



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

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Planning Commission Action Order

**Master Plan Amendment Case Number WMPA22-0003 and Regulatory
Zone Amendment Case Number WRZA22-0003 (Chocolate Drive)**

Decision: **Denial**
Decision Date: April 5, 2022
Mailing/Filing Date: April 6, 2022
Property Owner: Chocolate Group, LLC
Staff Planner: Chris Bronczyk, Planner
Phone Number: 775.328.3612
Email: cbronczyk@washoecounty.gov

**Master Plan Amendment Case Number WMPA22-0003 and Regulatory Zone Amendment
Case Number WRZA22-0003 (Chocolate Drive)** – For hearing, discussion, and possible action
to:

1. Approve a master plan map amendment to redesignate one parcel totaling 45.51 acres from Suburban Residential (SR) to 40.64 acres of Urban Residential (UR) and 4.87 acres of Open Space (OS).
2. Initiate and recommend approval of a regulatory zone amendment on one parcel totaling 45.51 acres from Medium Density Suburban (MDS) to 40.64 acres of Medium Density Urban (MDU) and 4.87 acres of Open Space (OS), subject to final approval of the associated Master Plan Amendment by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.
3. And, if approved, authorize the chair to sign resolutions to this effect.

- Applicant / Property Owner: Chocolate Group, LLC
- Location: 0 Gepford Parkway
- APN: 502-250-09
- Parcel Size: 45.51 Acres
- Existing Master Plan: Suburban Rural (SR)
- Proposed Master Plan: Urban Residential (UR) and Open Space (OS)
- Existing Regulatory Zone: Medium Density Suburban (MDS)
- Proposed Regulatory Zone: Medium Density Urban (MDU) and Open Space (OS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 3 – Commissioner Jung

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number. Commissioner Peyton moved to approve WMPA22-0003 and WRZA22-0003, which was seconded by Commissioner Chvilicek. The motion failed with a vote of one in favor and six opposed.



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Votes by the Planning Commissioners were as follows:

1. Commissioner Chesney: Voted against; unable to make MPA findings 1 and 3; unable to make RZA findings 1, 2, 4 and 5.
2. Commissioner Chvilicek: Voted against; unable to make MPA/RZA findings 1, 2; unable to make Sun Valley Area Plan finding SUN.13.1(3).
3. Commissioner Donshick: Voted against; unable to make MPA/RZA findings 1 and 2.
4. Commissioner Flick: Voted against; unable to make MPA findings 2 and 4.
5. Commissioner Nelson: Voted against; unable to make MPA/RZA findings 2, 3 and 4; unable to make Sun Valley Area Plan finding SUN.13.1(3).
6. Commissioner Peyton: Voted in favor.
7. Commissioner Phillips: Voted against; unable to make MPA findings 2 and 4.

The findings for Washoe County Code Section 110.820.15(d) are:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
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. 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 Master Plan designation.
5. 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.

The findings for Sun Valley Area Plan Policy SUN 13.1 are:

1. The amendment will further implement and preserve the Vision and Character Statement.
2. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.
3. The amendment will not conflict with the public's health, safety or welfare.

The findings for Washoe County Code Section 110.821.15 are:

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.



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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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at Planning@washoecounty.gov or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission

TL/CB/LK

Applicant / Owner: Chocolate Group, LLC
Attn: Randy Kuckenmeister, Randy@kbcallc.com

Representatives: Kimley-Horn and Associates, Inc.
Attn: Chris Waechter, Chris.waechter@kimley-horn.com

Representatives: Pedcor Investments, LLC
Attn: Ryan Rodgers, rrodgers@pedcor.net

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Walt West / Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee



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Meadows Fire Protection District; Nevada Division of Environmental
Protection; Regional Transportation Commission; Truckee Meadows
Regional Planning Agency



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