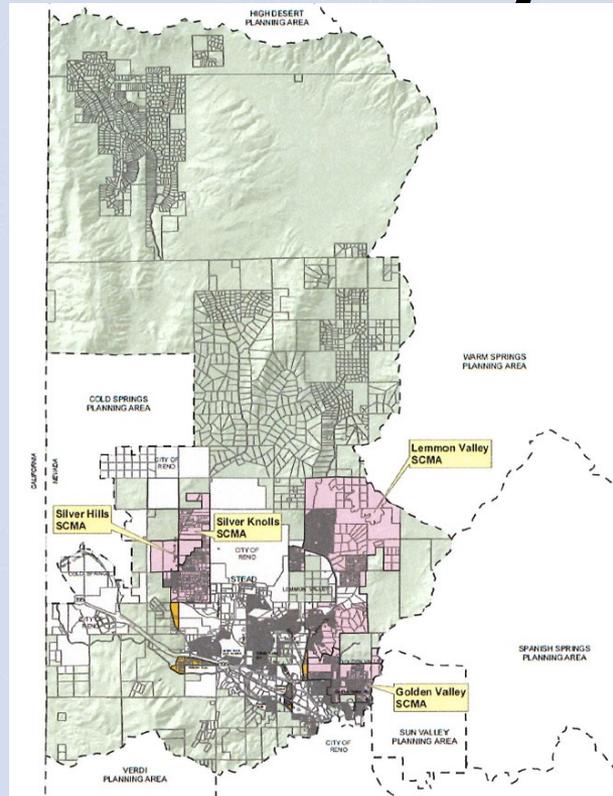




# WMPA21-005 North Valleys CMA Mapping



Planning Commission, November 9, 2021



# Request

- **Remove 251 parcels from the North Valleys Rural CMA**
  - Default back to Master Plan Category
    - **No changes** to Master Planning
    - **No changes** to Regulatory Zoning



# Background

- **Reno-Stead Joint Corridor was rolled back in 2020 (WMPA19-0009/WRZA19-0009).**
  - 268 parcels defaulted back to the Rural Character Management Area (RCMA)
    - This was a function of how the original maps were created, all non-Suburban CMA (SCMA) parcels were RCMA
- **These parcels were legal non-conforming**
  - Legal when zoned, but not in conformance with code
  - Staff noticed another 153 parcels in the vicinity in a similar situation and included them for a comprehensive review
- **Total of 421 Affected Parcels**
- **3 Neighborhood Meetings to identify staff recommended policy options**
  - Option 1 – Remove All 421 Parcels from the RCMA (staff preference)
  - Option 2 – Remove 251 parcels from the RCMA (all parcels outside of Horizon Hills Subdivision. (public preference)
- **Planning Commission approved Option 2 – Remove 251 Parcels from the RCMA on Sept 7, 2021**

