

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

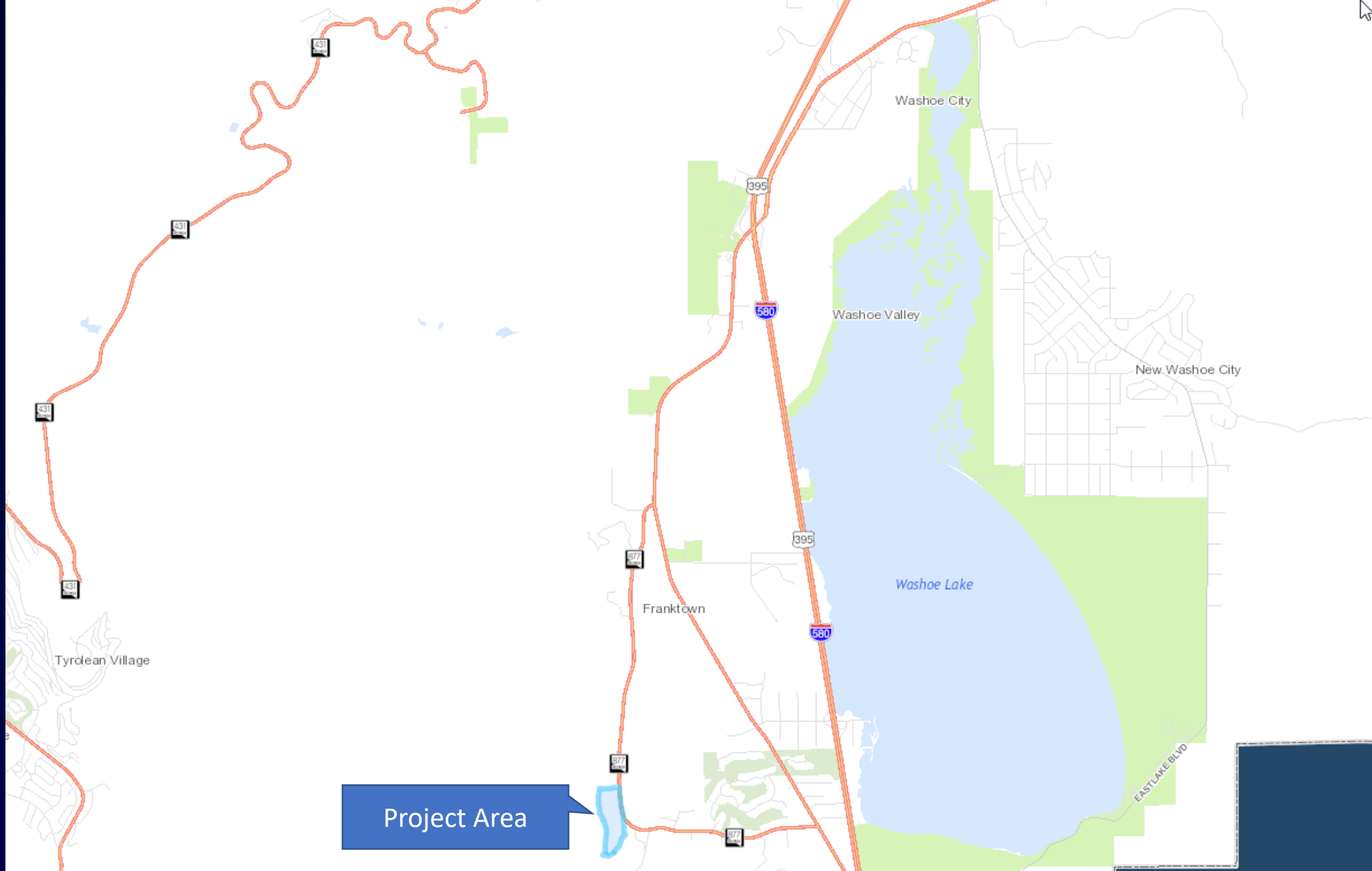
**WMPA23-0002/WRZA23-0002
(6755 Franktown Rd Master Plan and
Regulatory Zone Amendment)**

April 4, 2023

Request

For hearing, discussion, and possible action to:

- (1) Approve an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to redesignate 2.9 acres of a 53.8-acre parcel from Rural (R) to Rural Residential (RR) and to redesignate 2.9 acres of the same parcel from Rural Residential (RR) to Rural (R); and
- (2) Recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to redesignate 2.9 acres of a 53.8-acre parcel from General Rural (GR) to Medium Density Rural (MDR), to redesignate 2.9 acres of the same parcel from Medium Density Rural (MDR) to General Rural (GR), and to redesignate 6.3 acres of the same parcel from General Rural (GR) to Open Space (OS). The Regulatory Zone Amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.
- (3) And, if approved, authorize the chair to sign resolutions to this effect.



