



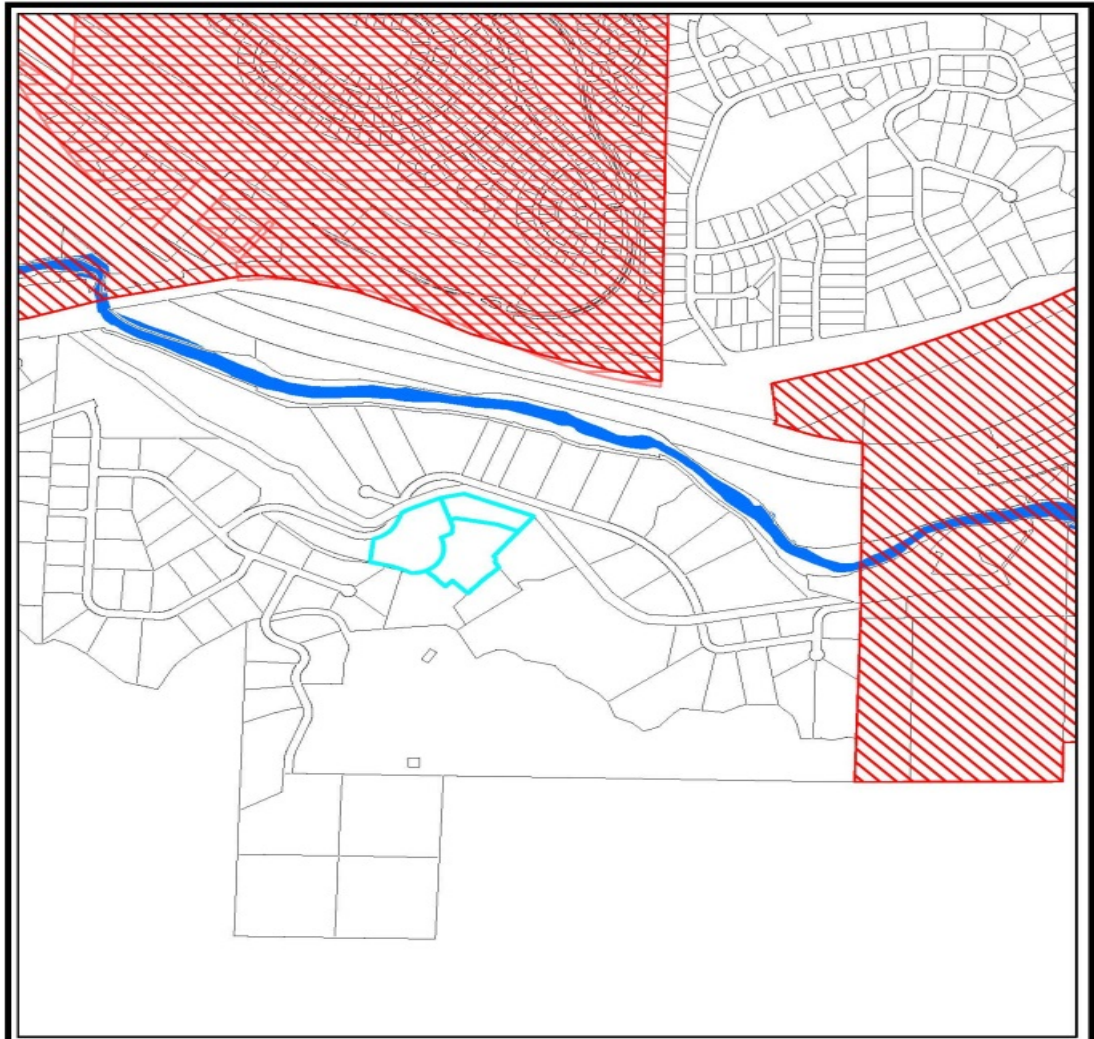
Master Plan Amendment and Regulatory Zone Amendment in Verdi

- **Swapping ½ acre of regulatory zone and master plan category.**
- **Master Plan Category being swapped – Rural Residential (RR) and Suburban Residential (SR)**
- **Regulatory Zone being swapped – Low Density Suburban (LDS) and High Density Rural (HDR)**
- **No increase in allowed lots/homes, or intensification of use**