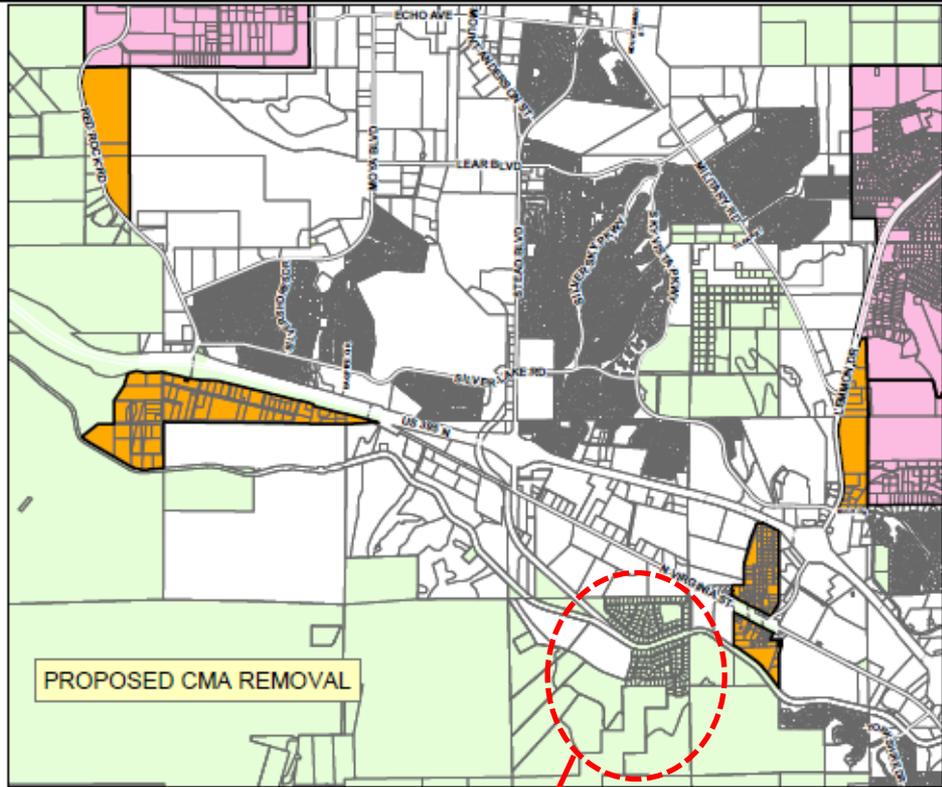
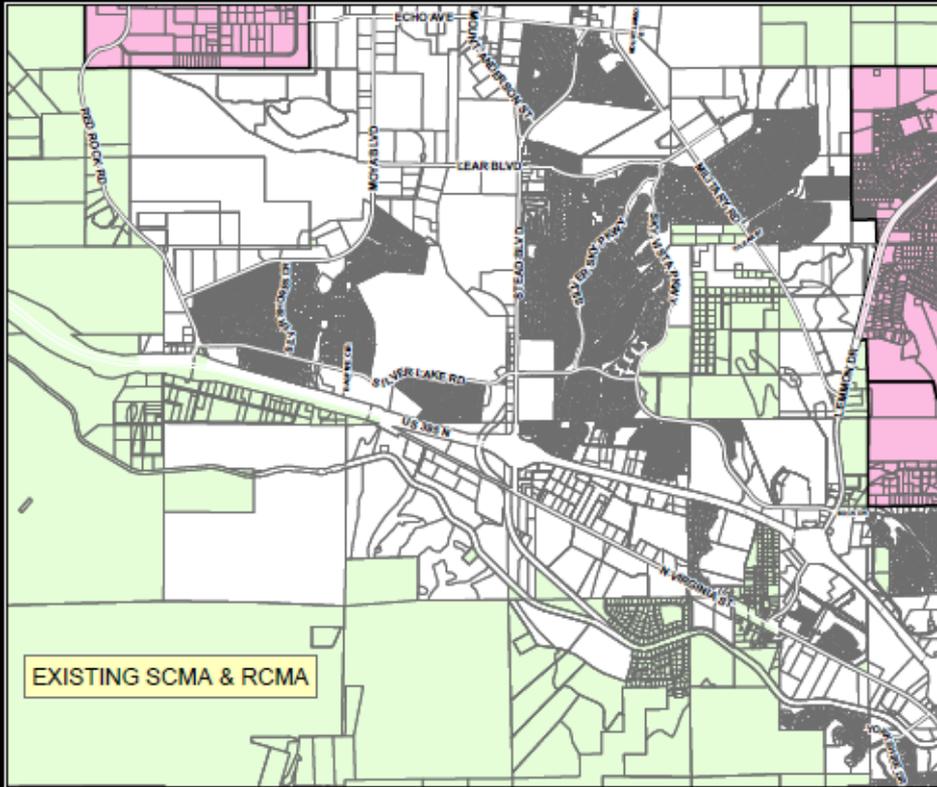


