



# Planning Commission Staff Report

Meeting Date: September 6, 2022

Agenda Item: 8A

MASTER PLAN AMENDMENT CASE NUMBER: WMPA21-0004 and WRZA21-0003 (Larson)

BRIEF SUMMARY OF REQUEST: To consider approval of a Master Plan & Regulatory Zone Amendment for APN: 552-190-01.

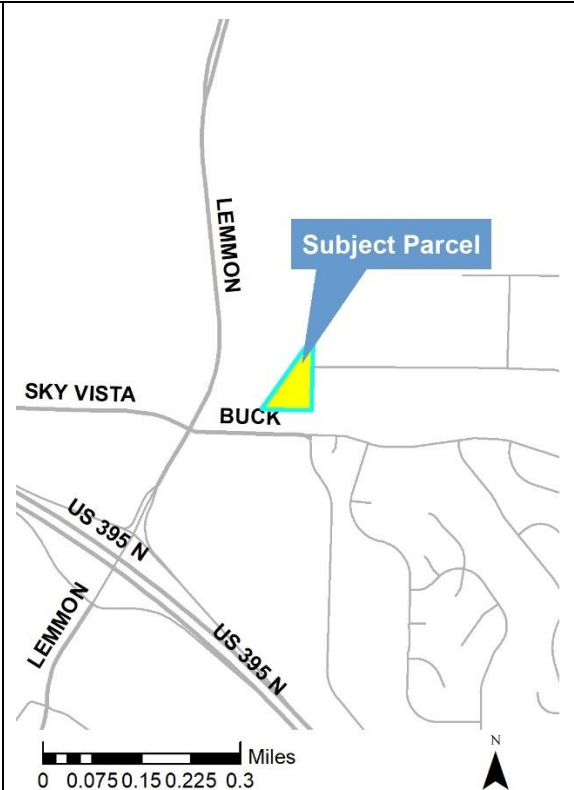
STAFF PLANNER: Chris Bronczyk, Senior Planner  
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### CASE DESCRIPTION

For hearing, discussion and possible action to:

1. Approve an amendment to the North Valleys Area Plan, a component of the Washoe County Master Plan, to redesignate the master plan designation from Suburban Residential (SR) to Commercial (C) on 1 parcel (APN: 552-190-01) totaling 2.76 acres; and
2. Initiate and recommend adoption of an amendment to the North Valleys Regulatory Zone Map, to change the regulatory zone from Medium Density Suburban (MDS) to Neighborhood Commercial/Office (NC) on 1 parcel (APN: 552-190-01) totaling 2.76 acres. The regulatory zone amendment is subject to final approval of the associated Master Plan Amendment by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities; and
3. If approved, authorize the chair to sign resolutions to this effect.

Applicant: Larson Family Trust  
 Location: 450 Lemon Drive  
 APN: 552-190-01  
 Parcel Size: 2.757 Acres  
 Existing Master Plan: Suburban Residential (SR)  
 Proposed Master Plan: Commercial (C)  
 Existing Regulatory Zone: Medium Density Suburban (MDS)  
 Proposed Regulatory Zone: Neighborhood Commercial/Office (NC)  
 Area Plan: North Valleys  
 Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone  
 Commission District: 5 – Commissioner Herman



**Vicinity Map**

**STAFF RECOMMENDATION**

**STAFF RECOMMENDATION FOR MASTER PLAN AMENDMENT**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report, to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0004, having made at least three of the five findings required by Washoe County Code Section 110.820.15(d), North Valleys Area Plan Policy NV 21.1, and North Valleys Area Plan Policy NV 21.4. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0004 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

*(Motion with Findings on Page 16)*

**STAFF RECOMMENDATION FOR REGULATORY ZONE AMENDMENT**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution contained as Exhibit B to this staff report, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0003, having made all findings required by Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0003 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

