

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

WMPPA21-0004 & WRZA21-0003 (Larson)

September 6, 2022

Applicant Request

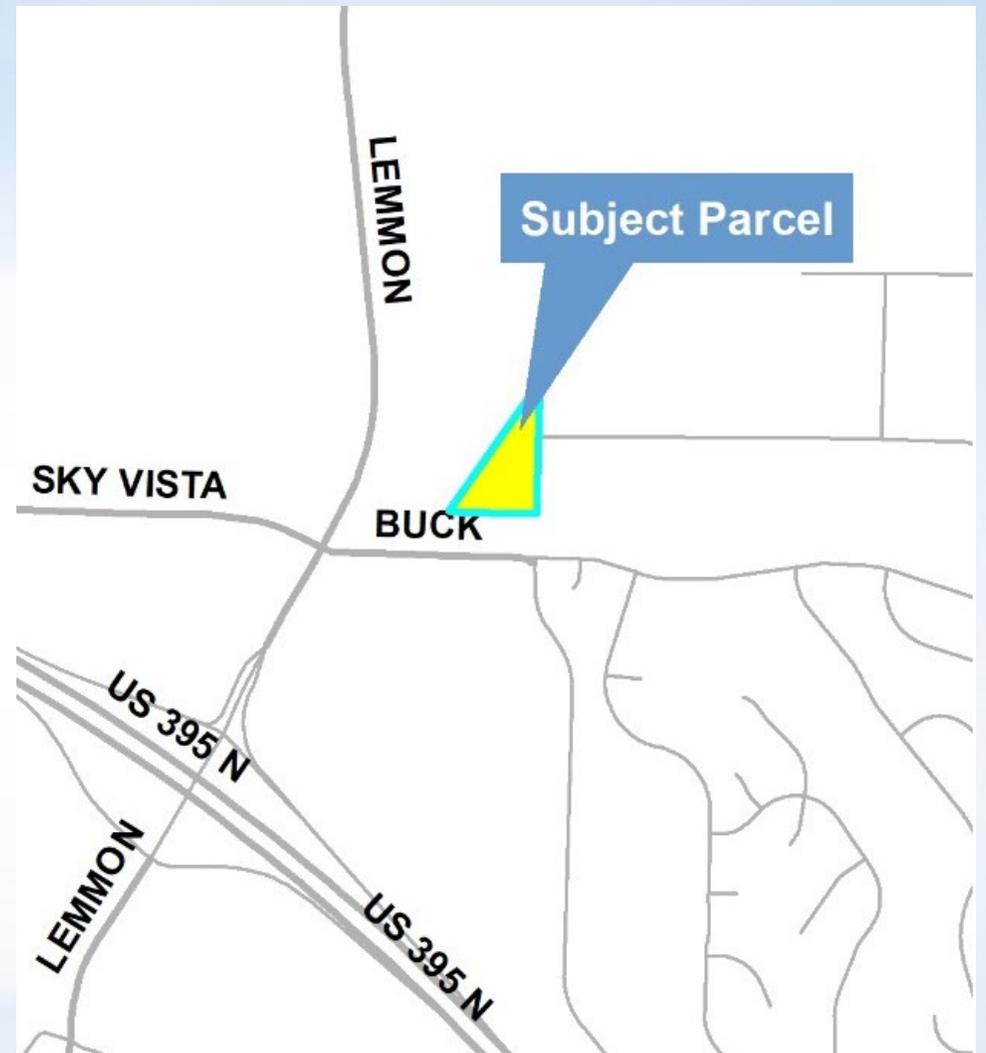


- Master plan map amendment to redesignate one parcel totaling 2.76 acres from Suburban Residential (SR) to Commercial (C).
- Regulatory zone amendment on one parcel totaling 2.76 acres from Medium Density Suburban (MDS) to Neighborhood Commercial (NC).

