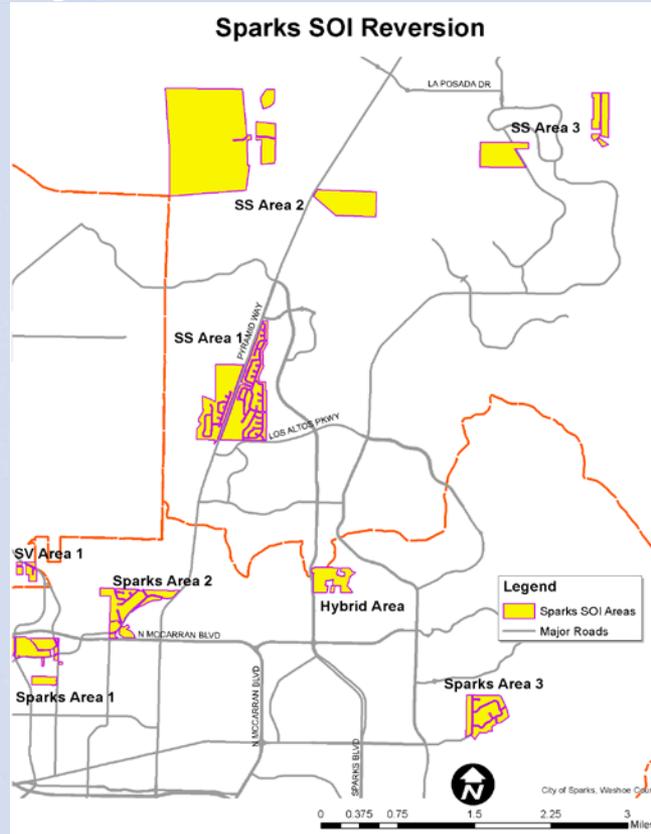




WMPA19-0008 and WRZA19-0008 Sparks SOI Rollback



***Washoe County Planning Commission
March 3, 2020***

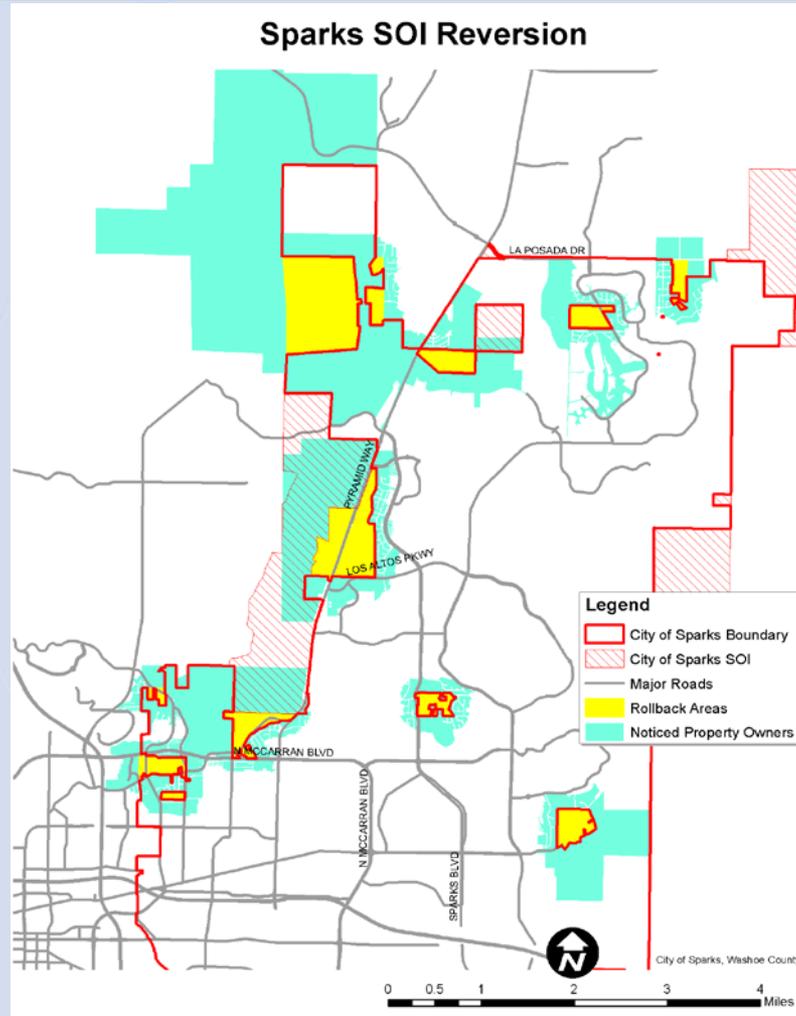


Background/Request

- On October 10, 2019, the City of Sparks reverted its planning jurisdiction of 1,182 parcels back to unincorporated Washoe County.
- The county is updating the Master Plan Category and Regulatory Zoning of each parcel in response.



Vicinity Map





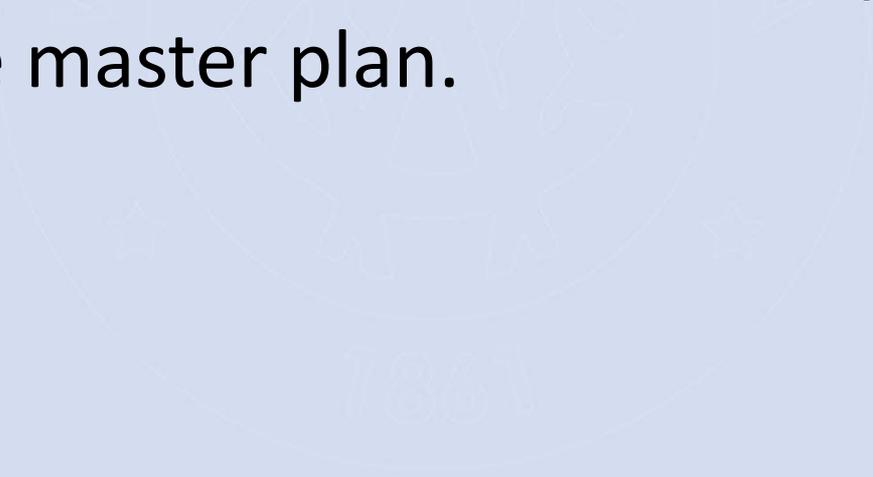
Three-Part Process

1. Translate City of Sparks Land Use category into the equivalent Washoe County Master Plan Category
2. Update the existing zoning to comply with the Master Plan Category based on current lot size
3. Update pre-1993 legal nonconforming regulatory zoning to current zoning based on use and lot size to ensure uniform application of the development code



Master Plan Translation

- Truckee Meadows Regional Planning Agency requires that master plan land use is transferred to a nearly equivalent land use or be subject to a strict review of the policies within the master plan.





