



Community Development Department

MEMORANDUM

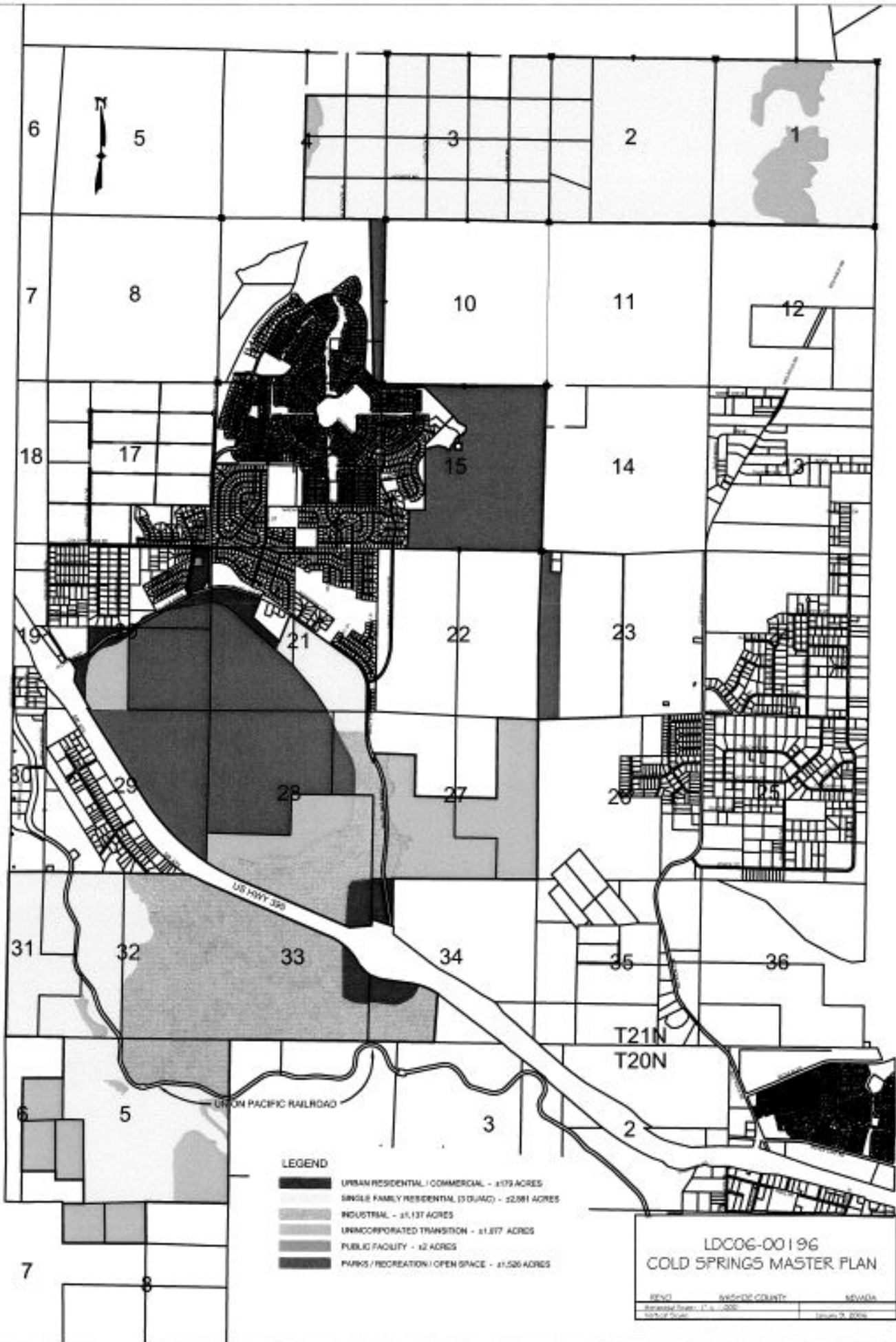
Date: January 18, 2006
To: Planning Commission
From: Cheryl Ryan, Senior Planner
Subject: LDC06-00196 (Granite Petersen Peavine – Cold Springs)

This item was scheduled for the November 17, 2005, Planning Commission hearing but was continued to January 4, 2006 due to Washoe County staff concerns of whether the item violated the program of Annexation Settlement Agreement. The item was again subsequently postponed by Community Development staff to the January 18, 2006 Planning Commission meeting. The staff report is attached to this memo as Exhibit F. Since the publishing of the report, additional information clarifying the request has been completed and is attached to this memo. Based on this information, the notices that were mailed to the surrounding neighborhood for the January 18, 2006 Planning Commission meeting contained a minor modification as shown in bold below:

