

Washoe County Board of County Commissioners



**COMMUNITY
SERVICES DEPARTMENT**

WRZA24-0003 (White Owl Dr. and Red Rock Rd.)

February 25, 2025

- Planning Commission approved the Regulatory Zone Amendment on December 3, 2024
- Two appellants:
 - Russ Earle - Reasons alleged by appellant that the findings have not been made (*See Appeal at Attachment A, p. 2*).
 - Silver Sky Ranch, LLC, applicant - to preserve the right to file a petition for judicial review if the Board of County Commissioners denies the regulatory zone amendment (*See Appeal at Attachment B, p. 2*).
- Planning Commission approved being able to make all the six (6) findings for the regulatory zone amendment.

Background



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- 169.91 acres
- Parcels to the:
 - North are developed with single-family dwellings
 - East are developed with single-family dwellings
 - South is 190-acre parcel that is part of the Silver Hills development
 - West is BLM land and developed parcels with single-family dwellings
- North Valleys
- Zoned Medium Density Suburban (MDS)



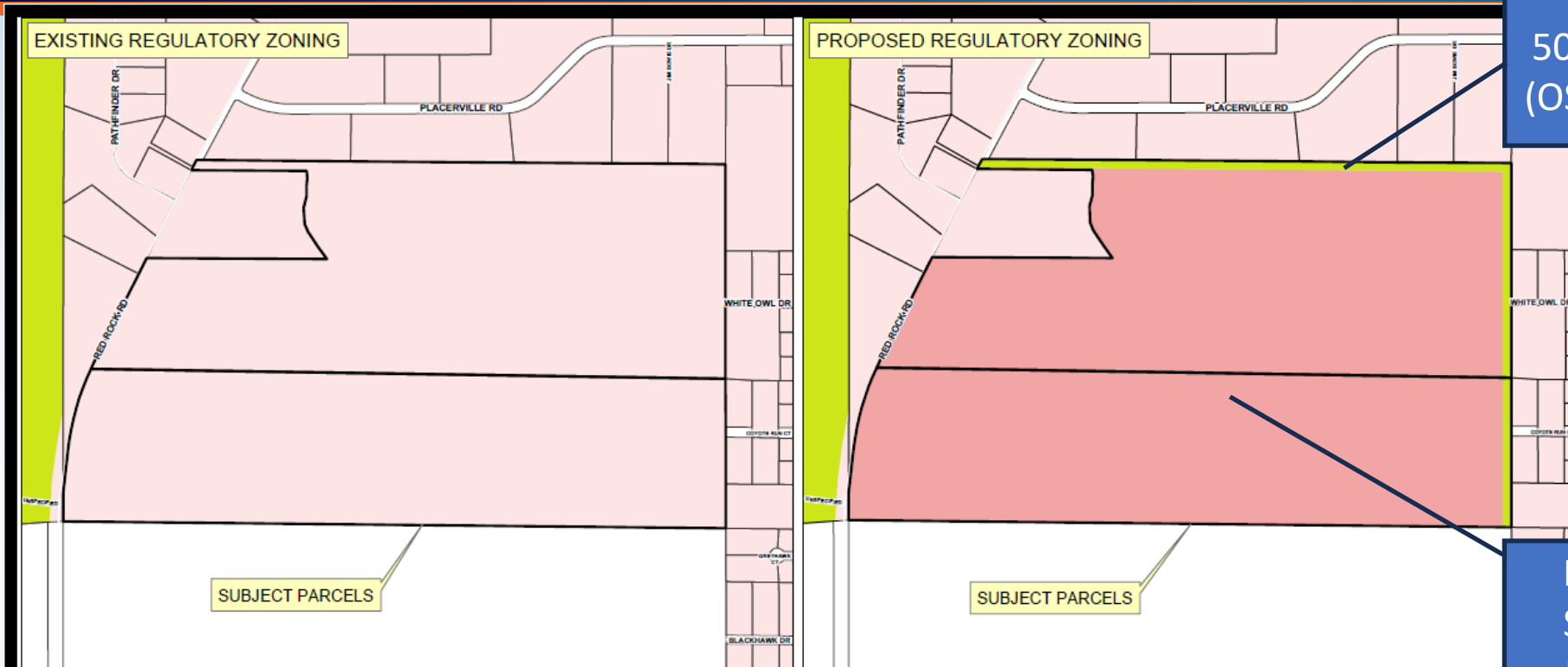
The request is to:

- Change the regulatory zone on two parcels from 169.91 acres of Low Density Suburban (LDS- 1 du/acre) to 163.92 acres of Medium Density Suburban (MDS- 3 du/acre) and 5.99 acres of Open Space (OS).
- Total maximum density over the parcels will be increased from 169 units to 489 units.

Existing and Proposed Zoning



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50-Foot Open Space (OS) Regulatory Zone

Medium Density Suburban (MDS) Regulatory Zone

NORTH VALLEYS PLANNING AREA WRZA24-0003 - APN 086-250-01, 81

PC Date: December 3, 2024
BCC Date:
TMRPC Conformance Date:
Regional Governing Board:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION IS APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

Scale in Feet

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|---------------------------------------------------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / LDS2 | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE |
| | | | Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction |

Community Services Department

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SOURCE: Planning and Building Division

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DATE: 10/28/2024

Availability of Facilities



- Reviewed by Engineering – Traffic and roadways addressed at the time of future development application
- Power provided by NV Energy
- Reviewed by Truckee Meadows Water Authority (TMWA) – Annex into TMWA's retail service area and obtain available water rights through TMWA
- City of Reno — Sewer service provided by Reno/Stead wastewater treatment facility – current remaining capacity and the facility is being expanded.
- Structural fire protection provided by Truckee Meadows Fire Protection District

RZA Findings—Planning Commission



The following findings could be made by the Planning Commission:

1. Consistency with Master Plan.
2. Compatible Land Uses.
3. Response to Changed Conditions; more desirable use.
4. Availability of Facilities.
5. No Adverse Effects.
6. Desired Pattern of Growth.

Recommendation



Review the whole record and consider the record and any testimony, materials and evidence submitted at the Board's public hearing. **The Board may take one of the following actions:**

1. Deny Russ Earle's appeal and affirm the Planning Commission's decision; and thereby approve Regulatory Zone Amendment Case Number WRZA24-0003 (White Owl Drive and Red Rock Road) as presented to the Planning Commission; or
2. Grant Russ Earle's appeal and reverse the Planning Commission's decision; and thereby deny Regulatory Zone Amendment Case Number WRZA24-0003 (White Owl Drive and Red Rock Road) as presented to the Planning Commission.

Thank you

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