

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

WMPPA24-0004/WRZA24-0006 (Empire)

February 11, 2025

The Request is to adopt:

1. To change the master plan land use designation for ±11.55-acre parcel (APN: 071-120-11) from Suburban Residential (SR) **to** Commercial (C):

And

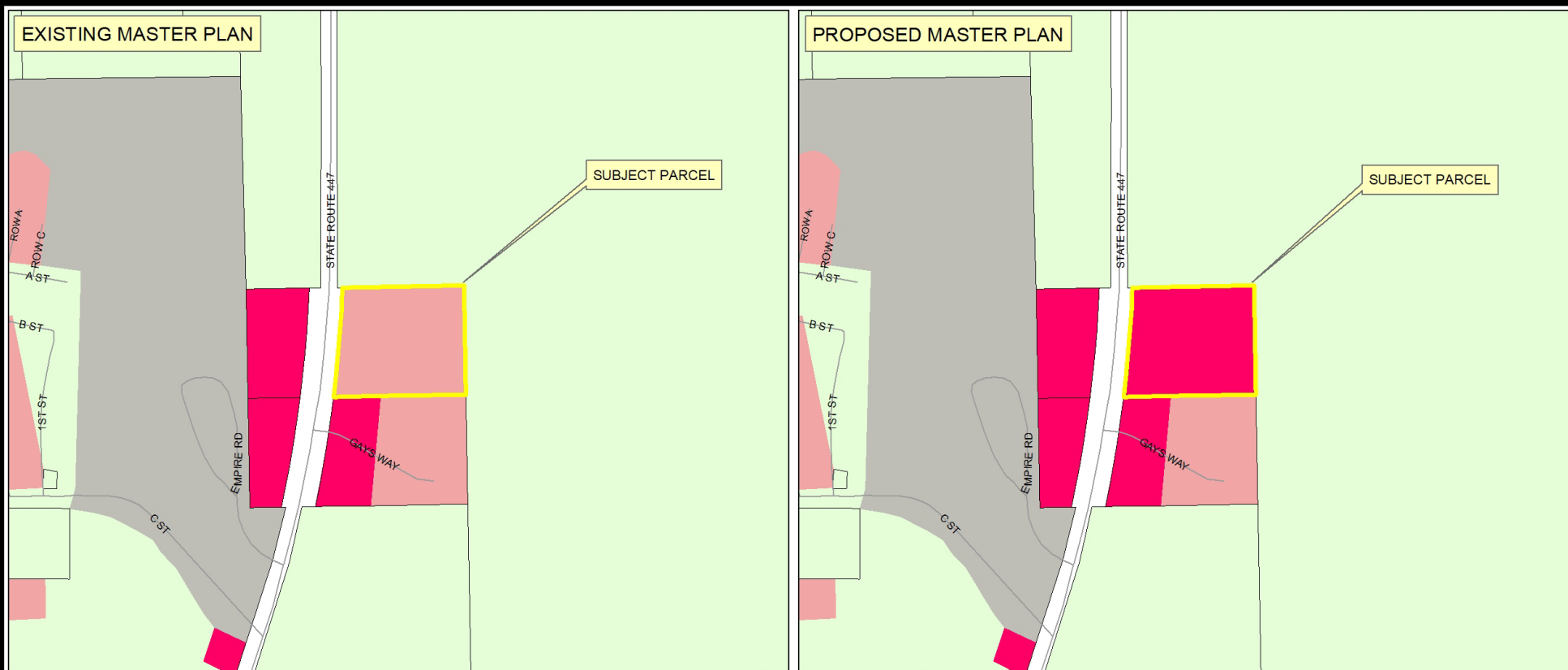
2. To change the regulatory zoning Low Density Suburban (LDS) **to** General Commercial (GC) and; if approved, authorize the chair to sign a resolution to this effect.

Vicinity Map










DEPARTMENT


MPA Request



High Desert Planning Area WMPA24-0004; APN 071-120-11

- | | |
|--|--|
|  RURAL |  COMMERCIAL |
|  RURAL RESIDENTIAL |  INDUSTRIAL |
|  SUBURBAN RESIDENTIAL |  OPEN SPACE |
|  URBAN RESIDENTIAL | |

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.



