

Washoe County Commission



Master Plan Amendment Case Number WMPA22-0002 & Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms)

August 16, 2022

Master Plan Amendment Case Description



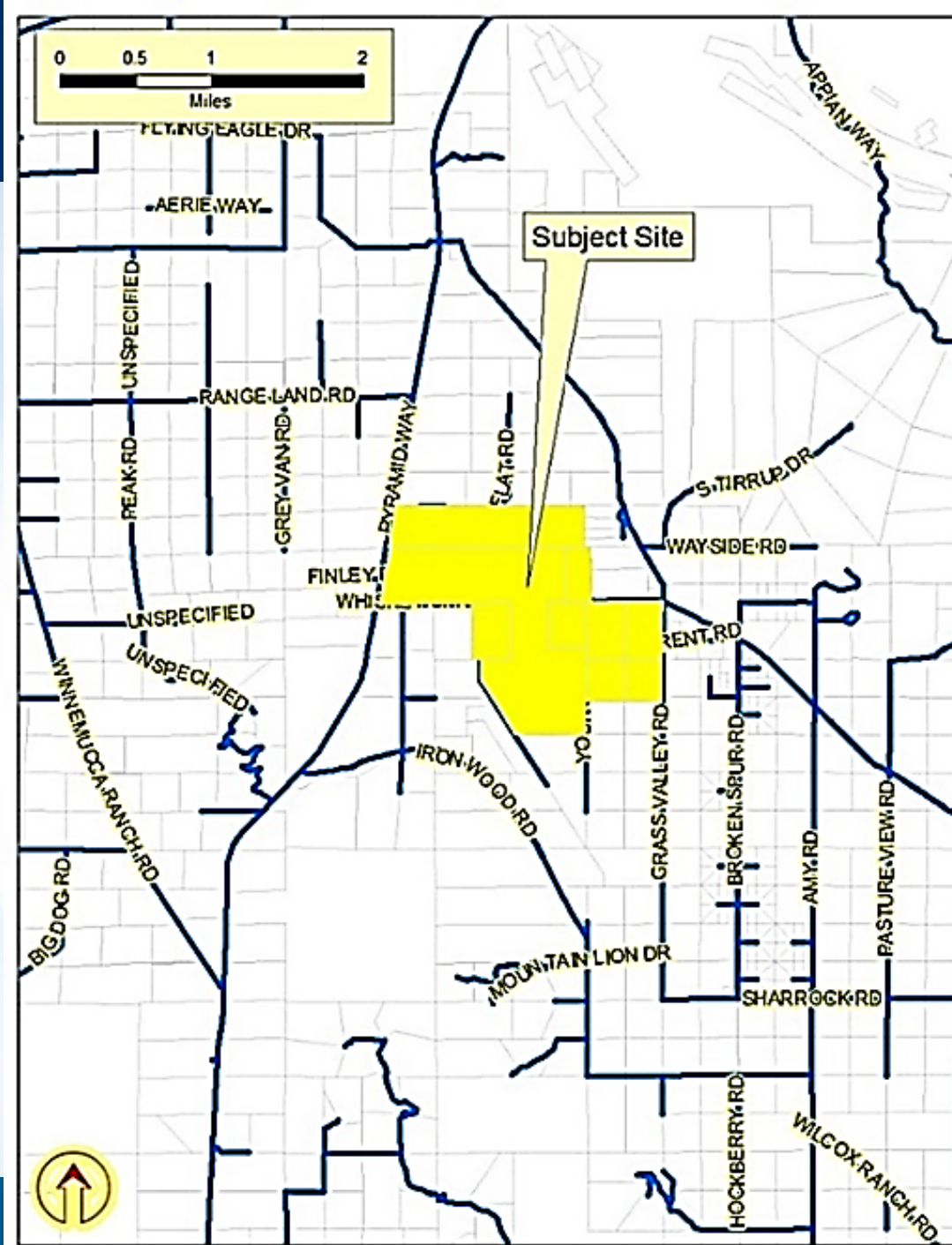
Reconfigure and adjust the master plan category on several parcels of land **from** ± 890.35 acres of Suburban Residential, ± 235.41 acres of Rural and ± 18.82 acres of Commercial **to** ± 889.08 acres of Suburban Residential, ± 240.61 acres of Rural and ± 18.78 acres of Commercial