Master Plan Translation Table

Table 3.3 – Jurisdictional Master Plan Land Use Translation Table

Washoe County	Reno	Sparks
Rural	← Unincorporated Transition	Rural Reserve
Rural Residential	← Large-Lot Neighborhood Unincorporated Transition	Large Lot Residential Rural Reserve
Suburban Residential	← Large Lot Neighborhood Single-Family Neighborhood	Large Lot Residential Low Density Residential Intermediate Density Residential
Urban Residential	← Mixed Neighborhood Multi-Family Neighborhood Suburban Mixed-Use Urban Mixed-Use Suburban Mixed-Use	Intermediate Density Residential Multi-Family Residential (MF14) Multi-Family Residential (MF24) High Density Residential Mixed Use Mixed Use District - Residential Neighborhood Mixed Use District - Mixed-Residential Mixed Use District - Downtown/ Victorian Square Mixed Use District - Mixed-Use Commercial Mixed Use District - Employment Mixed Use District - Civic
Open Space	← Parks, Greenways, and Open Space Public/Quasi-Public	Open Space Community Facilities
Commercial	← Mixed-Employment Suburban Mixed-Use	Commercial Tourist Commercial Employment Center
Industrial	← Industrial	Industrial
	*Special Planning Area allowed in all land uses, translation based off of most comparable corresponding use	



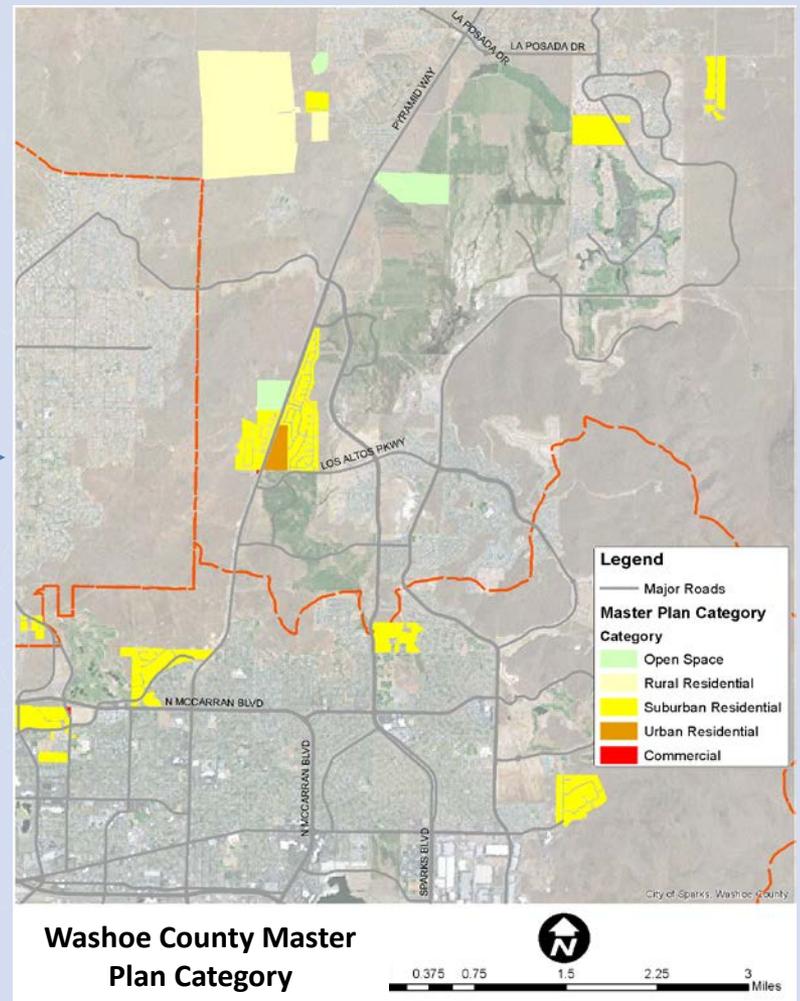
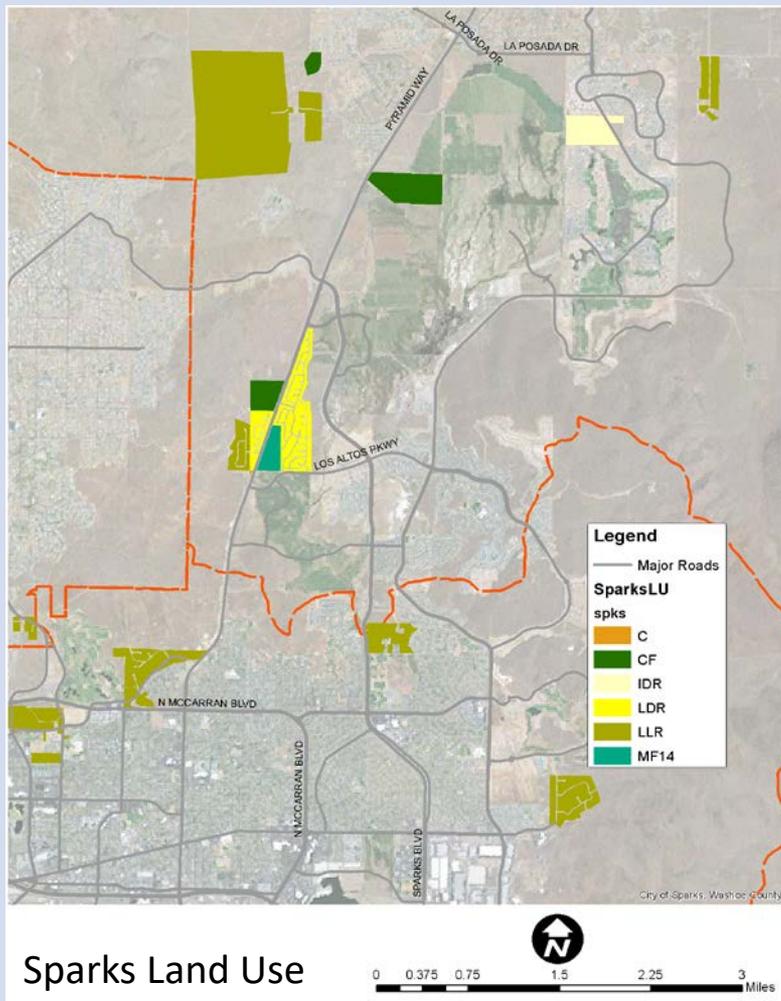
Master Plan Translation

Table 3.3 – Jurisdictional Master Plan Land Use Translation Table

Washoe County	Sparks
Rural	Rural Reserve
Rural Residential	Large Lot Residential Rural Reserve
Suburban Residential	Large Lot Residential Low Density Residential Intermediate Density Residential
Urban Residential	Intermediate Density Residential Multi-Family Residential (MF14) Multi-Family Residential (MF24) High Density Residential Mixed Use Mixed Use District - Residential Neighborhood Mixed Use District - Mixed-Residential Mixed Use District - Downtown/ Victorian Square Mixed Use District - Mixed-Use Commercial Mixed Use District - Employment Mixed Use District - Civic
Open Space	Open Space Community Facilities
Commercial	Commercial Tourist Commercial Employment Center
Industrial	Industrial



Comparison Maps – Master Plan





Regulatory Zoning

- The Washoe County Master Plan outlines which regulatory zones are allowed in each Master Plan Category.
- The goal was to provide zoning that reflects current development and lot size.

