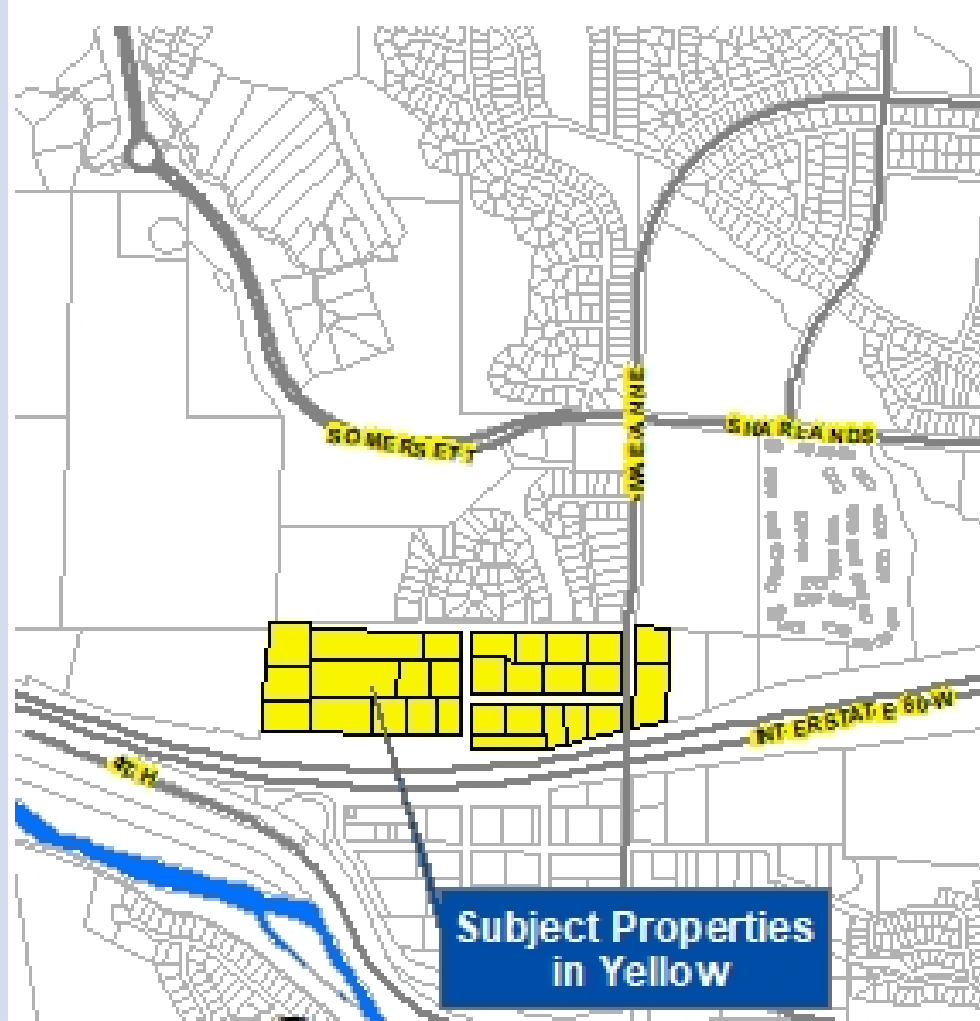




WMPA21-0011 & WRZA21-0007 (Reno SOI Rollback– Mae Anne Avenue)

