



Planning Commission Staff Report

Meeting Date: September 16, 2014

Subject: Regulatory Zone Amendment Case Number RZA14-005
Applicant(s): Washoe County Planning and Development Division
Agenda Item Number: 8D
Project Summary: To re-designate 152 parcels on ±88.08 acres to Medium Density Suburban (MDS) and Parks and Recreation (PR) zoning.
Recommendation: Approval
Prepared by: Trevor Lloyd - Senior Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

Regulatory Zone Amendment Case Number RZA14-005 (Reno SOI Rollback – North Valleys) – To consider an amendment to the regulatory zone map and the associated regulatory zoning within the North Valleys planning area; and, if approved, forward to the Washoe County Board of County Commissioners for approval. The amendment request will re-designate the regulatory zoning on 152 parcels on ±88.08 acres from Mixed Use as designated by the City of Reno to Medium Density Suburban (MDS) and Parks and Recreation (PR). The proposed regulatory zone amendment is required to accommodate the City of Reno's action to revert these properties from the City of Reno's Sphere of Influence back to Washoe County's jurisdiction. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County Planning and Development Division
- Property Owners: Numerous
- Location: Grand View Terrace in the North Valleys Area Plan
- Parcel Size: ±88 acres
- Existing Master Plan Category: Suburban Residential
- Existing Regulatory Zone: Mixed Use (Reno) – North Valleys (Reno SOI)
- Area Plans: North Valleys
- Citizen Advisory Boards: North Valleys
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission Districts: 5 – Commissioner Weber
- Section/Township/Range: Sec 9 & 16, T20N, R19E; MDM, Washoe County, NV

Assessor's Parcel Numbers Subject to the Master Plan Amendment Request:

82-650-01, 02, 03, 04, 05, 06, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23

82-660-01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 23, 26

82-262-01, 02, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24
 82-263-02, 08, 09, 10, 15, 17, 22, 26, 39, 42, 43, 45, 46, 50, 51, 52, 54, 55, 56
 82-270- 26, 36, 37, 38
 570-241-01, 02, 03, 04, 05, 06
 570-242-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14
 570-243-01, 02, 03, 04, 05, 06, 07
 570-251-01, 02, 03, 04
 570-252-01, 02, 03, 04, 05, 06, 07, 08, 09
 570-253-01, 02, 03, 04
 570-261-01, 02, 03, 04, 05
 570-262-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11
 570-263-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17
 570-281-01

Staff Report Contents

Description..... 1
 Explanation and Processing of a Regulatory Zone Amendment..... 2
 Vicinity Map 4
 Analysis 6
 Current Conditions 6
 Consistency with Master Plan and Regulatory Zone Map 6
 Desired Pattern of Growth..... 7
 Development Suitability within the North Valleys Area Plan 8
 Citizen Advisory Board (CAB) and Neighborhood Meeting..... 8
 Public Notice..... 8
 Agency Comments..... 8
 Recommendation.....10
 Motion.....10
 Appeal Process.....11

Exhibits Contents

Resolution.....Exhibit A
 Public Notice.....Exhibit B

Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found starting on page 6 of this staff report.

