

# **High Desert Master Plan Amendment MPA13-003 & Regulatory Zone Amendment RZA13-003 APPLICATION INFORMATION**

**(COMMENTS DUE FROM REVIEWING AGENCIES BY NOVEMBER 7, 2013)**

October 16, 2013

**Master Plan Amendment Case No. MPA13-003 (Washoe County)** - To consider a request to amend the High Desert Area Plan, being a part of the Washoe County Comprehensive Plan, changing a ±3.81 acre area of land designated as Rural to Industrial. That portion of land should have been designated as Industrial based on the historic use of the property when the master plan map was adopted. The land has long been operated as a storage facility under a lease from Union Pacific Railroad;

AND

**Regulatory Zone Amendment Case No. RZA12-003 (Washoe County)** - To consider a request to amend the High Desert Regulatory Zone Map. The amendment request will relocate ±3.81 acres of Industrial (I) zoning to the actual area of the industrial use and will change ±7.65 acres of land designated as Public Semi-Public (PSP) to General Rural (GR) consistent with the surrounding regulatory zone.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the High Desert Area Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County
- Property Owner: Union Pacific Railroad
- Lessee: Bruno Selmi (±3.81 acre storage yard)
- Property Location: Southwest corner of the intersection of State Route 447 and Union Pacific Railroad tracks in Gerlach
  
- Citizen Advisory Board: None
- Area Plan: High Desert
- Parcel Size: ±101.62 Combined
- Existing Master Plan: Rural and Industrial
- Proposed Master Plan: Rural and Industrial
- Existing Regulatory Zone: General Rural (GR), Industrial (I) and Public Semi-Public (PSP)
  
- Proposed Regulatory Zone: General Rural (GR) and Industrial (I)
- Assessor's Parcel No(s): 071-220-28 and 071-220-26

- Section/Township/Range: Within Sections 14, 15 and 22, T32N, R23E, MDM Washoe County, NV
- Development Code: Authorized in Article 820 and Article 821
- Commission District: 5 – Commissioner Weber
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3796
- Email: EKrause@washoecounty.us

## **BACKGROUND**

The applicant, Washoe County, has initiated a Master Plan Amendment application to relocate Industrial zoning currently affixed to ±3.81 acres of an area with Rural zoning to the area where the Industrial use has historically been located on the property. Rural zoning is consistent with the surrounding master plan designation.

Washoe County has also initiated a regulatory zone amendment consistent with the master plan amendment, relocating the Industrial (I) zoning to the area to its historic location, removing ±7.65 acres of Public Semi-Public (PSP) and rezoning that area to General Rural (GR) consistent with the surrounding area.

## **LAND USE**

### Adjacency:

Under the new “two-map” system, the subject parcels are master planned as Rural and Industrial. The Industrial area is surrounded by a rural master-planned area. The regulatory zones of the surrounding parcels are Public Semi-Public (PSP) to the north and General Rural (GR) on the remaining sides.

In accordance with the adopted Washoe County Comprehensive Plan, Land Use and Transportation Element, the Adjacent Parcels Compatibility Matrix<sup>1</sup> states that Industrial zone property is Low Compatibility with land zoned General Rural. This indicates that significant screening and buffering is necessary between uses.

## **WATER/WASTEWATER**

The proposed sites are in the Gerlach suburban community water and wastewater service area.

## **ISSUES AND QUESTIONS TO CONSIDER**

### 1) Adopted Area Plan:

- Is there any particular concern or reason why the community may want to designate the subject parcels to any other master plan and regulatory zone?
- Is there any particular objection or concern for amending the High Desert Area Plan as it relates solely to this request?

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<sup>1</sup> Source: Table 3, Land Use Compatibility Matrix, of the adopted Washoe County Comprehensive Plan, Land Use and Transportation Element (May 15, 2007)

- Do any of the adopted policies in the High Desert Area Plan affect (positive or negative) the proposed changes in land use?

2) Streets and Highway System:

- Are there any concerns regarding the Level of Service (LOS) in the High Desert Area Plan related to, and as a result of, this land use change proposal?

