


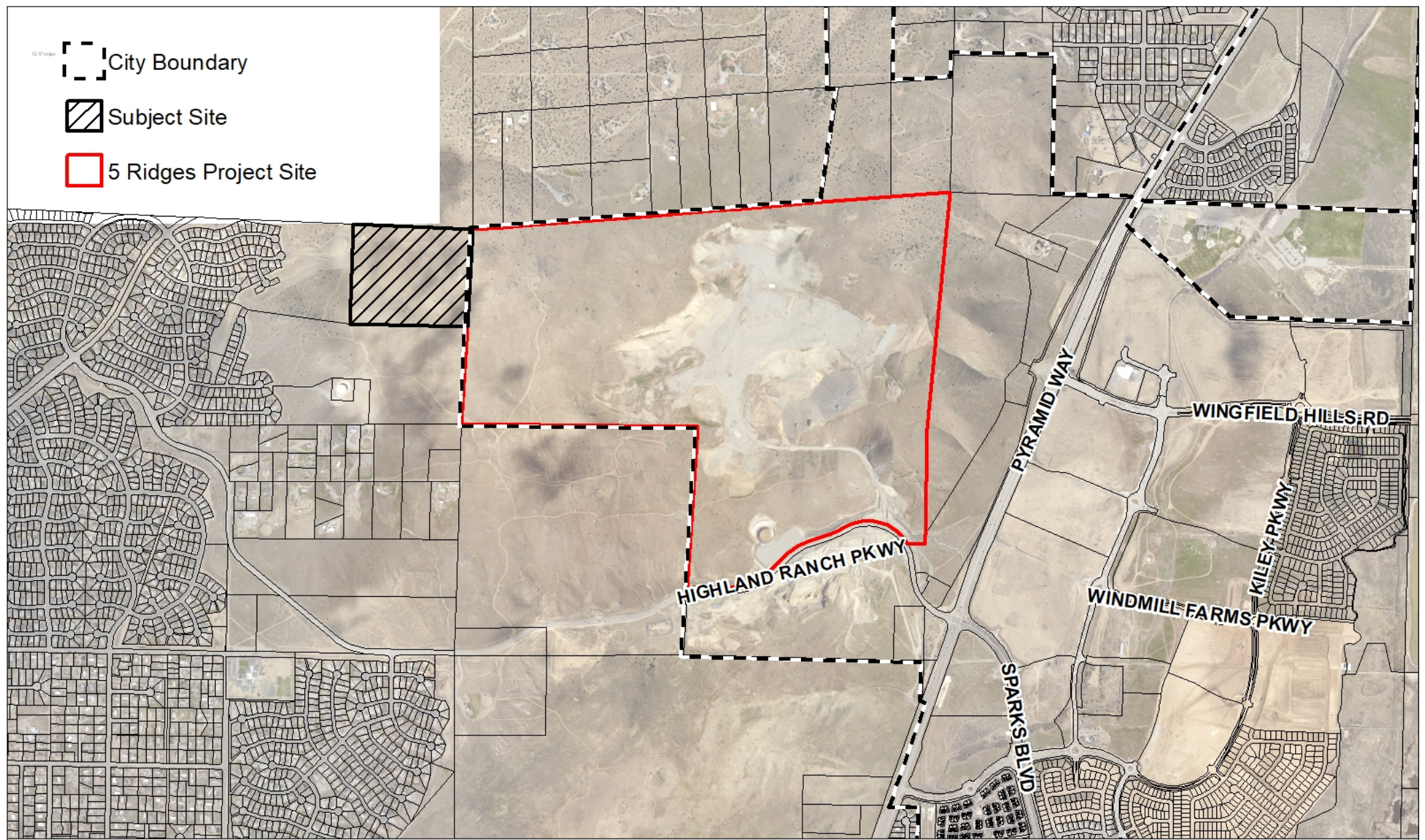


**Sponsorship of Amendment to
2019 Truckee Meadows Regional Plan
to Expand 5 Ridges Project Site by 34.71 Acres**



-  City Boundary
-  Subject Site
-  5 Ridges Project Site



Sponsorship Request

1. Amend the boundaries of the Truckee Meadows Service Area
2. Amend the boundaries of the Sparks Sphere of Influence
3. Change the Regional Land Designation from Rural Area to Tier 2 Land

