



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: September 25, 2018

**DATE:** Wednesday, September 19, 2018

**TO:** Board of County Commissioners

**FROM:** Chris Bronczyk, Planner, Community Services Department  
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**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Dept., 328-3619,  
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**SUBJECT:** Public Hearing: Master Plan Amendment Case Number WMPA18-0005 and Regulatory Zone Amendment Case Number WRZA18-0005 (Mario Road) - Affirm, reverse, or modify the Washoe County Planning Commission's recommendation of approval for this item and, if approved:

- (1) Adopt an amendment to the Washoe County Master Plan, Verdi Area Plan to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan categories, by swapping the categories (0.49 acres) applicable to two portions of the property; and
- (2) Similarly swap the current regulatory zones of 0.49 acres of Low Density Suburban (LDS) (1 dwelling/acre) to High Density Rural (HDR) (1 dwelling/2.5 acres), and 0.49 acres of property of High Density Rural (HDR) to Low Density Suburban (LDS); and
- (3) Authorize the Chair to sign the two resolutions to adopt the amendments to the Verdi Area Plan Map and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

Wei Yang is the property owner; Rubicon Design Group is the applicant's representative. There are three parcels associated with these amendments, APN: 038-656-08 (4.7 acres); APN: 038-560-29 (2.16 acres); APN: 038-560-28 (4.52 acres). The subject parcels are located off of Erminia Road and Mario Road. They are situated within the Verdi Area Plan, and the West Truckee Meadows/Verdi Township Citizen Advisory Board boundaries. (Commission District 5.)

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### SUMMARY

This is a request to adjust the boundaries on the existing Rural Residential and Suburban Residential master plan categories. The request also seeks to swap the current regulatory

AGENDA ITEM # \_\_\_\_\_

zoning of 0.49 acres of Low Density Suburban to High Density Rural, and to similarly swap 0.49 acres of High Density Rural to Low Density Suburban.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

### **PREVIOUS ACTION**

On August 7, 2018, the Washoe County Planning Commission held a public hearing to review the proposed amendments. On a motion made by Larry Chesney and seconded by Francine Donshick, the Planning Commission adopted the proposed Master Plan Amendment and recommended approval of the Regulatory Zone Amendment. The Planning Commission further recommended that the County Commission adopt both amendments. Both votes carried unanimously with seven in favor, none opposed.

### **BACKGROUND**

There are three parcels involved with the proposed application, two are currently vacant, and one is occupied with a dwelling and associated accessory structures. The property is located on the south side of Mario Road, east of Arentz Court. A Truckee Meadows Water Authority (TMWA) ditch borders the property to the north. There are slopes over 30 percent along the south of the property. APN: 038-656-08 has regulatory zones of Low Density Suburban (82%) and General Rural (18%), with the General Rural portion being on the area with slopes over 30 percent. APN: 038-560-29 is currently zoned High Density Rural. APN: 038-560-28 has a regulatory zone of High Density Rural (98%) and Low Density Suburban (2%). Surrounding these properties are residential properties with regulatory zones of High Density Rural (HDR) to the north and east, and residential properties with regulatory zones of Low Density Suburban (LDS) to the west and south west.

Further details about the proposal are provided in the staff report to the Planning Commission (see Attachment D). The Planning Commission made all relevant findings in accordance with Washoe County Code Sections 110.820.15 and 110.821.15 (see the draft minutes from the August 7, 2018 meeting at Attachment C).

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners affirm the findings of the Planning Commission for WMPA18-0005 and WRZA18-0005, and (1) Adopt an amendment to the Washoe County Master Plan, Verdi Area Plan to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan categories, by swapping the categories (0.49 acres) applicable to two portions of the property; and (2) Similarly swap the current regulatory zones of 0.49 acres from Low Density Suburban (LDS) to High Density Rural (HDR), and 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS); and (3) Authorize the Chair to sign the two resolutions to adopt the amendments to the Verdi Area Plan Map

and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to affirm the findings of the Planning Commission for WMPA18-0005 and WRZA18-0005 as outlined in the staff report and (1) Adopt an amendment to the Washoe County Master Plan, Verdi Area Plan to adjust the boundaries of the existing Rural Residential (RR) and Suburban Residential (SR) master plan categories, by swapping the categories (0.49 acres) applicable to two portions of the property; and (2) Similarly swap the current regulatory zones of 0.49 acres from Low Density Suburban (LDS) to High Density Rural (HDR), and 0.49 acres of property from High Density Rural (HDR) to Low Density Suburban (LDS).”

“I further move to authorize the Chair to sign the two resolutions to adopt the amendments to the Verdi Area Plan Map and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.”

Attachments:

- A. Master Plan Amendment Resolution
- B. Regulatory Zone Amendment Resolution
- C. Planning Commission Draft Minutes for August 7, 2018 meeting
- D. Planning Commission Staff Report and original attachments

Applicant/Owner: Wei Yang, 14920 Chateau Avenue, Reno, NV, 89511

Consultant: Rubicon Design Group, LLC, Attn: Derek Wilson, 100 California Ave., Suite 202, Reno, NV 89509