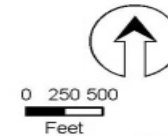


Vicinity Map

- 0 Erminia Road; 0 Mario Road
- South of Interstate 80



Vicinity Map
WMPA18-0005; WRZA18-0005



Community Services
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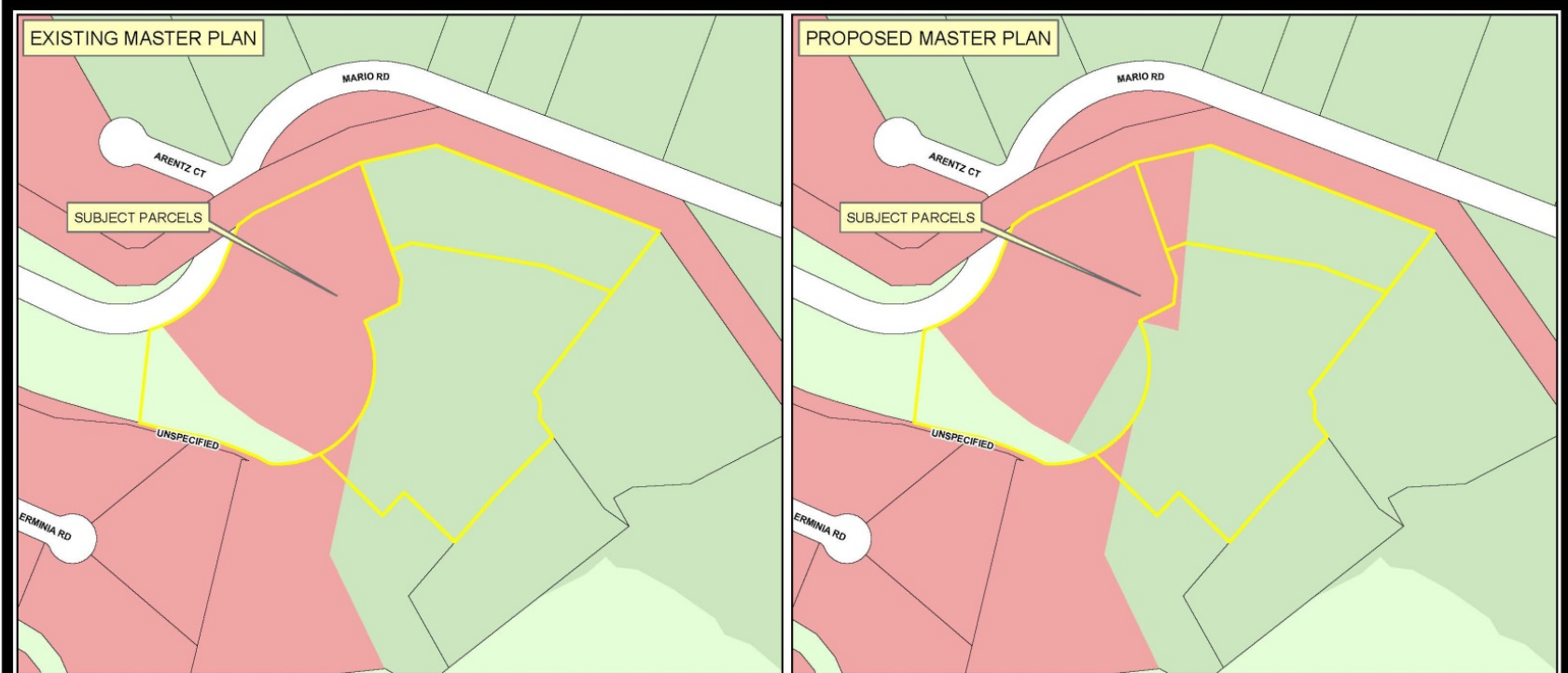
Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division







Date: Month Year





Master Plan Category Map



VERDI WMPA18-0005; Mario Road - APN 038-560-28, 29 & 038-656-08

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

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREIN 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.



