

Washoe County Planning Commission



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COMMUNITY  
SERVICES DEPARTMENT

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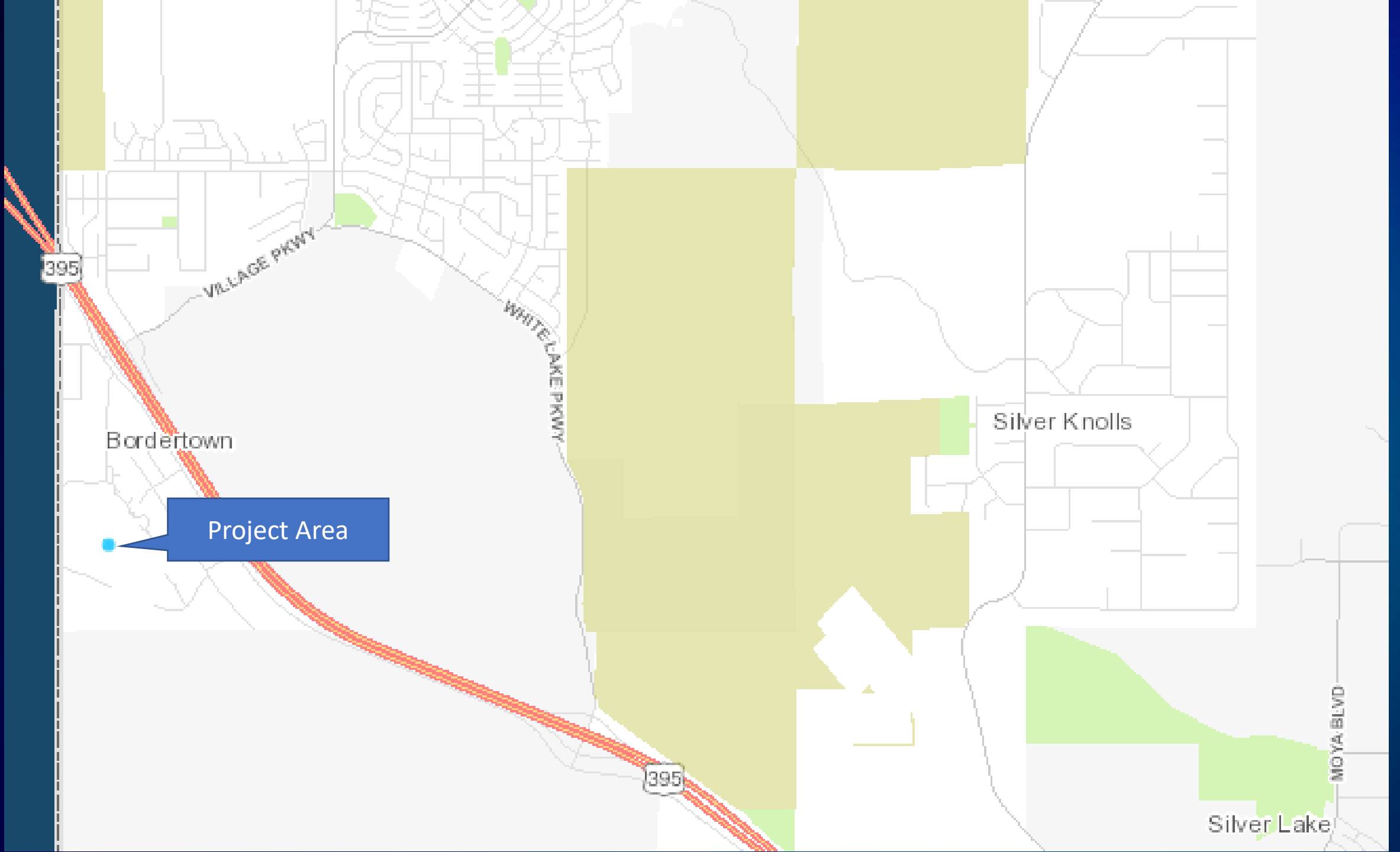
**WMMPA22-0007 & WRZA22-0008  
(395 North Master Plan and Regulatory Zone  
Amendment)**

February 7, 2023

# Request

The Request is to adopt:

1. Approve an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to redesignate one parcel totaling 2,500 square feet ( $\pm 0.05$  acres) from Suburban Residential (SR) to Industrial (I); and
2. Initiate and recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to redesignate one parcel totaling 2,500 square feet ( $\pm 0.05$  acres) from Public/Semi-Public Facilities (PSP) to Industrial (I). 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.



