

Washoe County Planning Commission



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COMMUNITY  
SERVICES DEPARTMENT

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**WMPA24-0004/WRZA24-0006 (Empire)**

December 3, 2024

# Request

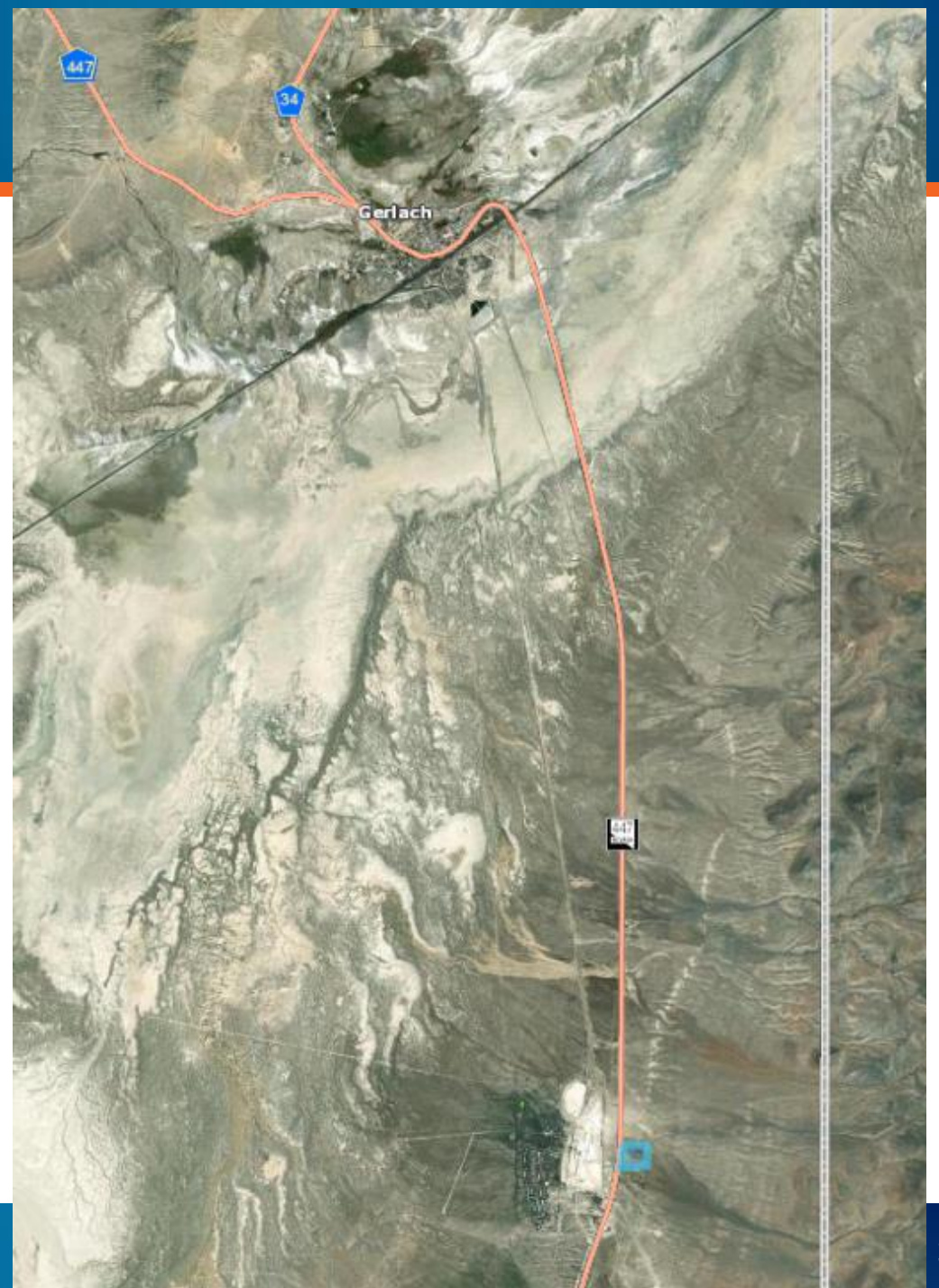
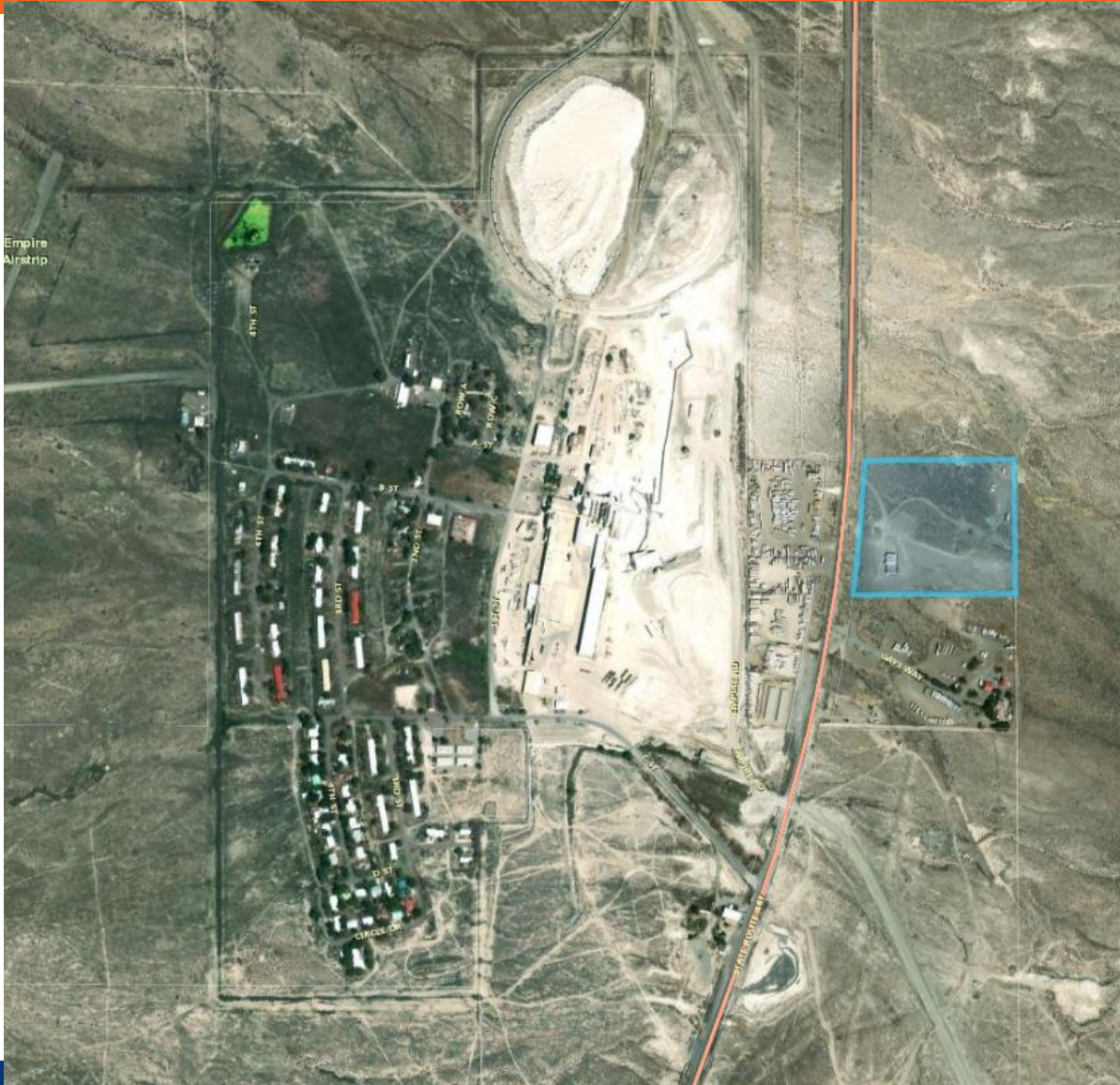
The Request is to adopt:

1. To change the master plan land use designation for ±11.55-acre parcel (APN: 071-120-11) from Suburban Residential (SR) **to** Commercial (C):

**And**

2. To change the regulatory zoning Low Density Suburban (LDS) **to** General Commercial (GC) and; if approved, authorize the chair to sign a resolution to this effect.

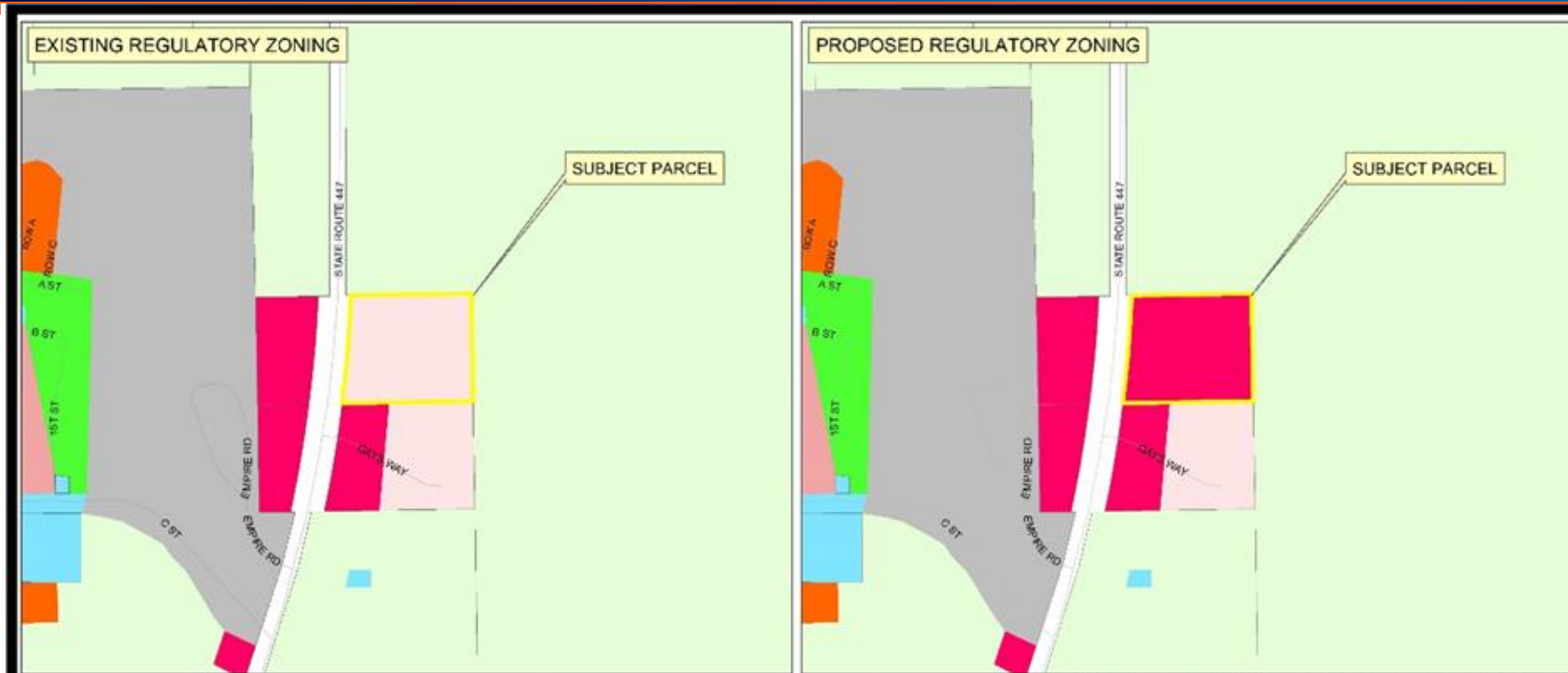
# Vicinity Map



# MPA Request



COMMUNITY SERVICES DEPARTMENT



## High Desert Planning Area WRZA24-0006; APN 071-120-11

PC Date: November 5, 2024  
BCC Date:  
TMRPC Conformance Date:  
Regional Governing Board:

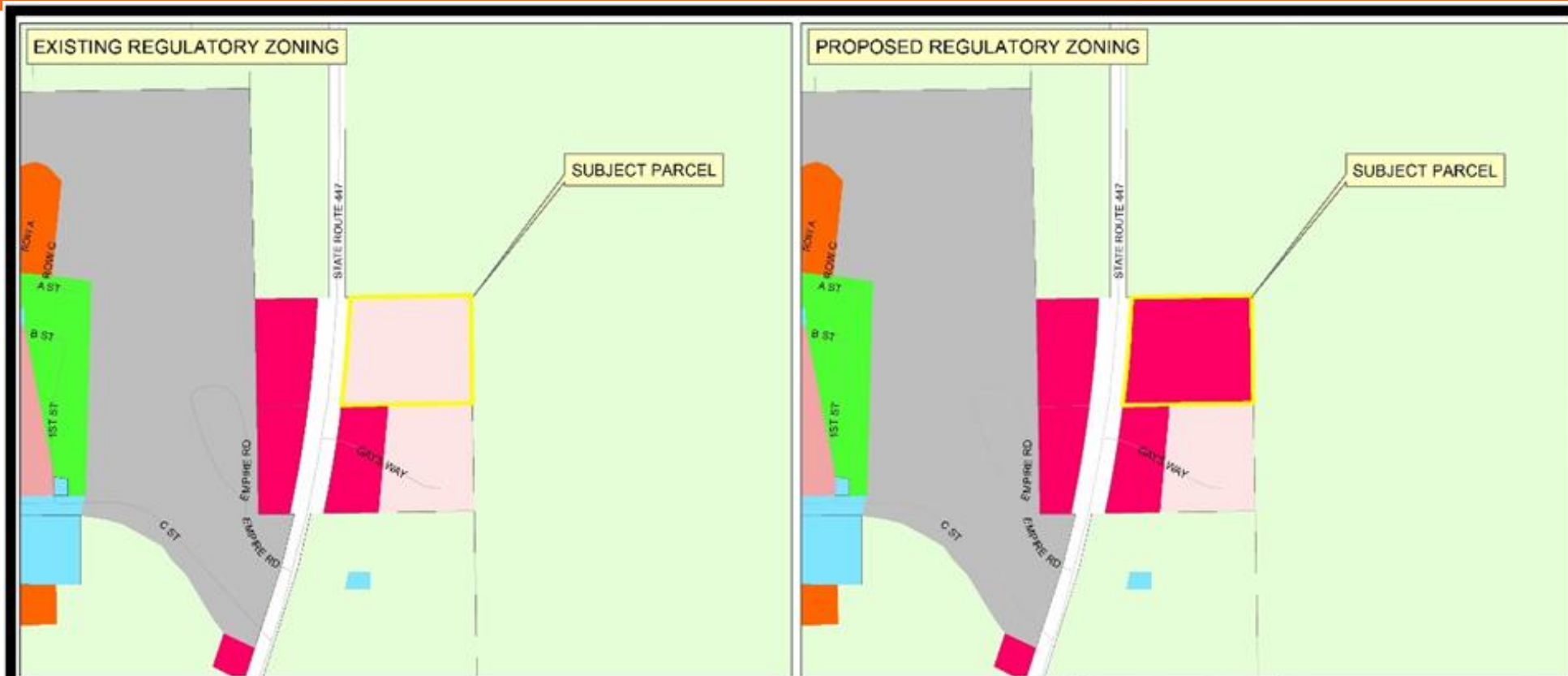
NOTE: This map is a conceptual illustration of the proposed regulatory zoning and is not intended to be used as a guide for design of utility lines. All utility lines are shown as they exist on the ground and are not intended to be used as a guide for design of utility lines. All utility lines are shown as they exist on the ground and are not intended to be used as a guide for design of utility lines.

- |                                |                       |                                   |                            |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL              | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL    | PARKS AND RECREATION       |
| MEDIUM DENSITY RURAL           | LOW DENSITY URBAN     | TOURIST COMMERCIAL                | OPEN SPACE                 |
| HIGH DENSITY RURAL             | MEDIUM DENSITY URBAN  | INDUSTRIAL                        | GENERAL RURAL              |
| LOW DENSITY SUBURBAN / LDS2    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE        |

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# RZA Request



## High Desert Planning Area WRZA24-0006; APN 071-120-11

PC Date: November 5, 2024  
BCC Date:  
TMRPC Conformance Date:  
Regional Governing Board:

NOTE: THIS PLAN AND ZONING CHANGE IS ONLY VALID IF ALL PROVISIONS OF THE ZONING REGULATIONS AND ORDINANCES ARE COMPLIED WITH. THE ZONING REGULATIONS AND ORDINANCES ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONING REGULATIONS AND ORDINANCES ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONING REGULATIONS AND ORDINANCES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL              | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL    | PARKS AND RECREATION       |
| MEDIUM DENSITY RURAL           | LOW DENSITY URBAN     | TOURIST COMMERCIAL                | OPEN SPACE                 |
| HIGH DENSITY RURAL             | MEDIUM DENSITY URBAN  | INDUSTRIAL                        | GENERAL RURAL              |
| LOW DENSITY SUBURBAN / LDS2    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE        |

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**WASHOE COUNTY  
NEVADA**  
1001 E. NINE ST.  
Reno, Nevada 89512 (775) 328-3600

- Currently, the property is being used under a temporary use permit, that was obtained two years ago, for bike rentals for Burning Man.
- There are cargo containers and Connex units on the site, which are part of the temporary permit for the bike rental operation.
- The property owner has cleaned up much of the site; however, there are still a few abandoned items.
- The owner has been challenged with the removal of vehicles due to ownership and disposal requirements.

# Availability of Facilities

- Currently, there is no infrastructure on the site, i.e., power, water, or sewer.
- The applicant indicates that as development occurs the necessary infrastructure will be established.
- The applicant contends that commercial development on the parcel will “attract new investments that will enhance the community’s economic vitality” and bring the resources to provide the required utilities and infrastructure.
- The applicant has obtained a will serve letter from NV Energy for power.
- The applicant will need a permit from Nevada Division of Environmental Protection (NDEP) for a commercial onsite sewage disposal systems or installation of a wastewater batch treatment plant per Northern Nevada Public Health (NNPH).
- Additionally, the applicant will need to obtain commercial water rights per the Nevada State Engineer and provide the documentation to Washoe County.

