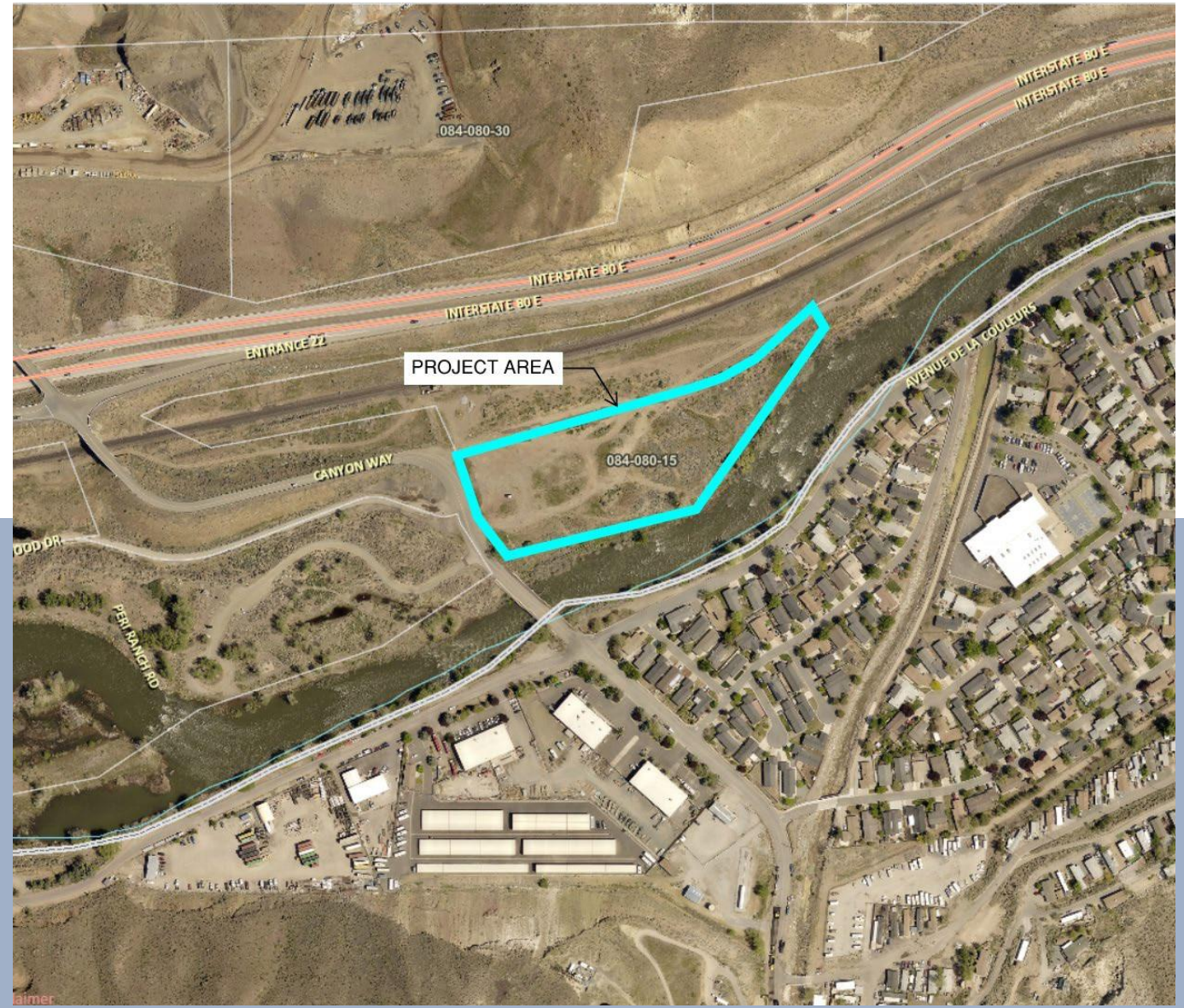


LOCKWOOD DEVELOPMENT  
GROUP LLC  
MPA / RZA Applications  
WMPA24-0002 & WRZA24-0002  
Planning Commission Meeting  
08.06.24  
Agenda Item: 9D







