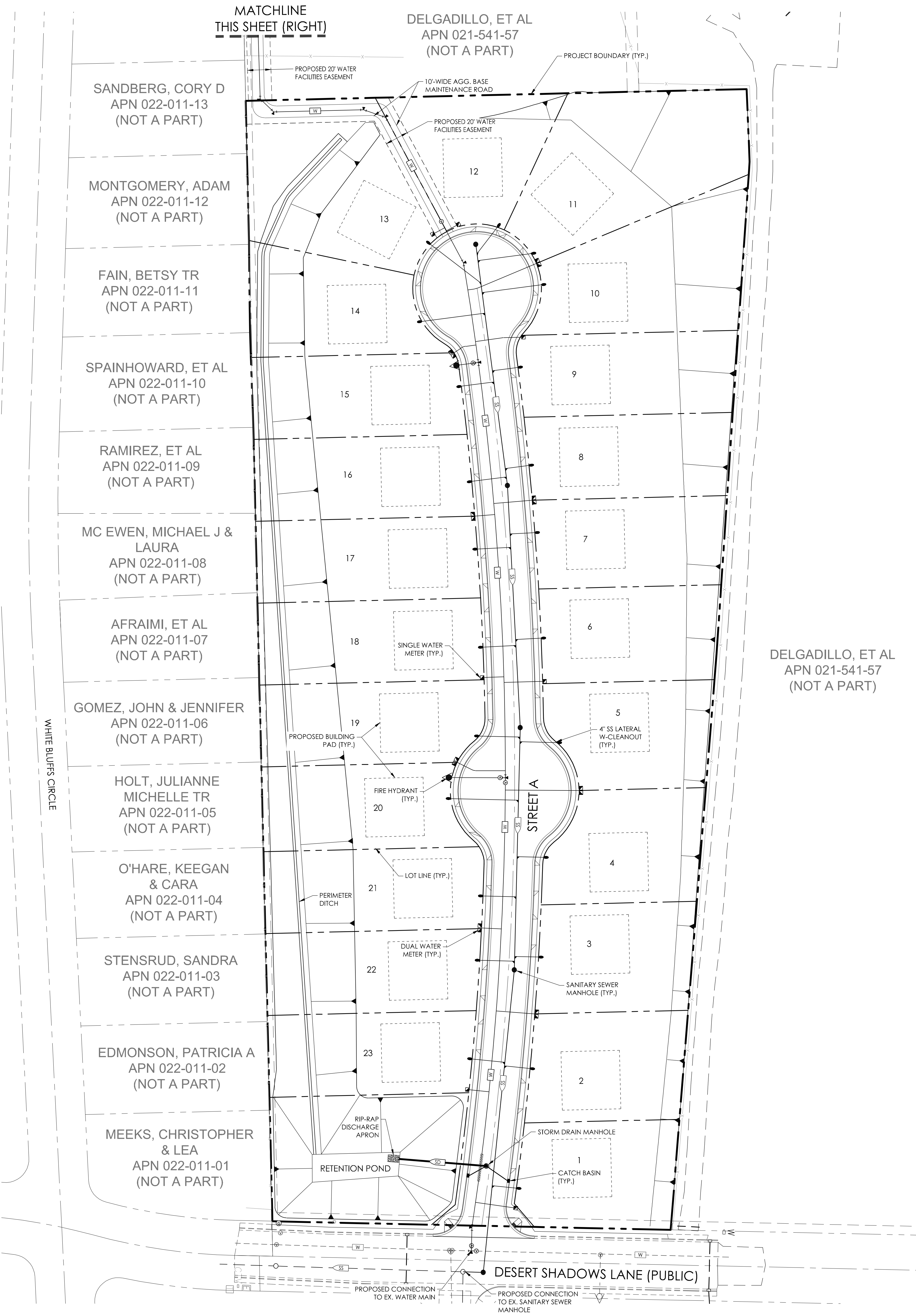
NOTE: REFER TO SHEET CS-1 FOR CROSS-SECTIONS.



DESERT SHADOWS
PRELIMINARY GRADING PLAN

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DESERT SHADOWS
TENTATIVE SUBDIVISION MAP
PRELIMINARY UTILITY PLAN



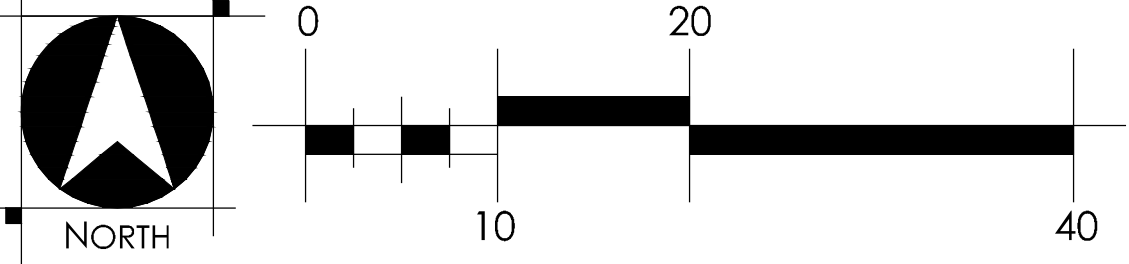
NOTE: REFER TO SHEET S-1 FOR ON-SITE GATES AND FENCING AT WATER FACILITIES MAINTENANCE ROAD.