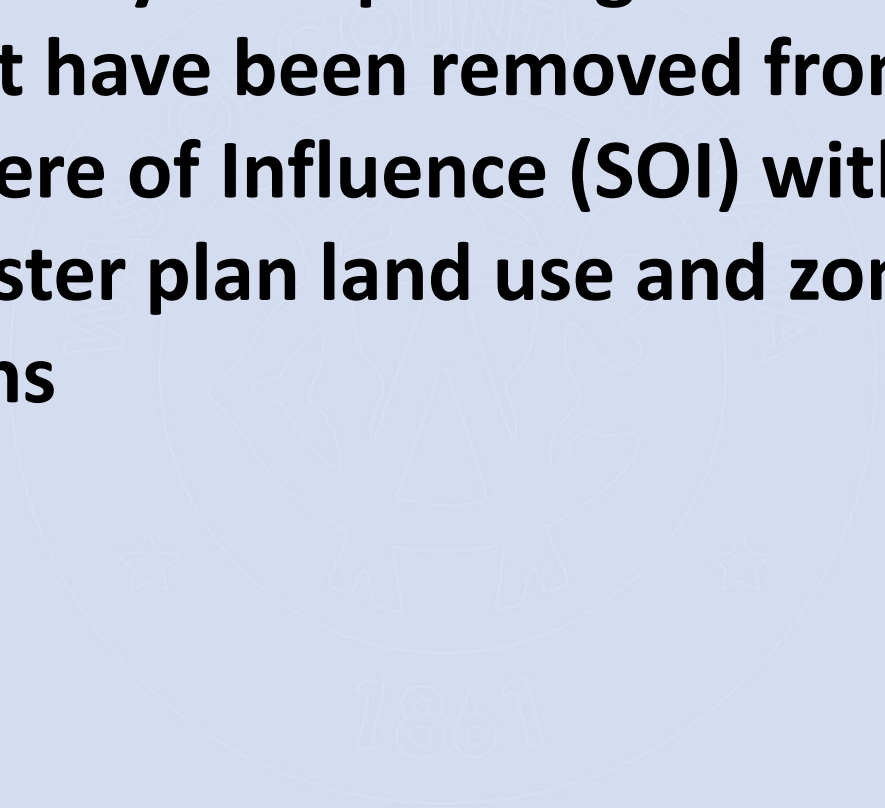


Washoe County Planning Commission
January 4, 2022



Request

Washoe County is requesting to designate 28 parcels that have been removed from the City of Reno's Sphere of Influence (SOI) with Washoe County master plan land use and zoning designations





Background

- The request is to accommodate the recent actions by the City of Reno to roll back 28 parcels within the City of Reno's SOI into unincorporated Washoe County's planning jurisdiction
- The request will allow the existing homes, many of which were approved and constructed decades ago under Washoe County's jurisdiction, to be able to expand and be updated under the County's regulations
- Most of the parcels are considered legal nonconforming under the City's zoning regulations



Background

- **All transfers of lands into or out of the SOI must comply with the most recent Truckee Meadows Regional Planning Agency (TMRPA) Regional Plan**
- **The current Regional Plan policy RC2 outlines the conditions that must be adhered to when lands are removed from the SOI, as explained in the staff report**

