

Washoe County Planning Commission



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SERVICES DEPARTMENT

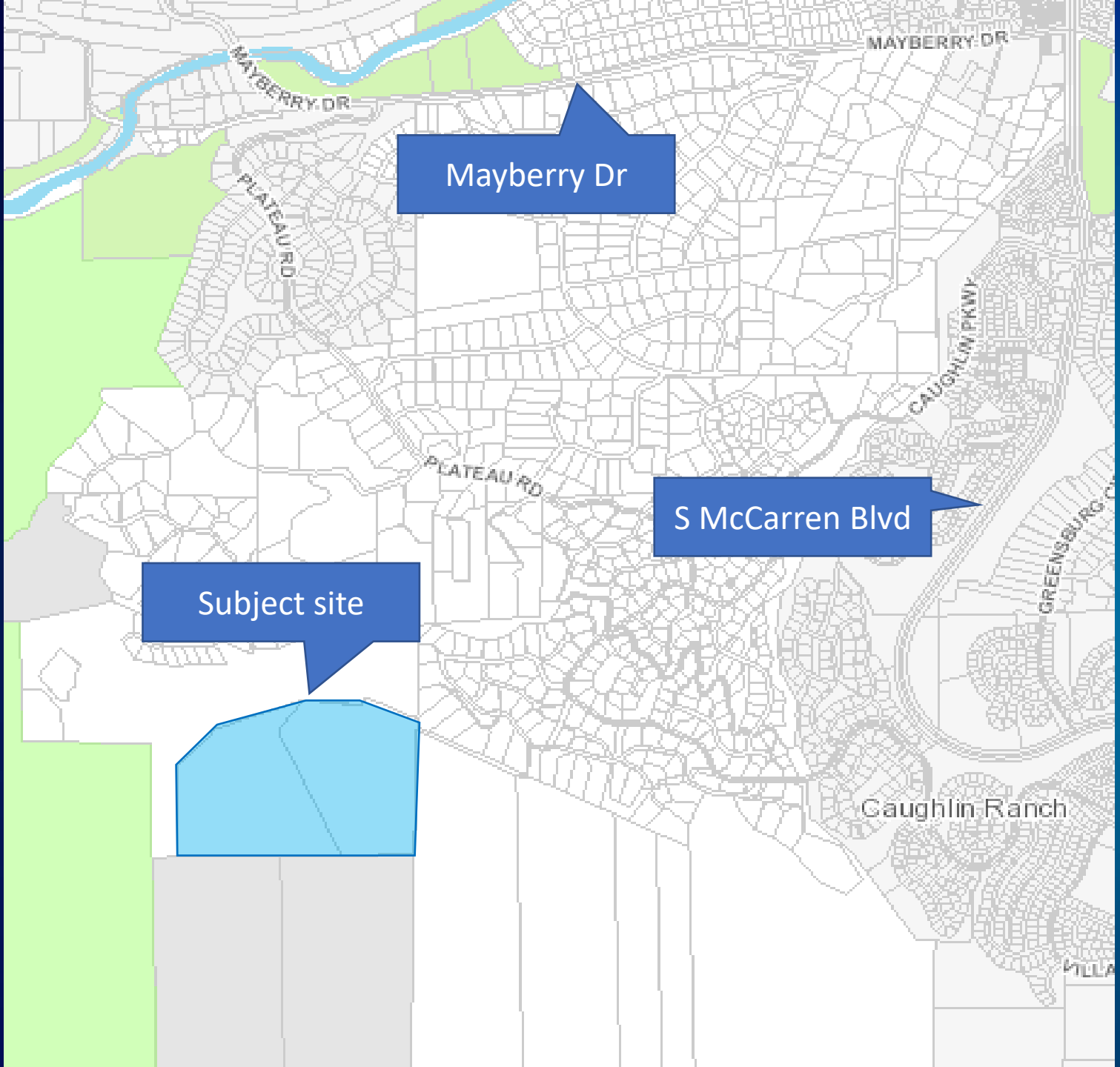
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**WMPA23-0008/WRZA23-0009  
(Thompson Family Trust Master Plan and  
Regulatory Zone Amendment)**