# Issue

- **Cannot find that these parcels are legal non-conforming looking at:**
  - Development code
  - Washoe Regional Mapping System
  - Master Plan Map
  - Regulatory Zone Map
- **Need to look in the Master Plan to see**
  - Policy 1.4 (page 12 of NV Area Plan)
  - Character Management Plan (pg 31 of NV Area Plan)



# Proposed Changes



## NORTH VALLEYS PLANAREA WMPA21-0005

- RURAL CHARACTER MANAGEMENT AREA
- SUBURBAN CHARACTER MANAGEMENT AREA
- NO CHARACTER MANAGEMENT
- CITY OF RENO

**Horizon Hills**

NOTE: THE SCALE AND CONFIGURATION 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.

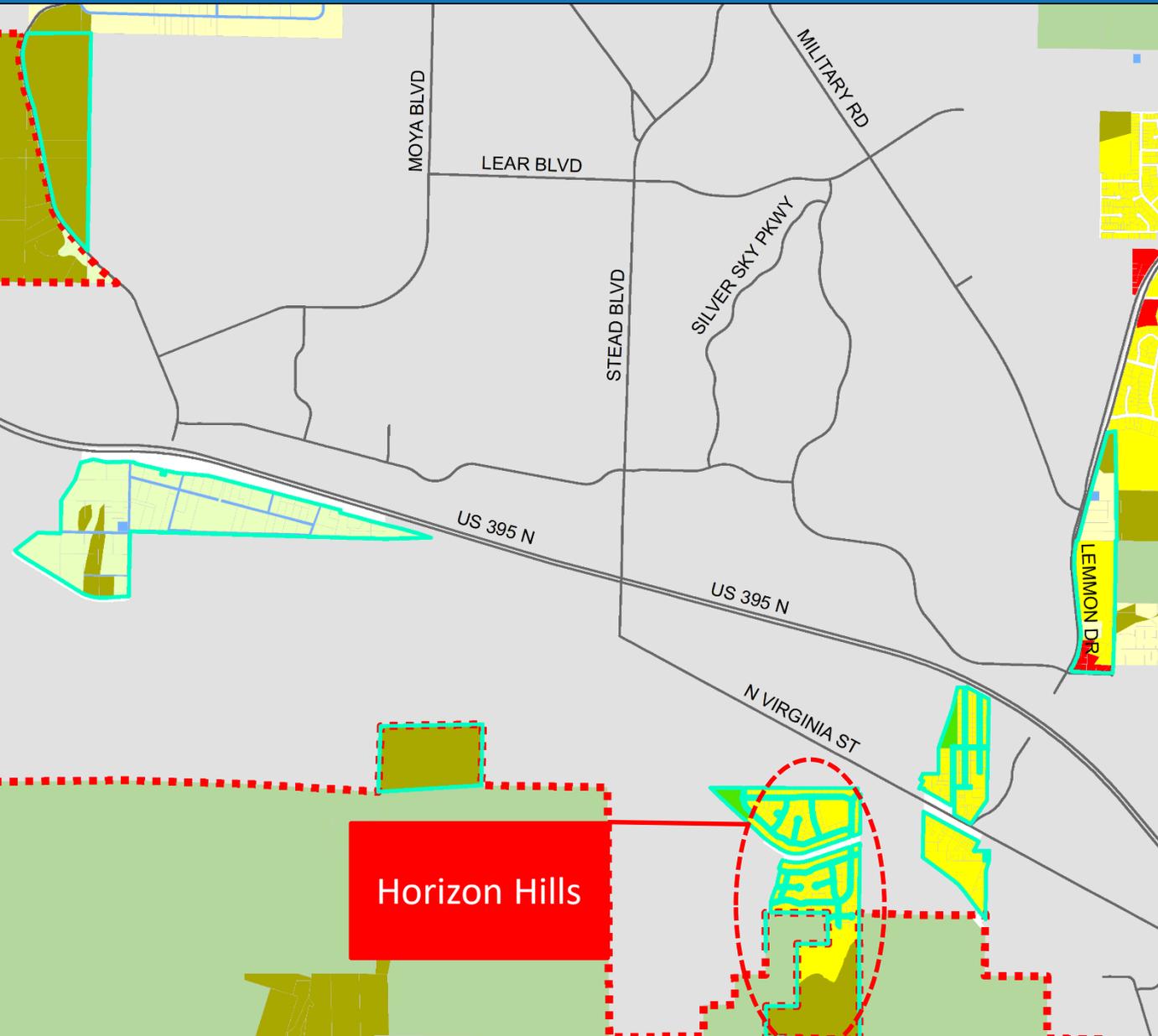
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Scale in Feet

