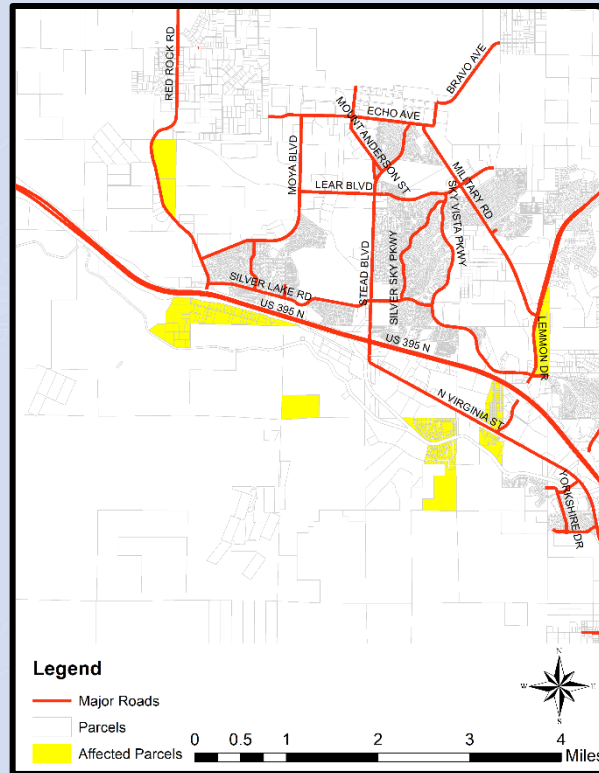




# WMPA21-0005

## North Valleys CMA Mapping



**Washoe County Planning Commission**  
**September 7, 2021**



# Request

- **Remove 421 parcels from the North Valleys Character Management Area**
  - Default back to Master Plan Category
    - **No changes** to Master Planning
    - **No changes** to Regulatory Zoning

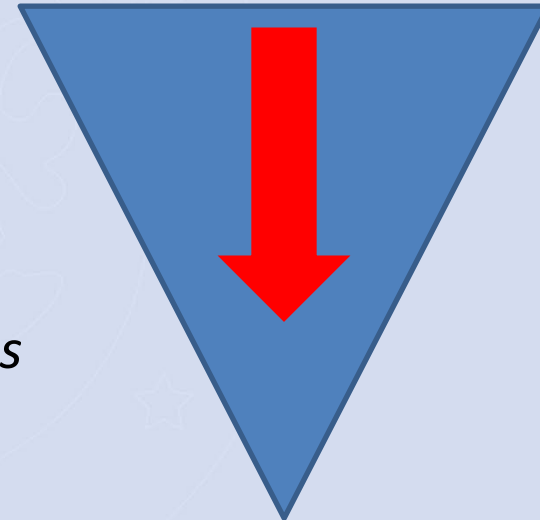


# What is a CMA

- CMA = Character Management Area

## Regulatory Levels:

1. State
2. Regional
3. Municipal (County)
  1. Master Plan
    1. *Character Management Areas*
  2. Regulatory Zones



Will **NOT** make it easier to be annexed by the City of Reno



# Background

- **Reno-Stead Joint Corridor was rolled back in 2020 (WMPA19-0009/WRZA19-0009).**
  - 268 parcels defaulted back to the Rural Character Management Area (RCMA)
    - This was a function of how the original maps were created, all non-Suburban CMA (SCMA) parcels were RCMA
- **These parcels were legal non-conforming**
  - Legal when zoned, but not in conformance with code
  - Staff noticed another 153 parcels in the vicinity in a similar situation and included them for a comprehensive review
    - Want to prevent ad-hoc changes as parcels change over the next 20 years.

