

Washoe County Board of County Commissioners



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**COMMUNITY  
SERVICES DEPARTMENT**

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**WMMPA24-0002 & WRZA24-0002 (Lockwood)**

October 22, 2024

- Planning Commission unanimously denied the Master Plan Amendment and Regulatory Zone Amendment on August 6, 2024
- Appellant is Lockwood Development Group, LLC
- Reasons alleged by appellant (*See Appeal (corrected)* at Attachment B, p. 2):
  - Claimed prejudice decision making for being unable to make the findings for the master plan amendment and regulatory zone amendment.
- Planning Commission denied for not being unable to make all five (5) findings for the master plan amendment and not being able to make five (5) of the size (6) findings for the regulatory zone amendment.

# 10705 Lockwood Drive, Lockwood



# Background



- 5.65-acre parcel
- Parcels to the west and north are vacant and undeveloped – parcel to the north has the railroad line. To south and east – across Truckee River – is a residential subdivision and industrial complex within Storey County
- Truckee Canyon
- Zoned General Rural (GR)
- Approximately 2.20 acres in Zone AE Special Flood Hazard Area



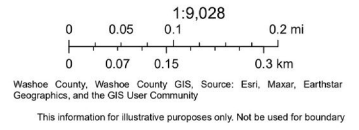
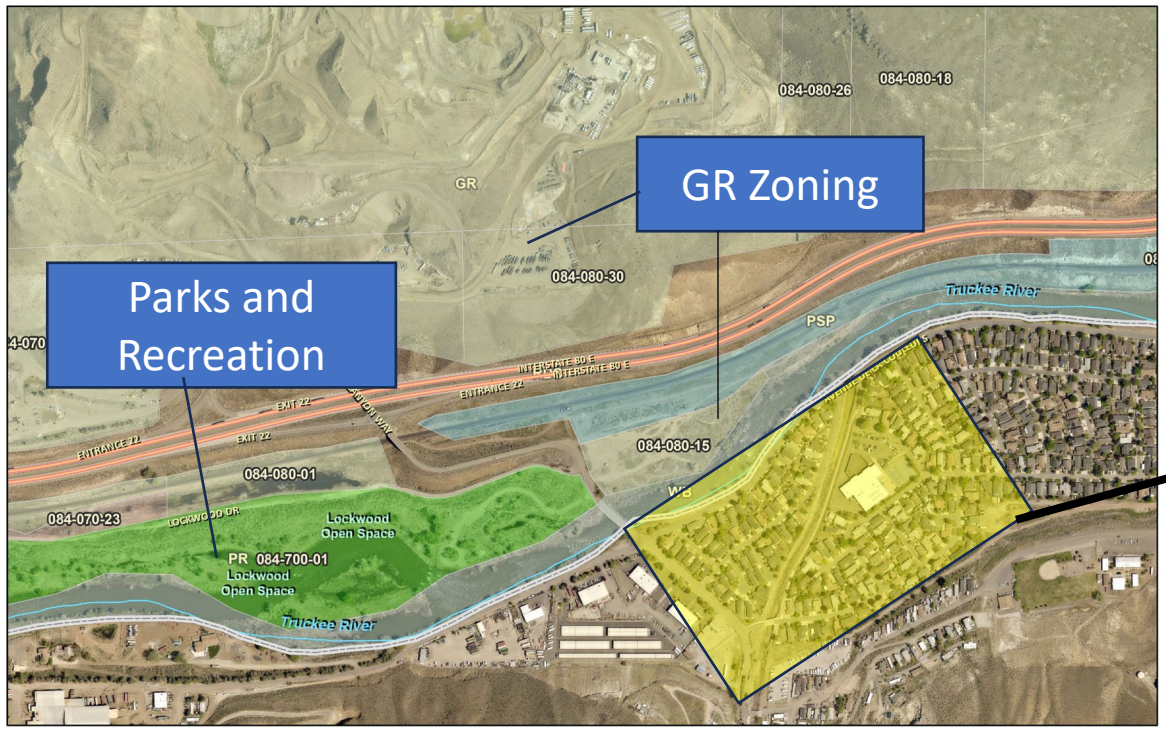
The request is to:

1. Change the master plan designation/regulatory zone on a 5.65-acre parcel (APN 084-080-15) from Rural (R) to 3.45 acres Industrial (I) and 2.20 acres Open Space (OS)

