

Thompson Family Trust

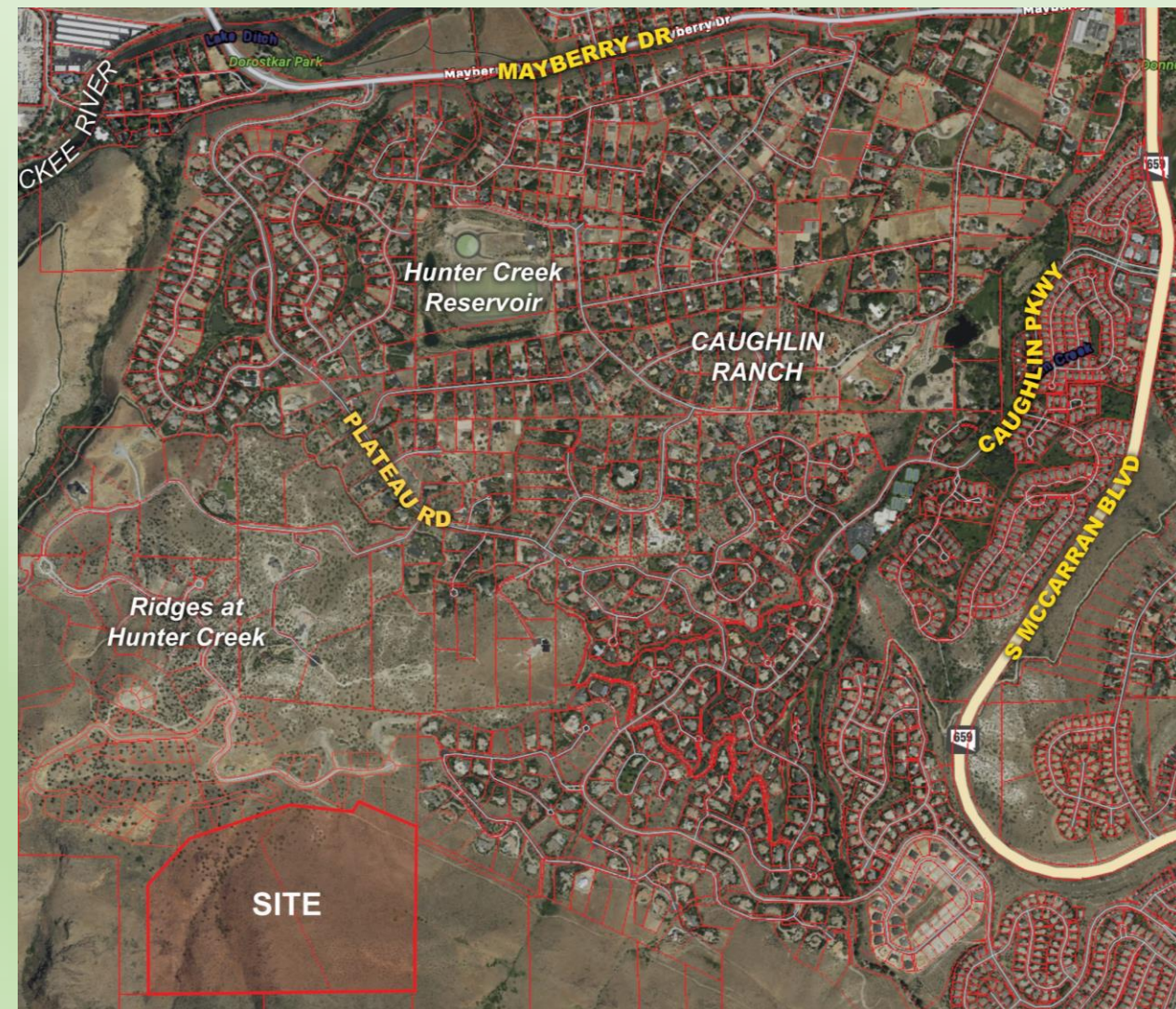
Master Plan Amendment (MPA) & Regulatory Zone Amendment (RZA)

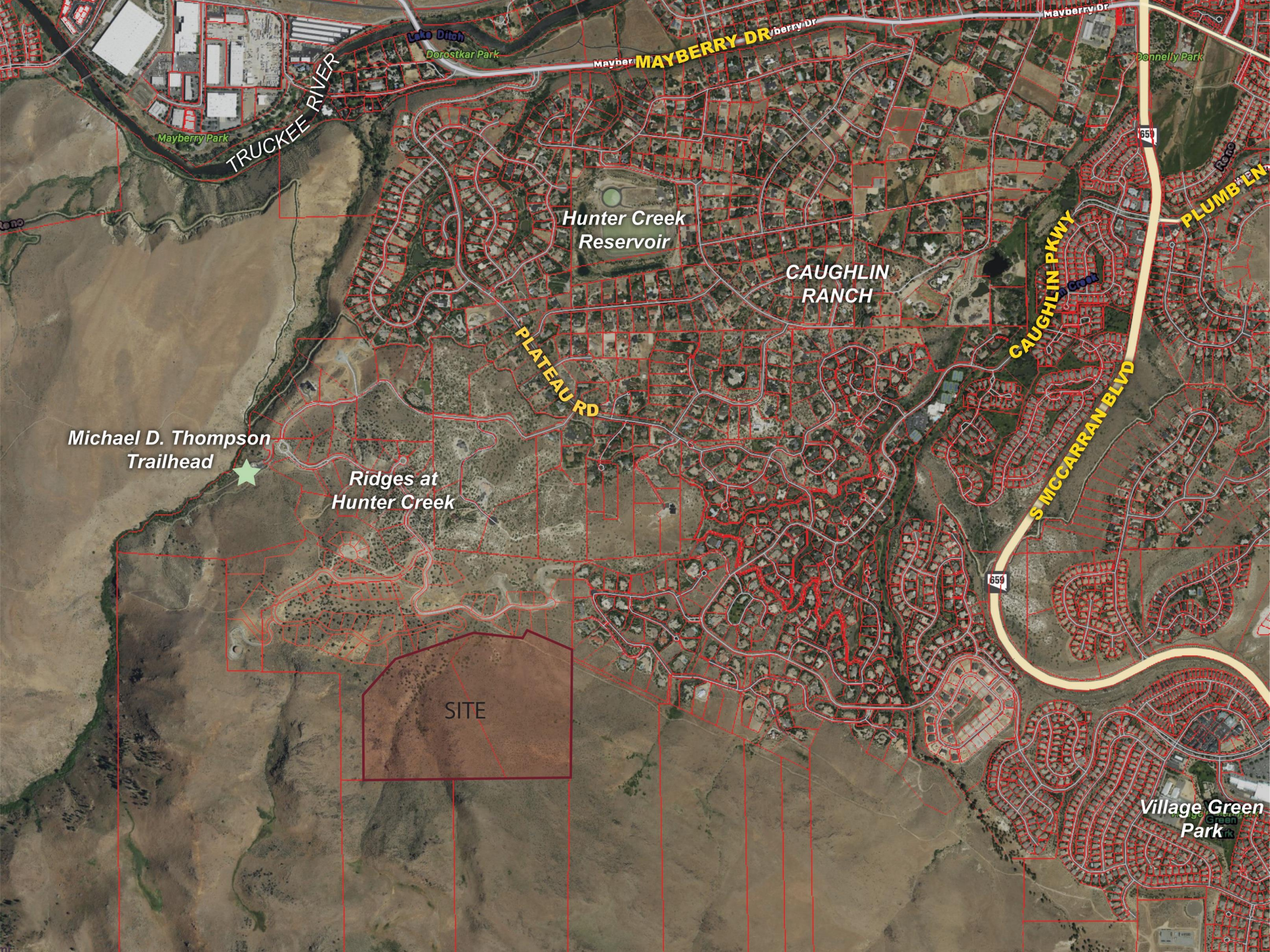
Washoe County Planning Commission – Public Hearing

