

LOCKWOOD DEVELOPMENT GROUP LLC

MPA / RZA Applications
WMPA24-0002 & WRZA24-0002
BCC Appeal Meeting
10.22.24





Image U.S. Geological Survey

1994



Image © 2024 Airbus
Image © 2024 Maxar Technologies

2023

SITE HISTORY

2024

LOCKWOOD DEVELOPMENT GROUP LLC





2006

MPA07007

APPLIED 11/09/2007

Truckee River Restoration Project: Master Plan Amendment
application to change site to Rural

SITE HISTORY



2010

TRUCKEE RIVER RESTORATION PROJECT COMPLETION

NOV. 2008

The Truckee River Restoration Project realigned the Truckee River channel West of Canyon Way.

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

SITE HISTORY

WASHOE COUNTY DEVELOPMENT CODE TABLE OF USES COMPARISON

	INDUSTRIAL	GENERAL RURAL
RESIDENTIAL USE TYPES		
Attached Accessory Dwelling	-	A
Detached Accessory Dwelling	-	A
Detached Accessory Structure	-	A
Single Family Detached	-	A
Non-municipal Air Strips and Glider Ports	S2	S2
Personal Landing Field	S2	S2

	INDUSTRIAL	GENERAL RURAL
CIVIC USE TYPES		
Administrative Services	A	-
Large Family Daycare	-	P
Child Daycare	P	S2
Cultural and Library Services	-	A
Education	-	S2
Group Care	-	S2
Utility Services	S2	S2
Major Public Facilities	S2	S2
Nature Center	-	S2
Active Recreation	PR	PR
Passive Recreation	A	A
Postal Services	-	A
Public Parking Services	A	-
Public Service Yard	A	S2
Religious Assembly	P	S2
Safety Services	S2	S2

	INDUSTRIAL	GENERAL RURAL
COMMERCIAL USE TYPES		
Administrative Offices	A	-
Commercial Kennels	S2	S2
Commercial Stables	-	S2
Dog Training Services	A	A
Pet Cemeteries	-	P
Veterinary Services, Agriculture	-	S2
Veterinary Services, Pets	P	-
Automotive Repair	A	-
Automotive Sales and Rentals	A	-
Automotive Cleaning	A	-
Automotive Commercial Parking	A	-
Automotive Equipment Repair and Sales	A	-
Automotive Fabricated Housing Sales	A	-
Automotive Storage of Operable Vehicles	A	-
Truck Stops	S2	-
Building Maintenance Services	A	-
Neighborhood Centers	A	-
Commercial Campground Facilities / RV Park	-	S2
Destination Resorts	-	S2
Indoor Sports and Recreation	S2	-
Limited Gaming Facilities	S2	-
Marinas	-	P
Outdoor Entertainment	S2	-
Outdoor Sports and Recreation	P	P
Outdoor Sports Club	-	S2
Commercial Antennas	S2	S2
Construction Sales and Services	A	-
Eating and Drinking Est. - Convenience / Full Service	P	-
Financial Services	P	-
Cemeteries	-	P
Financial Services	A	S2
Heliport / Helistop	S2	S2
Liquor Sales: Off / On Premises	P	-
Bed and Breakfast Inns	-	S2
Nursery Sales: Retail	A	-
Nursery Sales: Wholesale	A	S2
Personal Storage	A	-
Professional Services	P	-
Full Service Recycle Center	A	-
Remote Collection Facility	A	-
Residential Hazardous Substance Recycle Center	S2	-
Repair Services, Consumer	A	-
Retail Sales - Convenience	A	-
Transportation Services	A	-

	INDUSTRIAL	GENERAL RURAL
INDUSTRIAL USE TYPES		
Aggregate Facilities - Permanent	S2	S2
Custom Manufacturing	A	S2
Energy Production - Non Renewable	S2	S2
Energy Production - Renewable	S2	S2
General Industrial - Limited	A	-
General Industrial - Intermediate	A	-
General Industrial - Heavy	S2	-
High Technology Industry	A	S2
Inoperable Vehicle Storage	S2	-
Laundry Services	A	-
Mining Operations	S2	S2
Petroleum Gas Extraction	S2	S2
Salvage Yards	S2	-
Wholesaling, Storage and Distribution - Light	A	-
Wholesaling, Storage and Distribution - Heavy	P	-

