

Washoe County Planning Commission



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Regulatory Zone Amendment Case Number WRZA24-0003 (White Owl Dr. and Red Rock Rd.)

December 3, 2024

The request is for:

- A regulatory zone amendment to change the regulatory zone on two parcels from Low Density Suburban (LDS- 1 du/acre) to 163.92 acres Medium Density Suburban (MDS- 3 du/acre) and 5.99 acres Open Space (OS).

Vicinity Map

- 80-acre and 89.91-acre parcels
- North Valleys
- Zoned Low Density Suburban (LDS)

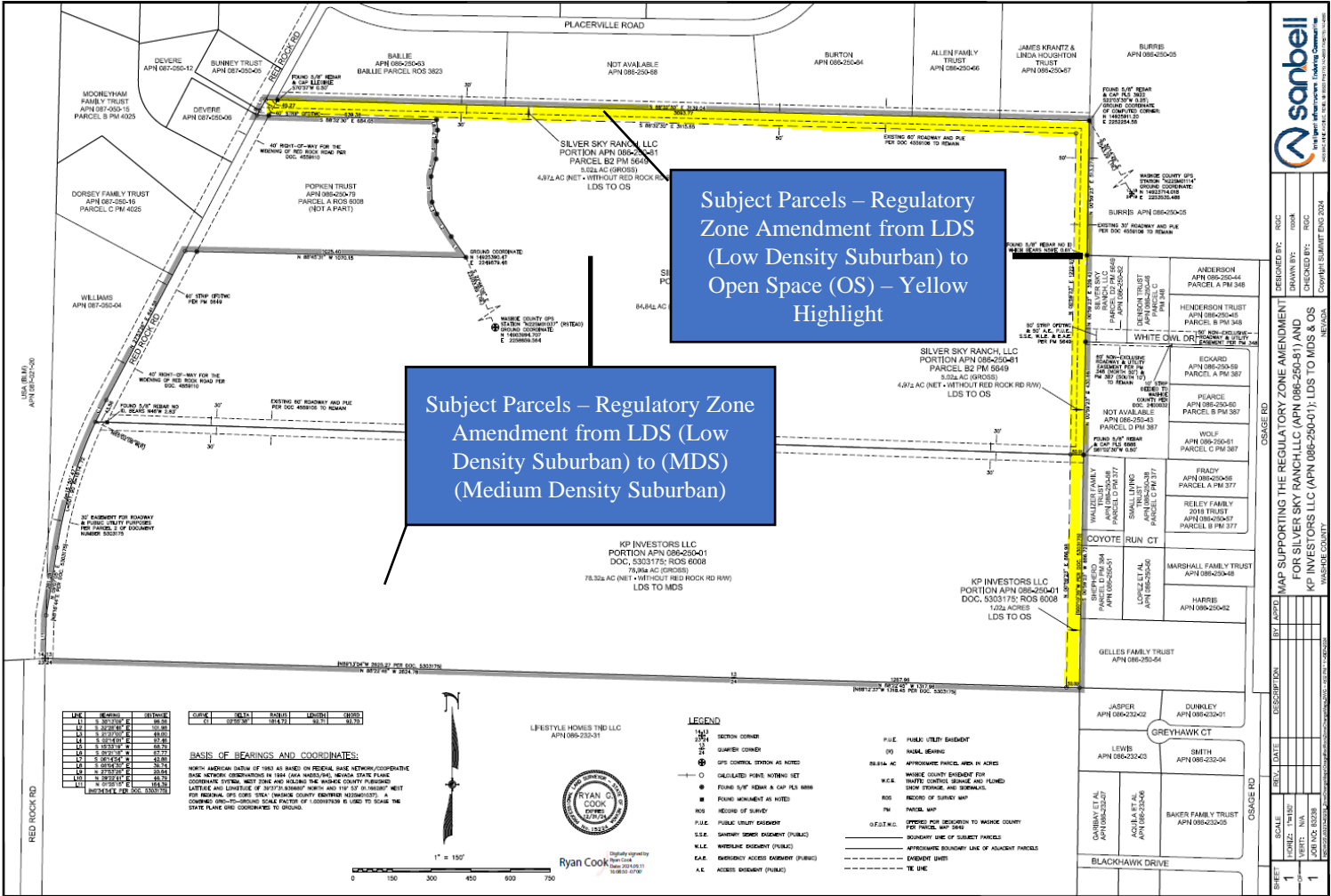


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Site Plan



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Existing Conditions



- Parcels to north, east, and a portion of the west are, on average, are approximately 1.0 acre in size and developed with single-family dwellings.
- United States Bureau of Land Management (BLM) to the west.
- Silver Hills/Silver Knolls community to the south is an approximately 780-acre approved residential specific plan development.
- Open Space regulatory zone proposed to allow for a fifty (50) foot buffer between the larger lots and the proposed higher density zoning.