Table 5: Master Plan Categories and Regulatory Zones

Master Plan Category	Regulatory Zones Allowed
<u>Rural</u>	<ul style="list-style-type: none"> • General Rural • General Rural Residential • Public and Semi-Public Facilities • Parks and Recreation • Specific Plan • Open Space
<u>Rural Residential</u>	<ul style="list-style-type: none"> • Low Density Rural • Medium Density Rural • High Density Rural • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Suburban Residential</u>	<ul style="list-style-type: none"> • Low Density Suburban • Low Density Suburban Two • Medium Density Suburban • Medium Density Suburban Four • High Density Suburban • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Urban Residential</u>	<ul style="list-style-type: none"> • Low Density Urban • Medium Density Urban • High Density Urban • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Commercial</u>	<ul style="list-style-type: none"> • Neighborhood Commercial/Office • General Commercial • Tourist Commercial • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Industrial</u>	<ul style="list-style-type: none"> • Industrial • Public and Semi-Public Facilities • Specific Plan • Parks and Recreation • Open Space
<u>Open Space</u>	<ul style="list-style-type: none"> • Open Space • Public and Semi-Public Facilities • Parks and Recreation



Regulatory Zoning

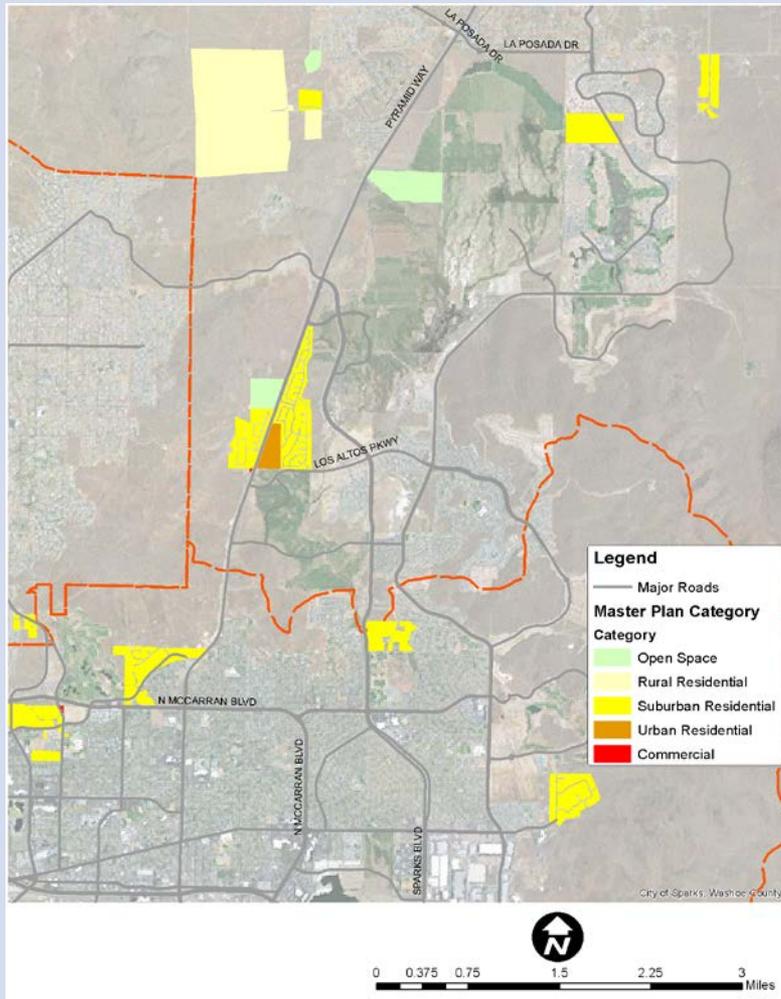
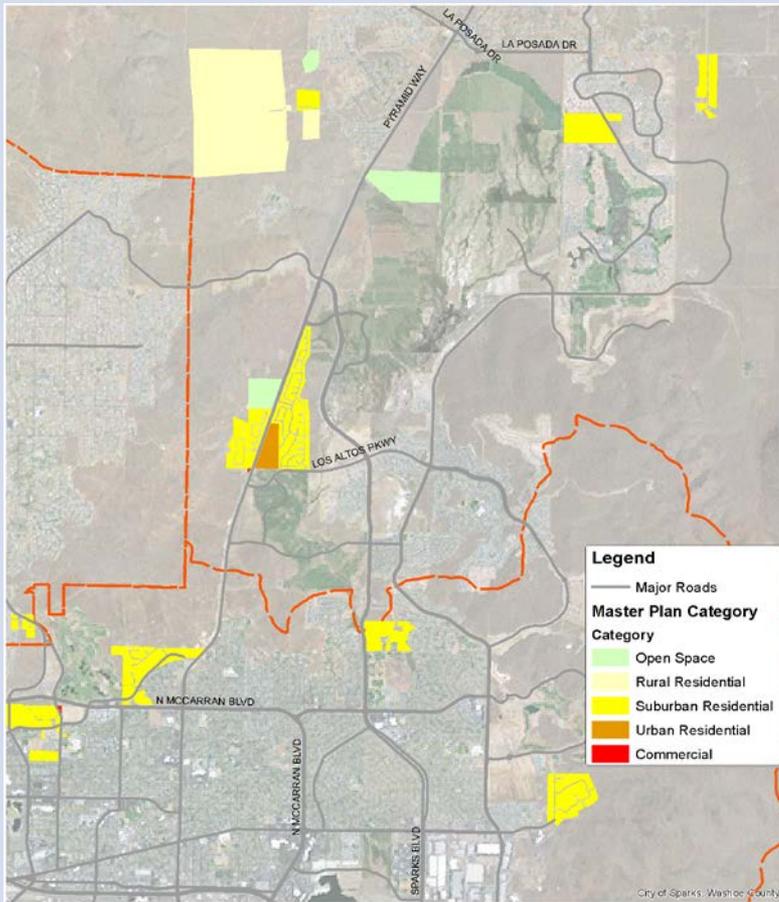


