

Washoe County Planning Commission



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COMMUNITY  
SERVICES DEPARTMENT

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# **WMPPA23-0004 & WRZA23-0005 (Diablo Drive & Main Street)**

August 1, 2023

# Request



The request is to change the master plan land use designation and regulatory zoning for a 17.99-acres parcel (APN: 071-240-16)

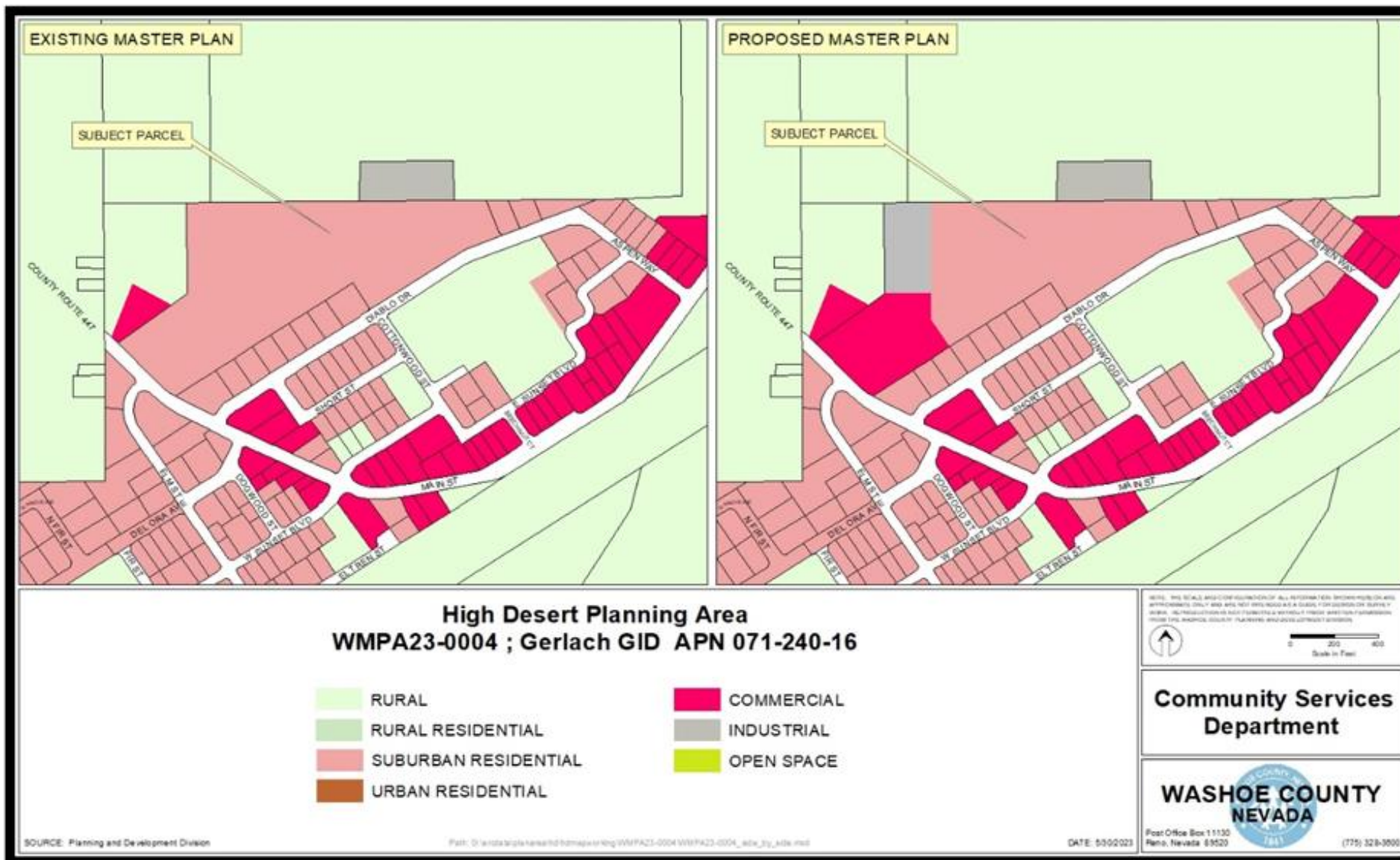
Existing MP	Proposed MP	Acreage	%	Existing Zoning	Proposed Zoning	Acreage	%
	SR	11.99	67%		High Density Suburban (HDS- 7 units per acre)	11.99	67%
Suburban (SR)	Commercial	4	22%	Medium Density Suburban (MDS- 3 units per acre)	Neighborhood Commercial (NC)	4	22%
	Industrail	2	11%				



