

Washoe County Planning Commission



---

COMMUNITY  
SERVICES DEPARTMENT

---

**WRZA23-0004 (Bellhaven)**

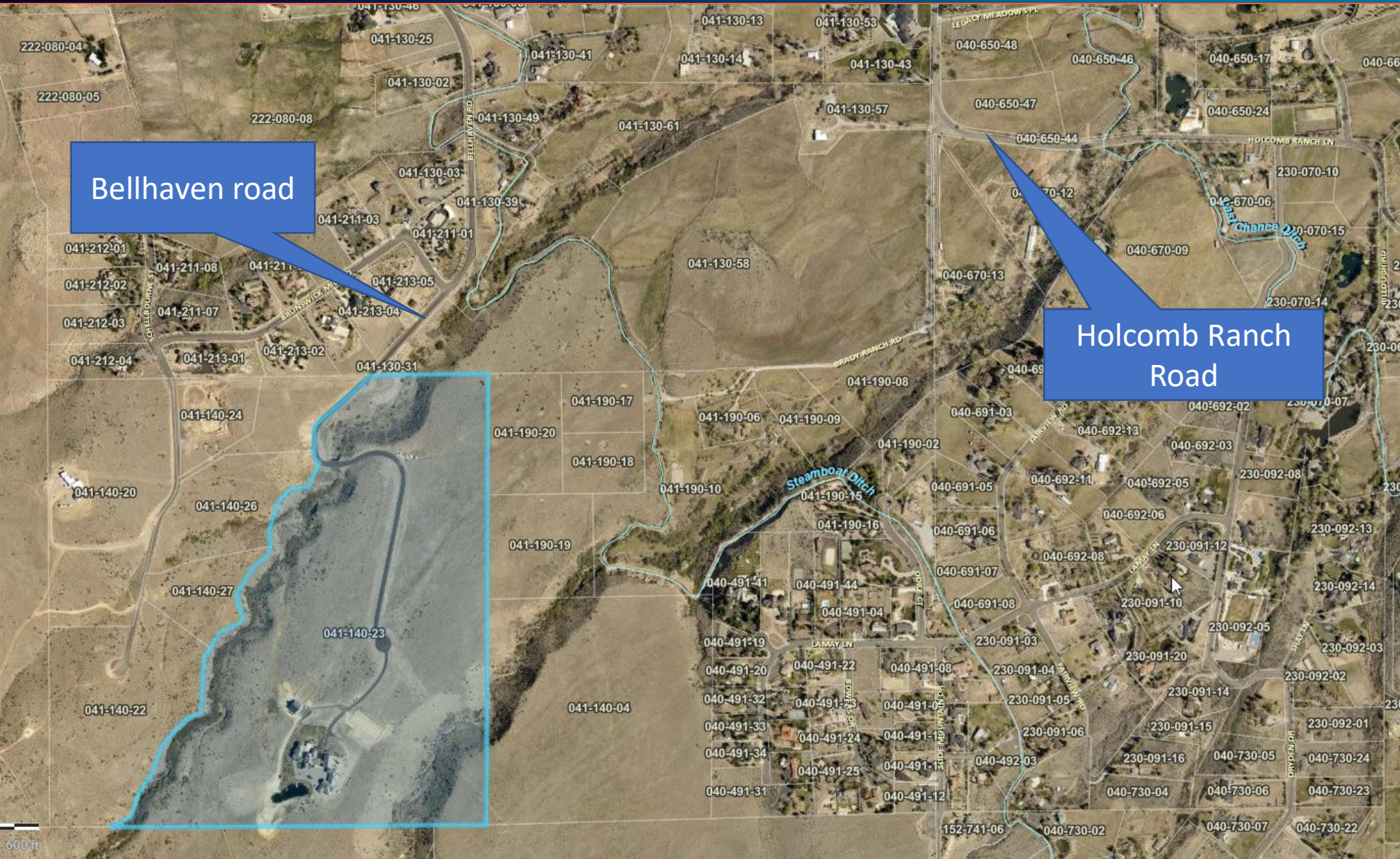
April 4, 2023

# Request

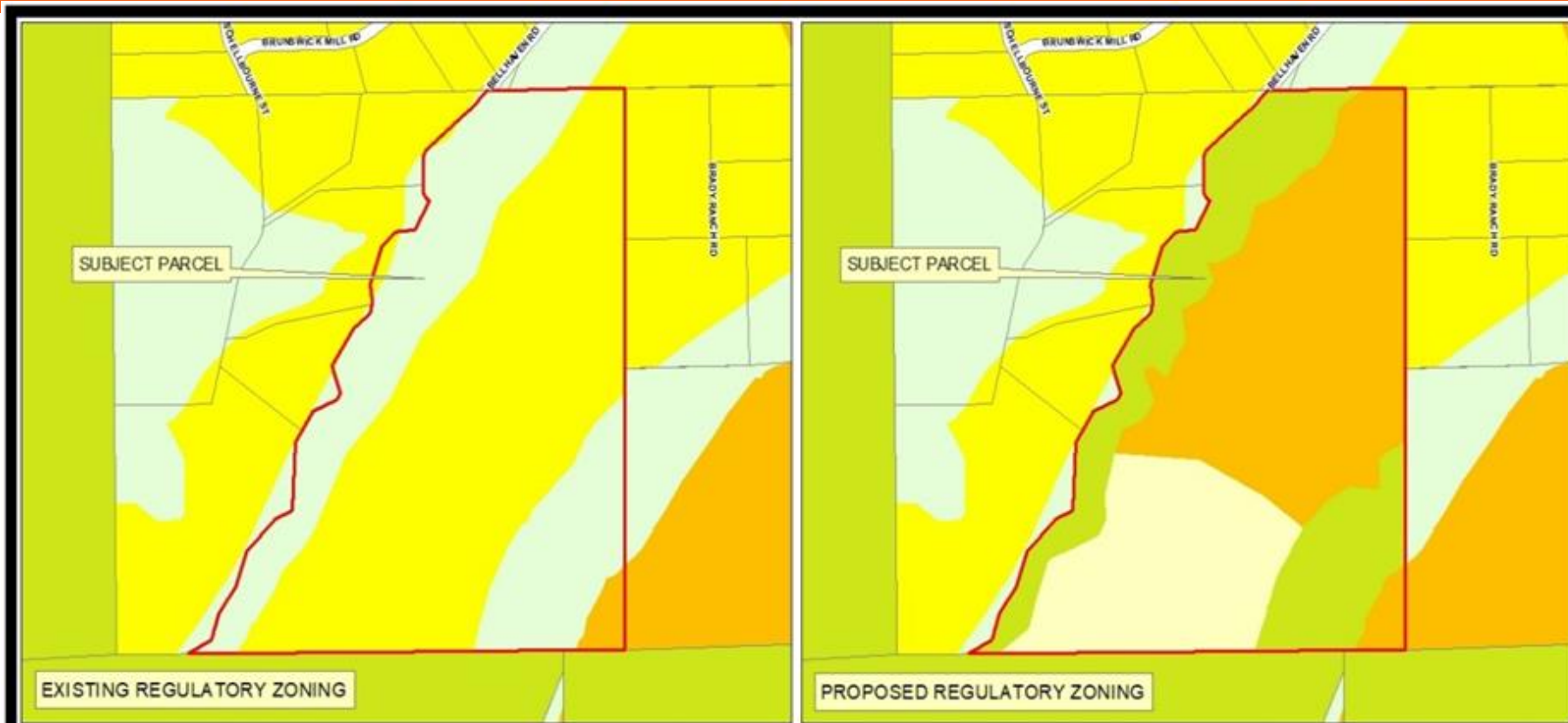


The request is a regulatory zone amendment to change the regulatory zoning on one 89.8 acre parcel of land from 54.7 acres of Medium Density Rural (MDR), 1.8 acres of High Density Rural (HDR) and 33.2 acres of General Rural (GR) **to** 41.28 acres of High Density Rural (HDR), 21.5 acres of Low Density Rural (LDR) and 26.9 acres of Open Space (OS)

# Area Map



# RZA Map



## SOUTHWEST WRZA23-0004; APN 041-140-23

- |                                |                       |                                   |                            |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| 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        |

NOTE: THIS SCALE AND COMPLETION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. THE REGULATOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THE BUREAU OF PLANNING AND BUILDING DIVISION.