LDC06-00196 (Granite Petersen Peavine – Cold Springs) - This is a request for: (1) a Master Plan amendment to establish City of Reno Master Plan Land Use Designations of Urban Residential/Commercial on ±179 acres, Single Family Residential ≤3 dwelling units per acre on ±2,881 acres, Industrial on ±1,137 acres, Unincorporated Transition on ±1,077 acres, Public Facility on ±2 acres, Parks/Recreation/Open Space on ±1,526 acres from current land use designations of Low Density Suburban (LDS) on ±25 acres, Medium Density Suburban (MDS) on ±35 acres, General Commercial (GC) on ±15.5 acres, Tourist Commercial (TC) on ±10.5 acres and General Rural (GR) on ±6,716 acres; and (2) a zoning map amendment from the current County designations of LDS on ±25 acres, MDS on ±35 acres, GC on ±15.5 acres, TC on ±10.5 acres, and GR on ±6,716 acres, to Neighborhood Commercial (NC) on ±56 acres, Arterial Commercial (AC) on ±123 acres, Single Family-15,000 square feet minimum (SF-15) on ±2,016 acres, Large Lot Residential-1 acre minimum (LLR1) on ±865 acres, Industrial **Commercial (IC)** on ±1,137 acres, Unincorporated Transition – 40 acres (UT40) on ±876 acres, Unincorporated Transition – 10 acres (UT10) on ±201 acres, Public Facility (PF) on ±2 acres, and Open Space (OS) on ±1,526 acres. The ±6,802 acre site is generally located north and south of US 395, in the vicinity of Cold Springs.

In addition, the original "Master Plan" and "Re-zone" maps in the staff report were corrected to reflect the above change, as well as to correct the legends (Exhibits A and

B). The new spreadsheet in Exhibit C indicates all parcels that are affected by the request; their original designations in the County; what the City of Reno translation table has assigned the parcels upon annexation; and what Master Plan and zoning designations are being proposed for the parcels in this application. The spreadsheet in Exhibit D indicates the differences in acreages from what the translation would assign the parcels upon annexation, and what is actually being proposed. The primary change the spreadsheet indicates is that there will be new industrial land in the area, and that the commercial acreage has increased. Finally, Exhibit E shows the existing zoning for the parcels and existing surrounding zoning for comparative purposes.



LDC06-00196
COLD SPRINGS MASTER PLAN

REVISED: 11/15/2006
 PREPARED BY: [unreadable] COUNTY: [unreadable] SWADA: [unreadable]
 DATE: 11/15/2006