*(Motion with Findings on Page 18)*

**Staff Report Contents**

Explanation of a Master Plan Amendment ..... 4

Explanation and Processing of a Regulatory Zone Amendment..... 5

Analysis ..... 7

Availability of Facilities (110.820.15(d)(4) & 110.821.15(d)(4)) ..... 7

Change of Conditions (110.820.15(d)(3) & 110.821.15(d)(3)) ..... 7

Desired Pattern of Growth (110.820.15(d)(5) & 110.821.15(d)(6))..... 8

Consistency with Master Plan (110.820.15(d)(1) & 110.821.15(d)(1)) ..... 8

North Valleys Area Plan Evaluation..... 9

Development Suitability within the North Valleys Area Plan ..... 9

Compatible Land Uses (WCC 110.820.15(d)(2) & WCC 110.821.15(d)(2)) ..... 10

Agency Comments..... 11

Neighborhood Meeting..... 11

Master Plan Amendment Public Notice ..... 11

Regulatory Zone Amendment Public Notice ..... 11

Staff Comments on Required North Valleys Area Plan Amendment Findings ..... 12

Staff Comments on Required Findings for Master Plan Amendment..... 14

Staff Comments on Required Findings for Regulatory Zone Amendment..... 15

Master Plan Amendment Recommendation ..... 16

Regulatory Zone Amendment Recommendation..... 16

Master Plan Amendment Motion ..... 16

Regulatory Zone Amendment Motion..... 18

Appeal Process..... 19

**Attachment Contents**

Master Plan Amendment Resolution ..... Exhibit A

Regulatory Zoning Amendment Resolution ..... Exhibit B

Agency Comments..... Exhibit C

Applicant’s Neighborhood Meeting Presentation ..... Exhibit D

Noticing Map ..... Exhibit E

Project Application ..... Exhibit F

Market Study..... Exhibit G

Engineering Memo..... Exhibit H

## **Explanation of a Master Plan Amendment**

The purpose of a master plan amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County Planning website at [https://www.washoecounty.gov/csd/planning\\_and\\_development](https://www.washoecounty.gov/csd/planning_and_development), and then select Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings

as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request.

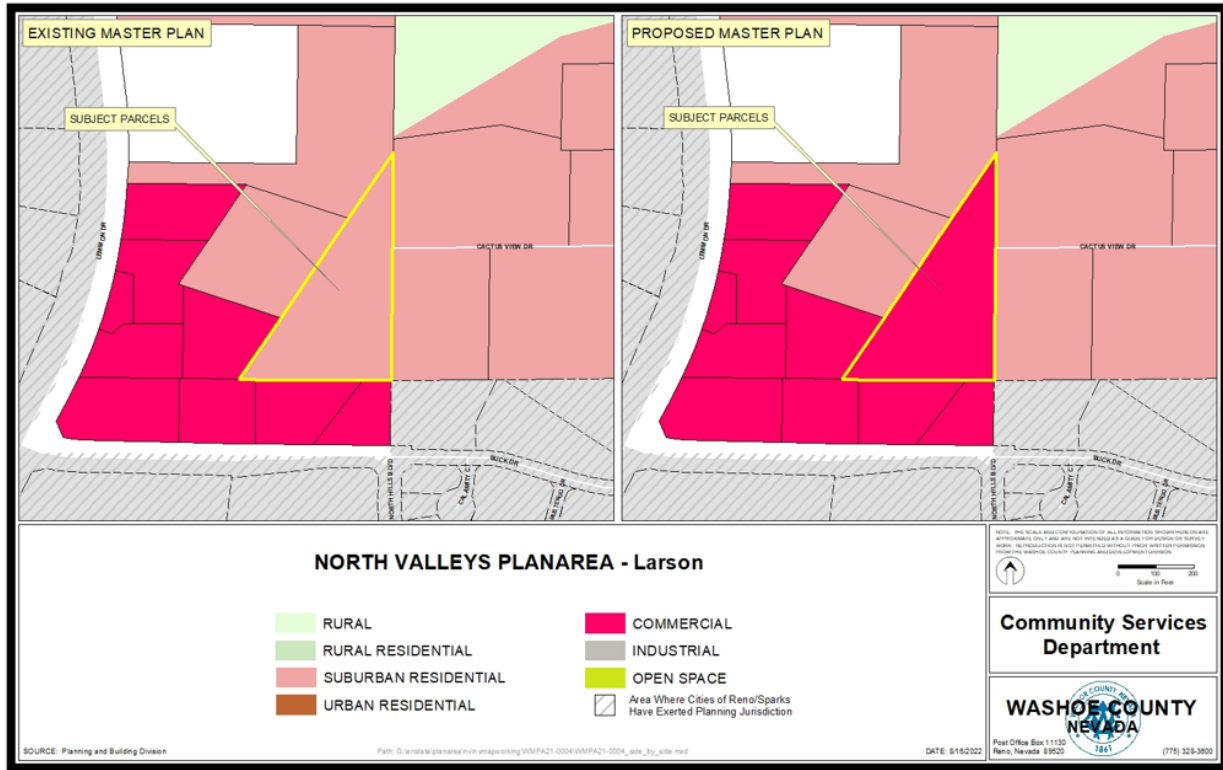
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