Project Area



Project Area

Thunder Canyon Golf Course

157 158

KEATS RD

MARLOWE

MADRAS ST

BELLEVUE RD

MEACHAMIST

WHITMAN ST

ENTRANCE ST

ENTRANCE ST

ENTRANCE ST

WILLOW BEND LN

LAKE MEADOW LN

LIGHTNING LN

RANCH RD

BROTHERS LN

SAN ANTONIO RANCH RD

SUNSET LAUNDRY CT

LAUNDRY W RANCH RD

STEPTOE LN

LANDING LN

UNWELL

STREKRO

BIG CANYON RD

ASPEN STEAKS RD

THUNDER CREEK RD

BRYAN CANYON RD

POMEROVA POINT DR

ABBOTT ERNE LN

CLAY RD

Background

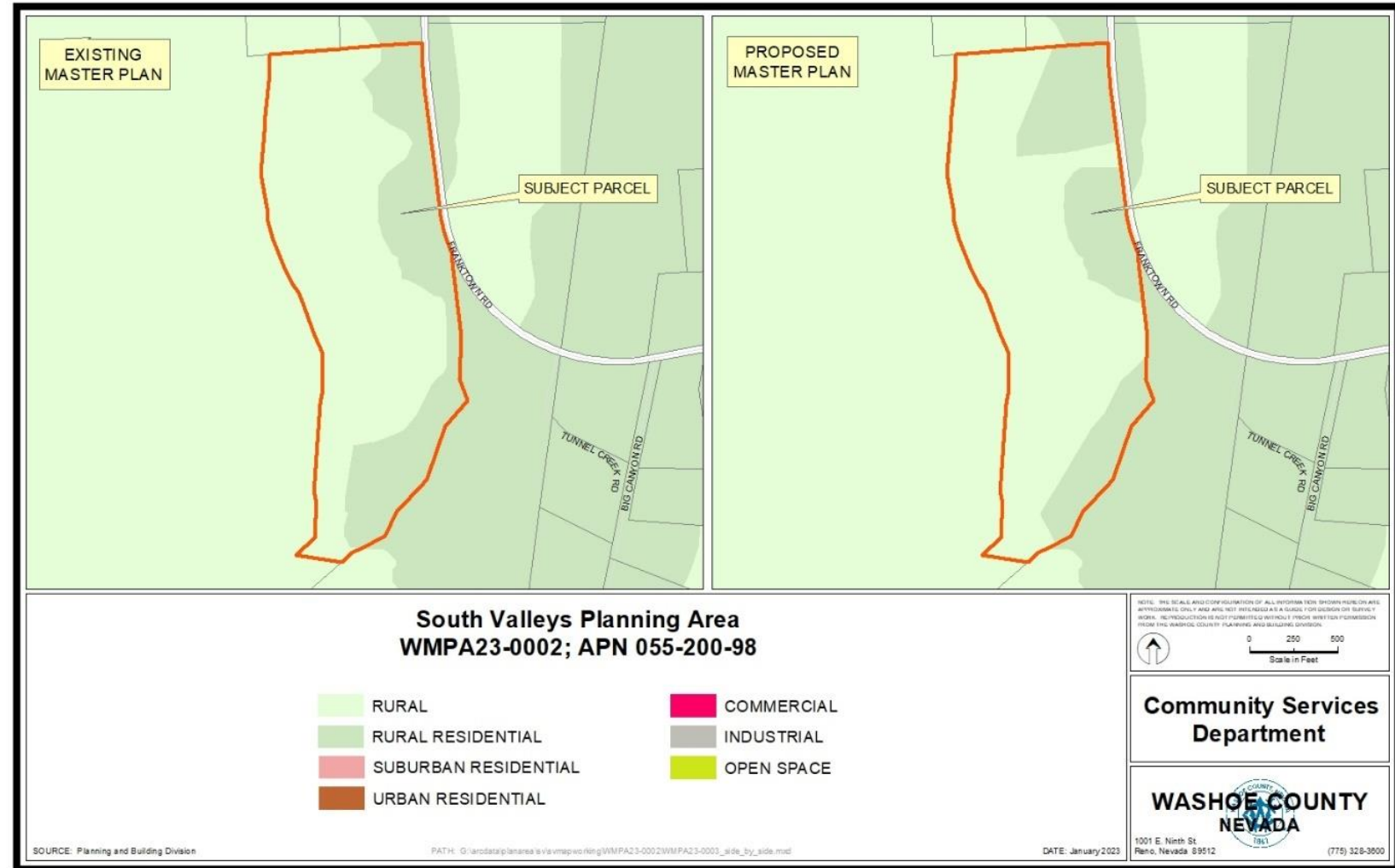
- APN: 055-200-98
- Contains single family dwelling on northern portion and accessory structures throughout
- Steeper slopes on western portion of lot—some exceed 30%
- Within West Washoe Valley Rural Character Management Area (WWVRCMA)
 - WWVRCMA intended to maintain rural and historic character of area, encouraging maximum density of 1 unit per 10 acres
- Current regulatory zones: 31% MDR, 69% GR
- Current master plan designations: 31% RR, 69% R