Project Location



- Located off Buck Drive in the North Valleys Planning Area
- Located in close proximity to Washoe County and City of Reno commercial properties

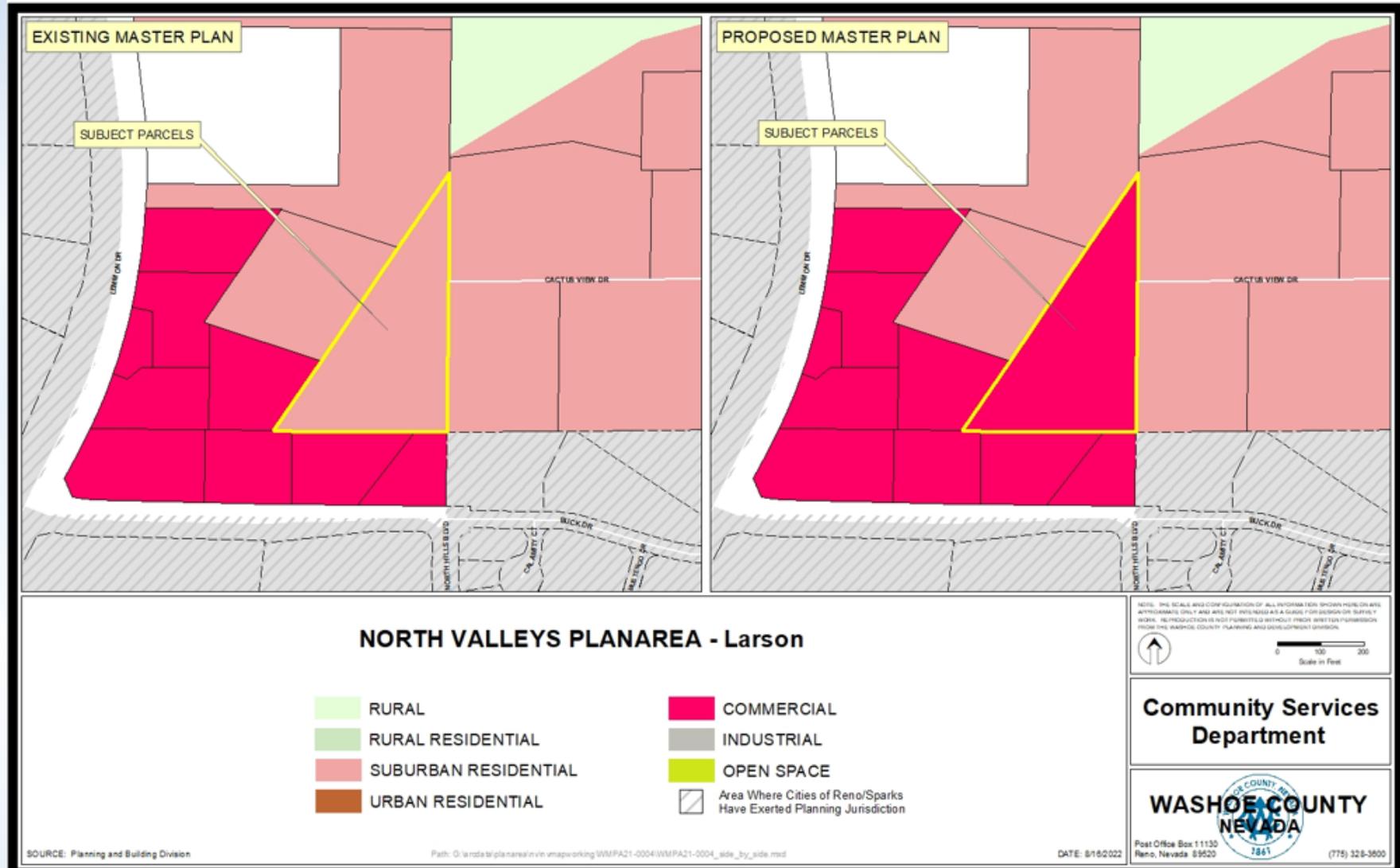


Existing and Proposed Master Plan Designation



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Suburban Residential (SR) to Commercial (C)

