

Washoe County Board of County Commissioners



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**WMPPA23-0003, WRZA23-0003 &
WDCA23-0003 (Sutcliffe Community
Area Modifiers)**

April 16, 2024

- This is a request:
 1. To approve master plan & regulatory zone amendments for seven parcels;
 2. To sunset the Crosby Lodge Specific Plan; and
 3. To introduce and conduct a first reading of an ordinance amending the development code Article 222 Truckee Canyon area, to add a new section for the Sutcliffe Community Area Modifiers.
- This request is County driven, with property owners support, to resolve existing non-conformities and the status of the Crosby Lodge Specific Plan.

Area Map



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Background

- In 2011, the Crosby Lodge Specific Plan was approved for three parcels (APNs: 079-230-04, 07 and 11) and the regulatory zone designation was amended from General Rural (GR) to Specific Plan (SP).
- The Crosby Lodge Specific Plan was developed to maintain the existing Crosby Lodge, as a recreational resort, catering to fishermen and families enjoying the outdoors and Pyramid Lake.
- In 2019, the three parcels were sold, which changed the overall need for the Specific Plan and additionally no longer meets State and County requirements.

MPA Request



The master plan designation is proposed to change to Commercial (C) for:

- Five parcels designated Rural (R); and
- To assign a master plan land use to two parcels without a current master plan land use designation



RZA Request



The regulatory zone designation is proposed to change to Neighborhood Commercial (NC) for;

- Two parcels designated General Rural (GR)
- Three parcels designated Specific Plan (SP) and;
- To assign a regulatory zoning to two parcels without any regulatory zone designation.



- This is a first reading to add the Sutcliffe Community Area Modifiers to the Development Code.
- The Modifiers requirements are in addition to the NC regulatory zoning requirements.
- The Modifiers requirements will include:
 - Development standards- front, rear and side yards setbacks to ten feet from the property line, and a height limitation of 45 feet;
 - Allowed uses:
 - Residential uses allowed by right- duplexes, single-family dwellings, accessory dwelling units, and group homes.
 - Commercial uses allowed with a special use permit - Automotive Repair; Bed and Breakfast Inns; Commercial Campground Facilities/RV Park; Destination Resort; Equipment Repair and Sales; Hotels & Motels; Manufactured Home Parks; Retail Store (Specialty); and Storage Operable Vehicle (boat/RV/vehicle storage)

- Over the years, a mixture of uses have been allowed on these parcels, either through the Crosby Lodge Specific Plan or organically over time to meet the needs of the area and the parcels' owners.
- The proposed master plan designation change to Commercial (C) and the regulatory zoning change to Neighborhood Commercial (NC) along with the Modifiers will allow many of the uses that are currently established on the parcels to continue while addressing activities that are anticipated in the future.
- This request will also, sunset the Crosby Lodge Specific Plan.

Compatible Land Uses



- The Sutcliffe parcels are surrounded by the Pyramid Lake Paiute Tribe Reservation, which is not in Washoe County's jurisdiction.
- The Reservation has a mixture of developed and undeveloped lands, with residences and buildings, including a marina and fish hatchery adjacent to Pyramid Lake.
- The proposed amendments will allow the subject parcels to continue to operate and develop in a manner that is consistent with their historical uses, with a mixture of commercial and residential uses.

Community Meeting



- Two neighborhood meetings were held on Zoom on March 8, 2023, and September 19, 2023.
- Crosby Lodge Specific Plan was reviewed along with the current uses that are found in the area.
- The comments made at the meetings included:
 - Identified the allowed uses for the properties;
 - Which parcels would be included;
 - When would the changes take effect; and
 - Questions regarding the status of Crosby Lodge Specific Plan.
- Staff has had conversations and contact with all seven parcel's owners and several conversations with Tribal representatives.
- Staff has received no objections to the proposed changes.

Findings & Possible Motion



- Staff can make all the required findings as explained in the staff report and recommends approval.
- Possible motions can be found in the staff report.

Thank you

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