January 2, 2024 at 6:00 p.m.

Request summary:

- A **Master Plan Amendment (MPA)** to change the land use designation on 8.4 acres of the 81.8-acre site from Rural (R) to Suburban Residential (SR);
- A **Regulatory Zone Amendment (RZA)** to change the zoning for the same portion of the parcels from General Rural (GR) to Low Density Suburban (LDS)
- This includes only the requested changes needed to prepare for a future *7 lot residential project with 1 acre lots on the 81.8-acre site.*





TRUCKEE RIVER

MAYBERRY DR

Hunter Creek Reservoir

CAUGHLIN RANCH

PLATEAU RD

CAUGHLIN PKWY

S MCCARRAN BLVD

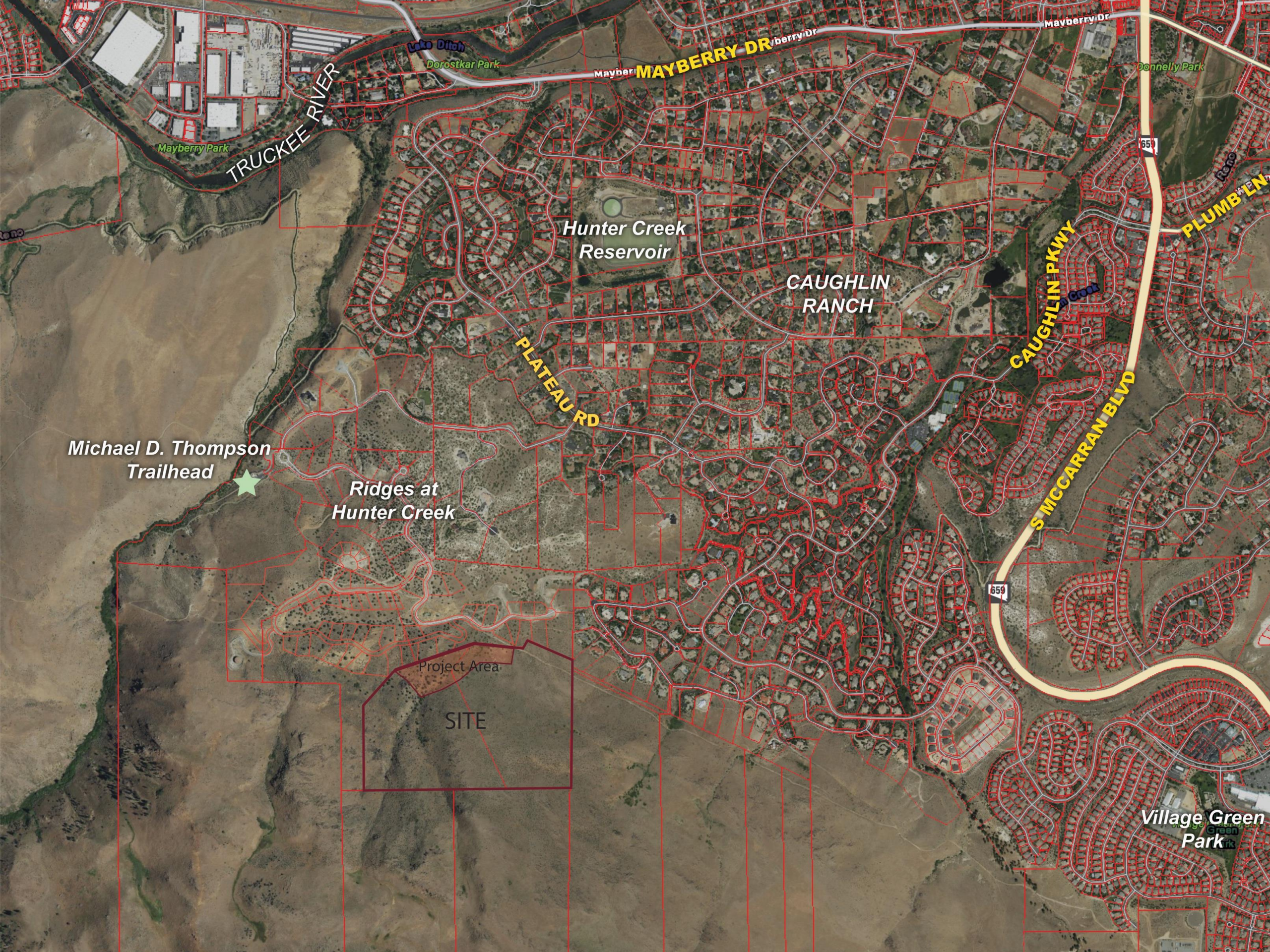
PLUMB LN

Michael D. Thompson Trailhead

Ridges at Hunter Creek

SITE

Village Green Park



TRUCKEE RIVER

MAYBERRY DR

Hunter Creek Reservoir

CAUGHLIN RANCH

PLATEAU RD

CAUGHLIN PKWY

S MCCARRAN BLVD

PLUMB LN

Michael D. Thompson Trailhead

Ridges at Hunter Creek

Project Area

SITE

Village Green Park

FIRSTNAME	LASTNAME	MAILING1	MAILING2
DAVID J & CLAUDIA A	THOMPSON FAMILY TRUST HUNTER CREEK RENO OWNER LLC	PO BOX 382 445 APPLE ST STE 205	
DANIEL A	GELSO	1700 FAIRWAY HILLS TRL	
J CARTER & ELIZABETH	WITT TRUST VETA FAMILY TRUST	838 MARS C/O DOUGLAS HUNTER TRUS 13440 ROSE MEADOW CT	
AMY B	GERBUS LIVING TRUST PEARCE FAMILY 2006 TRUST	4110 FLINTLOCK CIR 4435 SHARPS RD	
JORDAN	GRAHAM et al EAGLESNEST HOMEOWNERS ASSN	20 HAWKEN RD 1675 ROBB GASTON WILKERSON ASSOCI	
ERIC & DEBRA MAURICE	STRUHSACKER TRUST FIELTZ et al MALLORY/OLIVER LIVING TRUST	30 SHARPS CIR 4375 SHARPS RD 30 HAWKEN RD	