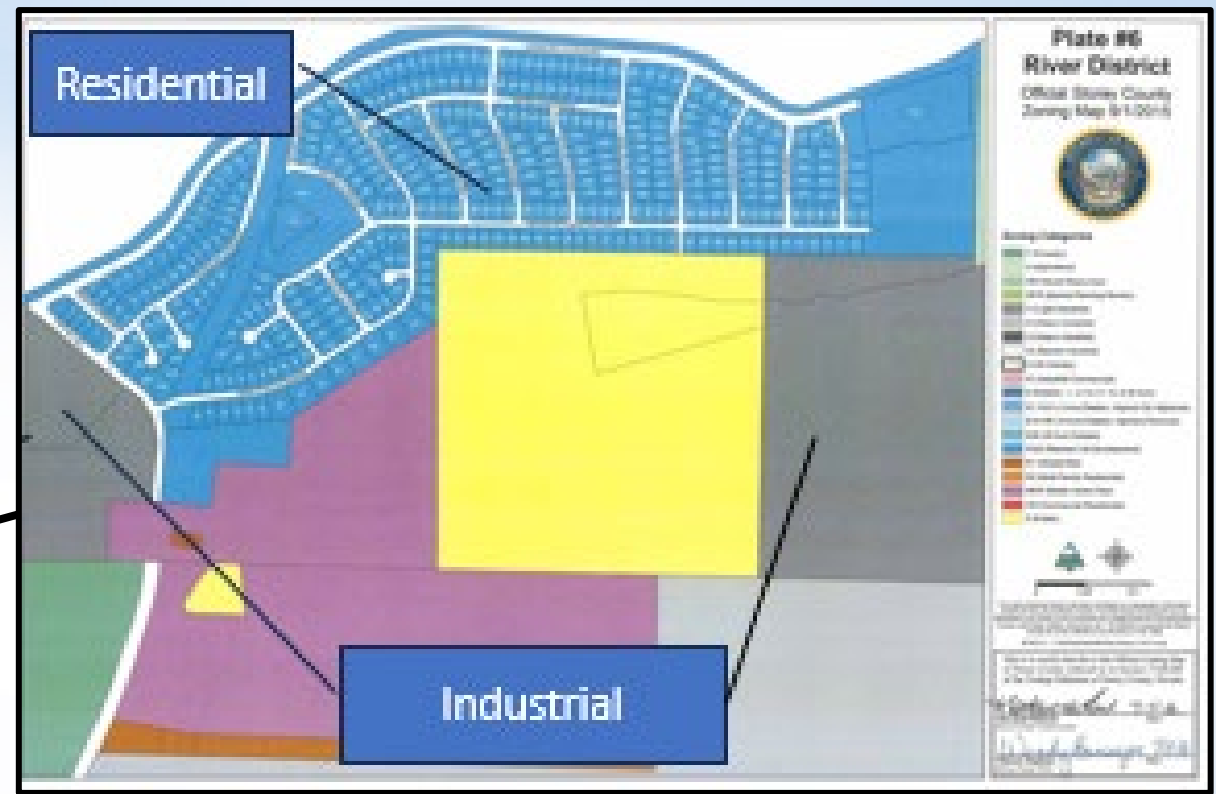
# Existing Zoning



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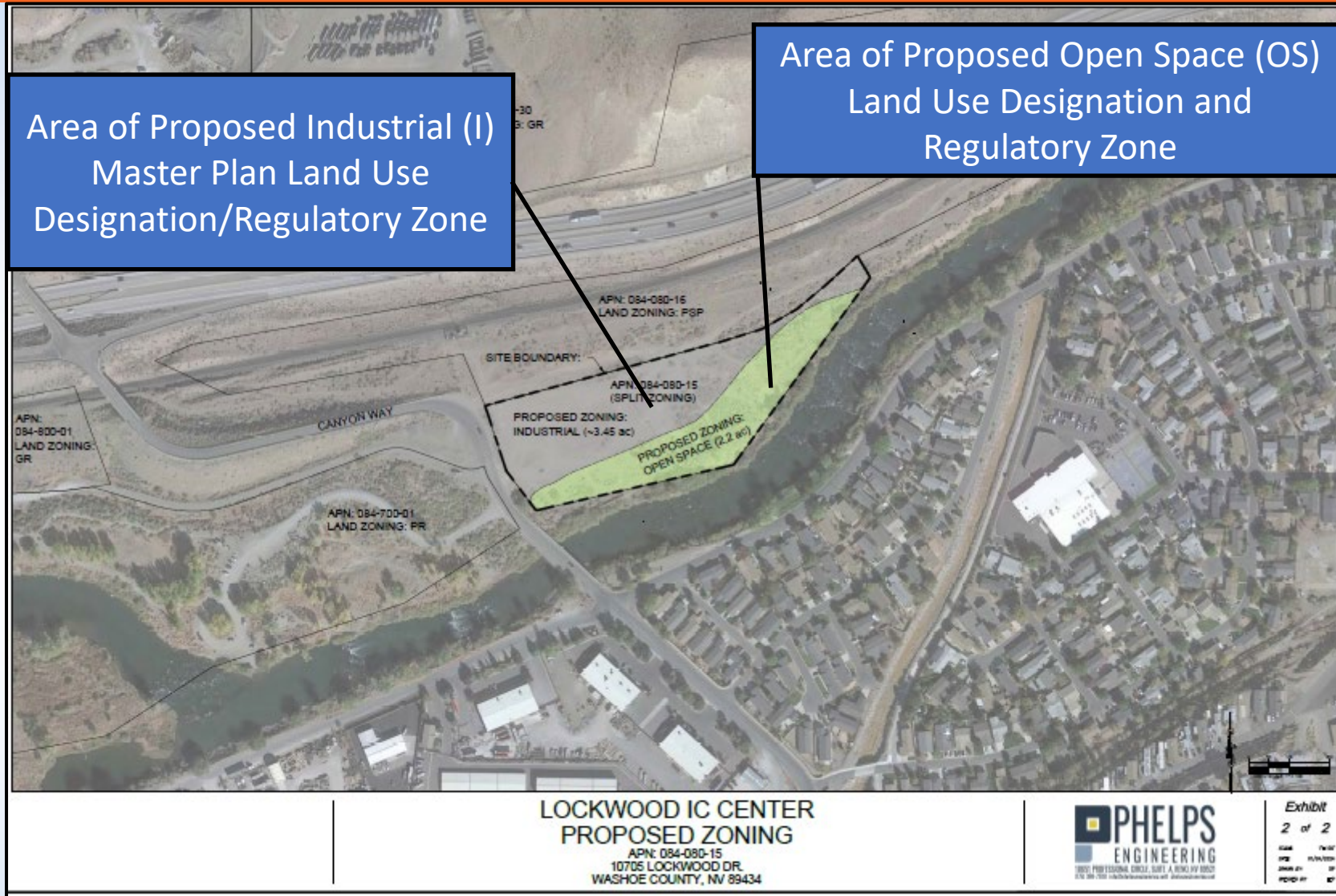