Regulatory Zone Amendment Case Description

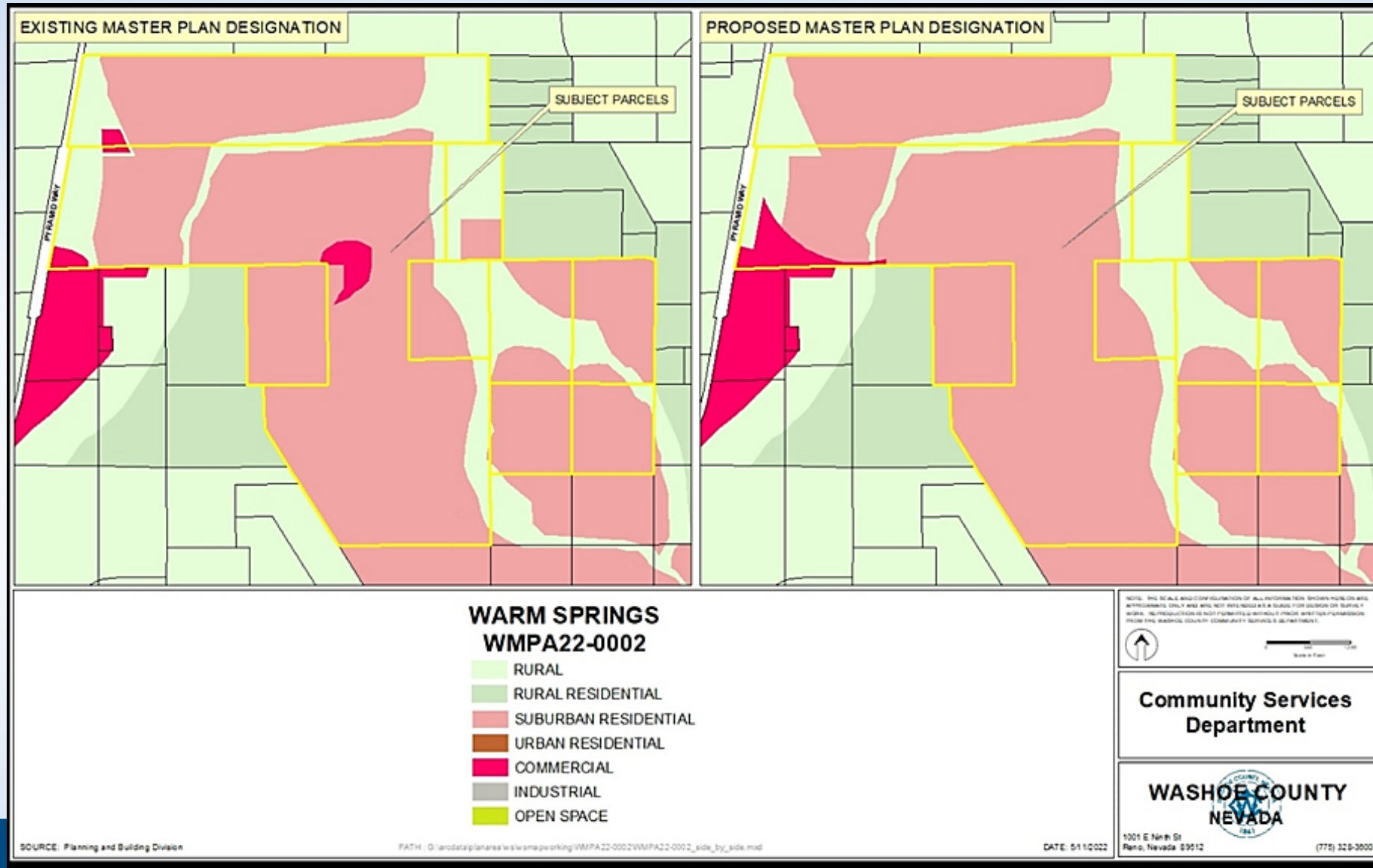


Reconfigure and adjust the regulatory zone on several parcels of land **from** ±867.83 acres of Low Density Suburban, ±235.41 acres of General Rural, ±18.82 acres of General Commercial, ±12.29 acres of Public/Semi-Public Facilities, and ±10.24 acres of Parks and Recreation **to** ±866.28 acres of Low Density Suburban, ±240.61 acres of General Rural, ±18.86 acres of General Commercial, ±12.63 acres of Public/Semi-Public Facilities and ±10.09 acres of Parks and Recreation

