

Southwest Truckee Meadows Regulatory Zone Amendment RZA15-004 APPLICATION INFORMATION

(COMMENTS DUE FROM REVIEWING AGENCIES BY SEPTEMBER 11, 2015)

August 26, 2015

Regulatory Zone Amendment Case No. RZA15-004 – Hearing, discussion, and possible action to approve a resolution recommending an amendment to the Southwest Truckee Meadows Regulatory Zone Map, changing the regulatory zone designation from Public Semi-Public Facility (PSP) to Medium Density Suburban (MDS) on a .317 acre portion of a 1.083 acre parcel located at 5300 Canyon Drive (APN: 009-105-03). To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County Planning and Development
- Property Owners: Karen Thomas
- Property Location: 5300 Canyon Drive
- Citizen Advisory Board: West Truckee Meadows
- Area Plan: Southwest Truckee Meadows
- TMSA: Inside the Truckee Meadows Service Area
- Existing Master Plan: Suburban Residential (SR)
- Existing Regulatory Zone: Public Semi-Public Facilities (PSP)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)
- Assessor's Parcel No(s): 009-105-03
- Section/Township/Range: Within Sections 17, T19N, R19E, MDM
- Washoe County, NV
- Development Code: Article 821, *Amendment of Regulatory Zone*
- Commission District: 1 – Commissioner Berkbigler
- Staff: Trevor Lloyd, Senior Planner
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

BACKGROUND

Washoe County Planning and Development is requesting a Regulatory Zone Amendment to change .317 acre portion of a 1.083 acre parcel from Public Semi-Public Facility (PSP) to Medium Density Suburban (MDS) in the Southwest Truckee Meadows Area Plan to correct a mapping error and bring these properties into conformance with the established uses on the properties and the surrounding residential properties.

LAND USE

Adjacency:

The subject parcel has a current master plan designation of suburban residential. The parcels to the north, south, east and west are master planned as Suburban Residential. The regulatory zones of the surrounding parcels are: Medium Density Suburban (MDS) to the north, east and west and Public Semi-Public Facilities (PSP) to the south. The proposed amendment to the regulatory zones is compatible with the Master Plan designations of Suburban Residential.

ADJACENT PARCELS COMPATIBILITY

| Direction | Regulatory Zone | Land Use Compatibility Existing - Proposed |
|------------------|-------------------------------------|---|
| North | Medium Density Suburban (MDS) | High |
| South | Public Semi-Public Facilities (PSP) | Medium |
| East | Medium Density Suburban (MDS) | High |
| West | Medium Density Suburban (MDS) | High |

High High Compatibility: Little or no screening or buffering necessary.

Medium Medium Compatibility: Limited screening and buffering necessary.

Low Low Compatibility: Significant screening and buffering necessary.

Source: Table 3, Land Use Compatibility Matrix, of the adopted Washoe County Comprehensive Plan, Land Use and Transportation Element (May 15, 2007)

WATER

The property utilizes community water provided by the Truckee Meadows Water Authority.

WASTEWATER/SEWER

The property utilizes community sewer, provided by Washoe County.

ISSUES AND QUESTIONS TO CONSIDER

1) Adopted Area Plan Visions:

- Is there any particular concern or reason why the community may want to designate the subject parcels to any other regulatory zone?
- Is there any particular objection or concern for amending the Southwest Truckee Meadows regulatory zone map as it relates solely to this request?
- Do any of the adopted policies in the Southwest Truckee Meadows Area Plan affect (positive or negative) the proposed changes in the regulatory zone?

- Do the West Truckee Meadows Citizen Advisory Board members, and/or reviewing agencies have any concerns about the compatibility of the existing land use with adjacent existing or planned regulatory zone? What type of regulatory zone would be considered more compatible with adjacent existing or planned land uses?

2) Streets and Highway System:

- Are there any concerns regarding the Level of Service (LOS) in the Southeast Truckee Meadows Area Plan related to, and as a result of, this regulatory zone proposal?

PUBLIC REVIEW PROCESS (THE FOLLOWING DATES ARE TENTATIVE)

September 14, 2015

West Truckee Meadows Citizen Advisory Board (CAB) Meeting: *Washoe County staff representatives will be in attendance* and will present the request to the CAB and the community, and will discuss any questions that might arise. *County staff* will also be present in order to answer questions related to the Spanish Springs Area Plan, the Development Code, County Policy and the public review process for the Regulatory Zone Amendment request. The CAB should conduct issue identification and have a public input process.

