

**PALOMINO FARMS
MASTER PLAN AND REGULATORY
ZONE AMENDMENT**



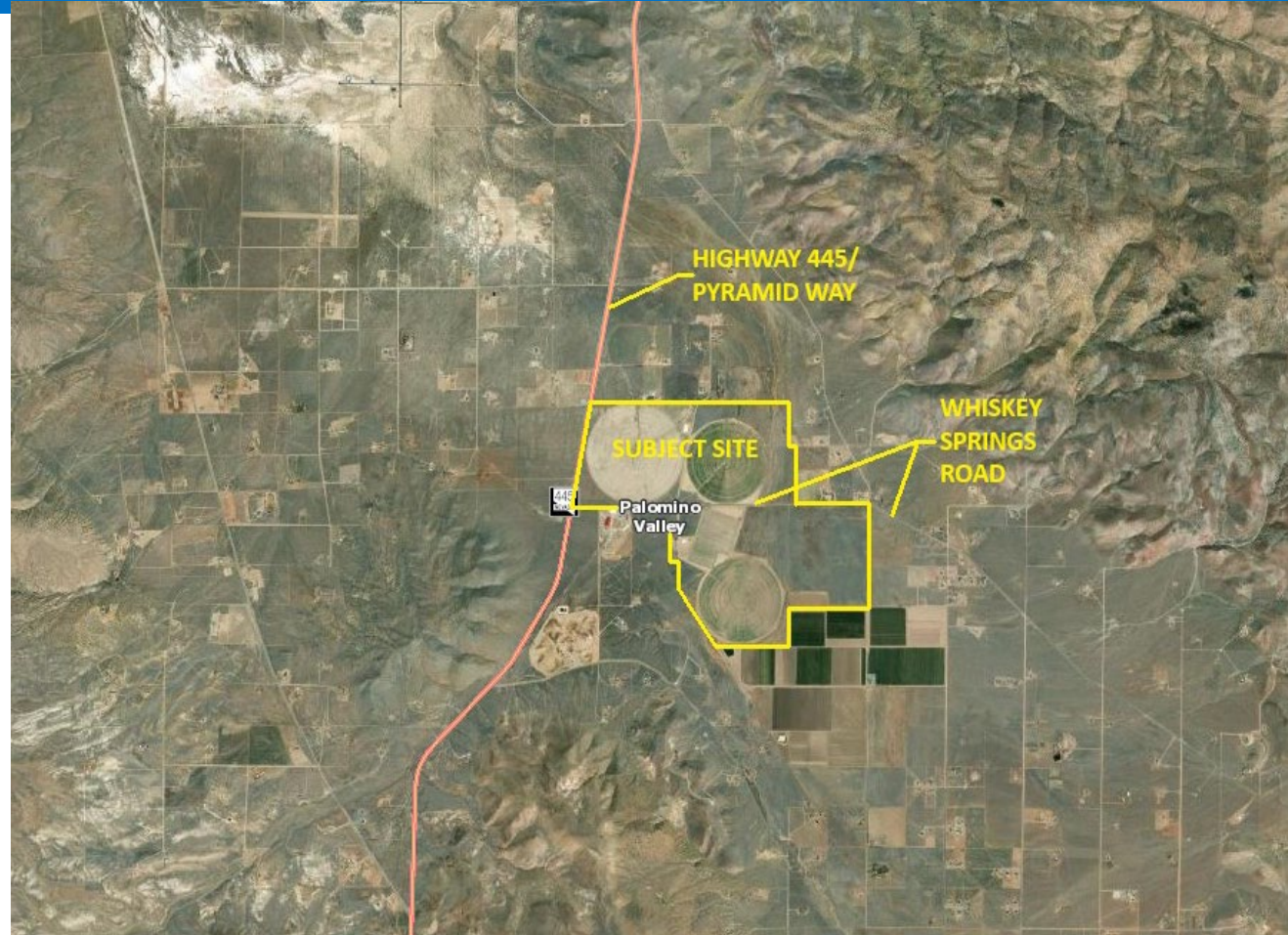
**WASHOE COUNTY BOARD OF COMMISSIONERS
AUGUST 16, 2022**

- A **Master Plan and Regulatory Zone Amendment (MPA/RZA)** to amend and reconfigure land use designations within the Warm Springs Specific Plan (an element of the Warm Springs Area Plan).