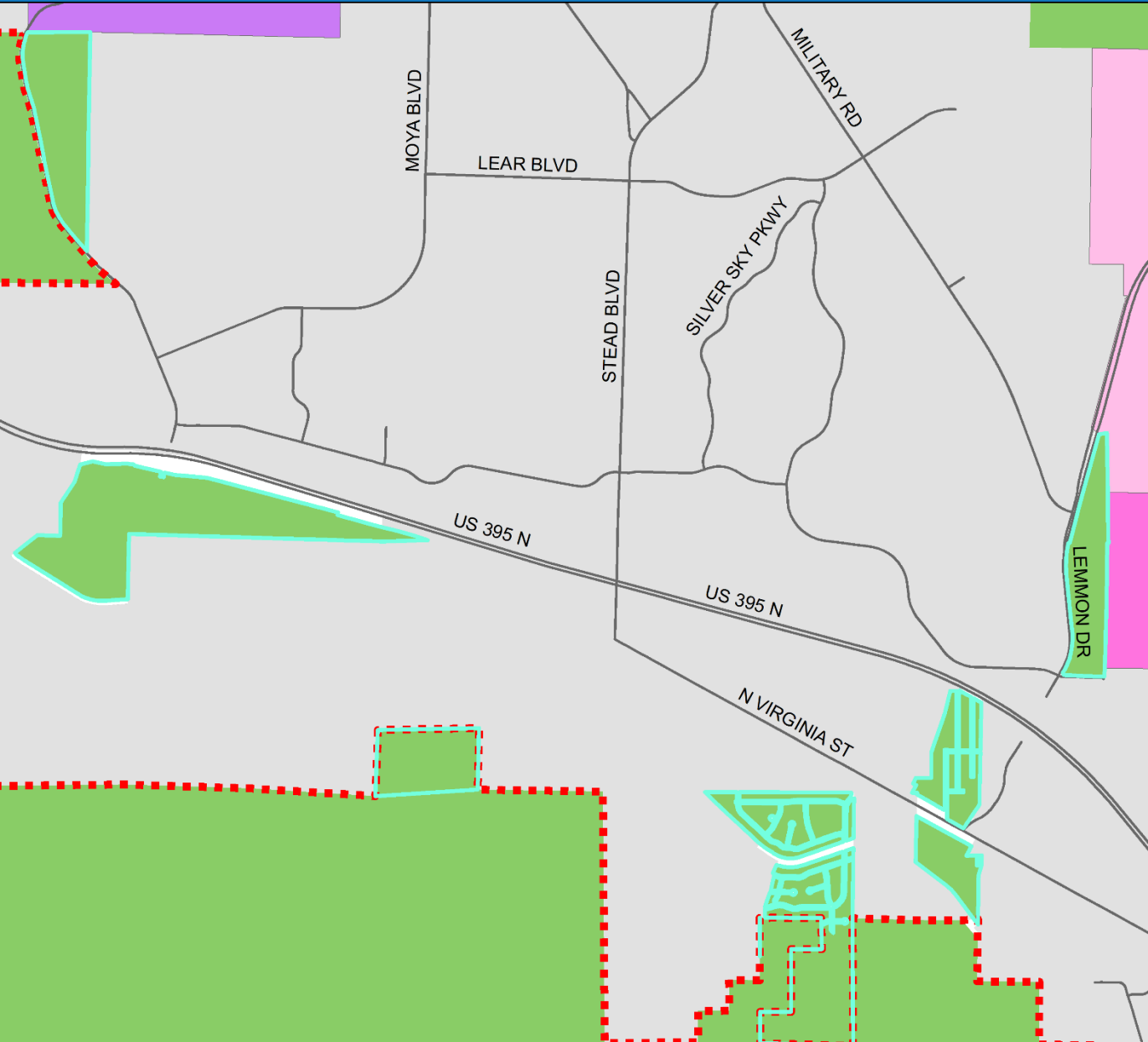


# Issue

- **Cannot find that these parcels are legal non-conforming looking at:**
  - Development code
  - Washoe Regional Mapping System
  - Master Plan Map
  - Regulatory Zone Map
- **Need to look in the Master Plan to see**
  - Policy 1.4 (page 12 of NV Area Plan)
  - Character Management Plan (page 31 of NV Area Plan)