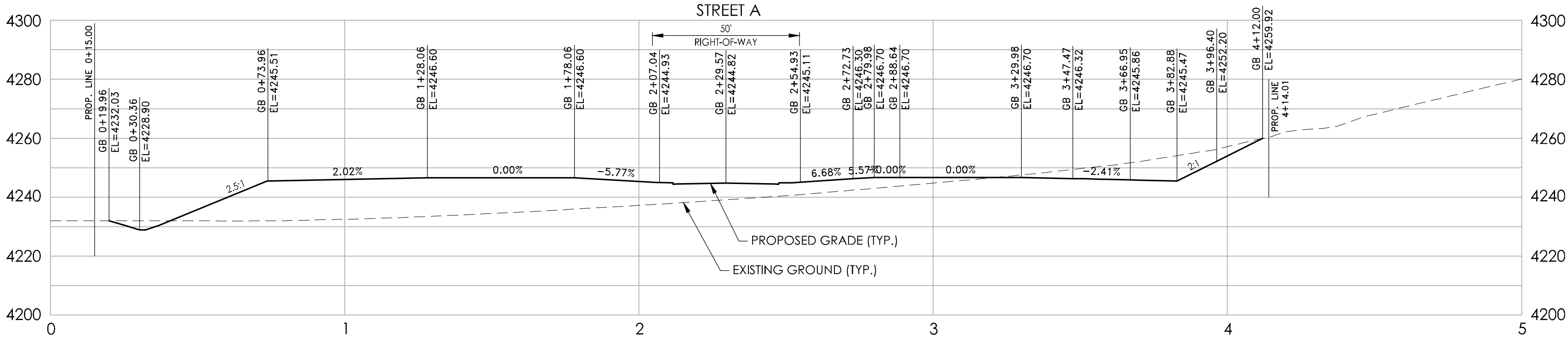
DESERT SHADOWS
PRELIMINARY UTILITY PLAN

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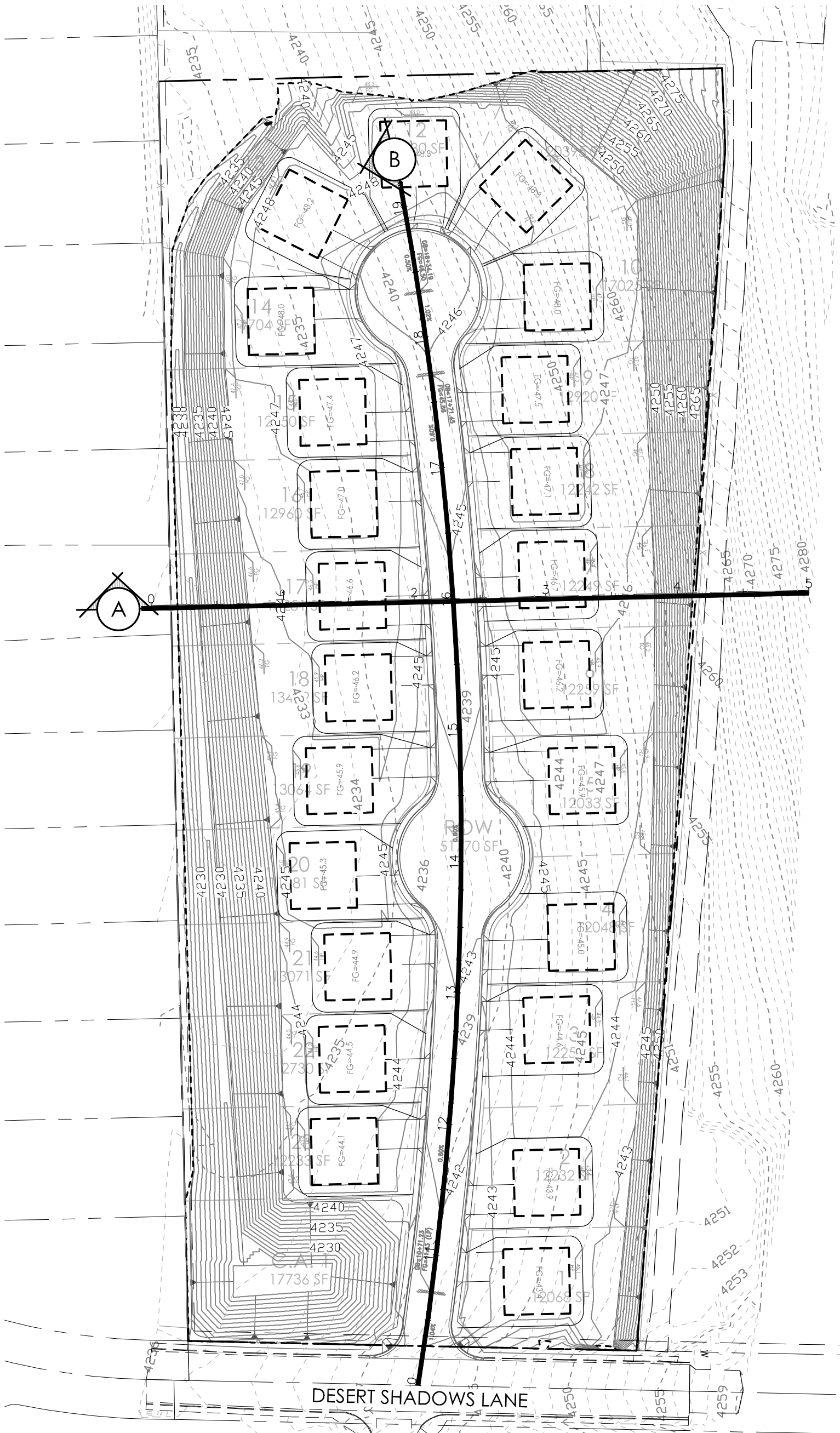
4087.002 JUNE 2022
SHEET U-1 OF 8



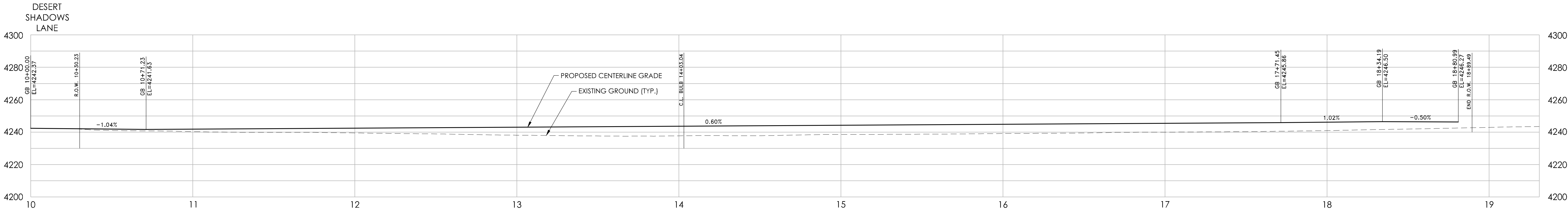
DESERT SHADOWS
TENTATIVE SUBDIVISION MAP
PRELIMINARY CROSS-SECTIONS



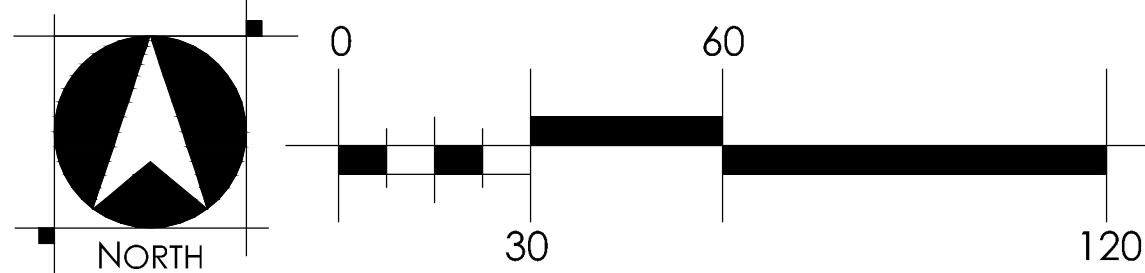
A EAST-WEST SECTION
SCALE 1"=30' HORIZ. AND VERT.



LOCATION MAP
SCALE 1"=80' HORIZ.



B STREET CENTERLINE SECTION
SCALE 1"=30' HORIZ. AND VERT.

