

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

WMPPA24-0003 & WRZA24-0005 (York Parcel)

August 6, 2024

Request

The Request is to adopt:

1. A change to the master plan land use designation for 13.8-acre portion of a 14.5-acre parcel (APN: 041-051-59) from Rural (R) **to** Rural Residential (RR);

And

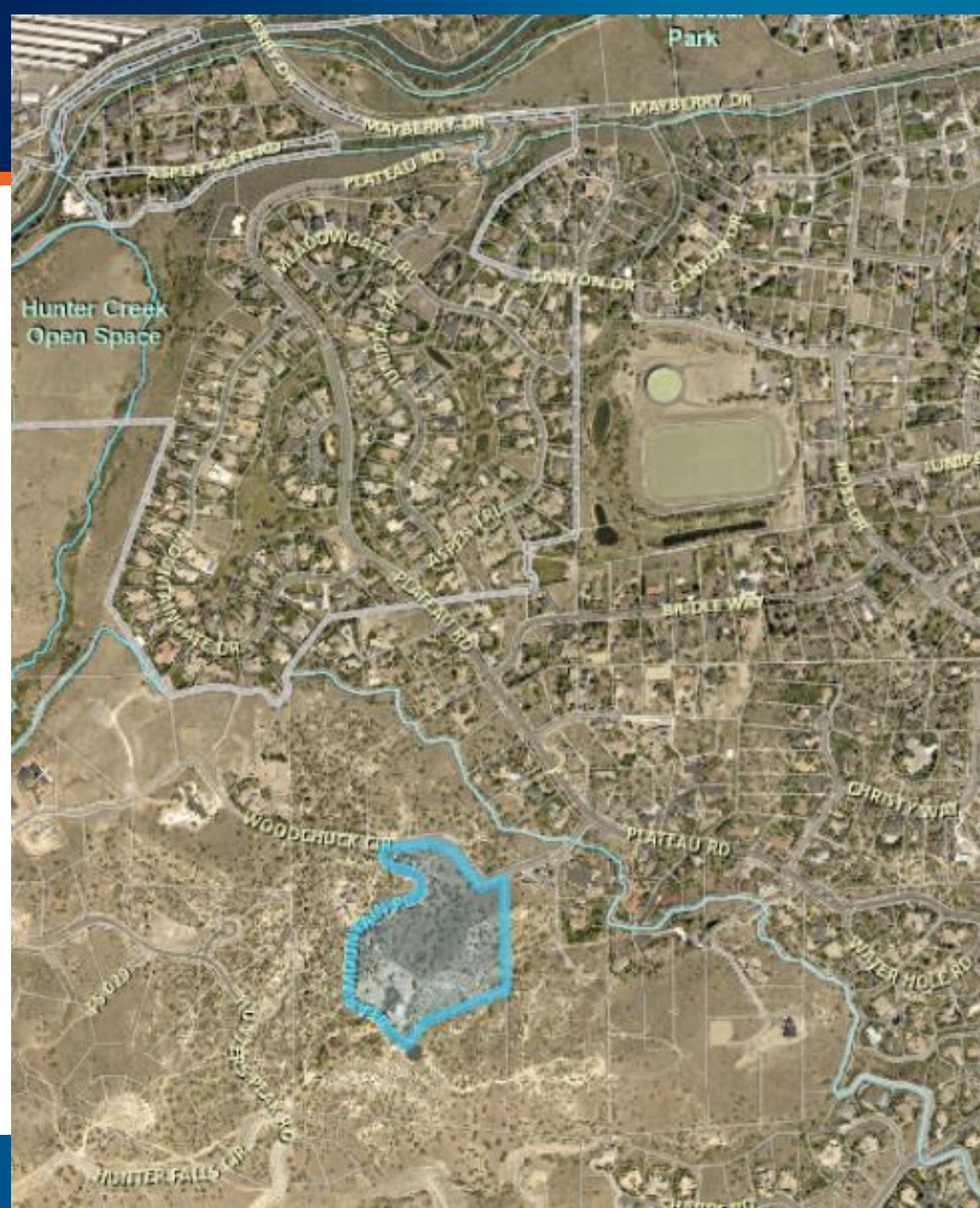
2. To change the regulatory zoning for 13.8-acre portion from General Rural (GR-1 unit per 40 acres) **to** 7.1 acres of High Density Rural (HDR-1 unit per 2.5 acres) and 6.7 acres of Open Space (OS) and; if approved, authorize the chair to sign a resolution to this effect.