	INDUSTRIAL	GENERAL RURAL
AGRICULTURAL USE TYPES		
Agricultural Processing	A	S2
Agricultural Sales	A	S2
Animal Production	-	A
Animal Slaughtering, Agricultural	-	A
Animal Slaughtering, Mobile	-	S2
Crop Production	-	A
Forest Products	-	P
Game Farms	-	S2
Produce Sales	-	S2

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

ALLOWABLE USE COMPARISON



PROPOSED MPA / RZA ZONING



DEVELOPMENT CODE:

WCC SECTION 110.222.10(C)

"STRUCTURAL SETBACK. NO PERMANENT BUILDING STRUCTURES SHALL BE ERECTED WITHIN THE 100-YEAR FLOODPLAIN, OR WITHIN 300' OF THE CENTER OF THE TRUCKEE RIVER, WHICHEVER IS GREATER.

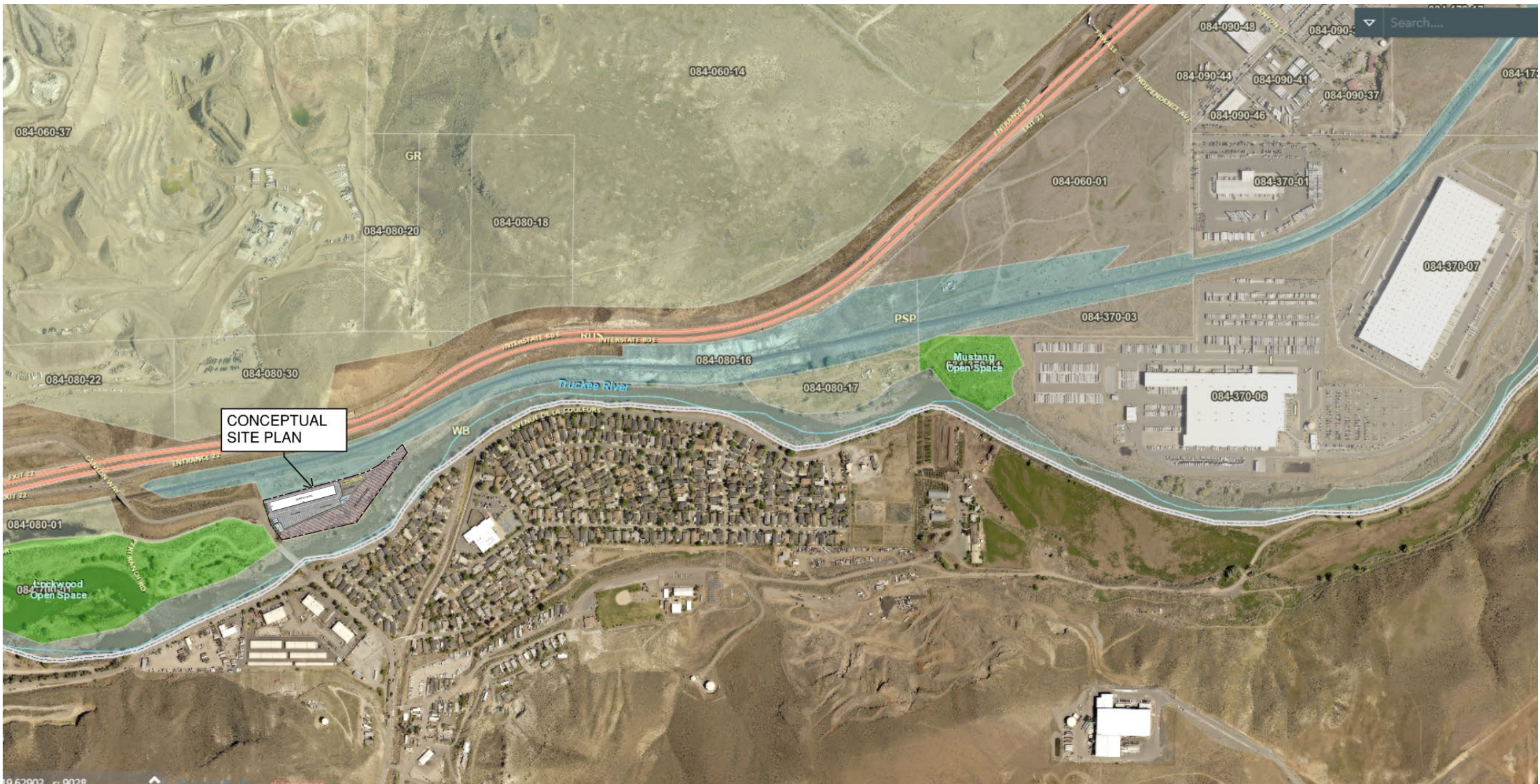
NOTE:

NO CURRENT CODE EXISTS WITHIN THE WASHOE COUNTY DEVELOPMENT CODE OR WASHOE COUNTY MASTER PLAN STATING THAT INDUSTRIAL ZONING MAY NOT EXIST WITHIN 300' OF THE CENTER OF THE TRUCKEE RIVER.