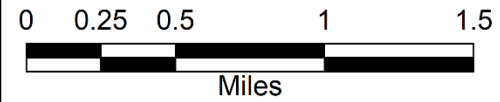


# What it looks like



## Legend

- Affected Area
- Truckee Meadow Service Area
- Major Roads
- Golden Valley SCMA
- Lemmon Valley SCMA
- Silver Hills SCMA
- Silver Knolls SCMA
- Reno Exerted SOI
- North Valleys RCMA





# Context – Regulatory Zones



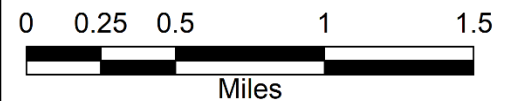
## Legend

- Affected Area
- Truckee Meadow Service Area
- Major Roads
- Reno Exerted SOI

## WC Zoning

### Regulatory Zone

- GENERAL RURAL
- LOW DENSITY RURAL
- MEDIUM DENSITY RURAL
- HIGH DENSITY RURAL
- LOW DENSITY SUBURBAN
- MEDIUM DENSITY SUBURBAN
- HIGH DENSITY SUBURBAN
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- OPEN SPACE
- PARKS AND RECREATION
- PUBLIC AND SEMI-PUBLIC FACILITIES
- Parcels





# Uses in CMA

	Rural CMA	Silver Knolls SMCA	Golden Valley SCMA	Lemmon Valley SCMA
General Rural (1du/40acres)	X	X	X	X
Low Density Rural (1du/10acres)	X		X	X
Medium Density Rural (1du/5 acres)		X	X	X
High Density Rural (1du/2.5acres)		X	X	X
Low Density Suburban (1du/acre)		X	X	X
Low Density Suburban 2 (2du/acre)				X
Medium Density Suburban (3du/acre)				X
Medium Density Suburban 4 (4 du/acre)				X
High Density Suburban (7du/acre)				X
Low Density Urban (10du/acre)				X
Neighborhood Commercial				X
General Commercial				
Public and Semi-Public Facilities	X	X	X	X
Parks and Recreation	X	X	X	X