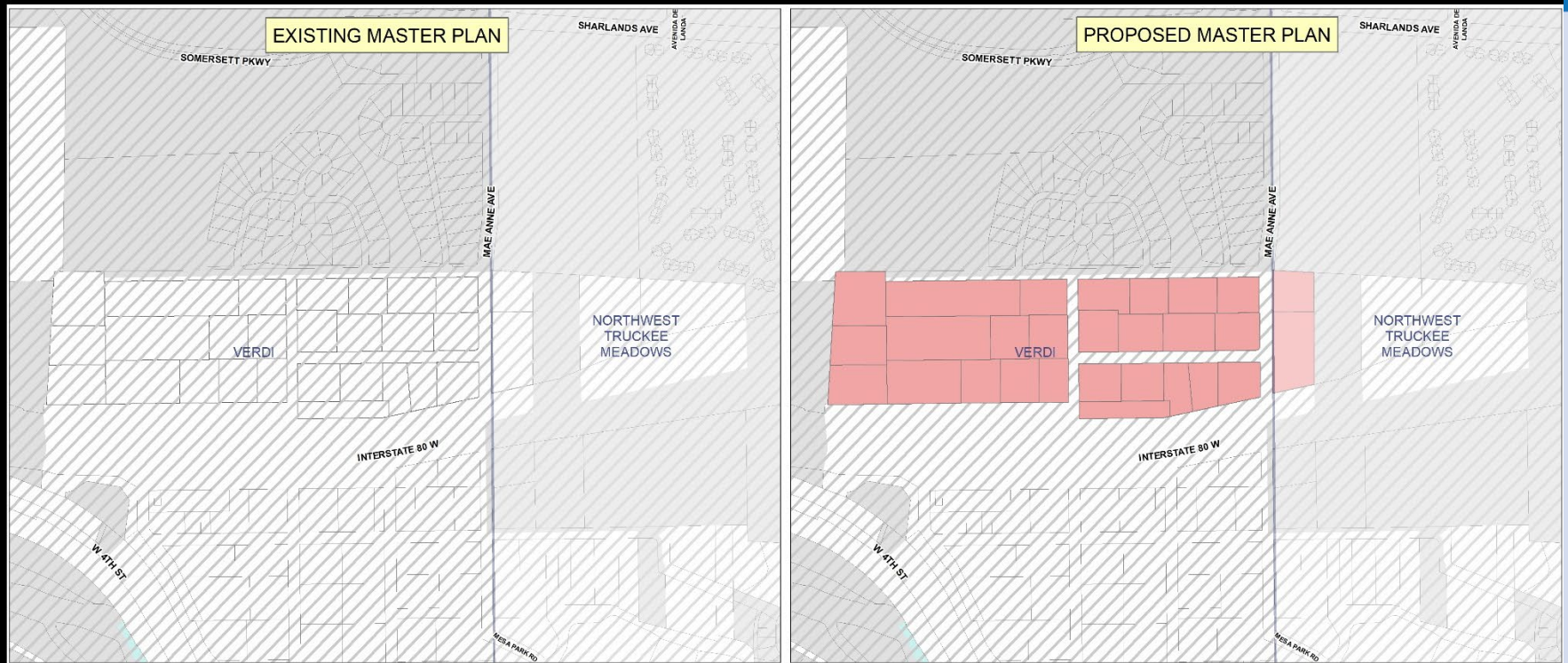


MPA Request








- **City of Reno master plan designation for the parcels is Large Lot Neighborhood**
- **The proposal is to designate the parcels with Washoe County master plan of Suburban Residential (SR)**
- **The SR designation is compatible with Large Lot Neighborhood per Truckee Meadows Regional Plan (TMRPA) Table 3.3.**





Request



VERDI PLANNING AREA WMPA21-0011

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

-  Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction
-  RENO CITY LIMITS

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**Community Services
Department**

**WASHOE COUNTY
NEVADA**
1861

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

Path: G:\arcdata\planarea\wv\wmapworking\WMPA21-0011\WMPA21-0011_side_by_side.mxd

DATE: 1/4/2022



Verdi Area Plan

- **Of the 28 parcels, 26 parcels are within the Verdi Area Plan boundary and are proposed to be added to the Verdi Area Plan.**
- **Two parcels (APN: 212-121-01 & 02) are located immediately east of the Verdi Area Plan boundary and will not be included in the Verdi Area Plan**



Not Included in Verdi Area Plan



The parcels are east of Mae Ann Drive



RZA Request

- **City of Reno has zoned the parcels Large Lot- 1 acre (LLR-1)**
- **The proposal is to zone the parcels with Washoe County's zoning that meets the minimum lot sizes of the subject regulatory zones**
- **The parcels range in size from 33,163 sf to 2.8 acres**
- **The minimum lot size for Low Density Suburban/2 (LDS/2) is 17,500 SF and for Low Density Suburban (LDS) is 35,000 SF**
- **The parcels are proposed to be LDS/2 or LDS, which is allowed within the SR designation**