TRUCKEE RIVER CORRIDOR STANDARDS



CONCEPTUAL SITE PLAN



BROADER CONTEXT

FINDINGS FOR MPA

Planning Dept recommended

Planning Dept recommended

Planning Dept recommended

1: CONSISTENCY WITH MASTER PLAN

The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan

Commissioner Kennedy
Commissioner Flick
Commissioner Barnes
Commissioner Nelson
Commissioner Owens
Commissioner Pierce
2024

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.

Commissioner Kennedy
Commissioner Flick
Commissioner Barnes
Commissioner Owens
Commissioner Pierce

3: RESPONSES TO CHANGE CONDITIONS

The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the BCC, and requested amendment represents a more desirable utilization of land.

Commissioner Kennedy
Commissioner Flick
Commissioner Barnes
Commissioner Nelson
Commissioner Owens
Commissioner Pierce

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

Commissioner Kennedy
Commissioner Flick
Commissioner Barnes
Commissioner Nelson
Commissioner Pierce

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.

Commissioner Nelson
Commissioner Owens

FINDINGS FOR RZA

Planning Dept
recommended

1: CONSISTENCY WITH MASTER PLAN

The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan

Commissioner Kennedy
Commissioner Flick
Commissioner Barnes
Commissioner Nelson
Commissioner Owens
Commissioner Pierce
2024

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.

Planning Dept
recommended

3: RESPONSE TO CHANGE CONDITIONS

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Commissioner Kennedy
Commissioner Flick
Commissioner Barnes
Commissioner Nelson
Commissioner Owens
Commissioner Pierce

Planning Dept
recommended

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

Commissioner Kennedy
Commissioner Flick
Commissioner Barnes
Commissioner Nelson
Commissioner Owens
Commissioner Pierce

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

Commissioner Kennedy
Commissioner Flick
Commissioner Barnes
Commissioner Nelson
Commissioner Owens
Commissioner Pierce

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 ethe efficient expenditure of funds for public services.

Commissioner Nelson
Commissioner Pierce

2040 MASTER PLAN: PROJECT 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.

PLANNING COMMISSION MEETING VOTE SUMMARY

MPA

	Planning Dept recommended	Planning Dept recommended	Planning Dept recommended		
1: CONSISTENCY WITH MASTER PLAN	2: COMPATIBLE LAND USES	3: RESPONSE TO CHANGE CONDITIONS	4: AVAILABILITY OF FACILITIES		5: DESIRED PATTERN OF GROWTH
Commissioner Kennedy Commissioner Flick Commissioner Barnes Commissioner Nelson Commissioner Owens Commissioner Pierce	Commissioner Kennedy Commissioner Flick Commissioner Barnes Commissioner Owens Commissioner Pierce	Commissioner Kennedy Commissioner Flick Commissioner Barnes Commissioner Nelson Commissioner Owens Commissioner Pierce	Commissioner Kennedy Commissioner Flick Commissioner Barnes Commissioner Nelson Commissioner Pierce		Commissioner Nelson Commissioner Owens

RZA

	Planning Dept recommended	Planning Dept recommended	Planning Dept recommended		
1: CONSISTENCY WITH MASTER PLAN	2: COMPATIBLE LAND USES	3: RESPONSE TO CHANGE CONDITIONS	4: AVAILABILITY OF FACILITIES	5: NO ADVERSE IMPACTS	6: DESIRED PATTERN OF GROWTH
Commissioner Kennedy Commissioner Flick Commissioner Barnes Commissioner Nelson Commissioner Owens Commissioner Pierce		Commissioner Kennedy Commissioner Flick Commissioner Barnes Commissioner Nelson Commissioner Owens Commissioner Pierce	Commissioner Kennedy Commissioner Flick Commissioner Barnes Commissioner Nelson Commissioner Owens Commissioner Pierce	Commissioner Kennedy Commissioner Flick Commissioner Barnes Commissioner Nelson Commissioner Owens Commissioner Pierce	Commissioner Nelson Commissioner Pierce

THANK YOU

Lockwood Development Group LLC

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Phelps Engineering Services