



WMPA18-0009 & WRZA18-0008



Washoe County Planning Commission
February 5, 2019





Request

- **This is a request for a Master Plan Amendment and Regulatory Zone Amendment on a 2.56 acres parcel.**
- **The land is part of Nevada State Department of Transportation (NDOT) right-of-way and has no master plan designation or zoning.**
- **The request is to designate the parcel Rural (R) and with regulatory zoning of General Rural (GR), and the applicant is Washoe County.**



Site Location





Background

- **NDOT acquired the site in 2001 for the I-580 expansion; previous to that the parcel was designated Rural (R) and General Rural (GR) regulatory zoning.**
- **In October 2018 NDOT sold the property back to the original owner who built the residence in the 1990's.**
- **There is a two-story 2,154 sq. ft. house, a 1,802 sq. ft. building and a 208 sq. ft. garage.**
- **The property is located between US-395 and I-580, and access is limited to only southbound travel lanes.**



Looking East





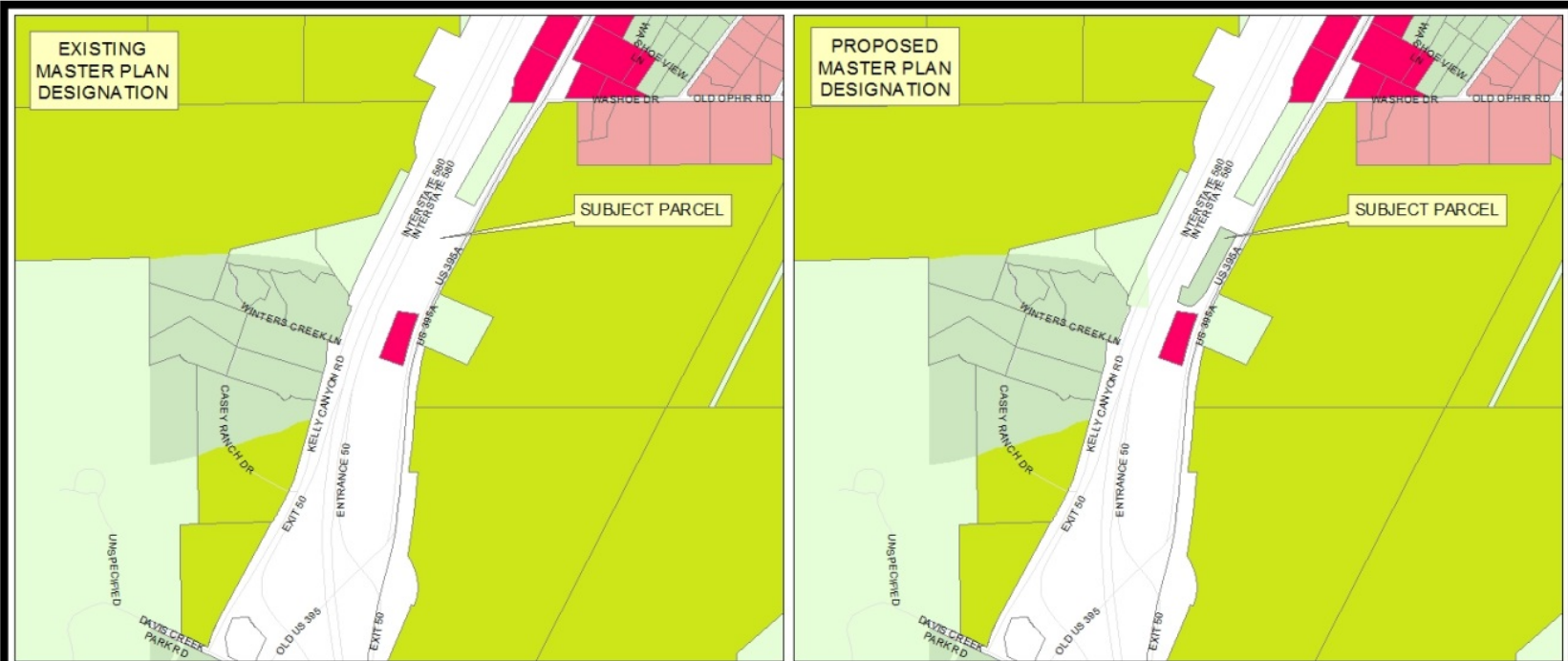
Looking South







Master Plan Designation



South Valleys Planning Area WMPA18-0009; APN 046-051-49

- | | |
|--|--|
|  RURAL |  COMMERCIAL |
|  RURAL RESIDENTIAL |  INDUSTRIAL |
|  SUBURBAN RESIDENTIAL |  OPEN SPACE |
|  URBAN RESIDENTIAL | |

