

# Larson Family Trust– Master Plan Amendment (WMPA21-0004) & Regulatory Zone Amendment (WRZA21-0003)

## Washoe County Planning Commission – Public Hearing

### September 6<sup>th</sup>, 2022 at 6 p.m. at Washoe County Chambers

#### Request summary:

- A **Master Plan Amendment** to change the Master Plan land use designation to the parcel from Suburban Residential (SR) to Commercial (C);
- A **Regulatory Zone Amendment** to change the parcel zoning from Medium Density Suburban (MDS) to Neighborhood Commercial (NC).
- The site is part of the North Valleys (NV) Area Plan. These requests are influenced by the changes in the immediate area where nearby parcels are now zoned commercially and transforming to a more commercial area.
- There is no project being proposed. This involves land use changes only to prepare the site for marketing for commercial uses.





Silver State Kennels

AutoZone Auto Parts

Beline Carnceria

SITE

Jimboy's Tacos

Walgreens

Walmart Supercenter

Shell

SKY VISTA PKWY

Bank of America

BUCK DR

Smith's Food and Drug

Starbucks

Jack in the Box

UPS Store

Qdoba Mexican Eats

Grocery Outlet Bargain Market

US-395

Peg's Glorified Ham and Eggs

O'Reilly Auto Parts

CVS Pharmacy

North Valleys Hardware

NORTH HILLS DR





June 15, 2022

Re: Neighborhood Meeting for a proposed map change (Larson Family Trust)

Dear Washoe County Resident:

We are inviting you to a neighborhood meeting on Tuesday June 28<sup>th</sup> at 5:30 pm to discuss our proposed rezoning and master plan change for this parcel. You are invited because you are a property owner located within 750' of the site. The site is located north of Buck Drive, and east of Lemmon Drive near the cluster commercial businesses known as Jimboys, AutoZone, etc. We are working with the property owner (and applicant) on the requested changes at this location (shown on the map below).

We are hosting a courtesy neighborhood meeting as this is an extension of the adjacent neighborhood. Please see the complete application posted online through the Washoe County website and the following link: [https://www.washoecounty.gov/csd/planning\\_and\\_development/applications/files-planning-development/comm\\_dist\\_five/2022/Files/WMPA21-0004\\_WRZA21-0003\\_app.pdf](https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_five/2022/Files/WMPA21-0004_WRZA21-0003_app.pdf)

Washoe County Planning Commission is expected to review this project at a hearing on August 2, 2022 at 6pm. We will update you with details of that hearing at our neighborhood meeting.

A basic summary of the request is:

- This is for one parcel (apn 552-190-01) that is 2.76 acres in size.
- A Change in the Master Plan from Suburban Residential to Commercial land use.
- A Regulatory Zone Amendment from Medium Density Suburban to General Commercial
- There is no project proposed at this time. The intent is to use the site for a commercial use.
- On the east side of the site, it is zoned entirely residential.

