



# Joint Planning Commission

*May 7, 2019*



Master Plan Amendment - WMPA19-0001  
Regulatory Zone Amendment – WRZA19-0001



# Overview of MPA/RZA

- **A Master Plan Amendment to the Reno-Stead Corridor Joint Plan, and North Valleys Area Plan**
  - Change from Medium Density Suburban/Suburban Residential (1-3 du/acre) to Commercial
  - **A Regulatory Zone Amendment** on the Subject Site (APN: 552-190-03) to change Medium Density Suburban to General Commercial

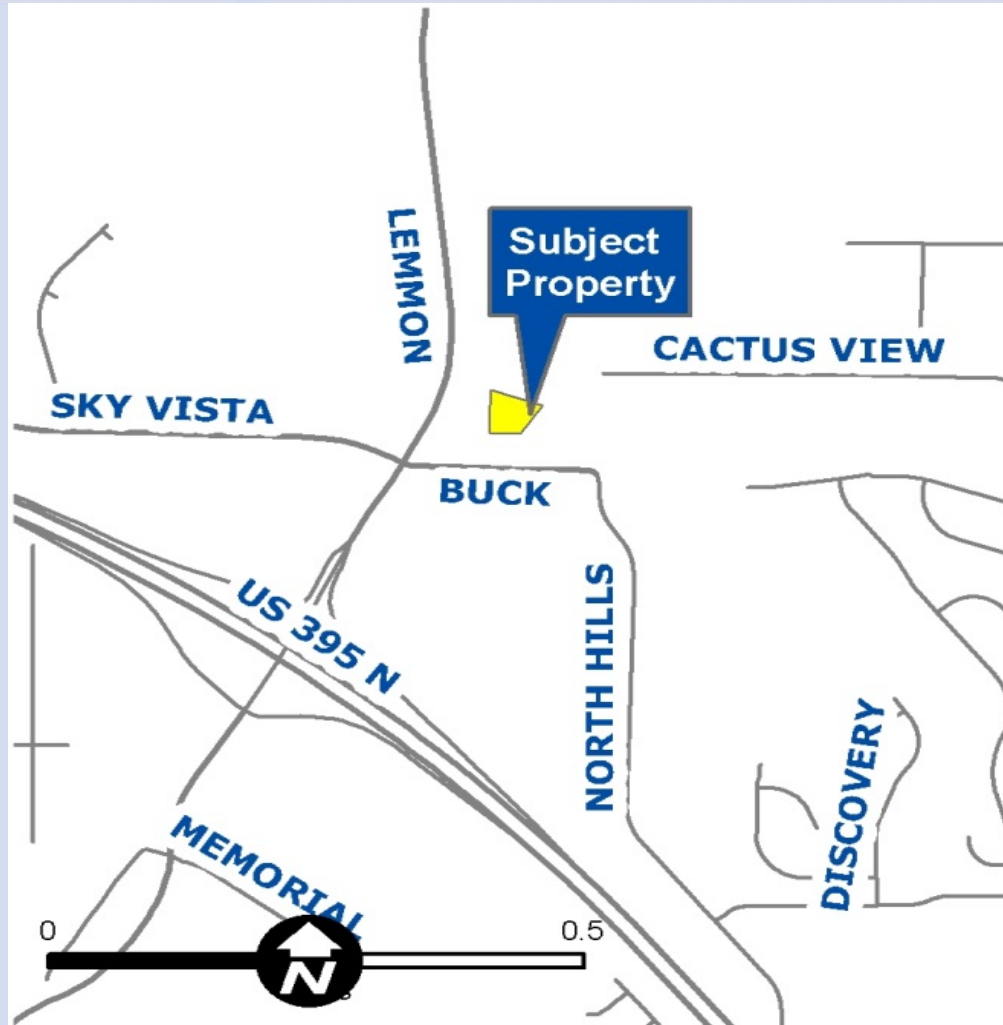


# Overview of Parcel

- **1 Acre in Size**
- **Located in Reno-Stead Corridor Joint Plan**
- **Located in North Valleys Area Plan**
- **Located off of Buck Drive and Lemmon Drive**
- **Commercial properties on the south and west, and residential properties to the north and east**