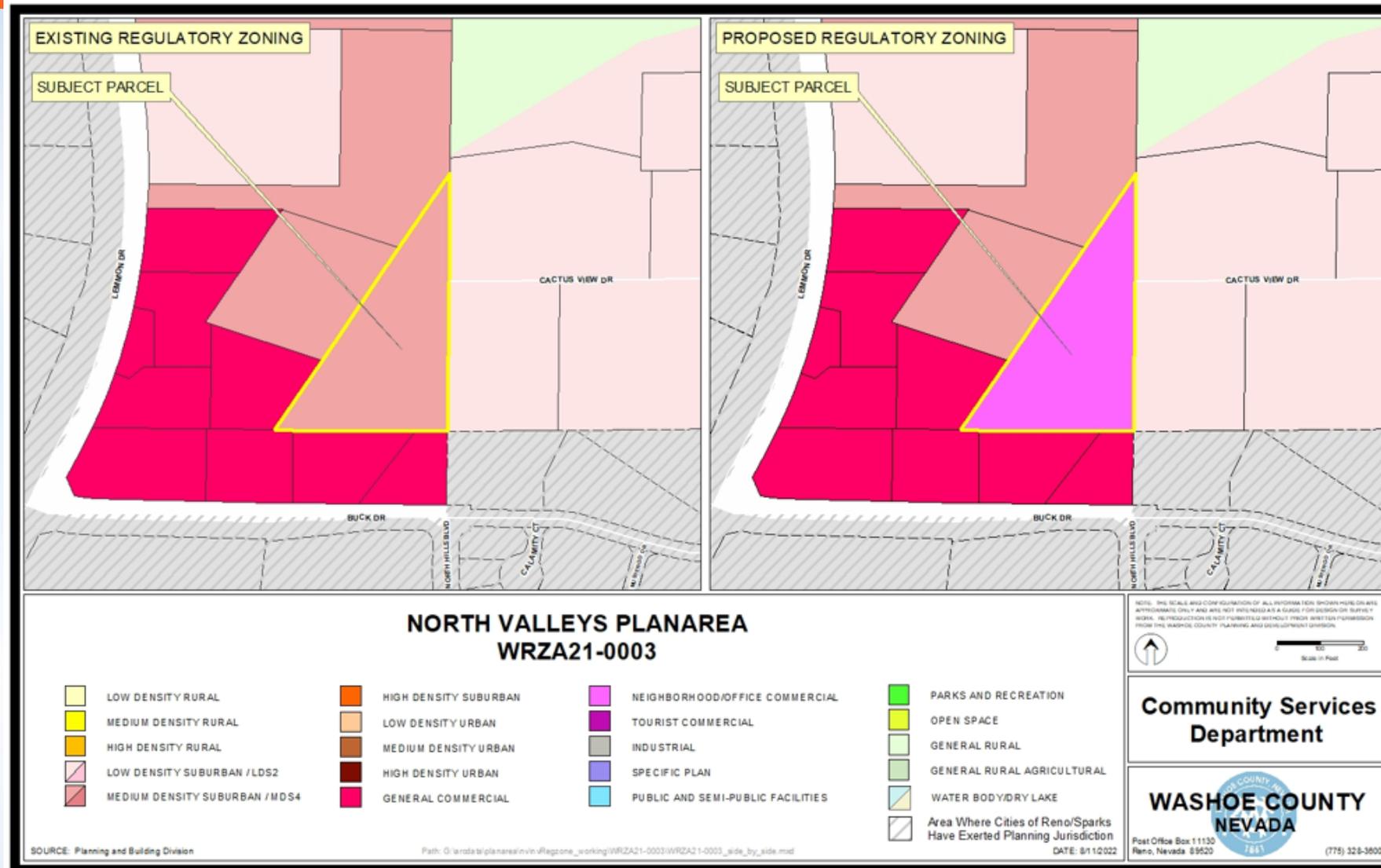


Existing and Proposed Regulatory Zoning



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Medium Density Suburban (MDS) to Neighborhood Commercial (NC)



- The parcel currently has an existing single-family residence on the property.
- The acreage of the subject parcel would limit proposed commercial development to be smaller scale and community serving.
- The applicant submitted a feasibility study and market analysis. The market analysis indicates a need for commercial property in the North Valleys planning area. The feasibility study indicates that there is sufficient infrastructure to serve the parcel.

- Neighborhood Commercial would allow for Single-Family Residential on the property at 5 du/ac with the approval of a Special Use Permit to the Board of Adjustment.
- Neighborhood Commercial allows for a variety of commercial use types that are less intense than the adjacent General Commercial regulatory zones.