NOTE: THE SCALE AND COMPLETION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

0 400 800
Scale in Feet

**Community Services
Department**



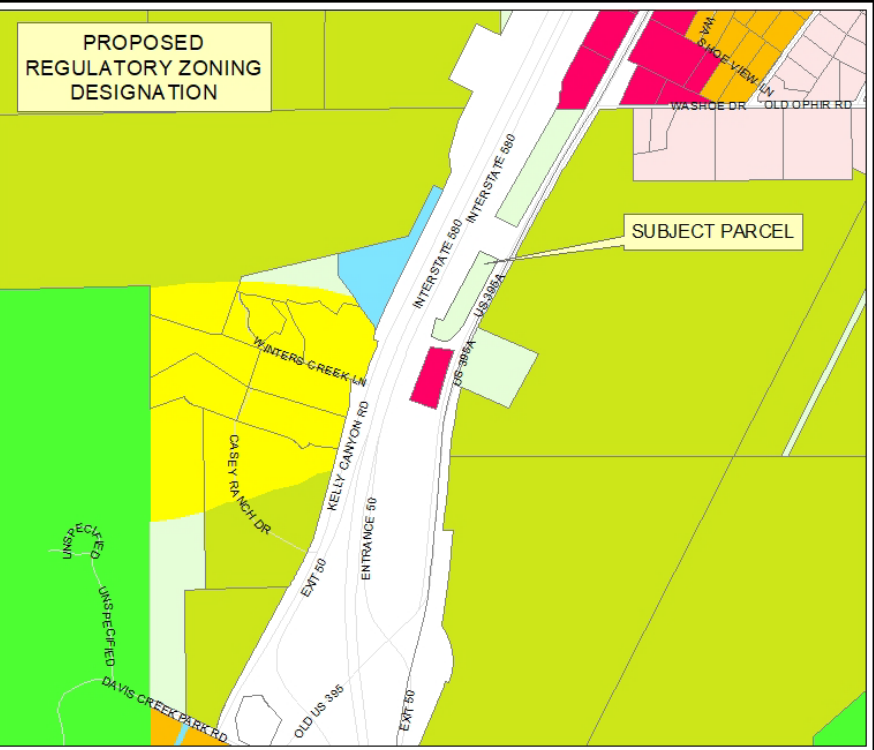
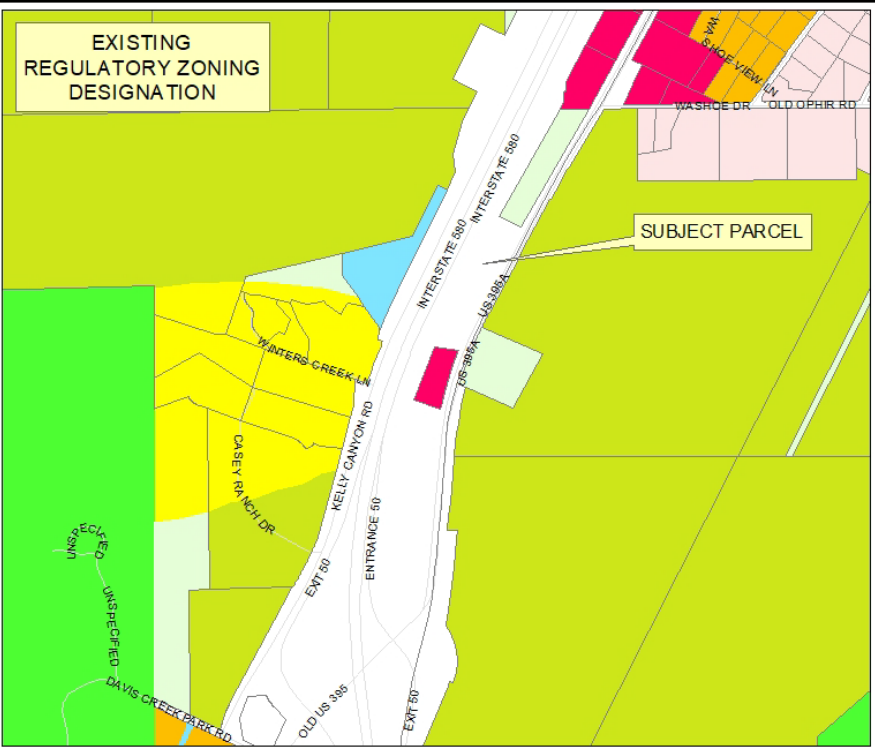
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DATE: DECEMBER 2018