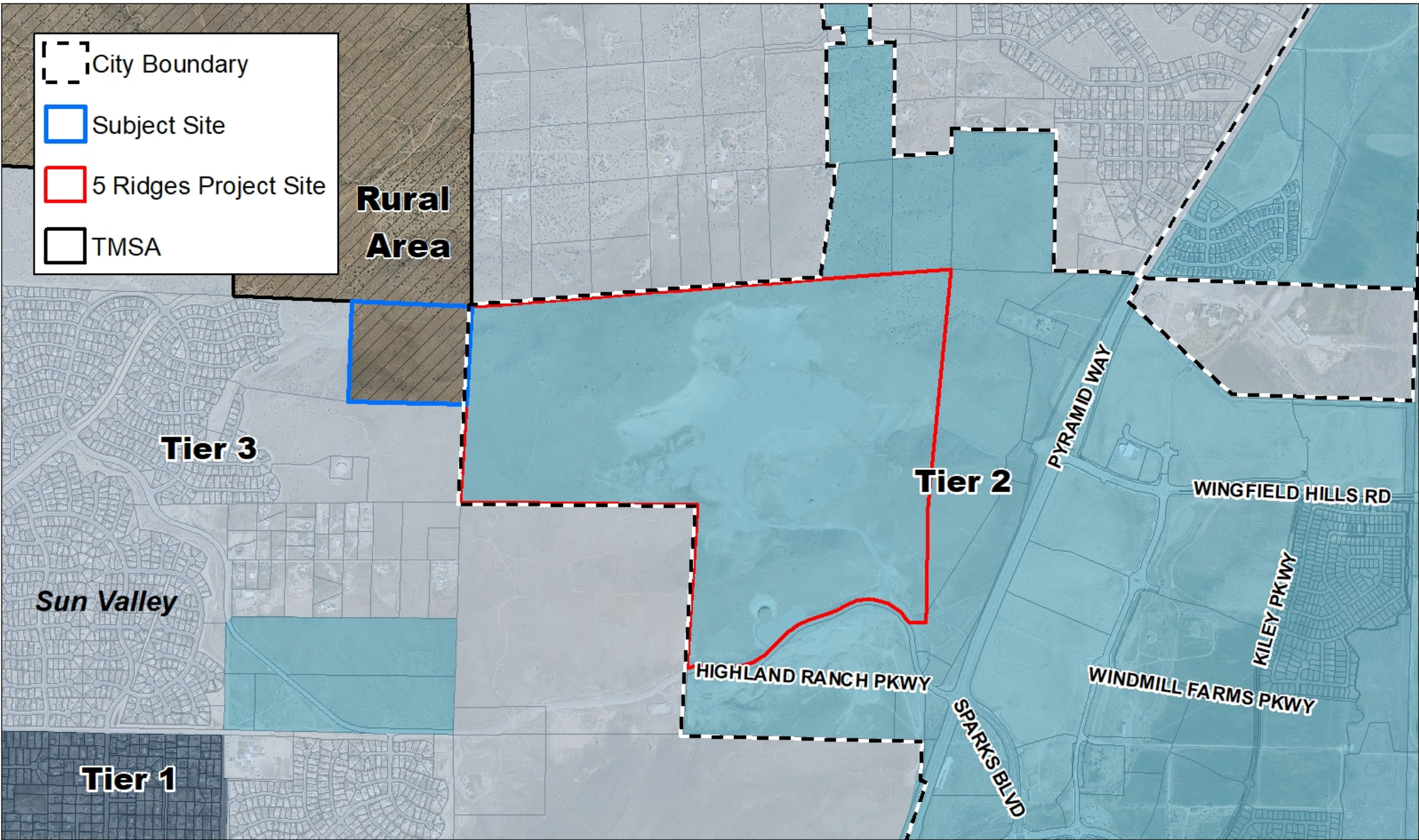
Sponsorship Request





A Regional Plan amendment is necessary to expand 5 Ridges because the 34.71-acre site is outside of:

- City of Sparks corporate boundary
- Truckee Meadows Service Area
- Sparks Sphere of Influence
- Has a Rural Area Regional Land Designation

2019 Regional Plan – Tiers

Tier	Characteristics
Mixed-Use Core	Most intense development; top investment priority
1	Mostly developed; density reduction prohibited
2	Suburban development patterns
3	Low density development, undeveloped or constrained
Rural Area	Residential development limited to 1 DU/5 acres; no municipal facilities permitted



 City Boundary
 Subject Site
 5 Ridges Project Site
 TMSA

Rural Area

Tier 3

Tier 2

Tier 1

Regional Plan Review Criteria for Tier 2 and TMSA

Criteria	Tier 2 Land	TMSA
Proximity to Tier 2 Land	✓	
Compliance with density requirements	✓	✓
Potential for land use diversity and a mix of housing types	✓	

Regional Plan Review Criteria for Tier 2 and TMSA

Criteria	Tier 2 Land	TMSA
Proximity and availability of infrastructure and facilities	✓	✓
Connectivity to multi-modal transportation opportunities	✓	
Impacts to land uses in higher priority designations	✓	
Indication of regional need for additional land, uses, or purposes		✓

Regional Plan Review Criteria for SOI

- Rationale for the request that analyzes changed conditions in the region and in the vicinity of the request
- Evidence that affected local governments have conferred

Analysis

- Site is adjacent to Tier 2 Land
- Changes support better circulation and development of Five Ridges project
- Five Ridges includes various housing types and will help meet housing needs

Analysis

- Infrastructure and facilities would be extended to the site
- Intermediate Density Residential (IDR) land use complies with density maximum
- Substantive impacts to higher priority designations not anticipated

Recommended Motion



I move to sponsor an amendment to the 2019 Truckee Meadows Regional Plan to re-designate the 34.71-acre site from Rural Area to Tier 2 Land and amend the boundaries of the TMSA and City of Sparks SOI to include the site.