January 2, 2024

For hearing, discussion, and possible action to:

- (1) Approve an amendment to the Southwest Truckee Meadows Area Plan, a component of the Washoe County Master Plan, to redesignate 8.36 acres of two parcels totaling 81.83 acres from Rural (R) to Suburban Residential (SR); and,
- (2) Subject to final approval of the associated Master Plan Amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, recommend adoption of an amendment to the Southwest Truckee Meadows Regulatory Zone Map, to redesignate 8.36 acres of the same parcels from General Rural (GR) (1 dwelling unit/40 acres) to Low Density Suburban (LDS) (1 du/acre); and
- (3) If approved, authorize the chair to sign resolutions to this effect.



Mayberry Dr

Subject site

S McCarren Blvd

Caughlin Ranch





Project Area



# Background



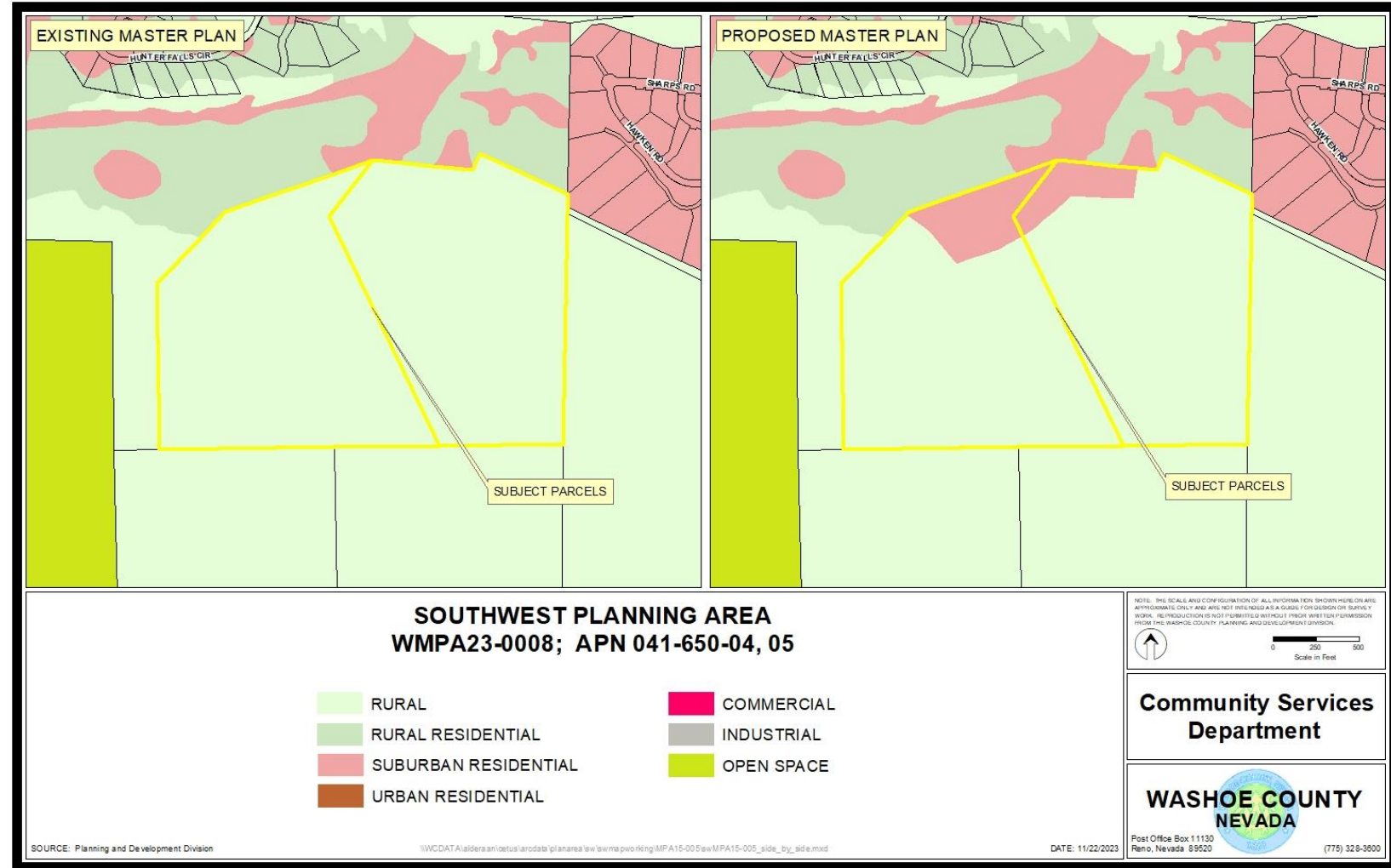
- APN: 041-650-04 & 041-650-05
- 81.83 acres
- Undeveloped
- Some flatter areas, majority slopes over 30%
- West Truckee Meadows Wildland Transition Suburban Character Management Area
- Current regulatory zone: General Rural (GR)
- Current master plan designation: Rural (R)
- Density: 2 units => 9 units