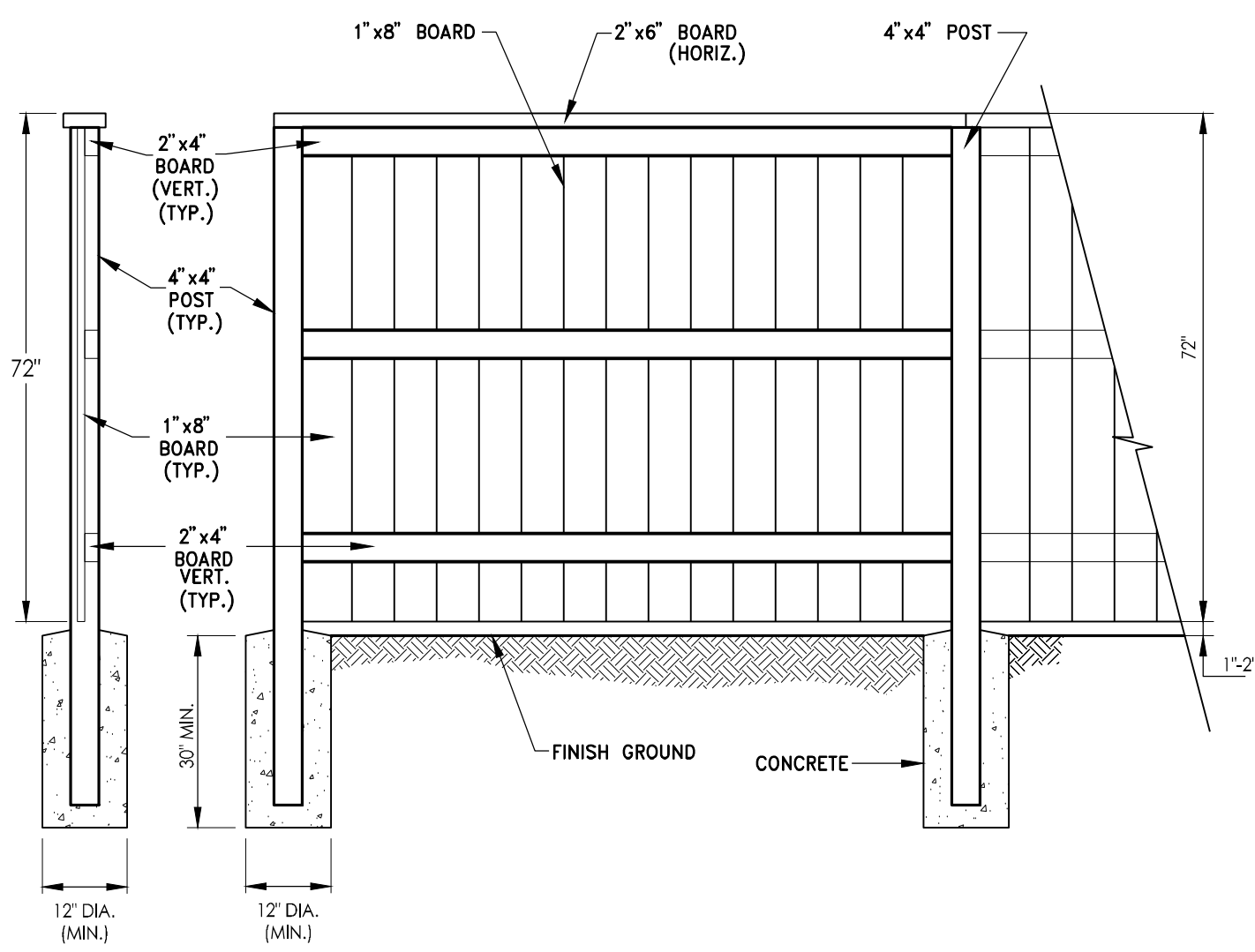
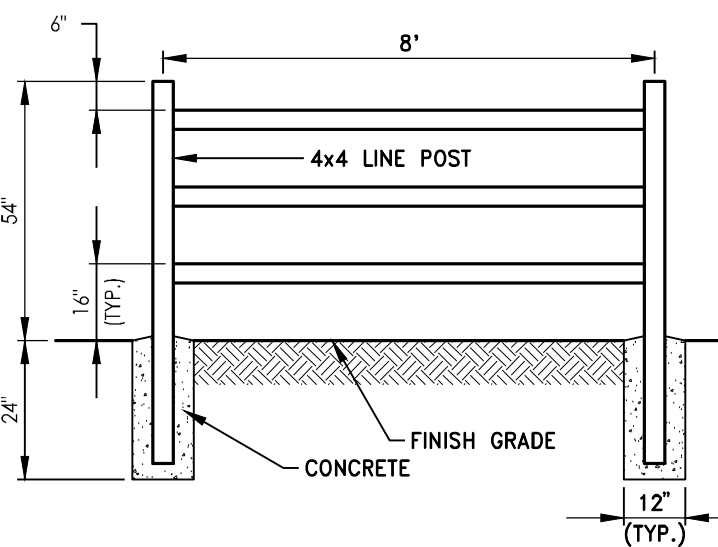
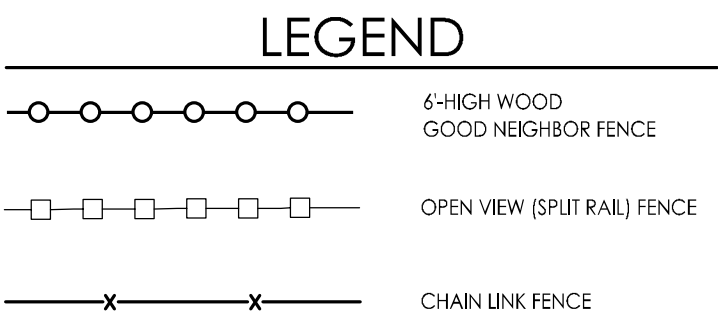
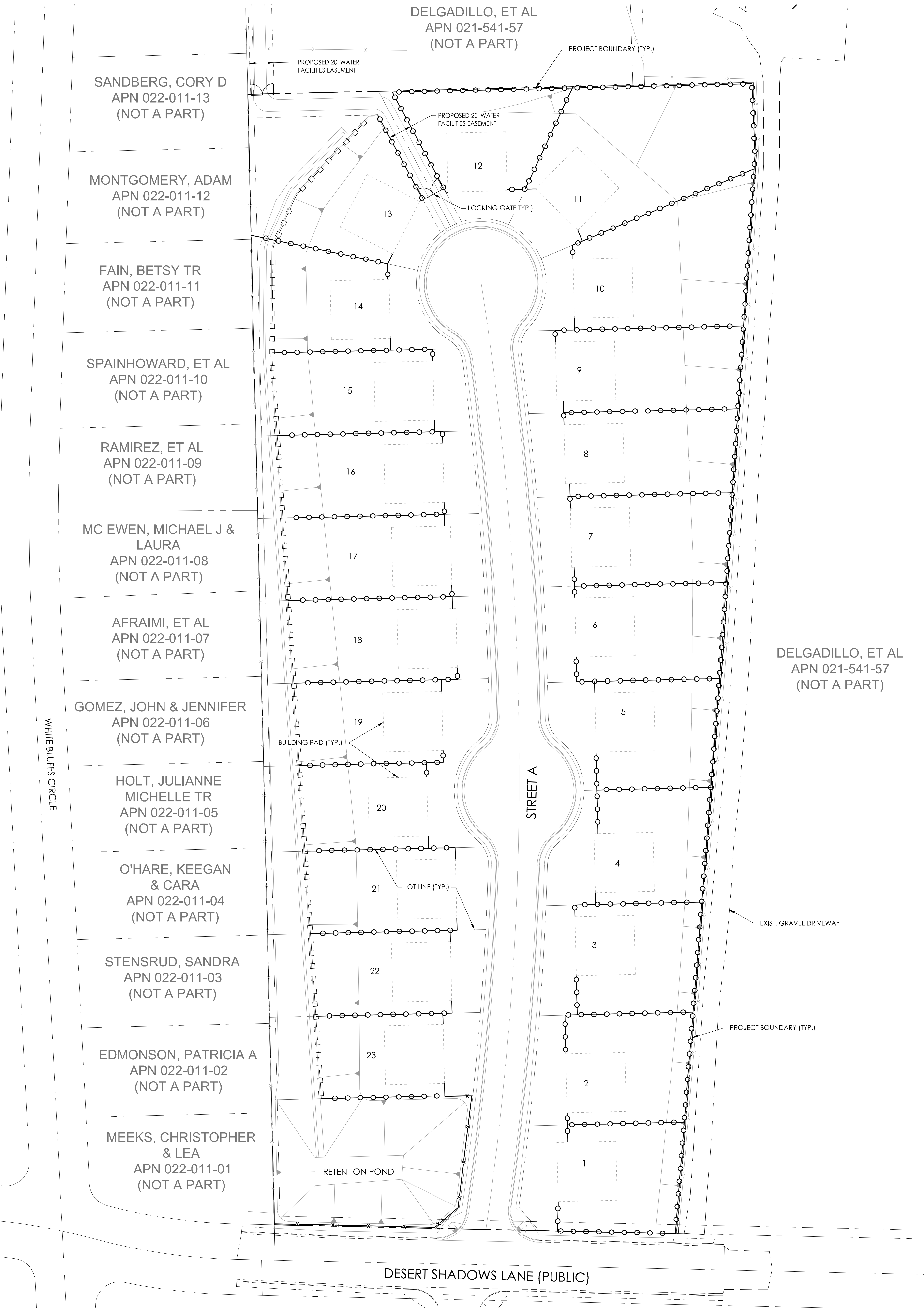


DESERT SHADOWS
PRELIMINARY CROSS-SECTIONS

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4087.002 JUNE 2022
SHEET CS-1 OF 8

DESERT SHADOWS
TENTATIVE SUBDIVISION MAP
PRELIMINARY FENCE PLAN

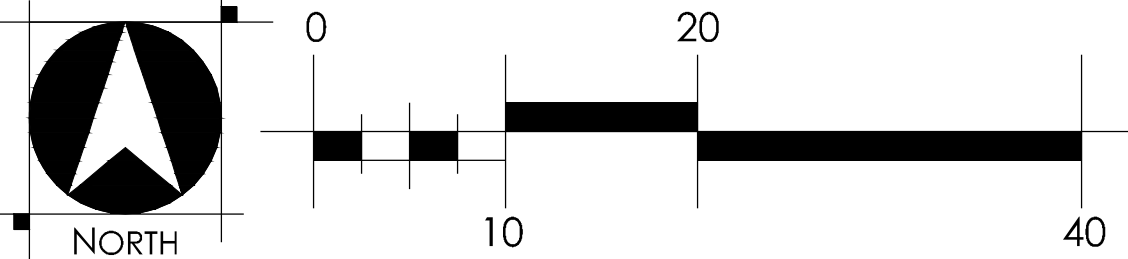


GOOD NEIGHBOR WOOD FENCE
N.T.S.



DESERT SHADOWS
PRELIMINARY FENCE PLAN

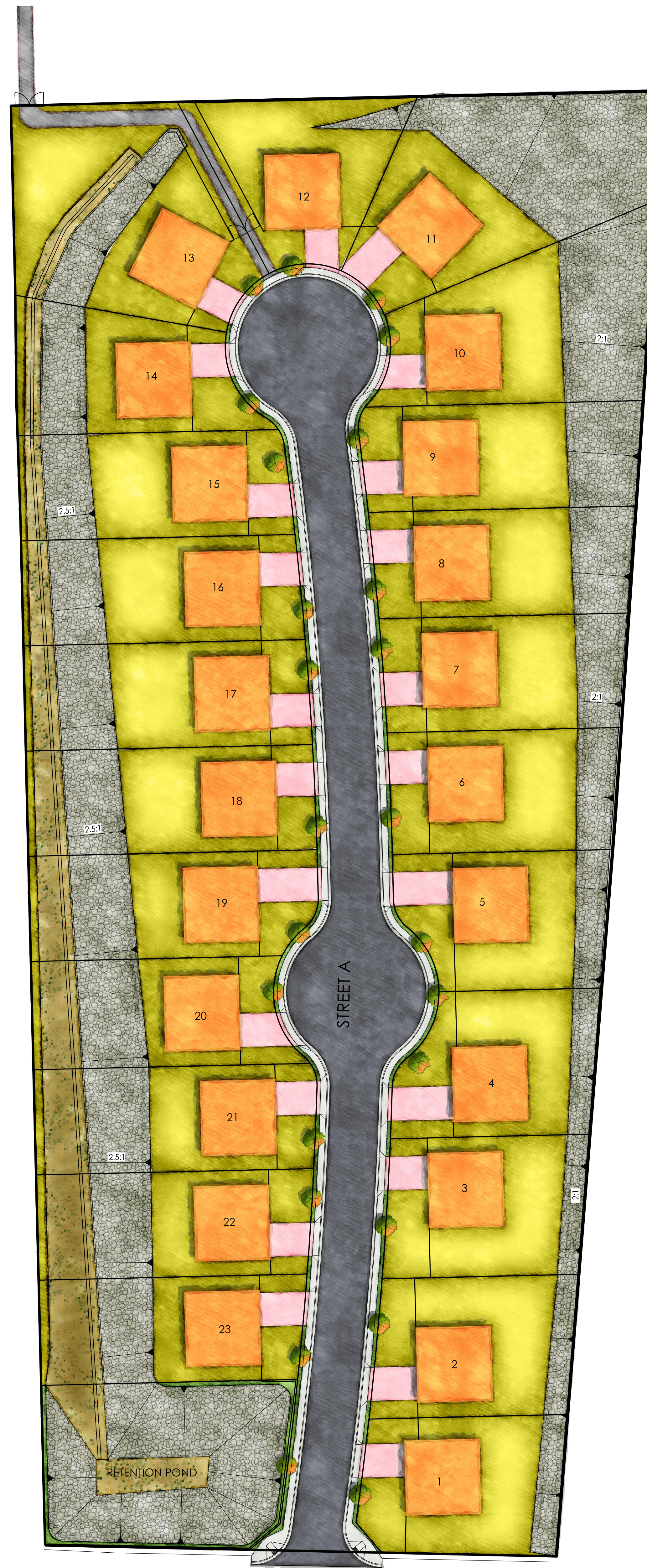
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DESERT SHADOWS

