

Washoe County Planning Commission



**Master Plan Amendment Case Number  
WMPA22-0002 & Regulatory Zone Amendment  
Case Number WRZA22-0002 (Palomino Farms)**

June 7, 2022

# Master Plan Amendment Case Description



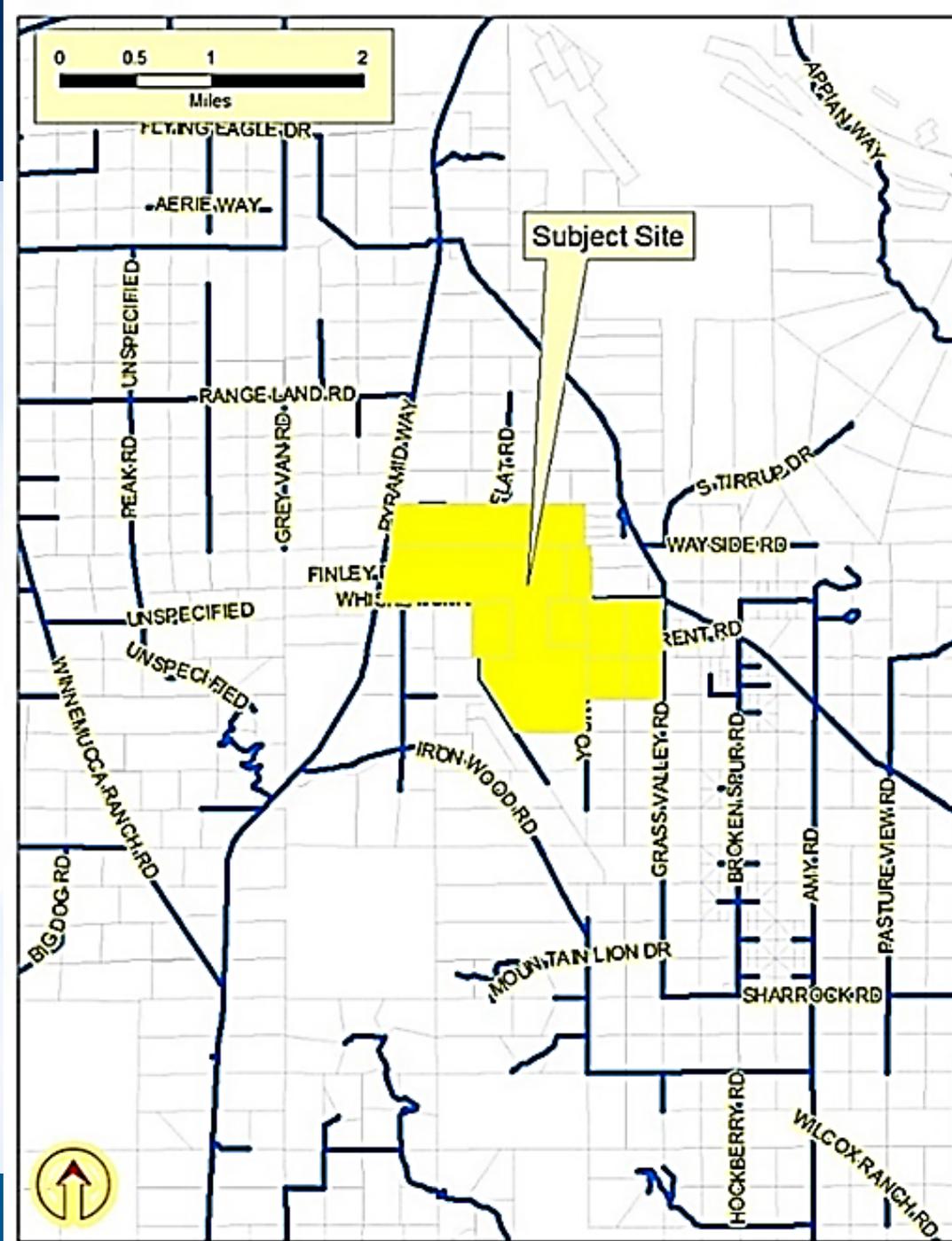
Reconfigure and adjust the master plan category on several parcels of land **from**  $\pm 890.35$  acres of Suburban Residential,  $\pm 235.41$  acres of Rural and  $\pm 18.82$  acres of Commercial **to**  $\pm 889.08$  acres of Suburban Residential,  $\pm 240.61$  acres of Rural and  $\pm 18.78$  acres of Commercial.

