

LOCKWOOD DEVELOPMENT
GROUP LLC

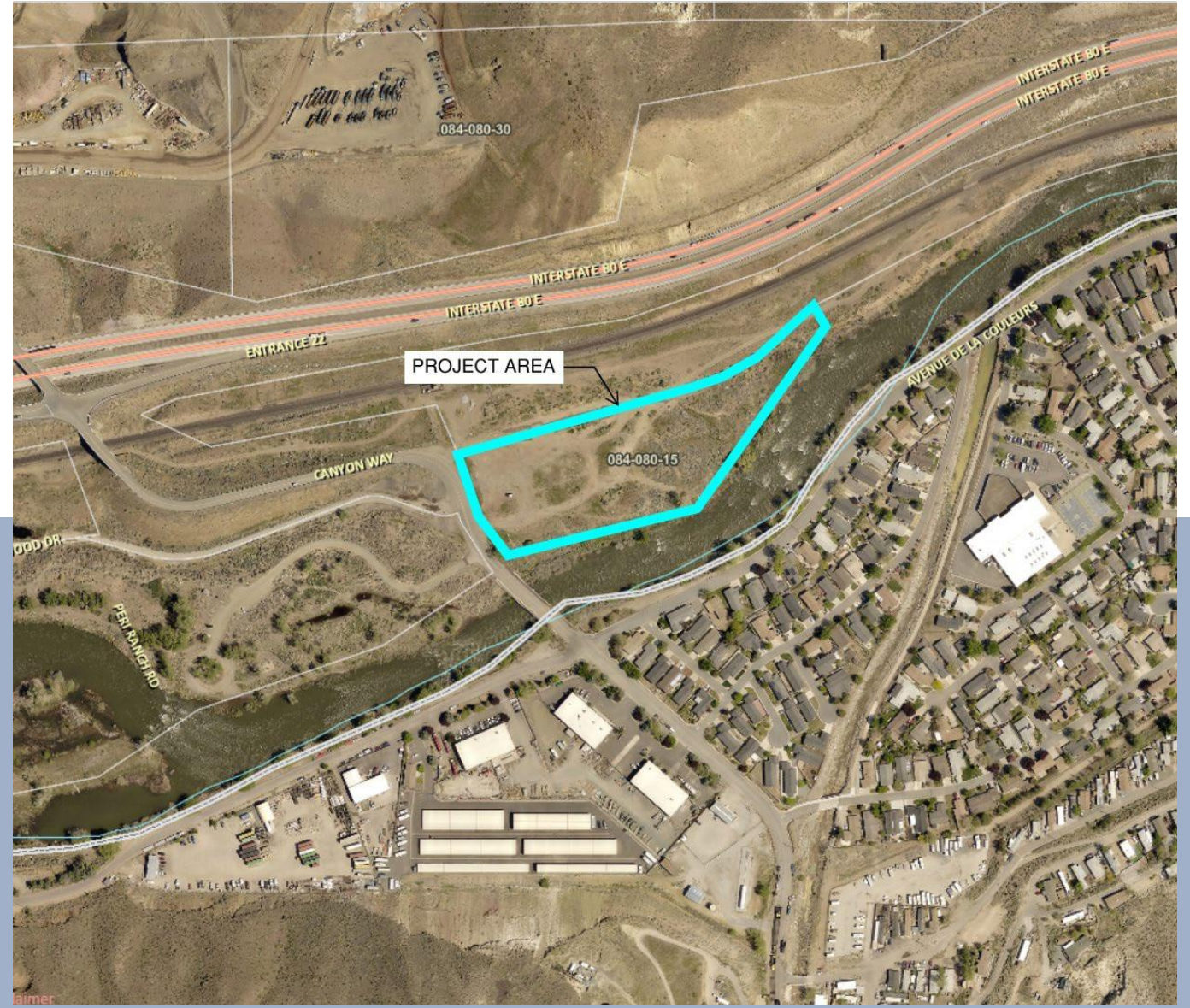
MPA / RZA Applications

WMPA24-0002 & WRZA24-0002

Planning Commission Meeting

08.06.24

Agenda Item: 9D





1994



2023

