

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WRZA25-0003 (Marango Springs)

September 2, 2025

The request is to adopt a regulatory zone amendment to the South Valleys Regulatory Zone map to change the zoning on four (4) parcels (APNs: 017-410-60, 050-571-24, 25, & 26) totaling 80 acres, as follows:

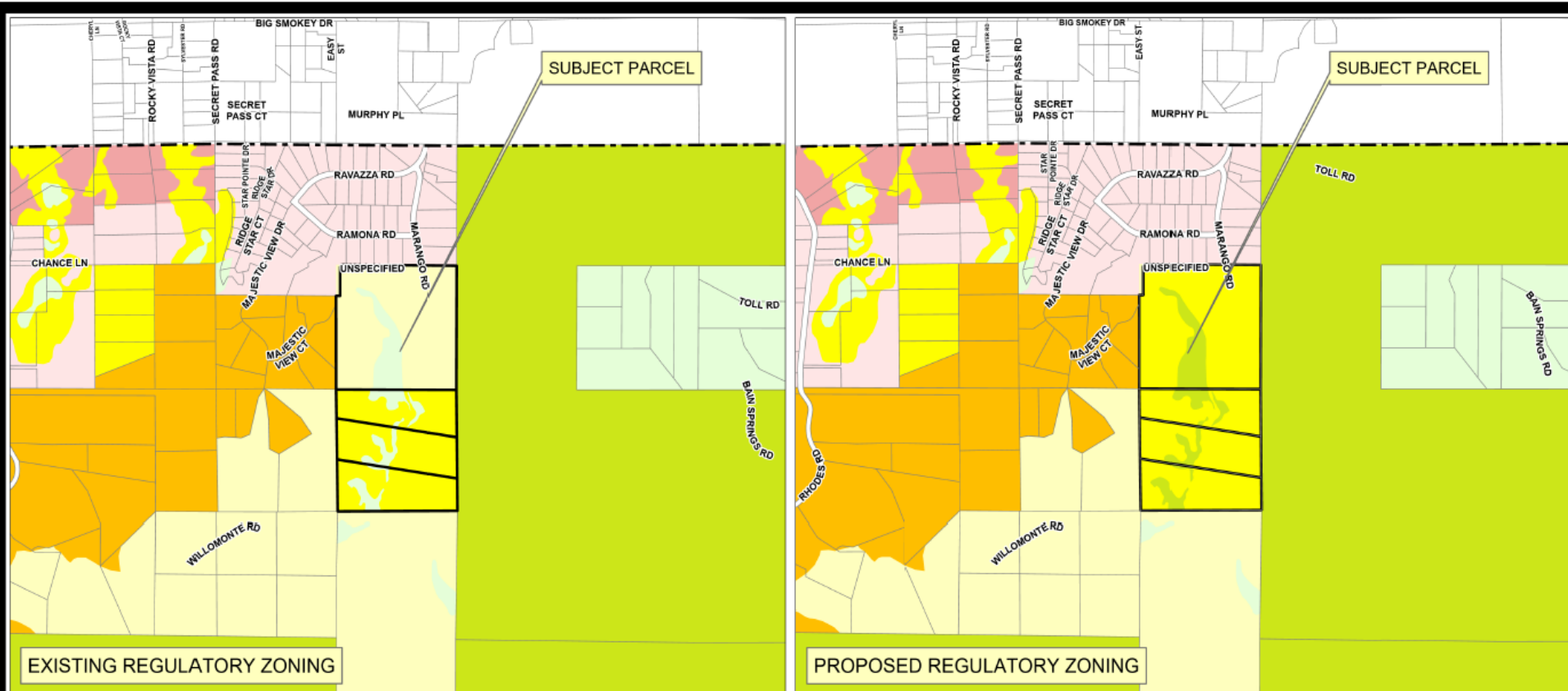
- (a) On one parcel, 35.5 acres from Low Density Rural (LDR-1 unit per 8 acres) to Medium Density Rural (MDR-1 unit per 4 acres); and
- (b) On 9.7 acres located over four parcels from General Rural (GR-1 unit per 40 acres) to Open Space (OS).

The existing MDR regulatory zoning located over 34.7 acres on three of the parcels will remain.

RZA Request



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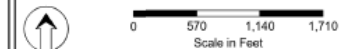


South Valleys Planning Area WRZA25-0003

APN'S 017-410-60, 050-571-24, 050-571-25, 050-571-26

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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Community Services
Department

WASHOE COUNTY
NEVADA

1001 E. Ninth St.
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

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PC Date: September 2, 2025

- The subject parcels are located off Marango Road and have a master plan designation of Rural Residential (RR) and Rural (R).
- The change on 35.5 acres to MDR regulatory zoning will allow for an overall density of one dwelling unit per 5–acres vs one dwelling per 8 acres.
- This change to MDR will increase the density to allow 7 units on the 35-acre parcel vs 4 units with LDR zoning.
- The three parcels to the south have MDR zoning.
- The applicant stated that they would like to keep the “quiet rural feel of the area and the proximity to the city and the mountains”
- The change on 9.7 acres to OS will prevent any residential uses and limits the types of uses, while the GR regulatory zoning allows residential and other uses.