WILLIAM A ALAN K & CHANDRA DEBRA	CASE HENTHORNE LARSSON TRUST UNITED STATES OF AMERICA	60 HAWKEN RD 45 SHARPS CIR 4790 CAUGHLIN PKWY # 277 324 25TH S C/O USDA FOREST SERVICE L/	
DAVID J & CLAUDIA A PAUL J G & J	THOMPSON FAMILY TRUST MUTO et al SANDE FAMILY TRUST ISLAND TRUST SHARPS VIEW TRUST	PO BOX 382 4405 SHARPS RD 85 HAWKEN RD 3500 LAKESIDE CT # 140 4410 SHARPS RD	
MARK & DIANE BRETT	MCALLISTER FAMILY TRUST COLEMAN CAUGHLIN RANCH HOMEOWNERS ASSN KOCI FAMILY TRUST WASHOE COUNTY DARTT LLC A CRAIG ELSINGER & KENT F RICE TRUST	45 HAWKEN RD 539 RIVERSIDE DR 1070 CAUGHLIN CROSSING 40 FRANCOVICH CT 1001 E 9TH ATTN PARKS & UTILITIES 4888 RENO HIGHWAY 4790 CAUGHLIN PKWY UNIT 373	
WILLIAM A DEBRA	CASE LARSSON TRUST VILORIA FAMILY TRUST LOPEZ/UHALDE FAMILY TRUST BLISS COMMUNITY TRUST	60 HAWKEN RD 4790 CAUGHLIN PKWY # 277 25 SHARPS CIR 4425 SHARPS RD 10 SHARPS CIR	
DENNIS D & PAMELA S	JONES KIA ORA LLC PAOLINI FAMILY TRUST	80 HAWKEN RD 204 EDISOI ATTN STEVEN GABRIEL - MAN 1055 INDIAN SUMMER CT	
STANLEY THOMAS R C BRONCZYK DISTRICT 1 COMMISSIONER SUPP	JAKSICK NEUBURGER et al WASHOE COUNTY CSD - PLANNING WASHOE COUNTY MANAGER'S OFFICE WASHOE COUNTY MANAGER'S OFFICE	20 SHARPS CIR 40 SHARPS CIR 1001 E 9TH ST, BLDG A 1001 E 9TH ATTN: COMMISSIONER HILL 1001 E 9TH ATTN: DISTRICT 1	

41 notices sent to property owners,
includes 3 to Washoe County staff

- 2 people attended:
- Caughlin HOA Manager, and
 - A resident of Eagles Nest

Zoning (E)



Zoning (P)



Master Plan (E)



Master Plan (P)





