



WMPA18-0009 & WRZA18-0008



Board of County Commissioners
April 23, 2019



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





Background

- **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- **Staff would request that new resolutions be signed and the previous resolutions be rescinded**



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.**

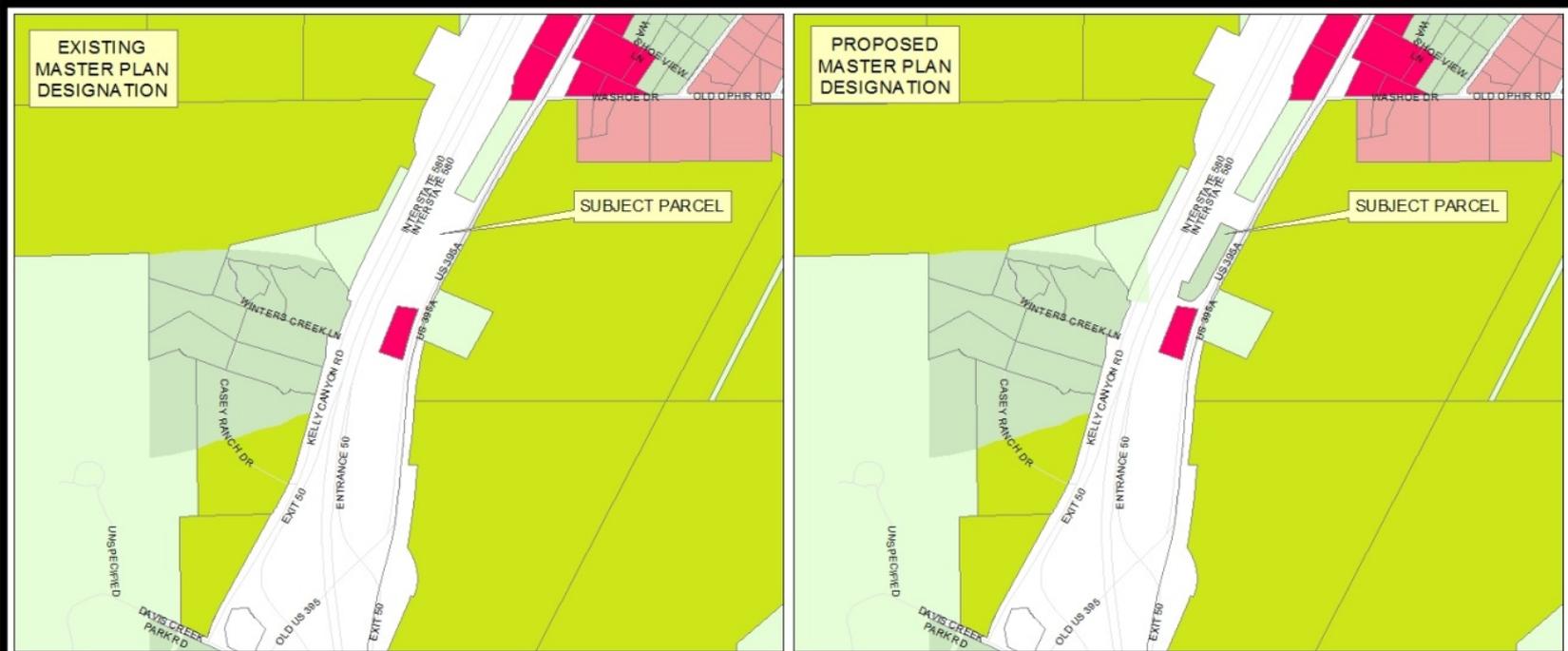


Site





Master Plan Designation



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

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

NOTE: THE SCALE AND COMPLETION 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 BUILDING DIVISION.