- The 0.72-acre portion - a 50-foot-wide roadway easement for Bear Mountain Place- will remain master planned Rural (R) and zoned Public/Semi-Public Facilities (PSP).

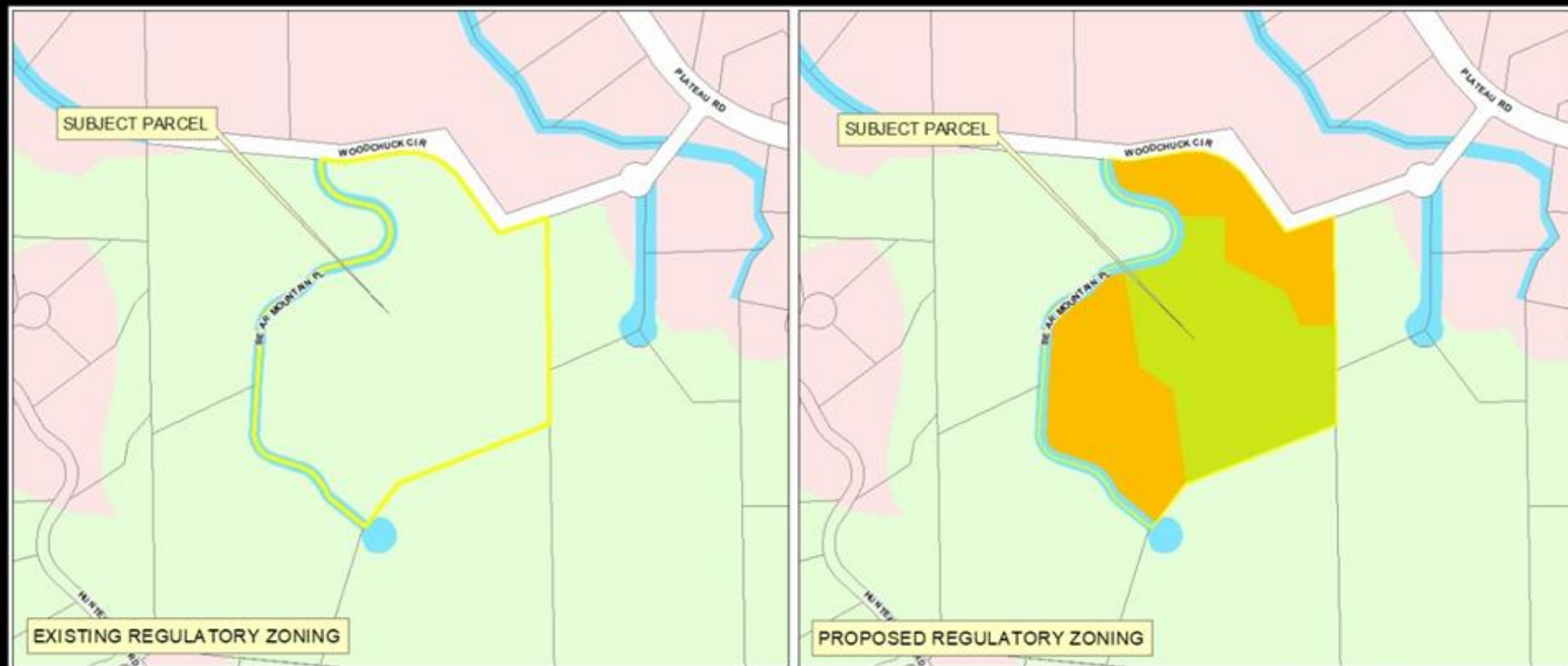
Vicinity Map



COMMUNITY
SERVICES DEPARTMENT



RZA Request



SOUTHWEST WRZA24-0005; APN 041-051-59

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| 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 |

