



# **MASTER PLAN AMENDMENT AND DEVELOPMENT CODE AMENDMENT CASE NUMBERS: WMMPA18-0001 and WDCA18-0001**

**Washoe County Planning Commission  
April 3, 2018**

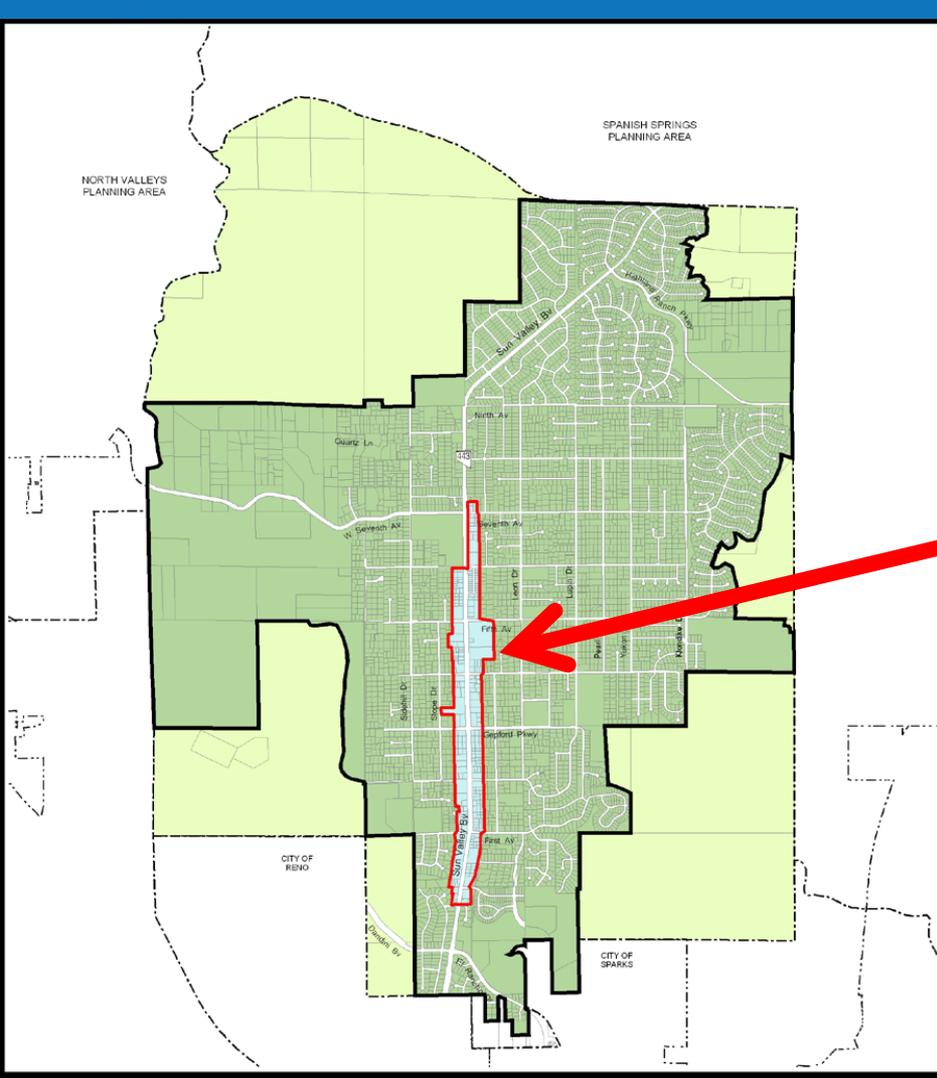


# Overview

Amendment allows the development of single-family dwellings within the NC Regulatory zone of the Downtown Character Management Area, subject to the approval of a Special Use Permit

# DCMA

## Sun Valley Downtown Commercial Management Area



### SUN VALLEY CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DOWNTOWN CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (SUN VALLEY AREA PLAN)

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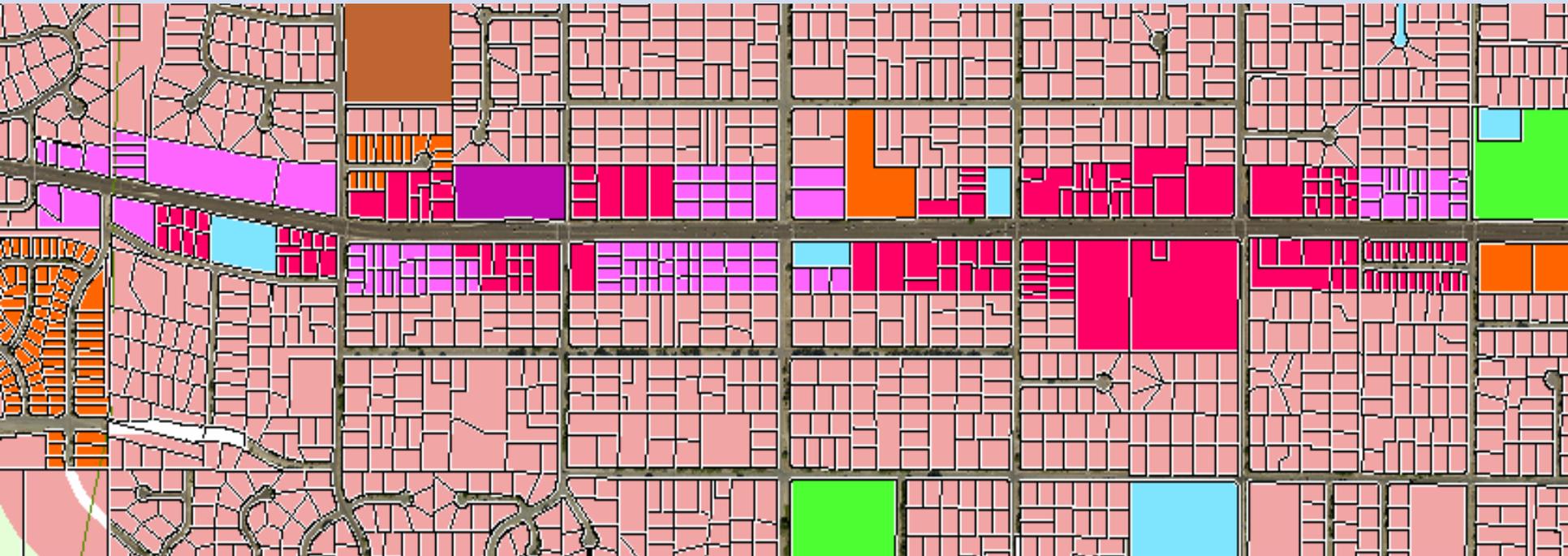