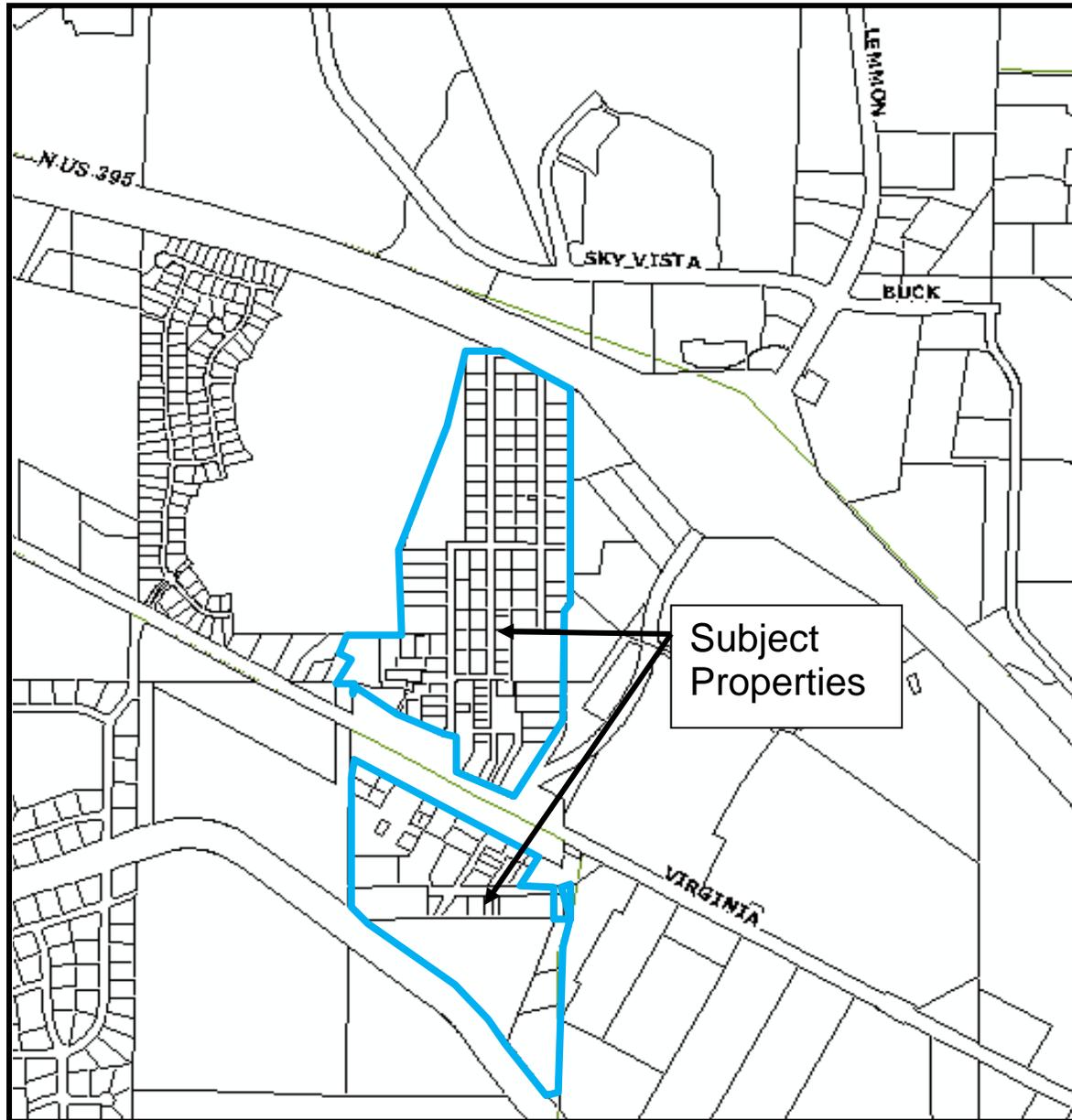
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