**PUBLIC REVIEW PROCESS (THE FOLLOWING DATES ARE TENTATIVE)**

**December 3, 2013**

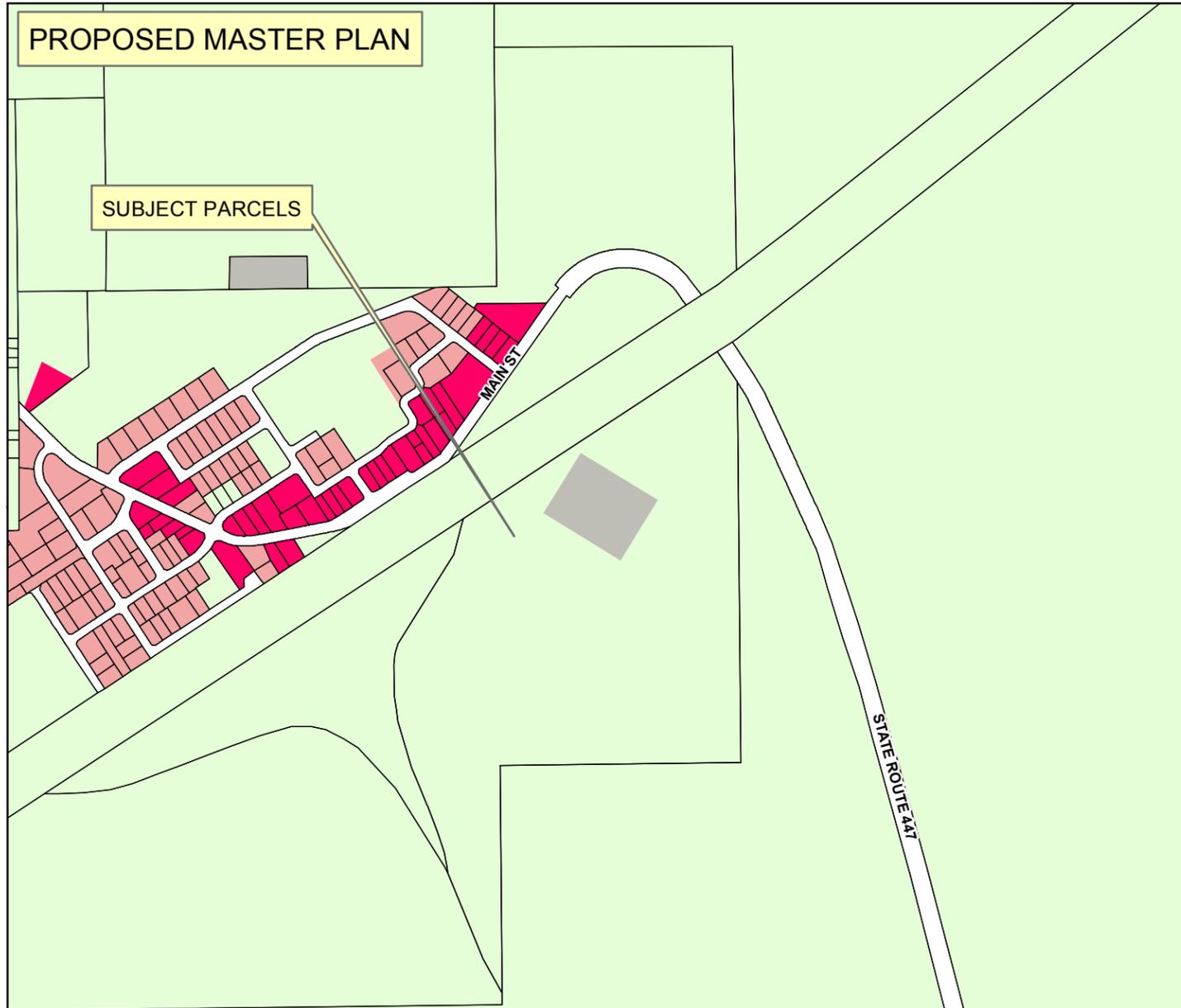
**Washoe County Planning Commission** will hold a public hearing and may take action on Master Plan Amendment Case Number MPA13-003 and Regulatory Zone Amendment Case Number RZA13-003.

**January 28, 2014 (Tentative)**

**Board of County Commissioners** will hold a public hearing and may take action to adopt the Master Plan Amendment Case Number MPA13-003 and Regulatory Zone Amendment Case Number RZA13-003.

**ATTACHMENTS**

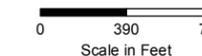
1. Side by side existing and proposed master plan designation maps.
2. Side by side existing and proposed regulatory zone maps.