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THOMPSON LOTS

THOMPSON APN 041-650-05

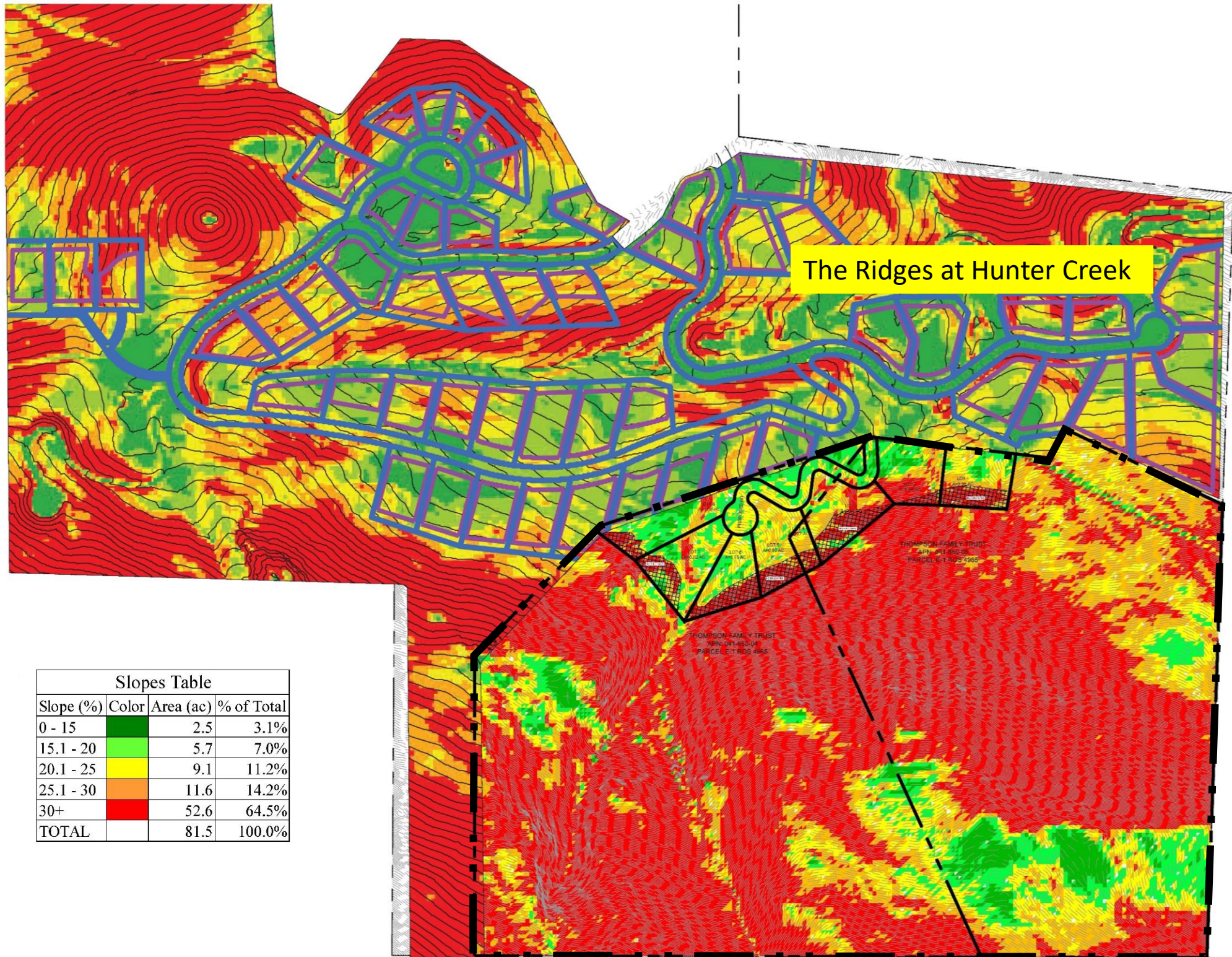
THOMPSON APN 041-650-04

SHAI

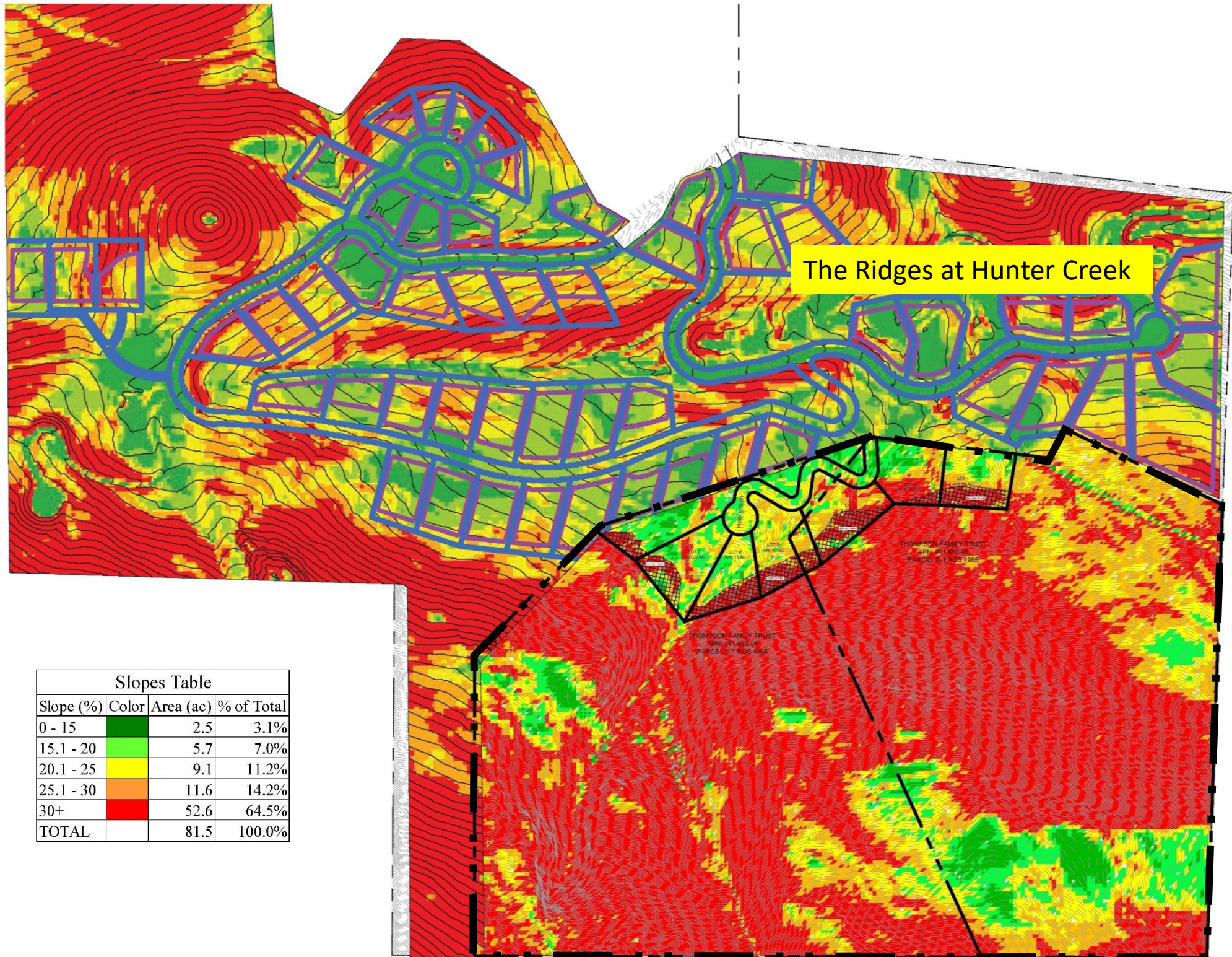
HAWKIN RD

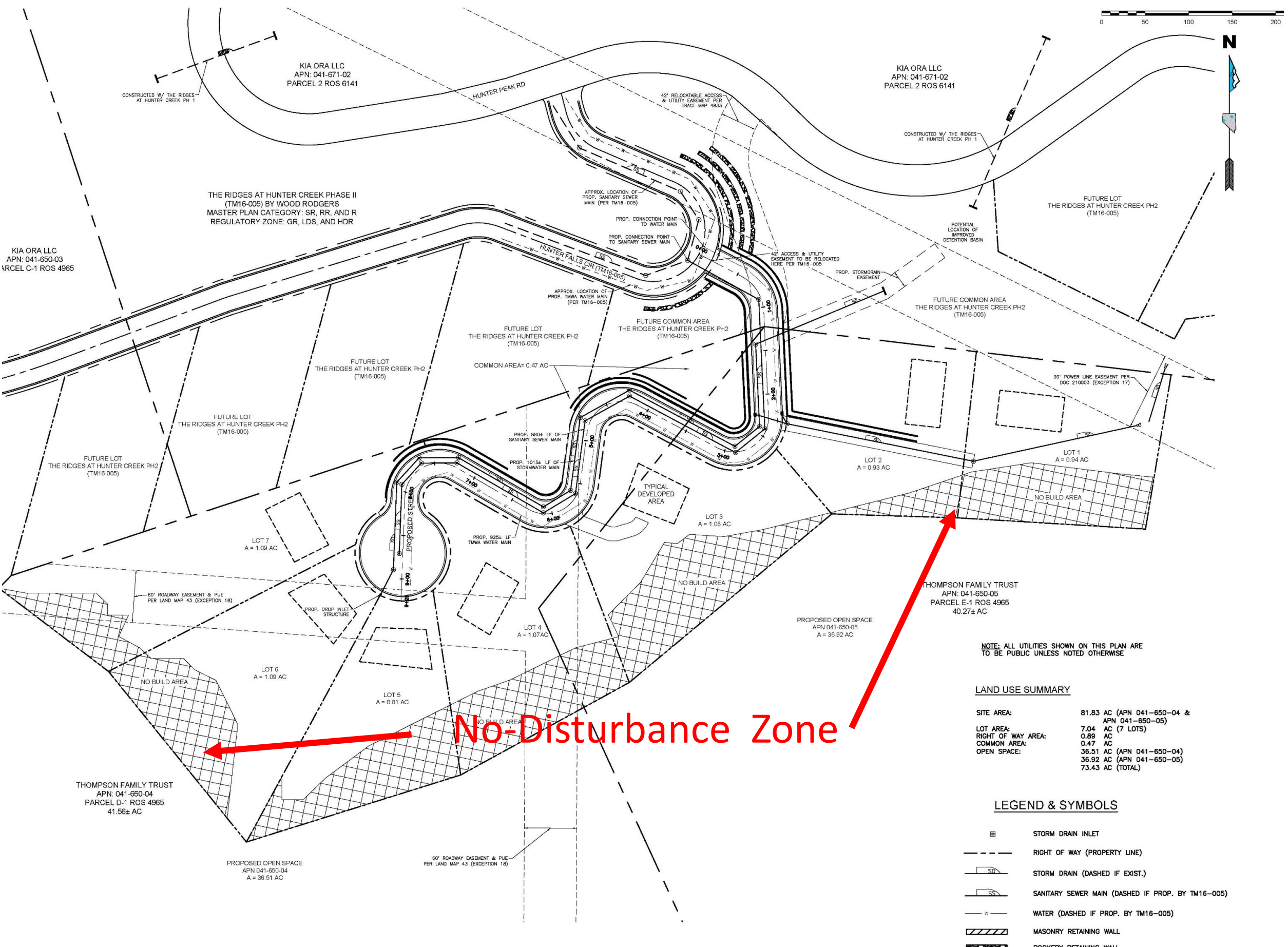
The slope numbers show:

- 2.1 acres of 30% slope in the rezoning area (25% of that area).
- Of the 2.1 acres, 1.9 will be deed restricted which means only .2 acres of 30% slope will be graded. That is 2.4% of the zoning area and a hardly measurable ¼ of 1% of the entire site



- It is nearly impossible to have lots in rolling and hillside terrain without 30% slope (red) in the lot area
- The 52 lot Ridges project has 15 lots with 30% slope in them
- Key point: its not the **red** in the lot, but the restriction against disturbance that makes this right with the code, the Master Plan, and the process.





KIA ORA LLC
APN: 041-650-03
PARCEL C-1 ROS 4965

KIA ORA LLC
APN: 041-671-02
PARCEL 2 ROS 6141

KIA ORA LLC
APN: 041-671-02
PARCEL 2 ROS 6141

THE RIDGES AT HUNTER CREEK PHASE II
(TM16-005) BY WOOD RODGERS
MASTER PLAN CATEGORY: SR, RR, AND R
REGULATORY ZONE: GR, LDS, AND HDR

FUTURE LOT
THE RIDGES AT HUNTER CREEK PH2
(TM16-005)

FUTURE LOT
THE RIDGES AT HUNTER CREEK PH2
(TM16-005)

FUTURE LOT
THE RIDGES AT HUNTER CREEK PH2
(TM16-005)

FUTURE LOT
THE RIDGES AT HUNTER CREEK PH2
(TM16-005)

FUTURE LOT
THE RIDGES AT HUNTER CREEK PH2
(TM16-005)

FUTURE COMMON AREA
THE RIDGES AT HUNTER CREEK PH2
(TM16-005)