0 400 800
Scale in Feet

**Community Services
Department**



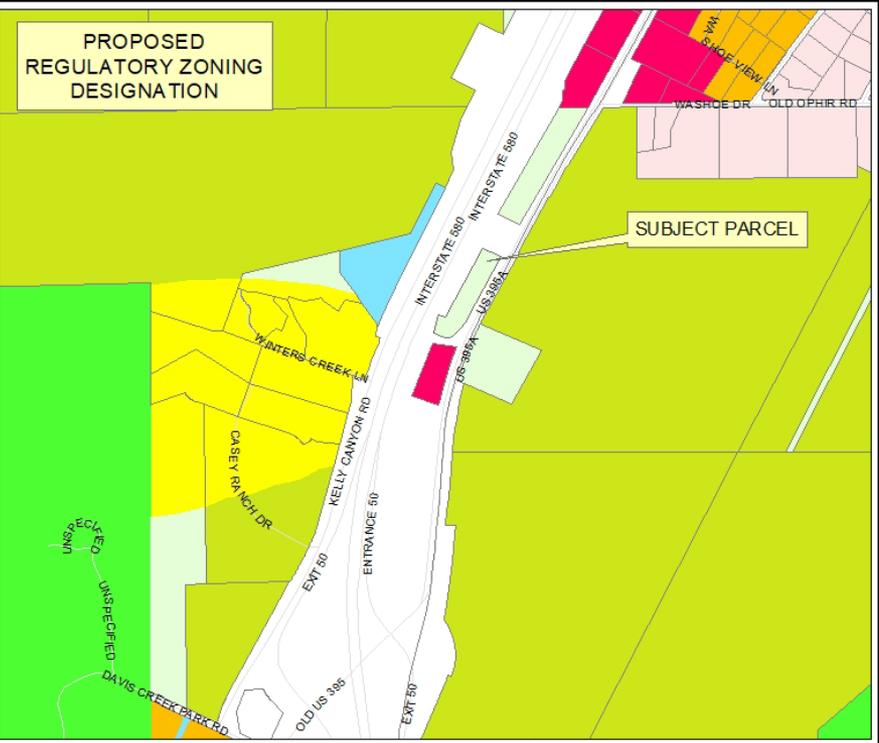
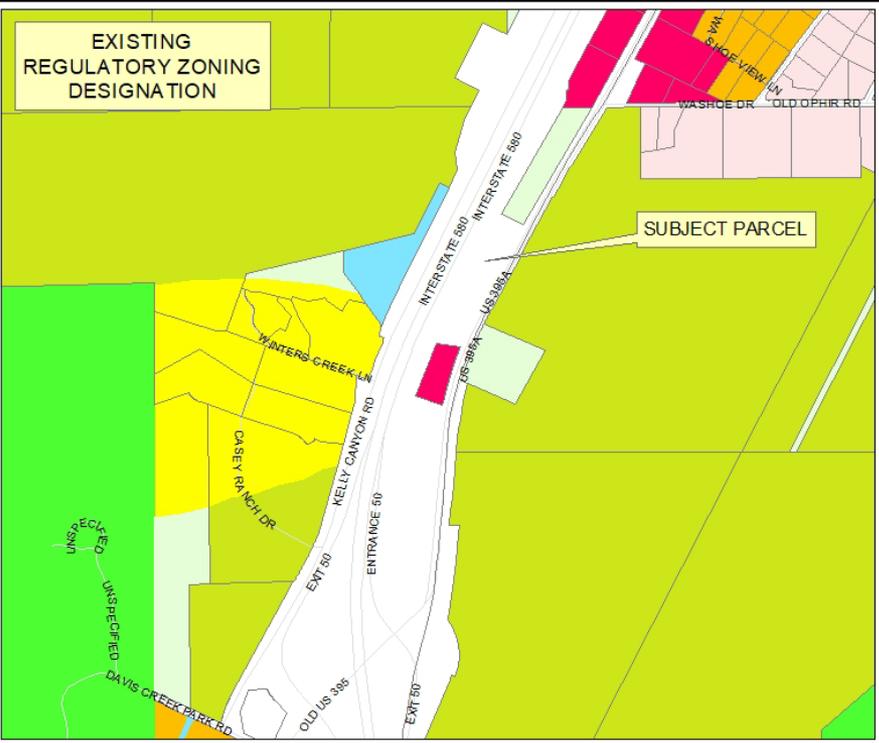
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DATE: DECEMBER 2018



Regulatory Zoning



South Valleys Planning Area WRZA18-0008; APN 046-051-49

- | | | | |
|------------------------|---------------------------|--------------------------------|-----------------------------------|
| LOW DENSITY RURAL | MEDIUM DENSITY SUBURBAN | HIGH DENSITY URBAN | PUBLIC AND SEMI-PUBLIC FACILITIES |
| MEDIUM DENSITY RURAL | MEDIUM DENSITY SUBURBAN 4 | GENERAL COMMERCIAL | PARKS AND RECREATION |
| HIGH DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD COMMERCIAL/OFFICE | OPEN SPACE |
| LOW DENSITY SUBURBAN | LOW DENSITY URBAN | TOURIST COMMERCIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN 2 | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL RESIDENTIAL |
| | | | DRY LAKE/WATER BODY |

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**Community Services
Department**

**WASHOE COUNTY
NEVADA**

1001 E. Ninth St.
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

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DATE: DECEMBER 2018



Analysis

- 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.

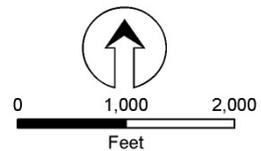


Public Notice & CAB

- **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**



WMPA18-0009 & WRZA18-0008
Noticing Map
31 Property Owners Noticed



Community Services
Department

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division

Date: January 2019



Motion for MPA

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 Transportation (NDOT) right-of-way and currently has no assigned Regulatory Zone