Table 5: Master Plan Categories and Regulatory Zones

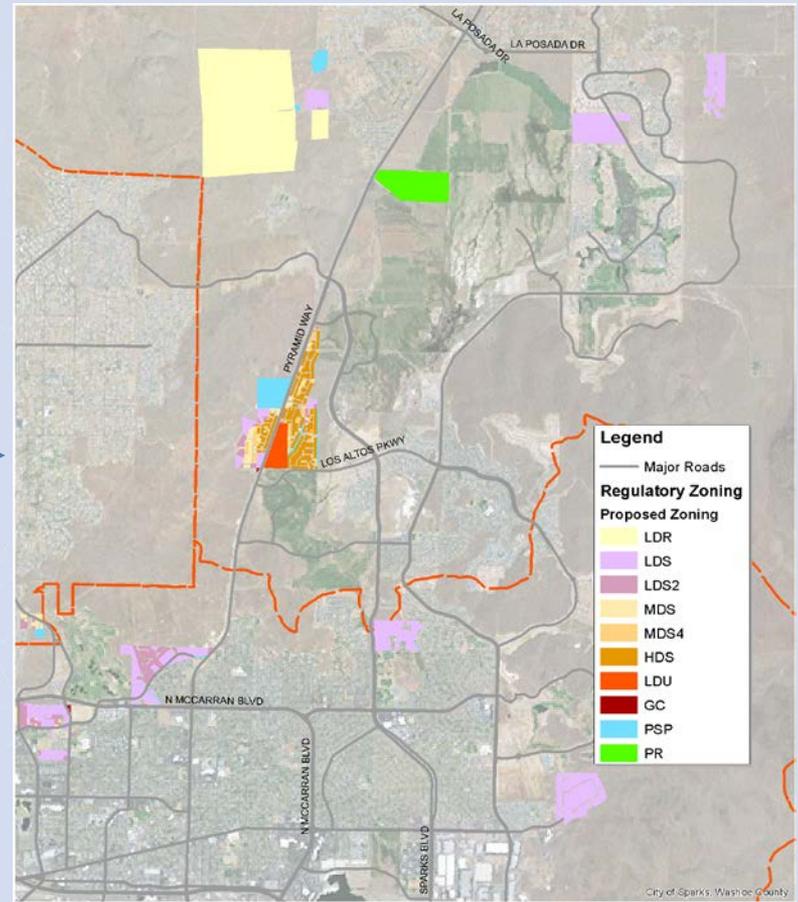
Master Plan Category	Regulatory Zones Allowed
<u>Rural</u>	<ul style="list-style-type: none"> General Rural General Rural Residential Public and Semi-Public Facilities Parks and Recreation Specific Plan Open Space
<u>Rural Residential</u>	<ul style="list-style-type: none"> Low Density Rural Medium Density Rural High Density Rural Public and Semi-Public Facilities Specific Plan Parks and Recreation Open Space
<u>Suburban Residential</u>	<ul style="list-style-type: none"> Low Density Suburban Low Density Suburban Two Medium Density Suburban Medium Density Suburban Four High Density Suburban Public and Semi-Public Facilities Specific Plan Parks and Recreation Open Space
<u>Urban Residential</u>	<ul style="list-style-type: none"> Low Density Urban Medium Density Urban High Density Urban Public and Semi-Public Facilities Specific Plan Parks and Recreation Open Space
<u>Commercial</u>	<ul style="list-style-type: none"> Neighborhood Commercial/Office General Commercial Tourist Commercial Public and Semi-Public Facilities Specific Plan Parks and Recreation Open Space
<u>Industrial</u>	<ul style="list-style-type: none"> Industrial Public and Semi-Public Facilities Specific Plan Parks and Recreation Open Space
<u>Open Space</u>	<ul style="list-style-type: none"> Open Space Public and Semi-Public Facilities Parks and Recreation



Comparison Maps – Master Plan / Regulatory Zone



Master Plan



Proposed Regulatory Zoning



Regulatory Zoning – Old Zoning

- There are a large number of parcels with pre-1993 zoning.
- This inhibits the uniform application of the development code.
 - Irregular non-conforming lot size
 - Inconsistent interpretation
 - Roads not accepted for dedication
 - Potential conflicting land uses
- Must conform with the Master Plan Category.



Regulatory Zoning – Lot Size

Proposed Regulatory Zones Highlighted

Part Two: Lot Size

	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8ac	4ac	2ac	35	17.5	12	9	5	3.7d	8e
Minimum Lot Width (feet)	250	200	150	120	100	80	70	60	60	60

Part Two: Lot Size (continued)

	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Minimum Lot Area (1,000's of sq. ft. unless otherwise indicated)	8f	10	10	10	10	n/a	n/a	n/a	40ac	40ac
Minimum Lot Width (feet)	60	75	75	100	100	100	n/a	n/a	660	660



Regulatory Zoning – Lot Density

Proposed Regulatory Zones Highlighted

Part One: Density/Intensity Standards

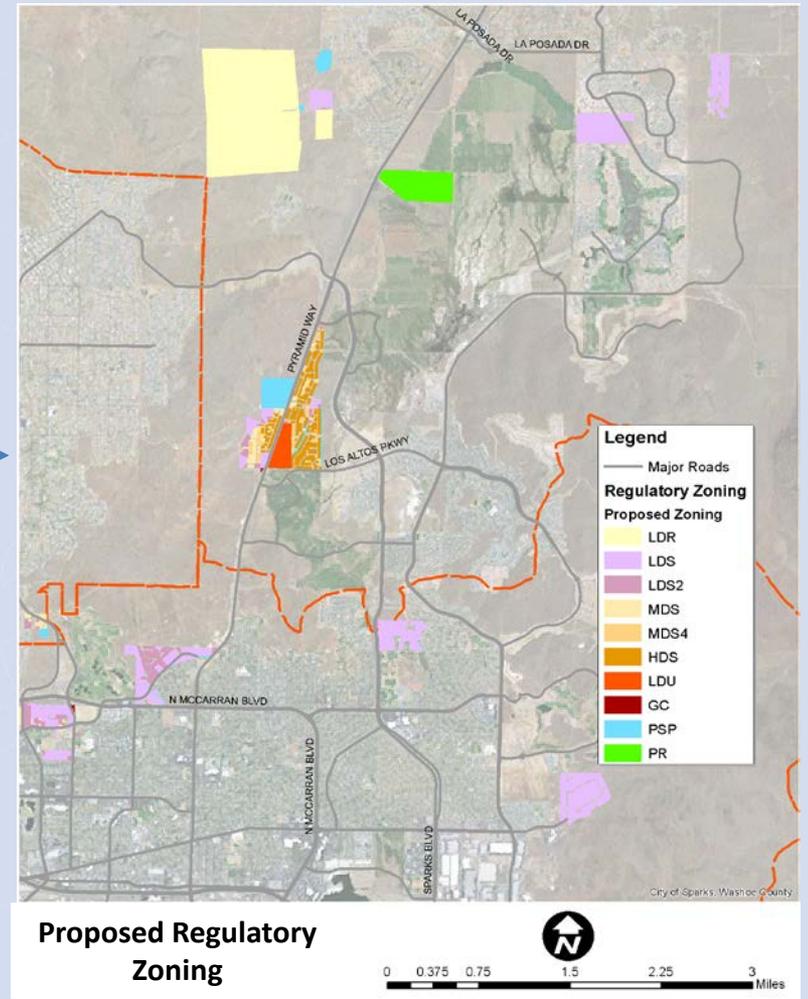
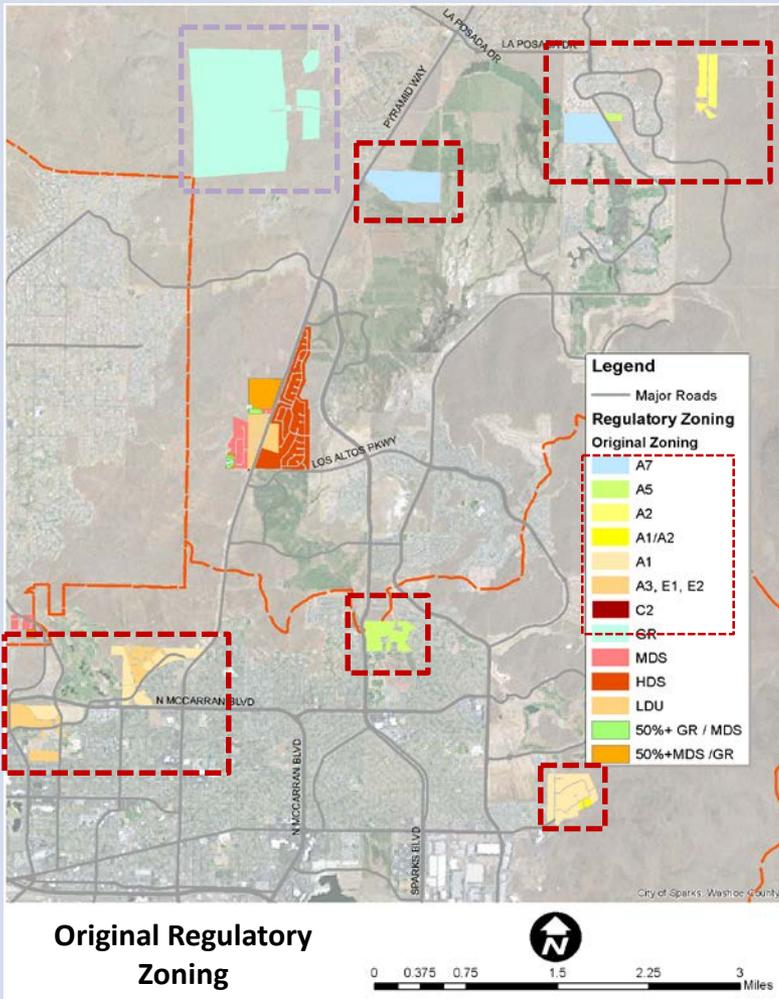
	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	2	3h	4h	7a	10b	21c
Height (feet)	35	35	35	35	35	35	35	35	40	70