RZA Request

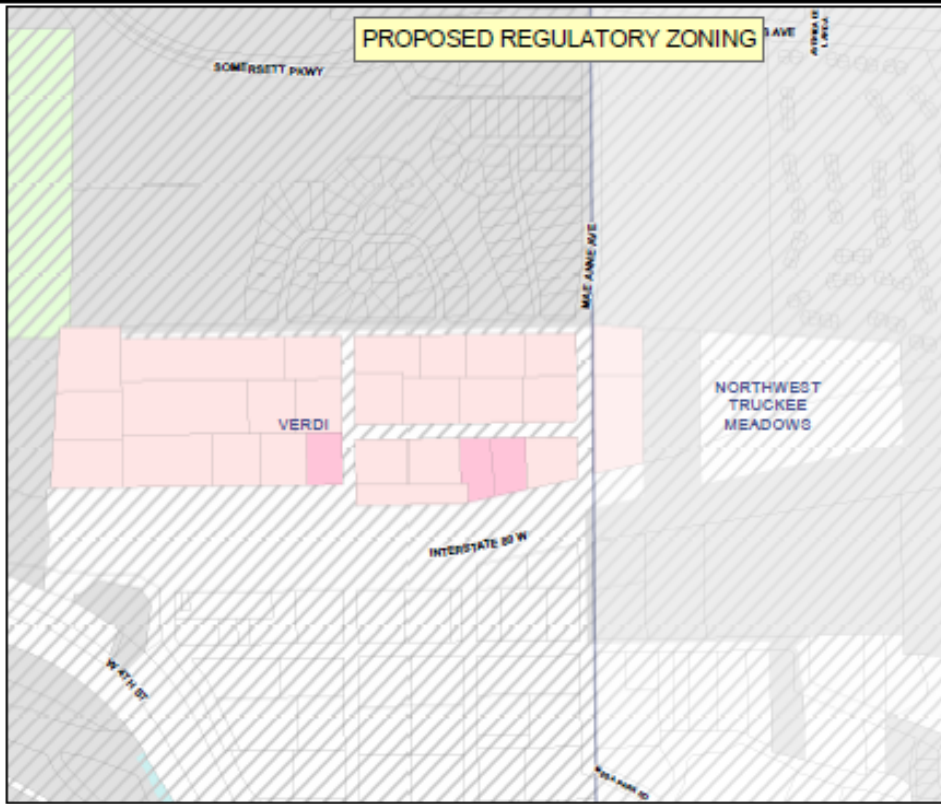
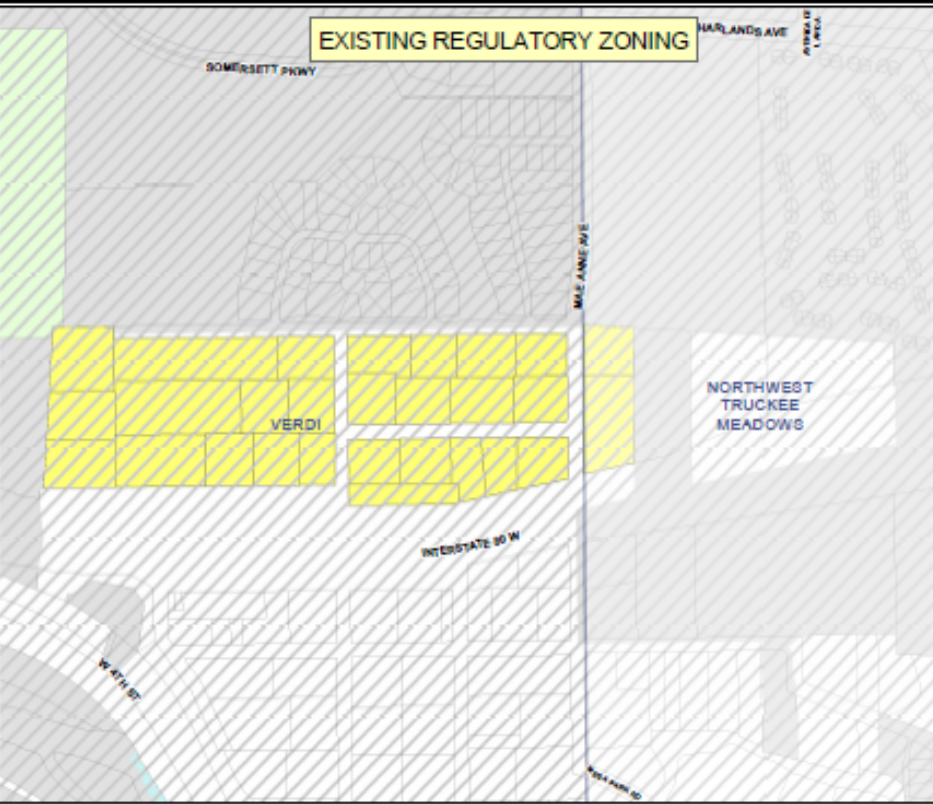
- 25 parcels are proposed to be LDS, because the size of the parcels are 35,000 SF or more,
- 3 parcels are proposed to be LDS/2, because the size of the parcels are under 35,000 SF
- There are two parcels (APN: 039-131-18 & 26) that are over 2.5 acres, which meets the minimum lot size for High Density Rural (HDR)
- However, HDR is not an allowed regulatory zone in the SR master plan category



RZA Request

EXISTING REGULATORY ZONING

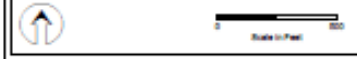
PROPOSED REGULATORY ZONING



VERDI PLANNING AREA WRZA21-0007

- | | | | |
|---------------------------|---------------------------------|-----------------------------------|--|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | INDUSTRIAL | Reno Zoning - LARGE LOT RESIDENTIAL 1 ACRE |
| MID/LW DENSITY RURAL | LOW DENSITY URBAN | PUBLIC AND SEMI-PUBLIC FACILITIES | CITY OF RENO EXERTED SPHERE OF INFLUENCE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | PARKS AND RECREATION | |
| LOW DENSITY SUBURBAN | HIGH DENSITY URBAN | OPEN SPACE | |
| LOW DENSITY SUBURBAN 2 | GENERAL COMMERCIAL | GENERAL RURAL | |
| MEDIUM DENSITY SUBURBAN | NEIGHBORHOOD COMMERCIAL/ OFFICE | GENERAL RURAL AGRICULTURAL | |
| MEDIUM DENSITY SUBURBAN 4 | TOURIST COMMERCIAL | DRY LAKE/ WATER BODY | |