TENTATIVE SUBDIVISION MAP

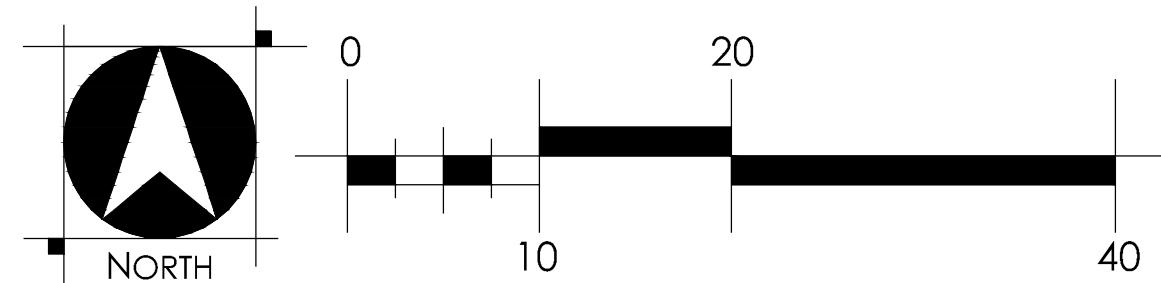
PRELIMINARY LANDSCAPE PLAN



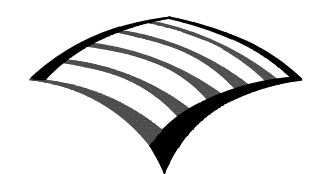
DESERT SHADOWS LANE (PUBLIC)

LEGEND

- | | |
|---|-------------------------|
|  | LOTS |
|  | PADS |
|  | DRAIN ROCK |
|  | DRIVEWAYS |
|  | SIDEWALKS/CURB & GUTTER |
|  | EARTHEN/REVEGETATION |
|  | TREES |



DESERT SHADOWS
PRELIMINARY LANDSCAPE PLAN



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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4087.002

JUNE 2022

SHEET L-1 OF 8



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: September 14, 2022

REPORT TO:	Planning Commission
REPORT BY:	Tim Thompson, Planning Director
REVIEWED BY:	

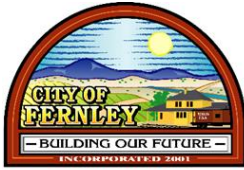
FINANCIAL IMPACT: ☐ YES ☒ NO	CURRENTLY BUDGETED: ☐ YES ☒ NO ☐ N/A	FUND/ACCOUNT:
---	--	----------------------

ACTION REQUESTED:	☐ Consent	☒ Motion	☒ Ordinance
	☐ Presentation	☐ Receive/File	☒ Resolution

AGENDA ITEM: (For possible action) Public Hearing – MPA22003 & ZMA22008 Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment requests for a site approximately 83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway, east of the Country Ranch Subdivision, and west of the County Ranch 2 Subdivision. (APN: 021-341-18) 1. A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR). 2. A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 du/ac maximum).

AGENDA ITEM BRIEF: The request includes a Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR) and a Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 du/ac maximum).

RECOMMENDED MOTION: Comprehensive Master Plan Amendment: <u>Motion to Approve:</u> "I move to adopt Resolution 22-018 and forward a request of certification to the City Council for the Comprehensive Master Plan Amendment associated with MPA22003, based on Findings MP1 to MP3 and the facts supporting those findings as set forth in the staff report." <u>Motion to Deny:</u> "Based on information received in written materials, and at the public hearings on this matter, I move to deny Resolution 22-018 associated with MPA22003 because I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to make the
--



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

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.”

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 ZMA22008, 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 ZMA22008 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.”

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/Findings

PROJECT SUMMARY

- CASE NUMBER(S):** • MPA22003 and ZMA22008
- REQUESTED ACTION(S):** • Master Plan Amendment & Zoning Map Amendment
- PROJECT DESCRIPTION:** • A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).
• A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to MDR-14 (Medium Density Residential, 14 du/ac maximum).
- PROPERTY OWNER(s):** • Clements Ranching LLC
- APPLICANT:** • Holy Wolf
- LOCATION:** • Generally located north of Farm District Road at the intersection of Clearwater Parkway, east of the Country Ranch Subdivision, and west of the County Ranch 2 Subdivision. (APN: 021-341-18)
- SITE SIZE:** • ±83.9 acres
- EXISTING ZONING:** • RR1 – Residential Rural, 1-acre minimum lot size
- PROPOSED ZONING** • SF6 & MDR14
- EXISTING LAND USE:** • Single Family Residential
- PROPOSED LAND USE:** • Single Family Residential on ±68.4 acres
• Mixed Residential on ±15.5 acres
- WARD INFORMATION:** • Ward 5 – Councilmember McKay

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

Nevada Statutes: *NRS 278*

Fernley Municipal Code: *Title 32*

Policies & Procedure Manual: *N/A*

Community Assessment: *N/A*

City of Fernley Development Code:

- *Section 32.03.040 – Comprehensive Master Plan/Zoning Map Amendments*

BACKGROUND

The Clements Ranch Property, APN 021-341-18 (± 83.9 acres) is located north of Farm District Road, between Bridle Path Way and Red Rock Road (See Vicinity Map). The property is currently vacant except for the old ranching houses. The subject parcel (APN 021-341-18) is used currently for agriculture purposes, which the Clements family has operated for the past 60+ years. According to the Clements Family (Applicant) farming in the valley is no longer a viable long-term option. As much as they regret the necessity, they also noted it is the right time to surrender to the inevitable and begin the process to plan for the next use as Fernley continues to grow. More specifically, the Clements Family has noted several challenges that have ultimately led to this decision with the more prominent issues being the fact that the family is starting to age out of the agriculture business with no additional family members wanting to take over coupled with the challenge of continued restrictions on irrigation as growth has continued over the years (reduction from irrigating 6 to 7 times per year to the current 2). Adding to the irrigation challenges are the planned closure of the canal next year. The regulations on irrigation, as well as the continued cost to operate the ranch have created a situation where the land used for agricultural purposes is no longer a viable option.

The Clements Family intends on submitting an application to create a master planned community that can serve Fernley for multiple generations. Multiple zoning designations that lend themselves to workforce housing provides opportunity for more Fernley families to live and work in the same location. Offering different levels of density within the same community gives new working-class families the chance to buy their first home with an opportunity to move to a larger home as time goes on while staying in the same area. Something that does not really exist in the east Fernley area.

ANALYSIS

The Master Plan land use designation for the subject property is Single-Family Residential (SFR), which allows single-family zoning, including the requested SF6 zoning for ± 68.4 acres of the parcel. The current RR1 zoning is not a compatible zoning designation under the SFR land use designation. The requested ± 15.5 acres of MDR14 zoning requires a Master Plan Amendment to Mixed Residential (MR) to support the proposed zoning.

According to the applicant, the Zoning Map Amendment and Master Plan Amendment requests are necessary to allow for the future development of the property to help fulfill the current and future anticipated housing demand in Fernley as a result of continued employment growth in the surrounding area. The proposed Master Plan and Zoning Map Amendments would allow for a mix of single-family detached lots and a small portion set aside for single-family attached lots to create diversity in the housing type mix to address the “missing middle” product type.

