Request

• This is a request for a Master Plan Amendment and Regulatory Zone Amendment on a 2.56 acres parcel.
• The land is part of Nevada State Department of Transportation (NDOT) right-of-way and has no master plan designation or zoning.
• The request is to designate the parcel Rural (R) and with regulatory zoning of General Rural (GR), and the applicant is Washoe County.
Site Location

[Map showing the location of Davis Creek Regional Park and Washoe Lake State Park]
This item was heard at the March 26th meeting however there was a noticing issue and it was recommended that the County Commissioners re-hear the item.

Staff would request that new resolutions be signed and the previous resolutions be receded.
Background

- NDOT acquired the site in 2001 for the I-580 expansion; previous to that the parcel was designated Rural (R) and General Rural (GR) regulatory zoning.
- In October 2018 NDOT sold the property back to the original owner who built the residence in the 1990’s.
- There is a two-story 2,154 sq. ft. house, a 1,802 sq. ft. building and a 208 sq. ft. garage.
- The property is located between US-395 and I-580, and access is limited to only southbound travel lanes.
Site
Master Plan Designation

South Valleys Planning Area
WMPA18-0009; APN 046-051-49

EXISTING MASTER PLAN DESIGNATION

PROPOSED MASTER PLAN DESIGNATION

COMMERCIAL
INDUSTRIAL
OPEN SPACE

RURAL
RURAL RESIDENTIAL
SUBURBAN RESIDENTIAL
URBAN RESIDENTIAL

SOURCE: Planning and Building Division
PATH: G:\arcdata\planner\wmpv\wmpv18-0009\wmpv\wmpv18-0009\src\by_side.mxd
DATE: DECEMBER 2018

Community Services Department
WASHOE COUNTY NEVADA

DATE: DECEMBER 2018
(775) 328-3800
The designation of Rural (R) and General Rural (GR) zoning will re-establish the previous master plan designation and regulatory zone for the parcel prior to the NDOT ownership.

The parcel is ±2.5 acres in size, which does not meet the minimum lot size for the regulatory zone of GR of 40 acres.

There are other parcels in the area and through the County that are similar and do not meet the minimum 40 acres requirement.

This designation and zoning will allow for the current uses on the site.

The site is outside the Truckee Meadows Service Area (TMSA), which prevents commercial uses from being established.
Notices were sent to 31 affected property owners - 750 feet from the site
Legal notice published in RGJ on January 25, 2019
South Truckee Meadows/Washoe Valley CAB reviewed the application on January 3, 2019
CAB members voted unanimously in favor of the request
To adopt an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to add the Master Plan Category of Rural (R) on a ±2.56 acre parcel that was previously part of the Nevada State Department of Transportation (NDOT) right-of-way and currently has no assigned Master Plan Category. If adopted, the Master Plan Amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.
Motion for RZA

Subject to final approval of the associated Master Plan Amendment change and a finding of conformance with the 2012 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to add the Regulatory Zone of General Rural (GR) on a ±2.56 acre parcel that was previously part of the Nevada State Department of Transpiration (NDOT) right-of-way and currently has no assigned Regulatory Zone.