EXHIBIT A

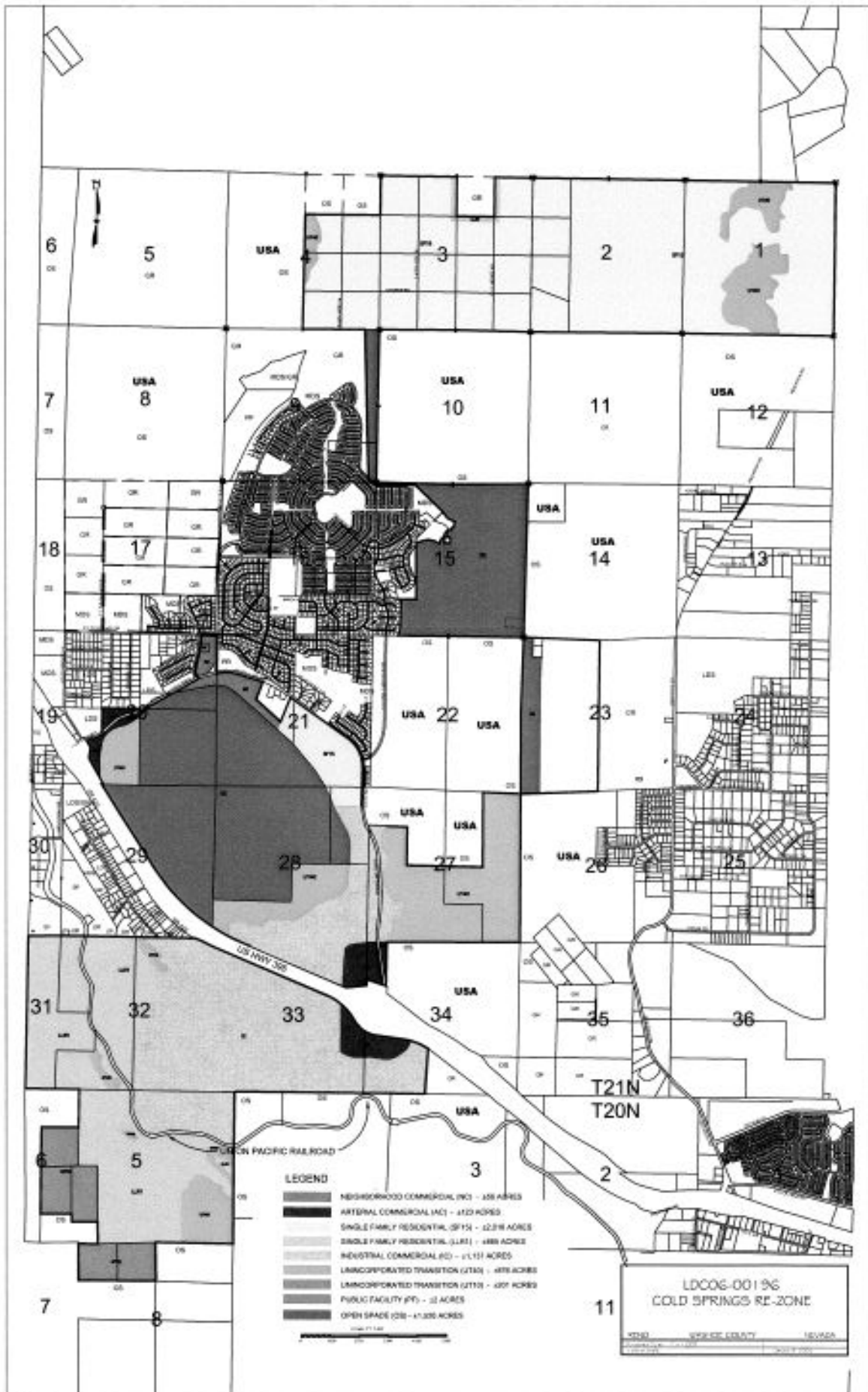


EXHIBIT B

	A	B	C	D	E	F	G	H	I
1	APN	ACREAGE	WC LANDUSE	TRANSLATED MASTER PLAN DESIGNATION UPON ANNEXATION (EXISTING)	MASTER PLAN DESIGNATION (PROPOSED)	TRANSLATED ZONING UPON ANNEXATION (EXISTING)	CITY OF RENO ZONING (PROPOSED)		
70							6.25		41.29
71	087-491-04	41.33	GR	UT	SF RES	UT40	SF15 / LLR1		
72							35.08		
73							6.25		41.33
74	087-491-05	40.02	GR	UT	SF RES	UT40	SF15 / LLR1		
75							38.09		
76							0.93		40.02
77	087-491-06	40.02	GR	UT	SF RES	UT40	SF15 / LLR1		
78							33.88		
79							6.14		40.02
80	087-491-07	40.02	GR	UT	SF RES	UT40	SF15 / LLR1		
81							39.08		
82							0.94		40.02
83	087-491-08	40.02	GR	UT		UT40	SF15		
84	087-491-09	40.01	GR	UT	SF RES / UT	UT40	SF15 / UT40		
85							32.15		
86							7.86		40.01
87	087-491-10	40.31	GR	UT	SF RES	UT40	SF15		
88	087-491-11	40.03	GR	UT	SF RES	UT40	SF15		
89	087-491-12	40.03	GR	UT	SF RES	UT40	SF15		
90	087-491-13	40.03	GR	UT	SF RES	UT40	SF15		
91	087-491-14	40.03	GR	UT	SF RES	UT40	SF15		
92	087-491-15	40.04	GR	UT	SF RES	UT40	SF15		
93	087-491-16	40.04	GR	UT	SF RES	UT40	SF15		
94	087-491-17	40.04	GR	UT	SF RES	UT40	SF15		
95	087-491-18	40.04	GR	UT	SF RES	UT40	SF15		
96	087-491-19	40.28	GR	UT	SF RES	UT40	SF15		
97	087-777-77	77.86	GR	UT	PR&OS	UT40	OS		
98									
99	556-010-01	41.48	GR	UT	SF RES	UT40	SF15		
100	556-010-02	40.2	GR	UT	SF RES	UT40	SF15		
101	556-010-03	40.19	GR	UT	SF RES	UT40	SF15		
102	556-010-04	40.1	GR	UT	SF RES	UT40	SF15		
103	556-010-05	477.48	GR	UT	SF RES	UT40	SF15		
104	556-010-12	13.2	LDS	SF RES	URBAN RES COM	LLR1	NC		
105	556-010-13	2	LDS	SF RES	PF	LLR1	PF		
106									
107	556-120-02	436.67	GR	UT	PR&OS	UT40	OS		
108	556-120-07	5	GR	UT	PR&OS	UT40	OS		
109									
110	556-290-14	47.88	GR / MDS	UT / SF RES	PR&OS	UT40 / SF15	OS		
111			13.23						
112			34.65						47.88
113									
114	556-010-01	40	GR	UT	UT	UT40	UT10		
115	556-010-02	40	GR	UT	UT	UT40	UT10		
116	556-010-04	40	GR	UT	UT	UT40	UT10		
117	556-010-05	40	GR	UT	UT	UT40	UT10		
118	556-010-06	40.21	GR	UT	UT	UT40	UT10		
119									
120	TOTAL	6892.59							
121									
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123									
124									
125									