Storey County

# Proposed MPA/RZA Request



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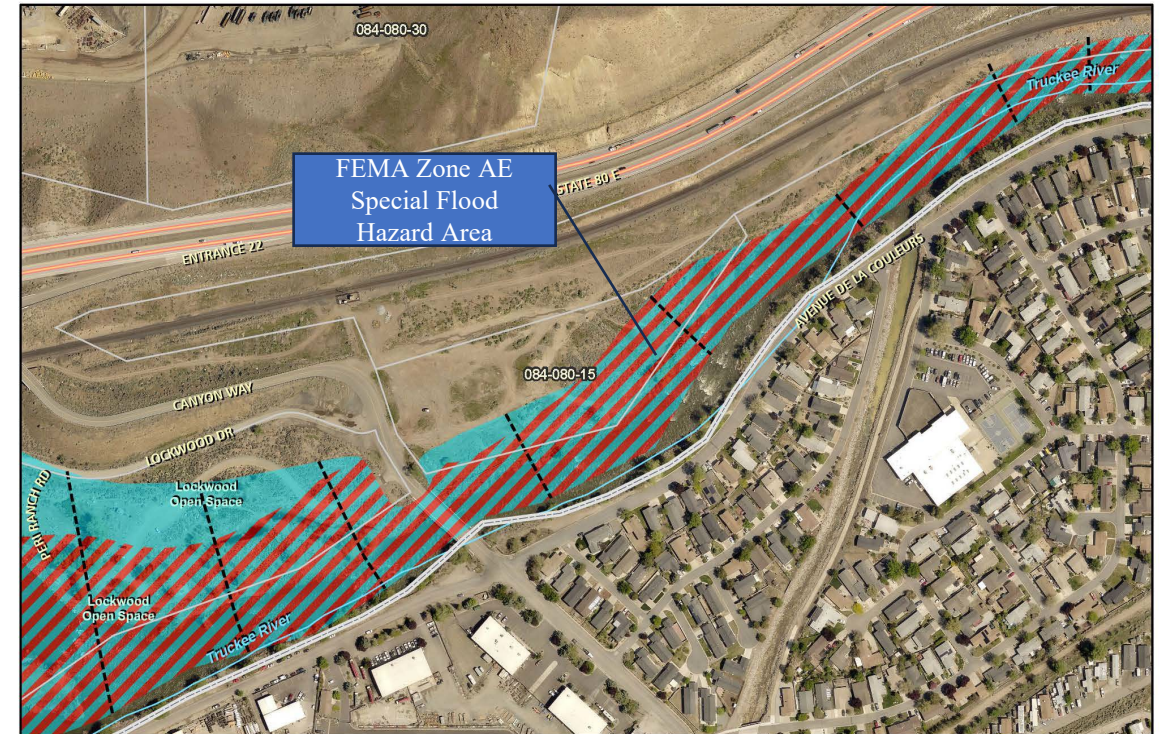