PROJECT REQUEST

PROJECT LOCATION

PYRAMID HIGHWAY AND WHISKEY SPRINGS ROAD
(1,144.58 ACRES)



EXISTING CONDITIONS

CURRENTLY FARMLAND AND UNDEVELOPED OPEN SPACE

View of site looking west along Whiskey Springs Road



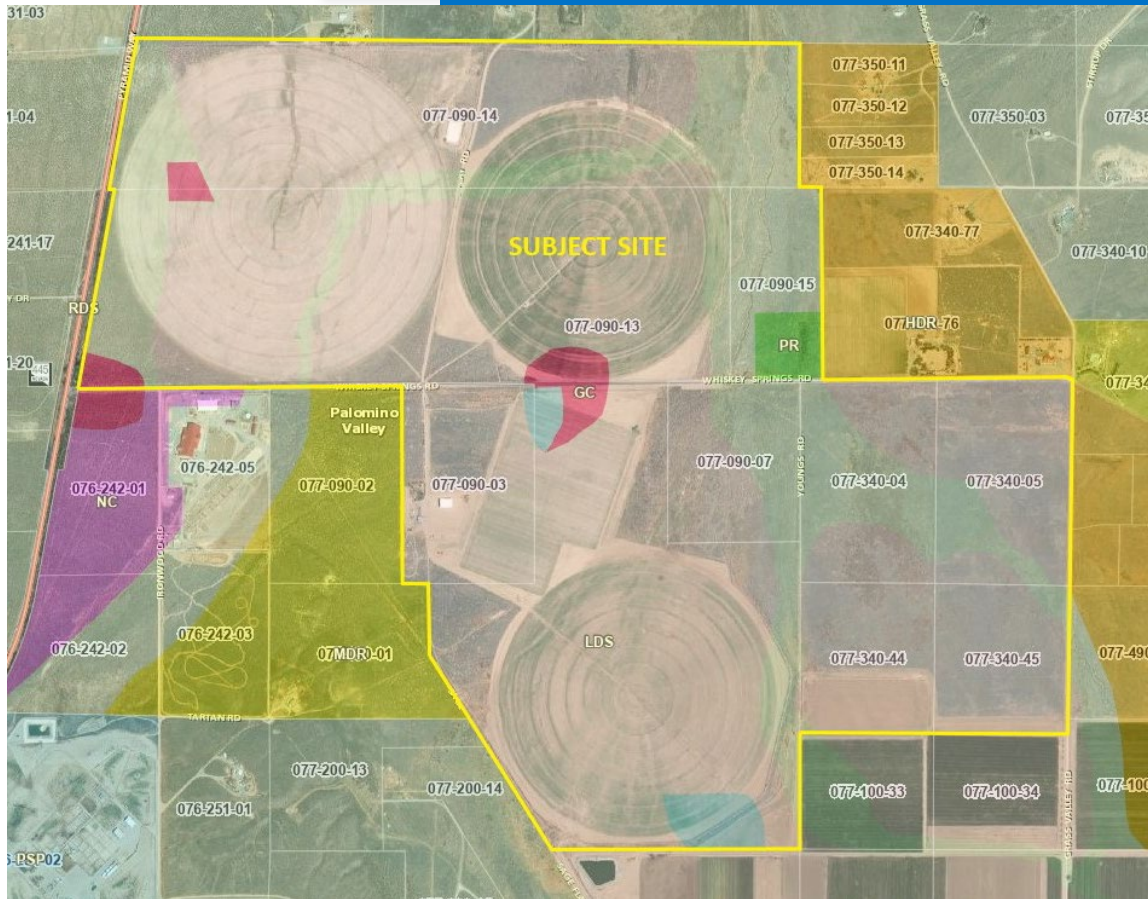
View of site looking south from Whiskey Springs Road



