



Master Plan Amendment Case Description

An amendment to the North Valleys Area Plan Master Plan Map that reconfigures the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area. If approved, the amendment would change ± 25.3 acres of the property currently designated Rural to Suburban Residential and would change ± 25.3 acres of the property currently designated Suburban Residential to Rural. The overall amount of acreage on the property of acreage designated Rural will remain the same at ± 139.816 acres and the amount of acreage designated Suburban Residential will also remain the same at ± 68.797 acres

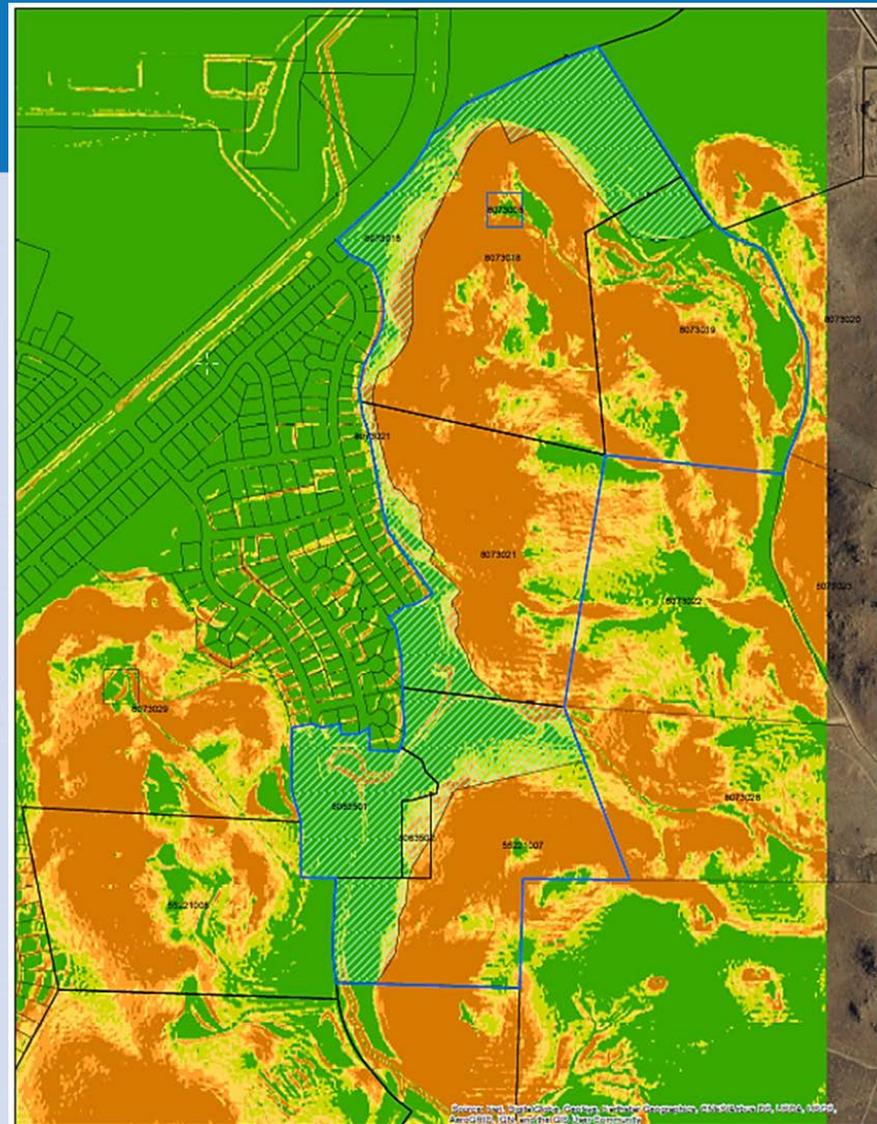


Regulatory Zone Amendment Case Description

An amendment to the North Valleys Regulatory Zone Map that reconfigures the location of General Rural (GR, 1 dwelling per 40 acres) and Medium Density Suburban (MDS, 3 dwellings per acre) regulatory zones on six parcels to conform more closely to the topography of the area. If approved, the amendment would change ± 25.3 acres of the property currently zoned GR to MDS and would change ± 25.3 acres of the property currently zoned MDS to GR. However, the overall amount of acreage on the property zoned General Rural will remain the same at ± 139.816 acres and the amount of acreage zoned Medium Density Suburban will also remain the same at ± 68.797 acres