NOTE: THIS SCALE AND CORRELATION OF ALL DISTRICTS FROM SHOWN HEREON ARE APPROXIMATE. ONLY THE ACTUAL DISTRICTS AS SHOWN ON THE SUBJECT MAPS, RESOLUTIONS OR CITY PLANS SHALL BE A BASIS FOR DETERMINING THE DISTRICTS FROM THIS WASHOE COUNTY PLANNING AND BUILDING DIVISION.



Community Services
Department

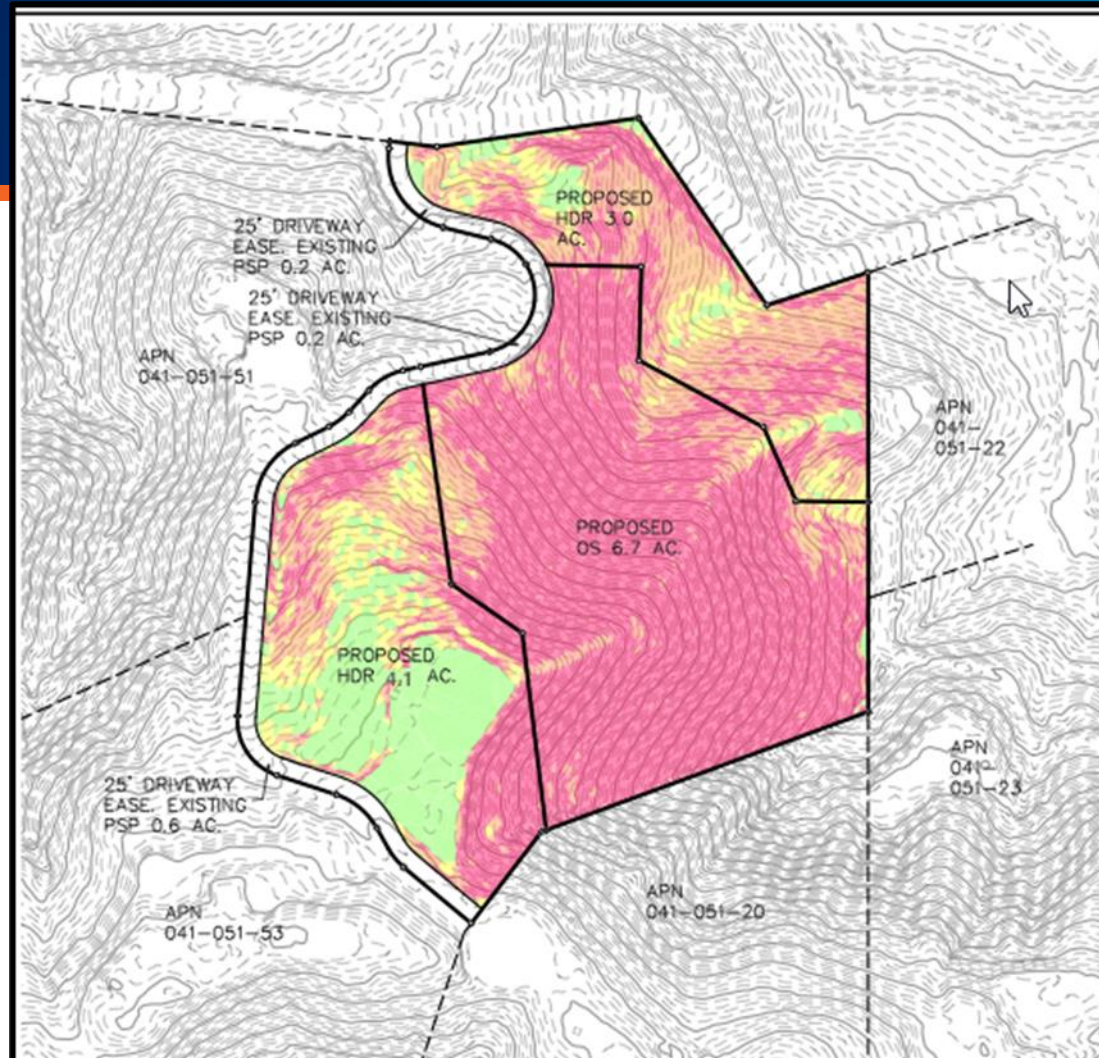
WASHOE COUNTY
NEVADA
1001 E 9th St
Reno, Nevada 89512 (775) 328-3800