Part One: Density/Intensity Standards (continued)

	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Dwelling Unit Per Acre (du/ac)	42c	n/a	5	n/a	n/a	n/a	n/a	n/a	0.025	0.025
Height (feet)	70	80	60	45	65	65	65	n/a	35	35

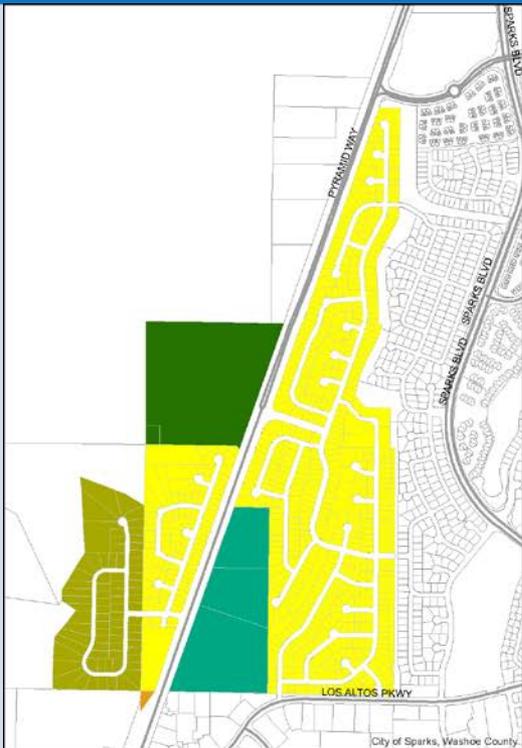


Comparison Maps – Non Conforming/ Proposed Regulatory Zone





Comparison Maps – Spanish Springs Area 1: Sparks/Master Plan /Regulatory Zone



Sparks Land Use



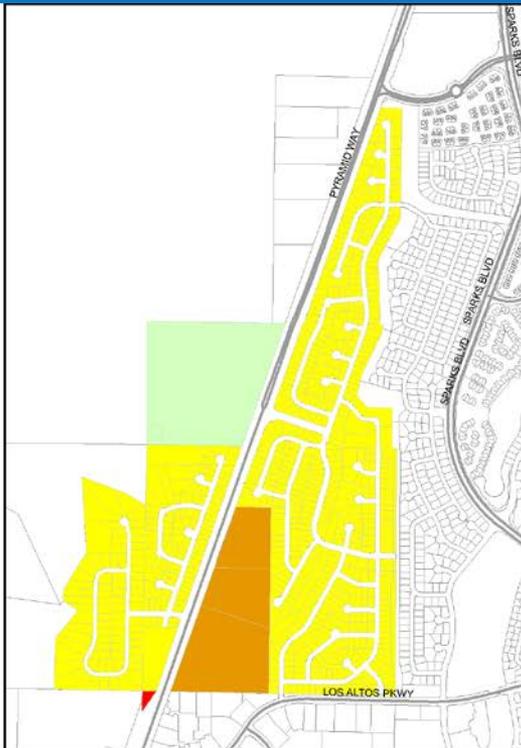
0 0.125 0.25 0.5 Miles

Legend

Major Roads

Sparks Land Use Land Use Category

- C
- CF
- IDR
- LDR
- LLR
- MF14



Washoe County Master Plan Category



0 0.125 0.25 0.5 Miles

Legend

Major Roads

Master Plan Category

- Open Space
- Rural Residential
- Suburban Residential
- Urban Residential
- Commercial



Washoe County Regulatory Zoning



0 0.1 0.2 0.4 Miles

Legend

Major Roads

Regulatory Zoning

- MDS4
- HDS
- LDU
- GC
- PSP
- LDS
- LDS2
- MDS
- PR



Comparison Maps – Spanish Springs Area 2: Sparks/Master Plan /Regulatory Zone



Sparks Land Use



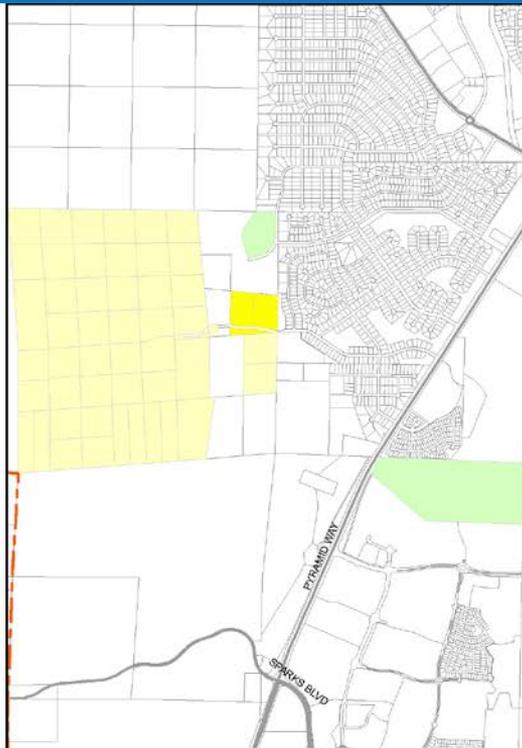
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Legend

Major Roads

Sparks Land Use Land Use Category

- C
- CF
- IDR
- LDR
- LLR
- MF14



Washoe County Master Plan Category



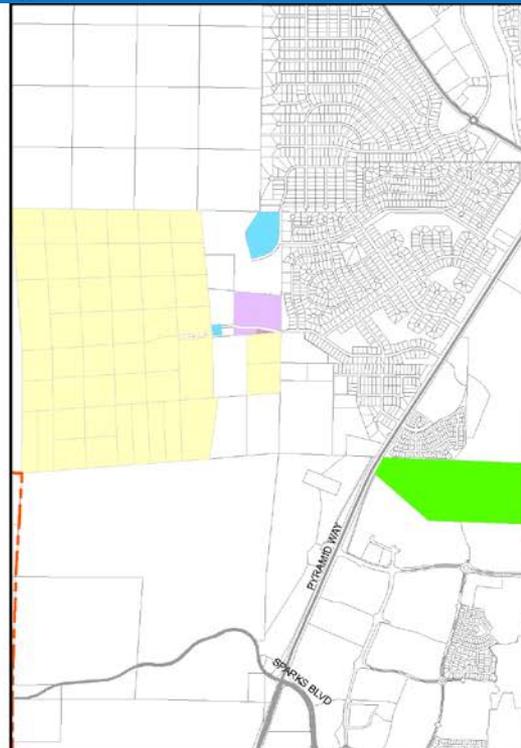
0.0 0.125 0.25 0.5 0.75 1 Miles

Legend

Major Roads

Master Plan Category

- Open Space
- Rural Residential
- Suburban Residential
- Urban Residential
- Commercial