Site Topography

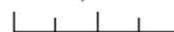


Existing Slope



1 inch = 500 Feet

1,000 Feet

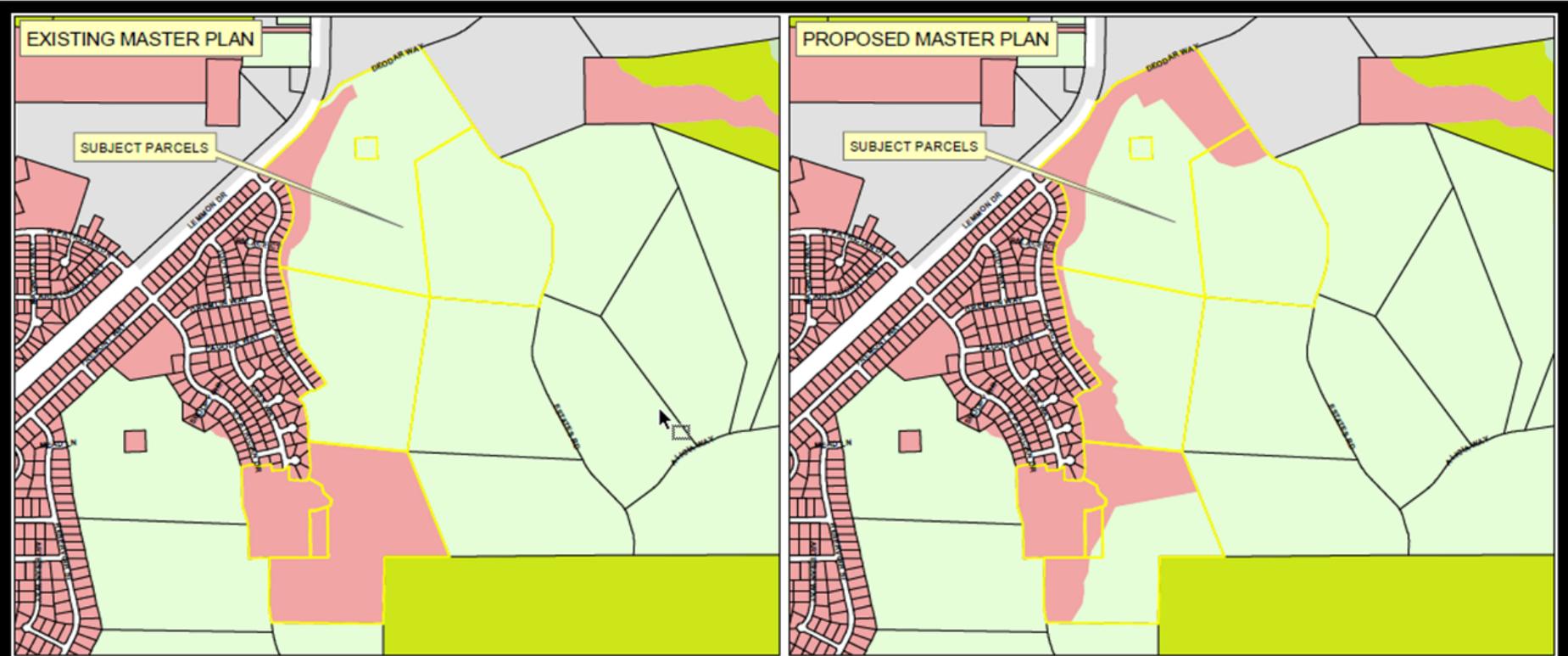


Legend

- Project Boundary
 - Existing Parcels & APN#
 - Proposed SR/MDS 68.79 Acres
- Slope%
- 0-15%
 - 15-20%
 - 20-25%
 - 25-30%
 - >30%



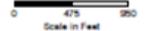
Existing and Proposed Master Plan Maps



NORTH VALLEYS WMPA17-0002

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

NOTE: THE SCALE AND COORDINATION 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 DEVELOPMENT DIVISION.