# Neighborhood Meetings & Public Comment



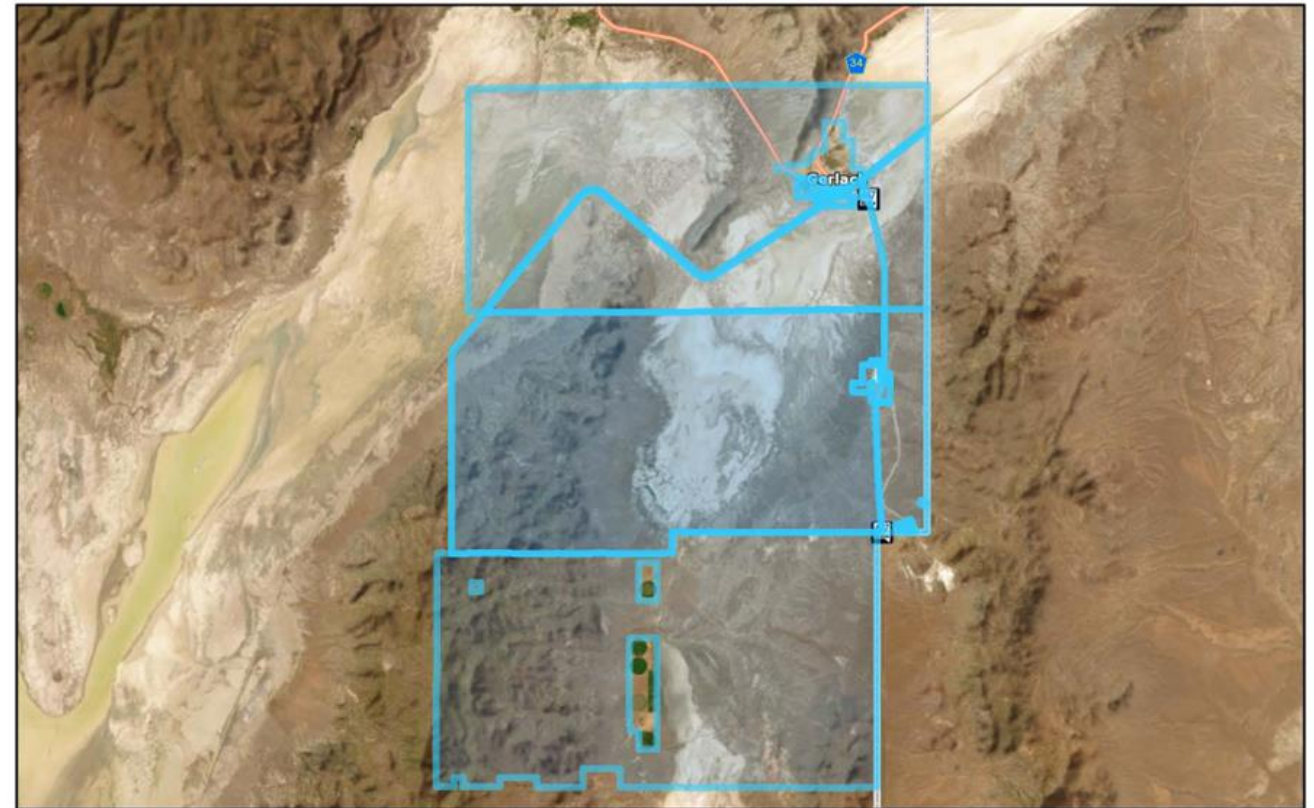
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- A neighborhood meeting was held on August 16, 2024, from 6 pm to 7 pm at Brunos Country Club, with 10 attendees.
- There were the following questions:
  - Maintenance of the site, i.e. junk accumulating on the site;
  - Timing of the meeting during Burning Man event;
  - Taking away residential zoning and the need for housing; and
  - How the property would be developed.
- Staff did receive one phone call in opposition, they did not want residential zoning removed.
- Received Emails have been forward to the Commission.

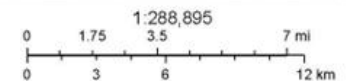
# Noticing



- Property owners within 2,700 feet of the site were noticed and 37 notices were sent out.
- A legal ad was placed in the Reno Gazette Journal 10 days before the public hearing date.



September 12, 2024



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary.

# Reviewing Agencies & Findings



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

# Possible Motions



- Possible motions can be found in the staff report

# Thank you

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775-328-3627



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