J	K	L	M	N	O	P	Q	R	S
1	MPA DATA:	INDUSTRIAL	1135.46	EQUIVALENT EXISTING LANDUSE: INDUSTRIAL	0		DIFFERENCE: INDUSTRIAL	1135.46	CALCULATION:
2		URBAN RES COM	179.33	GC / TC	25.61			153.72	URBAN RES COM - (GC/TC)
3		SF RES	2890.13	LDS / MDS	59.59			2820.54	SF RES - (LDS / MDS)
4		UT	1076.04	GR	6717.39			4111.72	GR - (UT + PR&OS)
5		PF	2		0			2	
6		PR&OS	1529.63		SEE UT ABOVE				
7		TOTAL(AC)	6802.59		6802.59				
8									
9									
10									
11									
12	ZMA DATA:						TOTAL ACREAGE BY ZONING DISTRICT:		
13									
14	GR	6717.39					LLR1	864.54	
15			LLR1	864.54			SF15	2015.59	
16			SF15	2015.59			UT10	200.21	
17			UT40	875.83			UT40	875.83	
18			UT10	200.21			OS	1529.63	
19			OS	1494.98			NC	55.56	
20			NC	42.36			AC	123.77	
21			AC	88.42			IC	1135.46	
22			IC	1135.46			PF	2	
23		Subtotal		6717.39			TOTAL (AC)	6802.69	
24									
25	GC	15.29							
26			AC	15.29					
27		Subtotal		15.29					
28									
29	TC	10.32							
30			AC	10.32					
31									
32		Subtotal		10.32					
33									
34	LDS	24.94							
35			AC	9.74					
36			NC	13.2					
37			PF	2					
38		Subtotal		24.94					
39									
40	MDS	34.65							
41			OS	34.65					
42		Subtotal		34.65					
43									
44	TOTAL	6802.59		6802.59					
45									
46									
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49									
50									
51									
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	A	B	C	D	E	F	G	H	I
1	APN	ACREAGE	WC LANDUSE	TRANSLATED MASTER PLAN DESIGNATION UPON ANNEXATION (EXISTING)	MASTER PLAN DESIGNATION (PROPOSED)	TRANSLATED ZONING UPON ANNEXATION (EXISTING)	CITY OF RENO ZONING (PROPOSED)		
2	081-010-13	110.21	GR	UT	INDUSTRIAL	UT40	IC		
3	081-010-18	474.99	GR	UT	SF RES / UT	UT40	LLR1 / UT40		
4							376.64		
5							98.35	474.99	
6	081-110-04	66.33	GR	UT	SF RES	UT40	LLR1		
7	081-110-06	159.2	GR	UT	SF RES	UT40	LLR1		
8	081-110-06	65.36	GR	UT	SF RES / UT	UT40	LLR1 / UT40		
9							51.67		
10							13.69	65.36	
11	081-110-07	190	GR	UT	SF RES	UT40	LLR1		
12	081-110-13	766.84	GR	UT	I / URBAN RES-COM / SF RES / UT	UT40	IC / AC / LLR1 / UT40		
13							675.47	IC	
14							25	AC	
15							40.19	LLR1	
16							12.18	UT40	
17	081-110-15	92.23	GR / TC	UT / URBAN RES-COM	I / URBAN RES-COM	UT40 / CC	IC / AC (66.73 / 25.5)		
18			81.91				66.73	IC	
19							15.18	AC	
20			10.32				10.32	AC	
21									92.23
22	087-010-10	320	GR	UT	SF RES / PR&OS	UT40	SF15 / OS		
23							0.7		
24							319.3	320	
25	087-010-11	176.26	GR	UT	PR&OS	UT40	OS		
26	087-010-16	200	GR	UT	UT	UT40	UT40		
27	087-010-21	252.38	GR	UT	PR&OS	UT40	OS		
28	087-010-28	15.29	GC	URBAN RES-COM	URBAN RES-COM	AC	AC		
29	087-010-29	3.69	GR	UT	URBAN RES-COM	UT40	AC		
30	087-010-41	71.41	GR	UT	I / SF RES / PR&OS	UT40	IC / SF15 / OS		
31							31.02		
32							15.62		
33							24.77	71.41	
34	087-010-43	338.54	GR	UT	URBAN RES-COM / I / UT	UT40	AC / IC / UT40		
35							26.62		
36							192.43		
37							117.49	338.54	
38	087-010-45	208.77	GR	UT	I / UT	UT40	IC / UT40		
39							32.79		
40							175.98	208.77	
41	087-010-46	22.81	GR	UT	I	UT40	IC		
42									
43	087-021-09	40	GR	UT	SF RES / UT	UT40	SF15 / UT40		
44							24.67		
45							15.33	40	
46	087-021-10	40	GR	UT	SF RES	UT40	SF15		
47	087-021-11	40	GR	UT	SF RES	UT40	SF15		
48	087-021-23	641.62	GR	UT	SF RES / UT	UT40	SF15 / UT40		
49							466.71		
50							174.91	641.62	
51									
52	087-032-02	46.06	GR	UT	URBAN RES-COM / SF RES	UT40	NC / SF15		
53							34.38		
54							11.69	46.06	
55	087-032-04	31.59	GR	UT	PR&OS	UT40	OS		
56	087-032-05	8	GR	UT	URBAN RES-COM	UT40	NC		
57									
58	087-281-01	159.23	GR	UT	PR&OS	UT40	OS		
59	087-281-03	77.97	GR	UT	URBAN RES-COM / UT	UT40	AC / UT40		
60							17.80		
61							60.04	77.97	
62									
63	087-282-02	9.74	LDS	SF RES	URBAN RES-COM	LLR1	AC		
64									
65	087-382-01	80.27	GR	UT	SF RES	UT40	SF15		
66									
67	087-491-01	41.27	GR	UT	SF RES	UT40	SF15		
68	087-491-02	41.29	GR	UT	SF RES	UT40	SF15 / LLR1		
69							35.04		