FUTURE COMMON AREA
THE RIDGES AT HUNTER CREEK PH2
(TM16-005)

LOT 7
A = 1.09 AC

COMMON AREA = 0.47 AC

LOT 2
A = 0.93 AC

LOT 1
A = 0.94 AC

LOT 3
A = 1.08 AC

LOT 4
A = 1.07 AC

LOT 6
A = 1.09 AC

LOT 5
A = 0.81 AC

THOMPSON FAMILY TRUST
APN: 041-650-04
PARCEL D-1 ROS 4965
41.56± AC

PROPOSED OPEN SPACE
APN 041-650-04
A = 36.51 AC

60' ROADWAY EASEMENT & PUE
PER LAND MAP 43 (EXCEPTION 18)

PROPOSED OPEN SPACE
APN 041-650-05
A = 36.92 AC

THOMPSON FAMILY TRUST
APN: 041-650-05
PARCEL E-1 ROS 4965
40.27± AC

NOTE: ALL UTILITIES SHOWN ON THIS PLAN ARE
TO BE PUBLIC UNLESS NOTED OTHERWISE

LAND USE SUMMARY

SITE AREA:	81.83 AC (APN 041-650-04 & APN 041-650-05)
LOT AREA:	7.04 AC (7 LOTS)
RIGHT OF WAY AREA:	0.89 AC
COMMON AREA:	0.47 AC
OPEN SPACE:	36.51 AC (APN 041-650-04) 36.92 AC (APN 041-650-05) 73.43 AC (TOTAL)

LEGEND & SYMBOLS

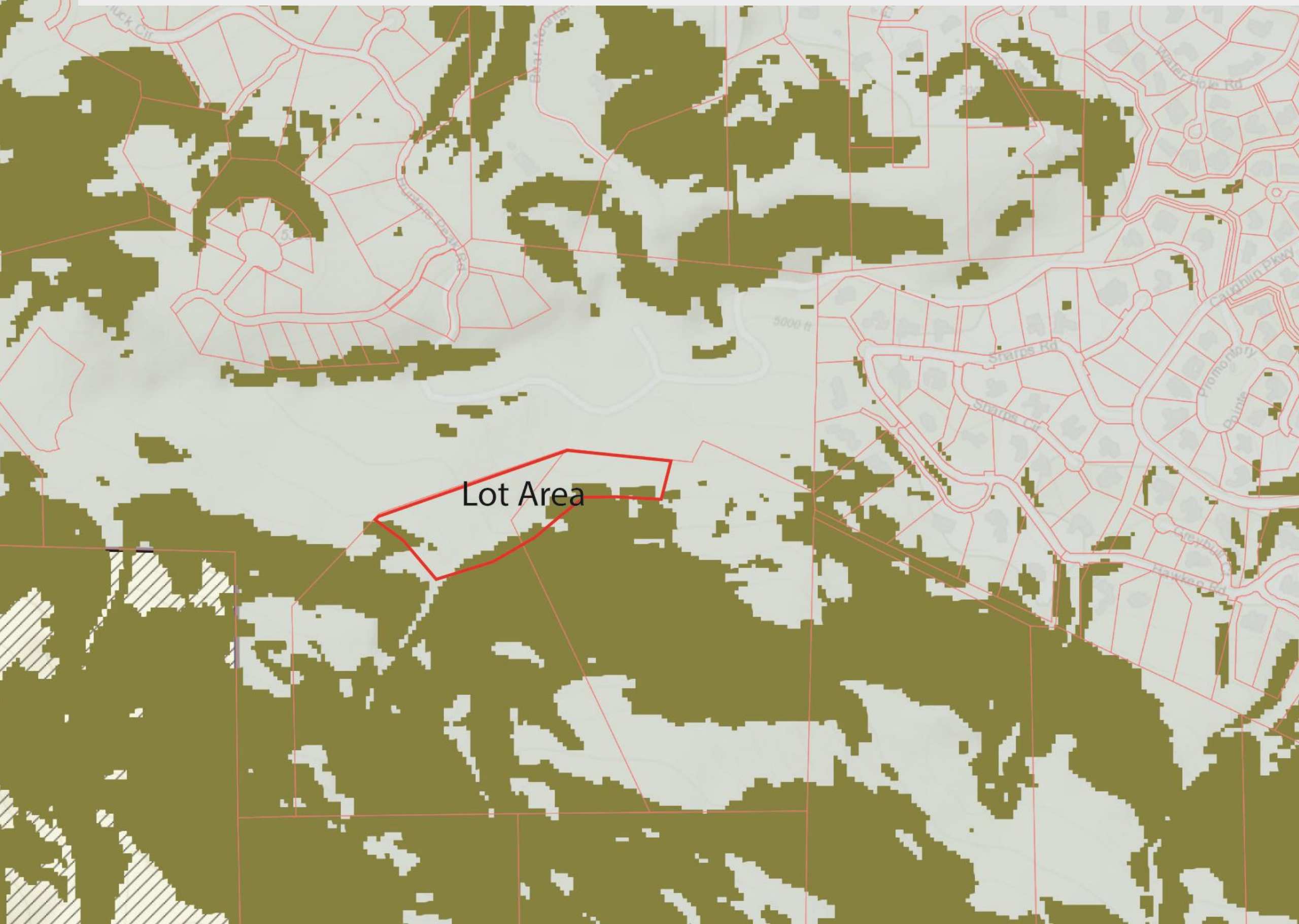
- STORM DRAIN INLET
- RIGHT OF WAY (PROPERTY LINE)
- STORM DRAIN (DASHED IF EXIST.)
- SANITARY SEWER MAIN (DASHED IF PROP. BY TM16-005)
- WATER (DASHED IF PROP. BY TM16-005)
- MASONRY RETAINING WALL
- ROCKERY RETAINING WALL
- DEED RESTRICTION "NO BUILD" AREA

No-Disturbance Zone



30%+ slope overlay to Development Plan, with lots, house footprints, road, and "no-build" zone