395

VILLAGE PKWY

WHITE LAKE PKWY

Bordertown

Project Area

Silver Knolls

395

MOYA BLVD

Silver Lake



Project Area

# Background

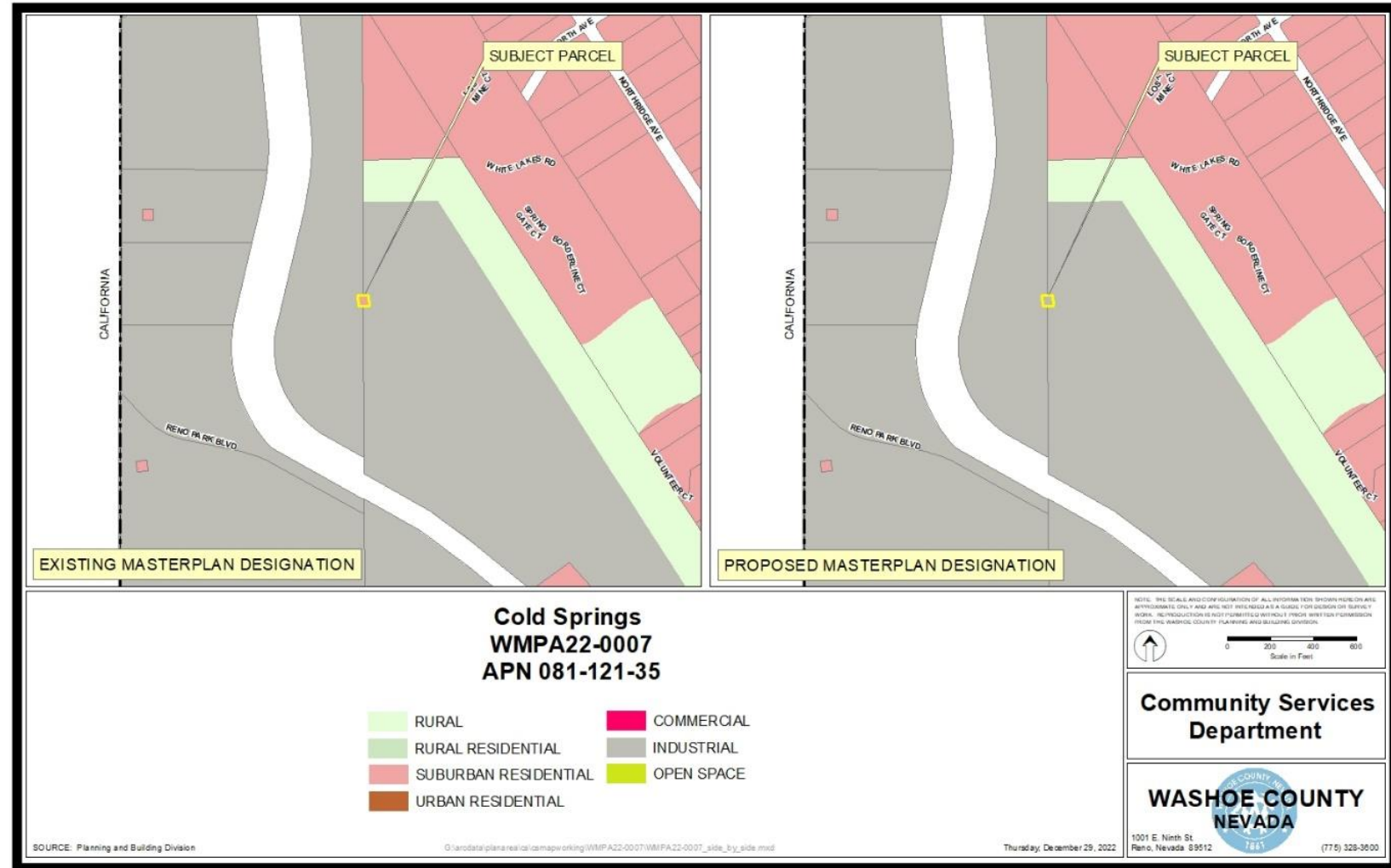
- APN: 081-121-35
- Contains abandoned well from Great Basin Water Company
  - Applicant working with Great Basin Water Company to identify site for new well
- Within Cold Springs Suburban Character Management Area (CSSCMA)
  - CSSCMA is designated growth area within area plan and is designated site for all commercial and industrial development
- Approved major grading Special Use Permit WSUP22-0005 for future industrial development on the site
  - Uses will require approval through discretionary or building permit processes

# MPA Request



The master plan amendment request is to:

1. Amend the master plan designation for one 2,500 sf parcel, APN: 081-121-35 from Suburban Residential (SR) to Industrial (I).