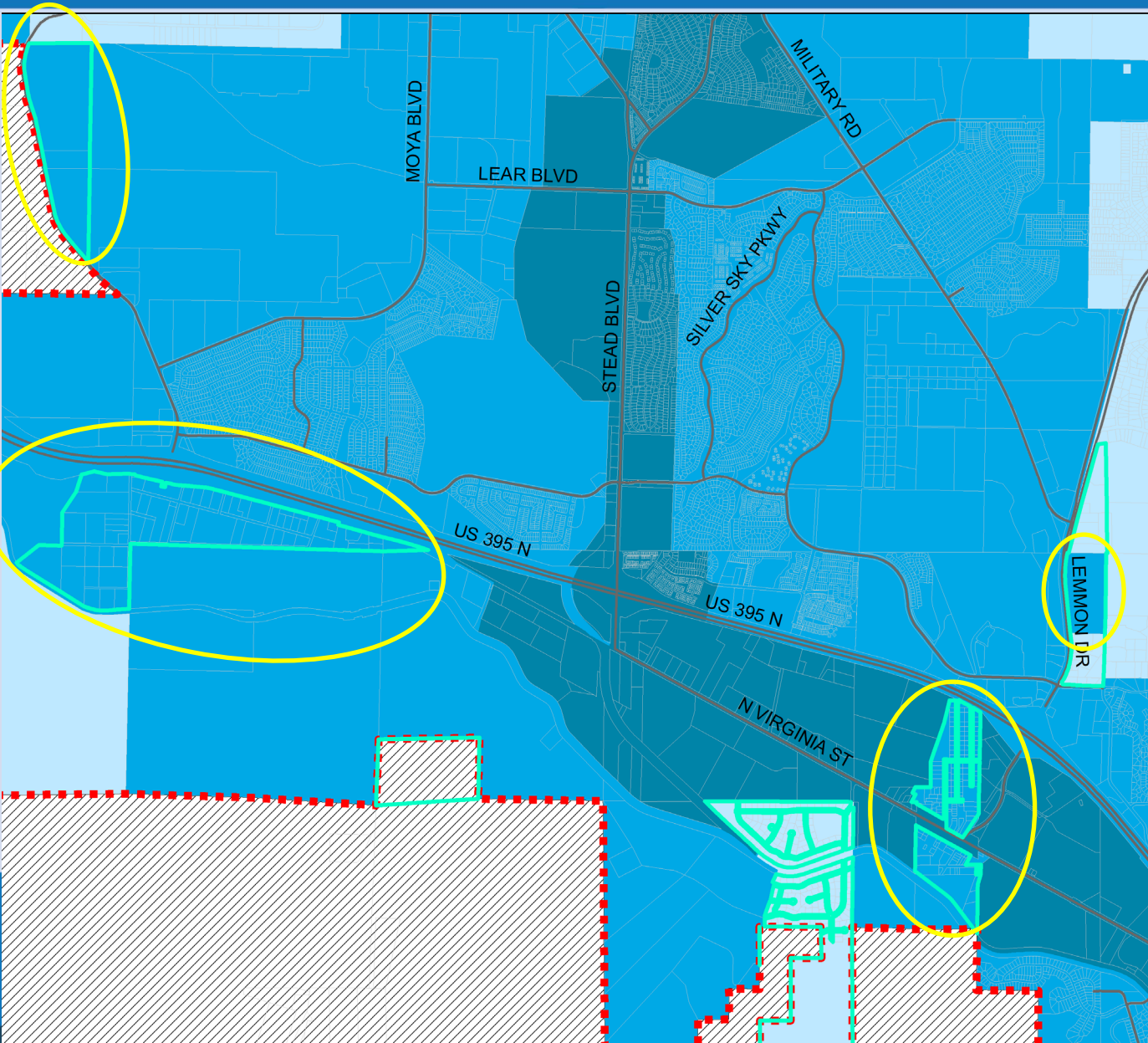
# Regional Context

- **RF 1 – 98% of growth must happen within the TMSA**
- **RF 2 – Priority Hierarchy of Development**

Priority Tier	Minimum Density	Maximum Density (du/ac)
Mixed Use Core	14 du/ac	None
Tier 1	Existing	No Maximum
Tier 2	No minimum	30du/ac
Tier 3	No minimum	Existing
Rural Area	N/A	1 unit per 5 acres



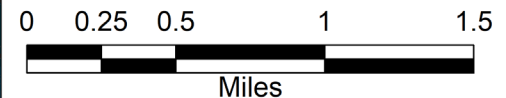
# Context – Regional Tiers



## Legend

- Affected Area
- Truckee Meadow Service Area
- Major Roads
- Tier**
- Mixed Use Core
- Tier 1
- Tier 2
- Tier 3
- Rural Area
- Parcels

- Prevent an ad-hoc process in areas that are prioritized for development.





# Neighborhood Meetings

- **July 28<sup>th</sup>**
  - Concerns over annexation
  - Concerns over affordable housing
  - Recommendation of creating a new Rural Character Management Area
- **August 4<sup>th</sup>**
  - Concerns over staff lack of support to create a new RCMA
  - Concerns over being cut out of the process
  - Desire to maintain Horizon Hills subdivision within the RCMA
- **August 9<sup>th</sup>**
  - Clarification over the role of legal non-conformance on property prices
- **Public Process result**
  - Public supportive of removal of the RCMA from all affected parcels outside of the Horizon Hills subdivision