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- The subject parcels are not near any municipal, quasi-municipal or private water delivery infrastructure or community sewer.
- All parcels will rely on individual domestic wells and will need to develop individual onsite sewage disposal systems.
- The applicant will need to work with Washoe County and the Nevada State Engineer's office concerning wells and Northern Nevada Public Health (NNPH) to develop individual onsite sewage disposal systems and domestic wells.

Neighborhood Meetings & Public Comment



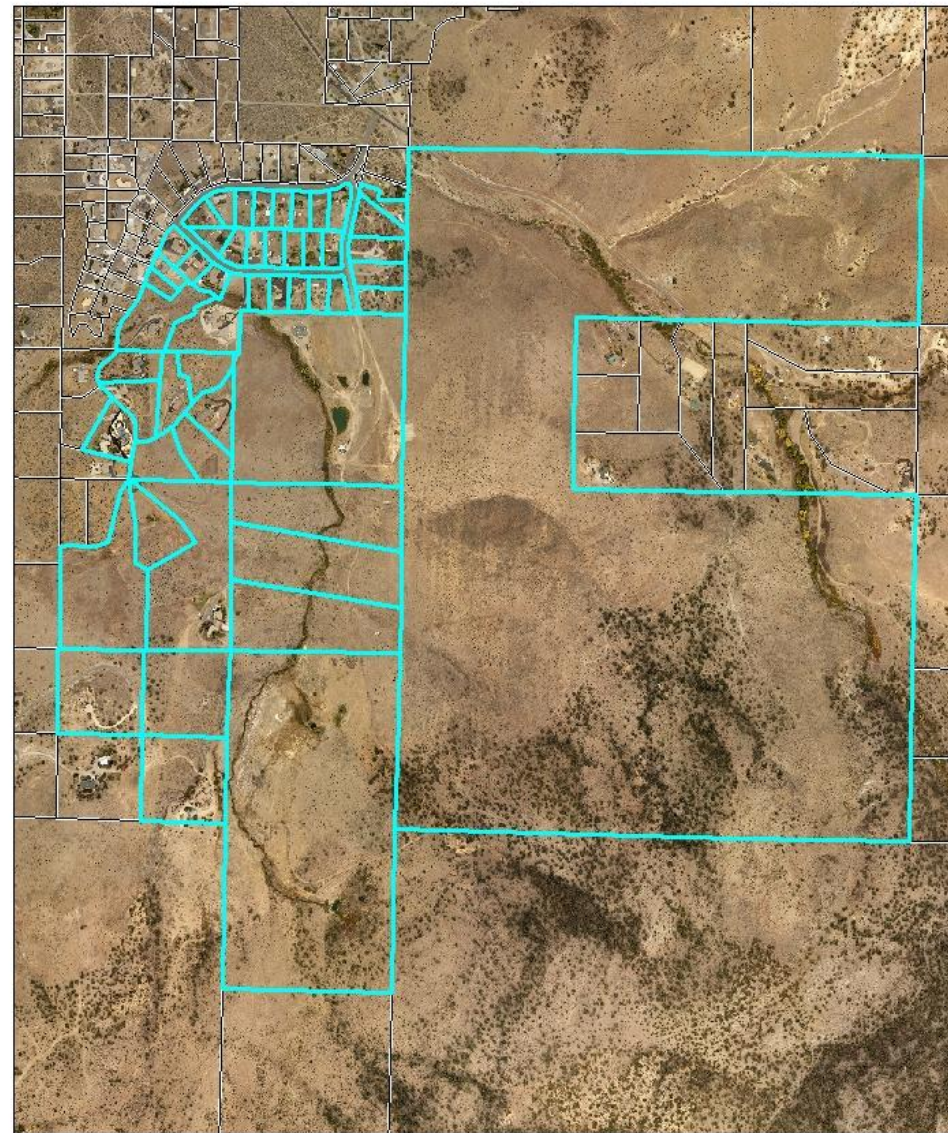
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- A neighborhood meeting was held on June 26, 2025, at 6:00 pm at the South Valleys Library. A total of thirteen (13) members of the public attended the meeting. There were questions concerning the following:
 - Additional wells and septic;
 - Stormwater drainage;
 - Traffic on Toll Road and impact to the roads;
 - Fire risk mitigation;
 - Prefer underground power lines.
- The public asked questions and had comments for over 40 minutes.
- Comments were primarily about more homes and all the impacts more homes will bring to the area, fires and other emergencies in the area and the lack of roads to manage traffic exiting the area .

Noticing

- Property owners within 750 feet of the site were noticed and 49 notices were sent out and phone calls were received
- One emails was received was distributed.
- A legal ad was placed in the Reno Gazette Journal 10 days before the public hearing date.

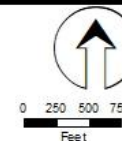
Village Green Co



WRZA25-0003 Marango Springs RZA

Noticing Map - 750 feet

Source: Planning and Building Division



Date: 7/9/2025



Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report (Exhibit B).
- 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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