# Floodplain



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- Property is contiguous to the Truckee River
- Floodplain (FEMA Zone AE Special Flood Hazard Area) in southern 2.20 acres of parcel
- All floodplain in OS zoning – WCC Section 110.416.70 prohibits development within the floodway



July 24, 2024

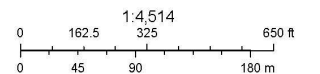
----- Base Flood Elevations

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

FIRM Panels



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary



- *Article 222, Truckee Canyon Area - “The purpose of this section, Truckee River Corridor Standards, is to establish regulations to develop, preserve, protect and improve the inherent water quality of the river.”*
- WCC Section 110.222.10(b) and (c) of the *Truckee River Corridor Standards* set forth grading and structural setbacks from the Truckee River:
  - *“(b) Grading. A special use permit, as enumerated in Article 810, Special Use Permits, approved by the Washoe County Board of Adjustment, shall be required for all grading and earthmoving activities within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.”*
  - *“(c) Structural Setback. No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.”*
- The 300-foot buffer is a development constraint.
- A primary basis for denial by the Planning Commission was the Industrial regulatory zone and uses within the established 300-foot buffer area along the Truckee River being in conflict with the stated purpose of Article 222, Truckee Canyon Area.

- **One Truckee River Management Plan contains the following objective:**

*“Polluted storm water runoff is transported from smaller storm drain systems and ultimately discharged into local rivers and streams without treatment. **Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites**, and discarded trash such as cigarette butts, paper wrappers and plastic bottles. These pollutants can end up in the Truckee River and have a negative impact by discouraging recreational use, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.”*

- Industrial zoning allows intense uses, including uses such as a parking, loading, and industrial storage within the development constraints on the parcel specifically related to the Truckee River does not support Objective 1.1 of the One Truckee River Management Plan, which, is not in conformance with Master Plan NCR Policy 4.5.

# Availability of Facilities



- Reviewed by Engineering – no concerns for traffic or roadways
- Power provided by NV Energy
- Reviewed by Nevada Division of Water Resources – stated parcel has no water rights, parcel is within TMWA service area and a will serve would be required from TMWA
- Reviewed by Washoe County Health District—Commercial Well and Septic would be required
- Structural fire protection provided by Truckee Meadows Fire Protection District

# MPA Findings—Planning Commission



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- 1. Consistency with Master Plan.**
- 2. Compatible Land Uses.**
- 3. Response to Changed Conditions.**
- 4. Availability of Facilities.**
- 5. Desired Pattern of Growth.**

# RZA Findings—Planning Commission



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- 1.Consistency with Master Plan.**
- 2.Compatible Land Uses.**
- 3.Response to Changed Conditions; more desirable use.**
- 4.Availability of Facilities.**
- 5.No Adverse Effects.**
- 6.Desired Pattern of Growth.**

# Recommendation



Review the whole record and consider the record and any testimony, materials and evidence submitted at the Board's public hearing. **The Board may take one of the following actions:**

- 1. Affirm the Planning Commission's decision to deny Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-0002 (Lockwood)**
- 2. Reverse the Planning Commission's decision, and thereby approve Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-0002 (Lockwood)**

# Thank you

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