Maximum Density Potential



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| Regulatory Zone | Density Standard | Subject Parcel Maximum Density Potential |
|-------------------------------|------------------|---|
| Medium Density Suburban (MDS) | 3 du / acre | Approx. 489 dwelling units (163.92 acres) |
| Open Space (OS) | N/A | N/A (5.99 acres) |

Availability of Facilities



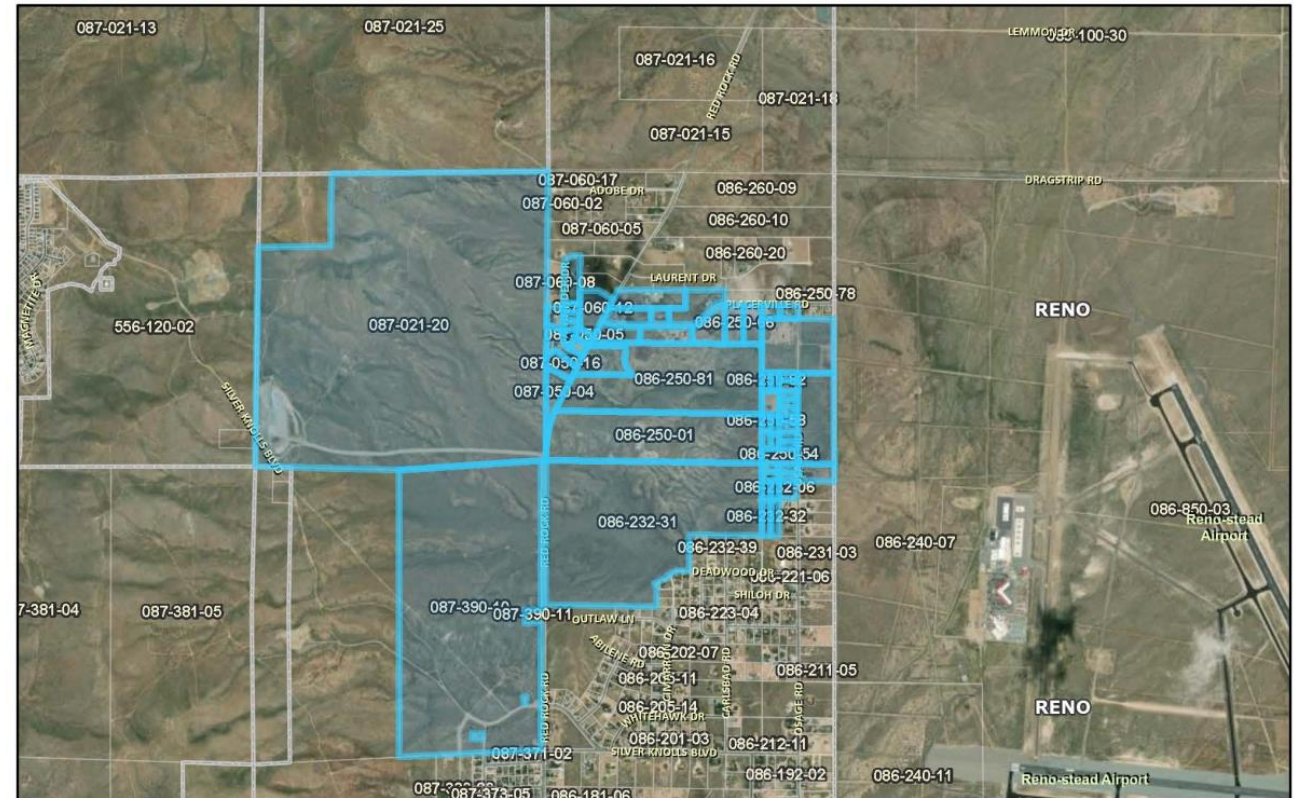
- Sewer service provided by the City of Reno.
- Water service provided by TMWA.
- Access provided by Red Rock Road – Traffic Impact Letter provided – no concerns from Engineering.
- No concerns from Northern Nevada Public Health, Truckee Meadows Fire Protection District, or Washoe County Sheriff's Office.

Public Notice

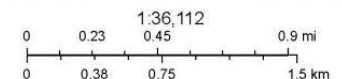


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- Forty-one (41) parcels noticed
- No public comment received



May 11, 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

Staff is able to make all 7 required findings, as detailed on pages 15-17 in the staff report.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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; more desirable use. 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 amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff recommends the Planning Commission approve Regulatory Zone Amendment Case Number WRZA24-0003 and provides the following 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 A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0003, 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 WRZA24-0003 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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