# MPA Request



The master plan amendment request is:

1. 8.36 acres Rural (R) => Suburban Residential (SR)

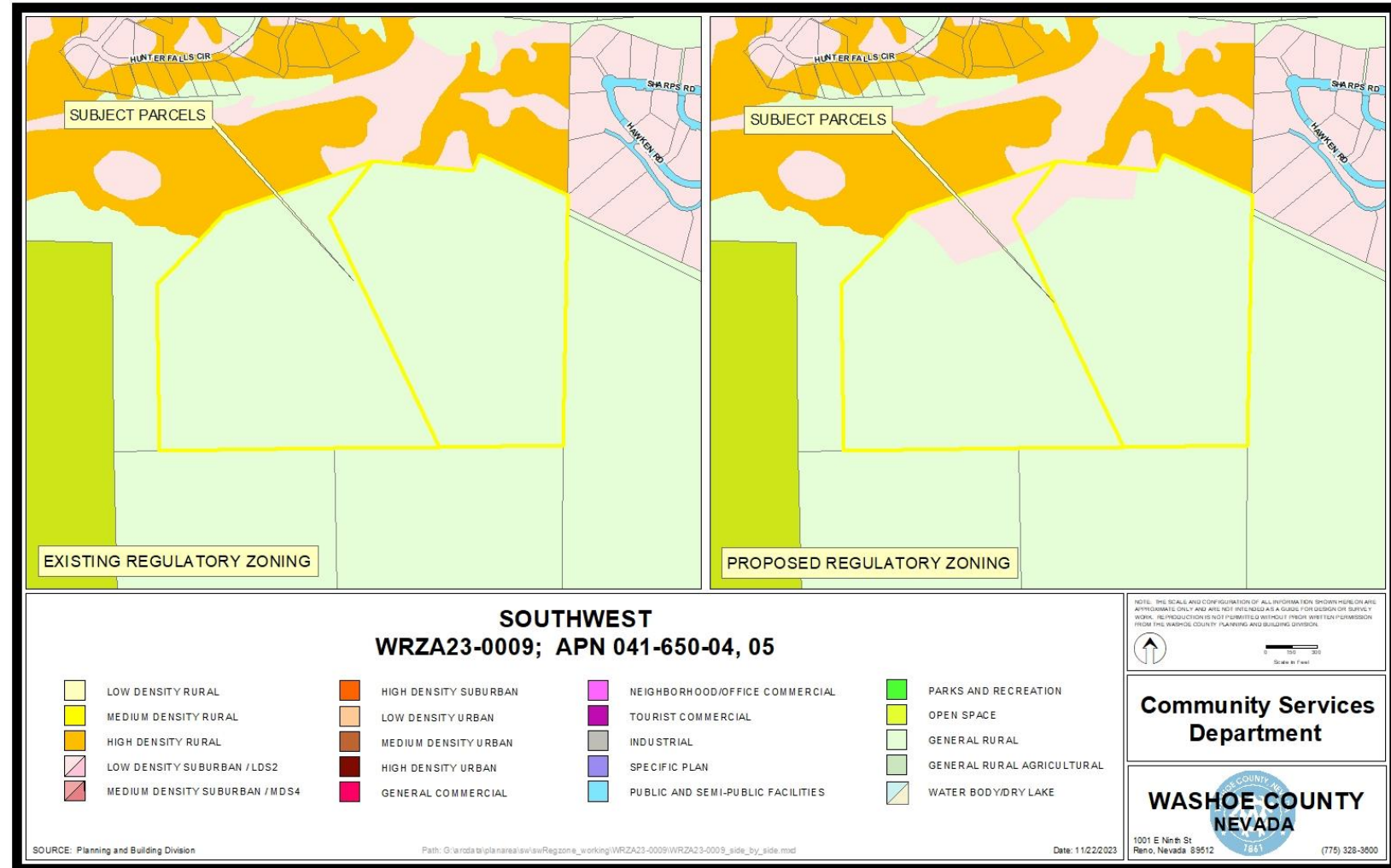


# RZA Request



The regulatory zone amendment request is to:

1. 8.36 acres General Rural (GR) (1 unit/40 acres) => Low Density Suburban (LDS) (1 unit/acre)

