



# Concurrent Meeting

**November 5, 2019**



Master Plan Amendment - WMPA19-0001  
Regulatory Zone Amendment – WRZA19-0001



# Overview of MPA/RZA

- **A Master Plan Amendment to the Reno-Stead Corridor Joint Plan, and North Valleys Area Plan**
  - Change from Medium Density Suburban/Suburban Residential (1-3 du/acre) to Commercial
  - **A Regulatory Zone Amendment** on the Subject Site (APN: 552-190-03) to change Medium Density Suburban to General Commercial

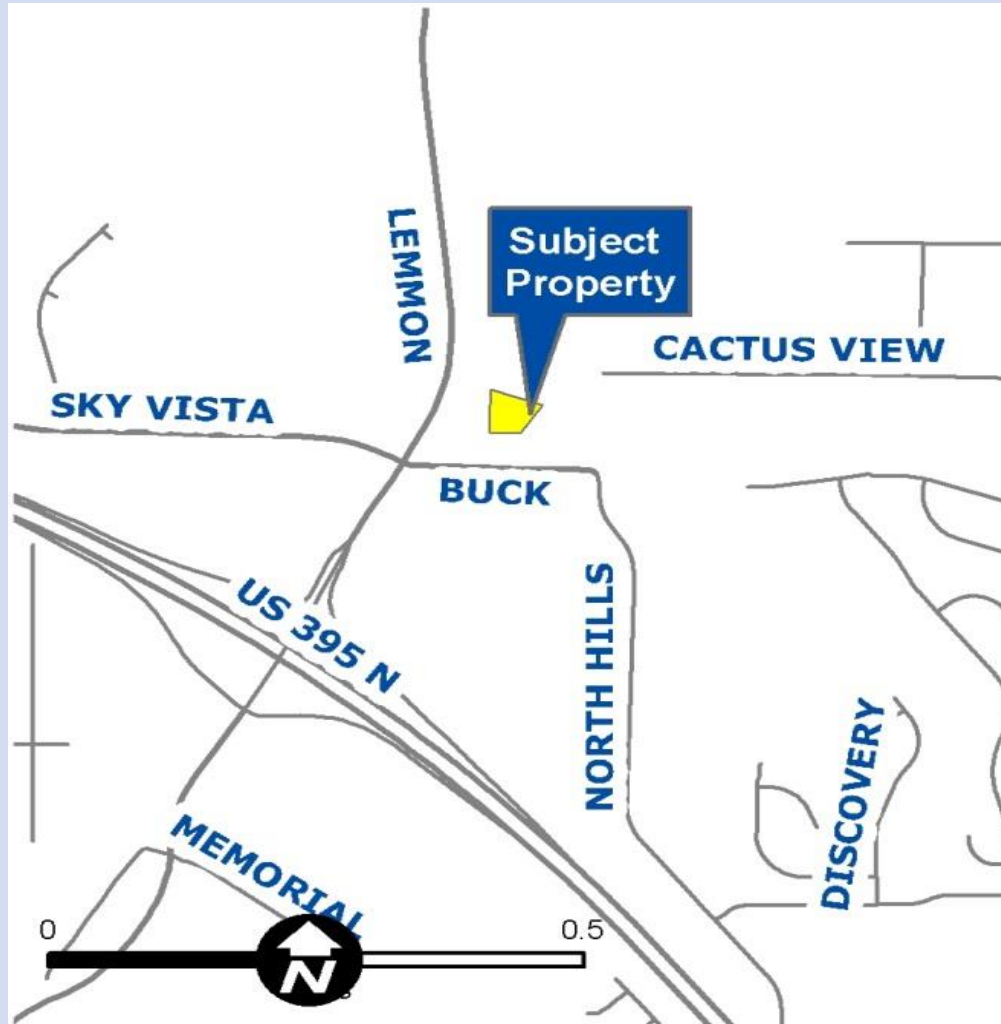


# Overview of Parcel

- **1 Acre in Size**
- **Located in Reno-Stead Corridor Joint Plan**
- **Located in North Valleys Area Plan**
- **Located off of Buck Drive and Lemmon Drive**
- **Commercial properties on the south and west, and residential properties to the north and east**