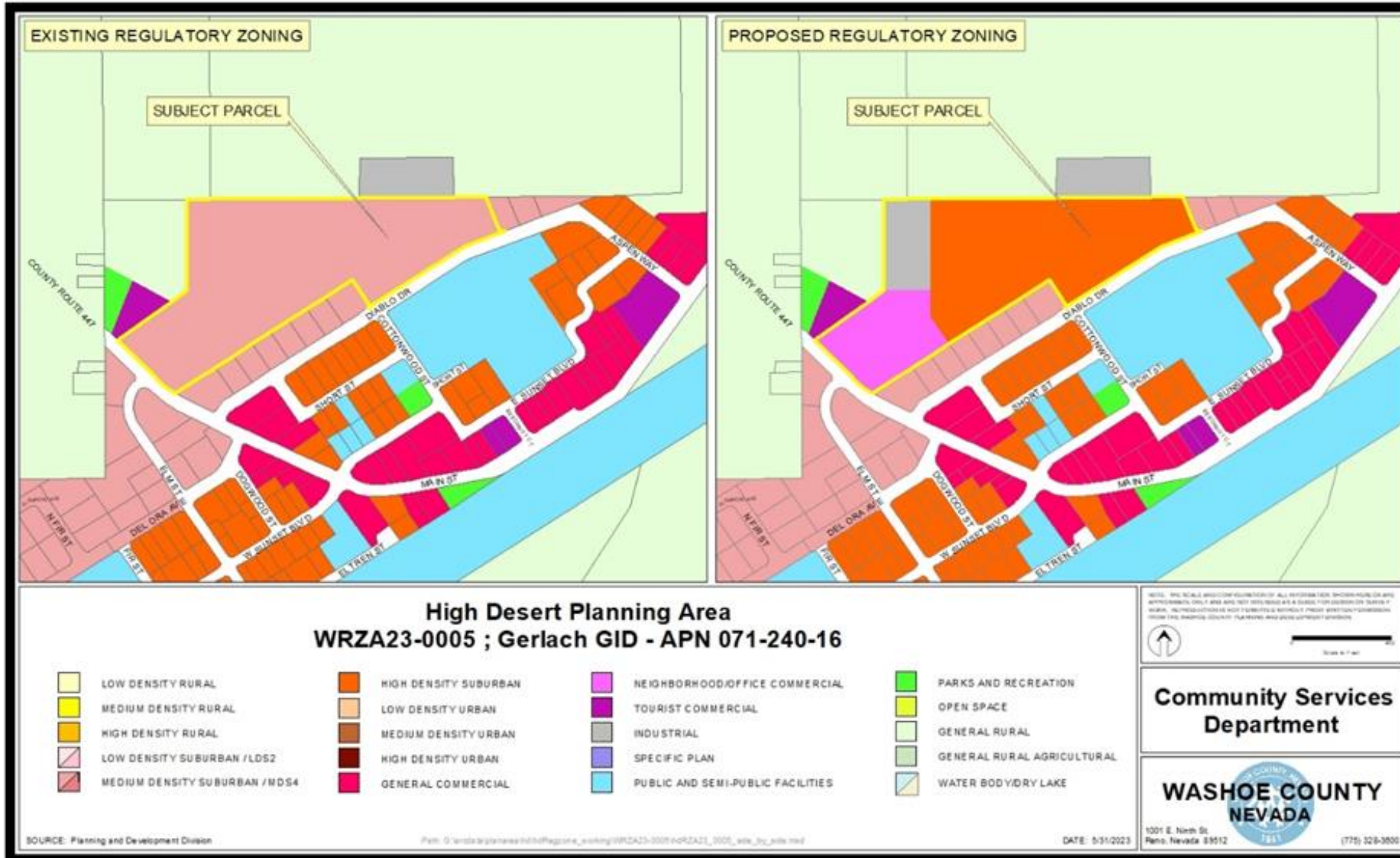
# Background

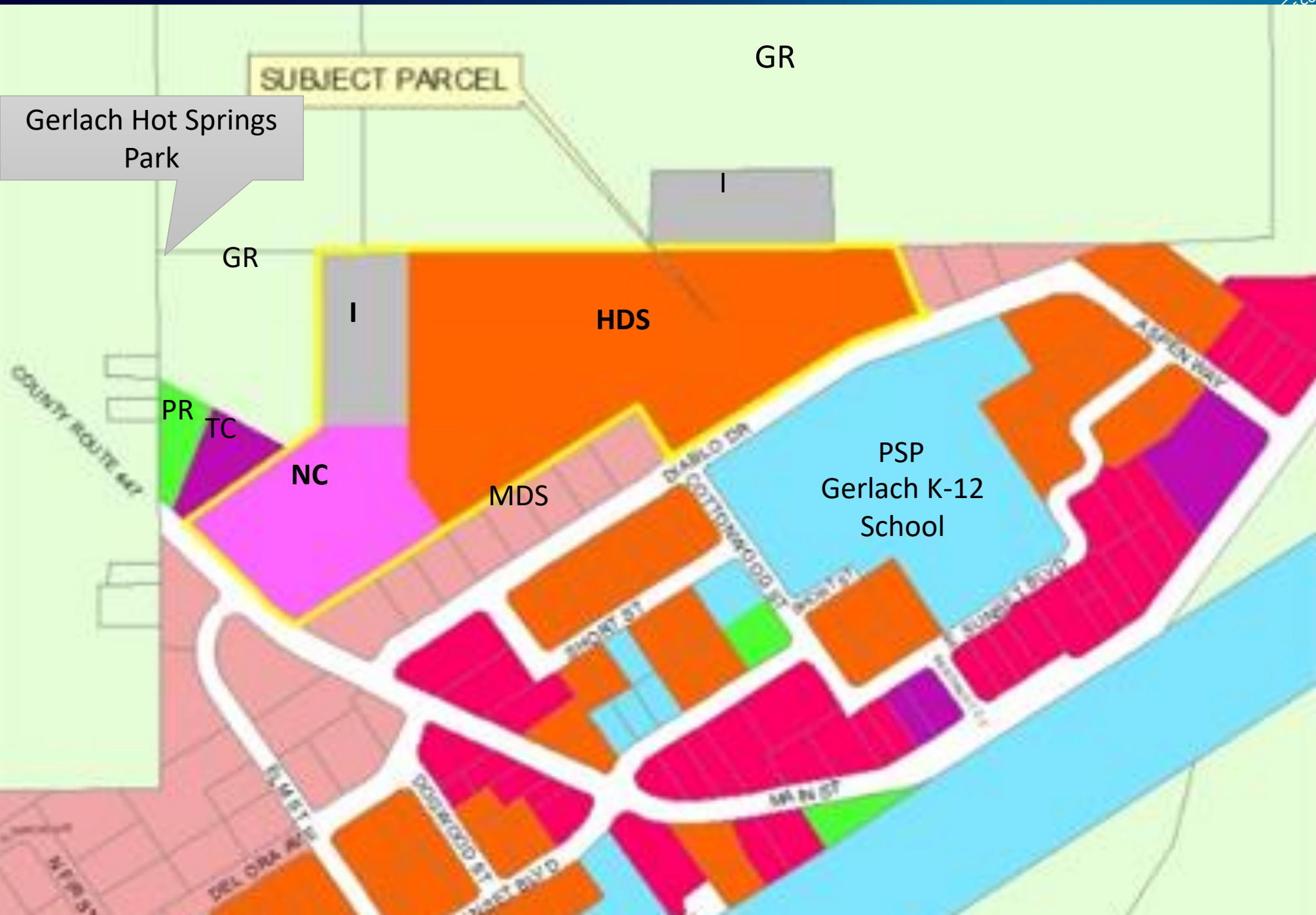
- The 17.99-acre parcel is owned by the Gerlach General Improvement District (GGID).
- After numerous community meetings over the past year, the GGID is requesting to change the master plan and regulatory zoning designations on the parcel to provide more housing uses and commercial/industrial uses for the area.
- The community voiced concerns about the lack of available housing, which requires some workers to commute to Gerlach while also wanting more commercial and industrial uses space.
- The Character Statement of the High Desert Area Plan states, “Opportunities are needed for young people who would like to live and work in the Gerlach area after graduation from high school.”

