

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

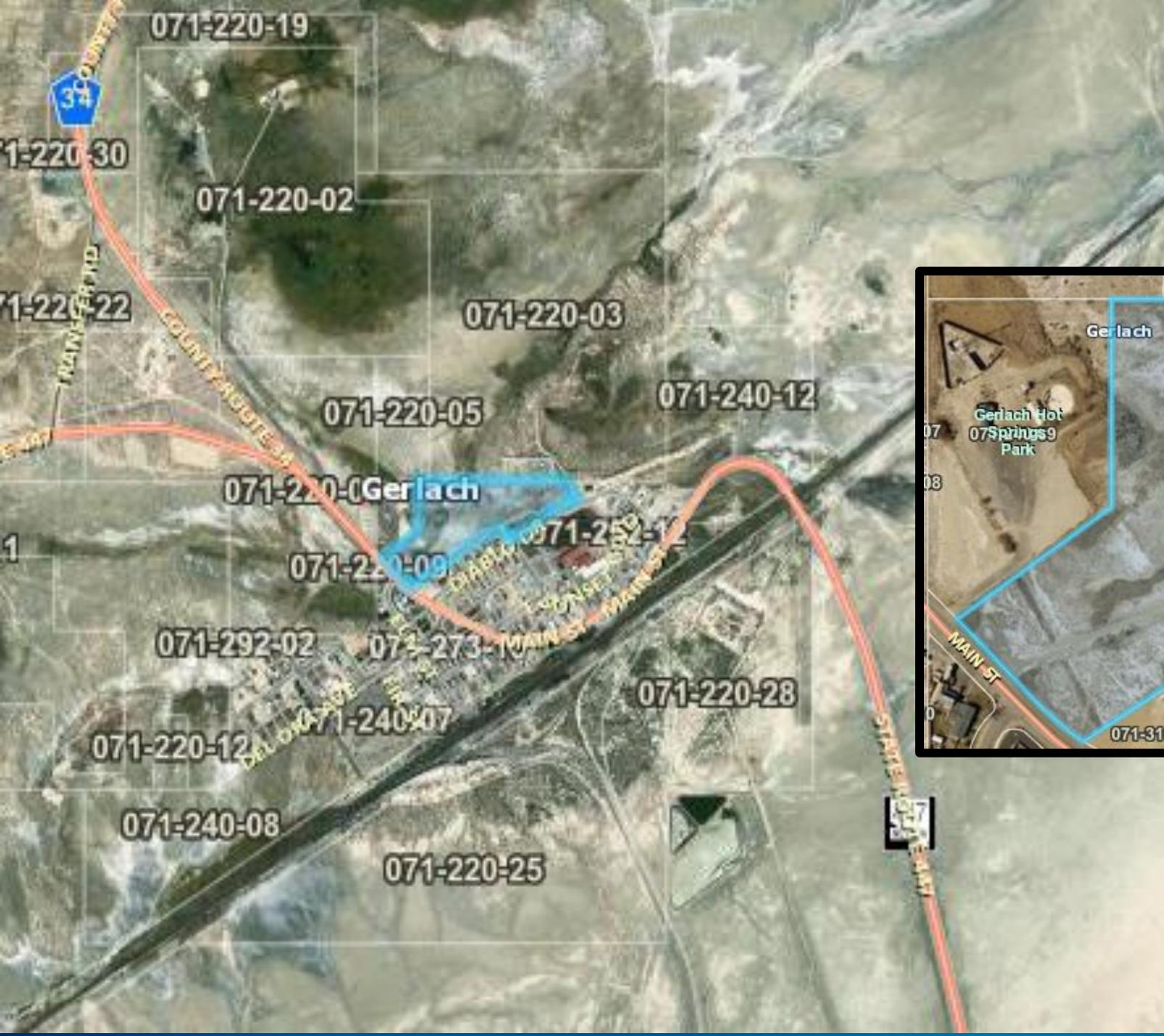
WMPPA23-0004 & WRZA23-0005 (Diablo Drive & Main Street)