PC Date: August 6, 2024
BCC Date:
Date: 7/1/2024

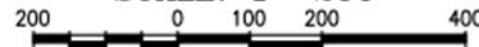
- The request is for 95% (13.8 acres) of the parcel to change from the rural (R) designation **to** Rural Residential (RR)
- This will allow for HDR regulatory zoning on the property.
- The OS designation is allowed in both R and RR.
- The regulatory zone change for the 13.8-acres portion is from General Rural **to** High Density Rural (HDR-1 unit per 2.5 acres) for 7 acres and Open Space (OS) for 6.7 acres.
- There will be two areas with HDR - 3-acres adjacent to Woodchuck Circle and a 4.1-acre area where an existing 6,000 SF residence is located.

- The intent of the MPA/RZA is to allow for a future residence on the northern 3-acre portion of the parcel adjacent to Woodchuck Circle.
- The 6.7-acre OS regulatory zoned portion has slopes between 15% and 30%.
- The OS zoning will preserve the area from any future residential development and only allows a few civic or commercial uses are allowed , including commercial gardens, utility services, dog training services & some agriculture uses.

Slope Map



SCALE: 1" = 200'



Slopes Table						
Number	Minimum Slope	Maximum Slope	Color	Area (sf)	Area (acres)	% Area
1	0.0%	15.0%	Light Green	74585.79	1.71	12.48%
2	15.0%	20.0%	Yellow	43022.70	1.01	7.37%
3	20.0%	25.0%	Orange	58385.21	1.34	9.78%
4	25.0%	30.0%	Red-Orange	79828.93	1.83	13.36%
5	30.0%	200.0%	Red	340235.37	7.81	57.01%

TOTAL AREA = 13.7 ACRES

REFER TO EXHIBIT A BY MST SURVEYORS FOR PARCEL LINE BEARING, DISTANCE AND CURVE INFORMATION.