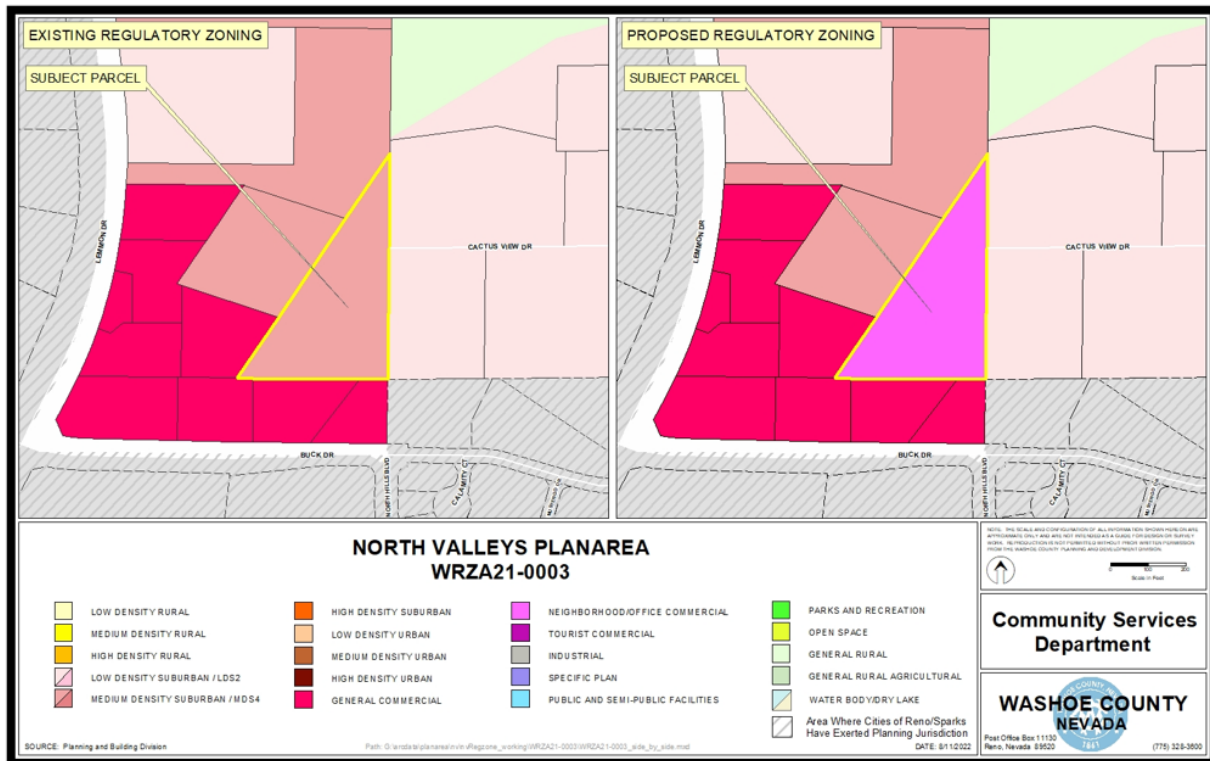
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment, or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



**Existing and Proposed Master Plan Maps**



**Existing and Proposed Regulatory Zone Maps**

## **Analysis**

The request is to change the Master Plan designation on a 2.76-acre parcel (APN: 552-190-01) from Suburban Residential (SR) to Commercial (C); and the regulatory zone on the parcel from Medium Density Suburban (MDS) to Neighborhood Commercial/Office (NC). The site is located just over 400 feet northeast of the intersection of Lemmon Drive and Buck Drive and is also located within the North Valleys Area Plan.

