



WMPA19-0009 & WRZA19-0009 (Reno-Stead Corridor Joint Plan)



Washoe County Planning Commission
February 4, 2020



Request

This request is for a Master Plan Amendment to:

- **Sunset the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and change all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, to Washoe County master plan designations**



Request

And a Regulatory Zone Amendment to:

- **Change all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, to Washoe County regulatory zoning categories**



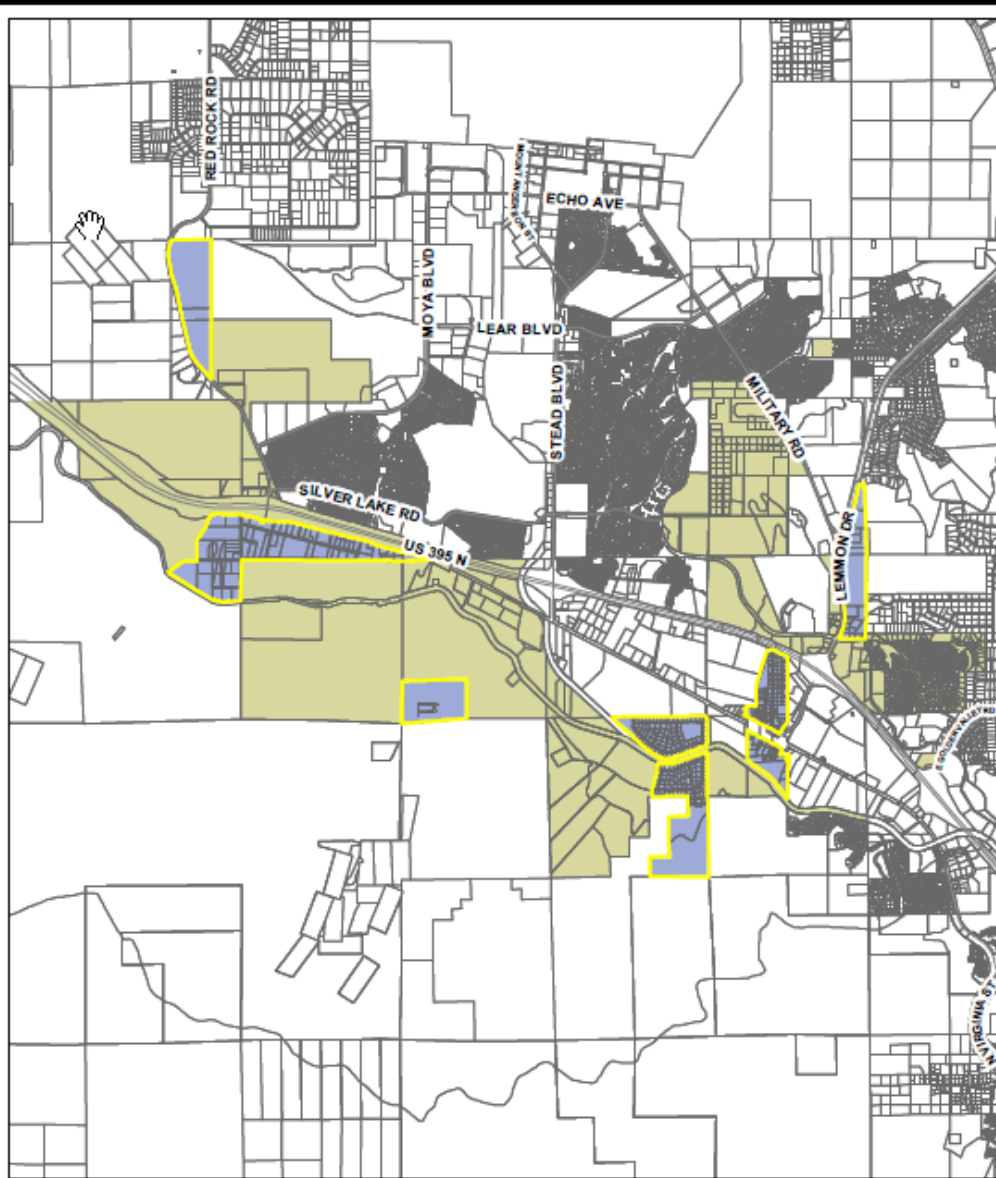
Background

- **The Regional Planning Commission (RPC) in 1996 designated the area that is now the Reno-Stead Corridor Joint Plan (RSCJP).**
- **The Plan was developed to address conservation, land uses, public services and facilities with specific policies.**
- **The Plan was included in the adopted 2007 Truckee Meadows Regional Plan (TMRP).**