TMRPA – Development Constraints Area (DCA) Map showing 30% slope in green



Contacts

Planning Consultant

John Krmpotic, AICP

KLS Planning

775-857-7710

Johnk@klsdesigngroup.com

Property Owner & Applicant

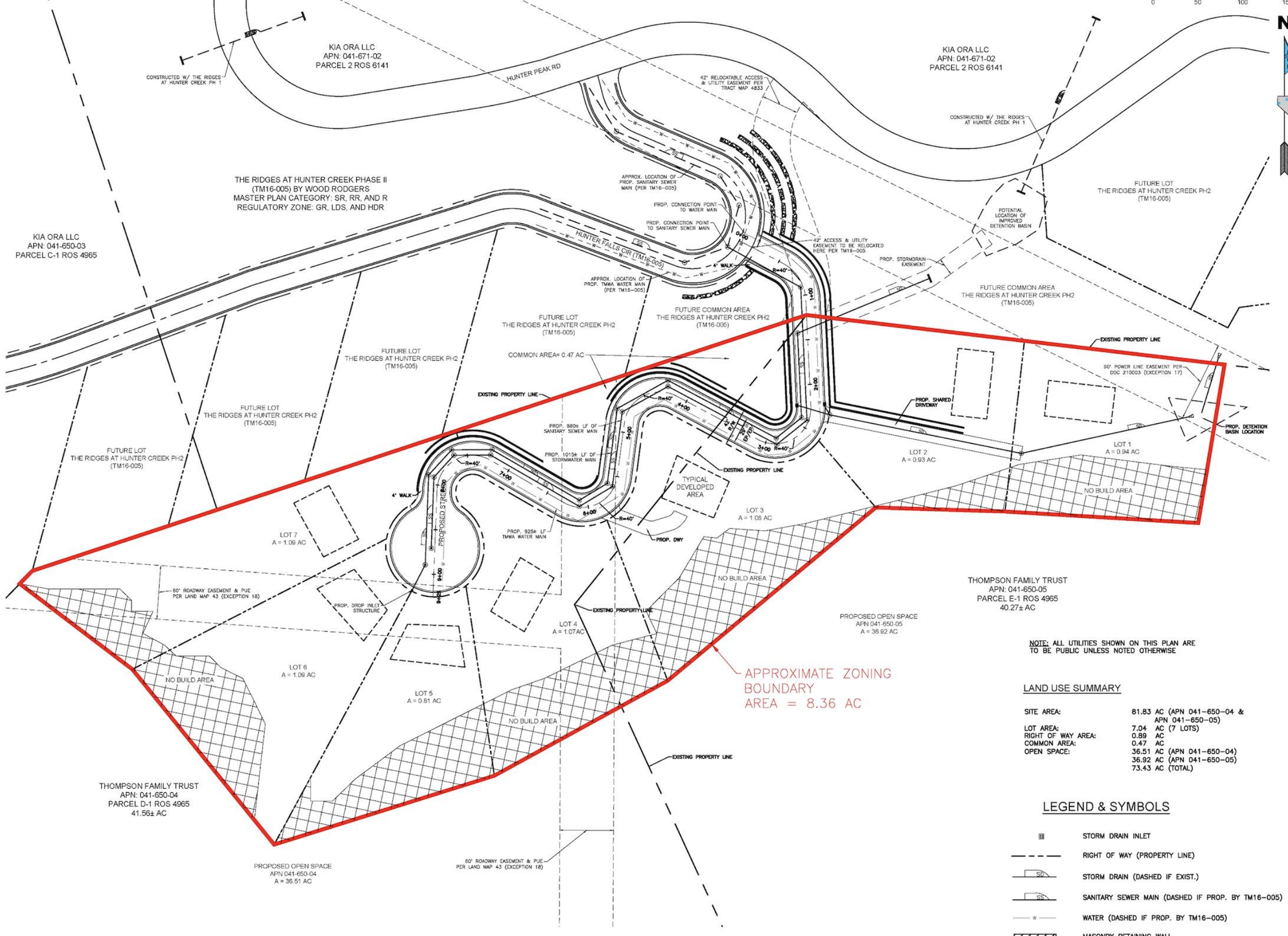
David Thompson

Thompson Family Trust

775-233-7365

Davethom43@gmail.com

Questions?



KIA ORA LLC
APN: 041-671-02
PARCEL 2 ROS 6141

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PARCEL 2 ROS 6141

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APN: 041-650-04
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41.56± AC

THOMPSON FAMILY TRUST
APN: 041-650-05
PARCEL E-1 ROS 4965
40.27± AC

PROPOSED OPEN SPACE
APN 041-650-04
A = 36.51 AC

PROPOSED OPEN SPACE
APN 041-650-05
A = 36.92 AC

APPROXIMATE ZONING
BOUNDARY
AREA = 8.36 AC

NOTE: ALL UTILITIES SHOWN ON THIS PLAN ARE
TO BE PUBLIC UNLESS NOTED OTHERWISE

LAND USE SUMMARY

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- DEED RESTRICTION "NO BUILD" AREA

Project Name: Thompson family Trust
Meeting Location: Zoom (Virtual Only)
Meeting Date: 8/28/23

Neighborhood Meeting
SUMMARY

Virtual Meeting Option Provided: YES NO
Hosted By (Name): john krmptic (Company): KLS Planning
Contact (Email): johnk@klsdesigngroup.com (Phone): 775 857 7710

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Public Concerns:

1. Request to provide approx elevation of pad for easternmost lot in
2. compared to elevation of 3 lots nearest the project in eagles nest
3. Request for copy of the powerpoint
4. Survey of residents in eagle's nest, several spoke of problems with sto
5.

Changes Made to Proposal (if applicable):

1. No changes needed - information to be provided to Mr Graham
2. (part of #1)
3. I directed Lisa N to the HUB to review materials
4. None requested - Just a informational item for benefit of the developme
5.