The site is relatively flat with the majority of the parcel site being 0-15% slopes. To the northwest and east of the subject site are parcels with single-family residences with regulatory zones of medium and low-density suburban. To the south and west are commercial sites with a regulatory zone of General Commercial.

The site is identified in the Truckee Meadows Regional Plan (TMRP) as located in Tier 3, which limits maximum density to the existing density allowed per the regulatory zone. For commercial to be allowed on this parcel, the applicant will be required to request an amendment to the 2019 Truckee Meadows Regional Plan as part of the regional conformance review in order to bring this parcel into a different tier. The subject parcel is located within the Truckee Meadows Service Area (TMSA). Truckee Meadows Regional Planning Agency (TMRPA) will review the request as a whole, including any associated master plan amendments, projects of regional significance, as well as any other requests when considering a regional land designation amendment. The reason TMRPA bundles these items with the Regional Plan Amendment (RPA) request is to ensure that the local jurisdiction, in this case Washoe County, supports the RPA and the proposed underlying land use changes. This support is formally recognized through the actions of the local jurisdiction's decision-making bodies, and through the request of the local jurisdiction's governing body to sponsor the RPA. Per state statute, sponsorship of an RPA can only be initiated by the following bodies: Regional Planning Governing Board (RPGb), Regional Planning Commission (RPC), Washoe County Board of County Commissioners, Sparks City Council, or Reno City Council. TMRPA's intent is to work collaboratively with local governments and provide a coordinated response to requests for land use entitlements, which is why TMRPA requests that developers and landowners first approach the local jurisdiction with their land use change requests.

## **Availability of Facilities (110.820.15(d)(4)) & 110.821.15(d)(4))**

The parcel is located in the Lemmon Valley Hydrographic Basin. The nearest RTC bus stop is roughly 740 feet from the property and is served by RTC Route #7. The parcel is accessed by an unpaved road that connects to Buck Drive. There is also a right of way grant and access easement along the property line to the west. The parcel is currently on well and septic, however the application indicates that water service will be provided by Truckee Meadows Water Authority (TMWA). Sewer service will be provided by Washoe County or the City of Reno. Water rights will be acquired from Truckee Meadows Water Authority (TMWA) to fulfill the required amount necessary for any proposed development. There is existing sewer infrastructure that runs through the property, and along the western property line.

## **Change of Conditions (110.820.15(d)(3)) & 110.821.15(d)(3))**

The conditions in the area have changed over the past years and the location of commercial has been re-evaluated. The applicant would like to adjust the subject location's master plan designation and regulatory zone to allow for additional commercial use types compatible with existing commercial parcels located to the south and west. The applicant believes that the proposed amendments will benefit the existing and future community. The parcel directly to the west (APN: 552-190-03) went through a Master Plan Amendment (WMPA19-0001) and Regulatory Zone Amendment (WRZA19-0001) in 2019 to change from Medium Density Suburban (MDS) to General Commercial (GC).

The parcel is located in the former Reno-Stead Corridor Joint Plan (RSCJP) which was intended to act as a joint planning area. Since the TMRP no longer designated the area as a joint planning area, there was no longer a need for the RSCJP. Thus, in early 2020, Washoe County initiated a master plan amendment (WMPA19-0009) and regulatory zone amendment (WRZA19-0009) to amend the North Valleys Area Plan and North Valleys Regulatory Zone Map to remove the RSCJP and change all RSCJP land use designations to equivalent Washoe County master plan and regulatory zoning categories. With the removal of the RSCJP in 2019, and subsequent clean-up amendments in 2020 and 2021, the Neighborhood Commercial (NC) regulatory zone is now possible in this area.