Washoe County Regulatory Zoning



0.0 0.125 0.25 0.5 0.75 Miles

Legend

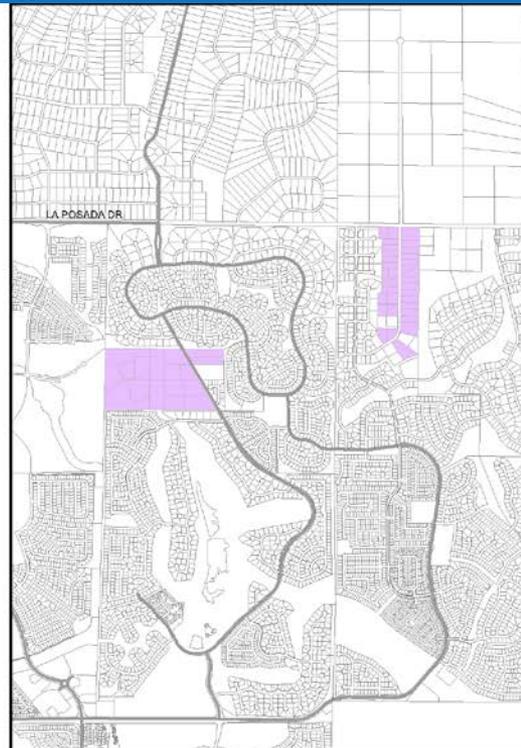
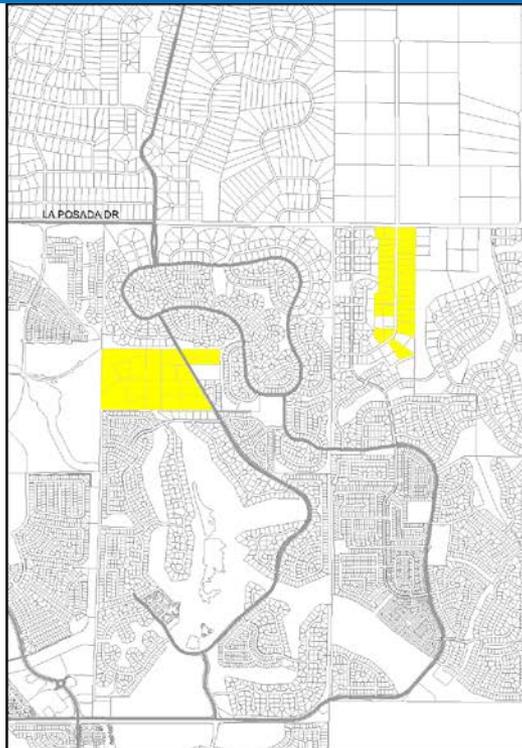
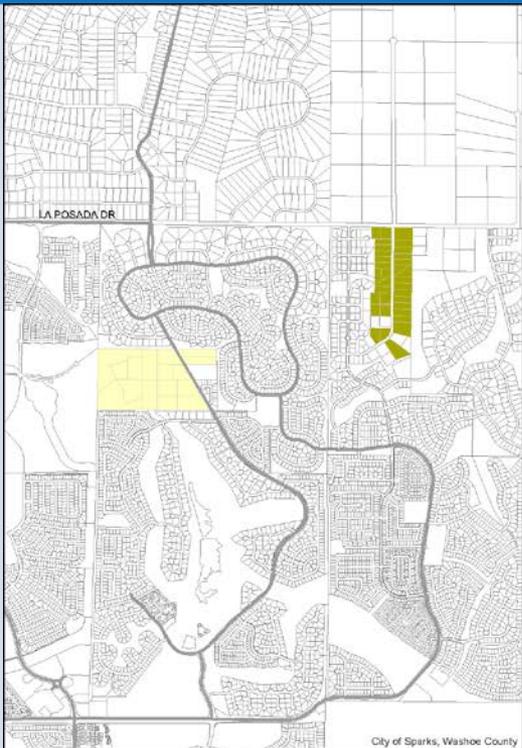
Major Roads

Regulatory Zoning

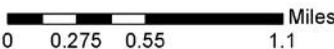
- MDS4
- HDS
- LDU
- GC
- PSP
- PR
- LDR
- LDS
- LDS2
- MDS



Comparison Maps – Spanish Springs Area 3: Sparks/Master Plan /Regulatory Zone

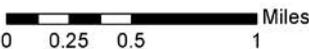


Sparks Land Use



Legend	
	Major Roads
Sparks Land Use Land Use Category	
	C
	CF
	IDR
	LDR
	LLR
	MF14

Washoe County Master Plan Category



Legend	
	Major Roads
Master Plan Category	
	Open Space
	Rural Residential
	Suburban Residential
	Urban Residential
	Commercial

Washoe County Regulatory Zoning



Legend	
	Major Roads
Regulatory Zoning	
	MDS4
	HDS
	LDU
	LDR
	LDS
	LDS2
	MDS
Proposed Zoning	
	GC
	PSP
	PR



Comparison Maps – Sparks/Spanish Springs: Sparks/Master Plan /Regulatory Zone



Sparks Land Use



0 0.125 0.25 0.5 Miles

Legend	
—	Major Roads
Sparks Land Use Land Use Category	
	C
	CF
	IDR
	LDR
	LLR
	MF14



Washoe County Master Plan Category



0 0.125 0.25 0.5 Miles

Legend	
—	Major Roads
Master Plan Category Category	
	Open Space
	Rural Residential
	Suburban Residential
	Urban Residential
	Commercial



Washoe County Regulatory Zoning



0 0.1 0.2 0.4 Miles

Legend	
—	Major Roads
Regulatory Zoning	
	MDS4
	HDS
	LDU
	GC
	PSP
	PR
Proposed Zoning	
	LDR
	LDS
	LDS2
	MDS



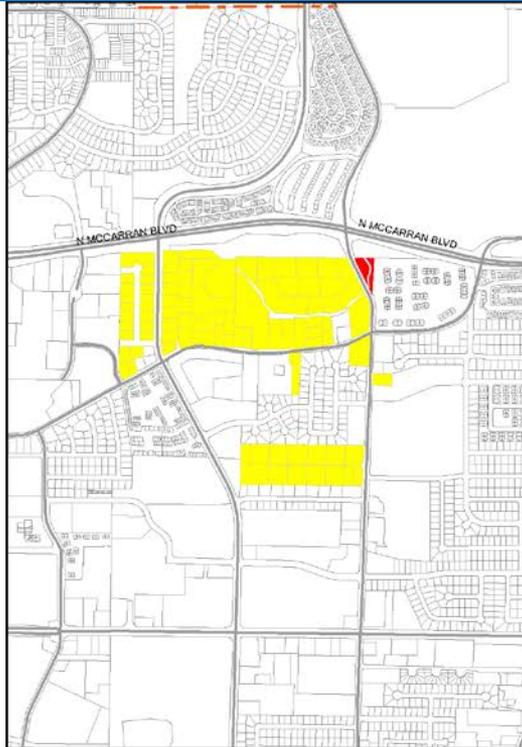
Comparison Maps – Sparks Area 1: Sparks/Master Plan /Regulatory Zone