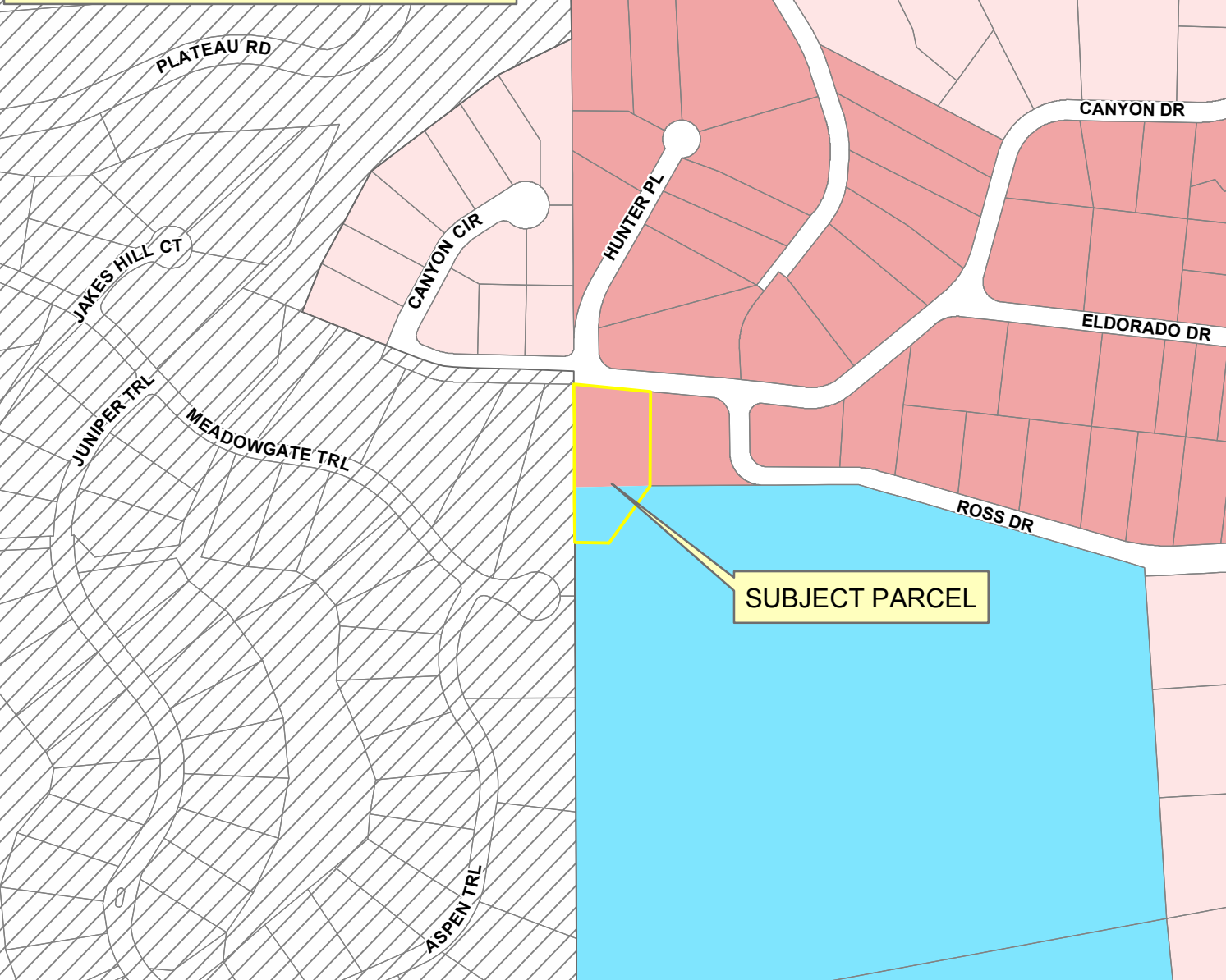
October 6, 2015

Washoe County Planning Commission will hold a public hearing and may take action on Regulatory Zone Amendment Case Number RZA15-004.