# MPA Request



# RZA Request





- The Gerlach Suburban Character Management Area (GSCMA) allows the proposed regulatory zones of HDS, NC, and I.

# Request



The request has the possibility to change the allowed housing units from 54 units to 104 units

<b>Existing Regulatory Zone</b>	<b>Parcel size/ Number of Units</b>	<b>Proposed Regulatory Zone</b>	<b>Parcel size/ Number of Units</b>
Medium Density Suburban (MDS- 3 units per acre)	18 acres/54 units	High Density Suburban (HDS- 7 units per acre)	12 acres/84 units
		Neighborhood Commercial (NC- 5 units per acre)	4 acres/20 units
		Industrial (I)	2 acres/ no units



# Availability of Facilities

- According to the application there are public utilities adjacent to the parcel, within Diablo Drive ROW.
- These utilities can be extended to the parcel as development occurs and the applicant states, “it is anticipated that the existing infrastructure will be able to accommodate the anticipated demand for the future utility service (water and sewer) and it is not anticipated that the existing utilities will require new improvements.”
- As development occurs the water and sewer service will need to be reviewed to confirm that service is available.

- Fire and emergency service will be provided by the Gerlach Volunteer Ambulance and Fire Department, which is located approximately 330 feet from the parcel at 420 Cottonwood Street.
- Policing will be provided by the Washoe County Sheriff's Office, which has a location approximately 1,000 feet from the parcel at 330 W. Sunset Blvd.

# Traffic /Roadways



Zoning Designation	Allowed Use	Amount	Average Weekday Trip Rate	Average Peak Hour Rate	Estimated Peak Weekday Trips	Estimated Peak Hour Trips
Existing: Medium Density Suburban (MDS)	Single-Family Detached	40 units	0.95	0.92	38	37
Existing: MDS	Single-Family Attached	30 units	0.94	0.91	28	27
Proposed: HDS	Single-Family Detached	20 units	0.94	0.91	19	18
Proposed: HDS	Single-Family Attached	25 units	0.95	0.92	24	23
Proposed: NC	Apartments/Multi-Family	15 units	0.86	0.80	13	12
Proposed: NC	General Retail	~9,000 sf	0.06	0.007	573	67
Proposed: I	General Industrial	~18,000 sf	0.005	0.0009	88	16
<b>TOTAL EXISTING =</b>					<b>66</b>	<b>64</b>
<b>TOTAL PROPOSED =</b>					<b>717</b>	<b>136</b>
<b>NET CHANGE IN TRIPS =</b>					<b>651</b>	<b>72</b>