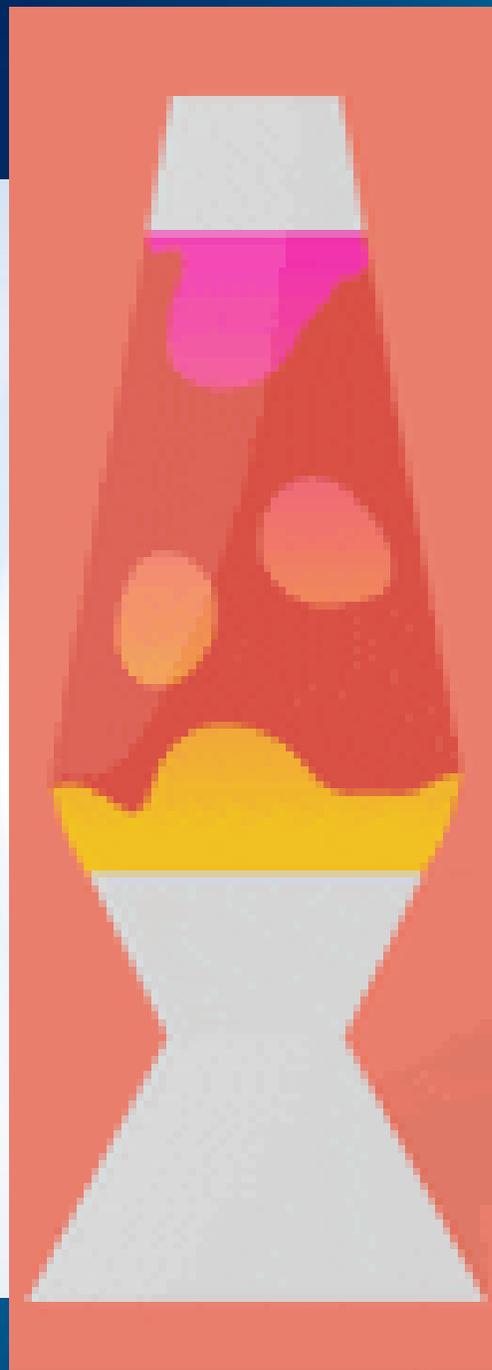
# Regulatory Zone Amendment Case Description