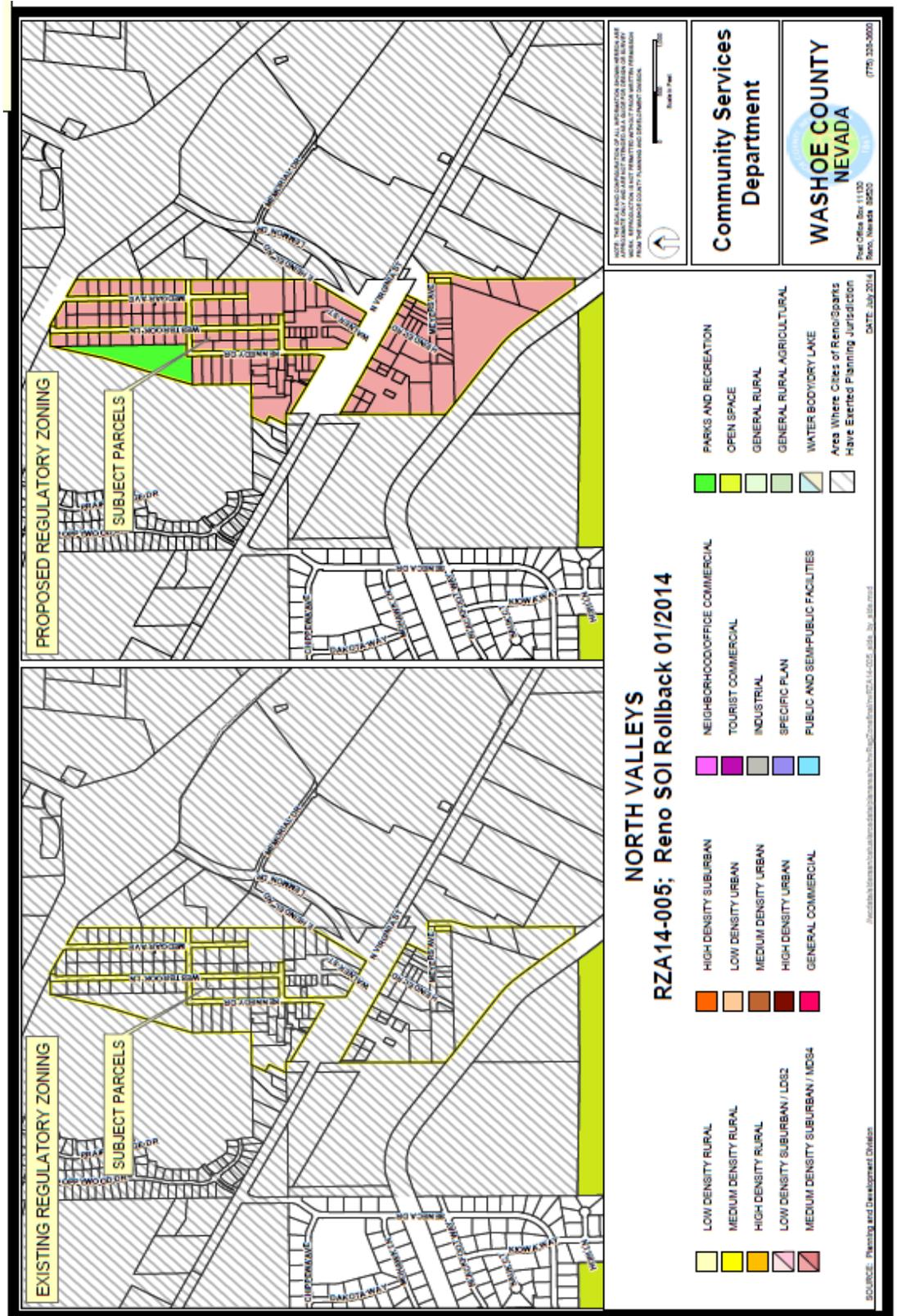
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821, Amendment of Regulatory Zone, of the Washoe County Chapter 110 (Development Code) and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Vicinity Map



Existing and Proposed Regulatory Zone Maps

ANALYSIS

Current Conditions

The proposed regulatory zone amendment is being requested to accommodate actions by the City of Reno to revert several areas within the City of Reno's exerted Sphere of Influence into Washoe County's planning jurisdiction. The areas subject to the reversion involved three different areas including Verdi, Southwest Truckee Meadows and the North Valleys totaling ±330 acres. The three areas involved in the rollback include an area south of Arrowcreek Parkway in the Southwest Truckee Meadows Area Plan, the West Fourth Street properties within the Verdi Area Plan and the Grand View Terrace area of the North Valleys Area Plan. However, only the North Valleys area (Grandview Terrace) does not currently have a Washoe County Zoning Designation. On March 4, 2014, the Planning Commission approved the Master Plan Amendment to redesignate the subject 152 parcels from the city of Reno designation of Special Planning Area to Suburban Residential (SR) in the North Valleys Area Plan. The County Commission approved the Master Plan Amendment on April 8, 2014.

Policy 1.2.16(2) of the Truckee Meadows Regional Plan provides the following:

When lands are removed from a city's SOI, the following policies apply:

- a) the city land use that is in existence at the time of the SOI change, as translated to corresponding County land use in Appendix 8, shall provide guidance in the County until Policy 1.2.16(2)(b) is satisfied; and,
- b) the County shall prepare and submit its master plan amendment for conformance review with the land uses determined as described in Policy 1.2.16(2)(a) within 120 days and upon a finding of conformance take jurisdiction for actions covered under NRS 278.010- 630.

The Regional Planning Commission determined that the Master Plan Amendment was in conformance with the Regional Plan on May 14, 2014.