1994



2023

# SITE HISTORY





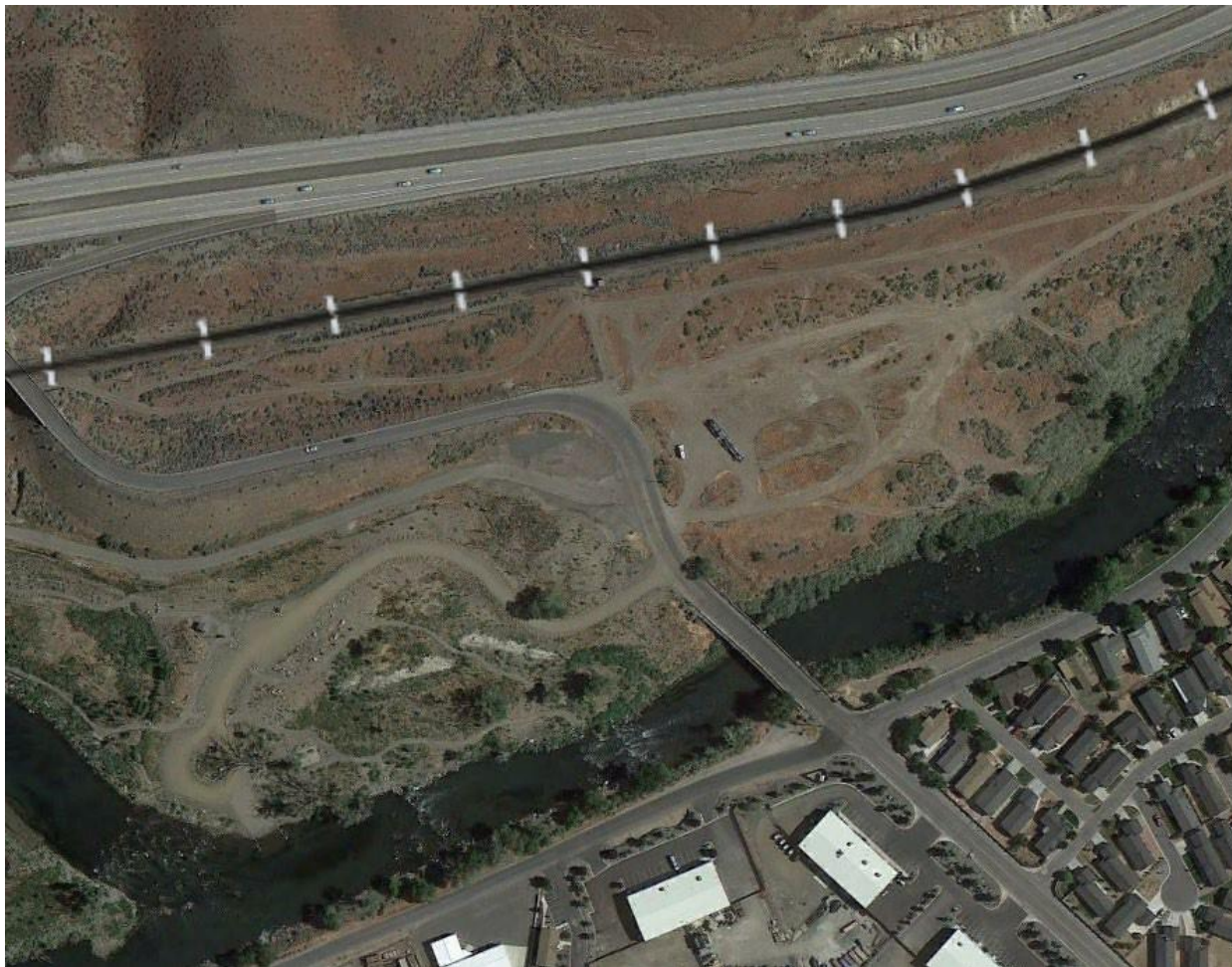
2006

# MPA07007

APPLIED 11/09/2007

Master Plan Amendment by Truckee River Restoration Project to change zoning from General Commercial to Rural