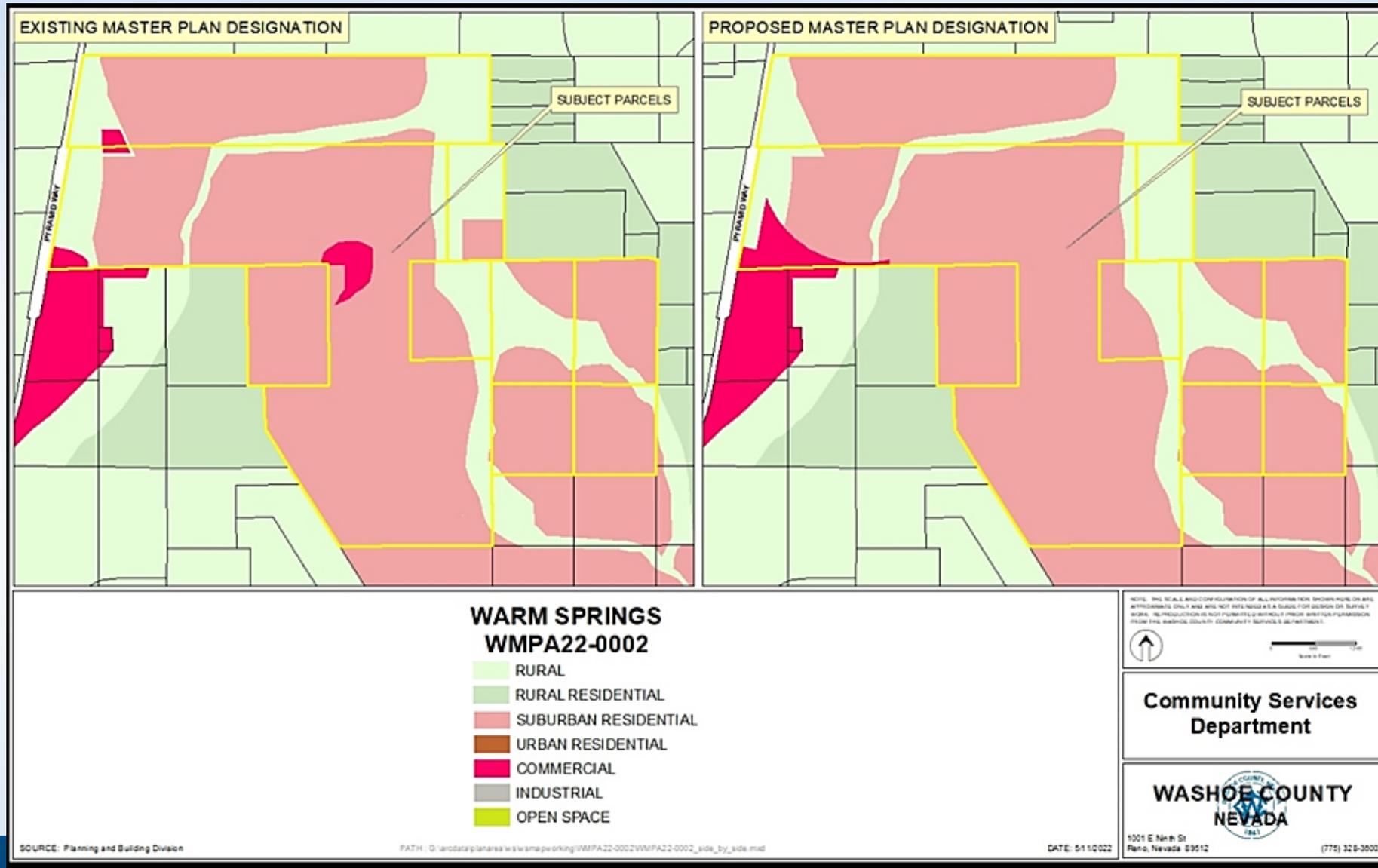
Reconfigure and adjust the regulatory zone on several parcels of land **from** ±867.83 acres of Low Density Suburban, ±235.41 acres of General Rural, ±18.82 acres of General Commercial, ±12.29 acres of Public/Semi-Public Facilities, and ±10.24 acres of Parks and Recreation **to** ±866.28 acres of Low Density Suburban, ±240.61 acres of General Rural, ±18.86 acres of General Commercial, ±12.63 acres of Public/Semi-Public Facilities and ±10.09 acres of Parks and Recreation.