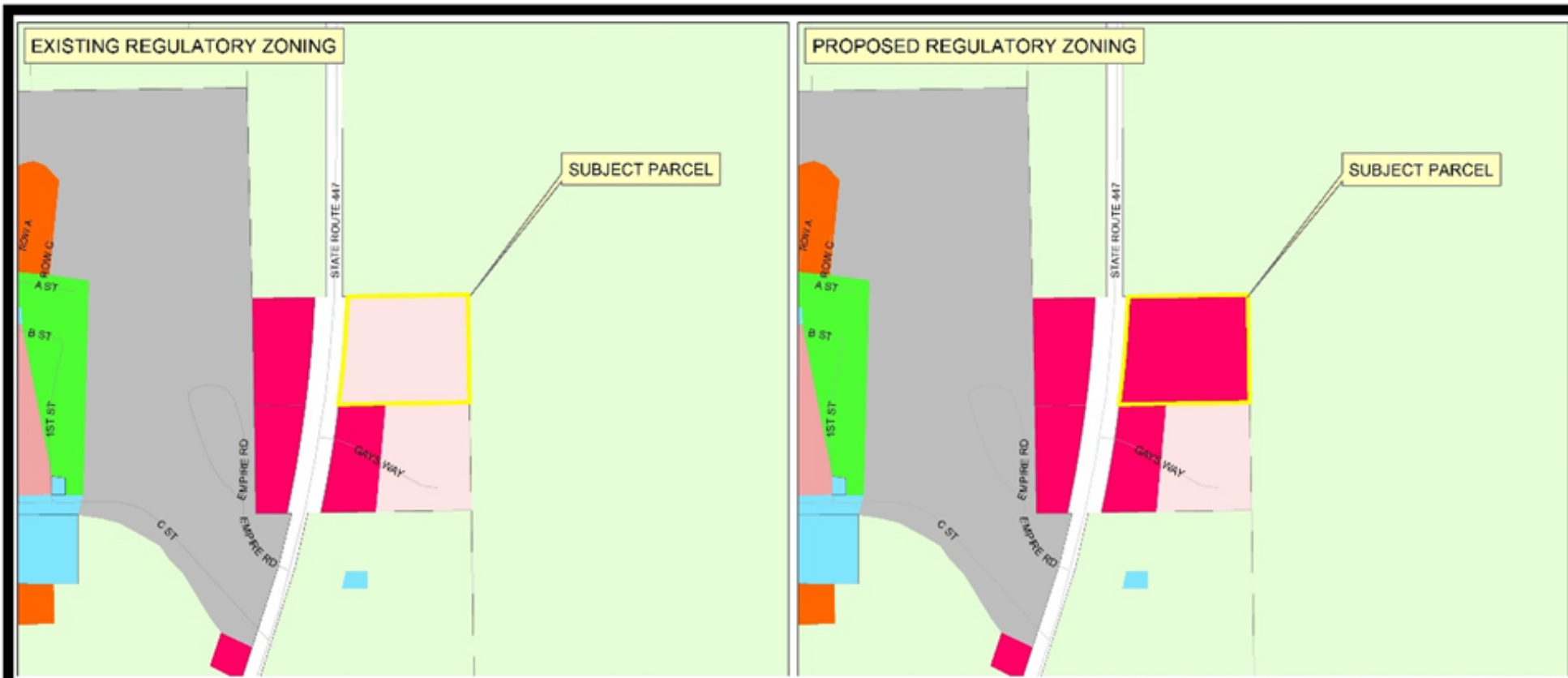
**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3800

PC Date: December 3, 2024
BCC Date: February 11, 2025
Regional Governing Board:

RZA Request



High Desert Planning Area
WRZA24-0006; APN 071-120-11

PC Date: November 5, 2024
 BCC Date:
 TMRPC Conformance Date:
 Regional Governing Board:

NOTE: THIS SHALL BE THE FINAL MAP OF ALL PROPOSED ZONING REVISIONS AND AMENDMENTS TO THE WASHOE COUNTY ZONING ORDINANCE. IT IS THE POLICY OF WASHOE COUNTY TO REVIEW AND APPROVE ALL ZONING REVISIONS AND AMENDMENTS BEFORE THEY ARE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS. FOR MORE INFORMATION, CONTACT THE PLANNING AND DEVELOPMENT DIVISION.

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / LDS2 | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE |



Community Services Department



- Currently, the property is being used to under a temporary use permit that was obtained two years ago for bike rentals for Burning Man.
- There are cargo containers and Connex units on the site, which are part of the temporary permit for the bike rental operation.
- The property owner has cleaned up much of the site; however, there are still a few abandoned items.
- The owner has been challenged with the removal of vehicles due to ownership and disposal requirements.

Availability of Facilities



- Currently, there is no infrastructure on the site, i.e., power, water, or sewer.
- The applicant indicates that as development occurs the necessary infrastructure will be established.
- The applicant contends that commercial development on the parcel will “attract new investments that will enhance the community’s economic vitality” and bring the resources to provide the required utilities and infrastructure.
- The applicant has obtained a will serve letter from NV Energy for power.
- The applicant will need a permit from Nevada Division of Environmental Protection (NDEP) for a commercial onsite sewage disposal systems or installation of a wastewater batch treatment plant per Northern Nevada Public Health (NNPH).
- Additionally, the applicant will need to obtain commercial water rights per the Nevada State Engineer and provide the documentation to Washoe County.