## SITE HISTORY



2010

# TRUCKEE RIVER RESTORATION PROJECT COMPLETION

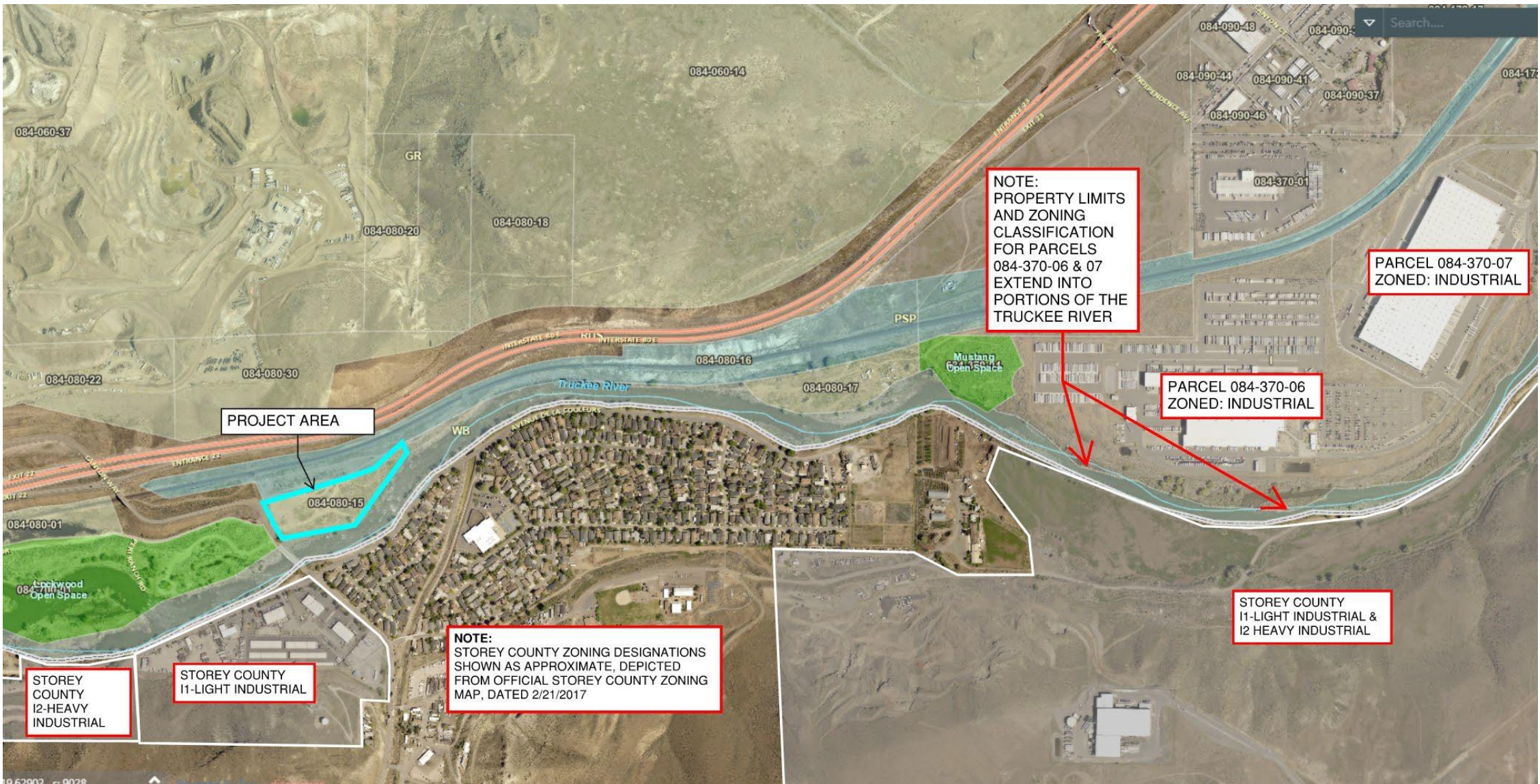
NOV. 2008

The Truckee River Restoration Project realigned the Truckee River channel East of Canyon Way and recreated natural river features into a beautiful and vibrant wetland.