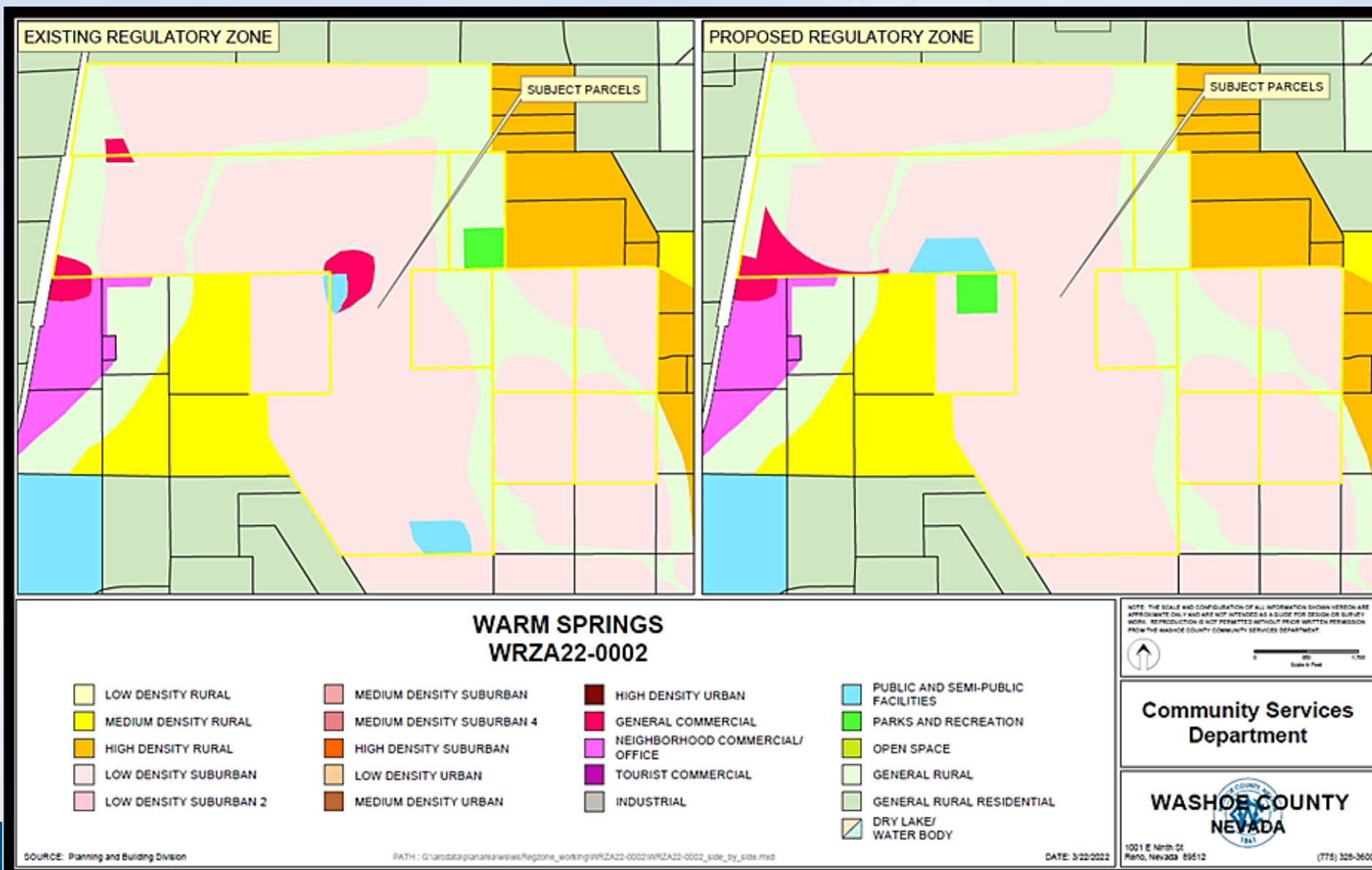
Vicinity Map