MPA Request



The master plan amendment request is to:

1. 2.9 acres Rural (R) => Rural Residential (RR)
2. 2.9 acres Rural Residential (RR) => Rural (R)

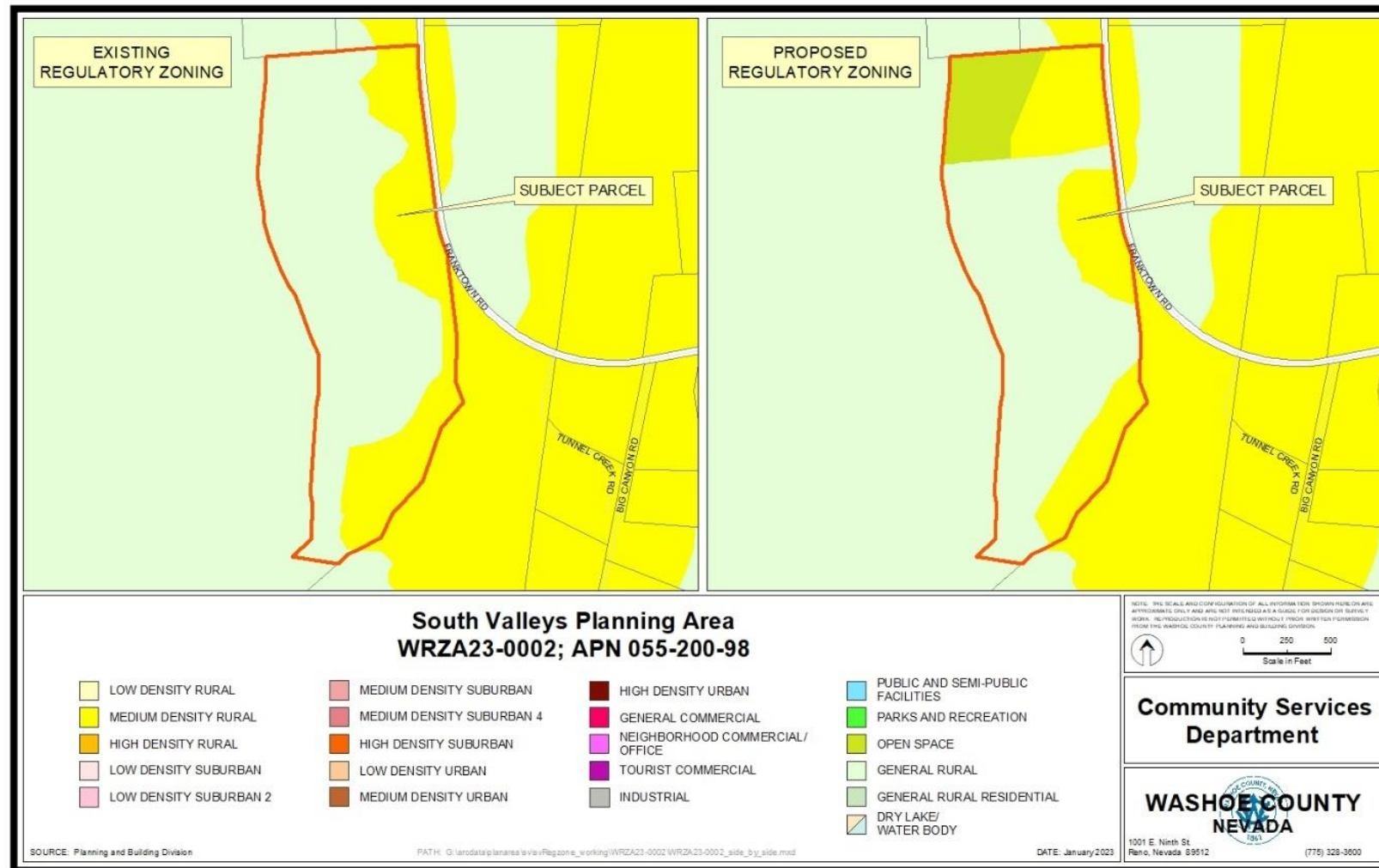


RZA Request



The regulatory zone amendment request is to:

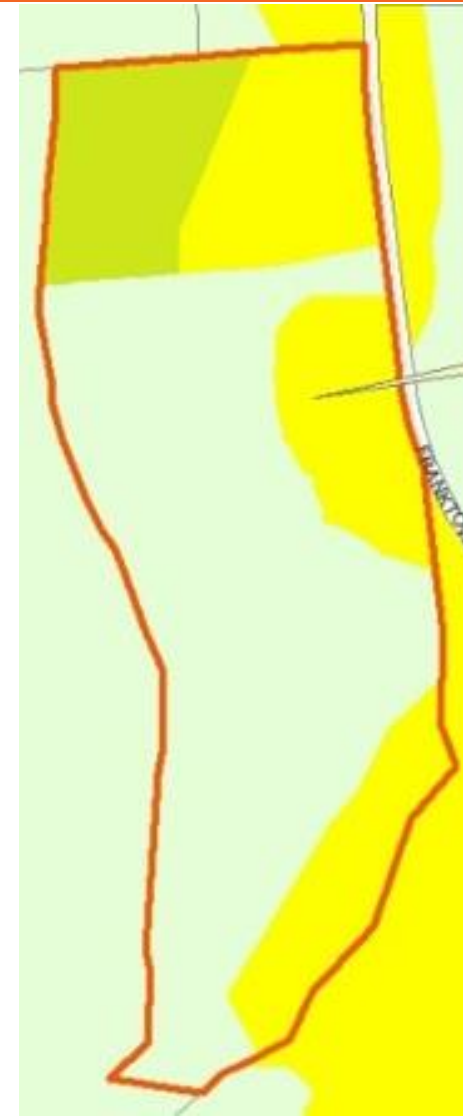
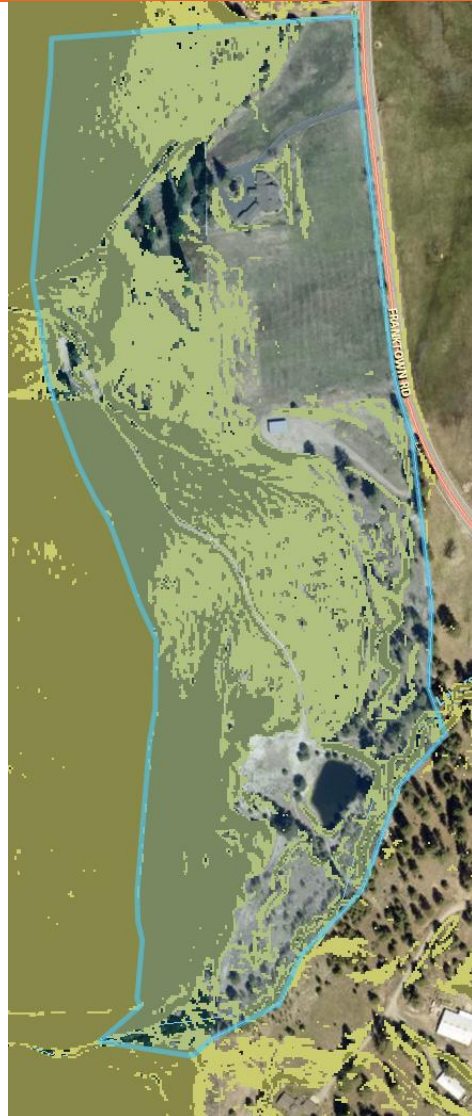
1. 2.9 acres General Rural (GR) => Medium Density Rural (MDR)
2. 2.9 acres Medium Density Rural (MDR) => General Rural (GR)
3. 6.3 acres General Rural (GR) => Open Space (OS)



Evaluation (1)