The City of Fernley Code of Ordinances Section 32.06.070 outlines development standards for Single-family Residential Districts (SF20, SF12, SF9, and SF6). This code section would require future projects to provide buffering, lot matching or transition of density when adjacent to existing residential properties.

Section 32.06.080 of the City of Fernley Code outlines development standards for Multiple Family Residential districts (MDR14, MF21, and MF30). Multi-family districts are intended primarily for higher density residential uses, mixed use centers, and single family attached uses (i.e. triplex/townhomes/duplex). The proposed ± 15.5 acres of MDR14 is situated in the northern portion of the parcel and is buffered from existing residential properties through the proposed SF6 zoning, and is directly adjacent to an existing commercially zoned property along U.S. Hwy 50A. This use is appropriate

in this location to promote adequate density transition while offering a higher density to help support the existing commercial zoning.

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 the Master Plan Amendment will help to diversify Fernley's housing products.

FINDINGS

Master Plan Amendment

MP1: The master plan amendment would implement the goals listed within the City of Fernley Master Plan as listed in the staff report.

Relationship to the Master Plan

1. Mixed Residential (MR)

The proposed development is located within an area designated as Mixed Residential (MR) in the city's Comprehensive Master Plan. The description of the Mixed Residential land use states the equivalent zoning districts are MDR14 (Medium Density Residential, 7-14 du/ac). Per the Comprehensive Master Plan document, Mixed Residential focuses on Single family detached, small-lot single family detached, single family attached, triplexes, townhomes, condos, manufactured/mobile home parks. Other uses such as lower density multifamily buildings may be permitted by discretionary entitlement. Planned Development (PD) zoning may be applied to the area designated Mixed Residential for entitlement and construction.

The Comprehensive Master Plan goes on to state that Mixed Residential areas are typically located in areas within walking distance to services and amenities. One-fourth (¼) of a mile is usually considered an acceptable walking distance. The Mixed Residential land use is intended to preserve and create a wide range of low-to-medium density housing types. The maximum number of dwelling units that may be located in this district is fourteen (14) units per one (1) acre. Developers are encouraged to integrate a range of housing product types into proposed projects. Municipal services are required for new development within the Mixed Residential land use designation.

2. The Land Use Plan Goals and Action Strategies in the 2018 Comprehensive Master Plan that are relevant to this proposal include:

Population, housing & Employment

HP.1.1 Enhance Fernley's vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households.

- HP.1.1.1 Encourage higher densities in the downtown core and as part of master planned communities that also provide a mixture of job-generating and commercial land uses within the overall development.
- HP.1.1.2 Encourage large-scale housing development that incorporates efficient land use techniques and creates a distinct sense of place and neighborhood diversity.
- HP.1.1.3 Encourage the development of live-work master planned communities.
- HP.1.1.4 Encourage the efficient use of land and existing infrastructure by focusing on achieving good design in new housing or redeveloped housing on either vacant land, infill parcels and/or under-developed parcels.
- 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.**
 - HP.1.2.1 Foster flexibility in the division of land and the siting of buildings and other improvements to reduce new development's impact on environmentally sensitive areas.
 - HP.1.2.2 Use resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.
- HP.1.3 Strive for viable mixed income neighborhoods throughout Fernley that collectively reflect the diversity of housing types and tenure (rental and ownership).**
 - HP.1.3.1 Encourage a distribution of household incomes throughout the various planning areas.
 - HP.1.3.2 Promote planned unit developments that include a mix of housing types.
- HP.1.6 Provide a spectrum of high quality housing to meet the City's need.**
 - HP.1.6.1 Create flexible zoning policies to allow accessory dwellings and multi-family units for low-income families.
 - HP.1.6.2 Pursue the elimination of overcrowded, unsafe and unsanitary living conditions through code enforcement violations.
 - HP.1.6.3 Consider the cumulative impact of regulations on the ability of housing developers to meet current and future housing demand.

Land Use

- LU.1.1 Encourage and plan for new development in areas where adequate public services and facilities can be provided efficiently.**
 - LU.1.1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.
 - LU.1.1.2 Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.
 - LU.1.1.3 Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.

LU.1.5 Promote infill development.

- LU.1.5.1 Encourage the intensification of land use in the existing community core.
- LU.1.5.2 Complete the downtown historic district area plan and development standards, which may involve intensification of land use.
- LU.1.5.3 Development on the perimeter of Fernley is appropriate only where orderly extension of existing public services and facilities can occur.
- LU.1.5.4 Adopt development regulations that recognize the relationship between land use timing and the provision of services and facilities.

The proposed development provides a variety of housing densities, lot sizes, and cost options. Single-family attached options in the northern portion of the parcel will offer townhomes, duplexes, or triplexes, and the remainder of the site will be developed with single-family detached lots at 6,000 square feet, 15,000 square feet, and ½ acre lot sizes. This will offer a variety of sizes and housing cost options to the area, addressing the growing need for housing in Fernley.

The subject parcels are within an area near existing infrastructure and close to US 50, which is an area of Fernley proposed for redevelopment. Main sewer and water infrastructure are available adjacent to the subject site north of the parcel and within Red Rock Rd. The subject parcel is surrounded by existing development with a future commercial center located to the north. The proposed MR would provide workforce housing opportunities for the adjacent employment center (Victory Logistics) while also providing higher density to support the future commercial which remains undeveloped today. There is an existing connection to US 50 via Red Rock Rd and a planned US 50 connection further west through the Friendly 5 planned community currently under construction. It is anticipated that a future project would provide addition connection opportunities though a main collector road from Farm District through the subject parcel to the northern connection points.

The range of housing options and lot sizes proposed in this project will equate to a variety of cost options, promoting a mixed income neighborhood on the site which will blend well with surrounding development. Single-family attached homes in the ±15.5 acres of proposed MDR14 zoning would introduce affordable housing options to the city and promote efficient use of existing infrastructure, utilities, and services. This could effectively spur further redevelopment efforts and attract new residents to the city.

Given the new large scale industrial projects that have been recently approved in Fernley and the surrounding area the City of Fernley is expected to see increased population and employment over the next 20 years. The largest industrial development in Fernley, Victory Logistics, sits less than 2 miles away with an anticipated employment generation of over 10,000 people in phase 1. The housing options proposed on the subject parcel will introduce multiple high-quality options at different price points, addressing the City's growing need.

Most utilities needed to serve the project site are currently available within Farm District Road, which fronts the south boundary of the project site. The city operates an 18-inch-diameter water main on the south side of Farm District Road, and dry utilities (natural gas, power, communications, cable TV) are

available on the north side of the highway. Additionally, these utilities are also available on the Quick Cal Way street stub to the east (i.e., off Red Rock Road). There is adequate capacity for utilities to support future development. A future project would provide all necessary backbone infrastructure and utility connections.

The subject parcel is an infill site surrounded by existing subdivisions and planned commercial development along US 50 as well as existing infrastructure and services. The proposed Master Plan Amendment provides workforce housing opportunities adjacent to existing commercial properties and is adequately buffered from the existing subdivisions and therefore would be compatible with the surrounding area. The MR designation would provide workforce housing opportunities for the proposed Victory Logistics employment center less than 2 miles away with direct connectivity to US 50.

MP2: The master plan amendment would be compatible with surrounding land uses.

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Commercial & Open Space & Parks	C2 & GR20
South	Single Family Residential	SF20
East	Single Family Residential	RR½
West	Single Family Residential	RR1

To the north of the subject parcel are existing commercial property fronting along US 50. The proposed MR designation would be compatible with the existing commercial. The proposed land plan also includes leaving areas of SFR to the east and west which would provide an adequate buffer or density transition from the proposed MR and existing subdivisions. Future development of the SFR areas will also have to address residential adjacency standards. The MR was placed specifically where the subject area will have direct access to the existing commercial area and to US 50 so that it can be compatible with the surrounding land uses while also providing an opportunity to create workforce housing for the Victory Logistics district less than 2 miles away.

MP3: Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

Public notice was given, and a public hearing was scheduled per the provisions outlined in the City's Municipal Code and Nevada Revised Statutes.

Zoning Map Amendment

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

1. Mixed Residential (MR)

The proposed development is located within an area designated as Mixed Residential (MR) in the city's Comprehensive Master Plan. The description of the Mixed Residential land use states the equivalent zoning districts are MDR14 (Medium Density Residential, 7-14 du/ac). Per the Comprehensive Master Plan document, Mixed Residential focuses on Single family detached, small-lot single family detached, single family attached, triplexes, townhomes, condos, manufactured/mobile home parks. Other uses such as lower density multifamily buildings may be permitted by discretionary entitlement. Planned Development (PD) zoning may be applied to the area designated Mixed Residential for entitlement and construction.