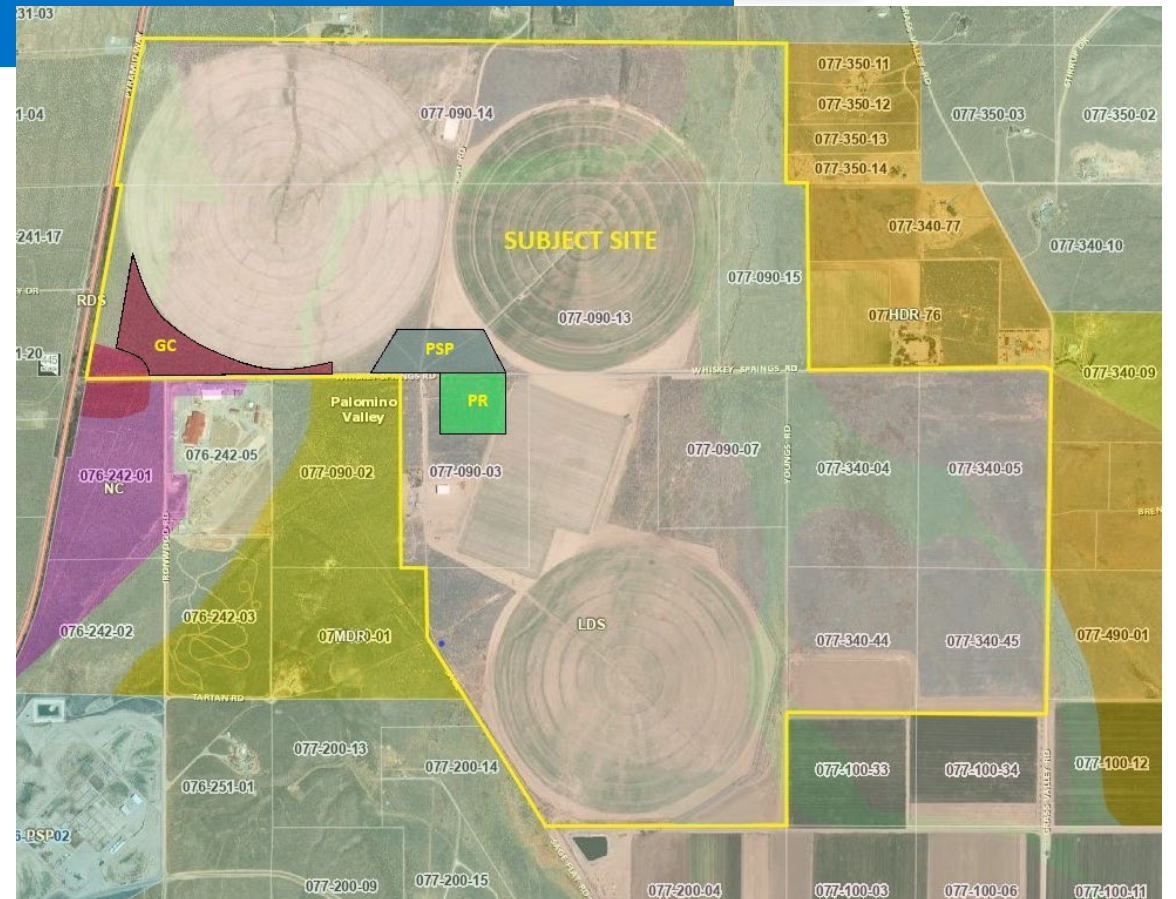
View of site looking west along Whiskey Springs Road