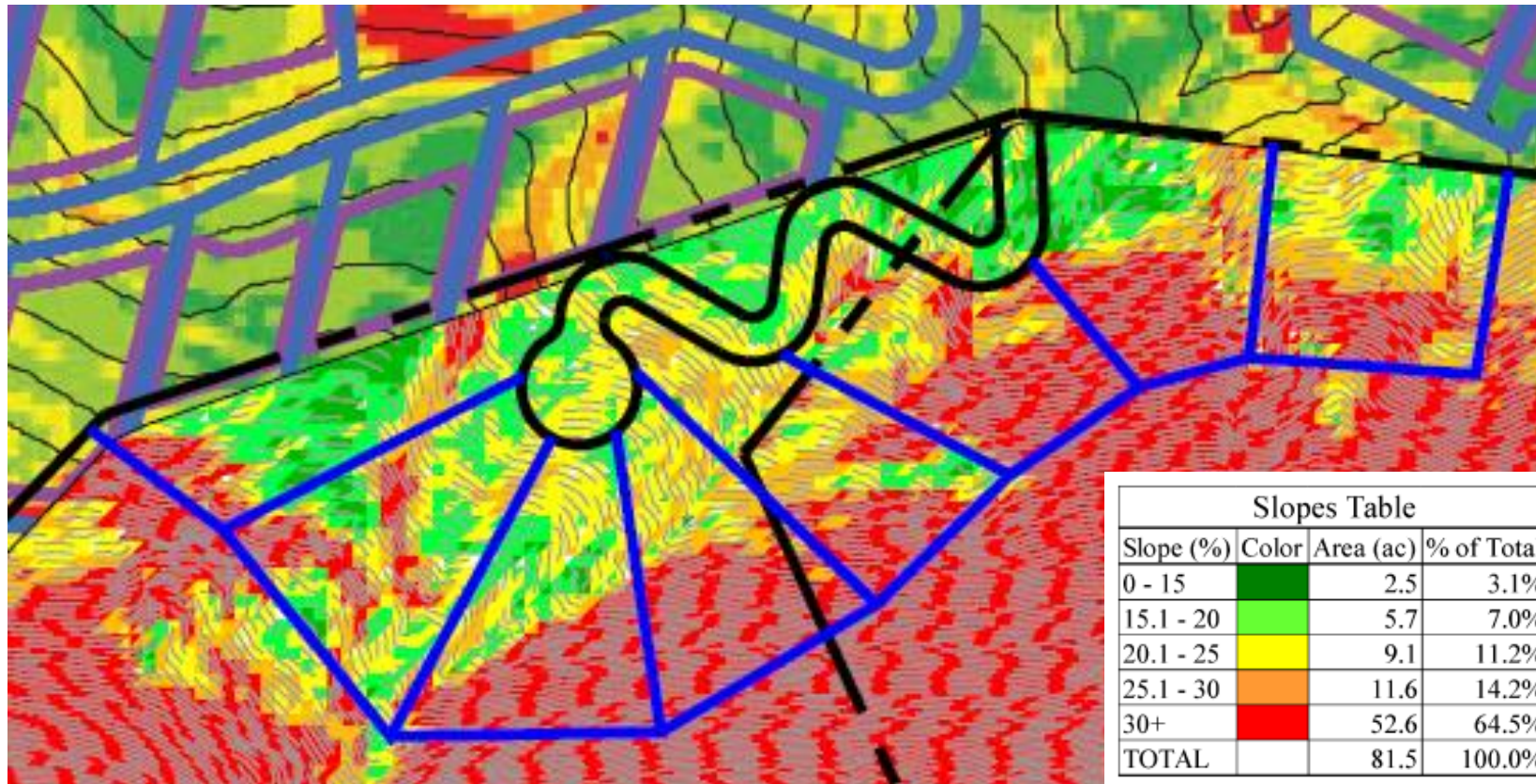




# Development Constraints



- Slopes steeper than 30% on 64% of property
- 25% (2.1 acres) of proposed LDS area has slopes greater than 30%





# Development Constraints (2)

- Development Constraints Area (DCA) within proposed LDS area, in contravention of Land Use and Transportation Element LUT.32.2
- DCA intended for slopes steeper than 30% and appropriate for maximum residential density of 1 unit per 40 acres



# Development Constraints (3)

- Slopes steeper than 30% not suitable for development
  - Article 424 Hillside Development
  - DCA only appropriate for densities of 1 unit per 40 acres
  - Intent of General Rural in WCC 110.106.15(a) is to include DCA areas
- Engineering Division recommended denial based on site characteristics and concerns about developing at proposed density on steep slopes
- Cannot make MPA or RZA findings due to encroachment of LDS zoning into areas not suitable for development at density of 1 unit/acre



# Availability of Facilities

- Water and wastewater facilities not currently extended to project site
  - If development to north—Ridges at Hunter Creek—is completed, facilities would be close to project site
  - Facilities do not exist and are not planned for within next 10 years
- Served by Caughlin Ranch Elementary School, Swope Middle School, and Reno High School
  - Washoe County School District indicated no concerns
  - Increase in density of 7 units
- Truckee Meadows Regional Planning Agency (TMRPA) indicated concerns that water, wastewater, and roadway facilities are insufficient and that expansions completed by Ridges at Hunter Creek will not be of a sufficient capacity to accommodate proposed additional density
- Staff cannot make finding that facilities are available and adequate or planned to be adequate