Background

- There have been individual amendments to the Joint Plan since it was adopted.
- In 2009 at a joint meeting of the Reno City Council and the Washoe County Board of County Commissioners, staff was instructed to update the RSCJP. Reno had adopted the North Virginia Street Transit Oriented Development Corridor (TOD), which had impacted much of the Plan area and removed parcels from the RSCJP to TOD plan.



Project: WRZA19-0009 & WMPA19-0009
 Planning Area: NORTH VALLEYS



- Washoe County Subject Parcels
- Reno Stead Corridor Joint Plan Boundary

Source: Planning and Building Division Path: G:\arcdata\planning\in\Region_working\WRZA19-0009\RSUP_V1\city_Map_no_city.mxd Date: 1/9/2020

Community Services
 Department

1001 E Ninth St
 Reno, Nevada 89512 (775) 335-2600



Analysis

- **During the update process of the 2019 Truckee Meadows Regional Plan, the Joint Plan was discussed and it was recommended to not maintain the Joint Plan in the Regional Plan update.**
- **The adopted 2019 Truckee Meadows Regional Plan did not included the Joint Plan.**
- **After the adoption, staff was directed to convert the existing parcels in Washoe County's jurisdiction to standard Washoe County master plan and regulatory zoning categories and remove any reference to the RSCJP within the North Valleys Area Plan.**



Analysis

- **The 416 parcels are separate and spread throughout the Plan area in primarily six different areas.**
- **The parcels are owned by numerous property owners.**
- **The proposed change will preserve the character of the land uses on the parcels currently and is basically a name change to Washoe County master plan and regulatory zoning categories.**



Proposed change

The RSCJP designations would change to the following Washoe County master plan designations:

1. Medium Density Suburban/Suburban Residential (MDS/SR) to Suburban Residential (SR)
2. Low Density Suburban/Suburban Residential (MDS/RR) to Suburban Residential (SR)
3. High Density Rural (HDR) to Rural Residential (RR)
4. General Commercial (GC) to Commercial (C)
5. General Rural (GR) to Rural (R)
6. Public and Semi-Public Facilities (PSP) to Open Space (OS)
7. Parks and Recreation (PR) to Open Space (OS)