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E. North St.  
Reno, Nevada 89512 (775) 328-3800

SOURCE: Planning and Building Division

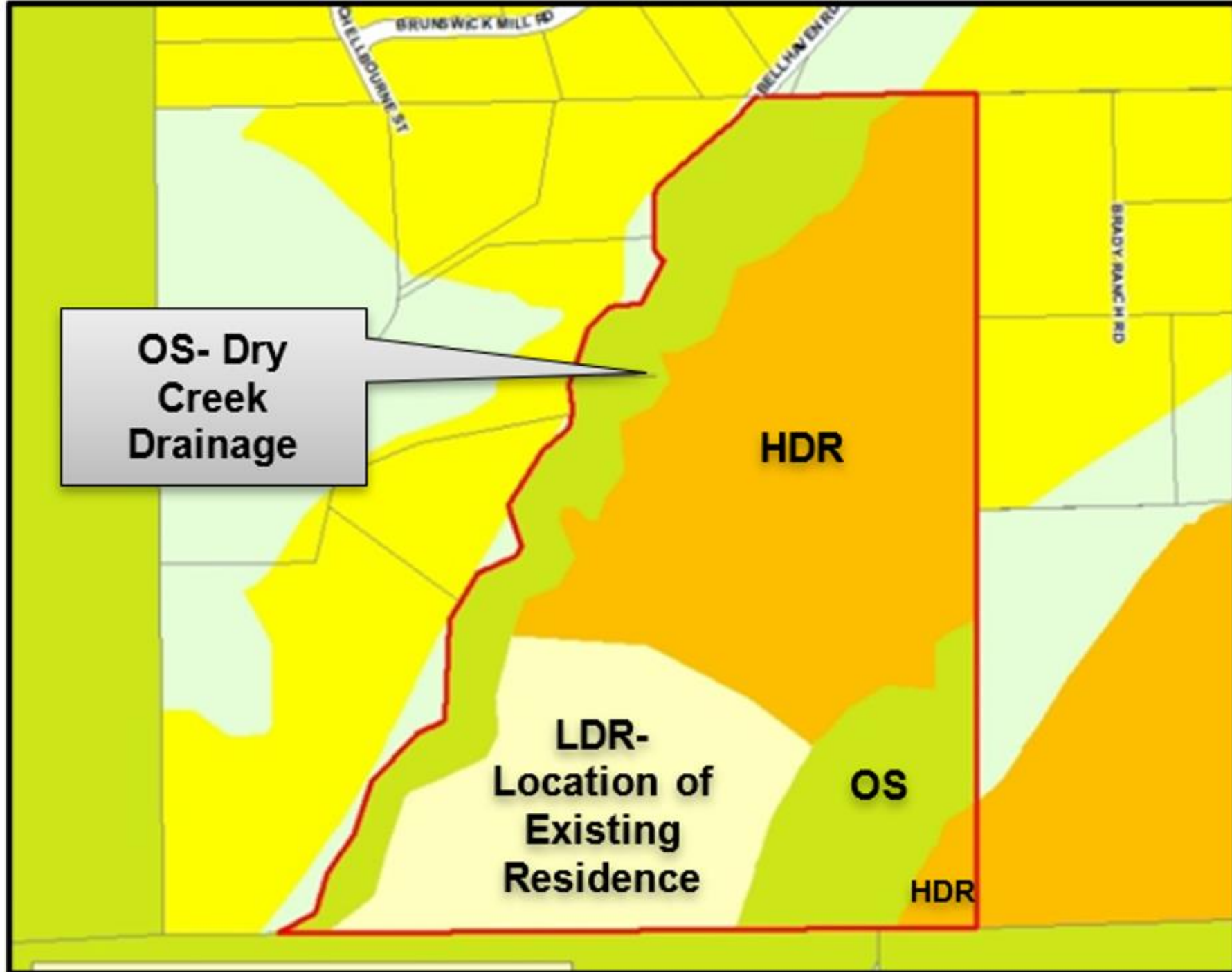
Path: G:\roads\planning\wrza\wrza23-0004\wrza23-0004\_sds\_by\_sds.mxd