# Policy Options

Possible Options	Pros	Cons	Staff Supports?
<b>(1) Remove RCMA from Affected Parcels (421 parcels)</b>	Simple to implement, removes all legal non-conformances.	Public concerns over potential for higher density development in Horizon Hills	<b>Yes</b>
<b>(2) Remove RCMA from all parcels outside of Horizon Hills (253 parcels)</b>	Relatively simple to understand, removes <u>most</u> legal non-conformances, fits with Regional intent for Tier 2 areas, responds to public feedback	Horizon Hills remains legal non-conforming	<b>Staff could support this, but prefers Option 1.</b>
<b>(3) Create New RCMA south of US 395</b>	Removes all legal non-conformances	Complicated to understand, potential contradiction with Regional Plan, requires additional master planning and policy development	No
<b>(4) No Change</b>	None	All legal non-conformances remain	No





# 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.

## **AND**

### **North Valleys Area Plan Findings:**

1. **Character Preserved.** The amendment will further implement and preserve the Vision and Character Statement.
2. **Consistency with the Area Plan.** The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
3. **Public Welfare.** The amendment will not conflict with the public's health, safety or welfare



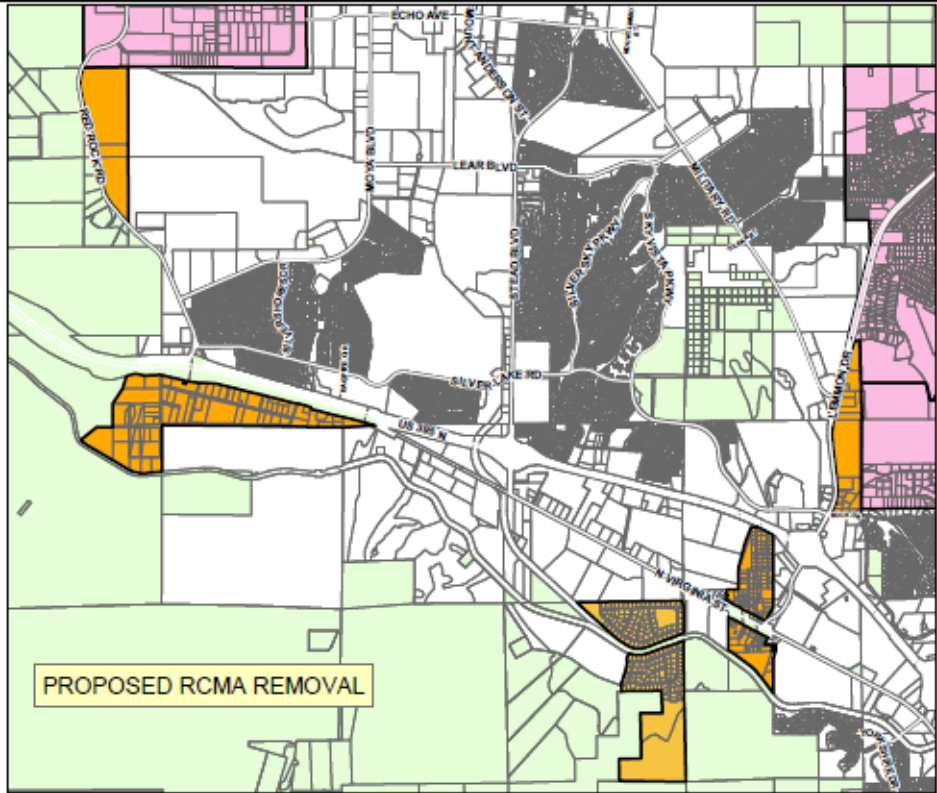
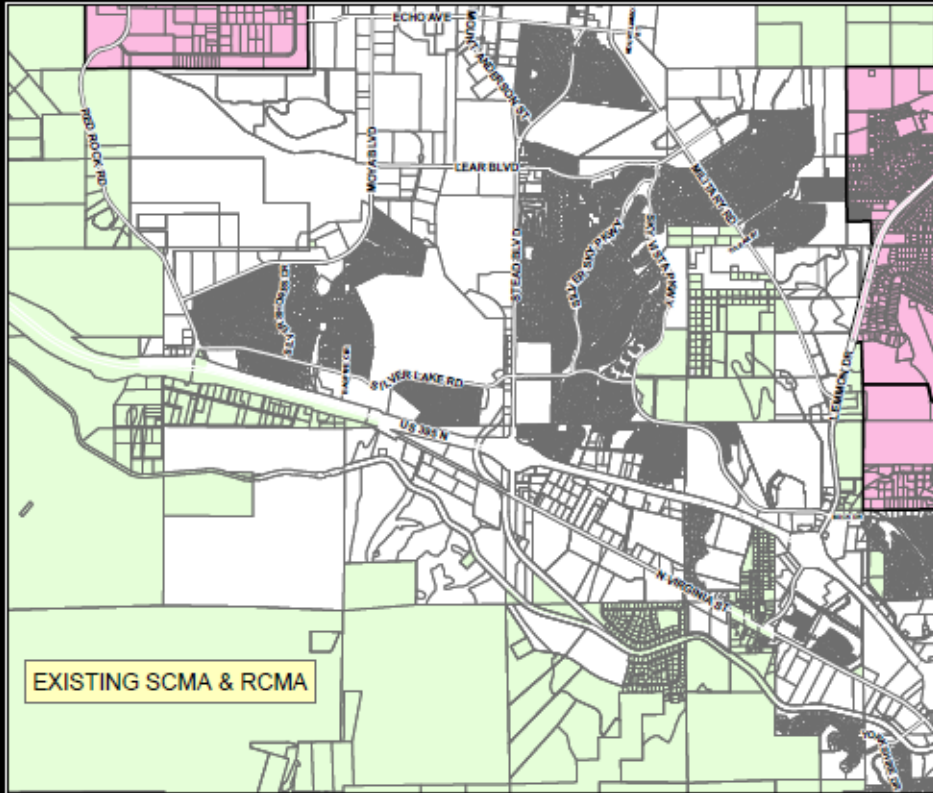
# Recommendation

