



## Planning Commission Action Order

### **Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-0002 (Lockwood)**

Decision: **Denial**  
Decision Date: August 6, 2024  
Mailing/Filing Date: August 16, 2024  
Property Owner: Lockwood Development Group LLC  
Staff Planner: Tim Evans, Planner  
Phone: 775.328.2314  
E-Mail: [tevans@washoecounty.gov](mailto:tevans@washoecounty.gov)

### **Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-0002 (Lockwood) – For hearing, discussion, and possible action to ...**

- (1) Adopt an amendment to the Washoe County Master Plan, Truckee Canyon Master Plan Land Use Map, to change the master plan land use designation on a 5.65-acre parcel (APN 084-080-15) from Rural to 3.45 acres Industrial and 2.20 acres Open Space; and
- (2) Recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map to change the regulatory zone on the same parcel from General Rural (GR) to 3.45 acres Industrial and 2.20 acres Open Space. The regulatory zone amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.
- (3) And, if approved, authorize the chair to sign resolutions to this effect.

- Applicant/Property Owner: Lockwood Development Group LLC
- Location: 10705 Lockwood Drive, Sparks, NV 89434
- APN: 084-080-15
- Parcel Size: 5.65 acres
- Existing Master Plan: Rural
- Proposed Master Plan: Industrial (I) and Open Space (OS)
- Existing Regulatory Zone: General Rural (GR)
- Proposed Regulatory Zone: Industrial (I) and Open Space (OS)
- Planning Area: Truckee Canyon
- Development Code: Authorized in Article 820, Amendment of Master Plan, Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Andriola

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case numbers based on its inability to make findings required by Washoe County Code Sections 110.820.15(d) and 110.821.15(d). With regard to the request for a master plan

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land use map amendment, Commissioner Kennedy moved to deny WMPA24-0002, which was seconded by Commissioner Nelson, and the motion passed. Chair Pierce asked for a roll call vote with all Commissioners voting to deny the amendment and announcing which findings they could not make. With regard to the request for a regulatory zone amendment, Commissioner Nelson moved to deny WRZA24-0002, which was seconded by Commissioner Kennedy, and the motion passed. A roll call vote was completed with all Commissioners voting to deny, announcing the findings they could not make. The denial of both WMPA24-0002 and WRZA24-0002 passed unanimously 6-0.

Votes by the Planning Commissioners were as follows:

1. Commissioner Kennedy: Voted to deny; unable to make MPA findings 1,2,3 and 4; Voted to deny; unable to make RZA findings 1,3,4 and 5.
2. Commissioner Flick: Voted to deny; unable to make MPA findings 1,2,3 and 4; Voted to deny; unable to make RZA findings 1,3,4 and 5.
3. Commissioner Barnes: Voted to deny; unable to make MPA findings 1,2,3 and 4; Voted to deny; unable to make RZA findings 1,3,4 and 5.
4. Commissioner Nelson: Voted to deny; unable to make MPA findings 1,3,4 and 5; Voted to deny; unable to make RZA findings 1,3,4,5 and 6.
5. Commissioner Owens: Voted to deny; unable to make MPA findings 1,2,3 and 5; Voted to deny; unable to make RZA findings 1,3,4 and 5.
6. Commissioner Pierce: Voted to deny; unable to make MPA findings 1,2,3 and 4; Voted to deny; unable to make RZA findings 1,3,4,5 and 6.

In order to approve a master plan amendment, at least 5 members of the Planning Commission (2/3 total membership) must have been able to make at least three of the following five findings in Washoe County Section 110.820.15(d):

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 provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment 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 master plan designation.
5. 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.

Further, to approve a regulatory zone amendment, a majority of the members present at the Planning Commission must have been able to make all of the following findings set forth in Washoe County Section 110.821.15(d):

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1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment 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. 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. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov) or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department  
Planning and Building Division

  
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Trevor Lloyd  
Secretary to the Planning Commission

TL/TE/BR

Applicant/Owner: Lockwood Development Group LLC; Parker@DevelopersIG.com

Representatives: Phelps Engineering Services, Inc.; Devin Perry, Planning Manager, dperry@phelpsengineering.net

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Truckee Meadows Regional Planning Agency; James English, Northern Nevada Public Health (Environmental Health); Julie Orvald, Technology Services, GIS.