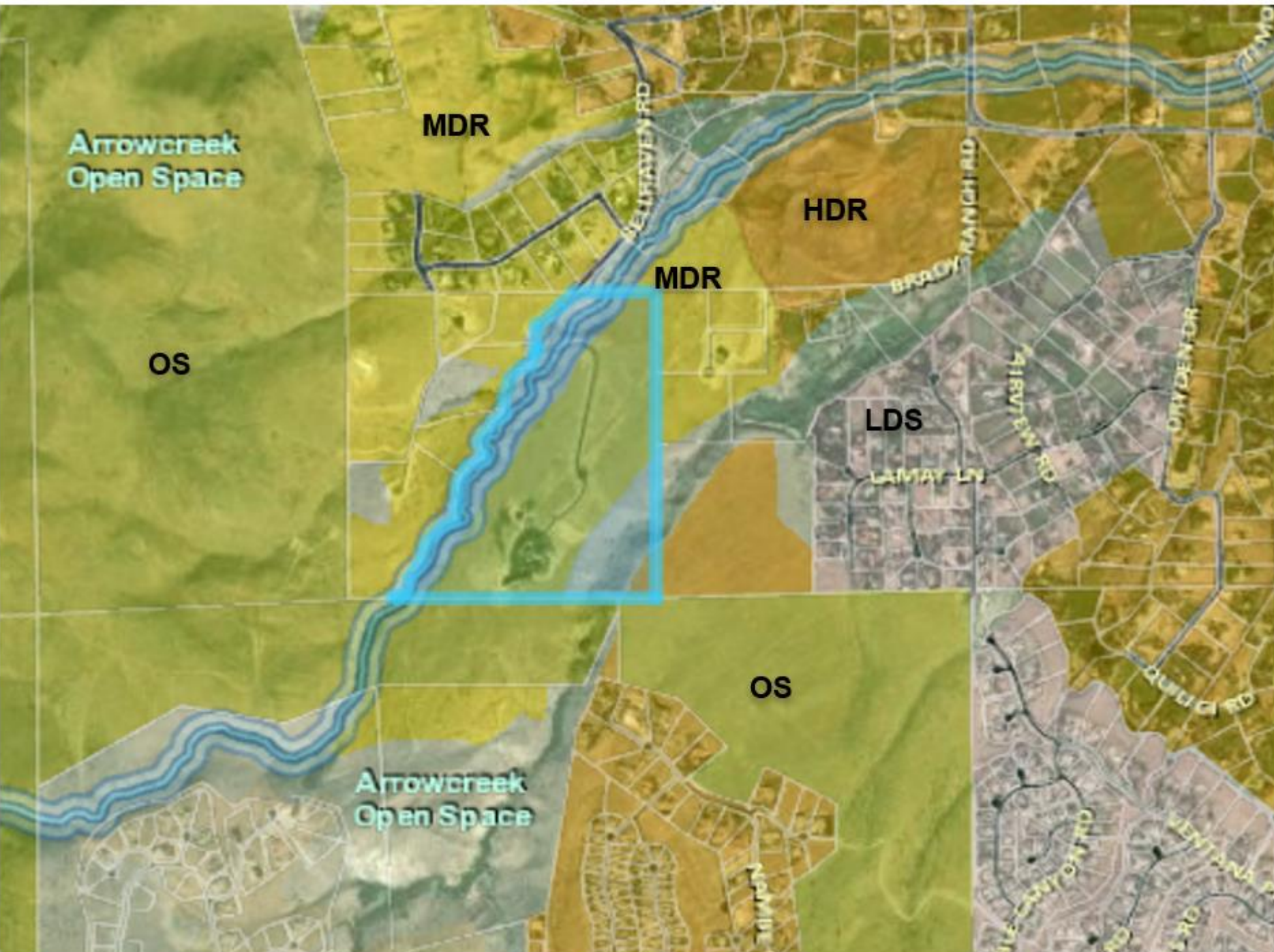
Date: 2/27/2023

# Existing & Proposed Zoning



<b>Existing Zoning</b>	<b>Existing Acreage</b>	<b>Proposed Zoning</b>	<b>Proposed Acreage</b>
General Rural (GR)	33.22	Open Space (OS)	26.96
Medium Density Rural (MDR)	54.78	Low Density Rural (LDR)	21.56
High Density Rural (HDR )	1.8	HDR	41.28





# Number of Lots

- Staff report showed the current number of lots as 13 and the proposed as 23.
- However, the correct number is 12 current lots and 18 proposed lots, as showed in the table.

Existing Zoning	Existing Acreage	Number of Lots	Proposed Zoning	Proposed Acreage	Number of Lots
GR- 1 unit per 40 acres	33.22	1	OS	26.96	NA
MDR – 0.2 units per acre (5 acres)	54.78	10.9	LDR – 0.1 units per acre (10 acres)	21.56	2.1
HDR – 0.4 units per acre (2.5 acres)	1.8	7.72	HDR -0.4 units per acre (2.5 acres)	41.28	16.5
<b>TOTAL</b>		<b>12</b>			<b>18</b>



# Availability of Facilities

- The applicant indicates that water service will be provided by individual wells and water rights will be purchased privately.
- The sewer service will be provided by individual septic systems by future homeowners.
- All required facilities will be reviewed at the time of development and additional facilities may be required for future development
- The application was reviewed by various agencies and departments and no comments or concerns were received.