Parcel 084-080-15 remains largely unchanged and unaffected by the project and continues to be an unattractive and unusable site with multiple records of illegal mis-use.

## SITE HISTORY





# SURROUNDING ZONE DESIGNATIONS







# PROPOSED MPA / RZA ZONING





300' SETBACK LINE FROM CENTERLINE OF TRUCKEE RIVER

DEVELOPMENT CODE:  
WCC SECTION 110.222.10(C)  
"STRUCTURAL SETBACK. NO PERMANENT BUILDING STRUCTURES SHALL BE ERECTED WITHIN THE 100-YEAR FLOODPLAIN, OR WITHIN 300' OF THE CENTER OF THE TRUCKEE RIVER, WHICHEVER IS GREATER.

NOTE:  
NO CURRENT CODE EXISTS WITHIN THE WASHOE COUNTY DEVELOPMENT CODE OR WASHOE COUNTY MASTER PLAN STATING THAT INDUSTRIAL ZONING MAY NOT EXIST WITHIN 300' OF THE CENTER OF THE TRUCKEE RIVER.

# TRUCKEE RIVER CORRIDOR STANDARDS



# 2040 MASTER PLAN CONSISTENCY

## VISION STATEMENT:

The community looks to the future through a lens of conservation to provide longevity for the beauty and health of the community by thoughtful development that complements the land and serves its people

## REGIONAL FORM & COORDINATION PRINCIPLE 2.4

Promote new industrial land use and zoning where services are available or can be provided in accordance with the Regional Plan.

## LAND USE PRINCIPAL 4.1:

Encourage design of industrial, commercial, and multifamily uses to contribute to the community's sense of place rather than detract from it.

## CONSERVATION OF NATURAL AND CULTURAL RESOURCES PRINCIPLE 3.1

Protect key wildlife and fishery habitats; habitats of threatened, endangered, or rare species key migration routes; and areas important to scientific study.

## CONSERVATION OF NATURAL AND CULTURAL RESOURCES PRINCIPLE 4.2

Buffer water bodies, seeps, springs, playas, wetlands, and riparian areas from development.



# FINDINGS FOR MPA

## CONSISTENCY WITH MASTER PLAN

The proposed amendment is in conformance with the Master Plan:

- Vision Statement
- RFC 2.4
- LU 4.1
- NRC 3.1
- NRC 4.2

## COMPATIBLE LAND USES

The proposed amendment is compatible with Washoe County land uses and exhibits similar use to surrounding parcels in the immediate vicinity.

## RESPONSES TO CHANGE CONDITIONS

The proposed amendment provides an opportunity for development within the region and responds to the warehousing / distribution trends that are occurring in the surrounding region.

## AVAILABILITY OF FACILITIES

All impacted agencies received a notice of the application for the amendment and NO comments in opposition were received.

## DESIRED PATTERN OF GROWTH

Promote the desired pattern of growth by allowing industrial use on a portion of the subject parcel while restricting development in the dedicated Open Space designation.





# FINDINGS FOR RZA

## CONSISTENCY WITH MASTER PLAN

The proposed amendment is in conformance with the Master Plan:

- Vision Statement
- RFC 2.4
- LU 4.1
- NRC 3.1
- NRC 4.2

## COMPATIBLE LAND USES

The proposed amendment is compatible with Washoe County land uses and is exhibits similar use to surrounding parcels within 2,000 feet.

## RESPONSES TO CHANGE CONDITIONS

The proposed amendment provides for development within the region and responds to the warehousing / distribution trends that are occurring in the surrounding region.

## AVAILABILITY OF FACILITIES

All impacted agencies received a notice of the application for the amendment and no comments in opposition were received.

## NO ADVERSE IMPACTS

The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan

## DESIRED PATTERN OF GROWTH

Promote the desired pattern of growth by allowing industrial use on a portion of the subject parcel while restricting development in the dedicated Open Space designation.



THANK YOU

Lockwood Development Group LLC

&

Phelps Engineering Services