Regulatory Zoning



South Valleys Planning Area WRZA18-0008; APN 046-051-49

- | | | | |
|------------------------|---------------------------|--------------------------------|-----------------------------------|
| LOW DENSITY RURAL | MEDIUM DENSITY SUBURBAN | HIGH DENSITY URBAN | PUBLIC AND SEMI-PUBLIC FACILITIES |
| MEDIUM DENSITY RURAL | MEDIUM DENSITY SUBURBAN 4 | GENERAL COMMERCIAL | PARKS AND RECREATION |
| HIGH DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD COMMERCIAL/OFFICE | OPEN SPACE |
| LOW DENSITY SUBURBAN | LOW DENSITY URBAN | TOURIST COMMERCIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN 2 | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL RESIDENTIAL |
| | | | DRY LAKE/WATER BODY |

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**Community Services
Department**

**WASHOE COUNTY
NEVADA**

1001 E. Ninth St.
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

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DATE: DECEMBER 2018



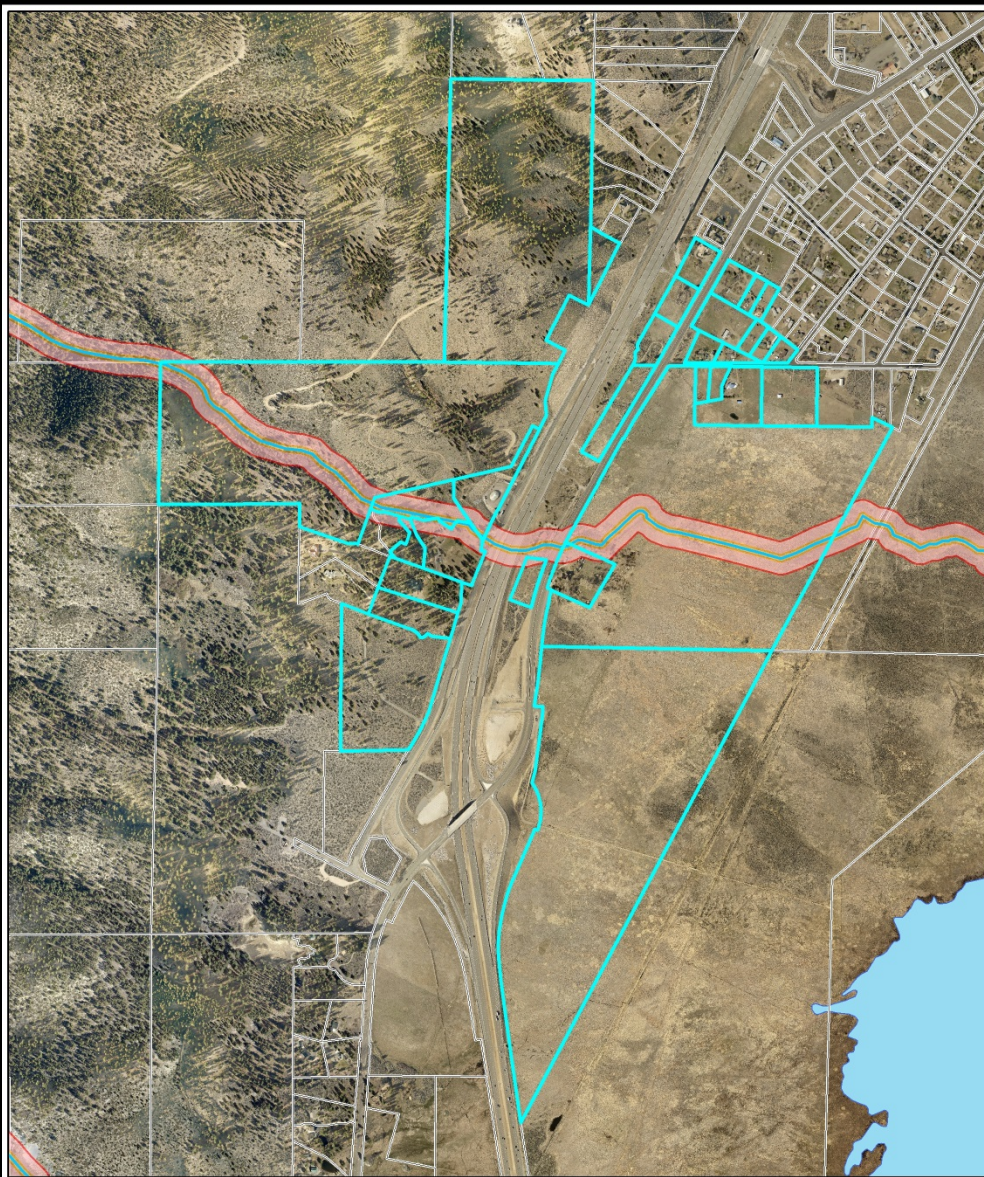
Analysis

- The designation of Rural (R) and General Rural (GR) zoning will re-establish the previous master plan designation and regulatory zone for the parcel prior to the NDOT ownership.
- The parcel is ±2.5 acres in size, which does not meet the minimum lot size for the regulatory zone of GR of 40 acres.
- There are other parcels in the area and through the County that are similar and do not meet the minimum 40 acres requirement.
- This designation and zoning will allow for the current uses on the site.
- The site is outside the Truckee Meadows Service Area (TMSA), which prevents commercial uses from being established.

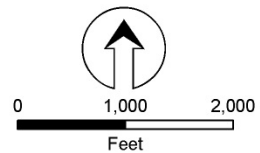


Public Notice & CAB

- **Notices were sent to 31 affected property owners - 750 feet from the site**
- **Legal notice published in RGJ on January 25, 2019**
- **South Truckee Meadows/Washoe Valley CAB reviewed the application on January 3, 2019**
- **CAB members voted unanimously in favor of the request**



WMPA18-0009 & WRZA18-0008
Noticing Map
31 Property Owners Noticed



Community Services
Department

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division