### **Desired Pattern of Growth (110.820.15(d)(5) & 110.821.15(d)(6))**

The subject parcel is located within the North Valleys Area Plan and can be found adjacent to the Golden Valley Community and the Lemmon Valley Community, both of which allow for commercial use types. Commercial development has continued to concentrate north of the Lemmon Drive/Buck Drive/Sky Vista Parkway intersection. The subject parcel abuts General Commercial (GC) properties to the south, and west.

The subject parcel is in close proximity to the City of Reno's planning jurisdiction and Reno's intensity of commercial development. Neighborhood Commercial (NC) allows for less intense uses than General Commercial (GC) and the NC designation will act as a sort of buffer between the GC and lower density residential.

### **Consistency with Master Plan (110.820.15(d)(1)) & 110.821.15(d)(1))**

Both amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following master plan policies and programs are applicable to the proposed amendment requests:

### **Land Use and Transportation Element – Volume One of the Washoe County Master Plan**

**LUT.1.4:** Residential should be within close proximity to retail/commercial land uses within the TMSA to facilitate both walking and cycling as desirable and safe modes of transportation.

**Staff Comment:** *The parcel is adjacent to commercial land uses on the south and west, and residential on the north and east. The subject parcel is located roughly 740 feet from a RTC Route 7 bus stop.*

**LUT.3.4** Strengthen existing neighborhoods and promote infill development.

- a. Promote commercial revitalization.

**Staff Comment:** *The subject parcel will promote infill development in the North Valleys Area and will provide 2.75 acres for additional commercial revitalization.*

**LUT.6.1** Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada's regional economic base.

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base.

**Staff Comment:** *The parcel supports this policy. The Neighborhood Commercial regulatory zone will be able to provide additional jobs in the region to assist in creating and sustaining a viable economic base.*

**LUT.17.4** Retail/commercial should be located within walking distance to homes and at the bottom floor of apartment complexes.



Staff Comment: *The parcel is adjacent to commercial land uses on the south and west, and residential on the north and east. There is a large subdivision roughly 220 feet from the subject parcel, and a proposed apartment complex to the south, roughly 600 feet from the subject parcel.*

### **North Valleys Area Plan Evaluation**

The subject parcel is located within the North Valleys Area Plan. The following are the pertinent policies from the Area Plan:

**NV.10.1** Prior to the approval of master plan amendments, tentative maps, or public initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

Staff Comment: *The proposed application for a Master Plan Amendment and Regulatory Zone Amendment was sent to the Nevada Department of Conservation and Natural Resources; no comments or conditions were received.*

**NV.14.1** Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

Staff Comment: *The proposed application for a Master Plan Amendment and Regulatory Zone Amendment was sent to the Nevada Department of Wildlife (NDOW); no comments or conditions were received.*

**NV.21.4** For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

Staff Comment: *The applicant provided staff with a market analysis as part of the submittal (Exhibit G). The development of a project on the subject site will be consistent with the surrounding uses, creating additional commercial options for existing and new residents of the North Valleys. The Market Study states that there was no new construction in the North Valleys in Q4 of 2021, nor any significant new construction activity in the North Valleys submarket during the remainder of 2021 or 2020. The market study shows a significant demand for commercial space in the North Valleys submarket.*

### **Development Suitability within the North Valleys Area Plan**

The subject parcel is located in the North Valleys Planning Area. The parcel is noted as “most suitable” on the Development Suitability map.

### **Compatibility**

The surrounding area is comprised of Residential and Commercial regulatory zones and use types.

**North:** To the north of the property is Medium Density Suburban.

**South:** To the south of the parcel are commercially developed properties, with a Valvoline at APN: 552-190-12, and commercially zoned but undeveloped parcels at APN: 552-190-13 and 552-190-14. Across from Buck Drive is a commercial development anchored by a large grocery store.

**West:** To the west of the parcel are additional commercially developed properties, including a smog shop, dispensary, and restaurant. Along the northwestern portion of the subject parcel are 2 residences with the underlying regulatory zone of Medium Density Suburban (MDS). The parcels containing residences have the following APNs: 552-190-02 and 552-190-20.