The Comprehensive Master Plan goes on to state that Mixed Residential areas are typically located in areas within walking distance to services and amenities. One-fourth (¼) of a mile is usually considered an acceptable walking distance. The Mixed Residential land use is intended to preserve and create a wide range of low-to-medium density housing types. The maximum number of dwelling units that may be located in this district is fourteen (14) units per one (1) acre. Developers are encouraged to integrate a range of housing product types into proposed projects. Municipal services are required for new development within the Mixed Residential land use designation.

2. SFR (Single Family Residential)

The proposed development is located within an area designated as Single Family Residential (SFR) within the city's Comprehensive Master Plan. The description of the Single-Family Residential land use states that the equivalent zoning districts are SF6 (Single Family, 6,000 sq. ft. minimum lot size), SF9 (Single Family, 9,000 sq. ft. minimum lot size), SF12 (Single Family, 12,000 sq. ft. minimum lot size), and SF20, (Single Family, 20,000 sq. ft. minimum lot size). Per the Comprehensive Master Plan document, Single Family Residential focuses on single-family detached residences, along with parks, open spaces, and religious institutions. Lot sizes generally vary within subdivisions but are always above the minimum level depending on the zoning code.

The Comprehensive Master Plan also goes on to state that Municipal services are required in Single Family Residential designations, that they be buffered from adjacent roadways and differing uses, and that residences be sited to offer privacy to the occupants of these areas, while providing connectivity and ease of access to surrounding areas. The Single-Family Residential land use consists of primarily single family detached homes with varies lot sizes. The maximum density associated with the SF9 zoning classification is 4 dwelling units per acre.

3. The Land Use Plan Goals and Action Strategies in the 2018 Comprehensive Master Plan that are relevant to this proposal include:

The applicant identified several City of Fernley Comprehensive Master Plan goals and policies as being supported by the entire Victory Logistics project. These goals and policies are listed in Master Plan Amendment MP1, above.

SF6 is one of five zoning districts allowed in the Single Family Residential (SFR) Master Plan designation. The current RR1 is not a compatible zoning district for SFR. MDR14, proposed in the northern 15.5 acres of the site, is compatible with the proposed Mixed Residential (MR) Master Plan designation, requiring a Master Plan Amendment (included with this request). The proposed zoning in the 15.5-acre portion of the site would facilitate future development of the site with medium-density residential options, which is compatible with surrounding development and aligns with the existing adjacent commercial parcels and would support future employment less than 2 miles away.

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 of 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 in an area near a recently approved employment center (Victory Logistics).

Z2: Consistent with the surrounding land uses.

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Commercial & Open Space & Parks	C2 & GR20
South	Single Family Residential	SF20
East	Single Family Residential	RR½
West	Single Family Residential	RR1

The proposed zoning designations of SF6 and MDR14 encourage a mix of housing types 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. There are plenty of examples where a range of density exists along Farm District Road, and recent code updates provide specific adjacency standards to existing subdivisions to encourage better compatibility between densities. The proposed amendments will continue the single family residential while keeping the higher dense MDR14 closer to the existing commercial area along US 50.

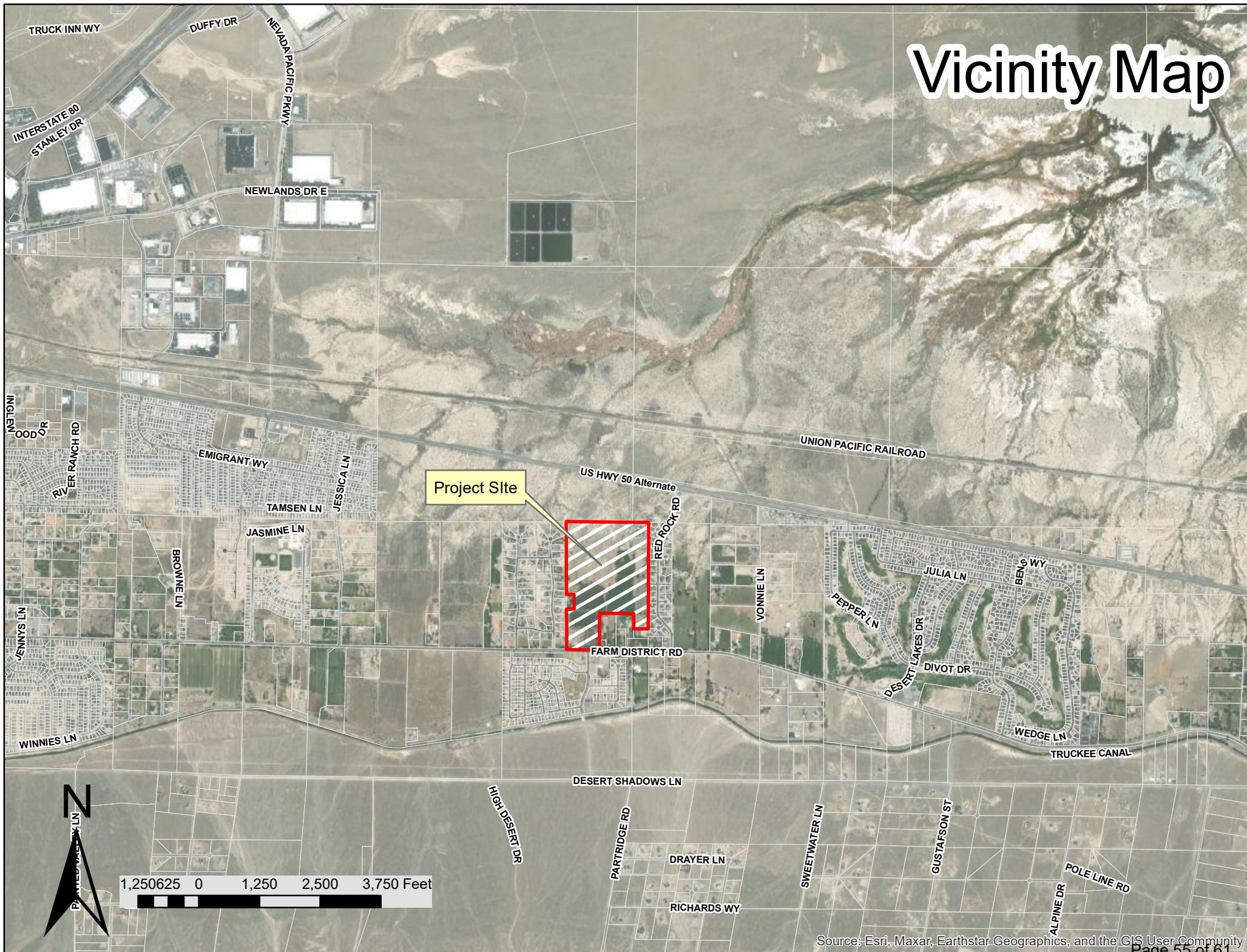
Z3: Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