EXHIBIT D

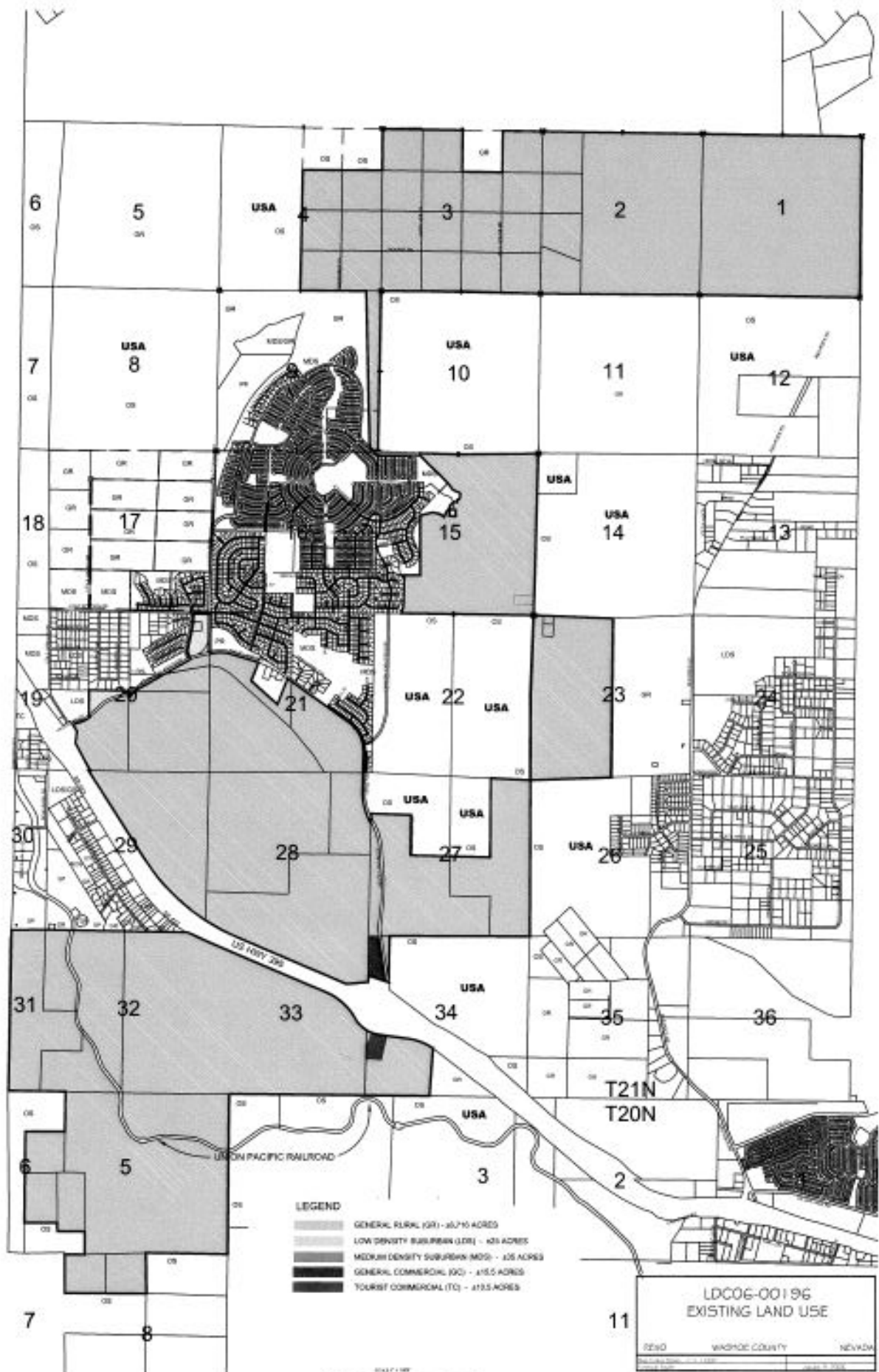


EXHIBIT E



CITY OF RENO
Planning Commission
November 17, 2005
Staff Report

Agenda # _____
Ward # _____

CASE NO.: LDC06-00196 (Granite Petersen Peavine – Cold Springs)

APPLICANT: City of Reno

APN NUMBER: 081-010-13, 081-010-18, 081-110-04, 081-110-05, 081-110-06, 081-110-07, 081-110-13, 081-110-15, 087-010-10, 087-010-11, 087-010-16, 087-010-21, 087-010-28, 087-010-29, 087-010-41, 087-010-43, 087-010-45, 087-010-46, 087-021-09, 087-021-10, 087-021-11, 087-021-23, 087-032-02, 087-032-04, 087-032-05, 087-281-01, 087-281-03, 087-282-02, 087-382-01, 087-491-01, 087-491-02, 087-491-04, 087-491-05, 087-491-06, 087-491-07, 087-491-08, 087-491-09, 087-491-10, 087-491-11, 087-491-12, 087-491-13, 087-491-14, 087-491-15, 087-491-16, 087-491-17, 087-491-18, 087-491-19, 556-010-01, 556-010-02, 556-010-03, 556-010-04, 556-010-05, 556-010-12, 556-010-13, 556-120-02, 556-120-07, 556-290-14, 558-010-01, 558-010-02, 558-010-04, 558-010-05, 558-010-06

REQUEST: This is a request for:

(1) a master plan amendment to establish City of Reno Master Plan Land Use Designations of Urban Residential/Commercial on ±179 acres, Single Family Residential ≤3 dwelling units per acre on ±2,881 acres, Industrial on ±1,137 acres, Unincorporated Transition on ±1,077 acres, Public Facility on ±2 acres, Parks/Recreation/Open Space on ±1,526 acres from current land use designations of Low Density Suburban (LDS) on ±25 acres, Medium Density Suburban (MDS) on ±35 acres, General Commercial (GC) on ±15.5 acres, Tourist Commercial (TC) on ±10.5 acres and General Rural (GR) on ±6,716 acres; and

