

R19-011



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION ADOPTING AN AMENDMENT TO THE SOUTHWEST TRUCKEE MEADOWS REGULATORY ZONE MAP (WRZA18-0009)

WHEREAS, Lucky Star Golf LLC applied to the Washoe County Planning Commission to amend the regulatory zones on one parcel (APN: 152-021-03) of ± 149.06 acres from High Density Rural (HDR) (1 dwelling unit / 2 acre) on ± 140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ± 8.94 acres to Parks and Recreation (PR) on ± 149.06 acres in the Southwest Truckee Meadows Area Plan;

WHEREAS, the PR regulatory zone is generally intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities.

WHEREAS, On February 5, 2019, the Washoe County Planning Commission held a duly noticed public hearing, and having determined that it had given reasoned consideration to the information it had received from staff, the applicant and from public comment regarding the proposed Regulatory Zone Amendment (Case No. WRZA18-0009) during the public hearing, approved the request for adoption; and, in connection therewith, made the following findings as required by Washoe County Development Code Section 110.821.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
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 amendment.
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.
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 the efficient expenditure of funds for public services. And;

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendment to the Southwest Truckee Meadows Area Plan Regulatory Zone Map (Case No. WRZA18-0009), as provided in the map and documents attached hereto.

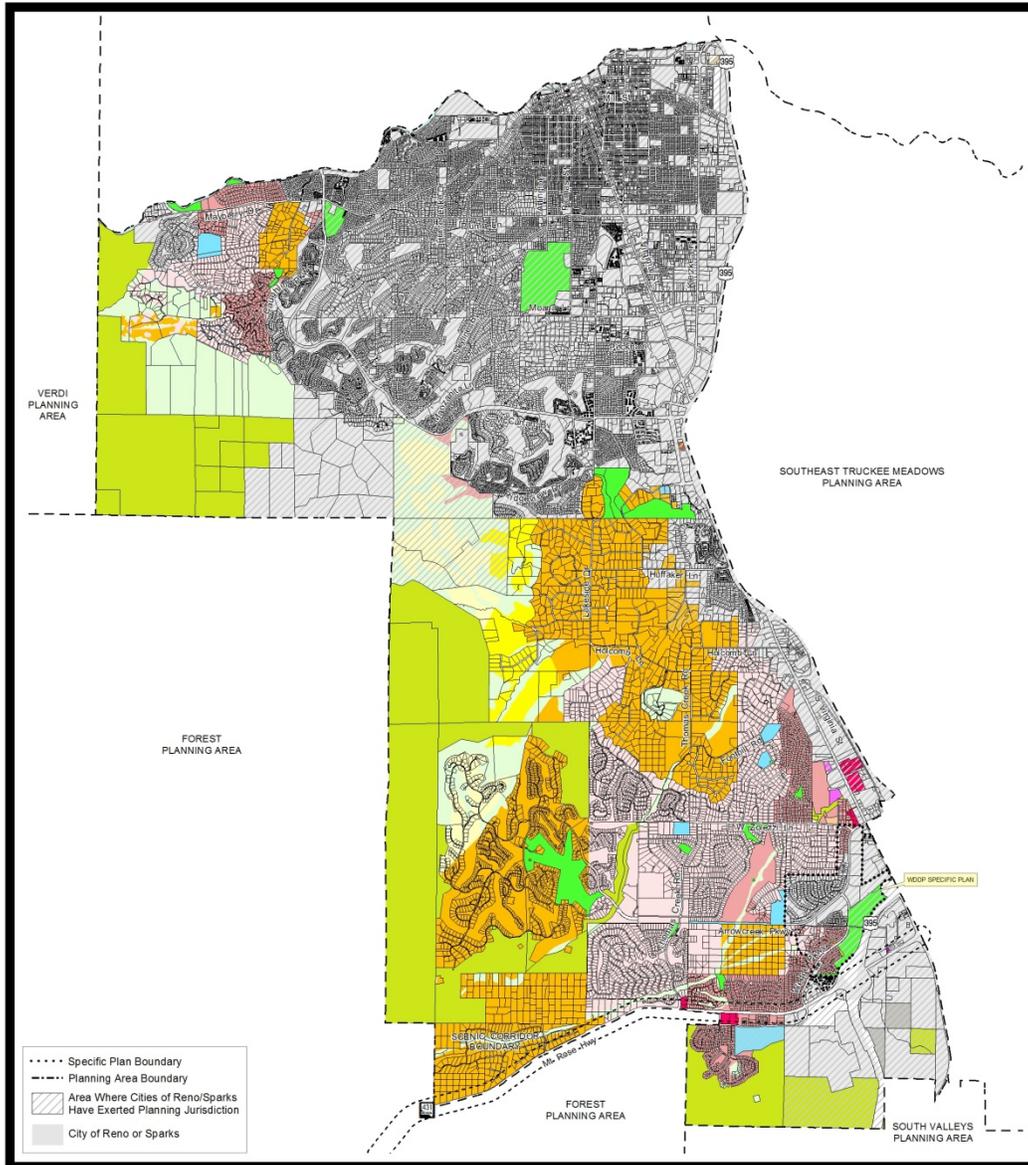
ADOPTED this 12th day of March 2019, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Nancy Parent, County Clerk



SOUTHWEST REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL AGRICULTURAL DRY LAKE/WATER BODY
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Planning and Building Division

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Scale: 1" = 2,000' (Graphic Scale)

File: C:\workspace\wrza18-0009\wrza18-0009\wrza18-0009.mxd

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

PC Date: February 5, 2019
BC Date: March 12, 2019