Any Additional Comments:

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss Thompson Family Trust, a Master Plan Amendment (MPA) and Regulatory Zone Amendment (RZA), a proposed regulatory zone change on a portion of two parcels in your area. This is your opportunity to review the proposed changes, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

5:30 p.m., Monday, August 28th, 2022

Zoom Meeting (Virtual format only)

Project Description:

This site is located just south of Hunter Peak Road with access to Hunter Falls Circle on parcel numbers 041-650-04 and 05, both 40-acre parcels. This is for a Master Plan change to Suburban Residential (SR) and rezoning to Low Density Suburban (LDS) on roughly 10 acres of the 80-acre site. The rest of the property will remain as it is today. The intent is to develop an 8-lot subdivision on this 10-acre portion of the site.

If you have questions about the meeting or would like to discuss the proposed project, please contact: John Krmpotic at KLS Planning & Design, johnk@klsdesigngroup.com or text or call 775-857-7710

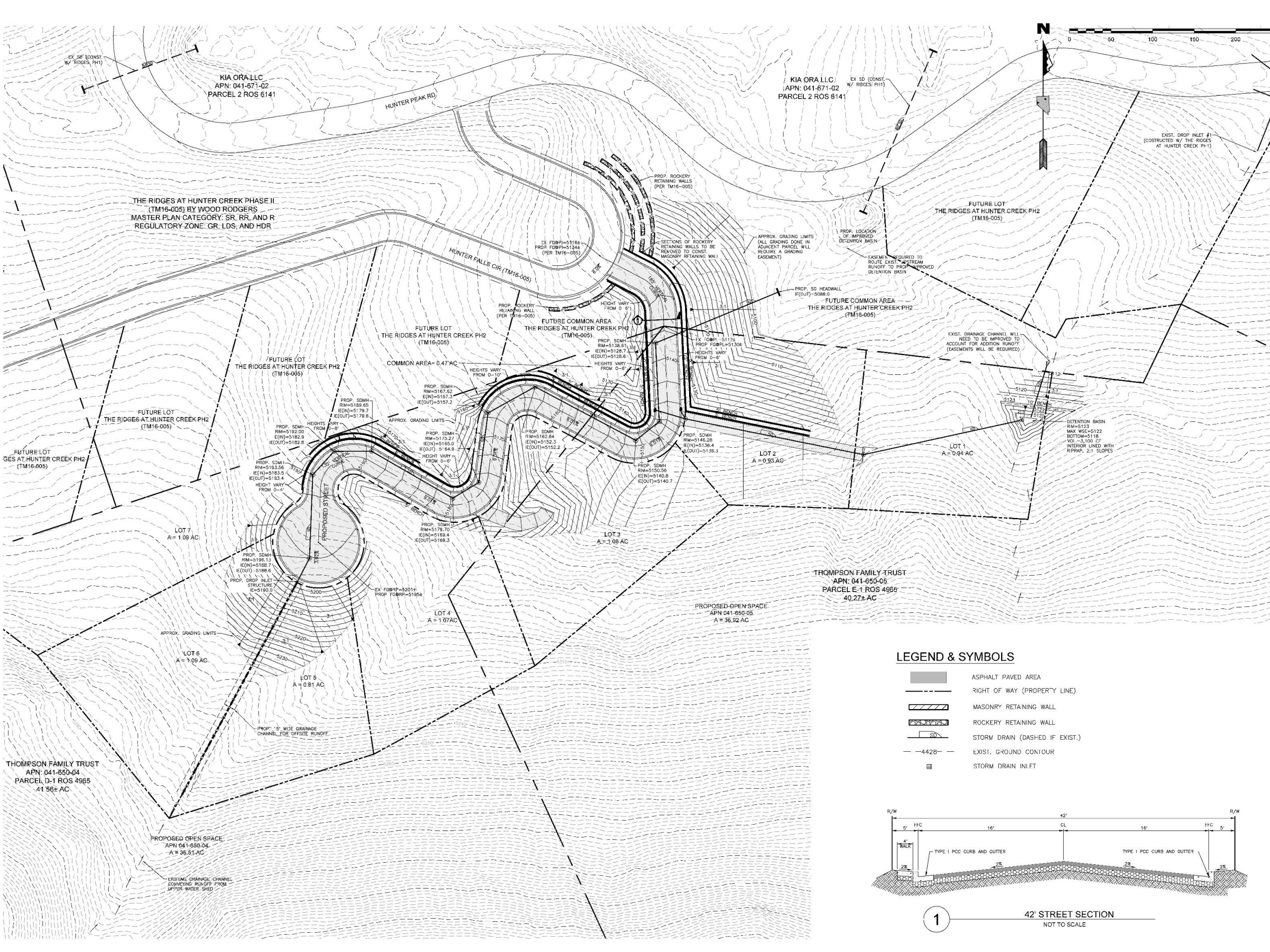
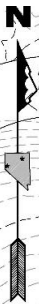
This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project Chris Bronczyk, 775-328-3612, cbronczyk@washoecounty.us

Please use the following link to join the Zoom meeting:








<https://us02web.zoom.us/j/81595570536?pwd=ZDdINnkyU2Nyc2wvUmh1clU5SVRKZz09>

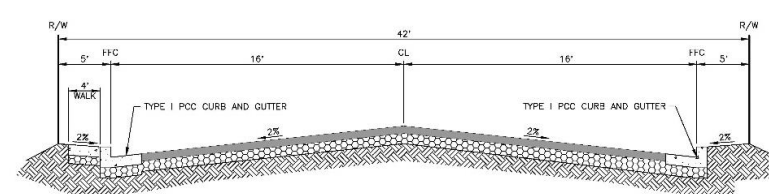
Meeting ID: 815 9557 0536 and Passcode: 920058

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>



LEGEND & SYMBOLS

-  ASPHALT PAVED AREA
-  RIGHT OF WAY (PROPERTY LINE)
-  MASONRY RETAINING WALL
-  ROCKERY RETAINING WALL
-  STORM DRAIN (DASHED IF EXIST.)
-  EXIST. GROUND CONTOUR
-  STORM DRAIN INLET



1 42' STREET SECTION
NOT TO SCALE