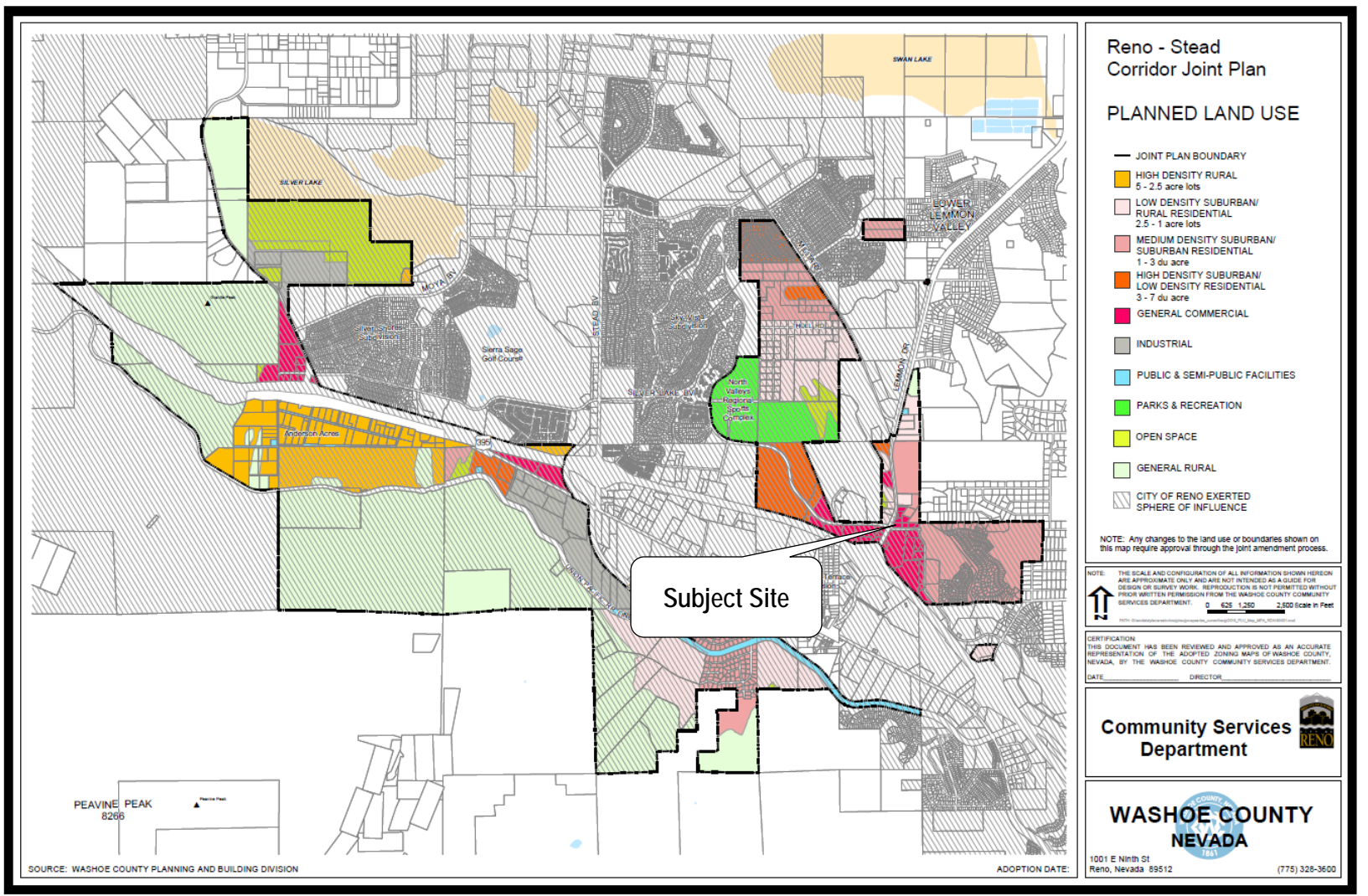
# Vicinity





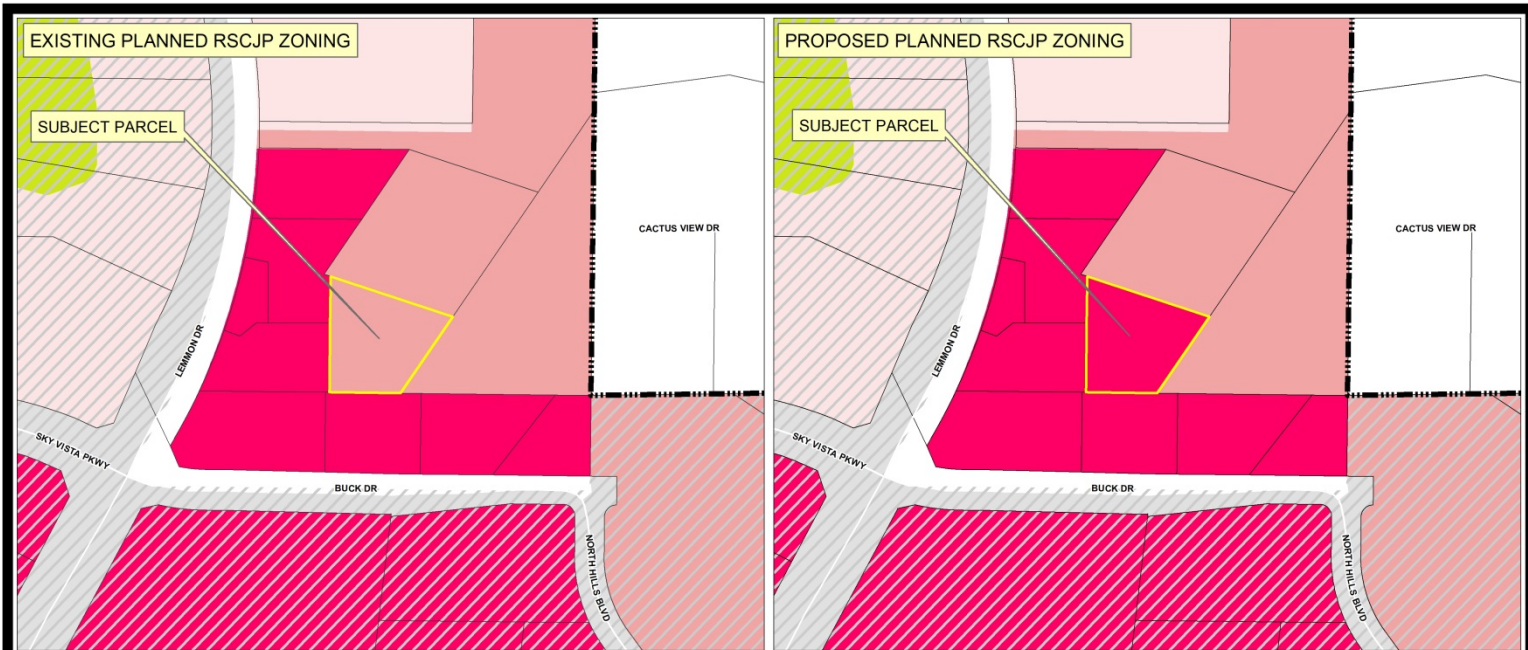


# Reno-Stead Corridor Joint Plan





# Regulatory Zone



## Reno - Stead Corridor Joint Plan WRZA19-0001 & WMPA19-0001

- |  |   |   |   |
|--|---|---|---|
| <ul style="list-style-type: none"> <li>--- JOINT PLAN BOUNDARY</li> <li>■ HIGH DENSITY RURAL<br/>5 - 2.5 acre lots</li> <li>■ LOW DENSITY SUBURBAN/<br/>RURAL RESIDENTIAL<br/>2.5 - 1 acre lots</li> </ul> | <ul style="list-style-type: none"> <li>■ MEDIUM DENSITY SUBURBAN/<br/>SUBURBAN RESIDENTIAL<br/>1 - 3 du acre</li> <li>■ HIGH DENSITY SUBURBAN/<br/>LOW DENSITY RESIDENTIAL<br/>3 - 7 du acre</li> <li>■ GENERAL COMMERCIAL</li> </ul> | <ul style="list-style-type: none"> <li>■ INDUSTRIAL</li> <li>■ PUBLIC &amp; SEMI-PUBLIC FACILITIES</li> <li>■ PARKS &amp; RECREATION</li> </ul> | <ul style="list-style-type: none"> <li>■ OPEN SPACE</li> <li>■ GENERAL RURAL</li> <li>■ CITY OF RENO EXERTED<br/>SPHERE OF INFLUENCE</li> </ul> |
|--|---|---|---|

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.



**WASHOE COUNTY  
NEVADA**  
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Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

Path: G:\arcdata\planarea\mv\rscj\rscjmapseries\_current\WRZA19-0001\_WMPA19-0001\_side\_by\_side.mxd

NOTE: Any changes to the land use or boundaries shown on this map require approval through the joint amendment process. DATE: 3/7/2019



# Compatibility

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