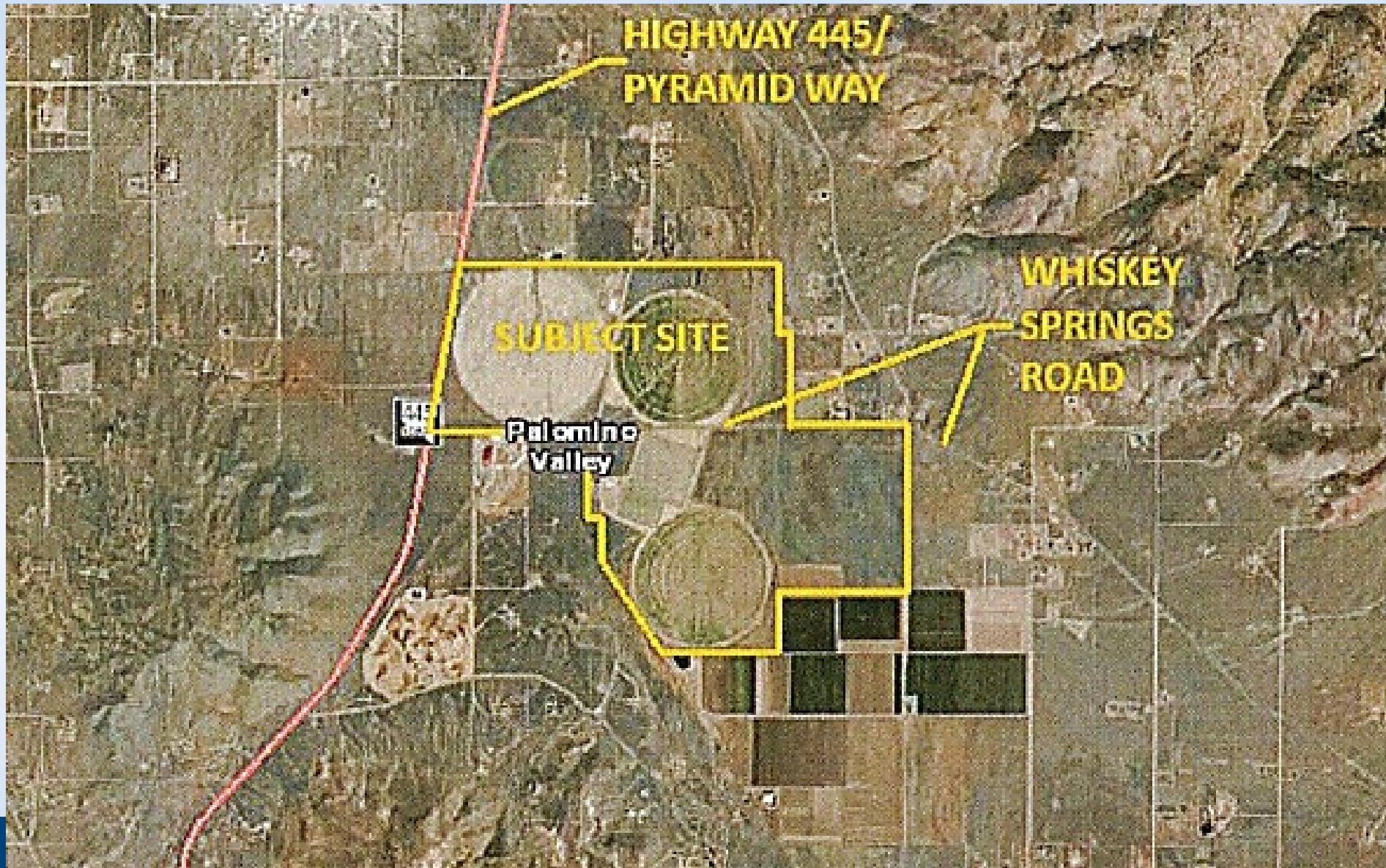
Existing and Proposed Master Plan Categories