Date: January 2019



Reviewing Agencies

- **State of Nevada**
 - Department of Transportation
- **Washoe County Community Services Department**
- **Engineering and Capital Projects**
- **Traffic**
- **Planning and Building**
- **Washoe County Health District**
 - Environmental Health Services
- **Truckee Meadows Fire Protection District**
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**



Master Plan Amendment Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Changed Conditions**
- 4. Availability of Facilities**
- 5. Desired Pattern of Growth**

Staff was able to make the findings as detailed in the staff report.



South Valleys Area Plan Findings

- a. The amendment will implement the Vision and Character Statement.**
- b. The amendment conforms to all applicable policies of the South Valleys Area Plan for the type of application being considered; the Washoe County Master Plan as amended from time to time; the Regional Water Management Plan as amended from time to time; and the policies of the Truckee Meadows Regional Plan applicable to the amendment under consideration.**
- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.**

Staff was able to make the findings as detailed in the staff report.



Regulatory Zone Amendment Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Changed Conditions; More Desirable Use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**

Staff was able to make the findings as detailed in the staff report.



Motion for MPA

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt Master Plan Amendment Case Number WMPA18-0009 having made all 5 findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendment in WMPA18-0009 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution included as Exhibit A for this matter on behalf of the Planning Commission.



Motion for RZA

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0008 to the Washoe County Board of Commissioners, having made all of the appropriate findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA18-0008 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution included as Exhibit B for this matter on behalf of the Planning Commission.