## High Desert Planning Area MPA13-003 ; Bruno

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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> RURAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #cfe2f3; border: 1px solid black; margin-right: 5px;"></span> RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> SUBURBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e74c3c; border: 1px solid black; margin-right: 5px;"></span> URBAN RESIDENTIAL</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> COMMERCIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #95a5a6; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #f1c40f; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> </ul> |
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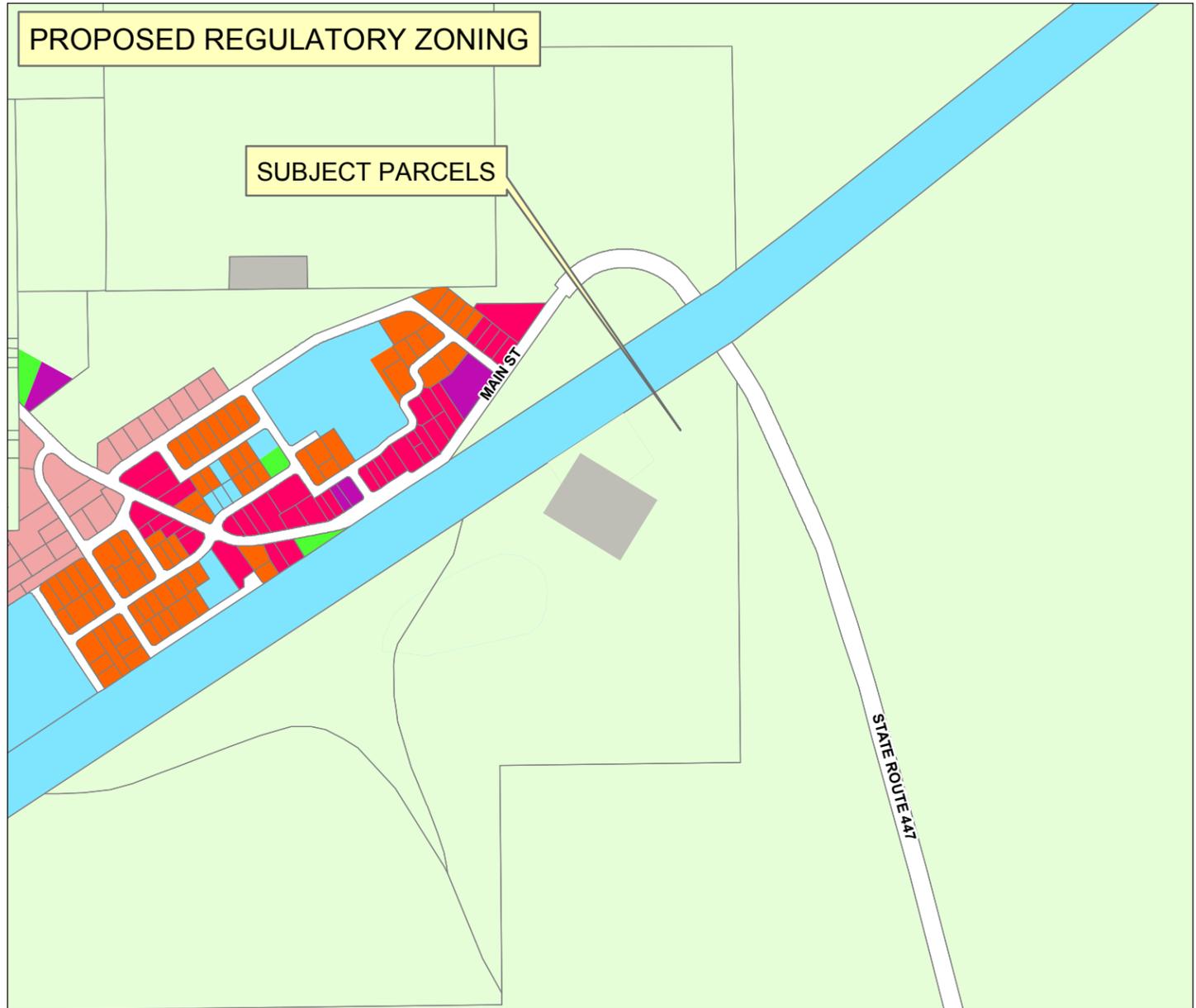
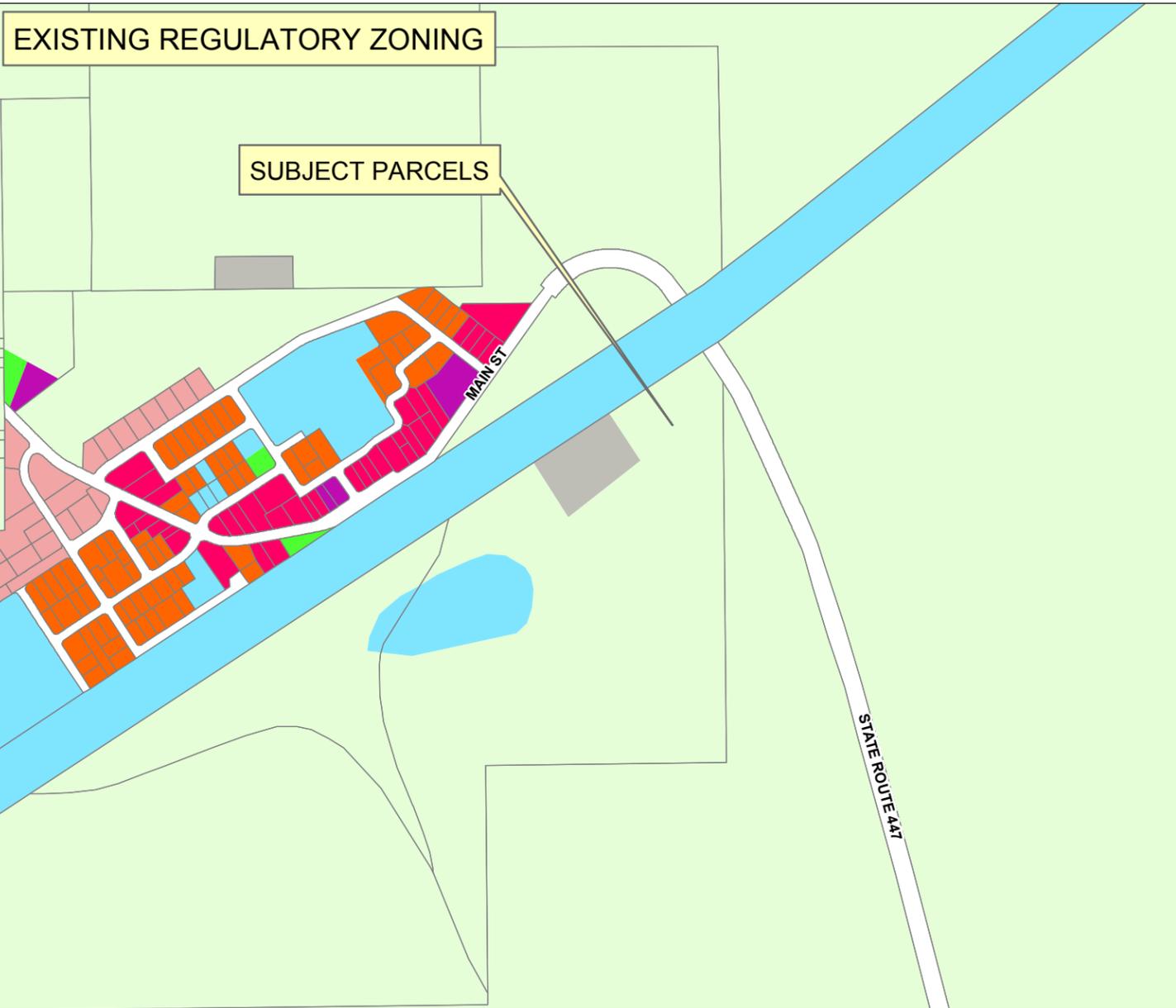


**Community Services  
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**WASHOE COUNTY  
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## High Desert Planning Area RZA13-003 ; Bruno APN 071-220-26, 28

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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffe4e1; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN / LDS2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN / MDS4</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c8512e; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0066; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD/OFFICE COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #6666ff; border: 1px solid black; margin-right: 5px;"></span> SPECIFIC PLAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0ffe0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> WATER BODY/DRY LAKE</li> </ul> |
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