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**Community Services
Department**

**WASHOE COUNTY
NEVADA**
1861

1001 E. Ninth St
Reno, Nevada 89512 (775) 326-3600



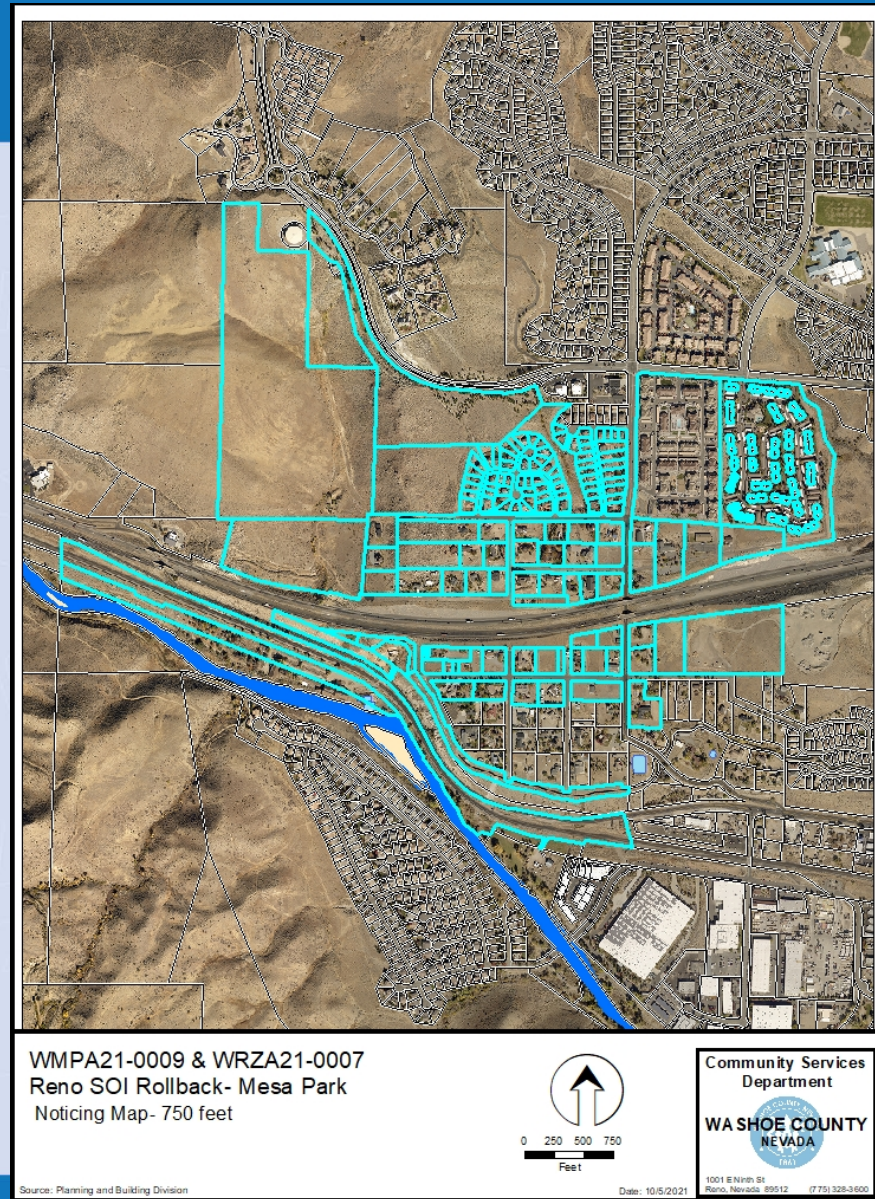
Neighborhood Meeting

- A neighborhood meeting was held in person and by Zoom
- The meeting was held at the Washoe County complex on November 10, 2021, from 5:00 p.m. to 6:00 p.m.
- The attendees had questions about the location of the parcels



Public Notice

- Notices were sent to 166 parcels within 750 feet of the area
- Legal notice was published in RGJ on December 21, 2021





Reviewing Agencies

- **The application was reviewed by various departments and agencies as shown in the staff report**
- **No recommendations for denial were received**



Findings & Motion for MPA & RZA

- **Staff can make all the findings for both the RZA and MPA**
- **Motions can be found in your staff report**