

Meyers Area Plan - Key Issues Evolution Tables

Maximum Height Limits

Zoning Districts	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version	Planning Commission Recommendation	Proposed Max Height - 4th MAP Version
Meyers Community Center	42 ft.	45 ft.	35 ft.	42 ft.	42 ft.
Meyers Industrial	42 ft.	35 ft.	35 ft.	42 ft.	42 ft.
Upper Truckee Residential/ Tourist	42 ft.	42 ft.	35 ft.	42 ft.	42 ft.

Commercial Floor Area

	Existing CFA (1993 Community Plan)	Proposed CFA - 2nd MAP Version	Proposed CFA - 3rd MAP Version	Planning Commission Recommendation	Proposed CFA - 4th MAP Version
Small Businesses	25,400 SF	15,000 SF	18,650 SF	15,000 SF	17,500 SF
Other Businesses		18,650 SF	15,000 SF	18,650 SF	16,650 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	Planning Commission Recommendation	Proposed Max Density (units/acre) - 4th MAP Version
Tourist Accommodation	40	40	15	40	30
Multi-Family Residential	15	20	20	20	20

Land Use

Zoning Districts	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version	Planning Commisison Recommendation	Proposed Max Height - 4th MAP Version
Meyers Community Center	Three Districts	One District	One District	One District	One District
Meyers Industrial	Same	Same	Same	Same	Same
Upper Truckee Residential/ Tourist	Same	Some MFR Changes	Some MFR Changes	Some MFR Changes	Some MFR Changes

Community Incentive Program

	Existing Max Height (1993 Community Plan)	Proposed Max Height - 2nd MAP Version	Proposed Max Height - 3rd MAP Version	Planning Commission Recommendation	Proposed Max Height - 4th MAP Version
Community Incentive Program	No Program	Two Tiered Program	One Tier Program (Top Tier Removed)	Two Tiered Program	One Tier Program (Top Tier Removed)

Meyers Advisory Council

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version	Planning Commission Recommendation	4th MAP Version
MAC	Community Plan Team	Less Formal version of MAC	Formalized MAC; Either Elected MAC or Appointed by Gov Bd	Less Formal version of MAC	Formalized MAC; Either Elected MAC or Appointed by Gov Bd

CTC Asset Lands

	Existing 1993 Community Plan	2nd MAP Version	3rd MAP Version	Planning Commission Recommendation	4th MAP Version
CTC Asset Lands	N/A	Not Specifically Addressed	Re-zoned Four CTC Lands to Recreation, Five CTC Lands remain as Zoned	Zone all CTC Asset Lands as either Recreation or Conservation	Re-zoned Four CTC Lands to Recreation, Five CTC Lands remain as Zoned