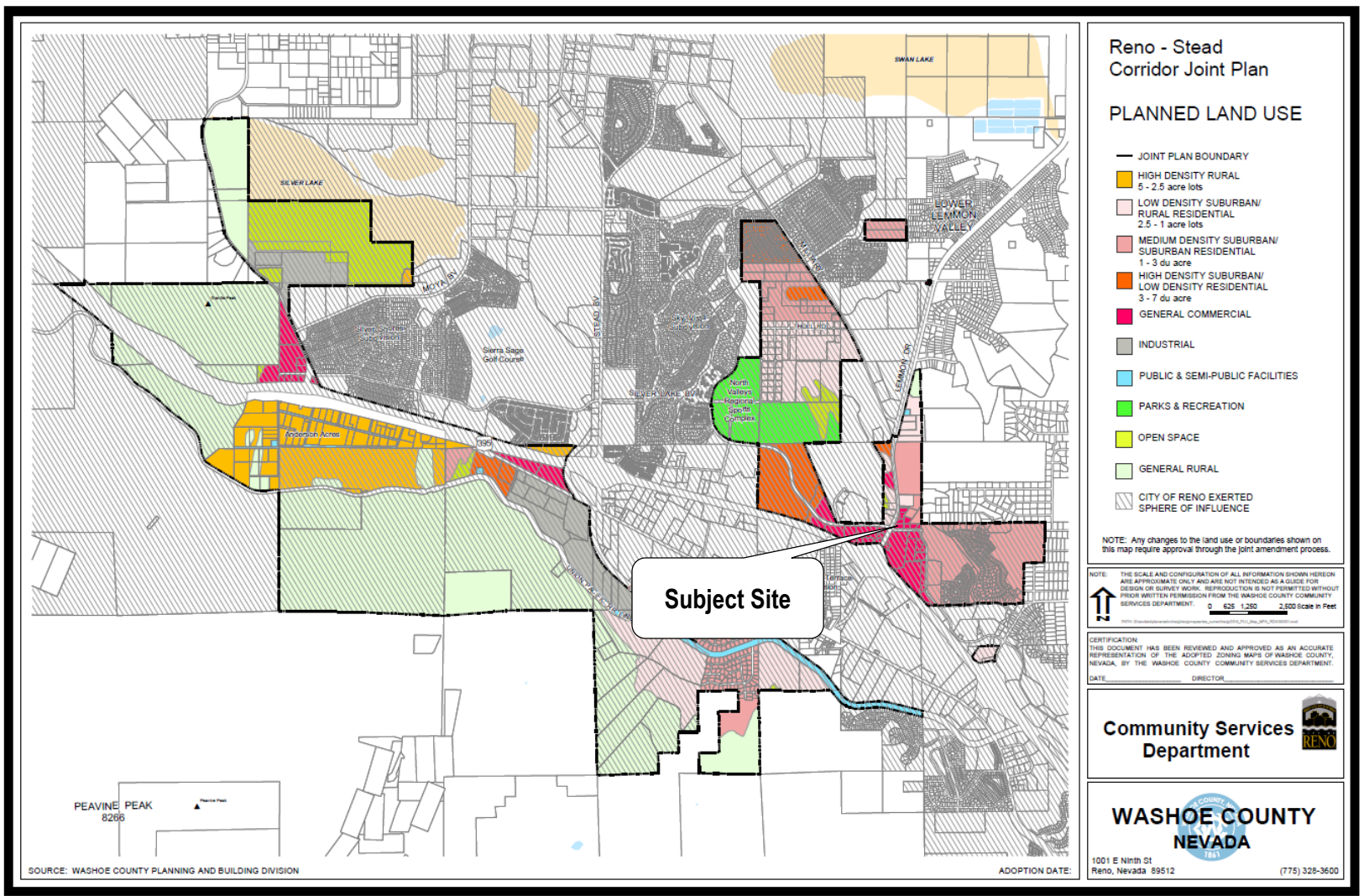
# Vicinity





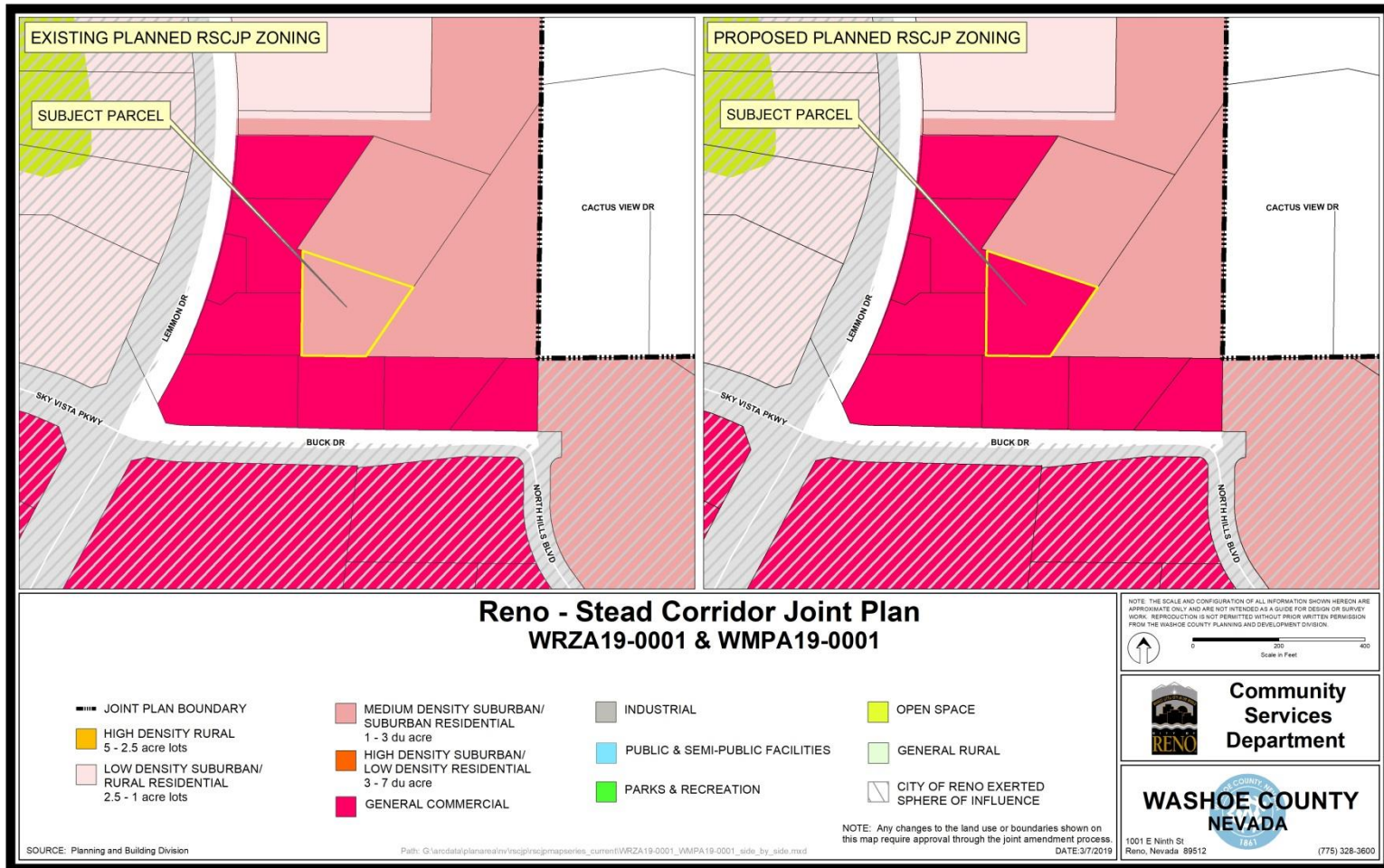


# Reno-Stead Corridor Joint Plan





# Regulatory Zone





# Compatibility

## Overall Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating Existing (MDS)	Compatibility Rating Proposed (GC)
General Commercial (GC)	General Commercial	Low	High
	Medium Density Suburban	High	Low

High Compatibility: Little or no screening or buffering necessary.  
Medium Compatibility: Some screening and buffering necessary.  
Low Compatibility: Significant screening and buffering necessary



# Public Notice & CAB/NAB

- **Notice sent to 56 property owners within 1,000 feet**
- **North Valleys Citizen Advisory Board, March 11, 2019**
  - Recommended approval
- **Ward 4 Neighborhood Advisory Board, March 21, 2019**
  - No recommendations provided by NAB





# Pattern of Growth

- **The Reno-Stead Corridor Joint Plan proposed concentrating the bulk of commercial development off of Lemmon Drive and US 395 North.**
- **Over the years commercial development has continued and is concentrated at the Lemmon Drive/Buck Drive/Sky Vista Parkway intersection.**



# Existing Residence

- The parcel currently contains an existing manufactured home.
- It has been determined that these items can be approved subject to a condition precedent 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 regional makes a decision.



# MPA Recommendation

- It is recommended that the Washoe County Board of County Commissioners approve the proposed Master Plan amendment.
- It is recommended that the Reno City Council approve the proposed Master Plan amendment.
- The request meets all applicable findings.



# RZA Recommendation

- It is recommended that the Washoe County Board of County Commissioners approve the proposed Regulatory Zone Amendment.
- The request meets all applicable findings.