SITE HISTORY



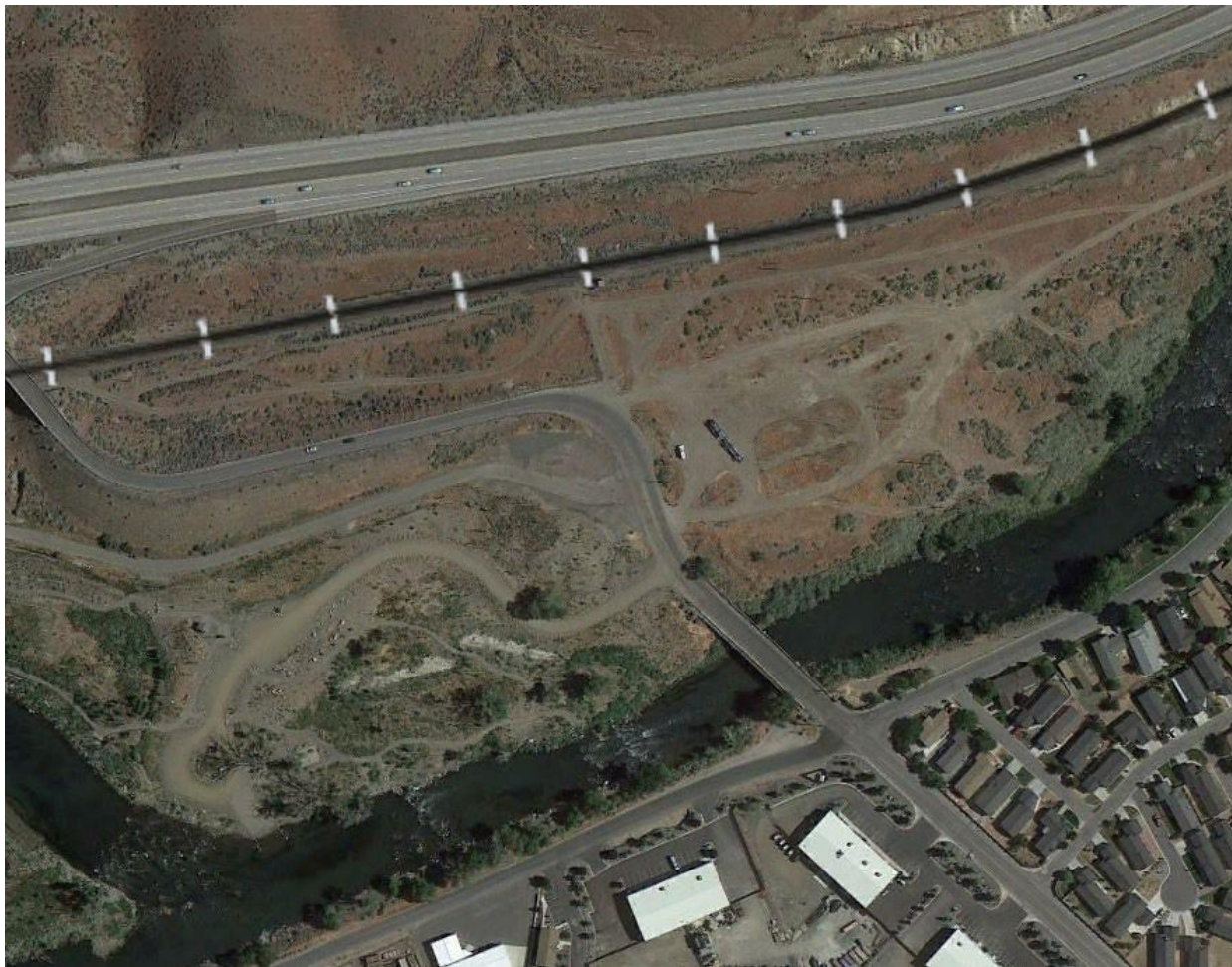
2006

MPA07007

APPLIED 11/09/2007

Master Plan Amendment by Truckee River Restoration Project to change zoning from General Commercial to Rural