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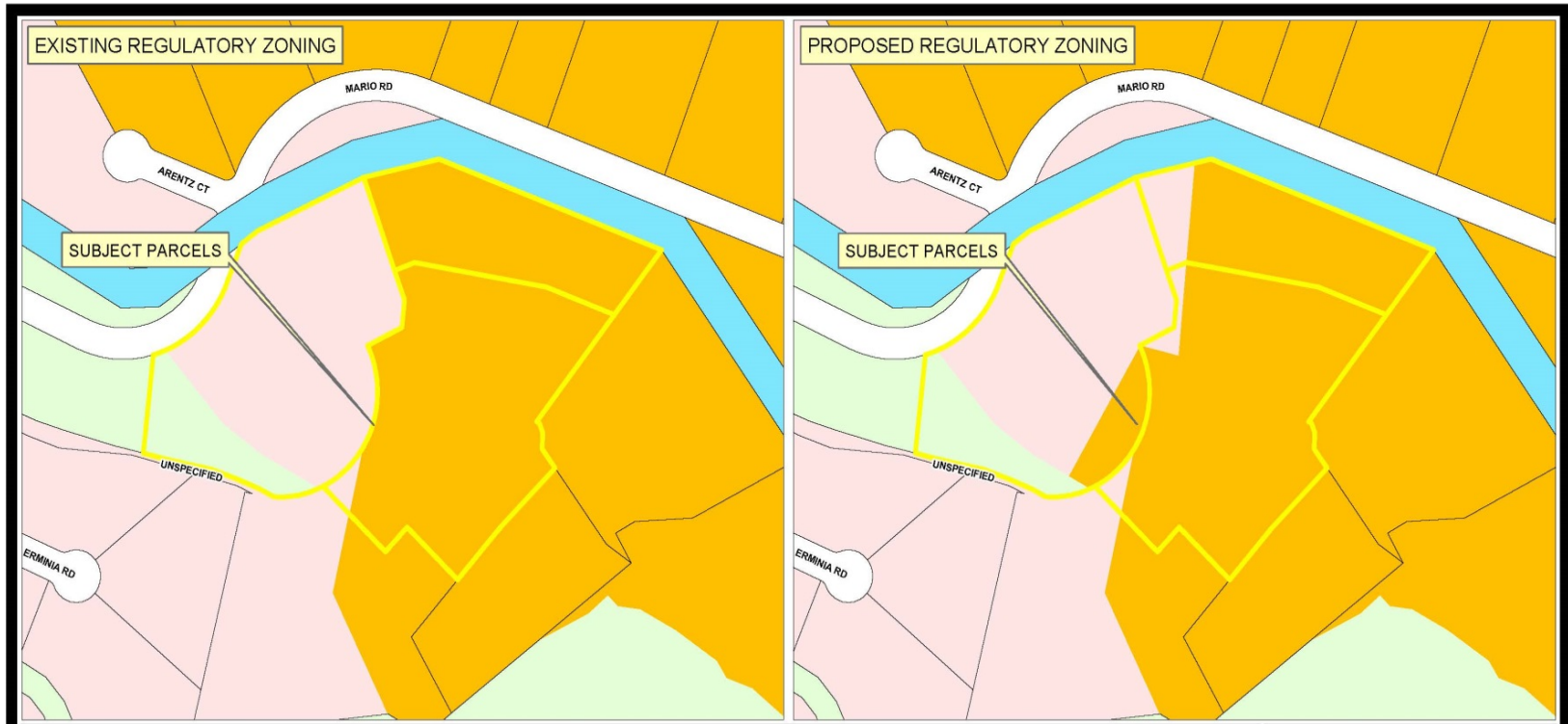
SOURCE: Planning and Building Division

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DATE: June 2018



Regulatory Zone Amendment Map



VERDI
WRZA18-0005; Mario Road - APN 038-560-28, 29 & 038-656-08

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| 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 |

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SOURCE: Planning and Development Division

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DATE: April 2014



■ **Compatibility**

- All Master Plan Categories and Regulatory Zones currently exist on the property.
- High Density Rural has a High Compatibility with Low Density Suburban.
- Primary benefit is to allow for a central driveway with two connections.