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**



# Context – Regulatory Zones



## Legend

- Affected Area
  - Truckee Meadow Service Area
  - Major Roads
  - Reno Exerted SOI
- ### WC Zoning
- ### Regulatory Zone
- GENERAL RURAL
  - LOW DENSITY RURAL
  - MEDIUM DENSITY RURAL
  - HIGH DENSITY RURAL
  - LOW DENSITY SUBURBAN
  - MEDIUM DENSITY SUBURBAN
  - HIGH DENSITY SUBURBAN
  - NEIGHBORHOOD COMMERCIAL
  - GENERAL COMMERCIAL
  - OPEN SPACE
  - PARKS AND RECREATION
  - PUBLIC AND SEMI-PUBLIC FACILITIES
  - Parcels





# Uses in CMA

	Rural CMA	Silver Knolls SMCA	Golden Valley SCMA	Lemmon Valley SCMA
General Rural (1du/40acres)	X	X	X	X
Low Density Rural (1du/10acres)	X		X	X
Medium Density Rural (1du/5 acres)		X	X	X
High Density Rural (1du/2.5acres)		X	X	X
Low Density Suburban (1du/acre)		X	X	X
Low Density Suburban 2 (2du/acre)				X
Medium Density Suburban (3du/acre)				X
Medium Density Suburban 4 (4 du/acre)				X
High Density Suburban (7du/acre)				X
Low Density Urban (10du/acre)				X
Neighborhood Commercial				X
General Commercial				
Public and Semi-Public Facilities	X	X	X	X
Parks and Recreation	X	X	X	X