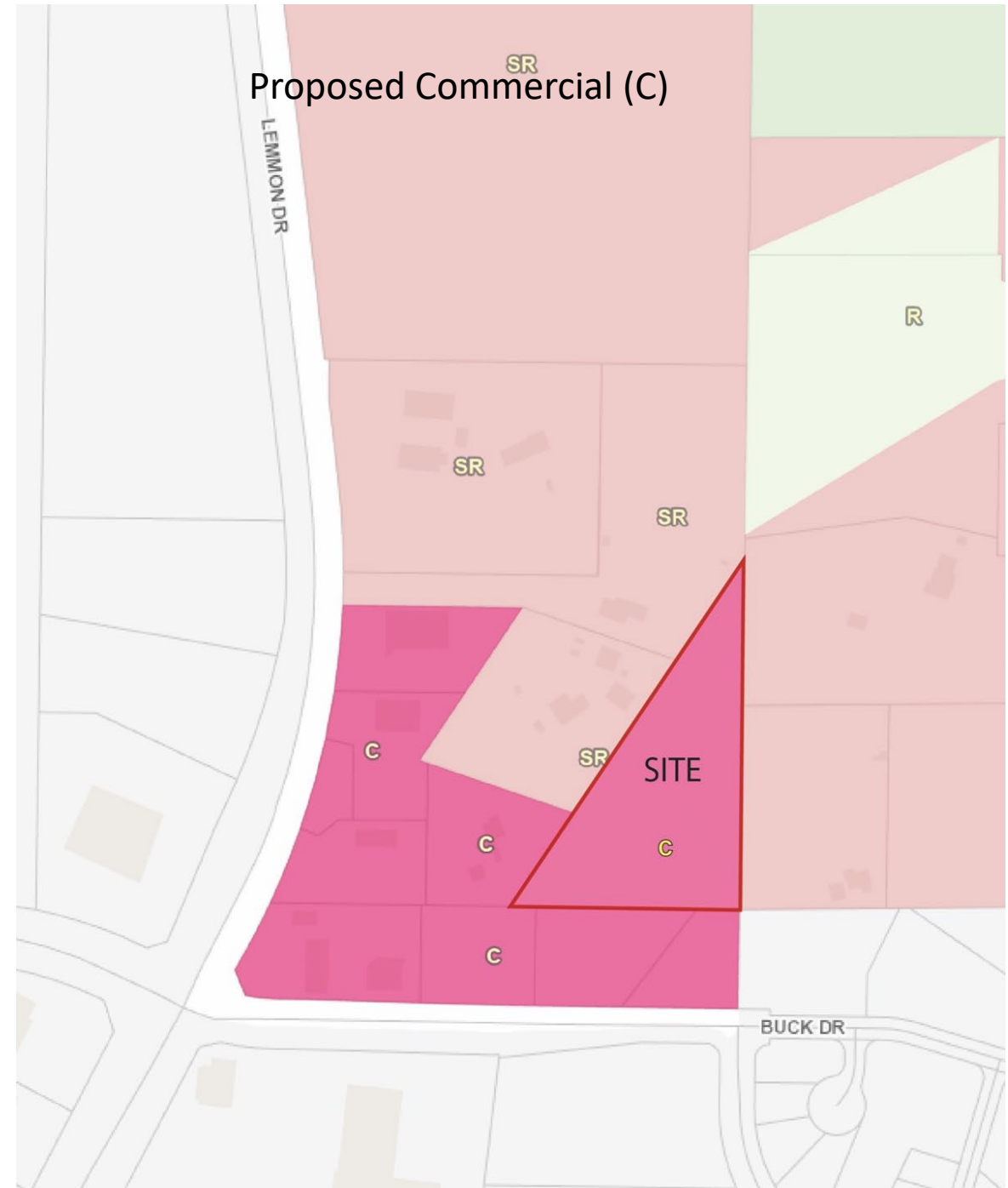
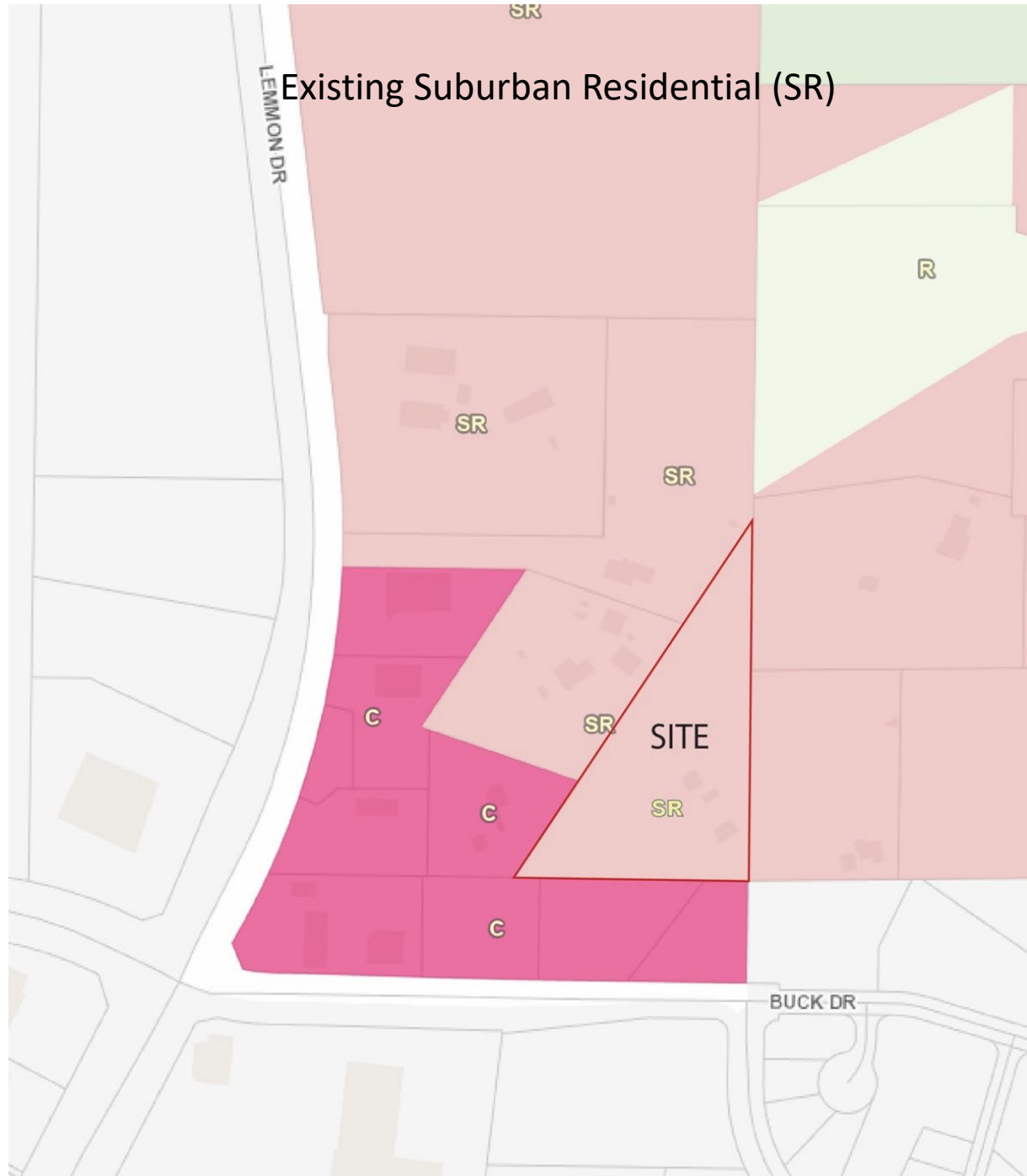
This will be an in-person neighborhood meeting at Alice Smith Elementary School. Please join us at the meeting or you can offer your input by emailing me at [johnk@klsdesigngroup.com](mailto:johnk@klsdesigngroup.com) or call or text me at (775) 857-7710.