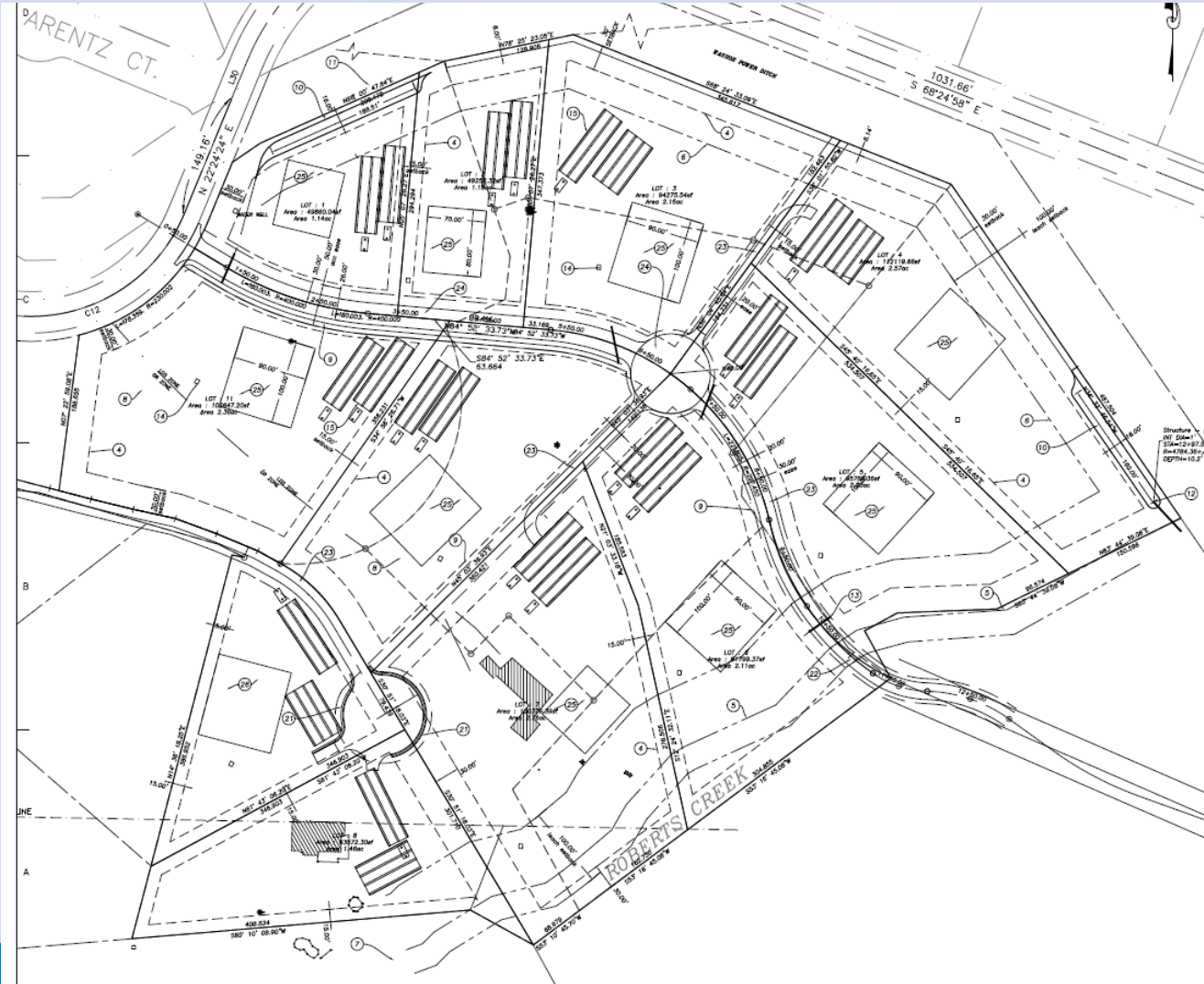


■ Regulatory Zone

- LDS allows for one (1) dwelling unit per acre
- HDR allows for one (1) dwelling unit per 2.5 acres
- Replicates the existing pattern of growth within this area