September 5, 2023

Request



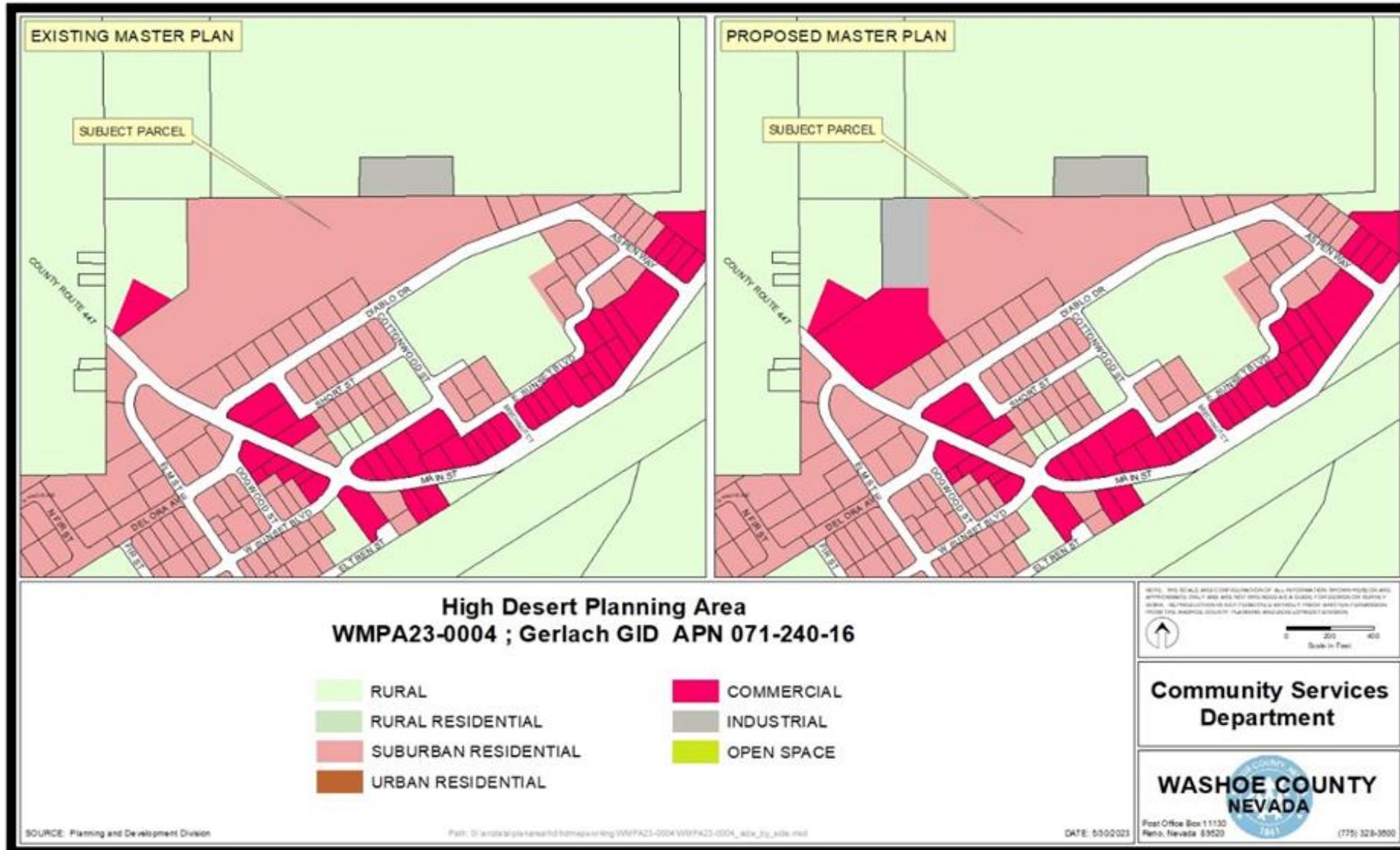
- The request is to change the master plan land use designation and regulatory zoning for a 17.99-acres parcel (APN: 071-240-16)
- This application was continued from the previous Planning Commission meeting on August 1st.