ZONING



EXISTING ZONING



PROPOSED ZONING

MASTER PLAN CHANGES BY ACRE

Master Plan Amendment Parcels							
APN	Total (acres)	Existing Master Plan			Proposed Master Plan		
		SR (acres)	R (acres)	C (acres)	SR (acres)	R (acres)	C (acres)
077-090-03	60.18	60.18			60.18		
077-090-07	48.96	26.44	22.52		26.44	22.52	
077-090-13	554.22	471.09	66.51	16.63	474.48	60.91	18.82
077-090-14	219.14	149.02	67.93	2.19	149.02	70.13	
077-090-15	40.97	10.24	30.73			40.97	
077-340-04	63.57	31.15	32.42		31.15	32.42	
077-340-05	64.27	52.70	11.57		52.70	11.57	
077-340-44	46.73	45.80	0.93		45.80	0.93	
077-340-45	46.54	43.75	2.79		43.75	2.79	
Total	1144.58	890.35	235.41	18.82	883.51	242.25	18.82

ZONING CHANGES BY ACRE

Regulatory Zoning Plan Amendment Parcels											
APN	Total (acres)	Existing Zoning					Proposed Zoning				
		LDS (acres)	GR (acres)	GC (acres)	PSP (acres)	PR (acres)	LDS (acres)	GR (acres)	GC (acres)	PSP (acres)	PR (acres)
077-090-03	60.18	58.98			1.20		60.18				
077-090-07	48.96	26.44	22.52				26.44	22.52			
077-090-13	554.22	460.00	66.51	16.63	11.08		451.94	60.93	18.82	12.29	10.24
077-090-14	219.14	149.02	67.93	2.19			149.02	70.12			
077-090-15	40.97		30.73			10.24		40.97			
077-340-04	63.57	31.15	32.42				31.15	32.42			
077-340-05	64.27	52.70	11.57				52.70	11.57			
077-340-44	46.73	45.80	0.93				45.80	0.93			
077-340-45	46.54	43.75	2.79				43.75	2.79			
Total	1144.58	867.83	235.41	18.82	12.29	10.24	860.97	242.26	18.82	12.29	10.24

PROPOSED AMENDMENTS

- Master Plan Amendment to redesignate 6.8+ acres from Suburban Rural to Rural.
- Regulatory Zone Amendment to redesignate 6.8+ acres from Low Density Suburban to General Rural.
- Both requests reconfigure the land uses shown below:
 - Locates the commercial land uses to a node near the intersection of Pyramid Highway and Whiskey Springs Road and;
 - Locates the Public/Semi Public and Parks and Recreation areas to a central location.
- Relocating the public/semi-public (PSP) and parks and recreation (PR) land uses to a central “Village Center” along Whiskey Springs Road and Sage Flat Road.

AMENDMENT SUMMARY

- Consolidating the commercial land uses to a node near the intersection of Whiskey Springs Road and Pyramid Highway.
- The commercial node is setback 250' from Pyramid Highway to maintain the Pyramid Highway Corridor as required in the Specific Plan.
- The change of 6.8+ acres from Low Density Suburban to General Rural has a decrease in overall intensity and allowed residential densities.
- The proposed changes help preserve the rural character of the area and support the Warm Springs Area and Specific Plans.
- The relocation and redesignation of land uses are not anticipated to generate any new impacts.

AMENDMENT CONSIDERATIONS

- Consolidating the commercial areas into a node reduces the potential for land use incompatibility and loss of rural character.
- The configuration of the land uses will provide the framework for a potential TMWA water project.
- Provides for the potential to maintain the property as an agricultural and rural land use in perpetuity.
- Several meetings with concerned neighbors were held prior to and since submitting the application.
- A Neighborhood Meeting was held on April 26, 2022.
- Unanimously approved by Planning Commission.



QUESTIONS

ANSWERS

Mike Railey
Christy Corporation, Ltd.

Lisa Nash
Christy Corporation, Ltd.

Michael Benjamin
Palomino Farms LLC