

Washoe County Planning Commission



WMPA22-0005 **(Verdi SOI Rollback)**

May 3, 2022

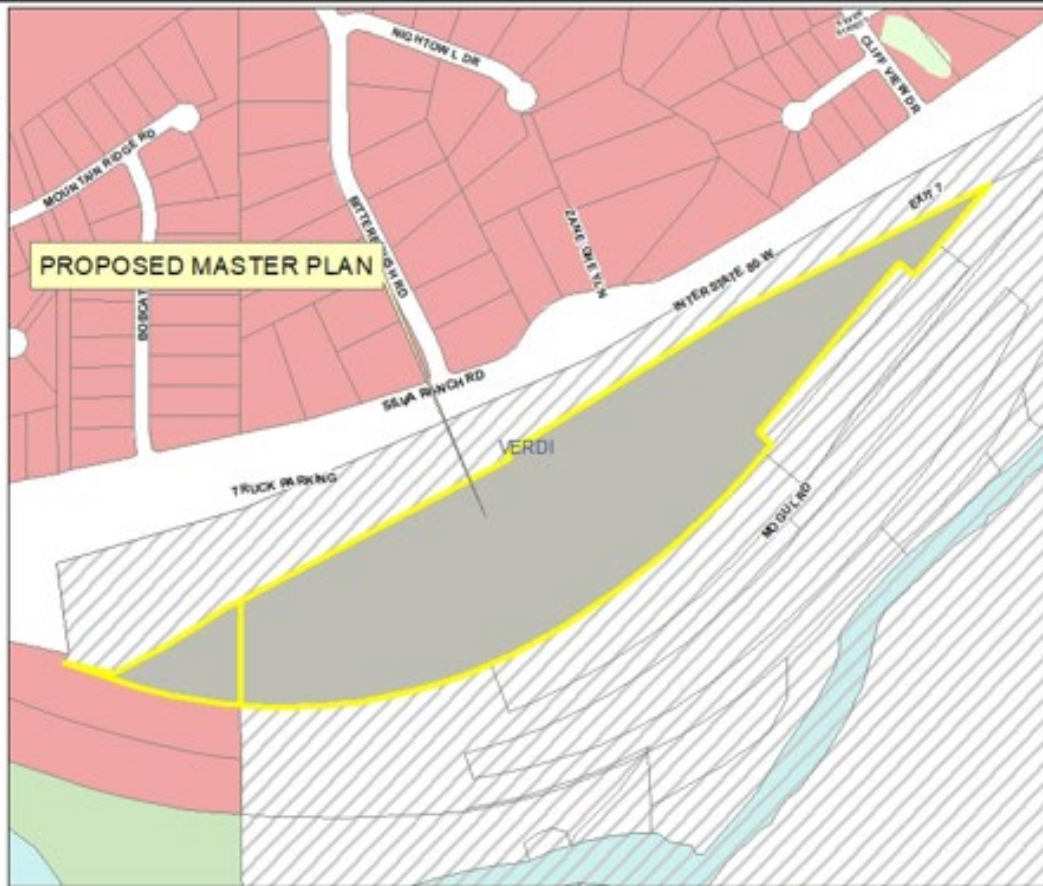
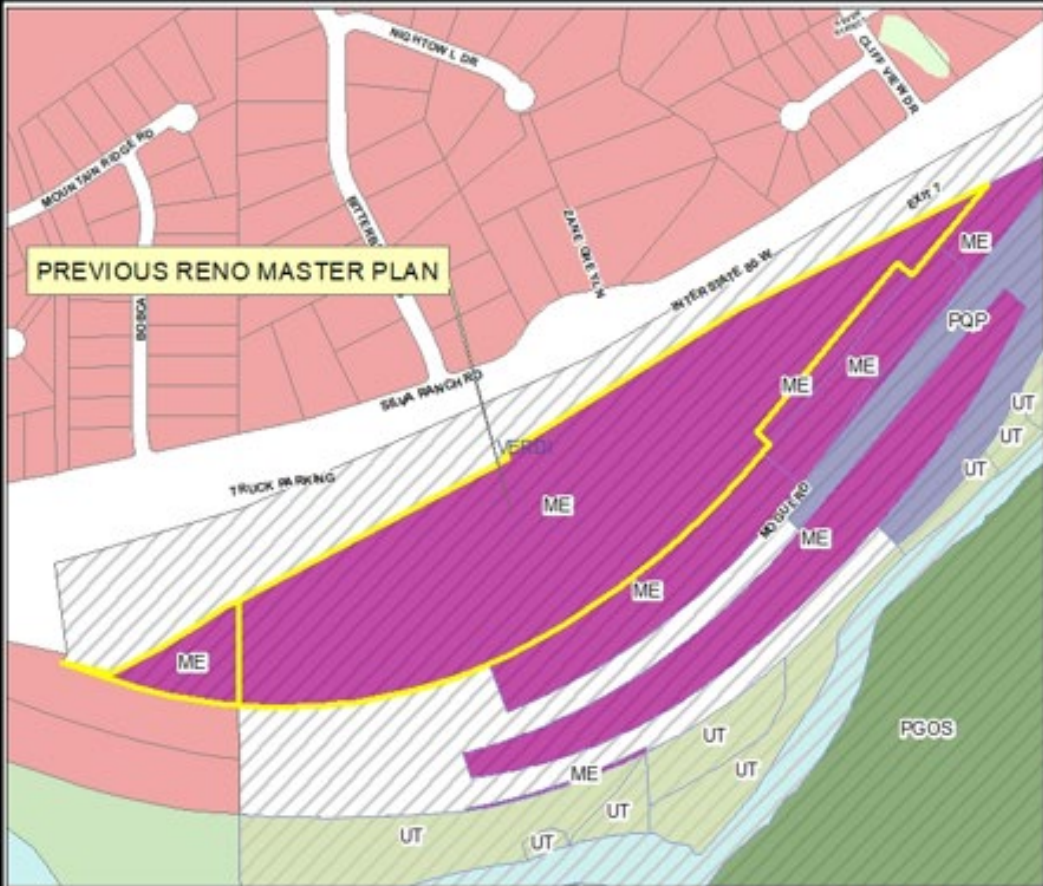
Background / Location