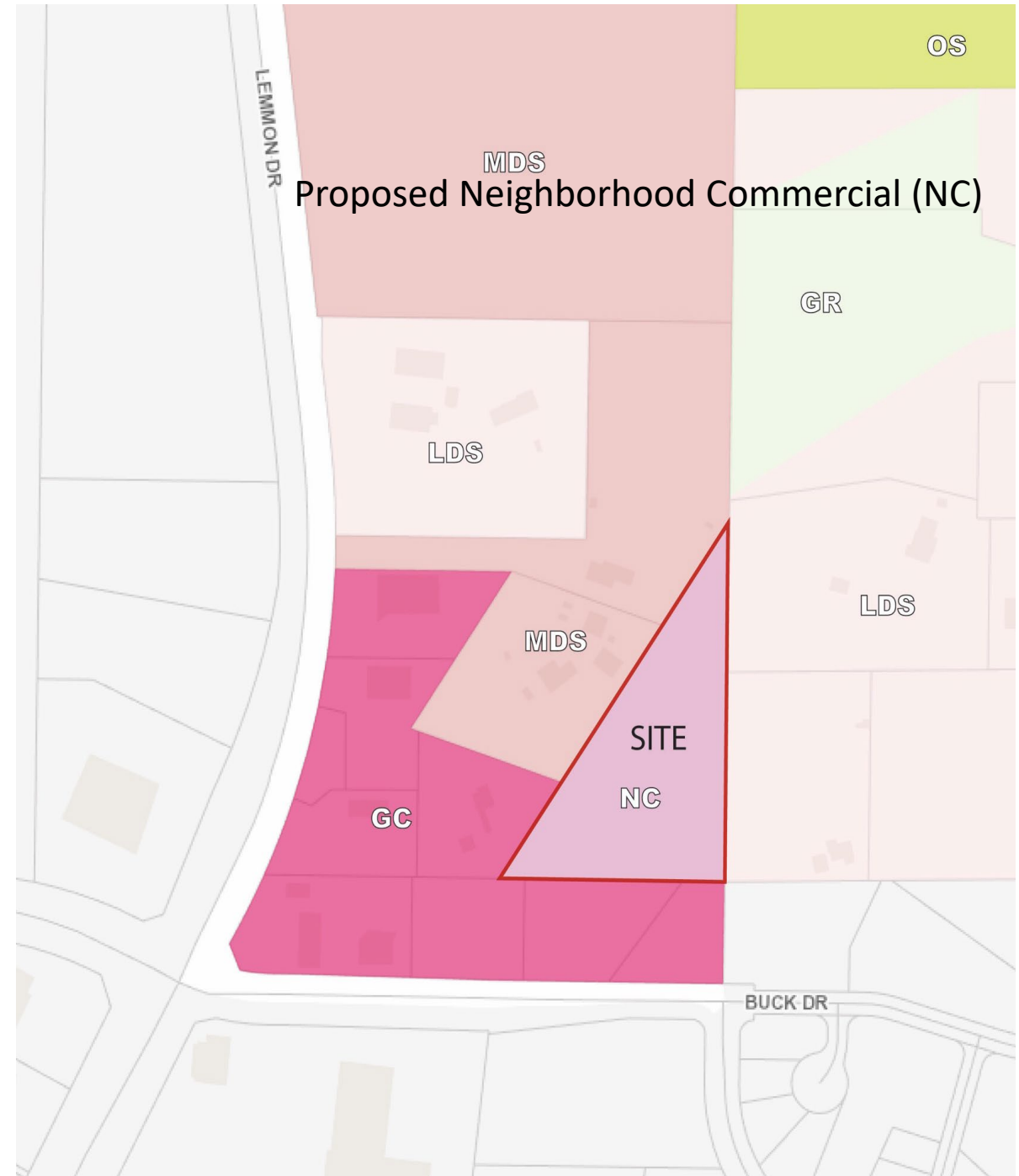