(2) a zoning map amendment from the current County designations of LDS on ±25 acres, MDS on ±35 acres, GC on ±15.5 acres, TC on ±10.5 acres, and GR on ±6,716 acres, to Neighborhood Commercial (NC) on ±56 acres, Arterial Commercial (AC) on ±123 acres, Single Family-15,000 square

feet minimum (SF-15) on ±2,016 acres, Large Lot Residential-1 acre minimum (LLR1) on ±865 acres, Industrial (I) on ±1,137 acres, Unincorporated Transition – 40 acres (UT40) on ±876 acres, Unincorporated Transition – 10 acres (UT10) on ±201 acres, Public Facility (PF) on ±2 acres, and Open Space (OS) on ±1,526 acres.

LOCATION: The ±6,802 acre site is generally located north and south of US Highway 395, in the vicinity of Cold Springs.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve (1) the amendment to the Master Plan by resolution, subject to conformance review by the Regional Planning Agency; and (2) approve the zoning map amendment by ordinance.

BACKGROUND: The City Council approved this annexation on March 9, 2005. A chronology of events is depicted in Exhibit A. The ±7,561 acre site annexed is primarily vacant and is generally located west of Stead, north and south of U.S. 395 and extending west to the California border. The area of annexation does not contain existing development. The difference in acreage from the annexation to this proposal is due to a proposed detachment of ±759 acres. The property owner has discussed their willingness to detach acreage west of Silver Knolls along the Granite range.

At the time of annexation, the City Council requested that City staff work with the property owners, neighbors and the County to develop a master plan for the area. Community workshops were held to present proposals and solicit input from the neighbors. The meetings were held on September 10 and October 17, 2005. The October 17, 2005 meeting was in conjunction with the North Valley's Neighborhood Advisory Board (NAB).

Issues brought up by the community included timing of infrastructure and community services. Staff discussed the concept of community service centers locating one within the Cold Springs area. We explained that infrastructure such as water is being planned for but if and when a development comes in, the developer will be required to demonstrate water availability through a "will serve" letter to obtain a permit to build from the City.

As this is a master plan amendment and zone change, specific development requirements such as traffic, water, sewer, lighting, noise, landscaping, and design will be address at the time of development.

ANALYSIS:

Key Issues: 1) Master Plan Amendment and 2) Zoning Map Amendment

Land Use Compatibility: Land use adjacent to the proposal consists of vacant public and private property to the north and east up to Red Rock Road and Silver Knolls; vacant public and private property to the south past the railroad tracks; and Single Family Residential of Woodland Village and Industrial uses to the west.

Master Plan Amendment/Zone Change: Exhibit B depicts the City's Land Use Plan designations and conforming zoning districts. The City is requesting a Master Plan amendment to establish City of Reno Master Plan Land Use Designations of Urban Residential/Commercial on ±179 acres, Single Family Residential ≤3 dwelling units per acre on ±2,881 acres, Industrial on ±1,137 acres, Unincorporated Transition on ±1,077 acres, Public Facility on ±2 acres, Parks/Recreation/Open Space on ±1,526 acres from current land use designations of Low Density Suburban (LDS) on ±25 acres, Medium Density Suburban (MDS) on ±35 acres, General Commercial (GC) on ±15.5 acres, Tourist Commercial (TC) on ±10.5 acres and General Rural (GR) on ±6,716 acres.

The findings required for a Master Plan amendment require a change in the area (finding 1); that the proposed density and intensity be compatible with the area (finding 2); orderly physical growth that fosters safe, convenient and walkable neighborhoods (finding 3); adequate facilities will be provided to accommodate the use proposed (finding 4); and that the change is in compliance with the goals and policies of the Master Plan (finding 5).

The Master Plan amendment replaces the County's master plan with appropriate City designations. The City proposes to eliminate Tourist Commercial on ±10.5 acres and increase Parks/Recreation/Open Space to ±1,526 acres.

The annexation of ±7,561 in March 2005 brought into the City large vacant land holdings adjacent to existing or planned infrastructure. The private land holdings will likely be developed in a phased manner corresponding with infrastructure availability (finding 1). The existing infrastructure is located in Woodland Village, a County approved development, with a mix of densities and intensities. Woodland Village is a cluster development with an average of 8,000 square foot lots, a town center with 50,000 square feet of commercial land and public facilities including the Cold Springs Fire Station. To the south and west are developed and vacant commercial and industrial land (finding 2).

Urban Residential / Commercial on ±179 acres are located at nodes along Village and Whites Lake Parkways. Providing an opportunity for convenient commercial uses and access is achieved through this plan (finding 3). There is existing infrastructure adjacent to the proposal. The City will be moving forward with a Public Facilities and Infrastructure Plan to outline needed facilities and infrastructure over the next twenty years. If and when development occurs prior to infrastructure or facilities being in place, the developer will have to provide or contribute to the public improvements (finding 4).

The request is in substantial conformance with the goals and policies of the Master Plan (finding 5).