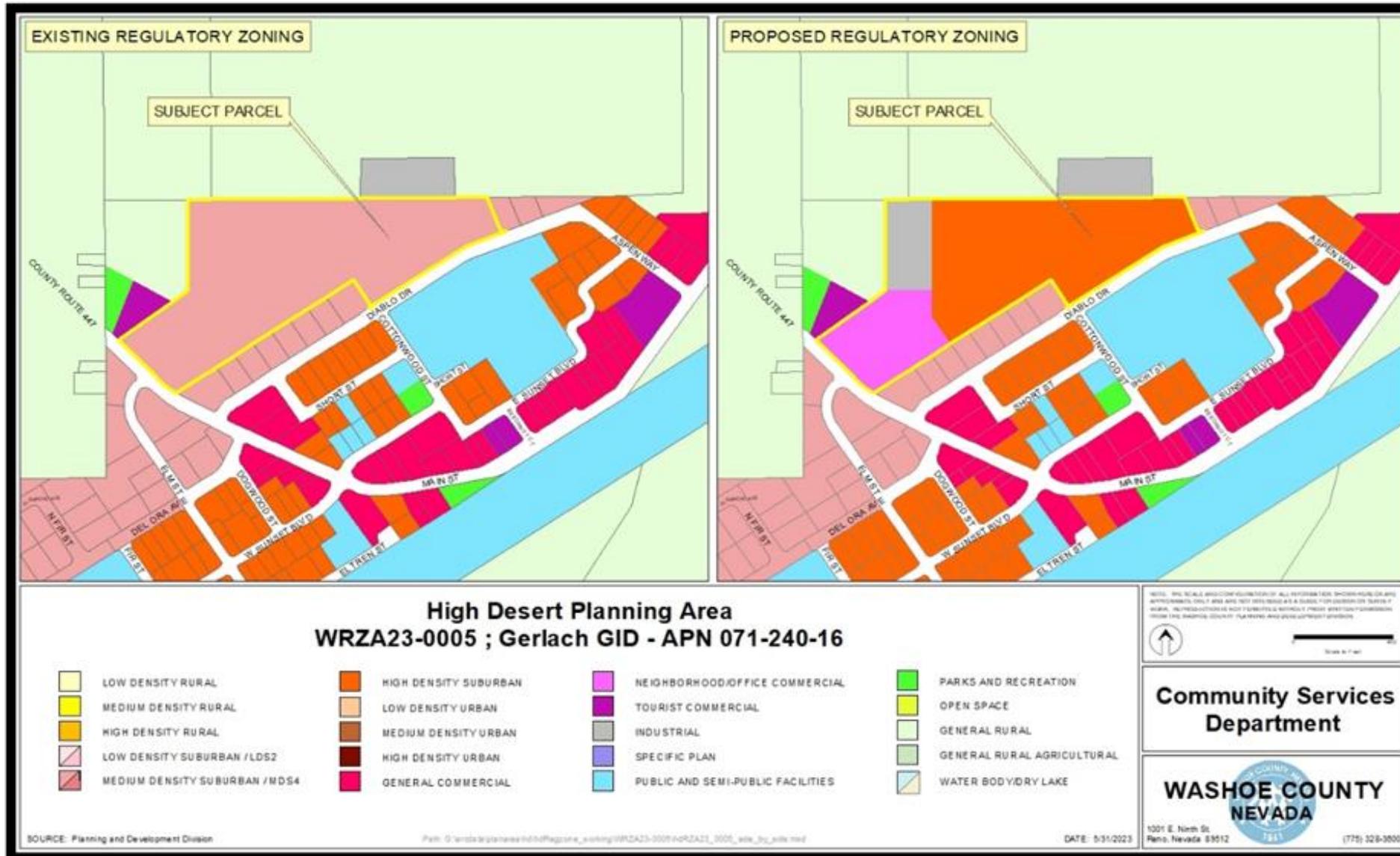
Background

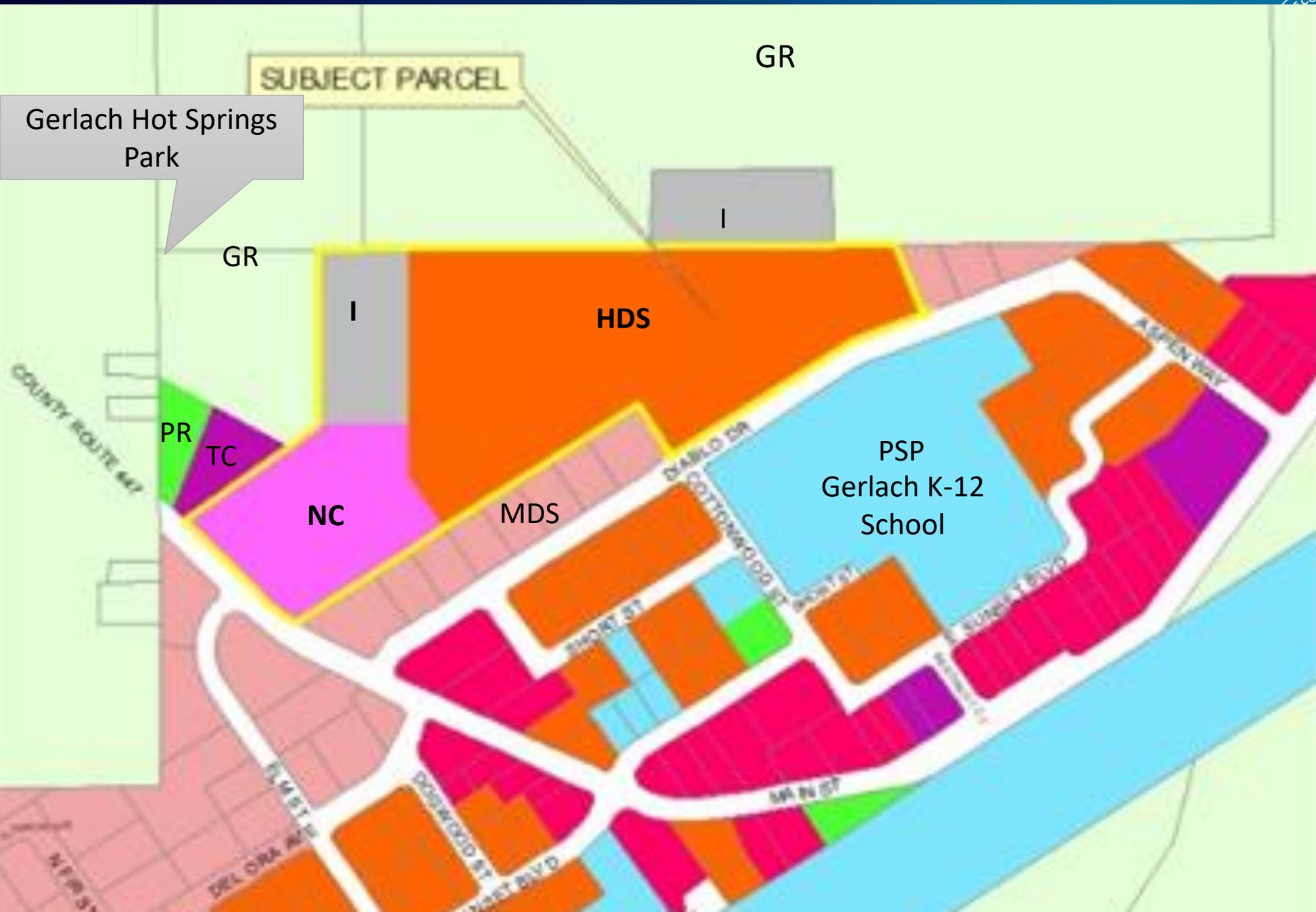
- The 17.99-acre parcel is owned by the Gerlach General Improvement District (GGID).
- After numerous community meetings over the past year, the GGID is requesting to change the master plan and regulatory zoning designations on the parcel to provide more housing uses and commercial/industrial uses for the area.
- The community voiced concerns about the lack of available housing, which requires some workers to commute to Gerlach while also wanting more commercial and industrial uses space.
- The Character Statement of the High Desert Area Plan states, “Opportunities are needed for young people who would like to live and work in the Gerlach area after graduation from high school.”

MPA Request



RZA Request





Gerlach Hot Springs Park

- The Gerlach Suburban Character Management Area (GSCMA) allows the proposed regulatory zones of HDS, NC, and I.

Request

The request has the possibility to change the allowed housing units from 54 units to 104 units

Existing Regulatory Zone	Parcel size/ Number of Units	Proposed Regulatory Zone	Parcel size/ Number of Units
Medium Density Suburban (MDS- 3 units per acre)	18 acres/54 units	High Density Suburban (HDS- 7 units per acre)	12 acres/84 units
		Neighborhood Commercial (NC- 5 units per acre)	4 acres/20 units
		Industrial (I)	2 acres/ no units

Availability of Facilities



- According to the application there are public utilities adjacent to the parcel, within Diablo Drive ROW and the applicant states, “it is anticipated that the existing infrastructure will be able to accommodate the anticipated demand for the future utility service (water and sewer) and it is not anticipated that the existing utilities will require new improvements.”
- As development occurs the all facilities and service will need to be reviewed to confirm that service is available.

- The applicant held four community meetings before the required neighborhood meeting.
- The final meeting was held on April 13, 2023, at the Gerlach Community Center and there were 18 attendees.
- The comments included:
 - Concerns with industrial uses
 - Desire for affordable housing
 - Allow zoning flexibility
 - Concerns about utilities

Reviewing Agencies, Findings & Motion



- Various agencies reviewed the application, their comments are included in the staff report (Exhibit D).
- Staff can make all the findings as explained in the staff report.
- Possible motions can be found in the staff report

Thank you

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