



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: July 21, 2021

REPORT TO:	Mayor & City Council
REPORT THRU:	Daphne Hooper, City Manager
REPORT BY:	Melinda Bauer, Assistant Planner
REVIEWED BY:	Tim Thompson, Planning Director
REVIEWED BY:	Brandi Jensen, City Attorney
REVIEWED BY:	Denise Lewis, Finance Director

FINANCIAL IMPACT: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CURRENTLY BUDGETED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	FUND/ACCOUNT:
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ACTION REQUESTED:	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Motion	<input checked="" type="checkbox"/> Ordinance
	<input type="checkbox"/> Presentation	<input type="checkbox"/> Receive/File	<input type="checkbox"/> Resolution

AGENDA ITEM: Second Reading, Public Hearing, discussion, and possible adoption of Bill #297 (FOR POSSIBLE ACTION):

Consideration and possible action on Bill #297, an Ordinance for a Zoning Map Amendment (ZMA20001) to change the zoning from RR1 (Rural Residential) and from EC (Employment Center) zoning district to MU (Mixed Use) zoning district on a site consisting of 11 parcels totaling approximately ± 18.76 acres in size generally located south of U.S. Highway 50A at Inglewood Drive and River Ranch Road, Fernley, NV. (APNs: 020-341-04, 05, 06, 08, 09, 021-281-02 & 020-342-02, 03, 09, 18, 19).

AGENDA ITEM BRIEF:

The applicant is requesting to change the zoning on 11 parcels from RR1 (Rural Residential) and from EC (Employment Center) zoning district to MU (Mixed Use).

RECOMMENDED MOTION:

"I move to adopt Bill #297 as an ordinance for a Zoning Map Amendment (ZMA21001) to change the zoning on a site consisting of 11 parcels totaling ± 18.76 acres in size from RR1 (Rural Residential) and from EC (Employment Center) zoning district to MU (Mixed Use) generally located south of U.S. Highway 50A at Inglewood Drive and River Ranch Road, Fernley, NV. (APNs: 020-341-04, 05, 06, 08, 09, 021-281-02 & 020-342-02, 03, 09, 18, 19)."

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):** • ZMA21001
- REQUESTED ACTION(S):** • Zoning Map Amendment
- PROJECT DESCRIPTION:** • A Zoning Map Amendment request to change the zoning from RR1 (Rural Residential) and from EC (Employment Center) zoning district to MU (Mixed Use) zoning district.
- PROPERTY OWNER:** • Donna Buchholz
- APPLICANT:** • Donna Buchholz
- LOCATION:** • Generally located south of U.S. Highway 50A at Inglewood Drive and River Ranch Road, Fernley, NV.
- SITE SIZE:** • 18.76 acres
- EXISTING ZONING:** • RR1 (Rural Residential, 1-acre minimum lot size) and EC (Employment Center).
- PROPOSED ZONING:** • MU (Mixed-Use)
- EXISTING LAND USE** • Suburban Mixed-Use (SMU)
- WARD INFORMATION:** • Ward 5 – Fran McKay

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

- Nevada Statutes:* NRS 278A
- Fernley Municipal Code:* Title 32
- Policies & Procedure Manual:* N/A
- Community Assessment:* N/A
- City of Fernley Development Code:* Chapter 32.03 &32.06

BACKGROUND

The Inglewood Subdivision map was created in 1977 per recorded map #33115.

The area around the subject property has been experiencing steady intensification for roughly the last twenty years. The subdivision to the south was constructed around 2002. The subdivision to the west was built around 2007. The casino to the northeast was added in 2004. The Meadows at Inglewood commercial project to the north began in 2017 with a zone change to C2.

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 affordable options to serve a broader range of the community. According to the Master Plan less than 50% of Fernley's population live and work in Lyon County. Previous land patterns in Fernley have promoted larger lots, which have led to higher housing costs and inefficient use of infrastructure. The Master Plan identifies the need for more missing middle housing that the proposed development will help address.

The eleven parcels are currently vacant and have the zoning designation of RR1 (Rural Residential) and EC (Employment Center) with the land use designation of Suburban Mixed-Use (SMU). The existing zoning is not in conformance with the Master Plan designation of "Suburban Mixed-Use." The applicant is proposing to change the zoning for all eleven parcels to MU (Mixed Use) which would bring the parcels into conformance with the Master Plan.

ANALYSIS

The Mixed Use (MU) zoning district is intended to promote horizontal and vertical mixed-use development and/or buildings within designated corridors. Projects in this district should include pedestrian-scaled, neighborhood-serving nonresidential uses and high-density residential uses in the same structure or in close proximity. Nonresidential uses may include small scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhoods and the community at large. Nonresidential uses are encouraged to have frontage along a minor collector or wider street. Residential uses are encouraged on the upper floors of nonresidential establishments. There are no minimum lot sizes, but residential densities are limited to a maximum of 30 units per acre.

The subject parcels have a Master Plan designation of Suburban Mixed-Use (SMU) which encourages a broad mix of uses including high-density residential in a suburban context within close proximity to services and employment. Changing the zoning to Mixed Use (MU) not only brings these parcels into conformance with the Master Plan but with The Meadows at Inglewood commercial project to the north butting up to this site, together emulates the policy of the Suburban Mixed-Use land designation and the Mixed-Use zoning.

Inglewood Drive intersects Highway 50 at two locations and provides access to the area. Inglewood is currently undergoing upgrades to suburban road standards as part of The Meadows at Inglewood project. River Ranch Road, to the east, also provides access to the site. An additional road connection is currently being designed that will connect Inglewood Drive and River Ranch Road, further improving access within the area. A traffic light has been proposed for the Hwy 50/River Ranch Road intersection. Page 4 of 4 City water and sewer infrastructure is installed in the site, which are also currently undergoing upgrades as part of The Meadows at Inglewood project. The developer is sizing these facilities to ensure that future development (i.e., development on the parcels included in this application) can be served effectively.

FINDINGS

Zoning Map Amendment

FINDING Z1:

The request, as submitted, is consistent with the City of Fernley Comprehensive Master Plan.

The zone change to Mixed Use (MU) will bring the site into conformance with the Master Plan designation of Suburban Mixed Use.

FINDING Z2:

The project is consistent with the surrounding existing land uses.

The zone change area is surrounded by a mix of uses now, including retail, office, casino, and residential developments. The proposed Mixed Use (MU) zoning is compatible with these uses in that it encourages an additional mix of housing and commercial development that will serve the area.

	<i>Surrounding properties and uses:</i>	<i>Current Zoning District:</i>	<i>Comprehensive Plan Land Use Designation:</i>
North:	Developed and undeveloped Commercial.	C2 (General Commercial)	Suburban Mixed Use (SMU)
West:	Single Family Residential	SF12 (Single Family 12,000 sq. ft)	Single-Family Residential (SFR)
East:	Vacant & Developed Commercial (Casino)	C2 (General Commercial)	Suburban Mixed Use (SMU)
South:	Single Family Residential	RR1 (Rural Residential 1 acre)	Suburban Mixed Use (SMU)

Certainly, it will be necessary to ensure that new development respects the existing single-family house within the project area. City Code includes height and separation restrictions that provide protection for the house existing within the project area and the existing neighborhood surrounding the proposed site.

FINDING Z3:

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

Public notice was given, a public hearing was scheduled, and The Planning Commission and City Council meetings function as public hearings for this matter as required in the City’s Municipal Code and Nevada Revised Statutes.

ATTACHMENTS

1. Vicinity Map
2. Land Use Map
3. Existing & Proposed Zoning Map
4. Ordinance Bill # 297 with Exhibits