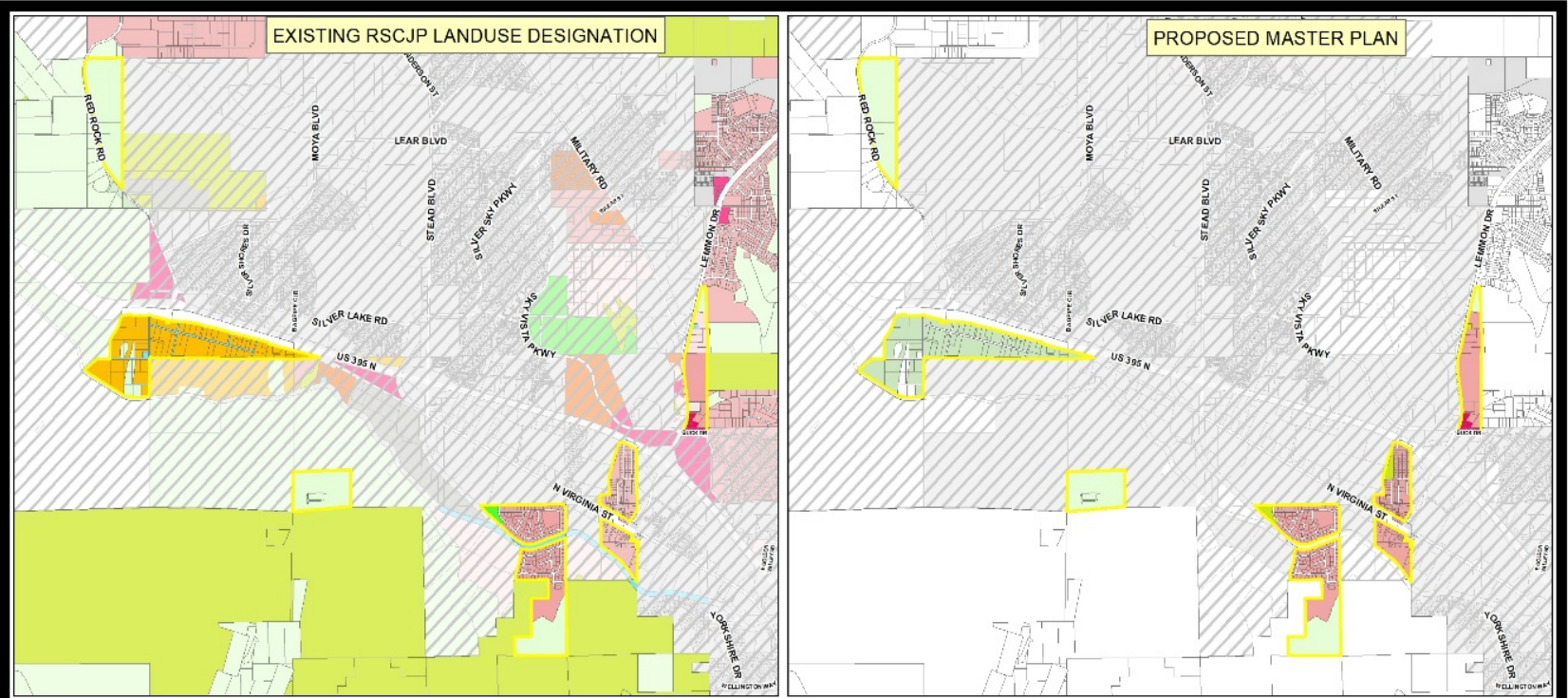
Proposed change

The RSCJP designations would change to the following Washoe County regulatory zoning categories:

1. Medium Density Suburban/Suburban Residential (MDS/SR) to Medium Density Suburban (MDS-3 dwelling units/acre);
2. Low Density Suburban/Suburban Residential (LDS/SR) to Low Density Suburban (LDS- 1 dwelling unit/acre);
3. High Density Rural (HDR) to (HDR-1 dwelling unit/2 acres);
4. General Commercial (GC) remains GC;
5. General Rural (GR) remains GR;
6. Public and Semi-Public Facilities (PSP) remains (PSP); and
7. Parks and Recreation (PR) remains PR



Request



NORTH VALLEYS PLAN AREA WMPA19-0009

- | | | | | |
|--|------------------------------------|---|----------------------|--|
| HIGH DENSITY RURAL
5 - 2.5 acre lots | GENERAL COMMERCIAL | OPEN SPACE | RURAL | COMMERCIAL |
| LOW DENSITY SUBURBAN/
RURAL RESIDENTIAL
2.5 - 1 acre lots | INDUSTRIAL | GENERAL RURAL | RURAL RESIDENTIAL | INDUSTRIAL |
| MEDIUM DENSITY SUBURBAN/
SUBURBAN RESIDENTIAL
1 - 3 du acre | PUBLIC & SEMI-PUBLIC
FACILITIES | CITY OF RENO EXERTED
SPHERE OF INFLUENCE | SUBURBAN RESIDENTIAL | OPEN SPACE |
| HIGH DENSITY SUBURBAN/
LOW DENSITY RESIDENTIAL
3 - 7 du acre | PARKS & RECREATION | | URBAN RESIDENTIAL | Area Where Cities of Reno/Sparks
Have Exerted Planning Jurisdiction |

NOTE: THE SCALE AND COORDINATION OF ALL INFORMATION IS UNLIT. PERSONS ARE NOT TO BE USED AS A GUIDE FOR USE OF OR BELIEVED. REPRODUCTION IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