The City is requesting to change zoning of the property from the current County designations of LDS on ±25 acres, MDS on ±35 acres, GC on ±15.5 acres, TC on ±10.5 acres, and GR on ±6,716 acres, to Neighborhood Commercial (NC) on ±56 acres, Arterial Commercial (AC) on ±123 acres, Single Family-15,000 square feet minimum (SF-15) on ±2,016 acres, Large Lot Residential-1 acre minimum (LLR1) on ±865 acres, Industrial (I) on ±1,137 acres, Unincorporated Transition – 40 acres (UT40) on ±876 acres, Unincorporated Transition – 10 acres (UT10) on ±201 acres, Public Facility (PF) on ±2 acres, and Open Space (OS) on ±1,526 acres.

Findings for a zone change require growth of the area (finding a), orderly development of the city with adequate infrastructure (finding b), appropriate use of the property (finding c), master plan compliance (finding d), and sensitivity to surrounding land uses (finding e).

Northern Nevada has been experiencing tremendous growth with a high demand for residential housing. Existing entitlements include County approvals of the Woodland Village north of their Town center. This entitlement includes approximately 8,000 square foot housing. Large contiguous land holdings will lend itself to an orderly development pattern which will be phased in manner corresponding with infrastructure availability (finding a). The existing infrastructure is located in Woodland Village, a County approved development, with a mix of densities and intensities. As stated previously, the City is planning for services and infrastructure through a proposed Public Facilities and Infrastructure Plan. This Plan includes the Cold Springs area including densities and intensities that would support a Community Service Center. The Community Service centers may include Fire and Police stations, parks, community centers, and development services (finding b). The proposed zone change for residential and industrial reflects developed land uses in the area such as Woodland Village, Silver Knolls, Cold Springs and industrial commercial uses along US Highway 395 and Union Pacific Railroad. The Industrial on ±1,137 acres is primarily situated along US Highway 395 and the Union Pacific Railroad. The ±1,526 acres on Open Space (OS) are located at White Lake playa and along the Granite Range (findings c and e). The request is in substantial conformance with the goals and policies of the Master Plan (finding d).

Public Safety: The City has proposed a Community Service Center in this area and will present more details through the Public Infrastructure and Facilities Plan which is planned to go to Council in February 2006. The Community Service Center concept is to provide better community services through satellite facilities in the North (Cold Springs), South (Damonte), West (Verdi) and Central (Downtown). The Centers combine multiple department services under a single location such as a fire station, community meeting rooms, permitting staff and code enforcement.

Other Reviewing Bodies: Staff held three workshops, one during the annexation proposal and two for the draft master plan and zone change. Members of community including the CAB and NAB members were invited to the meetings.

Neighborhood Advisory Board: This proposal was reviewed by the North Valley's Neighborhood Advisory Board on October 17, 2005. Issues were solicited and incorporated into the proposed master plan and zoning.

Citizen Advisory Board: At the time of the staff, the City has not been formally to the Cold Springs CAB. Staff is on the agenda for November 21, 2005 meeting.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Vacant	General Rural (GR) and Open Space (OS)	GR and OS
SOUTH	Vacant	General Rural (GR) and Open Space (OS)	GR and OS
EAST	Vacant	General Rural (GR) and Open Space (OS)	GR and OS
WEST	Single Family Residential and Industrial Commercial	Medium and Low Density Suburban (MDS and LDS)	MDS and LDS

LEGAL REQUIREMENTS:

RMC 18.06.301 Master Plan Amendments
RMC 18.06.404(d)(1) Zoning Map Amendment - General

FINDINGS:

Master Plan Amendment: Master Plan amendment findings. In order to adopt an amendment to the master plan, the planning commission and city council shall find all of the following:

- (1) There has been a change in the area or in the conditions on which the current designation was based which warrants the amendment;
- (2) The density and intensity of the proposed master plan amendment is sensitive to the existing land uses and is compatible with the existing adjacent land use designations;

- (3) The amendment will provide for orderly physical growth of the city, enhance the urban core and foster safe, convenient and walkable neighborhoods and shopping districts;
- (4) There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed master plan designation; and
- (5) The proposed change is in substantial conformance with the goals and policies of the master plan and other adopted plans and policies.

Zoning Map Amendment: General zoning map amendment findings. In order to approve any zoning map amendment, the planning commission and city council shall find the following:

- a. Growth and or other development factors in the community support changing the zoning;
- b. The change in zoning represents orderly development of the City and there are, or are planned to be adequate services and infrastructure to support the proposed zoning change and existing uses in the area;
- c. The change in zoning provides for an appropriate use of the property;
- d. The change in zoning is in substantial conformance with the Master Plan and other adopted plans and policies; and
- e. The proposed zoning is sensitive to and/or compatible with the use and development of adjacent properties.