Neighborhood Meetings & Public Comment

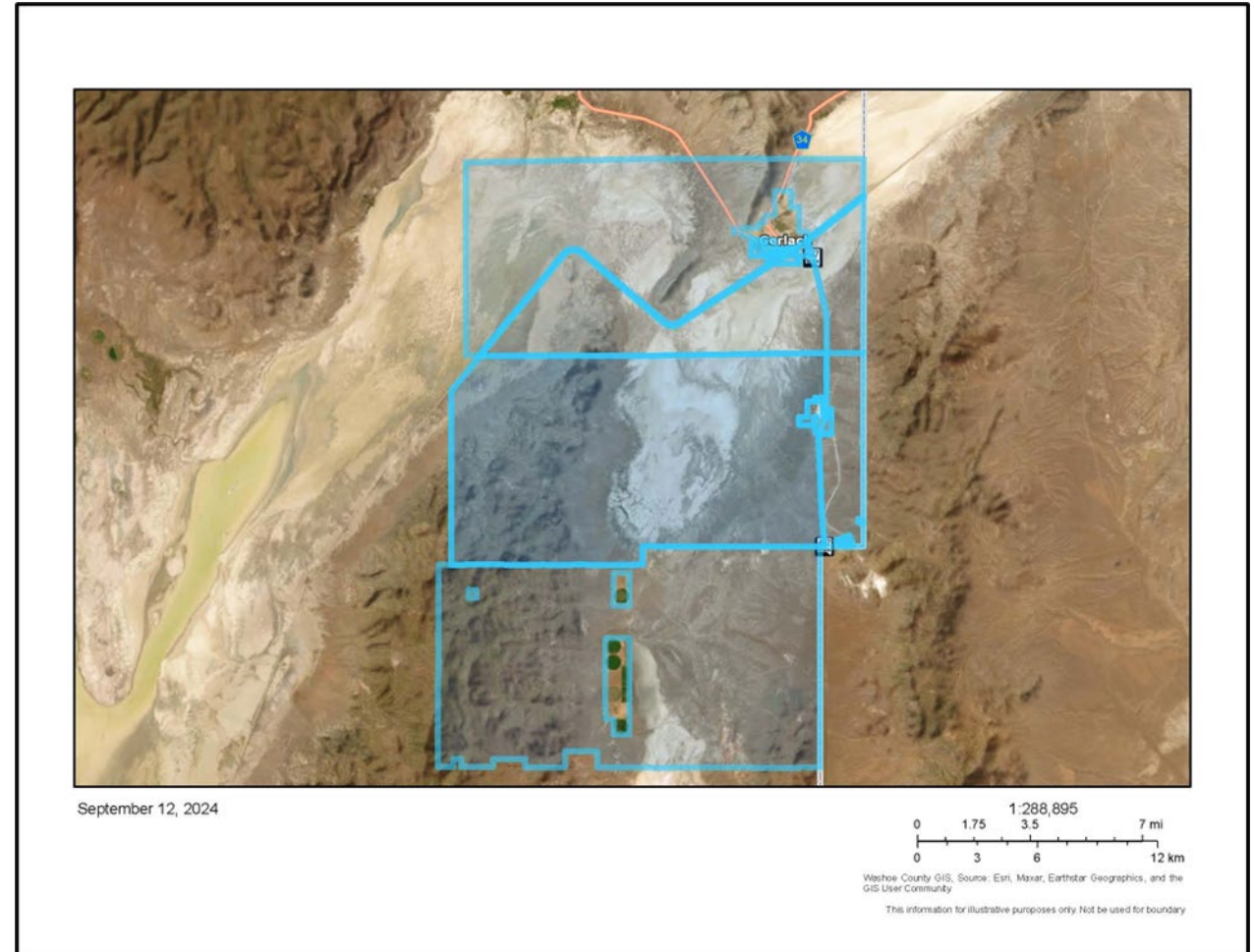


- A neighborhood meeting was held on August 16, 2024, from 6 pm to 7 pm at Brunos Country Club, with 10 attendees.
- There were the following questions:
 - Maintenance of the site, i.e. junk accumulating on the site;
 - Timing of the meeting during Burning Man event;
 - Taking away residential zoning and the need for housing; and
 - How the property would be developed.
- Staff did receive one phone call in opposition, did not want residential zoning removed.
- Received Emails have been forward to the Commission.
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Noticing



- Property owners within 2,700 feet of the site were noticed and 37 notices were sent out.
- A legal ad was placed in the Reno Gazette Journal 10 days before the public hearing date.



Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Staff can make all the findings as explained in the staff report.

Possible Motions



- Possible motions can be found in the staff report

Thank you

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COMMUNITY
SERVICES DEPARTMENT
