



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.us

STAFF REPORT

BOARD MEETING DATE: August 28, 2018

DATE: August 1, 2018

TO: Board of County Commissioners

FROM: Eva M. Krause, Planner, Community Services Department.
328-3628, ekrause@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning &
Building Community Services Dept., 328-3619,
mhauenstein@washoecounty.us

SUBJECT: Approve a resolution to sponsor an amendment to the Reno-Stead Corridor Joint Plan (RSCJP) pursuant to NRS 278.02786, at the request of the Redmond Company, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ± 2.57 acres of Low Density Suburban/Rural Residential (2.5 – 1 acre lots) and ± 1.02 acres of Open Space to ± 2.73 acres of General Commercial and ± 0.86 acres of Open Space (APN 086-380-20 & -21), and if approved, authorize the Chair to sign a resolution to this effect. The RSCJP is a master plan that is under the joint jurisdiction of Washoe County and the City of Reno and requires approval by both entities, as well as the regional planning authorities, for any changes. (City of Reno Case Number LDC18-00026) (Commission District 5.)

SUMMARY

The Board of County Commissioners (Board) is being requested to sponsor an amendment to the Reno-Stead Corridor Joint Area Plan, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ± 2.57 acres of Low Density Suburban/Rural Residential (2.5 – 1 acre lots) and ± 1.02 acres of Open Space to ± 2.73 acres of General Commercial and ± 0.86 acres of Open Space (APN 086-380-20 & -21).

Washoe County Strategic Objective supported by this item: Proactive economic development and diversification.

PREVIOUS ACTION

On January 16, 2018, the City of Reno Ward 4 Neighborhood Advisory Board (NAB) and the North Valleys Citizen Advisory Board (CAB) held a joint meeting to review the proposed amendment.

On February 28, 2018, the applicant held a neighborhood meeting in accordance with NRS 278.210.

AGENDA ITEM # _____

On April 26, 2018, during a joint meeting of the City of Reno and Washoe County Planning Commissions, Washoe County Planning Commission voted to deny the request to change the master plan designations.

On July 30, 2018, a concurrent meeting of the Reno City Council and the Washoe County Board of County Commissioners was held to consider an amendment to the Reno-Stead Corridor Joint Plan. Both the Council and the Board voted in the affirmative to approve the removal of the subject properties from the Reno-Stead Corridor Joint Plan.

BACKGROUND

The two subject parcels are located in the City of Reno, and within the Reno-Stead Corridor Joint Plan. At the concurrent meeting of the City of Reno City Council and the Washoe County Board of County Commissioners, the Board made the determination that they could make all the findings as required by Washoe County Code. Having made the findings the board voted in the affirmative to approve a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ± 2.57 acres of Low Density Suburban/Rural Residential (2.5 – 1 acre lots) and ± 1.02 acres of Open Space to ± 2.73 acres of General Commercial and ± 0.86 acres of Open Space (APN 086-380-20 & -21), and to forward a resolution to Truckee Meadows Regional Planning Agency, as a co-sponsor with the City of Reno, requesting said amendment.

The Board of County Commissioners was not on the agenda at the concurrent meeting to sponsor the master plan amendment to the Regional Planning Agency. The provisions in the Reno-Stead Corridor Joint Plan require that Washoe County and City of Reno co-sponsor the amendment.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners approve a resolution to sponsor an amendment to the Reno-Stead Corridor Joint Plan pursuant to NRS 278.02786, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ± 2.57 acres of Low Density Suburban/Rural Residential and ± 1.02 acres of Open Space to ± 2.73 acres of General Commercial and ± 0.86 acres of Open Space (APN 086-380-20 & -21). and, if approved, authorize the Chair to sign. (City of Reno Case Number LDC18-00026).

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a resolution sponsoring an amendment to the Reno-Stead Corridor Joint Plan pursuant to NRS 278.02786, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ± 2.57 acres of Low Density Suburban/Rural Residential and ± 1.02 acres of Open Space to ± 2.73 acres of General Commercial and ± 0.86 acres of Open Space (APN 086-380-20 & -21) and, if approved, authorize the Chair to sign. (City of Reno Case Number LDC18-00026)."