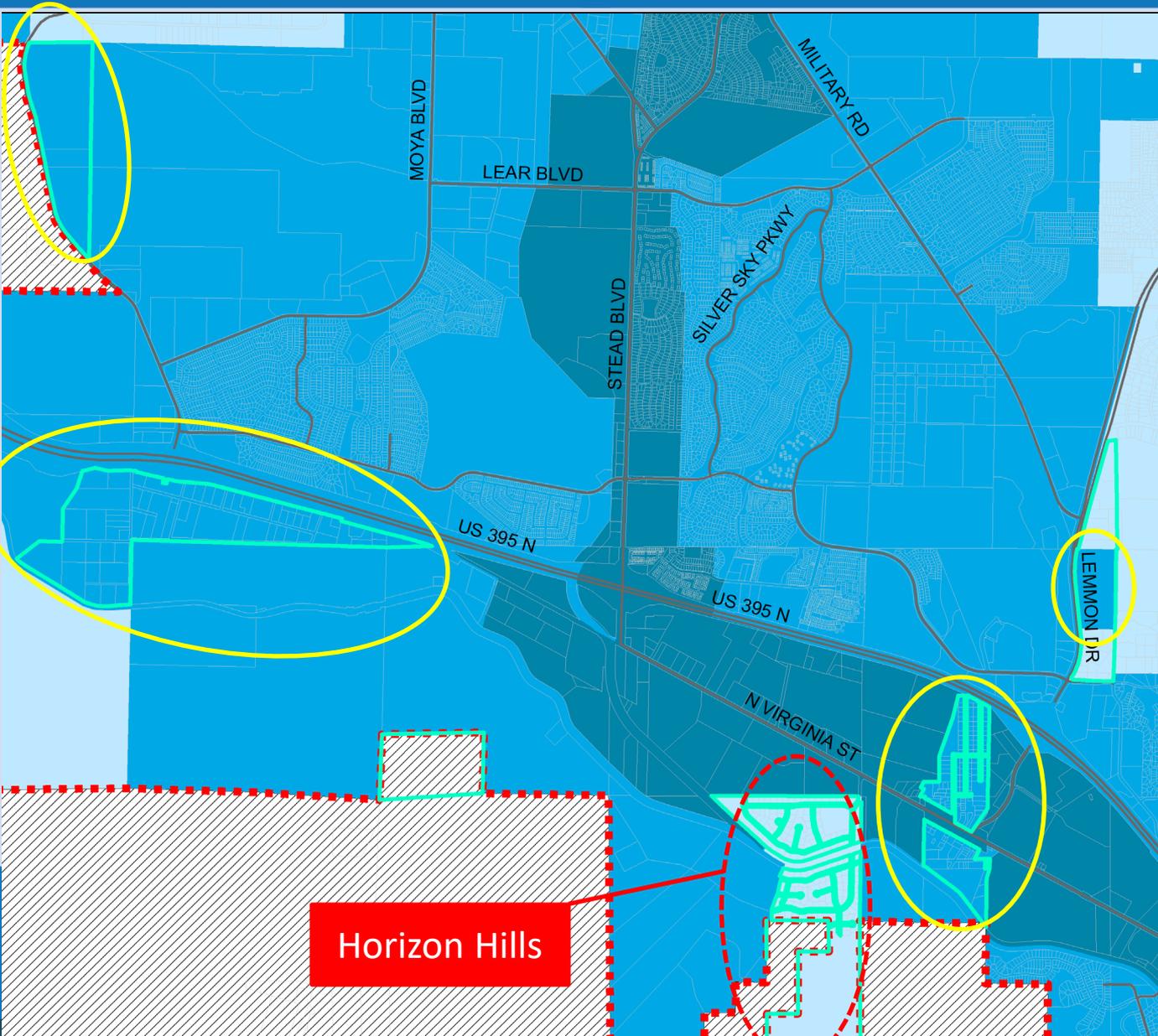
# Regional Context

- **RF 1 – 98% of growth must happen within the TMSA**
- **RF 2 – Priority Hierarchy of Development**

Priority Tier	Minimum Density	Maximum Density (du/ac)
Mixed Use Core	14 du/ac	None
Tier 1	Existing	No Maximum
Tier 2	No minimum	30du/ac
Tier 3	No minimum	Existing
Rural Area	N/A	1 unit per 5 acres



