



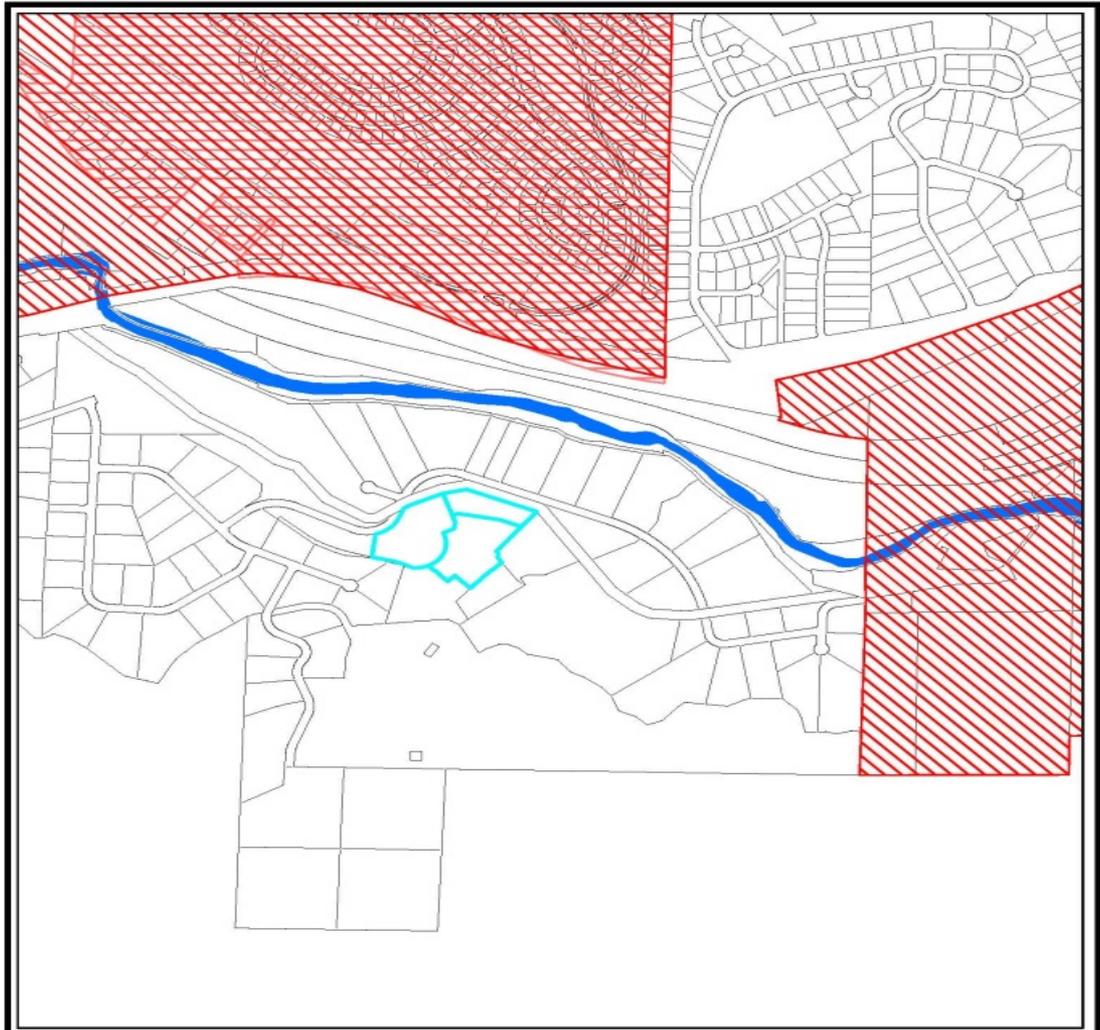
Master Plan Amendment and Regulatory Zone Amendment in Verdi

- **Swapping ½ acre of regulatory zone and master plan category.**
- **Master Plan Category being swapped – Rural Residential (RR) and Suburban Residential (SR)**
- **Regulatory Zone being swapped – Low Density Suburban (LDS) and High Density Rural (HDR)**
- **No increase in allowed lots/homes, or intensification of use**

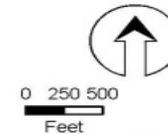


Vicinity Map

- 0 Erminia Road; 0 Mario Road
- South of Interstate 80



Vicinity Map
WMPA18-0005; WRZA18-0005



Community Services
Department
**WASHOE COUNTY
NEVADA**
1861
Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division

Date: Month Year



Master Plan Category Map



VERDI WMPA18-0005; Mario Road - APN 038-560-28, 29 & 038-656-08

- | | |
|--|--|
|  RURAL |  COMMERCIAL |
|  RURAL RESIDENTIAL |  INDUSTRIAL |
|  SUBURBAN RESIDENTIAL |  OPEN SPACE |
|  URBAN RESIDENTIAL | |

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREIN 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.