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**WASHOE COUNTY
NEVADA**

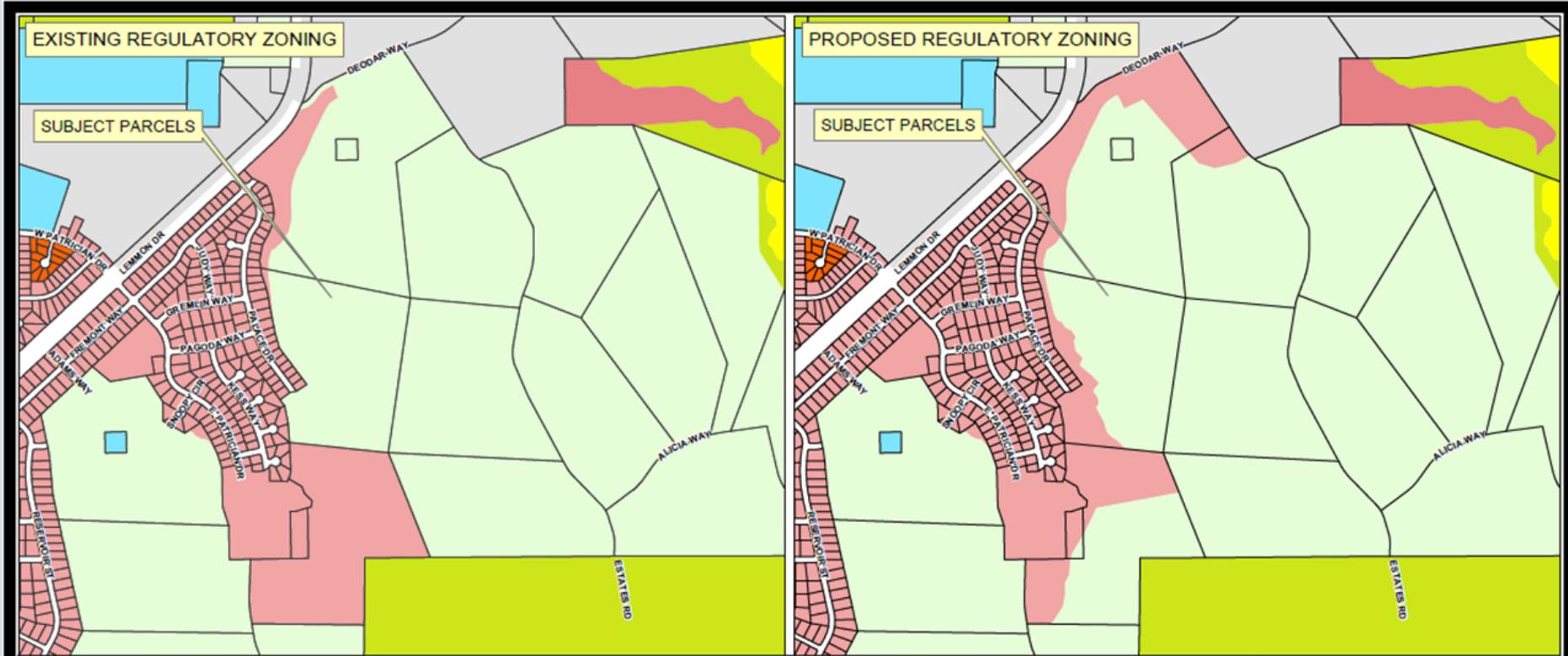
Post Office Box 11130
Reno, Nevada 89520



(775) 328-3600



Existing and Proposed Regulatory Zone Maps



NORTH VALLEYS WRZA17-0001

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|---|
| 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 |
| | | | Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction |

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**Community Services
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NEVADA**