Staff: Fred Turnier, Planning Manager

Exhibit A - Chronology

2002	2002 Truckee Meadows Regional Plan	Area included as Study Area for Sphere of Influence (SOI) and Truckee Meadows Service Area (TMSA)
10/1/02	Granite, Petersen, Peavine Annexation Application Filed with the City of Reno – Case No. LDC03-00148	Application placed on hold pending final outcome of the Regional Planning Settlement Agreement Case CV02-03469
11/18/02	LDC03-00148 presented to North Valleys Neighborhood Advisory Board (NAB)	Motion to support request
10/15/02	Washoe County Board of County Commissioners Meeting	Washoe County Board of County Commissioners – Unanimous approval of Regional Plan Lawsuit Settlement Agreement Proposal
6/10/04	Application LDC03-00148 reactivated & revised	Revision to annexation request, removing the existing portions of the Woodland Village Community and ±500 acres located in the Silver Knolls area
7/7/04	Reno City Council - First Reading	Continued to 7/21/04 City Council hearing
7/10/04	Cold Springs Citizen Advisory Board (CAB) Special Meeting	
7/12/04	Joint Meeting of the Reno City Council and the Washoe County Commission	
7/21/04	Reno City Council (continued from 7/7/04 Council meeting)	
9/23/04	Notice sent to all Cold Springs property owners	Notice regarding Washoe County and the City of Reno planning departments collaboration of planning efforts on a new area/master plan for the Cold Springs area
11/13/04	Open House "At-Large" Community Meeting to Review Land Use Alternatives for the New Cold Springs Area / Master Plan	

1/10/05	Application LDC03-00148 revised	Revised to remove the balance of Woodland Village (portion approved but un-built), excluding the entire Woodland Village Community from the annexation request
1/26/05	Reno City Council – Public Hearing & Ordinance, Introduction	Annexation approved and Ordinance 5667 introduced
3/9/05	Reno City Council – Second Reading Ordinance 5667	Adoption of Ordinance 5667
4/1/05	Citizens for Cold Springs vs. Lifestyle Homes TND LLC et al – Case No. CV05-00744	Complaint for Declaratory and Injunctive Relief / Petition for Writ of Mandate filed with District Court
8/2005	District Court Ruling	Order Granting Defendant's Motion to Dismiss
9/10/2005	Community Workshop	Issue identification, assimilation of County proposed land use alternatives
10/17/2005	Community Workshop (NAB)	Presented proposed master plan and zoning.
11/17/2005	Cold Springs CAB	Presenting proposed master plan and zoning.

Exhibit B

Land Use Designation	Conforming Zoning District ¹
Single Family Residential (≥1 acre/du to 3du/acre)	Large Lot Residential - 2.5 acres, Large Lot Residential - 1 acre, Large Lot Residential - .5 acre, Single Family Residential - 15,000 square feet, Planned Unit Development², Specific Plan District², Public Facility³, Open Space
Mixed Residential (3-21 du/acre and some commercial uses)	Large Lot Residential - 2.5 acres, Large Lot Residential - 1 acre, Large Lot Residential - .5 acre, Single Family Residential - 15,000 square feet, Single Family Residential - 9,000 square feet, Single Family Residential - 6,000 square feet, Single Family Residential - 4,000 square feet, Multi-Family - 14 d.u./ac, Multi-Family - 21 d.u./ac, Professional Office, General Office, Neighborhood Commercial, Planned Unit Development², Specific Plan District², Public Facility³, Open Space
Urban Residential/Commercial	Large Lot Residential - 2.5 acres, Large Lot Residential - 1 acre, Large Lot Residential - .5 acre, Single Family Residential - 15,000 square feet, Single Family Residential - 9,000 square feet, Single Family Residential - 6,000 square feet, Single Family Residential - 4,000 square feet, Multi-Family - 14 d.u./ac, Multi-Family - 21 d.u./ac, Multi-Family - 30 d.u./ac, High Density Multi-Family, Professional Office, General Office, Neighborhood Commercial, Arterial Commercial, Community Commercial, Planned Unit Development², Specific Plan District², Public Facility³, Open Space
Tourist Commercial	Multi-Family - 21 d.u./ac, Multi-Family - 30 d.u./ac, High Density Multi-Family, Professional Office, General Office, Neighborhood Commercial, Arterial Commercial, Community Commercial, Central Business, Hotel/Casino, Hotel/Casino Downtown, Planned Unit Development², Specific Plan District², Public Facility³, Open Space
Industrial	Multi-Family - 21 d.u./ac, Multi-Family - 30 d.u./ac, High Density Multi-Family, Professional Office, Neighborhood Commercial, Arterial Commercial, Community Commercial, Central Business, General Office, Industrial, Industrial Commercial, Industrial Business, Airport Operations, Planned Unit Development², Specific Plan District², Public Facility³, Open Space
Parks/Recreation/Open Space	Public Facility, Open Space
Public Facility	Public Facility, Airport Operations, Open Space
Special Planning Area	Planned Unit Development, Specific Plan District, Open Space
Unincorporated Transition	Unincorporated Transition – 40 ac, Unincorporated Transition – 10 ac, Unincorporated Transition – 5 ac, Public Facility, Open Space

Notes:

1. Zoning districts in bold text are districts that directly correspond to the Land Use Plan land use designations. Zoning districts in plain text correspond to the Land Use Plan land use designation based upon ripeness. Similar to the ripeness concept, parcels zoned Multi-Family 30 d.u./ac correspond to any land use designation. Zoning changes to Multi-Family 30 d.u./ac correspond only to the Urban Residential Commercial, Tourist Commercial, and Industrial land use designations.
2. Planned Unit Developments and Specific Plan Districts conform to any land use designation if proposed uses are those allowed in conforming zoning districts.
3. Publicly owned parcels that are not zoned Public Facility conforms regardless of zoning or Land Use Plan land use designation. This policy position is appropriate because publicly owned parcels could be zoned Public Facility, and the Public Facility district is consistent in all land use designations.