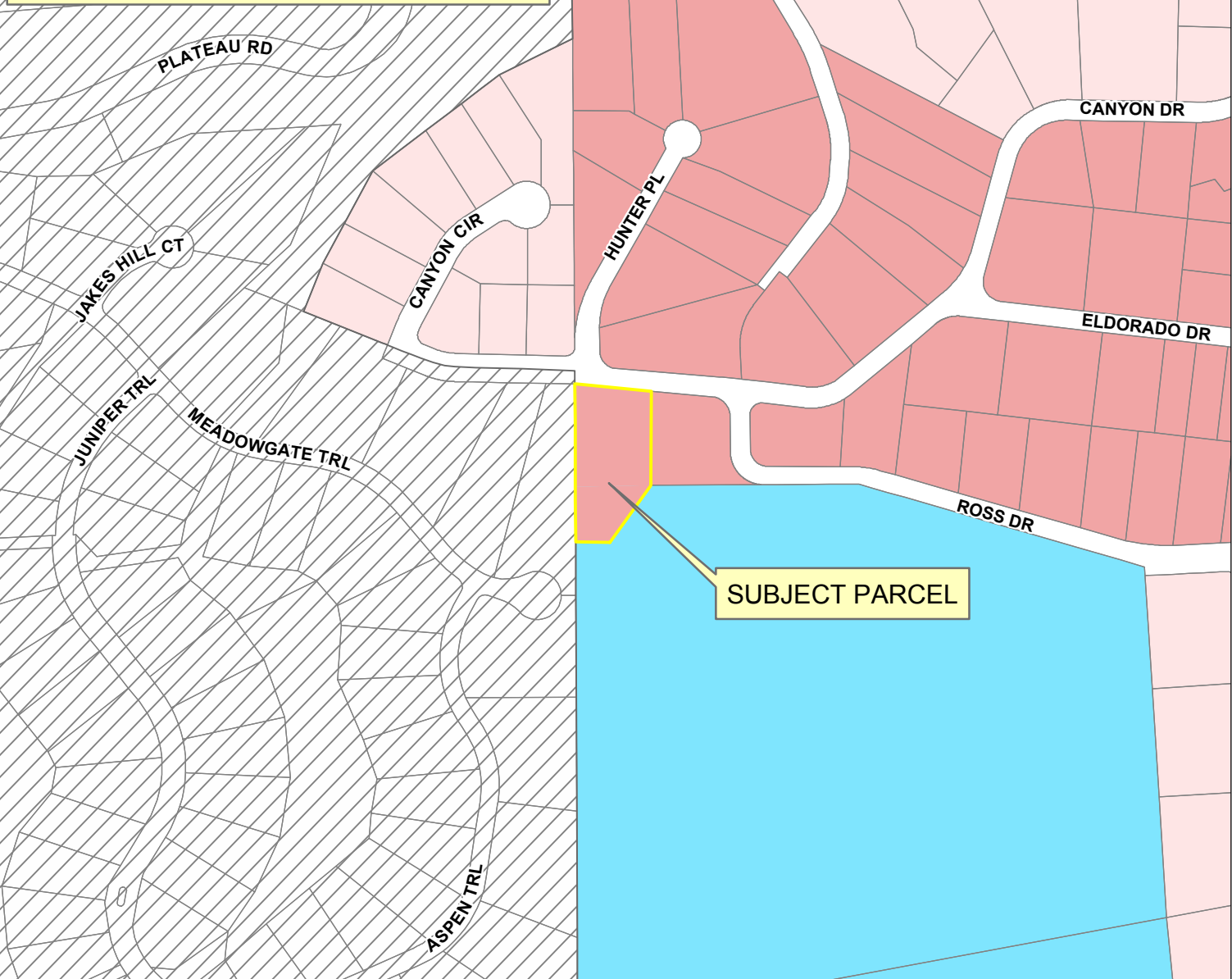
November 2015 (Tentative)

Board of County Commission will hold a public hearing and may take action on Regulatory Zone Amendment Case Number RZA15-004.






















EXISTING REGULATORY ZONING



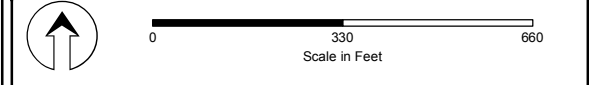
PROPOSED REGULATORY ZONING



**Southwest Truckee Meadows Planning Area
RZA15-004 (APN 009-105-03)**

- | | | | |
|--|---|---|--|
|  LOW DENSITY RURAL |  HIGH DENSITY SUBURBAN |  NEIGHBORHOOD/OFFICE COMMERCIAL |  PARKS AND RECREATION |
|  MEDIUM DENSITY RURAL |  LOW DENSITY URBAN |  TOURIST COMMERCIAL |  OPEN SPACE |
|  HIGH DENSITY RURAL |  MEDIUM DENSITY URBAN |  INDUSTRIAL |  GENERAL RURAL |
|  LOW DENSITY SUBURBAN / LDS2 |  HIGH DENSITY URBAN |  SPECIFIC PLAN |  GENERAL RURAL AGRICULTURAL |
|  MEDIUM DENSITY SUBURBAN / MDS4 |  GENERAL COMMERCIAL |  PUBLIC AND SEMI-PUBLIC FACILITIES |  WATER BODY/DRY LAKE |
|  CITY OF RENO | | | |

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