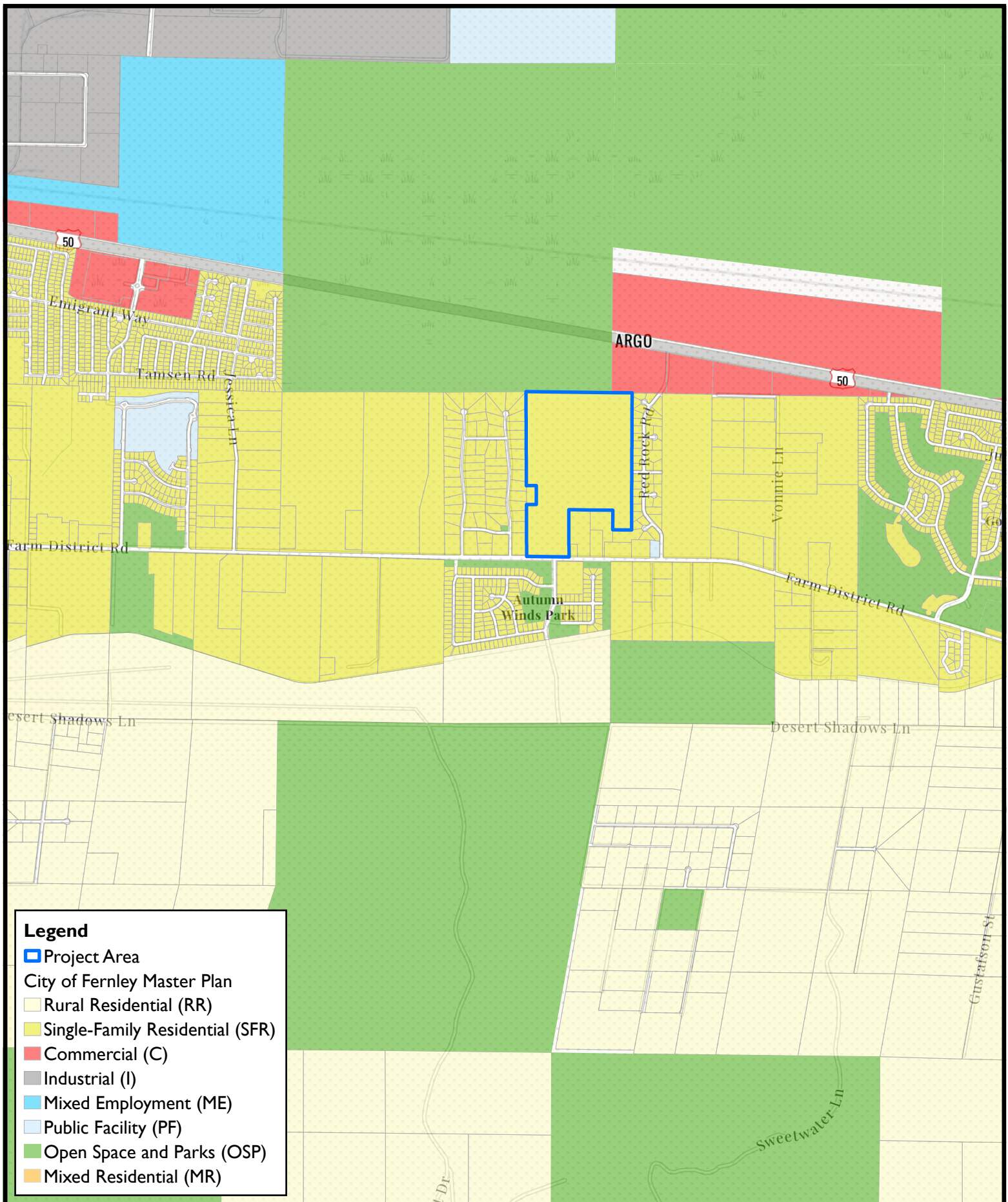
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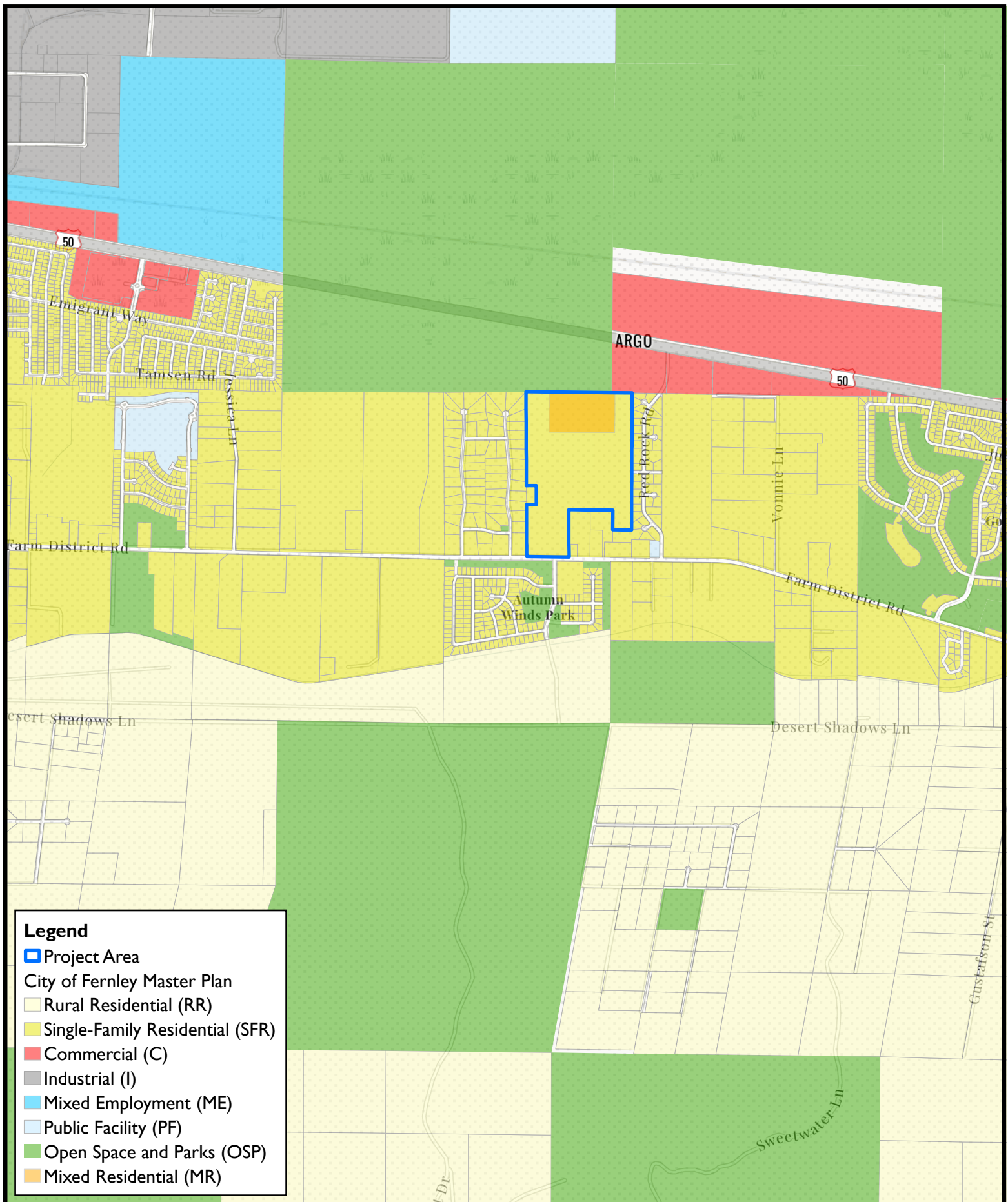
ATTACHMENTS

1. Vicinity Map
2. Existing Land Use Map Exhibit
3. Proposed Land Use Map Exhibit
4. Resolution 22-018
5. Existing Zoning Map Exhibit
6. Proposed Zoning Map Exhibit

Vicinity Map







Proposed Master Plan **Clements Ranch Property ZMA/MPA** **July 2022**

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CITY OF FERNLEY
RESOLUTION # 22-018

A RESOLUTION OF THE CITY OF FERNLEY FOR A COMPREHENSIVE MASTER PLAN AMENDMENT, ASSOCIATED WITH CASE NUMBER MPA22003, TO CHANGE THE LAND USE ON A ±15.5-ACRE PORTION OF THE 83.9-ACRE PROJECT SITE FROM SINGLE FAMILY RESIDENTIAL (SFR) TO MIXED RESIDENTIAL (MR) GENERALLY LOCATED NORTH OF FARM DISTRICT ROAD AT THE INTERSECTION OF CLEARWATER PARKWAY, EAST OF THE COUNTRY RANCH ESTATES SUBDIVISION, AND WEST OF THE COUNTY RANCH 2 SUBDIVISION. (APN: 021-341-18)

WHEREAS, the 2018 Fernley Comprehensive Plan was adopted by Resolution of the Planning Commission on August 8, 2018, and by the City Council on August 15, 2018; and

WHEREAS Nevada Revised Statutes chapter 278.210 specifies that master plans or any amendments must be adopted by resolution of the Planning Commission;

WHEREAS the Planning Commission held a public hearing on September 7th, 2022; and

WHEREAS the proposed Master Plan Amendment would implement Goals HP.1.1, HP.1.2, HP.1.3, HP.1.6, LU.1.1, and LU.1.5 of the City of Fernley Comprehensive Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that based on the discussion and findings provided in the staff report and/or testimony presented at the September 7th, 2022 public hearing, that the change in the land use classification a ±15.5-acre portion of the 83.9-acre project site from Single Family Residential (SFR) to Mixed Residential (MR) generally located north of farm district road at the intersection of clearwater parkway, east of the country ranch estates subdivision, and west of the county ranch 2 subdivision. (APN: 021-341-18) be adopted as part of the City of Fernley's comprehensive master plan; and

BE IT FURTHER RESOLVED that the Fernley Planning Commission approves and recommends that the City Council certify this Master Plan Amendment as part of the Fernley Comprehensive Plan.