SITE HISTORY



2010

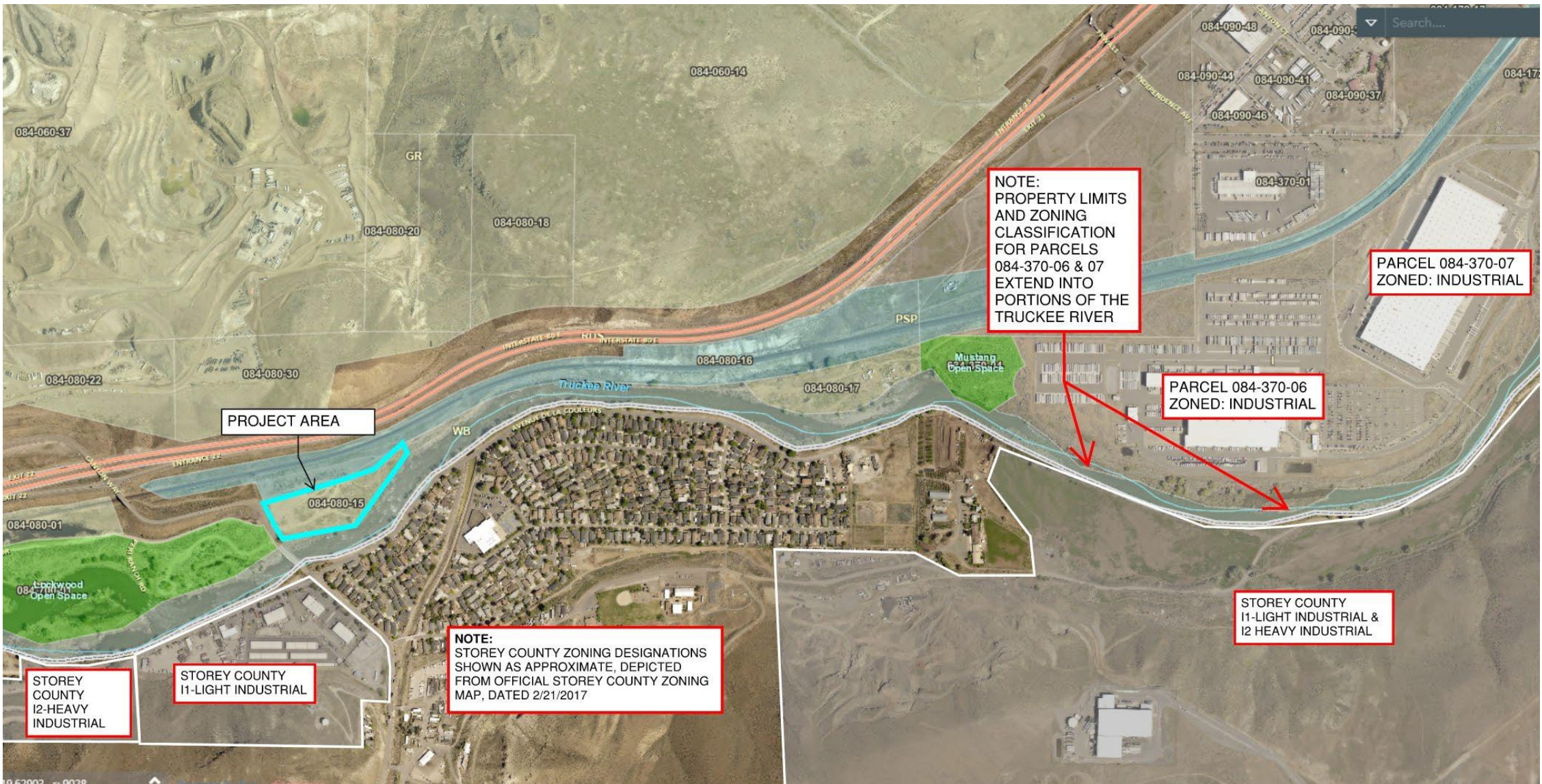
TRUCKEE RIVER RESTORATION PROJECT COMPLETION

NOV. 2008

The Truckee River Restoration Project realigned the Truckee River channel East of Canyon Way and recreated natural river features into a beautiful and vibrant wetland.