Site Layout





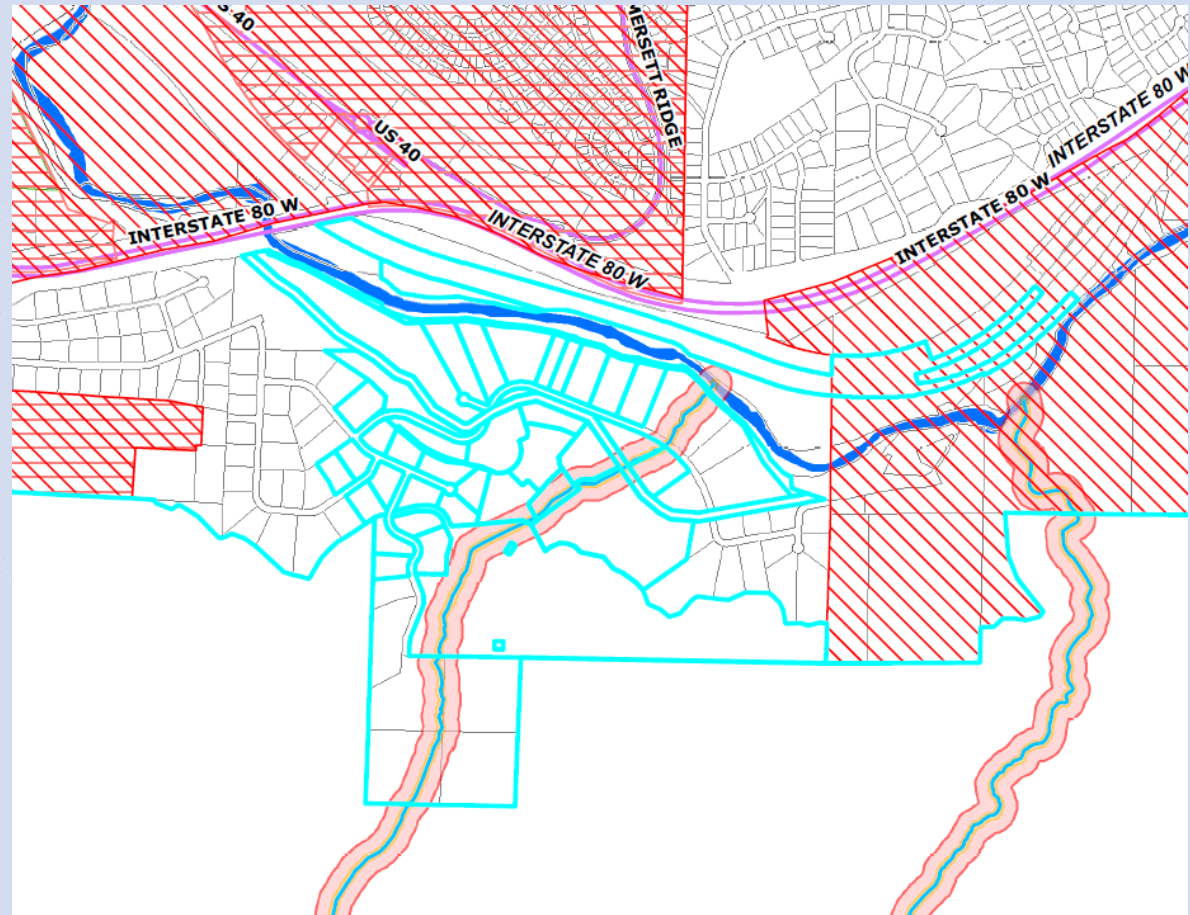
Citizen Advisory Board

- **West Truckee Meadows/Verdi Township**
 - Presented at the June 18, 2018 meeting
 - Discussion regarding layouts, notice, and further review.
 - Concern expressed on whether or not this was an attempt to increase density.



Notice

- **32 Property Owners Noticed**





- **Staff recommends approval for both applications. Potential separate motions for each application are contained in the staff report.**