After the Master Plan Amendments were approved by the Washoe County Commission, staff realized that the properties within the North Valleys area (Grandview Terrace) did not have Washoe County regulatory zoning as was previously assumed. Staff is processing this regulatory zoning amendment to correct that oversight and to assign appropriate Washoe County regulatory zoning to the parcels in the Grandview Terrace area removed from the City of Reno's exerted Sphere of Influence (SOI). The proposed regulatory zoning is based on prior County land use designations¹ for the area and the proposed Medium Density Suburban zoning is consistent with the existing uses of the properties subject to this amendment. Similarly, the 5.97 acre Washoe County Park is proposed to be zoned Parks and Recreation (PR)

Consistency with Master Plan and Regulatory Zone Map

The proposed regulatory zone amendment is a response to action taken by the City or Reno when the exerted Sphere of Influence was removed from the subject parcels, and there is no change in density or intensification associated with this request. The proposed zoning is consistent with and is identical to the land use designations that were in place before the

¹ Washoe County land use designations were the regulatory zones when the County's master plan maps served as the regulatory zone maps (i.e., the one-map system). The one-map system was replaced by separate master plan and regulatory zoning maps in 2010.

property was taken into the City of Reno’s exerted Sphere of Influence, thus the amendment request is consistent with the goals and policies of the Master Plan and the Regulatory Zone Map.

Desired Pattern of Growth

The subject properties have essentially been developed. The reversion of these properties into Washoe County’s planning jurisdiction does not conflict with the goals and policies of the Master Plan and therefore supports the desired pattern of growth in Washoe County.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zones. The Compatibility Matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below. The subject properties are only located adjacent to other Washoe County properties to the north and south. The properties to the east and west are located within the City of Reno and the compatibility matrix does not identify Reno regulatory zones.

Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
NORTH OF SUBJECT PROPERTY		
MDS/(PR)	General Commercial	Low/(High)
SOUTH OF SUBJECT PROPERTY		
MDS/(PR)	Low Density Suburban (LDS)	High/(High)
EAST OF SUBJECT PROPERTY		
MDS/(PR)	City of Reno	NA
WEST OF SUBJECT PROPERTY		
MDS/(PR)	City of Reno	NA

High Compatibility: Little or no screening or buffering necessary.
 Medium Compatibility: Some screening and buffering necessary.
 Low Compatibility: Significant screening and buffering necessary.

Availability of Facilities/Services

The subject properties were previously located within the City of Reno's Sphere of Influence for land use and planning purposes but were, and will continue to be, served by Washoe County for all other infrastructure and services. These properties are generally served by municipal water and wastewater infrastructure. While some parcels are still served by domestic wells, community water and wastewater lines traverse the area.

North Valleys Area Plan Assessment

The proposal supports and complies with the North Valleys Area Plan's Character Statement and policies.

Development Suitability within the North Valleys Area Plan

According to the Development suitability map for the North Valleys Area Plan, most of the subject properties are identified as unconstrained for development. However there is a very small area of slopes of 15% in the Grandview Terrace (North Valleys) area.

Citizen Advisory Board (CAB) and Neighborhood Meeting

The amendment request was heard by the North Valleys Citizen Advisory Board at their August 11, 2014 meeting. There were no negative comments heard at the meeting and the CAB unanimously recommended approval of the amendment request.

Public Notice

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 373 property owners within 750 feet of the subject parcel(s) and all members of the North Valleys Citizen Advisory Board were noticed by mail not less than 10 days before today's public hearing. The Noticing Map is provided as Exhibit C.

Agency Comments

The proposal was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capital Projects

- Washoe County Health District
 - Environmental Health Services
 - Vector-Bourne Disease Prevention Program
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe County School District
- Reno Community Development Department

The only Department/Division that provided comment was Washoe County Planning and Development. The following is a summary from the Planning and Development division:

- Washoe County Planning and Development addressed compatibility of the proposed regulatory zone amendment with the Washoe County Master Plan and surrounding uses.
Contact Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us

Staff Comment on Required Findings

Washoe County Code Section 110.821.15 of Article 821, Amendment of Regulatory Zone, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Washoe County Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: The proposed amendment does not change the density or intensity of the existing properties and does not violate any of the goals for policies of the Washoe County Master Plan and is in substantial compliance with the North Valleys Regulatory Zone Map.