- MPA/RZA request proposes no increase in density
- Shifts denser zoning to northern portion of parcel, which is more suitable for higher density
- Adds Open Space over some of the developmentally-constrained area
- Density 4.3 units => 4.1 units on 53.8 acres

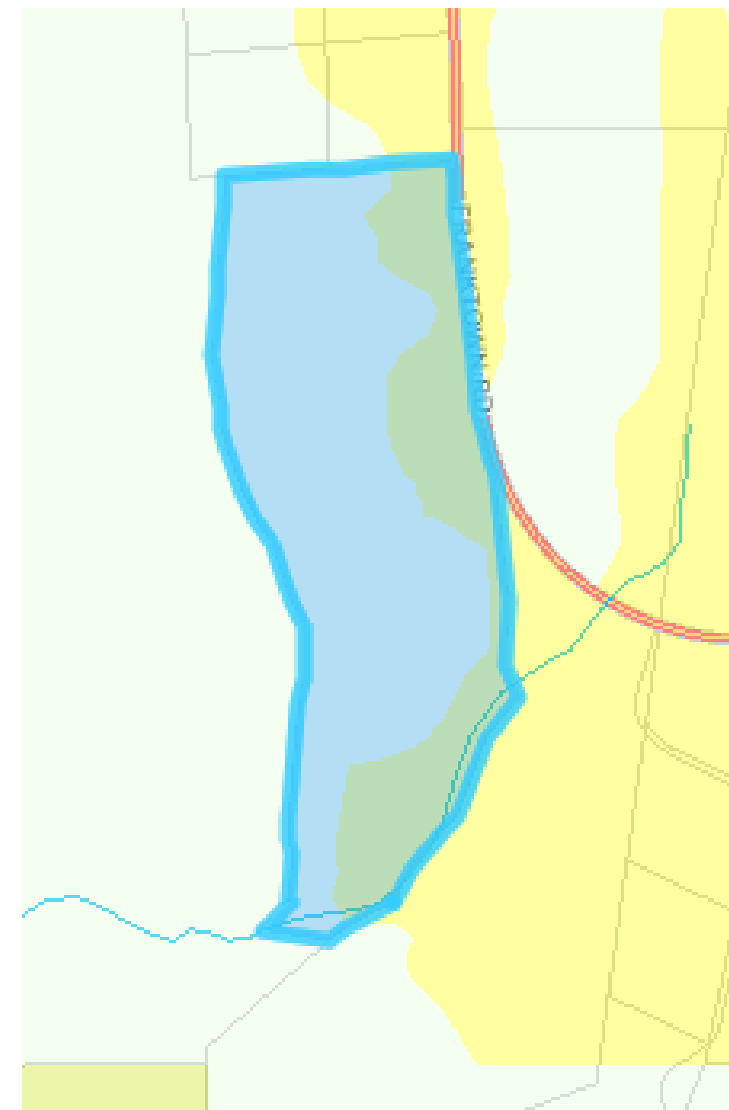
Evaluation (2)



Evaluation (3)



Proposed Regulatory Zone	Existing Regulatory Zone	Existing Adjacent Regulatory Zone	Current Compatibility	Proposed Compatibility Rating
General Rural (GR) /Medium Density Rural (MDR)/ Open Space (OS)	General Rural (GR) /Medium Density Rural (MDR)	<u>Northwest:</u> General Rural (GR) /Medium Density Rural (MDR)	Medium/Identical	Medium/Identical/High
General Rural (GR) /Medium Density Rural (MDR)/ Open Space (OS)	General Rural (GR) /Medium Density Rural (MDR)	<u>Northeast:</u> General Rural (GR) /Medium Density Rural (MDR)	Medium/Identical	Medium/Identical/High
General Rural (GR) /Medium Density Rural (MDR)/ Open Space (OS)	General Rural (GR) /Medium Density Rural (MDR)	<u>East:</u> General Rural (GR) /Medium Density Rural (MDR)	Medium/Identical	Medium/Identical/High
General Rural (GR) /Medium Density Rural (MDR)/ Open Space (OS)	General Rural (GR) /Medium Density Rural (MDR)	<u>South:</u> General Rural (GR) /Medium Density Rural (MDR)	Medium/Identical	Medium/Identical/High
General Rural (GR) /Medium Density Rural (MDR)/ Open Space (OS)	General Rural (GR) /Medium Density Rural (MDR)	<u>West:</u> General Rural (GR)	Medium/Identical	Medium/Identical/High