- Staff recommends that the Planning Commission **consider** both Option 1 and Option 2 as outlined below:

Possible Options	Pros	Cons	Staff Supports?	Resolution Attachment
<b>(1) Remove RCMA from Affected Parcels (421 parcels)</b>	Simple to implement, removes all legal non-conformances.	Public concerns over potential for higher density development in Horizon Hills	Yes – Staff <b><u>preference</u></b>	A
<b>(2) Remove RCMA from all parcels outside of Horizon Hills (253 parcels)</b>	Relatively simple to understand, removes <b><u>most</u></b> legal non-conformances, fits with regional intent, responds to public feedback	Horizon Hills remains legal non-conforming	Yes – Staff could support this option, but prefers Option 1 as it removes all legal non-conformance	B



# Option 1 – Resolution A



## NORTH VALLEYS PLAN AREA WMPA21-0005

- RURAL CHARACTER MANAGEMENT AREA
- SUBURBAN CHARACTER MANAGEMENT AREA
- NO CHARACTER MANAGEMENT
- CITY OF RENO

NOTE: THE ROLE AND CONFIGURATION 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 BUILDING DIVISION.



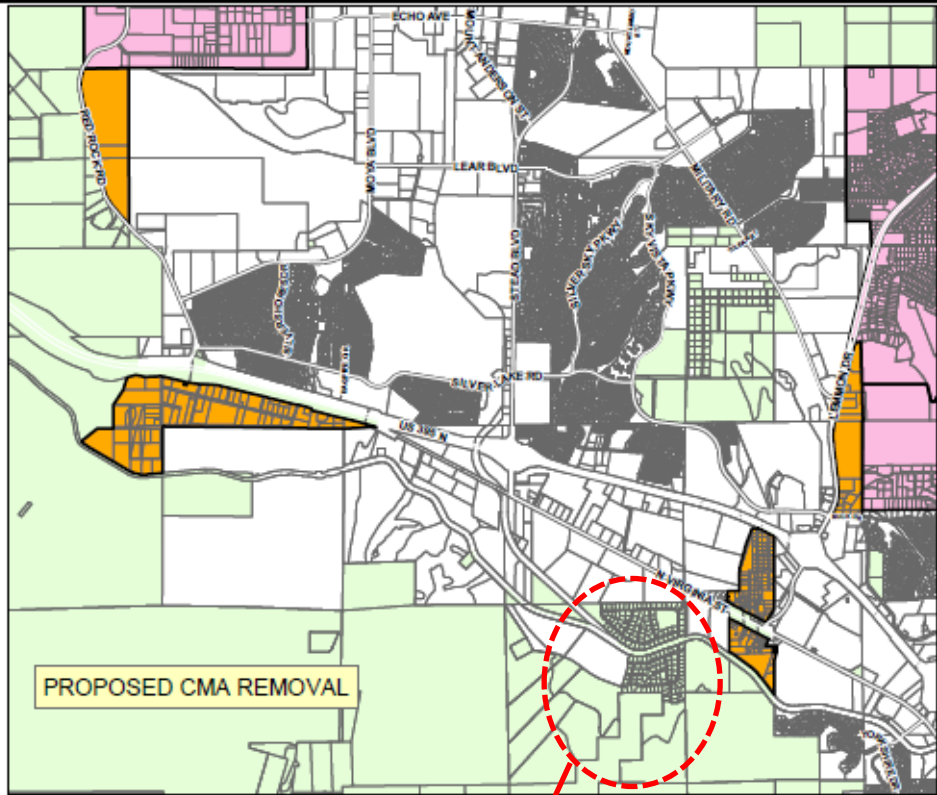
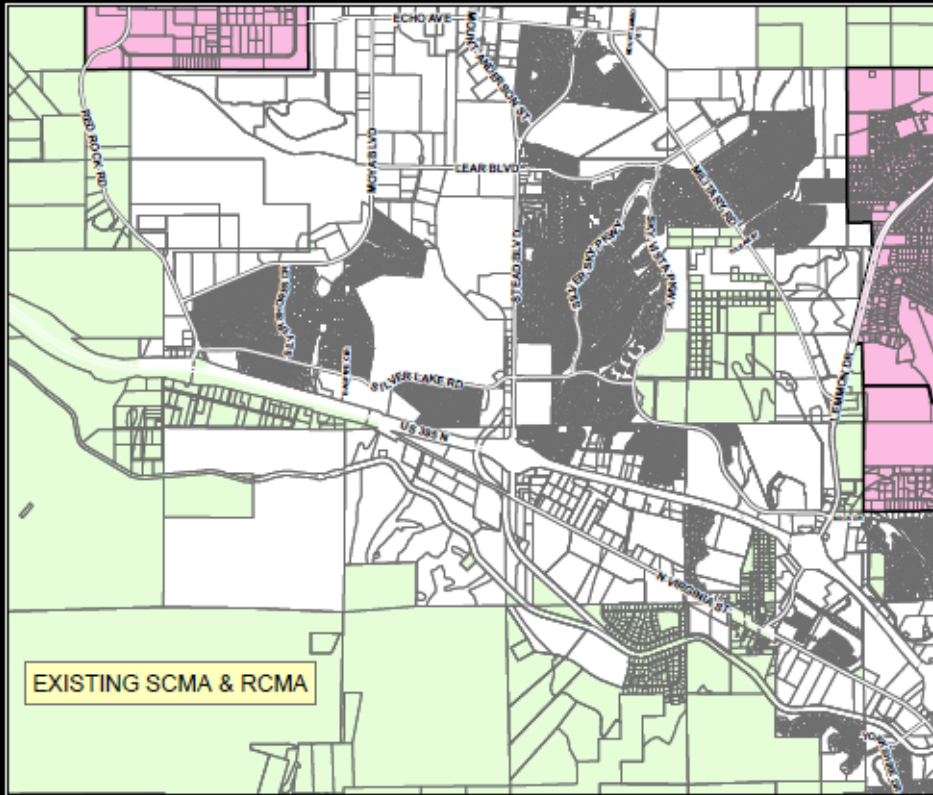
**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**