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed amendment is compatible with the surrounding land uses to the east, west and south. The properties to north have a low compatibility with the property to the north, however, those properties are separated from the subject properties by the I-580 freeway.

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County

Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The City of Reno has rolled back their Sphere of Influence boundary and Washoe County is responding to this changed condition by amending the zoning for the entire area subject to the SOI rollback.

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: The proposed regulatory zone amendment will not result in an increase in density or intensity of use and the existing transportation, utility, etc., services are adequate and appropriate to support the proposed amendment.

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment is in substantial conformance with all goals and policies of the master plan as well as the North Valleys Area Plan.

6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The proposed regulatory zone amendment promotes compatibility with the surrounding uses and is consistent with the goals and policies of the Washoe County Master Plan.

7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: This finding is not applicable as there are no military installations within close proximity to the subject property.

Recommendation

After a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of Regulatory Zone Amendment RZA14-005 to the Washoe County Board of County Commissioners having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15. I further move to adopt the resolution attached to this staff report at Exhibit A recommending adoption of the Regulatory Zone Amendment and authorize the Chair to sign the resolution on behalf of the Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Appeal Process

An action of denial by the Planning Commission may be appealed to the Board of County Commissioners as specified in Section 110.821.25 of the Washoe County Development Code within 10 days after the date of decision. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day.

xc: Applicant: Washoe County Planning and Development, Attn: William Whitney



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER RZA14-005 AND THE AMENDED NORTH VALLEYS REGULATORY ZONE MAP

Resolution Number 14-

Whereas Regulatory Zone Amendment Case Number RZA14-005, came before the Washoe County Planning Commission for a duly noticed public hearing on September 16, 2014; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Development Code, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map;
2. Will provide for land use compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Responds to changed conditions or further studies that have occurred or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Regulatory Zone Amendment;
5. Will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number RZA14-005 and the amended North Valleys Regulatory Zone Map attached as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on September 16, 2014.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

Roger M. Edwards, Chairman

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: September 5, 2014

You are hereby notified that the **Washoe County Planning Commission** will conduct a public hearing at the following time and location:

6:30 p.m., Tuesday, September 16, 2014
County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512

PUBLIC HEARING: Regulatory Zone Amendment Case Number RZA14-005 (Reno SOI Rollback – North Valleys) – Consideration and possible action to amend the regulatory zone map and the associated regulatory zoning within the North Valleys planning area; and, if approved, forward to the Washoe County Board of County Commissioners for approval. The amendment request will re-designate the regulatory zoning on 152 parcels on ±88.08 acres from Mixed Use as designated by the City of Reno to Medium Density Suburban (MDS) and Parks and Recreation (PR). The proposed regulatory zone amendment is required to accommodate the City of Reno's action to revert these properties from the City of Reno's Sphere of Influence back to Washoe County's jurisdiction. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County Planning and Development Division
- Location: Grand View Terrace in the North Valleys Area Plan
- Parcel Size: ±88.08 acres
- Existing Master Plan Category: Suburban Residential (SR)
- Existing Regulatory Zone: Mixed Use (Reno) – North Valleys (Reno SOI)
- Area Plans: North Valleys
- Citizen Advisory Boards: North Valleys
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission Districts: 5 – Commissioner Weber
- Section/Township/Range: Sec 9 & 16, T20N, R19E; MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
- Phone: 775.338.3620
- Email: tilloyd@washoecounty.us

Assessor's Parcel Numbers: 82-650-01, 02, 03, 04, 05, 06, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23; 82-660-01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 23, 26; 82-262-01, 02, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24; 82-263-02, 08, 09, 10, 15, 17, 22, 26, 39, 42, 43, 45, 46, 50, 51, 52, 54, 55, 56; 82-270- 26, 36, 37, 38; 570-241-01, 02, 03, 04, 05, 06; 570-242-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14; 570-243-01, 02, 03, 04, 05, 06, 07; 570-251-01, 02, 03, 04; 570-252-01, 02, 03, 04, 05, 06, 07, 08, 09; 570-253-01, 02, 03, 04; 570-261-01, 02, 03, 04, 05; 570-262-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11; 570-263-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17; 570-281-01

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at www.washoecounty.us/comdev/, choose **Boards and Commissions**, then **Planning Commission Agendas, Staff Reports, Minutes and Roster**. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.