Sparks Land Use



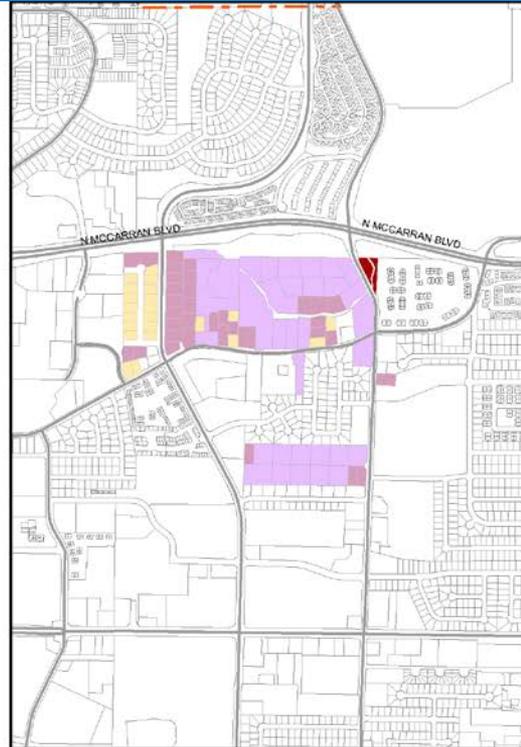
0 0.125 0.25 0.5 Miles



Washoe County Master Plan Category



0 0.125 0.25 0.5 Miles



Washoe County Regulatory Zoning



0 0.1 0.2 0.4 Miles





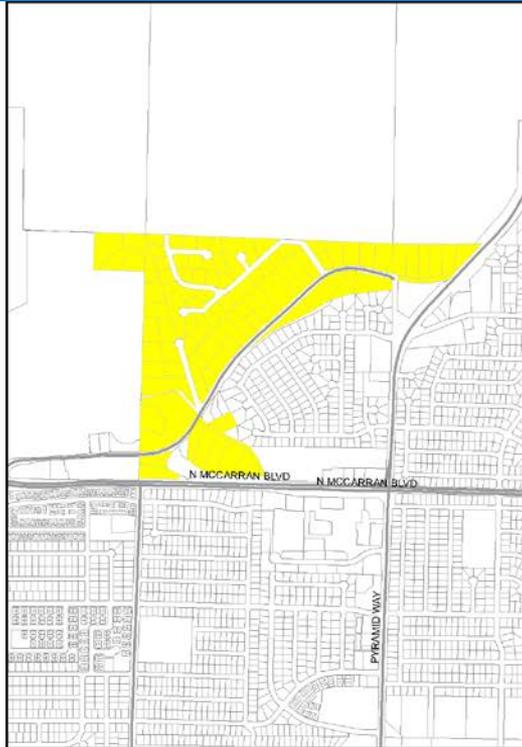
Comparison Maps – Sparks Area 2: Sparks/Master Plan /Regulatory Zone



Sparks Land Use



0 0.125 0.25 0.5 Miles



Washoe County Master Plan Category



0 0.125 0.25 0.5 Miles



Washoe County Regulatory Zoning

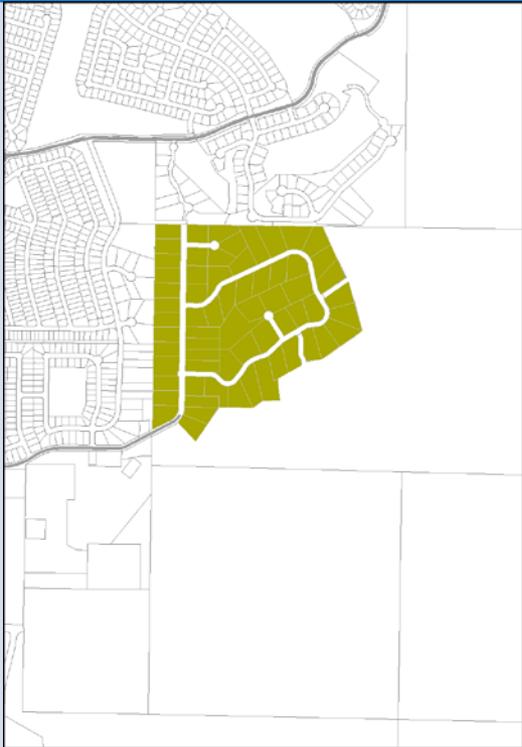


0 0.1 0.2 0.4 Miles





Comparison Maps – Sparks Area 3: Sparks/Master Plan /Regulatory Zone

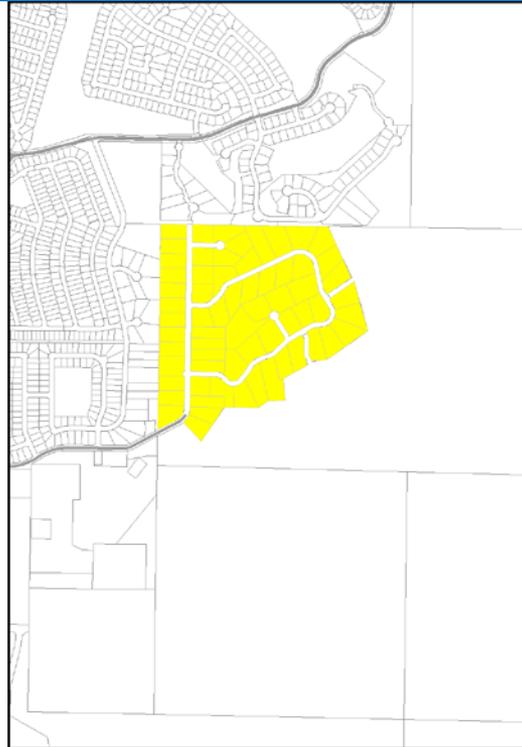


Sparks Land Use



0 0.125 0.25 0.5 Miles

Legend	
	Major Roads
Sparks Land Use Land Use Category	
	C
	CF
	IDR
	LDR
	LLR
	MF14