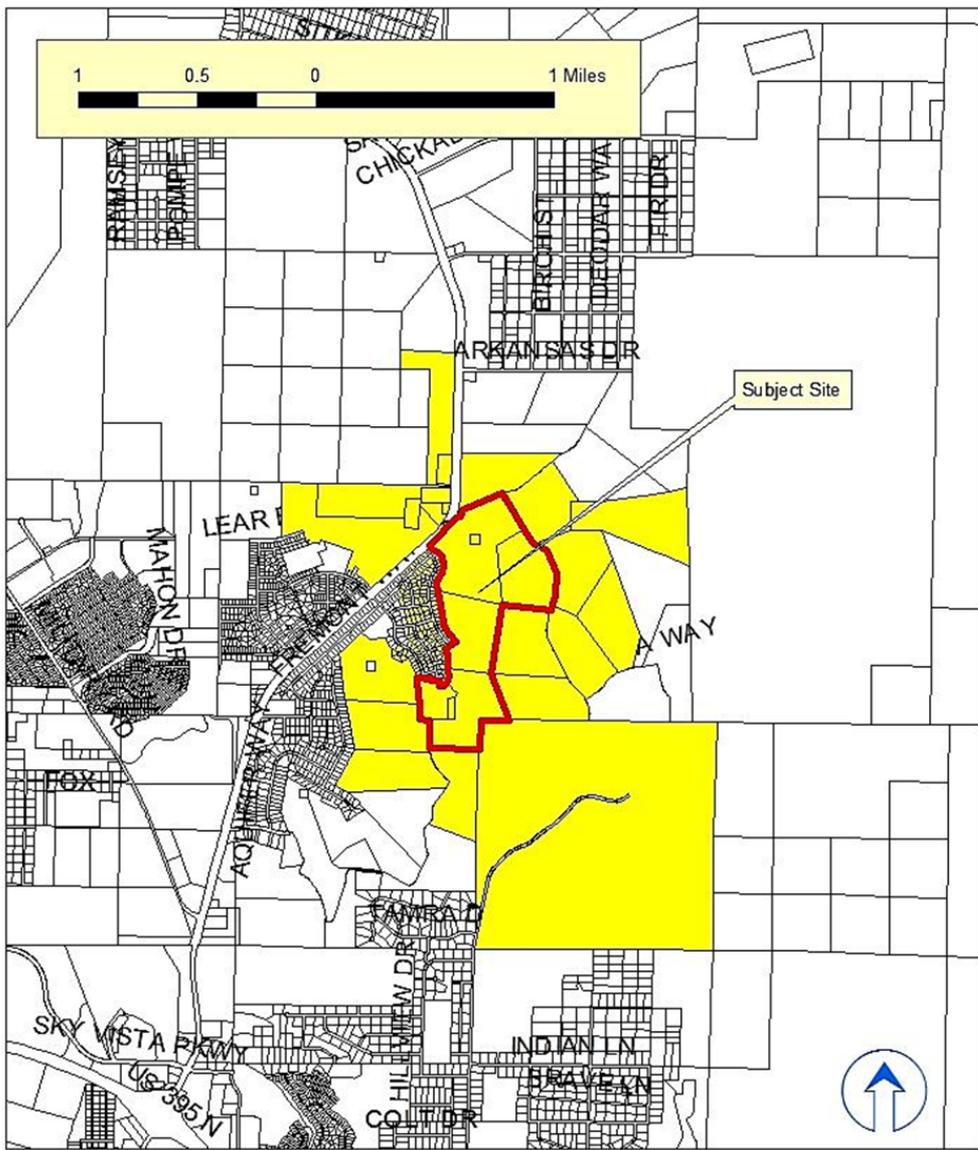
Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600



Analysis

- The reason for the reconfiguration is to move the Master Plan categories and Zoning designations from areas with slopes greater than 15% to areas of slopes of 15% or less.
- No additional residential density is proposed.
- The reconfiguration proposed for the Master Plan categories and regulatory zones will not result in any additional impacts that were not previously considered with the adoption of the current Master Plan categories and regulatory zones, as no additional dwelling units are proposed with the reconfiguration.

Public Notice



Mailing Label Map

Master Plan Amendment Case Number WMPA17-000 2
and Regulatory Zone Amendment Case Number WRZA17-0001
(Lemmon Valley Properties)

185 Parcels selected at 750 feet.

Source: Planning and Development Division

Date: January 2017

Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NEVADA

Post Office Box 11120
Reno, Nevada 89520
(775) 225-2600



Master Plan Amendment Findings

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

Staff Comment: The compatibility between the proposed and existing adjacent master plan categories will remain unchanged overall, as the Master Plan is proposed to remain unchanged, but simply be reconfigured to allow development on the more suitable (flatter) areas. The proposed change will help to minimize disruption to the natural topography, by allowing development on flatter, rather than steeper areas, it will also help to minimize cuts and fills for development of subdivisions, thus implementing policy NV.2.2 of the North Valleys Area Plan.

2. Compatible Land Uses 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 compatibility between the proposed and existing adjacent master plan categories will remain unchanged overall, as the Master Plan is proposed to remain unchanged, but simply be reconfigured to allow development on the more suitable (flatter) areas.



Master Plan Amendment Findings

3. Response to Change Conditions 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: Subsequent to approval of the Master Plan and Zoning in this area the available data regarding slopes and topography has improved. Information available through the Washoe County Geographic Information System supports this evaluation.

4. Availability of Facilities There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

Staff Comment: Future development will primarily be served by existing infrastructure, community water and sewer services will be required at the time of development. Development is planned to occur adjacent to existing developed areas that include housing at a density of three dwellings to the acre.



