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MEMORANDUM

Date: October 24, 2013

To: TRPA Regional Plan Implementation Committee

From: TRPA Staff

Subject: Proposed TRPA Code Clarification for Internal Consistency

Requested Action:

The Regional Plan Implementation Committee (RPIC) is asked to review proposed clarified code language presented in this memo and consider it as supplemental information to the Tourist Core Area Plan staff report.

Background:

As discussed at the September 25, 2013 RPIC meeting, TRPA staff identified an internal inconsistency with TRPA Code section 31.4.3 and Table 13.5.3-1. Two recently redeveloped sites within the Tourist Core Area Plan have previously adopted density standards inconsistent with Chapter 13 of TRPA Code. TRPA staff recommends a clarification to reconcile this inconsistency that would otherwise make these sites non-conforming.

Proposed Clarification:

TRPA staff proposes the attached amendment to Table 13.5.3-1 of TRPA Code that allows existing adopted density standards to be retained in Area Plans

Contact Information: If you have any questions, please contact Adam Lewandowski, Acting Long Range Planning Manager, at 775.589.5233 or alewandowski@trpa.org; or Shay Navarro, Senior Planner at 775.589.5282 or snavarro@trpa.org.

TABLE 13.5.3-1: MINIMUM DEVELOPMENT STANDARDS FOR AREA PLANS

Regional Land Use Districts	Wilderness	Backcountry	Conservation	Recreation	Resort Recreation	Residential	Mixed-Use	Tourist	Town Center Overlay	Regional Center Overlay	High-Density Tourist District Overlay	
Height [3]	N/A	Sec. 37.4						Up to 4 stories (56 ft) max. [1]	Up to 6 stories (95 ft) max. [1]	Up to 197' max. [2]		
Density SFD	Sec. 31.3											
Density MFD [3]	N/A	Sec. 31.3						With adoption of an Area Plan: - Residential: 25 units/acre (max.) - Tourist: 40 units/acre (max.)				
Land Coverage	Sec. 30.4 or Alternative Comprehensive Coverage Management System [See 13.5.3.B.1]											
Complete Streets	Sec. 36.5							[4]				

[1] With adoption of an Area Plan. To ensure compatibility with adjacent uses and viewshed protection, the findings in Sec. 37.7.16 shall apply.

[2] Limited to replacement structures, provided, the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Sec. 37.7.17.

[3] Areas of Community Plans outside of Centers shall not be eligible for the alternative height and density allowances authorized in Area Plans for Centers. [Any existing project density approved pursuant to Section 31.4.3 may be retained in an Area Plan.](#)

[4] Plan for sidewalks, trails, and other pedestrian amenities providing safe and convenient non-motorized circulation within Centers, as applicable, and incorporating the Regional Bike and Pedestrian Plan.