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating Existing (MDS)	Compatibility Rating Proposed (GC)
General Commercial (GC)	General Commercial	Low	High
	Medium Density Suburban	High	Low

- High Compatibility: Little or no screening or buffering necessary.  
Medium Compatibility: Some screening and buffering necessary.  
Low Compatibility: Significant screening and buffering necessary





# Public Notice & CAB/NAB

- **Notice sent to 64 property owners within 1,000 feet**
- **North Valleys Citizen Advisory Board, March 11, 2019**
  - Recommended approval
- **Ward 4 Neighborhood Advisory Board, March 21, 2019**
  - No recommendations provided by NAB





# Pattern of Growth

- **The Reno-Stead Corridor Joint Plan proposed concentrating the bulk of commercial development off of Lemmon Drive and US 395 North.**
- **Over the years commercial development has continued and is concentrated at the Lemmon Drive/Buck Drive/Sky Vista Parkway intersection.**



# Existing Residence

- **The parcel currently contains an existing manufactured home.**
- **It has been determined that these items can be approved subject to a condition precedent that the residence be removed before the amendments actually take effect.**
- **The applicant will have ninety (90) days to remove the existing manufactured home after regional makes a decision.**



# MPA Resolution Change

- The following language has been added to Exhibit A.
  - Now, therefore, be it resolved that pursuant to NRS 278.02786 and NRS 278.210(3):
  - (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby recommend adoption of Master Plan Amendment Case Number WMPA19-0001, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
  - (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.



# RZA Resolution Change

- The following language has been added to Exhibit B.
  - Now, therefore, be it resolved that pursuant to NRS 278.250 and NRS 278.260:
  - (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0001, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
  - (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.





# City of Reno Updated Memo

- **City of Reno provided staff with an updated memo containing all pages.**
  - Staff have provided the memo to Commissioners.



# MPA Recommendation

- It is recommended that the Washoe County Planning Commission approve the proposed Master Plan amendment.
- The request meets all applicable findings.
- Motion on page 20/21 of your staff report.



# RZA Recommendation

- **It is recommended that the Washoe County Planning Commission approve the proposed Regulatory Zone Amendment.**
- **The request meets all applicable findings.**
- **Motion on page 22 of your staff report.**



# City of Reno Motion

- **Master Plan Amendment:**
- **Based upon compliance with the applicable considerations, I move to adopt the amendment to the Master Plan by resolution and recommend that City Council approve the Master Plan amendment by resolution, subject to conformance review by the Regional Planning Agency.**