Regulatory Zone Compatibility



Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Neighborhood Commercial (NC)	Medium Density Suburban (MDS)	Low
	Low Density Suburban (LDS)	Low
	General Commercial (GC)	High

High Compatibility: Little or no screening or buffering necessary.
Medium Compatibility: Some screening and buffering necessary.
Low Compatibility: Significant screening and buffering necessary

Neighborhood Meeting

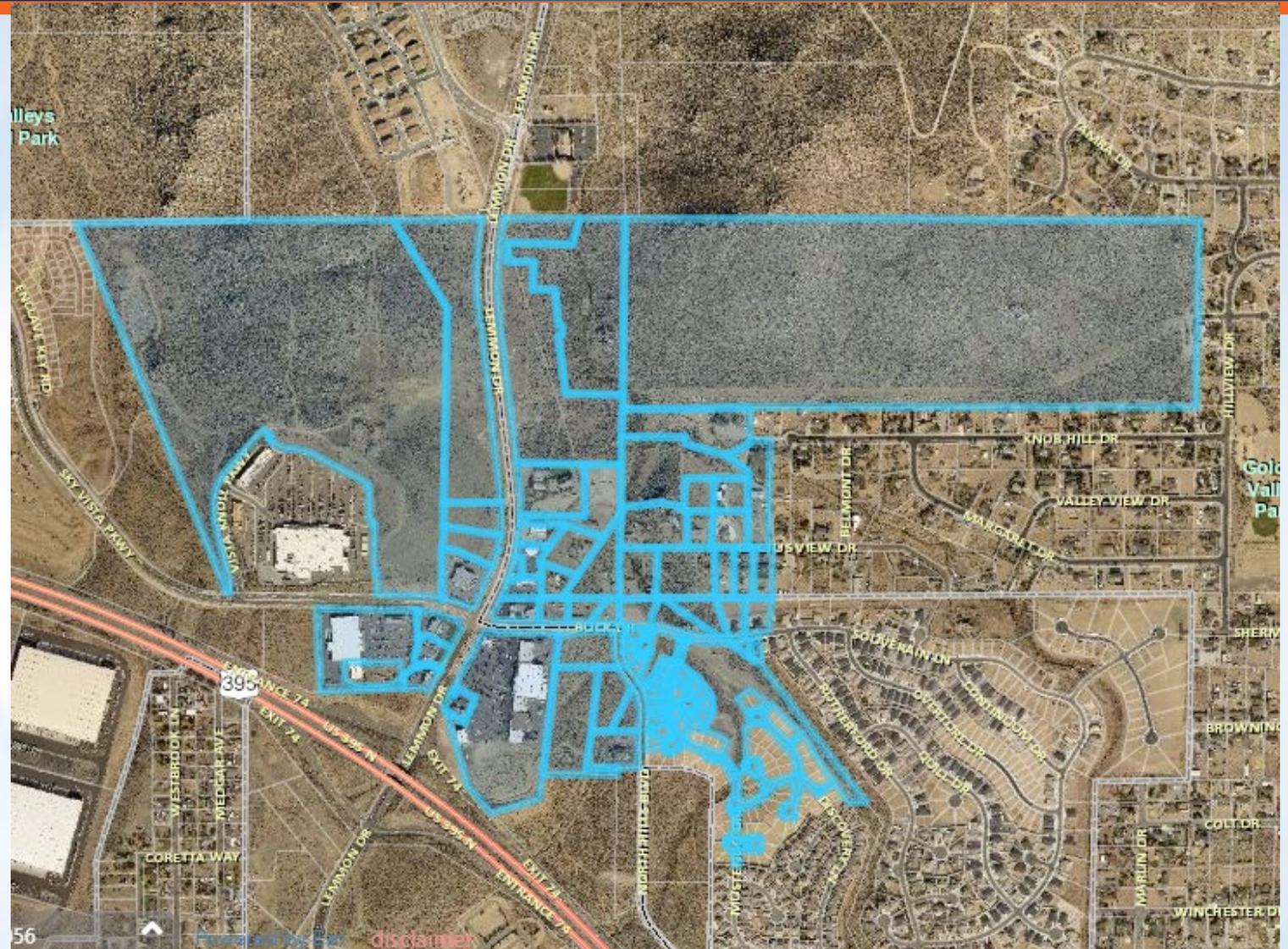


- The applicants held a neighborhood meeting on June 28, 2022, at Alice Smith Elementary School.
- No public attended the meeting.

Noticing Map



Notices were sent to 65 parcels within 1,000 feet



Master Plan Amendment 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

And

North Valleys Area Plan Required Finding, NV 21.1 and NV 21.3

Analysis of each finding are found on pages 12 through 16 of the staff report.

Regulatory Zone Amendment 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

Analysis of each finding are found on pages 12 through 16 of the staff report.

Recommendation



Staff is recommending **approval** for both the proposed Master Plan Amendment and the Regulatory Zone Amendment.

Motions can be found on page 16 and page 18 of the staff report.

Thank you

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