Slope Percentage Map



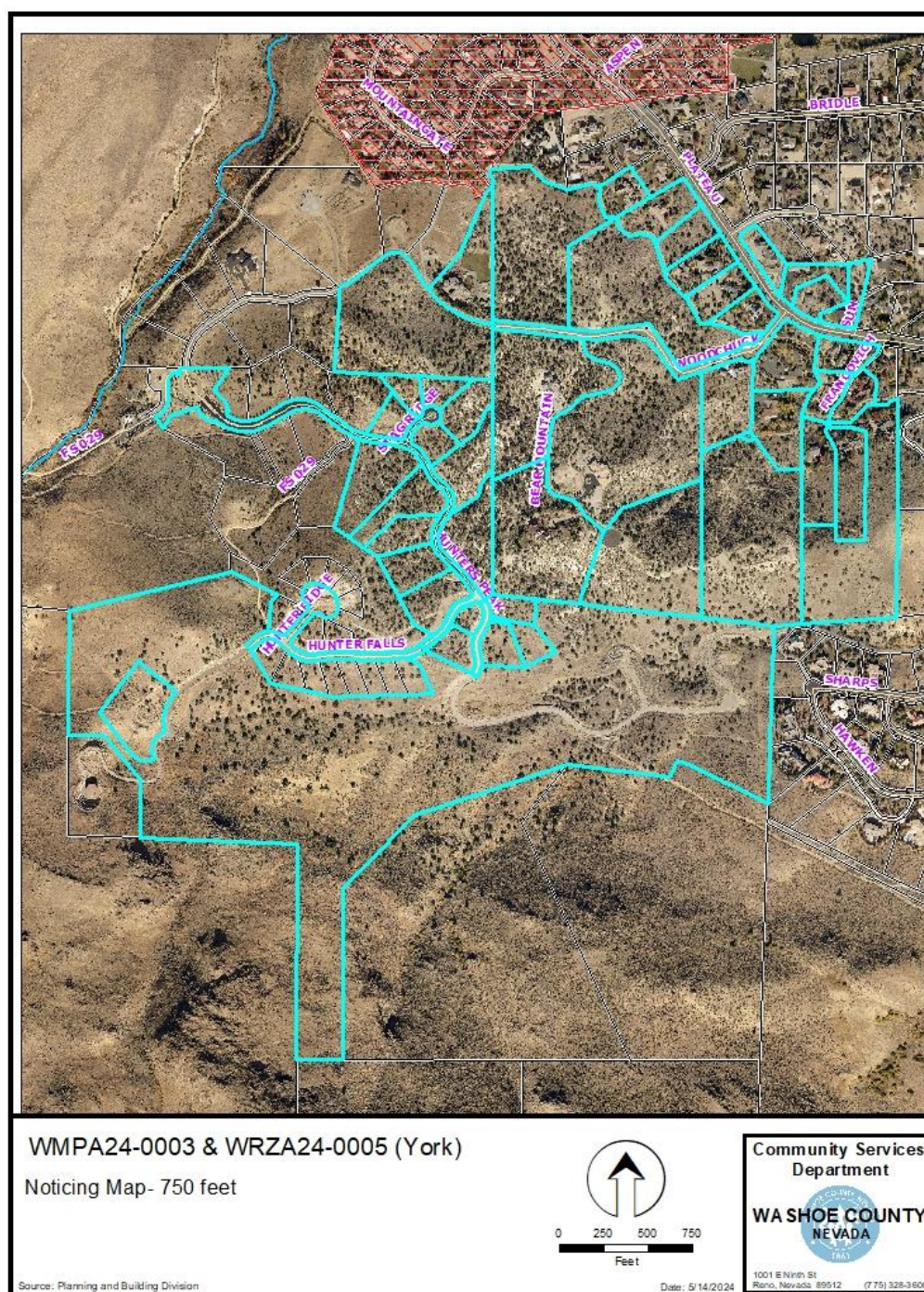
Availability of Facilities

- Some of the surrounding properties have access to Truckee Meadows Water Authority (TMWA) water service.
- This parcel is adjacent to TMWA service but not within TMWA service territory and the existing residence receives water from an individual domestic well.
- If another residence is constructed, the property owner can contact TMWA and see if water service is possible, otherwise another individual domestic well will be needed.
- The existing house has an individual septic system and if another residence is constructed, it will need to have a separate septic system.

- A neighborhood meeting was held on April 24, 2024, at the Caughlin Club, with 5 attendees. Numerous questions were asked; however no specific concerns and/or issues were raised.
- Have received several informational phone calls, asking for explanation of the request.

Noticing

- Property owners within 750 feet of the site were noticed and 44 notices were sent out.
- A legal ad was placed in the Reno Gazette Journal 10 days before the public hearing date.



Reviewing Agencies & Findings



- 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



- Possible motions can be found in the staff report

Thank you

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