Existing and Proposed Regulatory Zones



Overhead Photo



Evaluation



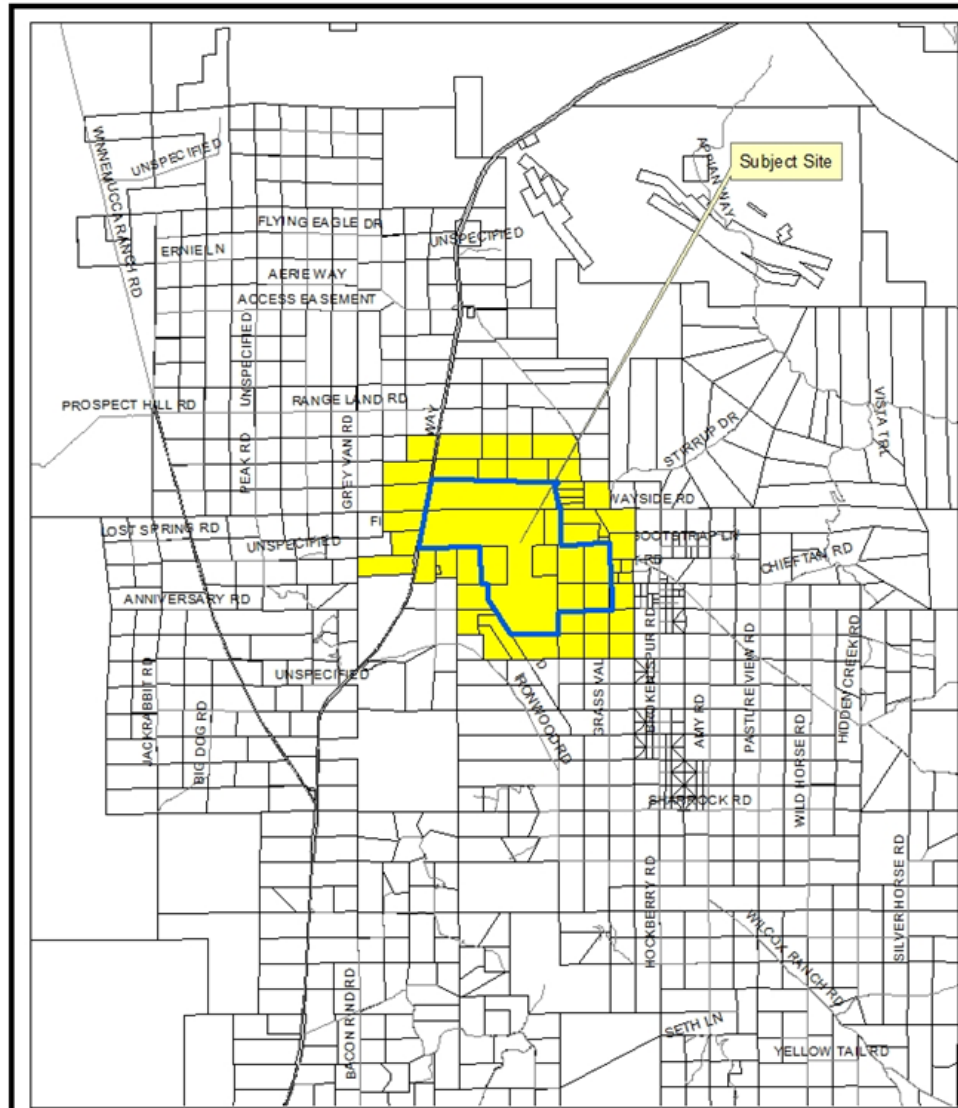
- Currently mostly vacant, some agricultural uses
- Change sought to consolidate commercial area to create a commercial “node”
- Development potential remains essentially unchanged
- Overall compatibility remains unchanged
- Consistent with master plan policies (pages 9-11 of Planning Commission staff report)