# Option 2 – Resolution B



## NORTH VALLEYS PLANAREA WMPA21-0005

- RURAL CHARACTER MANAGEMENT AREA
- SUBURBAN CHARACTER MANAGEMENT AREA
- NO CHARACTER MANAGEMENT
- CITY OF RENO

**Horizon Hills**

NOTE: THE SCALE AND CONFIGURATION 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 BUILDING DIVISION.

0 1,200 2,400  
Scale in Feet

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520

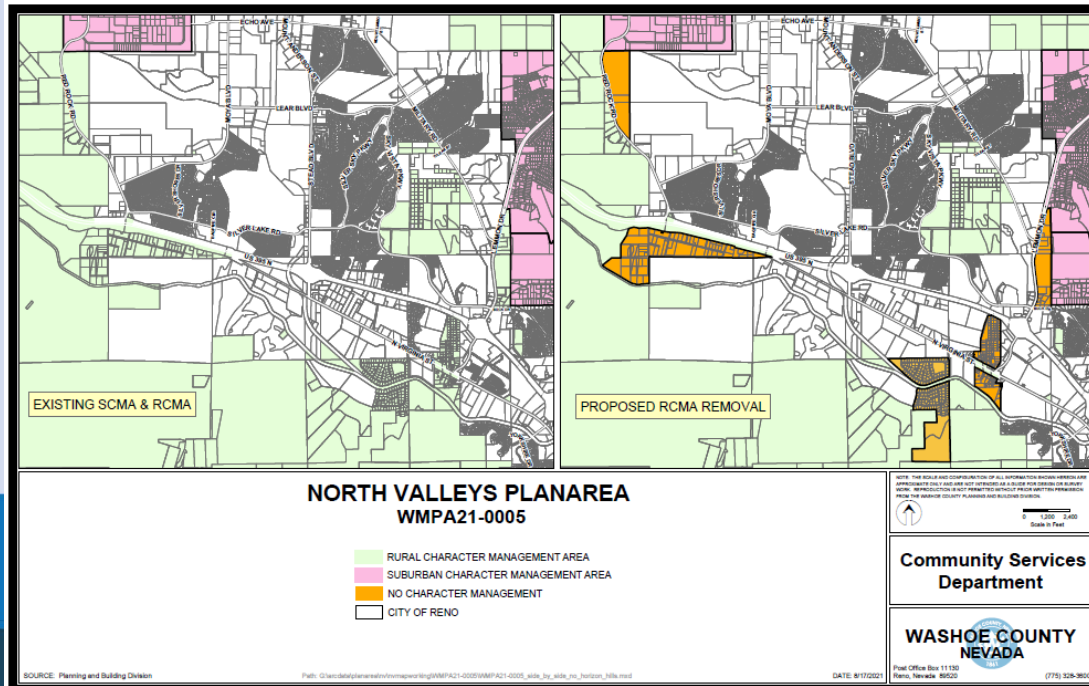
(775) 328-3600



# Possible Motion – Option 1

## **Option 1 – Remove the RCMA from all 421 affected parcels**

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 of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required North Valleys Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0005 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 – Option 2

## ***Option 2 – Remove the RCMA from 253 of the 421 parcels, exempting the parcels within the Horizon Hills Subdivision***

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 B of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required North Valleys Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0005 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.