Parcel 084-080-15 remains largely unchanged and unaffected by the project and continues to be an unattractive and unusable site with multiple records of illegal mis-use.

SITE HISTORY



NOTE:
PROPERTY LIMITS
AND ZONING
CLASSIFICATION
FOR PARCELS
084-370-06 & 07
EXTEND INTO
PORTIONS OF THE
TRUCKEE RIVER

PARCEL 084-370-07
ZONED: INDUSTRIAL

PARCEL 084-370-06
ZONED: INDUSTRIAL

STOREY COUNTY
I1-LIGHT INDUSTRIAL &
I2 HEAVY INDUSTRIAL

NOTE:
STOREY COUNTY ZONING DESIGNATIONS
SHOWN AS APPROXIMATE, DEPICTED
FROM OFFICIAL STOREY COUNTY ZONING
MAP, DATED 2/21/2017

STOREY COUNTY
I2-HEAVY
INDUSTRIAL

STOREY COUNTY
I1-LIGHT INDUSTRIAL

PROJECT AREA

084-080-15

084-080-16

084-080-17

084-080-01

084-080-20

084-080-18

084-060-14

084-090-43

084-090-44

084-090-41

084-17

084-090-37

084-090-46

084-370-01

SURROUNDING ZONE DESIGNATIONS





PROPOSED MPA / RZA ZONING



TRUCKEE RIVER CORRIDOR STANDARDS

2040 MASTER PLAN CONSISTENCY

VISION STATEMENT:

The community looks to the future through a lens of conservation to provide longevity for the beauty and health of the community by thoughtful development that complements the land and serves its people

REGIONAL FORM & COORDINATION PRINCIPLE 2.4

Promote new industrial land use and zoning where services are available or can be provided in accordance with the Regional Plan.

LAND USE PRINCIPAL 4.1:

Encourage design of industrial, commercial, and multifamily uses to contribute to the community's sense of place rather than detract from it.

CONSERVATION OF NATURAL AND CULTURAL RESOURCES PRINCIPLE 3.1

Protect key wildlife and fishery habitats; habitats of threatened, endangered, or rare species key migration routes; and areas important to scientific study.

CONSERVATION OF NATURAL AND CULTURAL RESOURCES PRINCIPLE 4.2

Buffer water bodies, seeps, springs, playas, wetlands, and riparian areas from development.

FINDINGS FOR MPA

CONSISTENCY WITH MASTER PLAN

The proposed amendment is in conformance with the Master Plan:

- Vision Statement
- RFC 2.4
- LU 4.1
- NRC 3.1
- NRC 4.2

COMPATIBLE LAND USES

The proposed amendment is compatible with Washoe County land uses and exhibits similar use to surrounding parcels in the immediate vicinity.

RESPONSES TO CHANGE CONDITIONS

The proposed amendment provides an opportunity for development within the region and responds to the warehousing / distribution trends that are occurring in the surrounding region.

AVAILABILITY OF FACILITIES

All impacted agencies received a notice of the application for the amendment and NO comments in opposition were received.

DESIRED PATTERN OF GROWTH

Promote the desired pattern of growth by allowing industrial use on a portion of the subject parcel while restricting development in the dedicated Open Space designation.



FINDINGS FOR RZA

CONSISTENCY WITH MASTER PLAN

The proposed amendment is in conformance with the Master Plan:

- Vision Statement
- RFC 2.4
- LU 4.1
- NRC 3.1
- NRC 4.2

COMPATIBLE LAND USES

The proposed amendment is compatible with Washoe County land uses and is exhibits similar use to surrounding parcels within 2,000 feet.

RESPONSES TO CHANGE CONDITIONS

The proposed amendment provides for development within the region and responds to the warehousing / distribution trends that are occurring in the surrounding region.

AVAILABILITY OF FACILITIES

All impacted agencies received a notice of the application for the amendment and no comments in opposition were received.

NO ADVERSE IMPACTS

The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan

DESIRED PATTERN OF GROWTH

Promote the desired pattern of growth by allowing industrial use on a portion of the subject parcel while restricting development in the dedicated Open Space designation.

THANK YOU

Lockwood Development Group LLC

&

Phelps Engineering Services