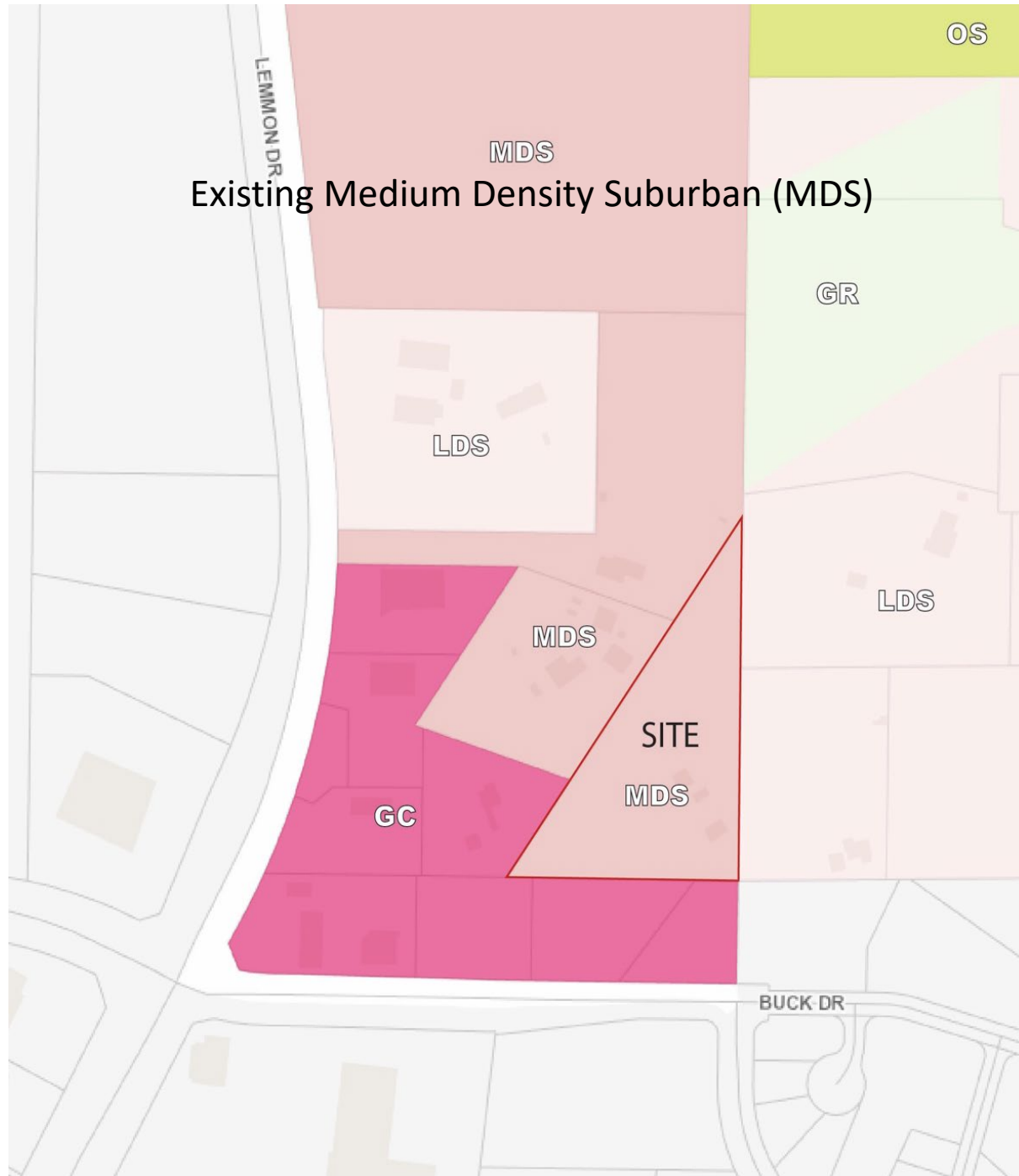
Thank you,