RESOLUTION PASSED, APPROVED, AND ADOPTED this 7th day of September 2022, by the following vote of the Fernley Planning Commission:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

By: _____ Date: _____

Barry Williams, Sr., Chairman

Attest By: _____ Date: _____

Brenda Gosser, Deputy City Clerk

RESOLUTION CERTIFIED this 19th day of October 2022, by the following vote of the Fernley City Council:

AYES: _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

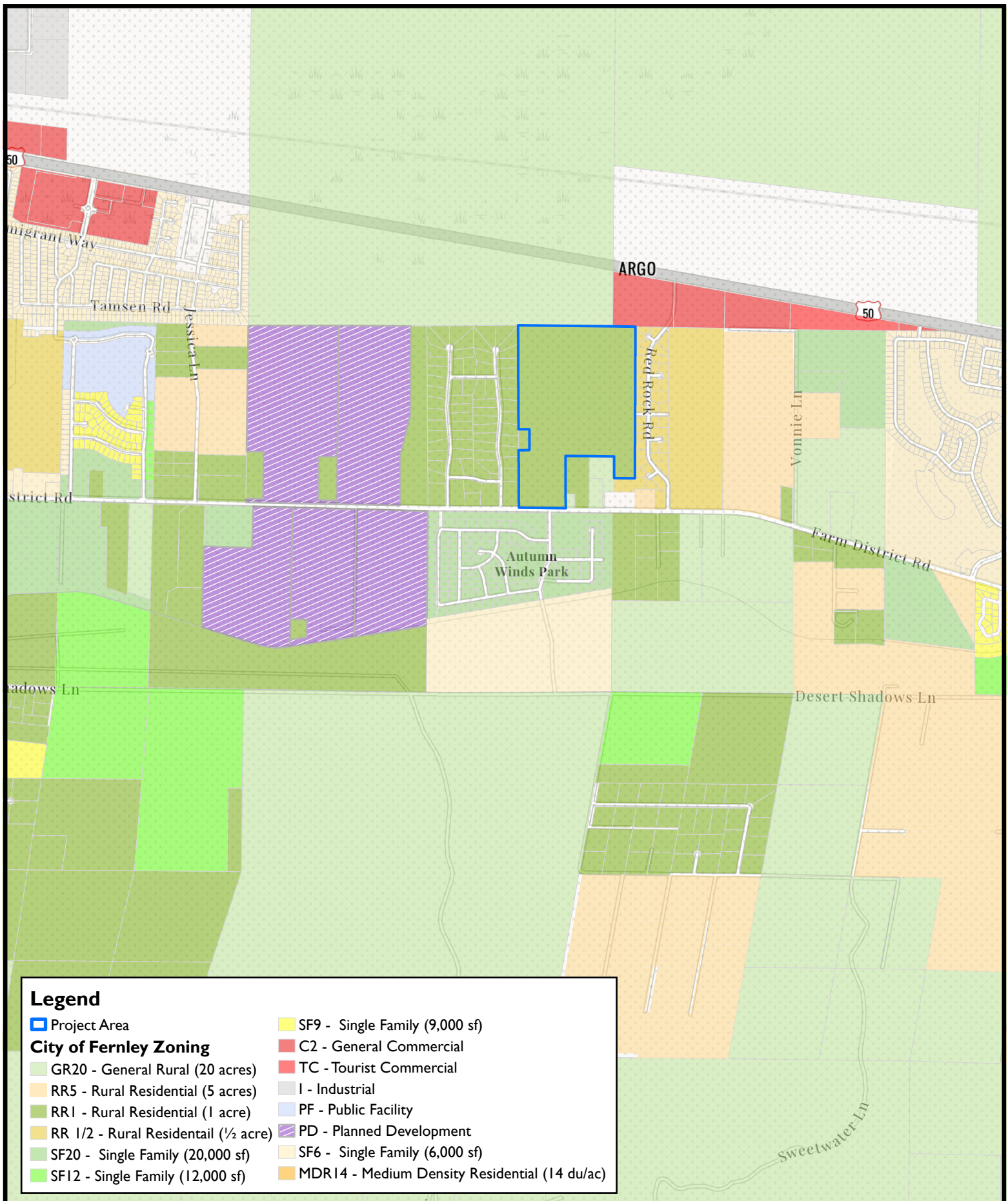
FERNLEY CITY COUNCIL

By: _____ Date: _____

Roy Edgington, Mayor

Attest By: _____ Date: _____

Kim Swanson, City Clerk



Legend

Project Area

City of Fernley Zoning

GR20 - General Rural (20 acres)

RR5 - Rural Residential (5 acres)

RR1 - Rural Residential (1 acre)

RR 1/2 - Rural Residential (1/2 acre)

SF20 - Single Family (20,000 sf)

SF12 - Single Family (12,000 sf)

SF9 - Single Family (9,000 sf)

C2 - General Commercial

TC - Tourist Commercial

I - Industrial

PF - Public Facility

PD - Planned Development

SF6 - Single Family (6,000 sf)

MDR14 - Medium Density Residential (14 du/ac)



Existing Zoning

Clements Ranch Property ZMA/MPA

July 2022

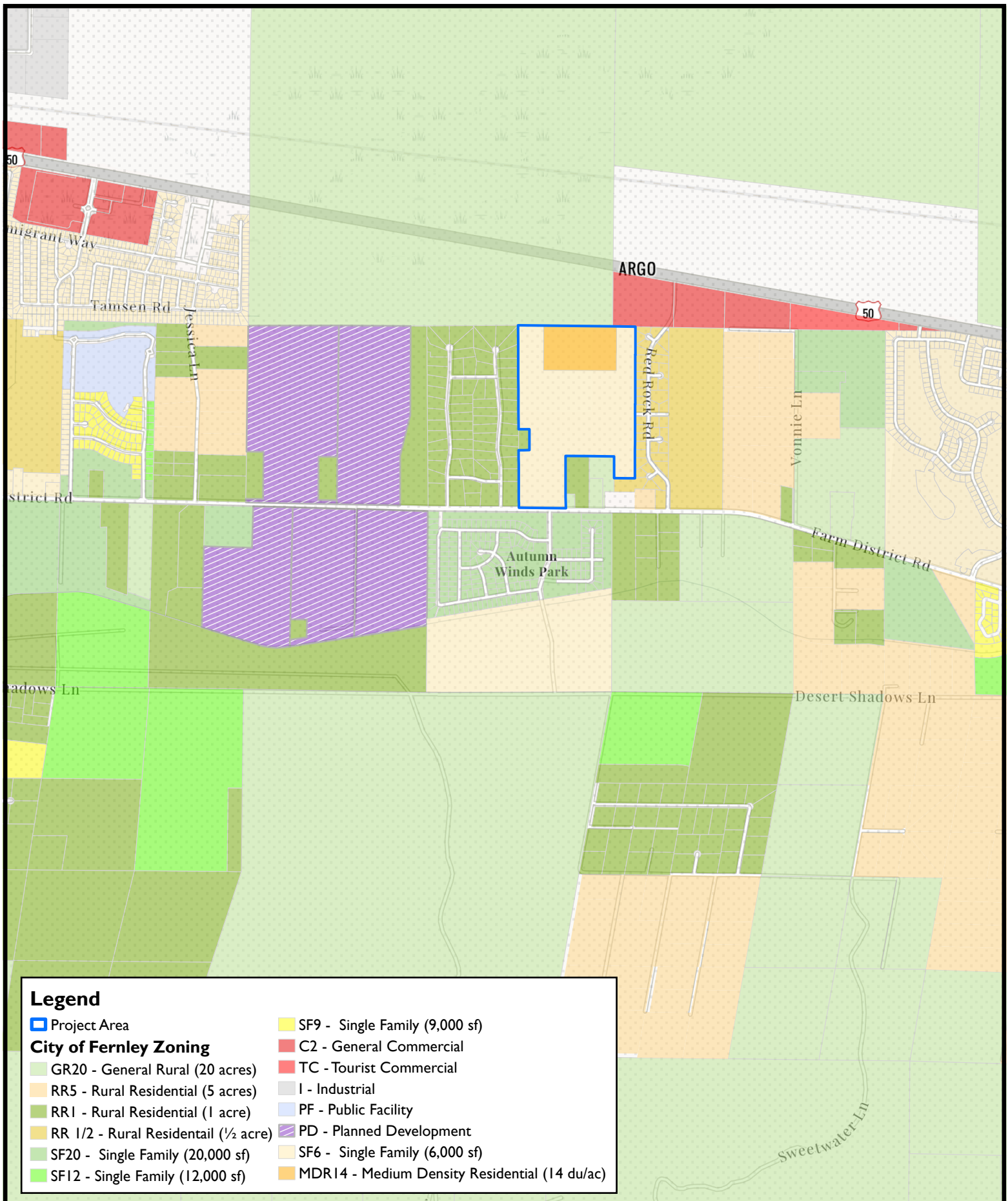


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Legend

 Project Area

City of Fernley Zoning

GR20 - General Rural (20 acres)

RR5 - Rural Residential (5 acres)

RR1 - Rural Residential (1 acre)

RR 1/2 - Rural Residential (1/2 acre)

SF20 - Single Family (20,000 sf)

SF12 - Single Family (12,000 sf)

SF9 - Single Family (9,000 sf)

C2 - General Commercial

TC - Tourist Commercial

I - Industrial

PF - Public Facility

PD - Planned Development

SF6 - Single Family (6,000 sf)

MDR14 - Medium Density Residential (14 du/ac)



Proposed Zoning

Clements Ranch Property ZMA/MPA

July 2022