0 100 200
Scale in Feet

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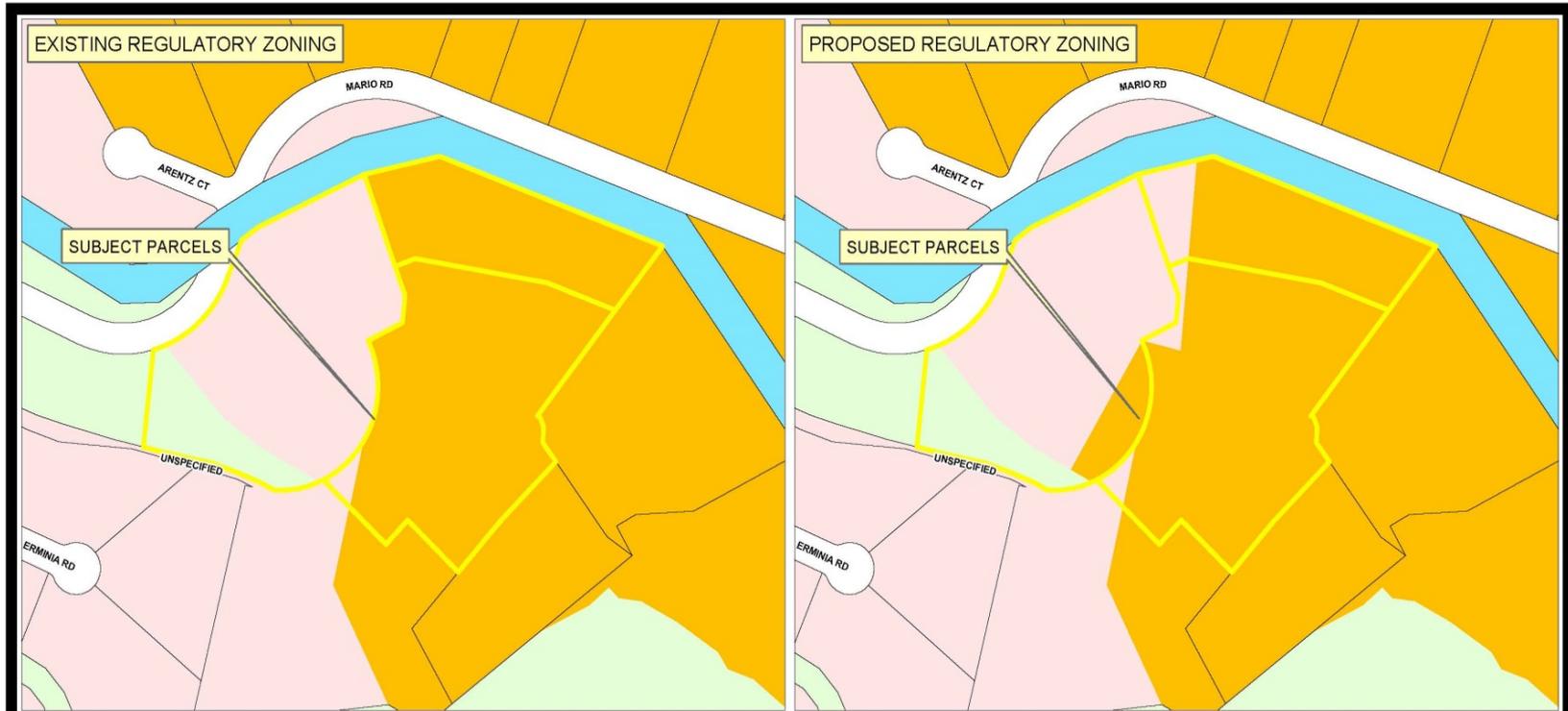
SOURCE: Planning and Building Division

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DATE: June 2018



Regulatory Zone Amendment Map



VERDI
WRZA18-0005; Mario Road - APN 038-560-28, 29 & 038-656-08

 LOW DENSITY RURAL	 HIGH DENSITY SUBURBAN	 NEIGHBORHOOD/OFFICE COMMERCIAL	 PARKS AND RECREATION
 MEDIUM DENSITY RURAL	 LOW DENSITY URBAN	 TOURIST COMMERCIAL	 OPEN SPACE
 HIGH DENSITY RURAL	 MEDIUM DENSITY URBAN	 INDUSTRIAL	 GENERAL RURAL
 LOW DENSITY SUBURBAN / LDS2	 HIGH DENSITY URBAN	 SPECIFIC PLAN	 GENERAL RURAL AGRICULTURAL
 MEDIUM DENSITY SUBURBAN / MDS4	 GENERAL COMMERCIAL	 PUBLIC AND SEMI-PUBLIC FACILITIES	 WATER BODY/DRY LAKE