John F. Krmpotic  
KLS Planning

# Existing & Proposed Master Plan



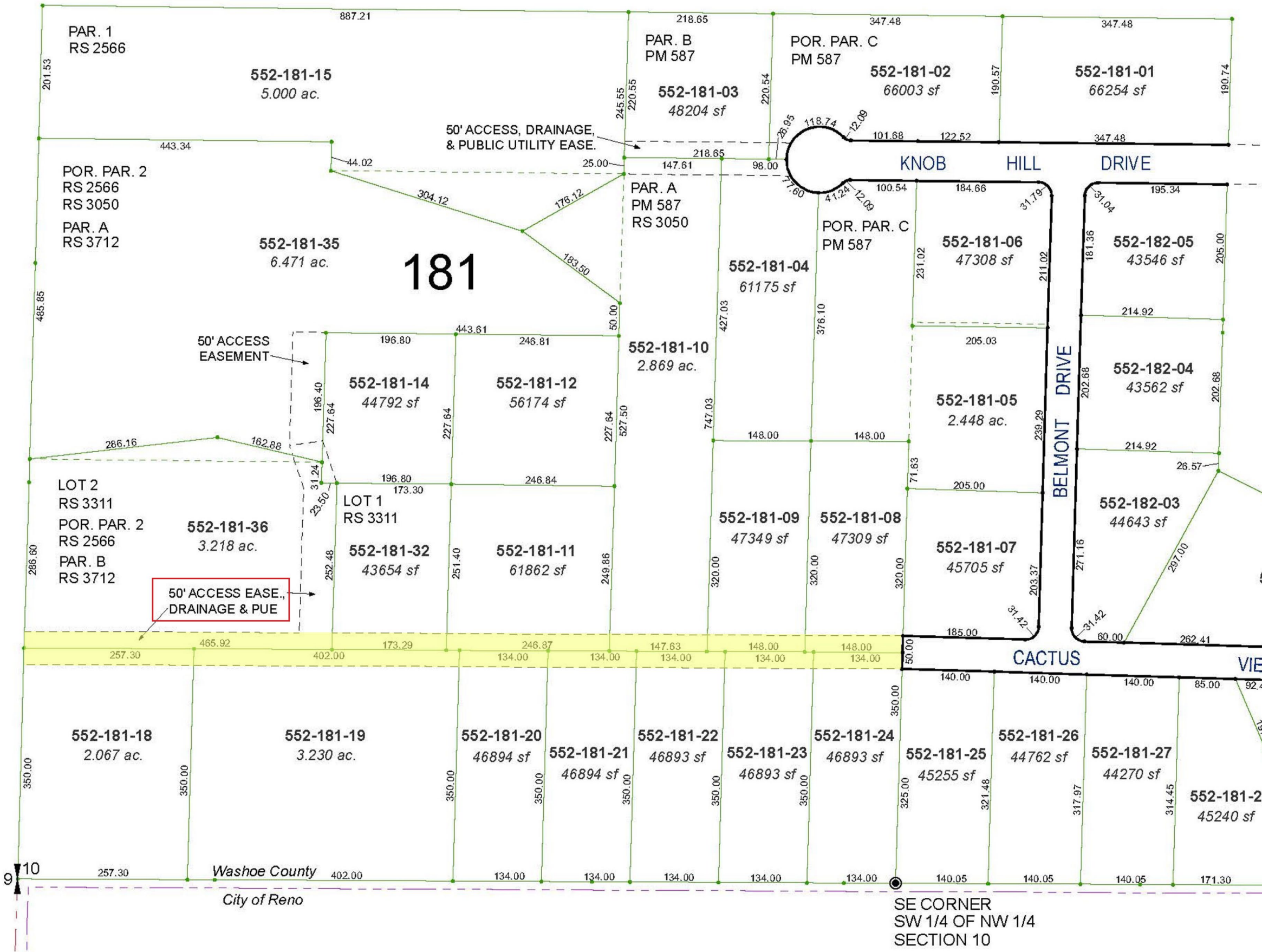
# Existing & Proposed Zoning



# Rationale for the requested changes:

- **Change in Conditions** – Two more recent changes in the immediate area include the change to the Master Plan and zoning for an abutting parcel. Also, the intensity of the intersection of Lemmon Drive is a fundamental character change with the expansion of Lemmon Drive to a 6-lane arterial street with construction under way.
- **Land Use Compatibility** – There is solid basis to say the change is suitable given that commercial zoning and uses are abutting the site on two sides. This would be a good transitional site in terms of zoning and use to the suburban residential to the east. This is typical and appropriate in managing land use regulation.
- **Approved Policy Change** – This approved change to remove the Rural Character Management Area of the North Valleys Area Plan now allows for this use and zoning. It was determined in that process there is nothing about the location to indicate it is rural.
- **Favorable Feasibility Reports (Market & Infrastructure)** – There are public facilities in place or planned for expansion to service this parcel. Those public facilities include roads, community sewer, community water, police, fire, and a library. These are all indicative of the intensification of this quadrant of a major arterial intersection that is suited for commercial use. The market analysis showed demand for the commercial/retail services as well.





PAR. 1  
RS 2566

552-181-15  
5.000 ac.

PAR. B  
PM 587

552-181-03  
48204 sf

POR. PAR. C  
PM 587

552-181-02  
66003 sf

552-181-01  
66254 sf

POR. PAR. 2  
RS 2566  
RS 3050  
PAR. A  
RS 3712

552-181-35  
6.471 ac.

PAR. A  
PM 587  
RS 3050

552-181-04  
61175 sf

POR. PAR. C  
PM 587

552-181-06  
47308 sf

552-182-05  
43546 sf

50' ACCESS  
EASEMENT

552-181-14  
44792 sf

552-181-12  
56174 sf

552-181-10  
2.869 ac.

552-181-05  
2.448 ac.

552-182-04  
43562 sf

LOT 2  
RS 3311  
POR. PAR. 2  
RS 2566  
PAR. B  
RS 3712

552-181-36  
3.218 ac.

LOT 1  
RS 3311

552-181-32  
43654 sf

552-181-11  
61862 sf

552-181-09  
47349 sf

552-181-08  
47309 sf

552-181-07  
45705 sf

552-182-03  
44643 sf

50' ACCESS EASE.,  
DRAINAGE & PUE

552-181-18  
2.067 ac.

552-181-19  
3.230 ac.