# Background

- Many parcels are 1/3 acre
- Empty (vacant) parcels cannot have new homes constructed
- Existing homes cannot be improved / enlarged
- Nearly all other area plans allow single-family residences in the NC zone



# DCMA - Zoning





# Proposed Amendments - MPA

## Area Plan Amendment

SUN.1.2

To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).

a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards. ~~New single family detached residential, including mobile homes, will not be allowed within the DCMA.~~



# Proposed Amendments - DCA

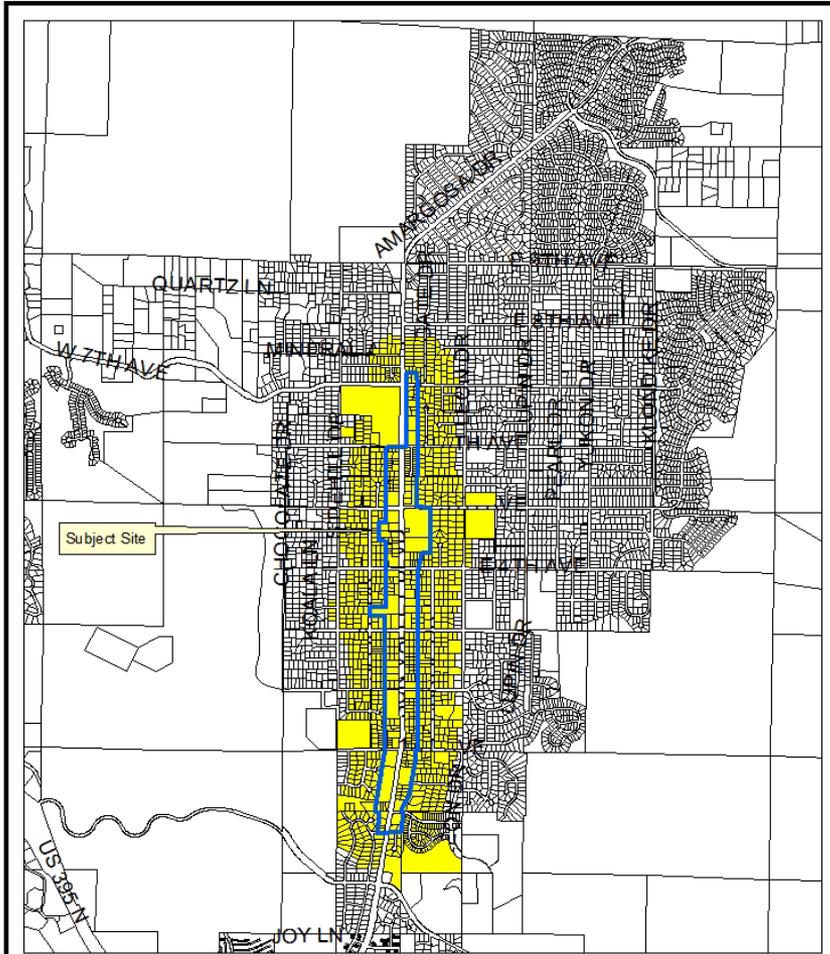
## Development Code Amendment

110.218.35 (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, ~~Neighborhood Commercial/Office~~, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.



# Public Notice

**1227 parcels noticed  
at 750 feet from  
DCMA**



Mailing Label Map  
WMPA18-0001 & WDCA18-0001  
Sun Valley Area Plan

1227 Parcels selected at 750 feet

Source: Planning and Development Division



Date: January 2018

Community Services  
Department  
Planning and  
Development Division  
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# Sun Valley Citizen Advisory Board

- **Met on 2/5/18**
- **Voted to recommend retaining the current language.**
- **The CAB generally prefers commercial development along Sun Valley Boulevard.**



# Master Plan Amendment Findings

**Findings and evaluation can be found on page 6 of the staff report.**

**Staff believes that all findings can be made and recommends approval of the MPA.**



# Development Code Amendment Findings

**Findings and evaluation can be found on page 8 of the staff report.**

**Staff believes that all findings can be made and recommends approval of the DCA.**



# Master Plan Amendment Possible Motion

**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 Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0001 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and three findings in accordance with Sun Valley area plan at SUN.13.1. I further move to certify the resolution contained in Attachment A and the proposed Master Plan Amendments in WMPA18-0001 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.**



# Development Code Amendment Possible Motion

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 recommend approval of Development Code Amendment Case Number WDCA18-0001, to amend Washoe County Chapter 110 (Development Code) at 110.218.35(a) to remove “Neighborhood Commercial / Office” zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed, having made the four findings in accordance with Washoe County Code Section 110.818.15(e). I further move to authorize the Chair to sign the resolution contained in Attachment B on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission’s recommendation to the Washoe County Board of County Commissioners within 60 days of today’s date.