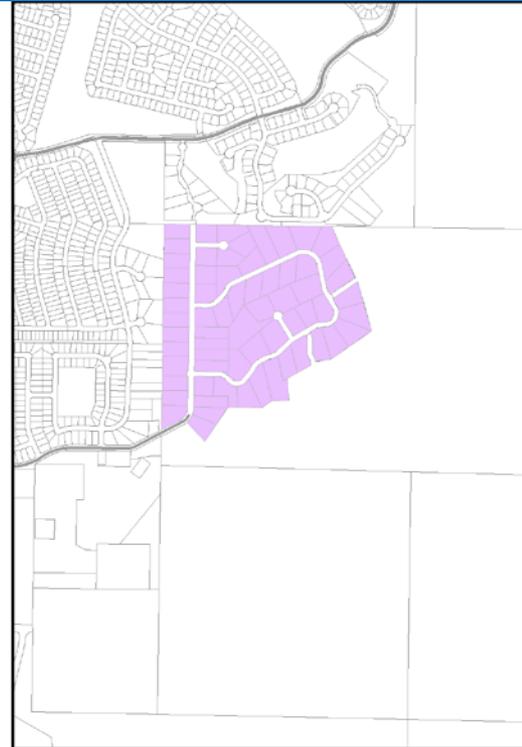


Washoe County Master Plan Category



0 0.125 0.25 0.5 Miles

Legend	
	Major Roads
Master Plan Category Category	
	Open Space
	Rural Residential
	Suburban Residential
	Urban Residential
	Commercial



Washoe County Regulatory Zoning



0 0.1 0.2 0.4 Miles

Legend	
	Major Roads
Regulatory Zoning	
	MDS4
	HDS
	LDU
	GC
	PSP
	PR
Proposed Zoning	
	LDR
	LDS
	LDS2
	MDS



Comparison Maps – Sun Valley: Sparks/Master Plan /Regulatory Zone



Sparks Land Use



0 0.125 0.25 0.5 Miles



Washoe County Master Plan Category



0 0.125 0.25 0.5 Miles



Washoe County Regulatory Zoning



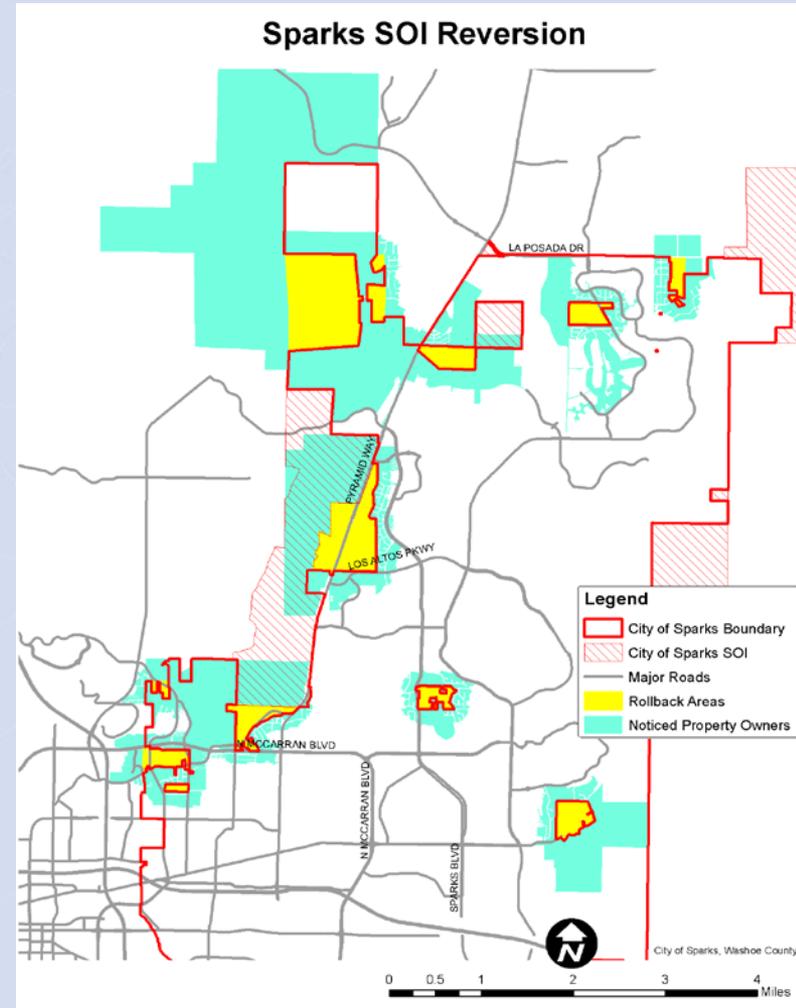
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Public Notice & CAB

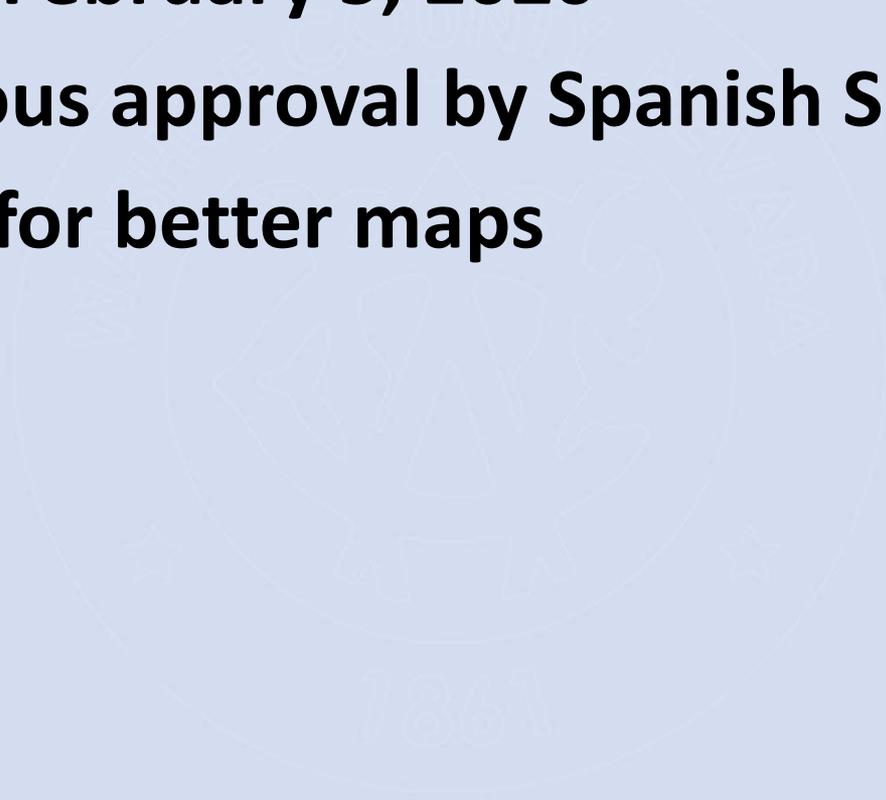
- Notice was sent to 3931 affected property owners within 750 feet from the affected areas.





Neighborhood Meeting

- **Meeting February 5, 2020**
- **Unanimous approval by Spanish Spring CAB**
- **Request for better maps**





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.
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.** 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.
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.



Recommendation – Master Plan Amendment

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Master Plan Amendment Number WMPA19-0008 and **approve** the requested amendment.



Regulatory Zone Amendment Findings

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



Recommendation – Regulatory Zone Amendment

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Regulatory Zone Amendment Number WRZA19-0008 and **approve** the requested amendment.



Possible Motion – Master Plan Amendment

APPROVAL: 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 approve Master Plan Amendment number WMPA19-0008, having been able to make all five findings in accordance with Washoe County Code Section 110.820.15.





Possible Motion – Regulatory Zone Amendment

APPROVAL: 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 approve Regulatory Zone Amendment number WRZA19-0008, having been able to make all seven findings in accordance with Washoe County Code Section 110.821.15.