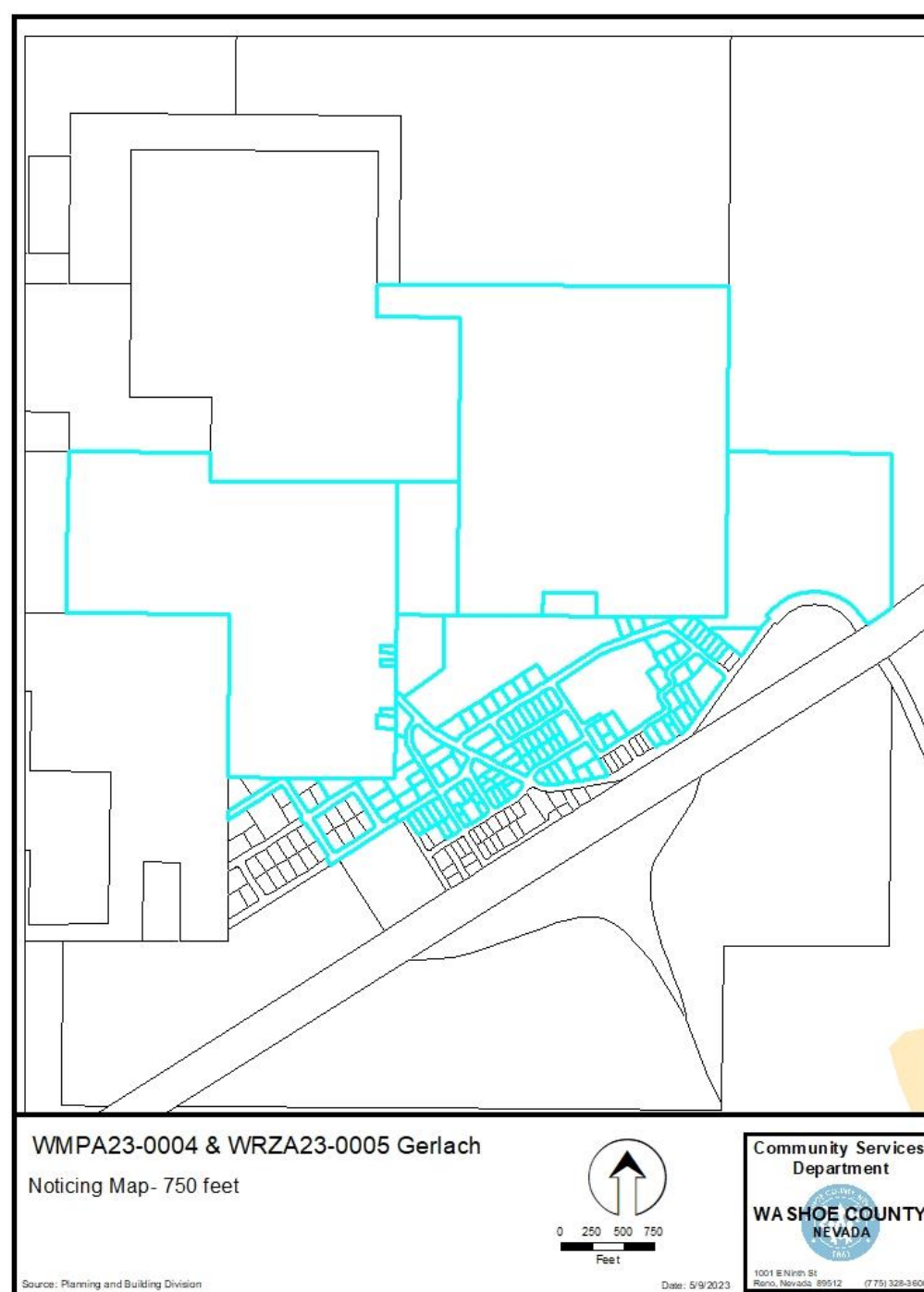
# Change of Conditions

- The community has been meeting over the past year to address the possible changes to their community.
- Residents identified the two basic needs:
  1. more housing units; and
  2. more commercial and industrial uses.
- These concerns have been ongoing as outlined in the High Desert Area Plan.
- With more housing options and commercial and industrial space available, the community envisions the ability to attract more businesses.

- The applicant held four community meetings before the required neighborhood meeting.
- The final meeting was held on April 13, 2023, at the Gerlach Community Center and there were 18 attendees.
- The comments included:
  - Concerns with industrial uses
  - Desire for affordable housing
  - Allow zoning flexibility
  - Concerns about utilities

# Noticing

- Property owners within 750 feet of the site were noticed and 127 notices were sent out.
- A legal ad was placed with the Reno Gazette Journal for June 23, 2023.



# 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.

# Possible Motions



- Possible motions can be found in the staff report



# Thank you

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