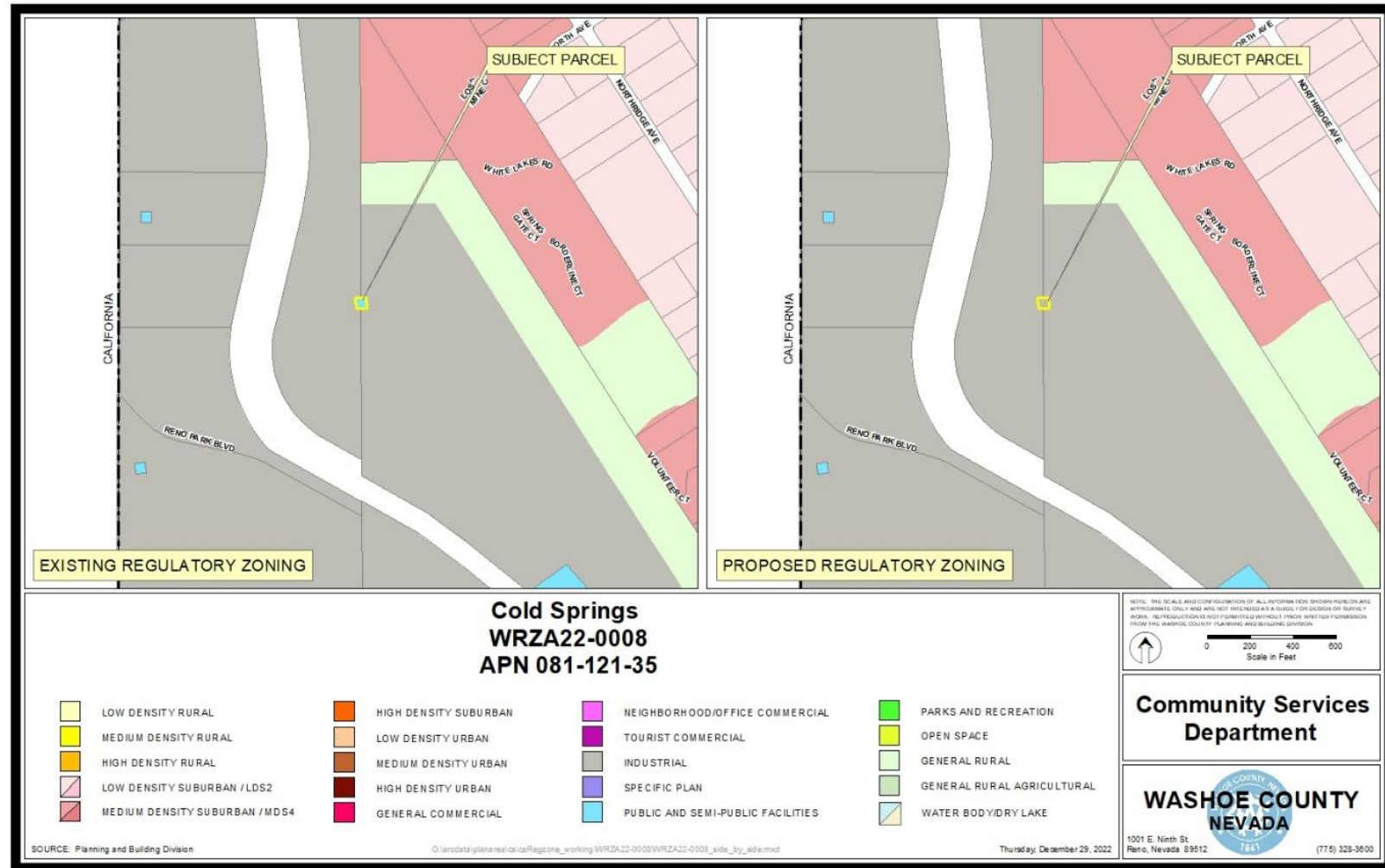


# RZA Request



The regulatory zone amendment request is to:

1. Amend the regulatory zone for one 2,500 sf parcel, APN: 081-121-35 from Public/Semi-Public Facilities (PSP) to Industrial (I).



