



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: November 5, 2019

DATE: Thursday, October 31, 2019

TO: Board of County Commissioners

FROM: Chris Bronczyk, Planner, Planning & Building, Community Services Department, 328-3612, cbronczyk@washoecounty.us

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

SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA19-0001 and Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive) – The Washoe County Commission and the Reno City Council in joint session will affirm, reverse, or modify the decisions of their respective planning commissions that recommended approval of this item and, if approved by the County Commission and City Council:

- (1) (Both Washoe County Commission and Reno City Council)
Subject to a finding of conformance with the regional plan by the regional planning authorities, to approve a master plan amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” (C) master plan designation on one parcel of land, totaling approximately 1.003 acres; because the subject property is within the Reno-Stead Corridor Joint Plan, which is a master plan under the joint jurisdiction of the City of Reno and Washoe County, amendments require approval by both entities. If approved, authorize the chairs of each respective governing body to sign a resolution to this effect;
- (2) (Only Washoe County Commission) Subject to final approval of the associated master plan change, to approve a regulatory zone amendment from the “Medium Density Suburban” (MDS) regulatory zone to the “General Commercial” (GC) regulatory zone on the same parcel of land, and, if approved, authorize the chair to sign a resolution to this effect. The existing manufactured home is subject to a condition precedent that the residence be removed before the amendments take effect.

Alan and Debra Squalia are the property owners; Christi Corp is the applicant’s representative. The parcel associated with this request is APN: 552-190-03 (1.003 Acres). The subject parcel is located off of Lemmon Drive and Buck Drive, and is situated within the North Valleys Area Plan, the Reno-Stead Corridor Joint Plan and the North Valleys Citizen Advisory Board boundaries. (Commission District 5.)

SUMMARY

This is a request to change the master plan designation from Medium Density Suburban / Suburban Residential (MDSSR) to Commercial (C). The request also seeks to change the current regulatory zoning from Medium Density Suburban (MDS) to General Commercial (GC).

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

PREVIOUS ACTION

On May 7, 2019, the Washoe County Planning Commission and Reno City Planning Commission held a joint public hearing to review the proposed amendments. On a motion made by Larry Chesney and seconded by Michael Lawson, the Washoe County Planning Commission adopted the proposed master plan amendment and recommended approval of the regulatory zone amendment. The Washoe County Planning Commission further recommended that the County Commission adopt both amendments. Motion carried six to one (6-1) in favor by the Washoe County Planning Commission. Commissioner Bruce opposed.

On a motion made by Commissioner Weiske, and seconded by Commissioner Hawkins, the Reno City Planning Commission adopted the proposed master plan amendment and recommended the Reno City Council do the same. Motion carried five to one (5-1). Commissioner Marshall opposed.

BACKGROUND

The property is located on the north side of Buck Drive, east of Lemmon Drive. The parcel currently contains an existing manufactured home. After consultation with legal counsel, it has been determined that these items can be approved subject to a condition precedent (A condition precedent is a required action or forbearance that must occur before an approval takes legal place) that the residence be removed before the amendments actually take effect. The applicant will have ninety (90) days to remove the existing manufactured home after the Regional Planning Commission finds it in conformance. This would be in addition to the condition precedent which typically covers master plan and associated regulatory zone amendments.

A community survey conducted as part of the creation of the Reno-Stead Corridor Joint Plan (RSCJP) noted that 71% of the respondents favored more commercial uses, particularly professional services/office parks, medical/dental, restaurants, and hardware/lumber stores. Currently the Lemmon Drive intersection is completely commercial on all sides, with MDSSR land use designations north of Buck Drive. The subject parcel is adjacent to General Commercial (GC) properties on the west and south. The RSCJP states that small neighborhood and commercial and civic uses may also be permitted within the MDSSR land use designation. The North Valleys Development Suitability Map identifies the subject site as being unconstrained.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Washoe County Board of County Commissioners affirm the findings of the Washoe County Planning Commission for WMPA19-0001 and WRZA19-0001, and (1) adopt an amendment to the Washoe County Master Plan, North Valleys Area Plan, and Reno-Stead Corridor Joint Plan to change the master plan designation from Medium Density Suburban/Suburban Residential (MDSSR) to Commercial (C); and (2) To change the regulatory zone of the subject parcel from Medium Density Suburban (MDS) to General Commercial (GC); and (3) To authorize the Chair to sign the two resolutions to adopt the amendments to the North Valleys Area Plan Map, the Reno-Stead Corridor Joint Plan, and Regulatory Zone Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

It is recommended that the Reno City Council affirm the findings of the Reno City Planning Commission for WMPA19-0001, and adopt the proposed amendment to the Reno-Stead Corridor Joint Plan by resolution subject to conformance review by Truckee Meadows Regional Planning Agency.

WASHOE COUNTY 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 WMPA19-0001 and WRZA19-0001 as outlined in the staff report and (1) adopt an amendment to the Washoe County Master Plan, North Valleys Area Plan, and the Reno-Stead Corridor Joint Plan to change the master plan designation from Medium Density Suburban/Suburban Residential (MDSSR) to Commercial (C); and (2) To change the regulatory zone of the subject parcel from Medium Density Suburban (MDS) to General Commercial (GC).”

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

CITY OF RENO POSSIBLE MOTION

Motion to Approve:

“Based upon compliance with the applicable considerations, I move to adopt the proposed amendment to the Reno-Stead Corridor Joint Plan by resolution subject to conformance review by the Regional Planning Agency.”

Motion to Deny:

“Based upon non-compliance with the applicable considerations, I move to deny the proposed amendment to the Reno-Stead Corridor Joint Plan.”

Attachments:

- A: BCC Resolution WMPA19-0001
- B: BCC Resolution WRZA19-0001
- C: Reno City Council Resolution WMPA19-0001
- D: Planning Commission Minutes for May 7, 2019 Meeting
- E: Planning Commission Staff Report and Original Attachments
- F: PC Resolution WMPA19-0001
- G: PC Resolution WRZA19-0001

Applicant/Owner: Squalia Trust, Alan J & Debra J, 150 Achilles Drive, Reno, NV 89512

Consultant: Christy Corporation, LLC, Attn: Mike Railey, 1000 Kiley Parkway, Sparks, NV 89436