0 1,250 2,500
Scale in Feet

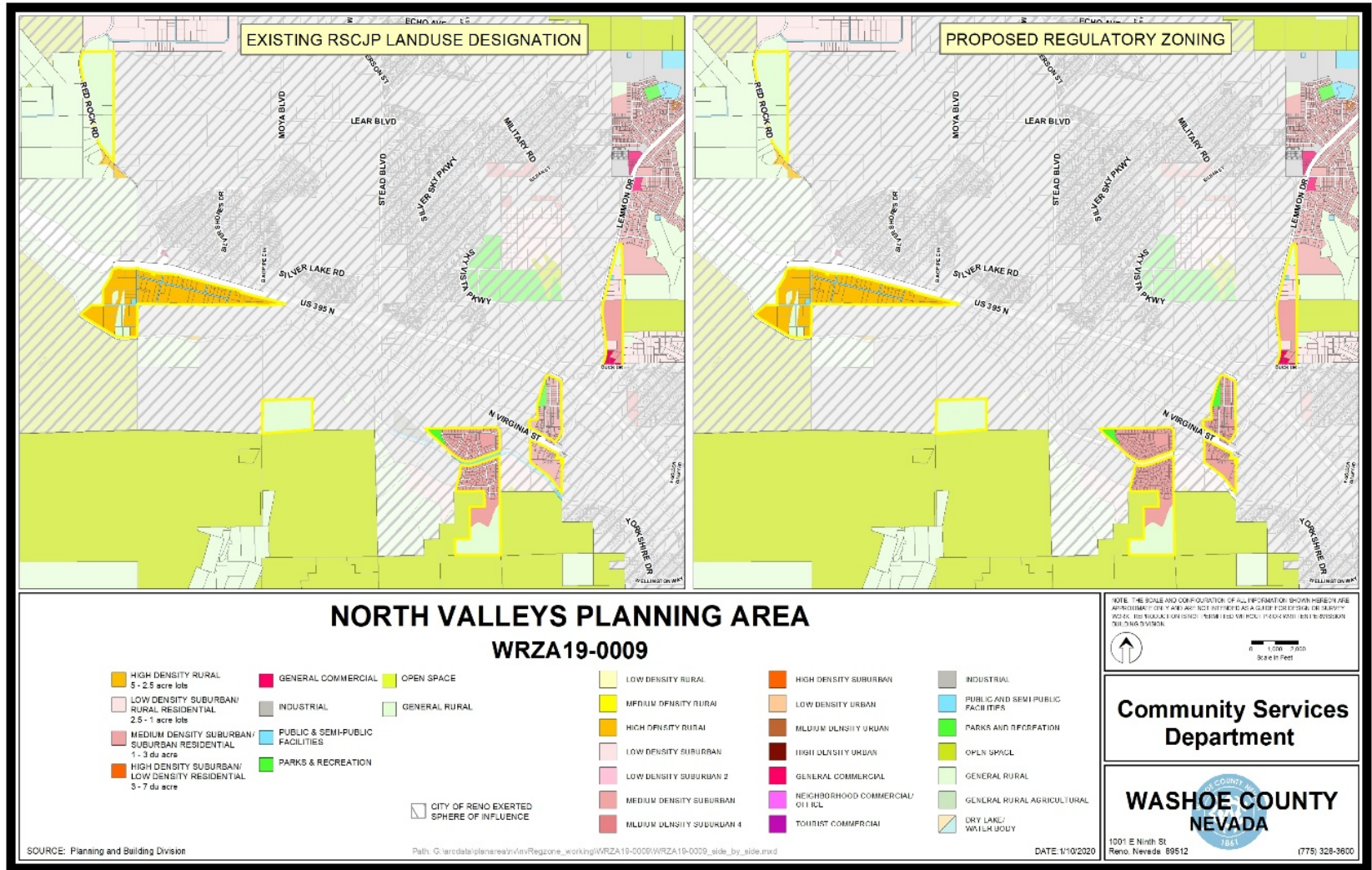
**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-5600



