

Meyers Area Plan - Key Issues Evolution

October 16, 2014

Maximum Height Limits

Zoning Districts	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version
Meyers Community Center	42 ft.	45 ft.	35 ft.
Meyers Industrial	42 ft.	35 ft.	35 ft.
Upper Truckee Residential/ Tourist	42 ft.	42 ft.	35 ft.

Commercial Floor Area

	Existing CFA (1993 Community Plan)	Proposed CFA - 2nd MAP Version	Proposed CFA - 3rd MAP Version
Small Businesses	25,400 SF	15,000 SF	18,650 SF
Other Businesses		18,650 SF	15,000 SF

Density

	Existing Max Density (1993 Plan) (units/ acre)	Proposed Max Density (units/acre) - 2nd MAP Version	Proposed Max Density (units/acre) - 3rd MAP Version
Tourist Accomodation	40	40	15
Multi-Family Residential	15	20	20

Land Use

Zoning Districts	Existing Max Height (1993 Community Plan)	Proposed Max Height - Previous MAP Version	Proposed Max Height - Current MAP Version
Meyers Community Center	Three Districts	One District	One District
Meyers Industrial	Same	Same	Same
Upper Truckee Residential/ Tourist	Same	Some MFR Changes	Some MFR Changes

Meyers Advisory Council

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version
MAC	Community Plan Team	Less Formal version of MAC	Formalized MAC; Either Elected MAC or Appointed by Gov Bd

Community Incentive Program

	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version
Community Incentive Program	No Program	Two Tiered Program	One Tier Program (Top Tier Removed)

Support for Small Businesses

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version
Small Businesses	N/A	Limited Policies, Less CFA Allocated	Additional Policies, More CFA Allocated