# Vicinity Map

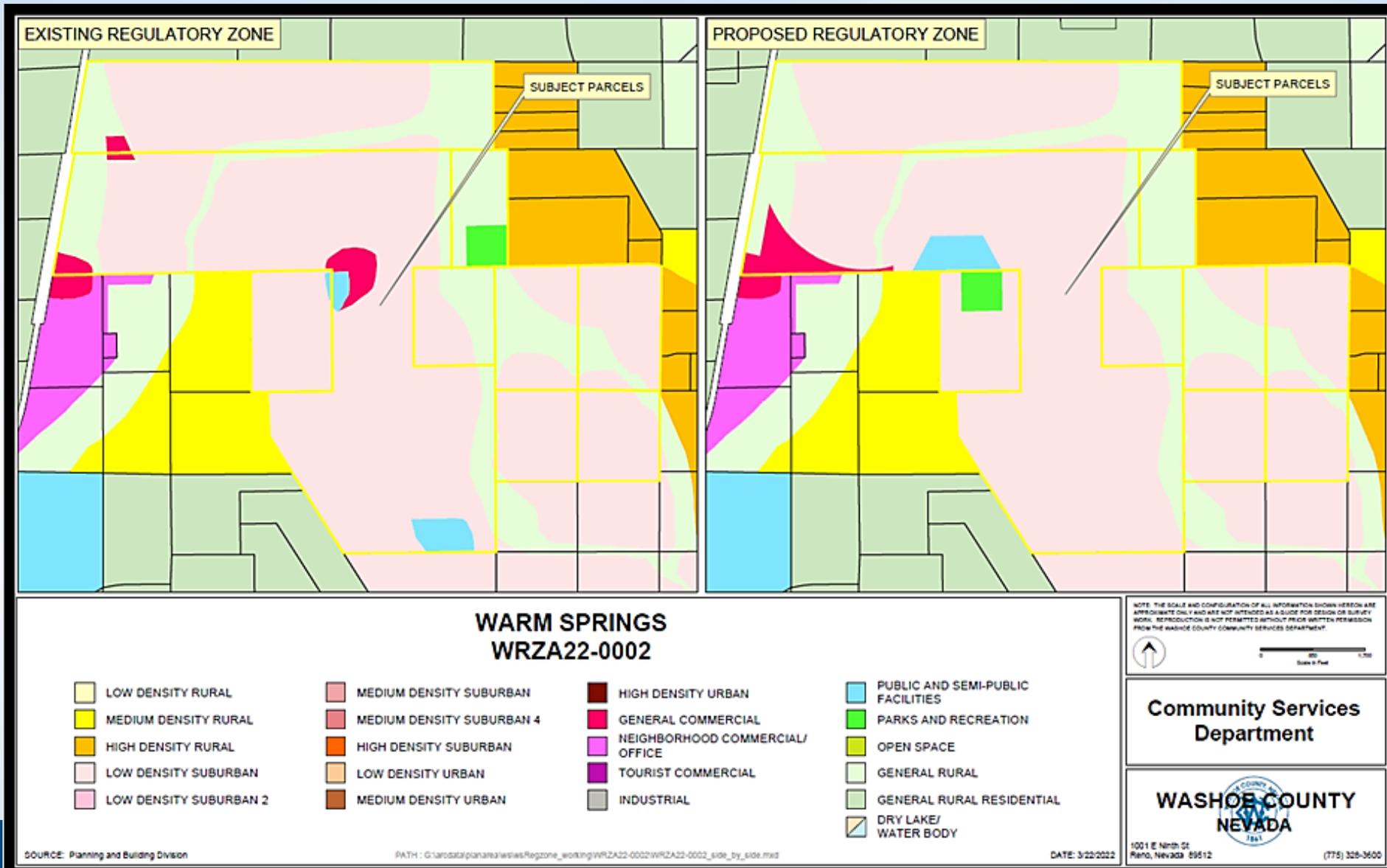




# Existing and Proposed Master Plan Categories



# Existing and Proposed Regulatory Zones



# Overhead Photo

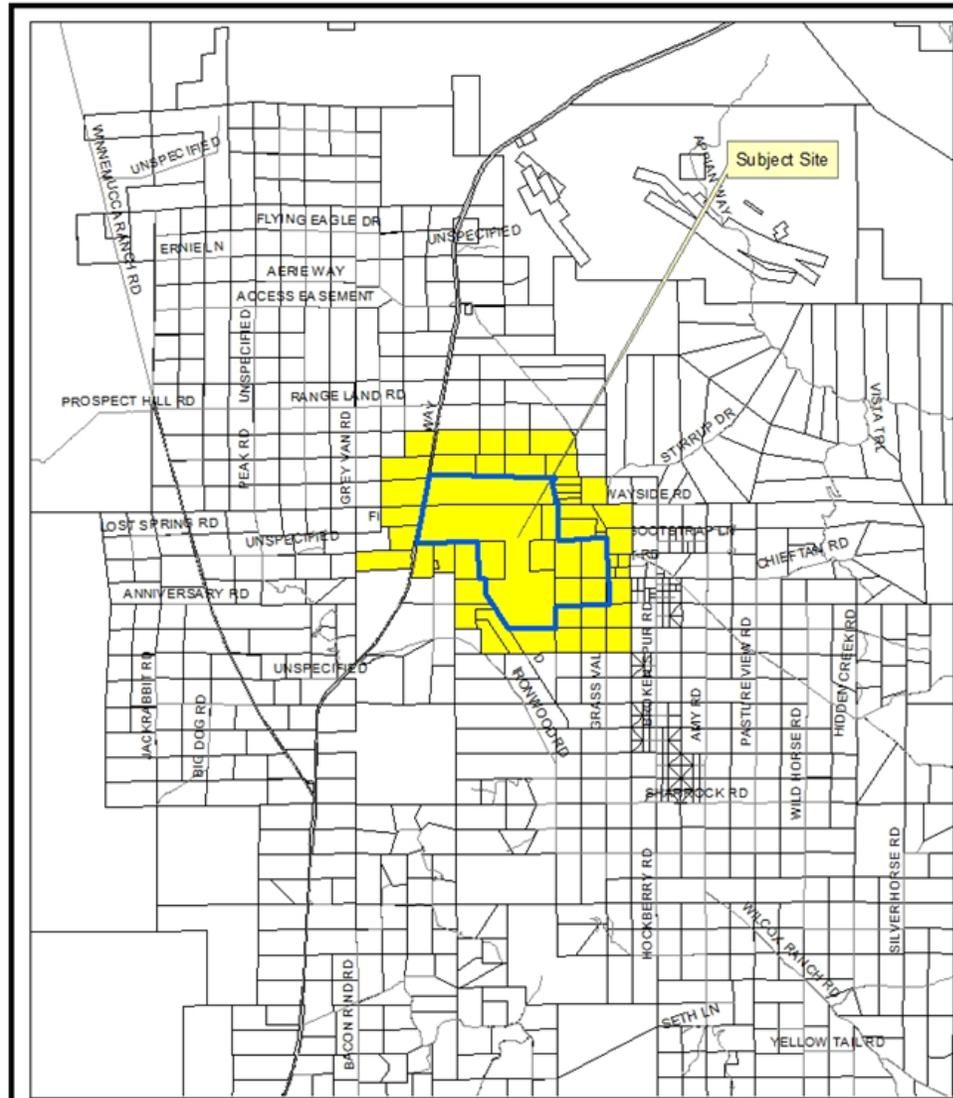


# Evaluation



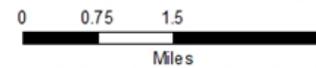
- Currently mostly vacant, some agricultural uses.
- Change sought to consolidate commercial area to create a commercial “node.”
- Development potential remains essentially unchanged
- Overall compatibility remains unchanged.
- Consistent with master plan policies (pages 9-11 of staff report).

# Public Notice



Mailing and Vicinity Map

WMPA22-0002 & WRZA22-0002  
53 Parcels selected at 1200 feet



Community Services  
Department



Source: Planning and Building Division, Community Development Department, ArcView maps and mailing labels map/MPA\_WMPA22-0002\_Parcel Date: 5/12/2022

1001 G. North St.  
Reno, Nevada 89512 (775) 328-0825

# Master Plan Findings ( staff comments on page 16)



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.



# Regulatory Zone Findings ( staff comments on page 17)

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.

# Recommendations



It is recommended that the Washoe County Planning Commission adopt the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0002. It is further recommended that the Planning Commission forward the master plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption.

Those agencies which reviewed the regulatory zone amendment application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment Case Number WRZA22-0002 be recommended for adoption to the Board of County Commissioners.

# Master Plan Amendment Possible Motion



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 as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0002 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0002 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.

# Regulatory Zone Amendment Possible Motion



I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0002 having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

# Thank you

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