Master Plan Amendment Findings

5. Desired Pattern of Growth 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 amendment promotes the desired pattern for the orderly physical growth of the County by allowing development to take place on more suitable (flatter) areas.

6. Effect on a Military Installation The proposed amendment will not affect the location, purpose and mission of the military installation

Staff Comment: There is no military installation within the area required to be noticed for this amendment. This finding is not required to be made.



Master Plan Amendment Findings

NV.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Staff Comment: This is not applicable as the request does not intensify the use of the land.

- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Staff Comment: The traffic analysis (included with the project application at Exhibit C to this report) indicates that the current Level of Service will be maintained.



Master Plan Amendment Findings

- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

Staff Comment: This is not applicable as the request does not propose new or intensified commercial land use.

- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Staff Comment: This is not applicable as the request does request any increase in residential units in the North Valleys Area Plan.

- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

Staff Comment: This is not applicable as the request does not intensify the use of the land.



Master Plan Amendment Findings

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

Staff Comment: This is not applicable as the request does not intensify the use of the land.

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2. h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

Staff Comment: This is not applicable as the request does not intensify the use of the land.



Master Plan Amendment Findings

- h. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Staff Comment: There is no approved special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities, if this amendment is approved.



Regulatory Zone Amendment Findings

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

Staff Comment: The subject site is adjacent to areas that are developed at a similar density to the proposed density, three dwellings to the acre. The number of dwellings allowed by the proposed Zoning Amendment will not increase the number that is currently allowed. The topography of the area varies from relatively flat, being easily developable, to areas with very steep slopes. The request is to “move” the allowable development to the more suitable areas.

2. Compatible Land Uses. 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 subject site is adjacent to areas that are developed at a similar density to the proposed density, three dwellings to the acre.



Regulatory Zone Amendment Findings

3. Response to Change Conditions; more desirable use. 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: Subsequent to approval of the Master Plan and Zoning in this area the available data regarding slopes and topography has improved.

4. Availability of Facilities. 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 number of dwellings allowed by the proposed Master Plan and Zoning Amendments will not increase the number that is currently allowed.



Regulatory Zone Amendment Findings

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan..

Staff Comment: The proposed amendment will help to implement the policies and action programs of the Washoe County Master Plan, particularly policy NV.2.2 of the North Valleys Area Plan.

6. Desired Pattern of Growth. 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 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 by allowing development on the more suitable (flatter) areas at a density of three dwellings to the acre.



Regulatory Zone Amendment Findings

7. Effect on a Military Installation When a Military Installation is Required to be Noticed.
The proposed amendment will not affect the location, purpose and mission of a military installation.

Staff Comment: There is no military installation within the area required to be noticed for this amendment. This finding is not required to be made.



Recommendations

It is recommended that the Washoe County Planning Commission adopt the resolution attached to the staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA17-0002. It is further recommended that the Planning Commission recommend adoption of the Master Plan Amendment to the Washoe County Board of County Commissioners.

Those agencies which reviewed the application provided commentary in support of approval of the regulatory zone amendment. Therefore, after a thorough analysis and review, it is recommended that the Washoe County Planning Commission adopt the resolution attached to the staff report recommending the proposed Regulatory Zone Amendment for adoption to the Board of County Commissioners.



Possible Motion, Master Plan Amendment

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA17-0002 having made the following four findings in accordance with Washoe County Code Section 110.820.15(d) and two further findings required by the North Valleys Area Plan at Policy NV.20.3 (included as number 6 and 7, below).



Possible Motion, Master Plan Amendment

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land uses. 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. Response to Changed Conditions. 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. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation; and
5. Desired Pattern of Growth. 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.
6. Traffic Analysis. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service.
7. Existing Development. There is no existing development in the North Valleys planning area, which is subject to the conditions of a special use permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.



Possible Motion, Master Plan Amendment

I further move to certify the resolution and the proposed Master Plan Amendments in WMPA17-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.



Possible Motion, Regulatory Zone Amendment

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit B to recommend adoption of Regulatory Zone Amendment Case Number WRZA17-0001 to the Washoe County Board of Commissioners having made all of the following findings in accordance with Washoe County Code Section 110.821.15:



Possible Motion, Regulatory Zone Amendment

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. 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. Response to Change Conditions; more desirable use. 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. Availability of Facilities. 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. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. 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.



Questions?