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■ **Compatibility**

- All Master Plan Categories and Regulatory Zones currently exist on the property.
- High Density Rural has a High Compatibility with Low Density Suburban Regulatory Zone
 - LDS allows for one (1) dwelling unit per acre
 - HDR allows for one (1) dwelling unit per 2.5 acres



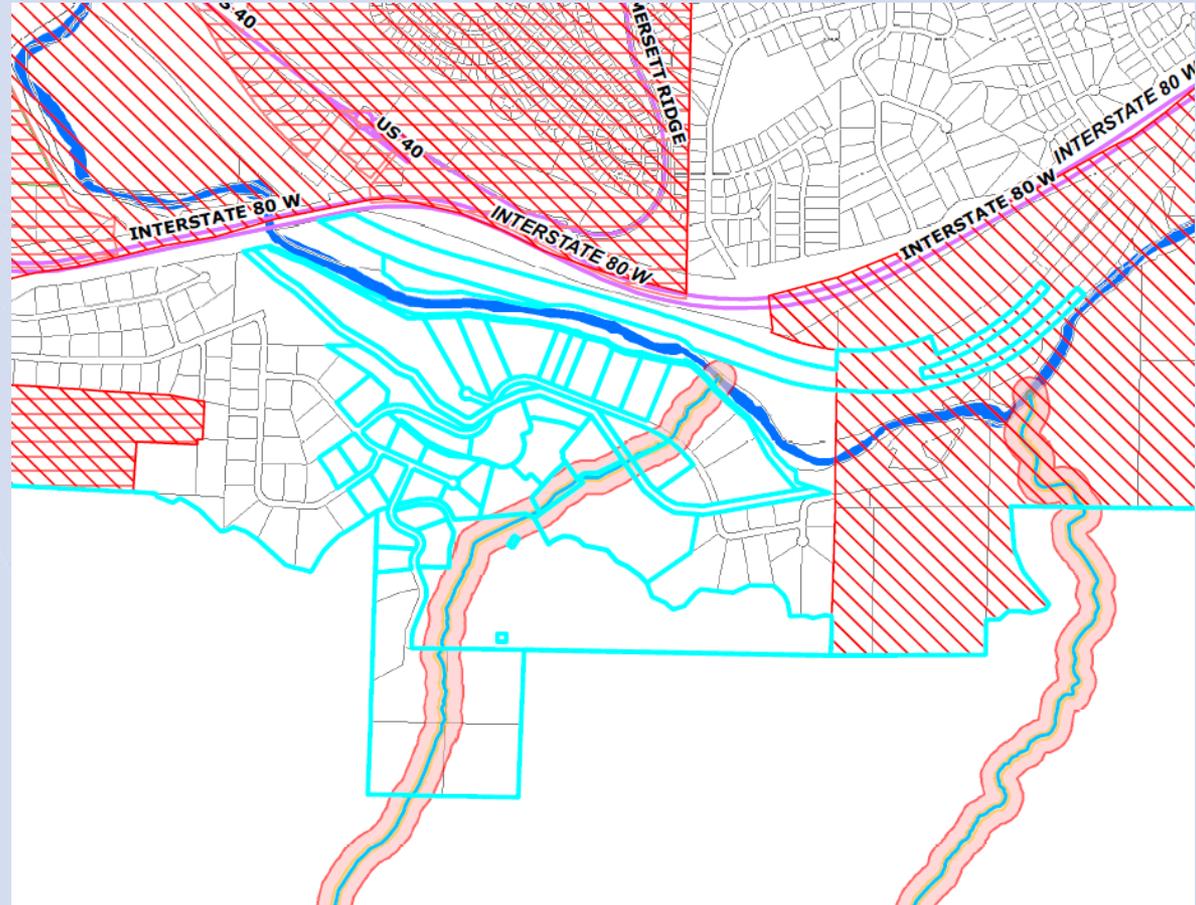
Citizen Advisory Board

- **West Truckee Meadows/Verdi Township**
 - Presented at the June 18, 2018 meeting
 - Discussion regarding layouts, notice, and further review.
 - Concern expressed on whether or not this was an attempt to increase density.



Notice

- **32 Property Owners Noticed**





- **Staff recommends approval with conditions for both applications.**



Motion

“Move to affirm the findings of the Planning Commission for WMPA18-0005 and WRZA18-0005 as outlined in the staff report and (1) Adopt an amendment to the Washoe County Master Plan, Verdi Area Plan to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan categories, by swapping the categories (0.49 acres) applicable to two portions of the property; and (2) Similarly swap the current regulatory zones of 0.49 acres from Low Density Suburban (LDS) to High Density Rural (HDR), and 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).”

“I further move to authorize the Chair to sign the two resolutions to adopt the amendments to the Verdi Area Plan Map and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.”