Planning Commission Action



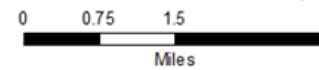
On June 7, 2022, the Washoe County Planning Commission held a public hearing to review the proposed requests. On a motion made by Commissioner Chesney and seconded by Commissioner Peyton, the Planning Commission adopted the proposed Master Plan Amendment and recommended approval of the Regulatory Zone Amendment. The Planning Commission further recommended that the County Commission adopt both amendments. Both votes carried unanimously with all seven commissioners present (Chesney, Peyton, Nelson, Donshick, Flick, Phillips and Chvilicek).

Public Notice



Mailing and Vicinity Map

WMPA22-0002 & WRZA22-0002
53 Parcels selected at 1200 feet



Community Services
Department



Source: Planning and Building Division, Community Development Department, ArcView maps and mailing labels map/MPA_WMPA22-0002_Parcel Date: 5/12/2022

1001 G. North St.
Reno, Nevada 89512 (775) 328-0800

Master Plan Findings

(comments on page 16 of PC staff report)



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.

Regulatory Zone Findings

(comments on page 17 of PC staff report)



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.

Recommendation



It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0002; and, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution contained as Attachment B to this staff report to amend the Warm Springs Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA22-0002.



Master Plan Possible Motion

Move to:

Adopt Master Plan Amendment Case Number WMPA22-0002, an amendment to the Washoe County Master Plan, Warm Springs Area Plan and the Warm Springs Specific Plan to reconfigure and adjust the master plan category on several parcels of land from ± 890.35 acres of Suburban Residential, ± 235.41 acres of Rural and ± 18.82 acres of Commercial to ± 889.08 acres of Suburban Residential, ± 240.61 acres of Rural and ± 18.78 acres of Commercial, which will concentrate all areas of commercial master plan designations near the intersection of Pyramid Highway and Whiskey Springs Road; and affirm the following five findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15(d). I further authorize the Chair to sign the resolution contained as Attachment A to this staff report to that effect

Regulatory Zone Amendment Possible Motion



And, Subject to final approval of the associated Master Plan change, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission, to adopt Regulatory Zone Amendment Case Number WRZA22-0002, an amendment to the Warm Springs Regulatory Zone Map to reconfigure and adjust the regulatory zone on several parcels of land from ±867.83 acres of Low Density Suburban, ±235.41 acres of General Rural, ±18.82 acres of General Commercial, ±12.29 acres of Public/Semi-Public Facilities, and ±10.24 acres of Parks and Recreation to ±866.28 acres of Low Density Suburban, ±240.61 acres of General Rural, ±18.86 acres of General Commercial, ±12.63 acres of Public/Semi-Public Facilities and ±10.09 acres of Parks and Recreation, which will concentrate all areas of commercial regulatory zone near the intersection of Pyramid Highway and Whiskey Springs Road and relocate the Public and Semi Public Facilities and Parks and Recreation Regulatory zones adjacent to Whisky Springs Road, approximately 3/4 mile east of its intersection with Pyramid Highway, and affirm the following findings of the Planning Commission. I further authorize the Chair to sign the resolution contained as Attachment B to this staff report to that effect. In making this motion I am able to make the following findings for the regulatory zone amendments as required by Washoe County Code Section 110.812.15(d):

Thank you

Roger Pelham, MPA, Senior Planner
Washoe County CSD – Planning Division
rpelham@washoecounty.us
775-328-3622

