



**WMPA22-0004**

# **Southwest Area Plan**

**Planning Commission Meeting - March 1, 2022**



**The request is to amend the Southwest Truckee Meadows Area Plan Goal One**



## MPA Request

The request is to amend Goal One, to add Low Density Suburban-Two (LDS/2-Two units/acre) as a permitted regulatory zone within the following Suburban Character Management Areas (SCMA) of the Southwest Truckee Meadows Area Plan:

- SW.1.3 - West Truckee Meadows Wildland Transition Suburban Character Management Area;
- SW.1.7 - Foothill Suburban Character Management Area;
- SW.1.8 - Thomas Creek Suburban Character Management Area;  
and
- SW.1.9 - Lower Galena Suburban Character Management Area





## MPA Analysis

- This amendment will provide an additional zoning classification in only the SCMAs identified
- The LDS/2 standards require a 30-foot setbacks from the front and rear property lines and 10-foot setbacks from the side property lines
- The density requirement is 2 units per acre and the minimum lot size is 17,500 SF
- These SCMAs currently allow the regulatory zones of Medium Density Suburban (MDS - 3 units per acre) and Low Density Suburban (LDS - 1 unit per acre)
- The addition of LDS/2 would allow a middle density between MDS and LDS



### SW.1.3

The following Regulatory Zones are permitted within the West Truckee Meadows Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Medium Density Suburban (MDS – Three units per 1 acre) – Limited to the areas designated MDS as of the effective date of this plan.
- f. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
- g. Low Density Suburban (LDS - One unit per 1 acre).
- h. Neighborhood Commercial (NC).
- i. Open Space (OS).
- j. Public/Semi-public Facilities (PSP).
- k. Parks and Recreation (PR).



## MPA Analysis

- The Southwest Truckee Meadows Area Plan’s Vision speaks to housing and encourages “providing a range of housing opportunities”
- The Washoe County Master Plan’s Housing Element, Policy 1.5, states “Encourage development at higher densities where appropriate”
- This policy further states, “The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned”



## Neighborhood Meeting, Public Comment & Notice

- A neighborhood meeting was held at the Washoe County complex on February 2, 2022, from 5:00 p.m. to 6:00 p.m. (in person and by Zoom).
- Five people attended by Zoom and several attendees spoke in opposition of the proposed amendment, stating that they didn't want to see smaller lots.
- Other attendees had questions about the proposal and the location of the areas where the change would occur.
- Staff has received numerous phone calls asking about the proposed change, as well as emails that have been included in the staff report or have been disbursed to the Commissioners.
- Legal notice was published in RGJ on February 18<sup>th</sup>, 2022.





## Findings & Motion for MPA

- Staff can make all the findings for the MPA
- A motion can be found in your staff report

# Thank you