# Development Suitability

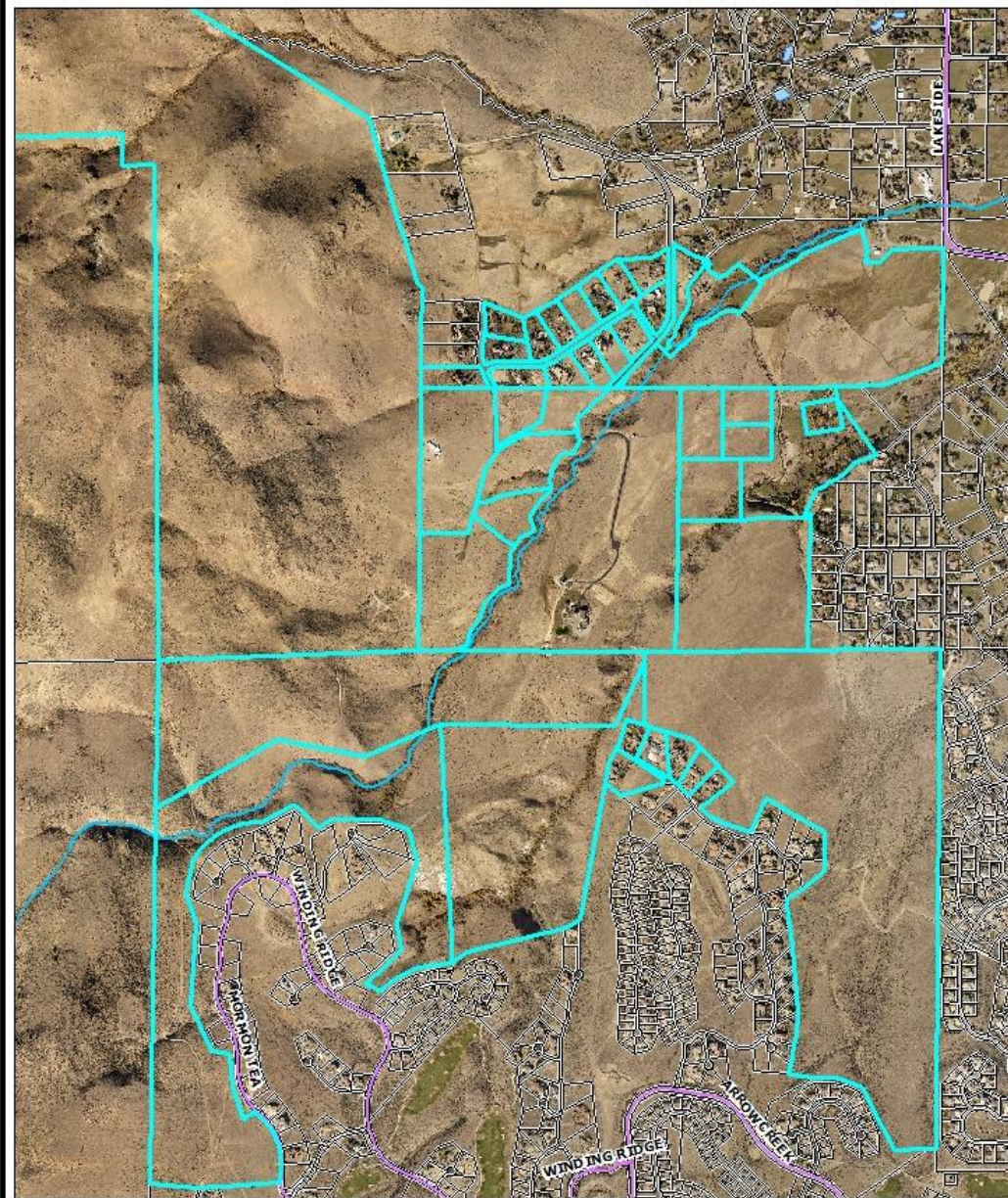
- The majority of the parcel is designated as “most suitable” for development.
- The portion of the parcel along the west, where Dry Creek is located, and along the southeast area, where a steep drainage area is located, are designated with “slopes greater than 15% and 30%”.
- The applicant is proposing to amend the regulatory zoning for these areas from GR to OS and the proposed OS regulatory zoning will closely follow where the slope is located.
- The acreage will change from 33.2 acres of GR regulatory zoning to 26.9 acres of OS regulatory zoning.
- The remaining 6.3 acres, that are shown as “most suitable” for development will be included in the LDR and HDR regulatory zone areas.

# Neighborhood Meetings

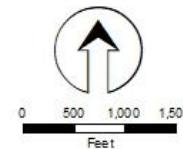
- A neighborhood meetings was held on January 20, 2023, at the McKinley Art Center and there were 3 attendees
- The comments included:
  - Lot sizes – do not want lots under 5 acres
  - Wells and impact on existing properties
  - Septic systems and the possibility of connecting to the sewer system
  - Questions about the lot configuration

# Noticing

- Property owners within 750 feet of the site were noticed and 76 notices were sent out.
- A legal ad was placed with the Reno Gazette Journal for January 23, 2023.



Bellhaven RZA  
Noticing Map - 1,000 feet



Community Services  
Department



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



# Reviewing Agencies & Findings

- Various agencies reviewed the application, their comments are included in the staff report (Exhibit B).
- Staff can make all the findings as explained in the staff report.

# 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 Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0004, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d) and Southwest Truckee Meadows Area Plan policy SW.20.3. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0004 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

Julee Olander, Planner  
Washoe County CSD – Planning Division  
jolander@washoecounty.gov  
775-328-3627



---

COMMUNITY  
SERVICES DEPARTMENT

---