# Evaluation for APN: 081-121-35



- The propose master plan and regulatory zone amendments for APN: 081-121-35 are being requested to develop the parcel with industrial use, in conjunction with surrounding parcels.
- Site previously used for well that is now abandoned

**Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels**

<b>Proposed Regulatory Zone</b>	<b>Existing Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Current Compatibility</b>	<b>Proposed Compatibility Rating</b>
Industrial (I)	Public/Semi-Public Facilities (PSP)	Industrial (I)	High	Identical
Industrial (I)	Public/Semi-Public Facilities (PSP)	Industrial (I)	High	Identical



# Availability of Facilities

- Water provided by Truckee Meadows Water Authority (TMWA) and sewer by Truckee Meadows Water Reclamation Facility (TMWRF).
- Washoe County Water Rights Manager confirmed there is sufficient infrastructure as required by Area Plan policies CS.14.3 (a & c)
- Washoe County Engineering found that the proposal would have minimal traffic impacts as required by Area Plan policies CS.14.3 (d-f)

# Neighborhood Meeting

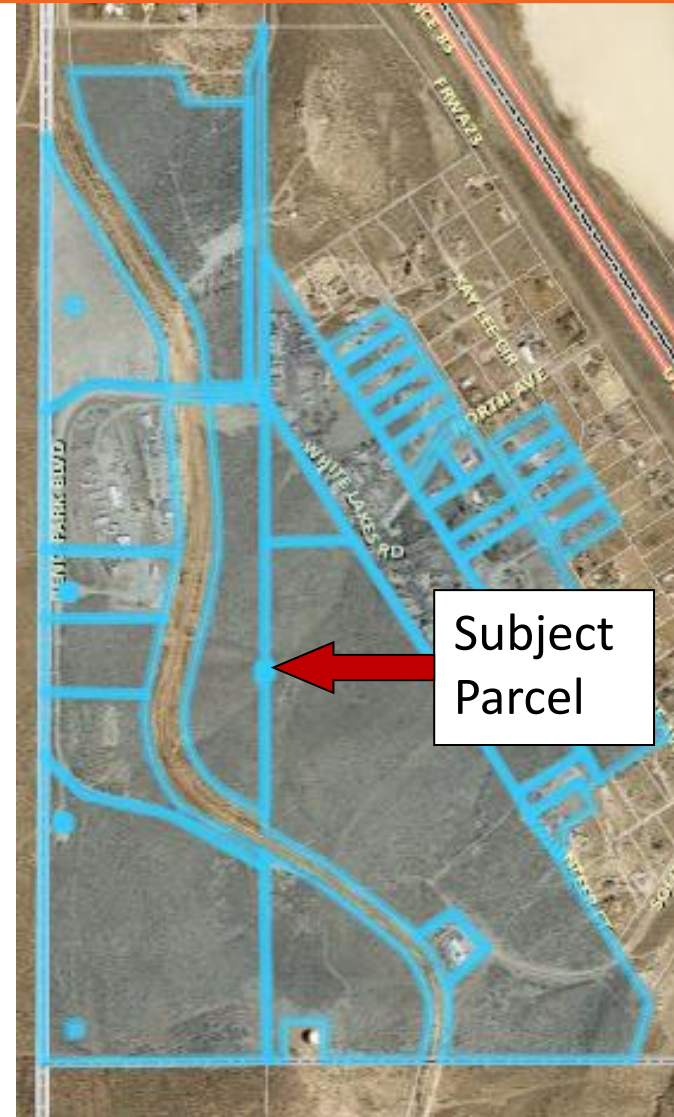


- Meeting held via Zoom on November 7, 2022 from 5:30-6:00 pm
- Attended by one member of the public
- Questions about impacts to water rates and water infrastructure of the Great Basin Water Company

# Noticing



- 32 property owners within 1,600 ft noticed AND 74 tenants of the Lakeview 74 mobile home park



# 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 Cold Springs Area Plan for the MPA (CS.14.1 (a-c) and CS.14.3 (a-j)).

# 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 WMPA22-0007, having made at least three of the five findings included in Washoe County Code Section 110.820.15(d) and having found that the amendment is in conformance with Cold Springs Area Plan Policies CS.14.1 and 14.3. I further move to certify the resolution and the proposed Master Plan Amendment in WMPA22-0007 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 WRZA22-0008, having made all of the findings included in Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0008 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

# Thank you

Kat Oakley, Planner  
Washoe County CSD – Planning Division  
koakley@washoecounty.gov  
775-328-3628



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