# Context – Regional Tiers



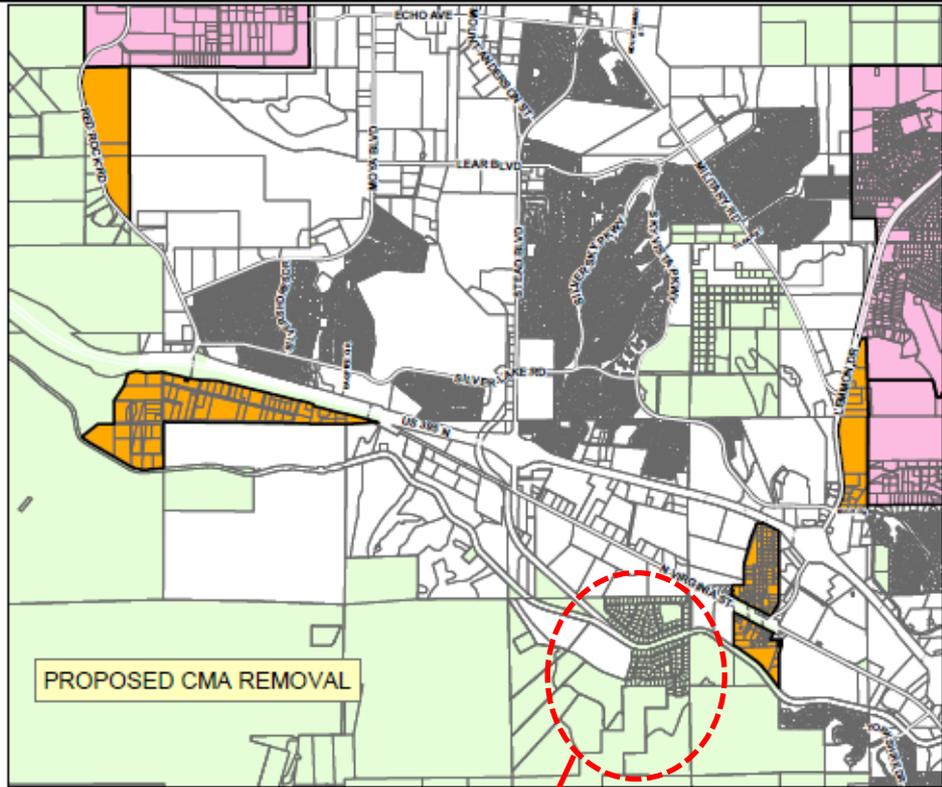
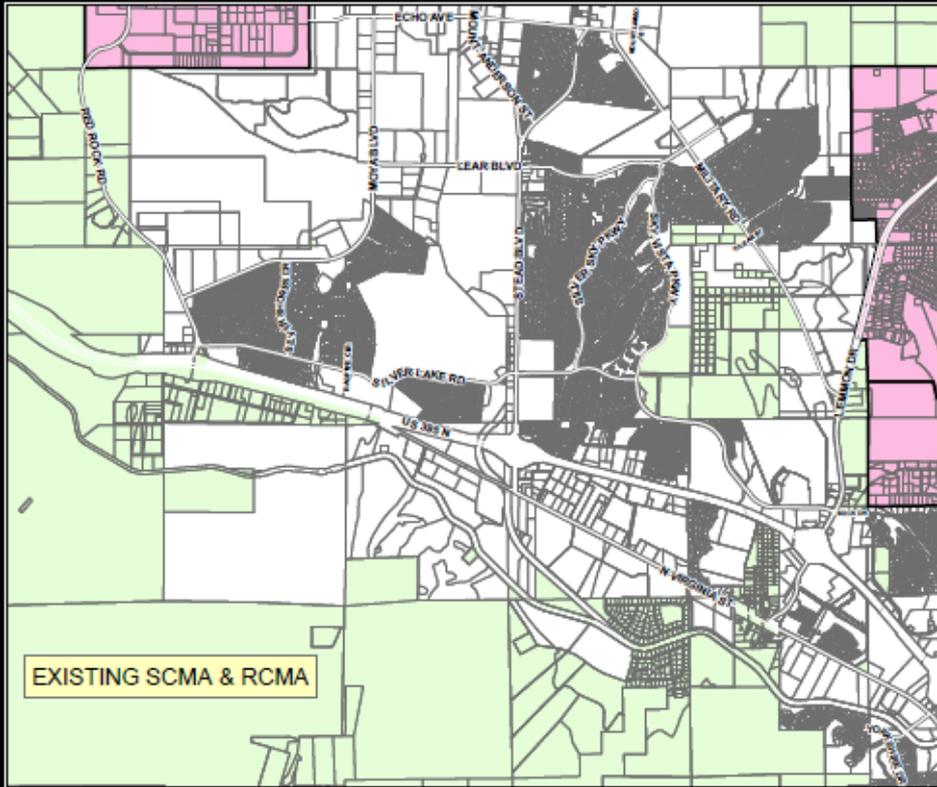
## Legend