552-181-20  
46894 sf

552-181-21  
46894 sf

552-181-22  
46893 sf

552-181-23  
46893 sf

552-181-24  
46893 sf

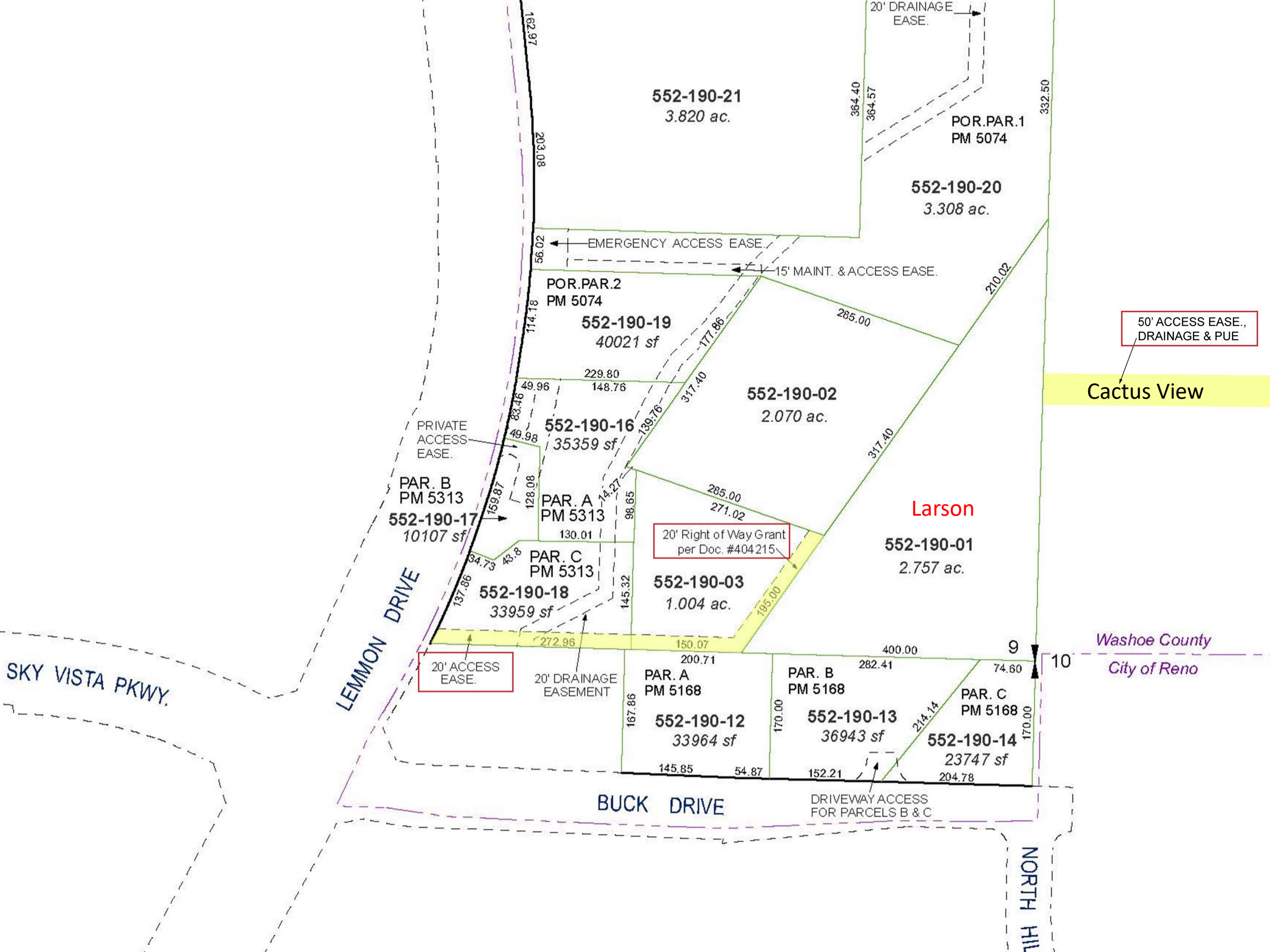
552-181-25  
45255 sf

552-181-26  
44762 sf

552-181-27  
44270 sf

552-181-28  
45240 sf

SE CORNER  
SW 1/4 OF NW 1/4  
SECTION 10



552-190-21  
3.820 ac.

552-190-20  
3.308 ac.

POR.PAR.2  
PM 5074  
552-190-19  
40021 sf

552-190-02  
2.070 ac.

PAR. B  
PM 5313  
552-190-17  
10107 sf

552-190-16  
35359 sf

PAR. A  
PM 5313

552-190-01  
2.757 ac.

552-190-18  
33959 sf

PAR. C  
PM 5313

552-190-03  
1.004 ac.

Larson

PAR. A  
PM 5168  
552-190-12  
33964 sf

PAR. B  
PM 5168  
552-190-13  
36943 sf

PAR. C  
PM 5168  
552-190-14  
23747 sf

BUCK DRIVE

LEMMON DRIVE

SKY VISTA PKWY.

NORTH HILL

Cactus View

Washoe County  
City of Reno

50' ACCESS EASE.,  
DRAINAGE & PUE

20' Right of Way Grant  
per Doc. #404215

20' ACCESS  
EASE.

20' DRAINAGE  
EASEMENT

DRIVEWAY ACCESS  
FOR PARCELS B & C

EMERGENCY ACCESS EASE.

15' MAINT. & ACCESS EASE.

PRIVATE  
ACCESS  
EASE.

20' DRAINAGE  
EASE.



# Questions or Comments Please!

**Planning Consultant**

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