Master Plan Land Use Category Rationale

- In 2021, the Reno City Council voted in favor to remove the two subject parcels from the City of Reno Sphere of Influence.
- When parcels are “returned” to Washoe County’s jurisdiction, Washoe County Development Code (WCDC) Article 110.106.30 states the regulatory zone of such parcels revert to their previous Washoe County regulatory zone, in this case: Industrial (I).
- A master plan category must be assigned which is compatible with the existing zoning: Industrial.
- Therefore, a Master Plan Category of Industrial is being proposed.



VERDI PLANNING AREA WMPA22-0005

Reno Master Plan

- | | | |
|---|----------------------|------------|
| MIXED-EMPLOYMENT | RURAL | COMMERCIAL |
| PARKS, GREENWAYS, OPEN SPACE | RURAL RESIDENTIAL | INDUSTRIAL |
| PUBLIC/QUASI-PUBLIC | SUBURBAN RESIDENTIAL | OPEN SPACE |
| UNINCORPORATED TRANSITION | URBAN RESIDENTIAL | |
| Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction | | |

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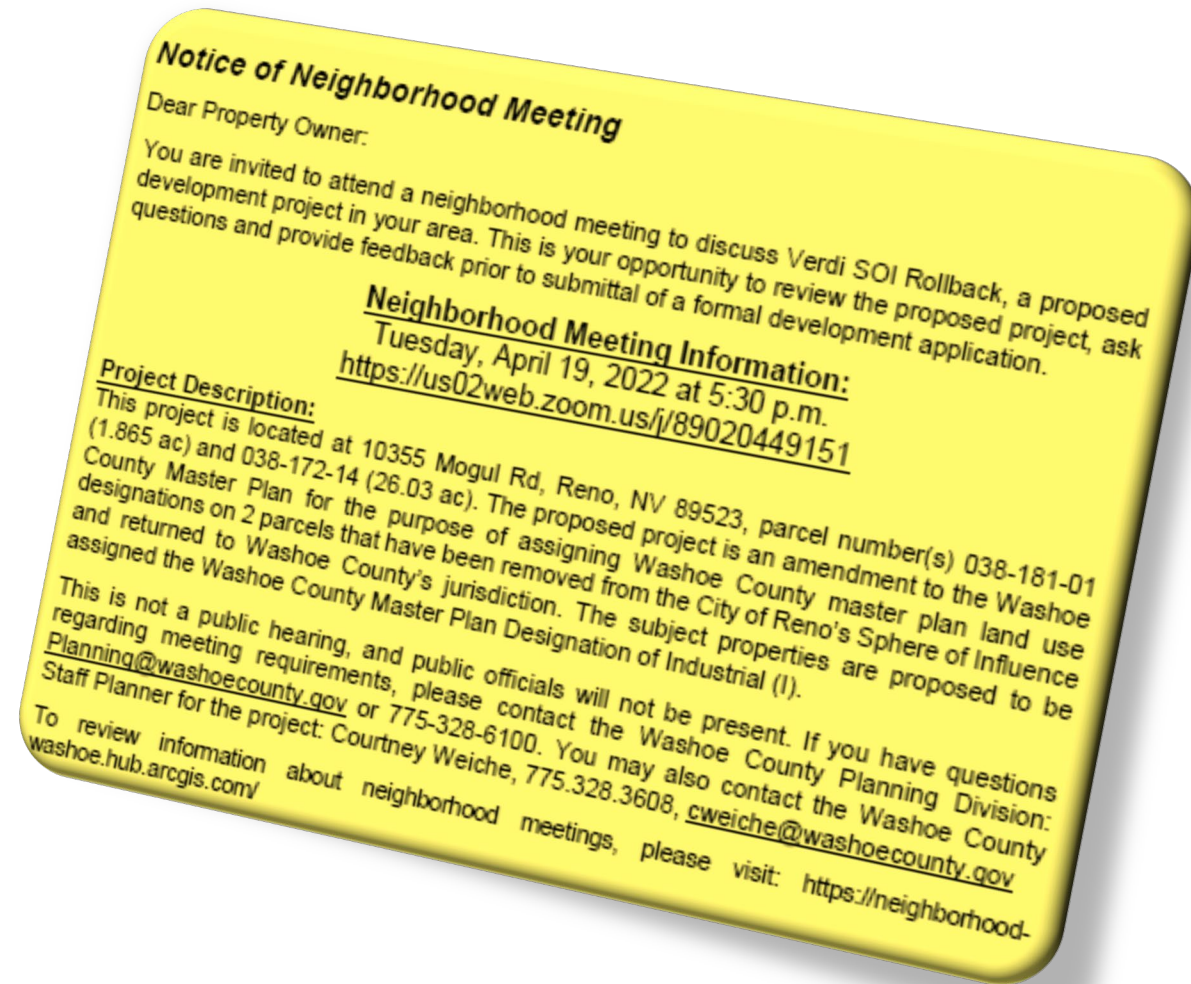
**Community Services
Department**

**WASHOE COUNTY
NEVADA**

1001 E Ninth St
Reno, Nevada 89512 (775) 326-3800

Neighborhood Meeting

- Held via zoom on April 19, 2022, at 5:30pm.
- The meeting lasted an hour and fifteen minutes and had approximately 22 people in attendance.
- Predominant concerns were traffic/safety related impacts, recreational access to open space lands and intensity of possible future uses.





Required Findings – Article 820

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Recommendation



Staff recommends that the Washoe County Planning Commission adopt the resolution contained as Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0005.

It is further recommended that the Planning Commission forward the Master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption.



Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to initiate and adopt an amendment to the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and the required Verdi Area Plan findings in Goal 28, V.28.1 and V.28.3.

I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission to this effect.

Thank you

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