- Affected Area
- Truckee Meadow Service Area
- Major Roads
- Tier**
- Mixed Use Core
- Tier 1
- Tier 2
- Tier 3
- Rural Area
- Parcels





# Proposed Changes



## NORTH VALLEYS PLANAREA WMPA21-0005

- RURAL CHARACTER MANAGEMENT AREA
- SUBURBAN CHARACTER MANAGEMENT AREA
- NO CHARACTER MANAGEMENT
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**Horizon Hills**

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0 1,200 2,400  
Scale in Feet

**Community Services  
Department**

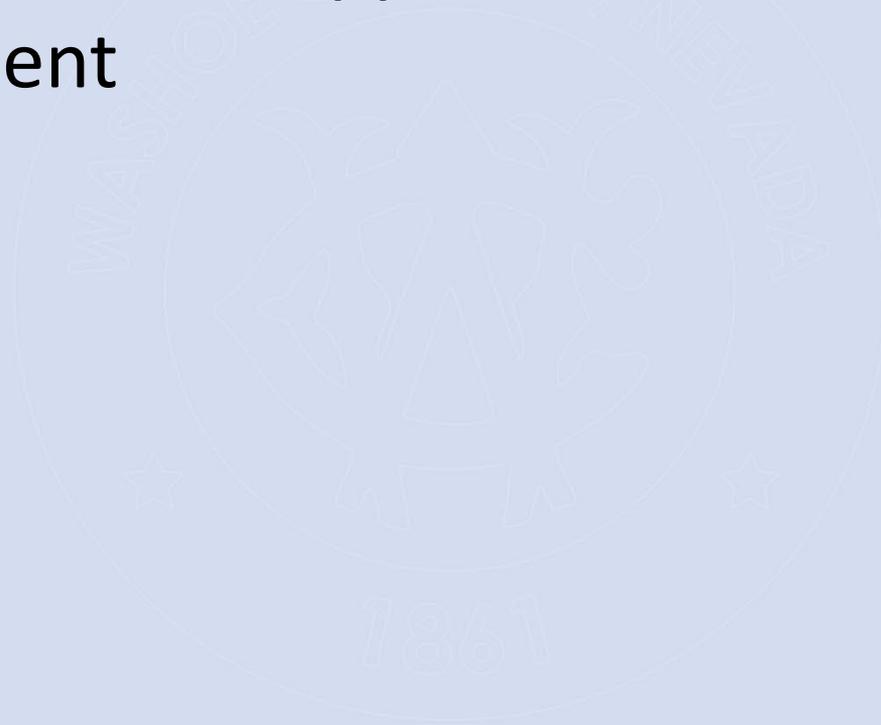
**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520



# Recommendation

- Staff recommends that the Board of County Commissioners approve the Master Plan Amendment





# Possible Motion

**“Move that the Board of County Commissioners conduct a public hearing and adopt a resolution for Master Plan Amendment Case Number WMPA21-0005 (North Valleys Character Management Area (CMA) Mapping) to adopt amendments to the Washoe County Master Plan, North Valleys Area Plan, Appendix A- Character Management Plan Map to remove the North Valleys Rural Character Management Area (RCMA) from 251 of 421 affected parcels as listed in Attachment A- Noticing Map, in order to correct non-conforming regulatory zones, exempting the parcels within the Horizon Hills Subdivision. Of the 251 parcels which are the subject of this request, 98 parcels were formally in the Reno-Stead Corridor Joint Plan area and 153 parcels in the vicinity are almost completely surrounded by the City of Reno.**

**If approved, authorize the Chair to sign the resolution to this effect.**

**Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.”**



# What is a CMA

- CMA = Character Management Area

## Regulatory Levels:

1. State
2. Regional
3. Municipal
  1. Master Plan
    1. *Character Management Areas*
  2. Regulatory Zones

Will **NOT** make it easier to be annexed by the City of Reno