Request





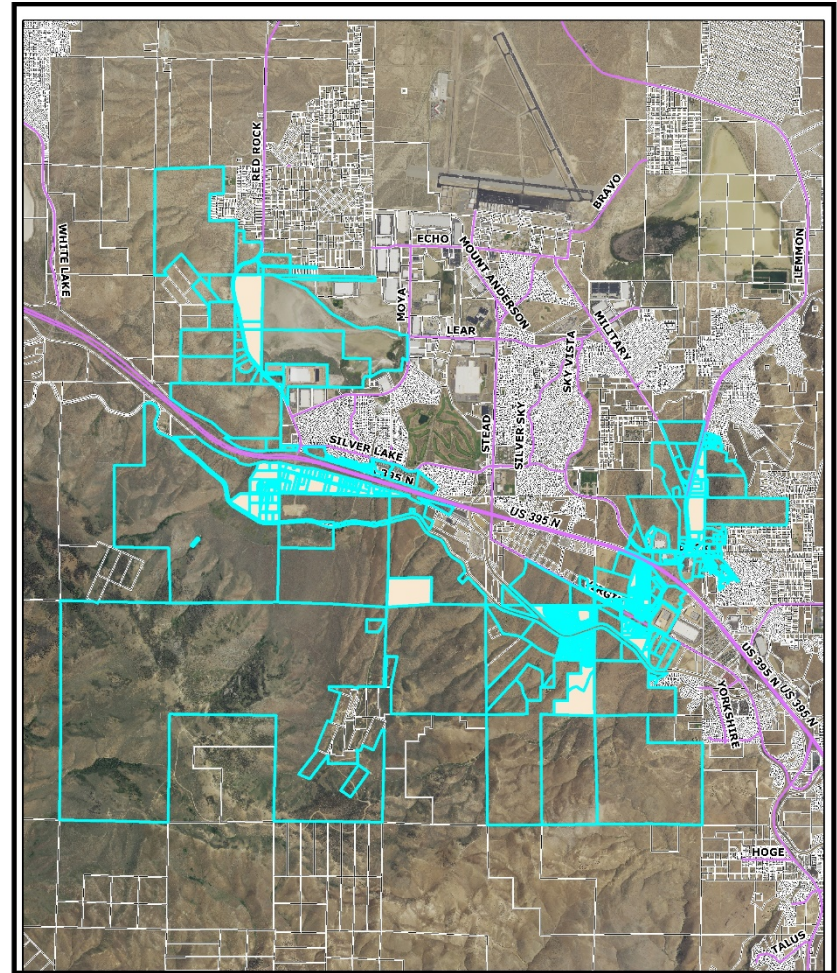
CAB

- **North Valleys reviewed the application on January 13th and the meeting also satisfied the neighborhood meeting requirement.**
- **The CAB voted to deny the amendments and their concerns included:**
 - Adjacency to Reno & annexation concerns
 - Better to have oversight from both Reno & County
 - Want double representation
 - Don't trust the County

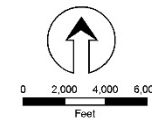


Public Notice

- Notice was sent to 530 affected property owners
- Legal notice was published in the RGJ on January 24, 2020



WMPA19-0009 & WRZA19-0009
Reno-Stead Joint Corridor Plan
Noticing Map- 750 feet from Plan areas



Community Services
Department
**WASHOE COUNTY
NEVADA**

1021 E. Humboldt
Reno, Nevada, 89512 (775) 320-3600

Source: Planning and Building Division

Date: 12/12/2019



Reviewing Agencies

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Parks and Open Space
 - Planning and Building
 - Water Rights
- Washoe County Health District
 - Environmental Health Services
 - Air Quality
- Washoe County Sheriff
- State of Nevada
 - Department of Wildlife
 - Department of Forestry
 - Environmental Protection
 - Department of Transportation
 - Water Resources
- Truckee Meadows Fire Protection District
- City of Reno Community Services
- Truckee Meadow Water Authority
- NV Energy
- Regional Transportation Commission
- Washoe-Storey Conservation District



MPA Findings

- 1. Consistency with the Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions**
- 4. Availability of Facilities**
- 5. Desired Pattern of Growth**
- 6. Effect on a Military Installation**



North Valleys Area Plan Finding

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.



MPA Recommendation

- It is recommended that the Washoe County Planning Commission approve WMPA19-0009.
- A possible motion is located on page 15 of the staff report.



RZA Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions; more desirable use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**
- 7. Effect on a Military Installation When a Military Installation is Required to be Noticed**



RZA Recommendation

- **It is recommended that the Washoe County Planning Commission approve WRZA19-0009.**
- **A possible motion is located on page 16 of the staff report.**