# Neighborhood Meeting



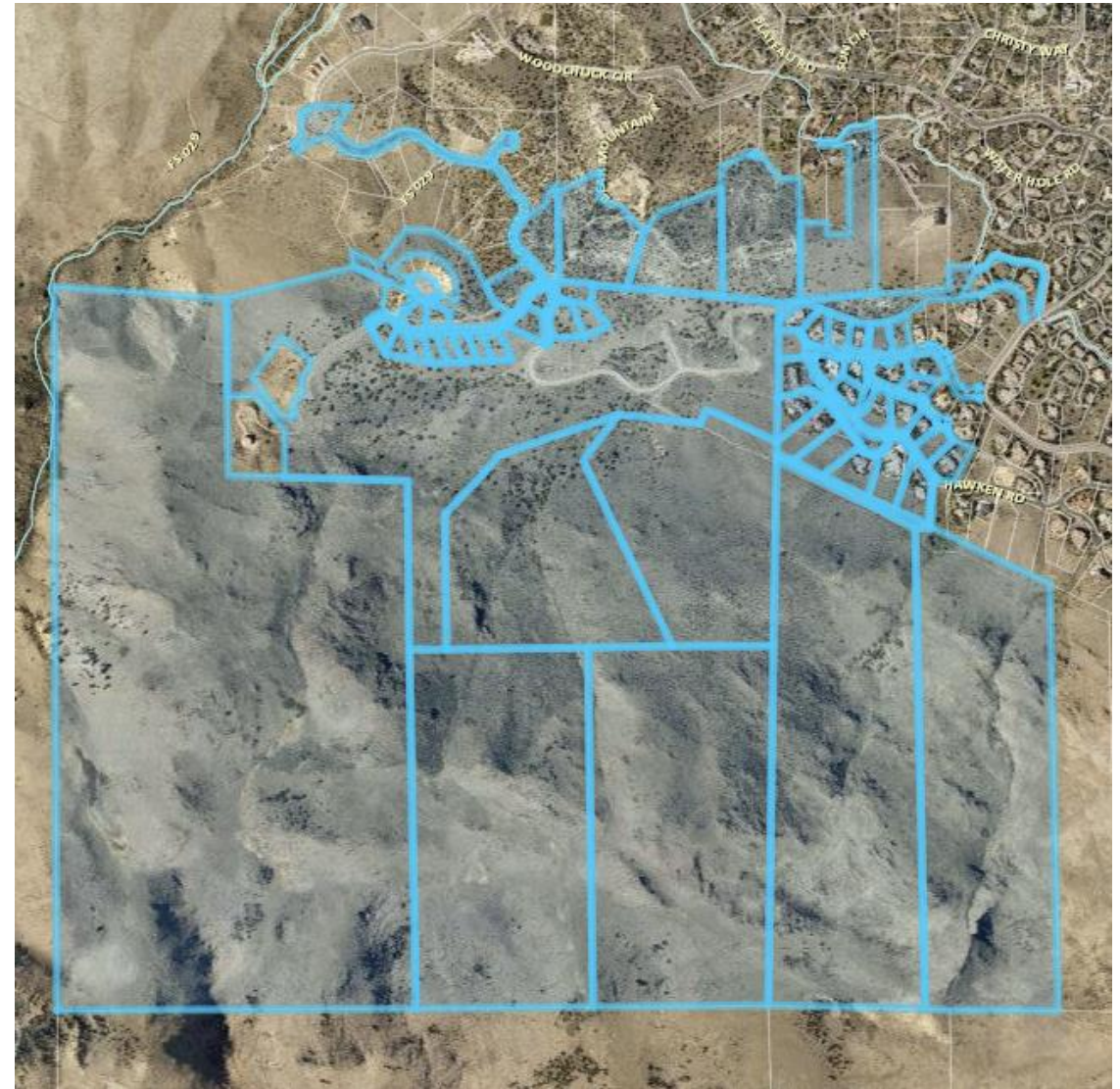
- Meeting held on August 28, 2023 from 5:30-6:10 pm
- Attended by two members of the public
- Questions regarding the process and future envisioned layout of parcels and building pads



# Noticing



- 34 property owners within 1,100 feet



# Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report (Exhibit D).
- Engineering Division recommended denial
- Staff **cannot** make all the findings as explained in the staff report, including findings specific to the Southwest Truckee Meadows Area Plan for the MPA (SW.20.1 (a-c) and SW20.3 (a-j)).



# MPA Findings



1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

# RZA Findings



1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

# 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 **deny** Master Plan Amendment Case Number WMPA23-0008, being unable to make the required findings in accordance with Washoe County Code Section 110.820.15(d) [specify particular findings that cannot be made] and with policies SW.20.1 and SW.20.3 of the Southwest Truckee Meadows Area Plan. The findings in WCC 110.820.15(d) include:



# 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 deny Regulatory Zone Amendment Case Number WRZA23-0009, being unable to make the required findings in accordance with Washoe County Code Section 110.821.15, including:

# Thank you

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