Availability of Facilities



- Property served by individual well and septic
- Reviewed by Washoe County Water Rights Manager and Nevada Division of Water Resources—no comments or concerns
- Washoe County Health District stated that in future division of land, well and septic must remain on same parcel as the house they are serving

Neighborhood Meeting

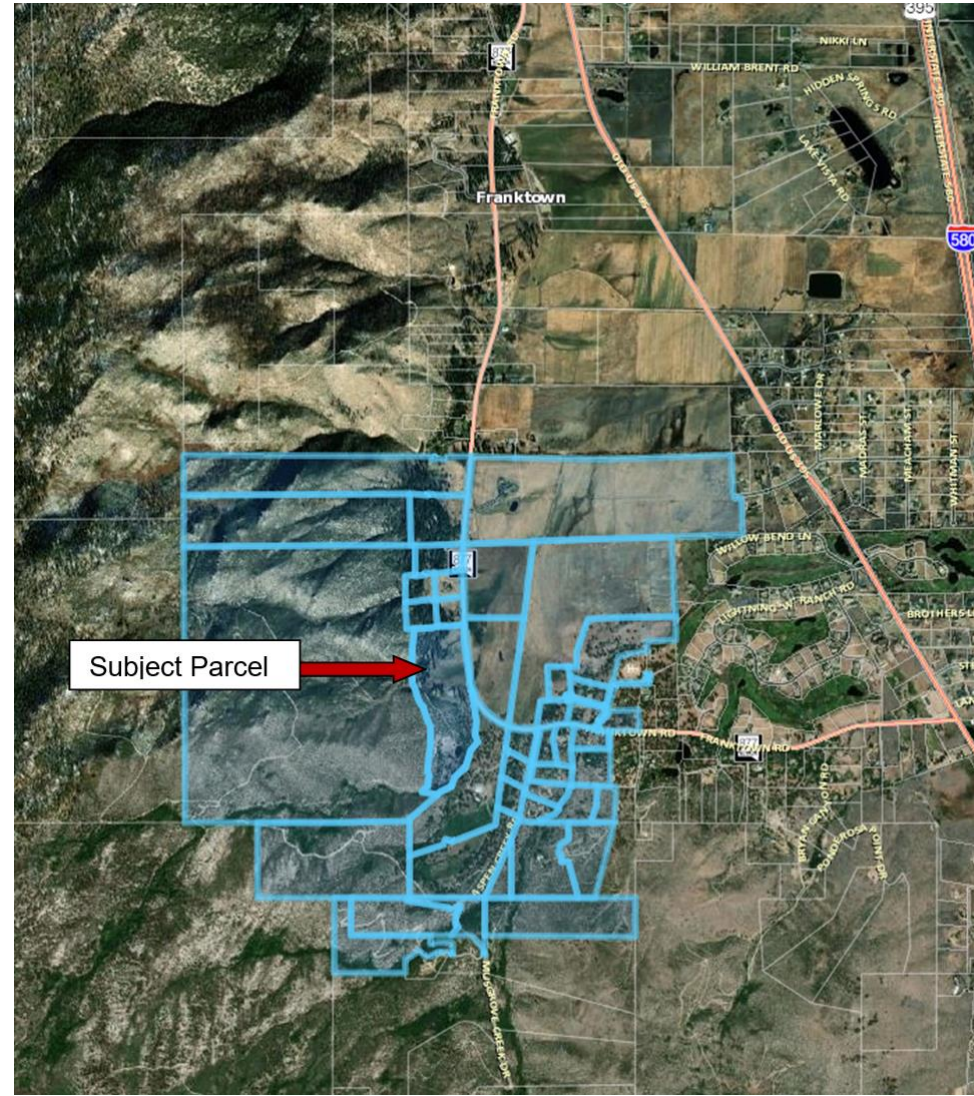


- Meeting held via Zoom on January 4, 2023 from 5:30-5:45 pm
- Attended by one member of the public
- Questions regarding potential for a 4 lot subdivision of the property were to be sold

Noticing



- 32 property owners within 2,250 feet



Reviewing Agencies & Findings

- Various agencies reviewed the application, their comments are included in the staff report (Exhibit D).
- Staff can make all the findings as explained in the staff report, including findings specific to the South Valleys Area Plan for the MPA (SV.29.1 (a-c) and SV29.3 (a-c)).

Possible Motion - MPA

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 amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0002, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d) and findings that the amendment is consistent with South Valleys Area Plan Policies SV.29.1 and 29.3. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0002 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.

Possible Motion - 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 adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0002, having made all of the following 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 WRZA23-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

Thank you

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