

APPENDIX D

TRPA Plan Area Statement: 073 Lake Village

073 LAKE VILLAGE

PLAN DESIGNATION:

Land Use Classification	RESIDENTIAL
Management Strategy	MITIGATION
Special Designation	TDR RECEIVING AREA FOR: 1. Multi-Residential Units MULTI-RESIDENTIAL INCENTIVE PROGRAM

DESCRIPTION:

Location: This area includes the Lake Village condominium development north of the Kingsbury Highway 50 intersection. The boundaries of this area are depicted on TRPA maps H-15 and H-16.

Existing Uses: This is a medium density planned unit residential development with an office complex.

Existing Environment: The area is 45 percent high hazard, 35 percent moderate hazard with the remainder SEZ or low hazard. The land coverage is 55 percent plus an additional 25 percent disturbed.

PLANNING STATEMENT: This area should continue to be a medium density residential area, maintaining the existing character of the neighborhood.

PLANNING CONSIDERATIONS:

1. Scenic Roadway Unit 31 is within this Plan Area.

SPECIAL POLICIES:

1. The lots in Lake Village designated as eligible for multi-density under the approved subdivision map shall be eligible for such density with TDR.
2. New or additional commercial development shall be limited to parcels with commercial development on the effective date of this Plan.
3. Residential development in Special Area #1 shall not be eligible for the multi-residential incentive program. Access to Special Area #1 shall be from Lake Village Drive only. All buildings and parking areas shall be set back 200 feet from the U.S. Highway 50 right-of-way line.

PERMISSIBLE USES: Pursuant to Chapter 18 PERMISSIBLE USES and if applicable, Chapter 51 PERMISSIBLE USES AND ACCESSORY STRUCTURES IN THE SHOREZONE AND LAKEZONE, the following primary uses may be permitted within all or a portion of the Plan Area. The list indicates if the use is allowed (A) or must be considered under the provisions for a special use (S). Existing uses not listed shall be considered nonconforming uses within this Plan Area. The establishment of new uses not listed shall be prohibited within this Plan Area.

General List: The following list of permissible uses is applicable throughout the Plan Area, except as noted for Special Area #1.

Residential	Single family dwelling (A), and multiple family dwellings (A) only on lots designated as eligible for multi-density on the approved subdivision map.
Commercial	Professional offices (A) and health care services (S).
Public Service	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), transportation routes (S), and public utility centers (S).
Recreation	Participant sports facilities (S), day use areas (A), and riding and hiking trails (A).
Resource Management	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

Special Area #1: The following list of permissible uses is applicable throughout Special Area #1.

Residential Single	Single family dwelling (A), and multiple family dwellings (A).
Public Service	Local public health and safety facilities (S), transit stations and terminals (S), pipelines and power transmission (S), transmission and receiving facilities (S), and transportation routes.(S).
Recreation	Day use areas (A), and riding and hiking (A).
Resource Management	Reforestation (A), sanitation salvage cut (A), special cut (A), thinning (A), early successional stage vegetation management (A), structural and nonstructural fish/wildlife habitat management (A), fire detection and suppression (A), fuels treatment/management (A), insect and disease suppression (A), sensitive and uncommon plant management (A), erosion control (A), SEZ restoration (A), and runoff control (A).

MAXIMUM DENSITIES: Pursuant to Chapter 21 DENSITY, the following list establishes the maximum allowable densities that may be permitted for any parcel located within the Plan Area. The actual development permitted may be further limited by transfer of development rights limitations, residential density incentive program, special use determinations, allocation limitations and general site development standards.

USE	MAXIMUM DENSITY
Residential	
Single Family Dwelling	1 unit per parcel
Multiple Family Dwelling	General Area - as per special Policy #1 Special Area #1 - 3 units per acre

MAXIMUM COMMUNITY NOISE EQUIVALENT LEVEL: The maximum community noise equivalent level for this Plan Area is 50 CNEL. The maximum community noise equivalent level for the Highway 50 corridor is 65 CNEL.

ADDITIONAL DEVELOPED OUTDOOR RECREATION: The following are the targets and limits for additional developed outdoor recreation facilities specified in Chapter 13 to be located within this Plan Area. Specific projects and their timing are addressed in the TRPA Five-Year Recreation Program pursuant to Chapter 33 Allocation of Development. The following additional capacities allowed are measured in persons at one time.

SUMMER DAY USES **0 PAOT** WINTER DAY USES **0 PAOT** OVERNIGHT USES **0 PAOT**

ENVIRONMENTAL IMPROVEMENT PROGRAMS: The capital improvement and other improvement programs required by the Regional Goals and Policies Plan and Environmental Improvement Plan (EIP) for this area shall be implemented. §

§ Amended 5/22/02