**East:** To the east of the parcel are Low Density Suburban properties with a residence located on each parcel.

**Compatible Land Uses (WCC 110.820.15(d)(2)) & WCC 110.821.15(d)(2)**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

**Overall Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels**

<b>Proposed Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Compatibility Rating Existing (MDS)</b>	<b>Compatibility Rating Proposed (NC)</b>
Neighborhood Commercial/Office (NC)	General Commercial	Low	High
	Medium Density Suburban	High	Low
	Low Density Suburban	High	Low

- High Compatibility: Little or no screening or buffering necessary.
- Medium Compatibility: Some screening and buffering necessary.
- Low Compatibility: Significant screening and buffering necessary

The table above demonstrates that the proposed change to the regulatory zone results in increased compatibility on the south and west and decreased compatibility on the north, north-west and east.

### **Agency Comments**

The following agencies/individuals received a copy of the application for review and evaluation.

<b>Agencies</b>	<b>Sent to Review</b>	<b>Responded</b>	<b>Provided Conditions</b>	<b>Contact</b>
NDOW (Wildlife)	X			
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Engineering & Capital Projects	X			
Washoe County GIS	X			
Washoe County Land Development	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	David Kelly, dakelly@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLEmon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X	X	Jim Shaffer, shafferjam51@gmail.com
Nevada Department of Conservation and Natural Resources	X			Melany Aten, Conservation District Program Manager, maten@dcnr.nv.gov; Dominique Etchegoyhen, Deputy Director, detchegoyhen@dcnr.nv.gov

### **Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was noticed on June 15, 2022 and was held on June 28, 2022 at 5:30 pm at Alice Smith Elementary School – 1070 Beckwourth Drive, Reno NV 89506.

No public attended the meeting. The applicant provided the PowerPoint intended for the neighborhood meeting which can be found as Exhibit D.

### **Master Plan Public Notice**

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for August 24, 2022. In total, 65 unique properties were noticed as part of this request.

### **Regulatory Zone Amendment Public Notice**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended, and WCC 110.821.20.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal included mailing to 65 unique property owners within 1,000 feet of the subject parcels.

### **Staff Comments on Required North Valleys Area Plan Amendment Findings**

In order for the Washoe County Planning Commission to recommend the approval of any amendment to the North Valleys Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

**NV.21.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: *It is staff's opinion that this location is well suited for commercial development. The infrastructure is in place, and this proposal would allow for the continued growth of the North Valleys area while still preserving its scenic and rural nature outside of this location.*

- b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

Staff Comment: *The proposed amendment does not conflict with the policies and action programs of the Master Plan.*

- c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: *The proposed amendment does not conflict with the public's health, safety or welfare.*

**NV.21.3** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Staff Comment: *A feasibility study was not submitted to staff as part of this application at the time of writing. Washoe County Engineering did provide information to Planning Staff related to municipal water and sewer, and it was determined that there is adequate services and facilities to support the proposed amendment. Washoe County intends to allow any future development of this parcel to connect to sanitary sewer. Sufficient treatment capacity will be further evaluated at the time of development. Washoe County will require a full sewer report for any proposed development, and the developer will be required to adhere to all adopted ordinances, codes, and interlocal agreements that exist at the time of development. It was noted that the parcel is located in the facility plan for the Lemmon Valley Treatment Facility.*

- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Staff Comment: *Washoe County Engineering has waived the traffic analysis requirement due to this being a Master Plan Amendment and Regulatory Zone Amendment with no identified land use being proposed. It should be noted that a traffic analysis is required if it is anticipated to generate a minimum of 80 average daily trips (adt), due to the size of the parcel it is unlikely a development going in at this location would generate the amount of traffic necessary for a report. Washoe County Engineering reserves the right to request a traffic analysis in the future. This waiver can be found within the Engineering Memo found in Agency Comments (Exhibit C).*

- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

Staff Comment: *The proposed master plan amendment and regulatory zone amendment are for a parcel that is 2.757 acres in size. Due to the size of the property, any proposed land use would be limited. This size of the parcel would need to be much larger to allow for a regional serving use to be located there.*

- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

Staff Comment: *The proposed Master Plan Amendment and Regulatory Zone Amendment will not result in an increase in residential units directly. The Neighborhood Commercial regulatory zone does allow for residential uses with the approval of a Special Use Permit.*

- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

Staff Comment: *This proposal was provided to the Regional Transportation Commission for comments. No comments were received.*

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Imp

Staff Comment: *This proposal was provided to the Regional Transportation Commission for comments; the proposal was also provided to Washoe County Engineering. No comments of denial were provided and there was no indication that this proposal would negatively impact existing levels of service.*

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

Staff Comment: *The proposal was provided to Washoe County Engineering. No comments of denial were provided.*

- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

Staff Comment: *The proposal should not increase residential demand as the request is for a commercial regulatory zone. However, the Neighborhood Commercial regulatory zone would allow for 5 dwellings per acre with the approval of a Special Use Permit.*

### **Staff Comments on Required Findings for Master Plan Amendment**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the following five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. Consistency with Master Plan: The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: *The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.*

2. Compatible Land Uses: The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety, or welfare.

Staff Comment: *The proposed master plan and regulatory zone amendments result in neither a net increase nor decrease in compatibility. Rather, compatibility is increased on the south and west, and decreased on the north, northwest and east. See compatibility rating chart on page 10 of this report. The proposed regulatory zone amendment of NC is anticipated to act as a buffer between commercial and residential uses in the area. The proposed amendment is not anticipated to conflict with the public's health, safety, or welfare. Future development will be required to meet standards related to ...*

3. Response to Change Conditions: The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: *This proposal supports growth within the North Valleys Area Plan. This area was removed from the Reno-Stead Corridor Joint Plan (RSCJP), which allows for this parcel to receive commercial regulatory zones such as Neighborhood Commercial (NC). To the south of the subject parcel are 2 parcels with a General Commercial (GC) regulatory zone, and to the southwest is a recent development containing an automobile use type (Valvoline) in the GC regulatory zone. To the west is additional commercial use types, including a 1-acre parcel adjacent to the subject parcel that went through an MPA/RZA in 2019 to go from MDS to GC.*

4. Availability of Facilities: There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed master plan designation.

*Staff Comment: All needed facilities are existing or will be provided by the applicant with any future development plans.*

5. Desired Pattern of Growth: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: Due to the recent commercial development to the immediate west and south, the site's close proximity to transit, the regional road network, and high-intensity development within the City of Reno, it is the opinion of staff that Commercial is consistent with the desired pattern of growth in this area.*

6. Effect on a Military Installation: The proposed amendment will not affect the location, purpose and mission of the military installation.

*Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.*

### **Staff Comments on Required Findings for Regulatory Zone Amendment**

WCC Section 110.821.15(d) requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows:

1. Consistency with Master Plan: The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

*Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.*

2. Compatible Land Uses: The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety, or welfare.

*Staff Comment: The proposed change in regulatory zone results in neither an increase nor decrease in compatibility. Rather, compatibility is increased on the south and west, and decreased on the north and east. See compatibility rating chart on page 9 of this report.*

3. Response to Change Conditions; more desirable use: The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment: This proposal supports growth within the North Valleys Area Plan. This area was removed from the Reno-Stead Corridor Joint Plan (RSCJP), which allows for this parcel to receive commercial regulatory zones such as Neighborhood Commercial (NC). To the south of the subject parcel are 2 parcels with a General Commercial (GC) regulatory zone, and to the southwest is a recent development containing an automobile use type (Valvoline) in the GC regulatory zone. To the west is additional commercial use*

*types, including a 1-acre parcel adjacent to the subject parcel that went through an MPA/RZA in 2019 to go from MDS to GC.*

4. Availability of Facilities: There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

*Staff Comment: All needed facilities are existing or will be provided by the applicant with any future development plans.*

5. No Adverse Effects: The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

*Staff Comment: There are no adverse effects to the Washoe County Master Plan as amended.*

6. Desired Pattern of Growth: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: The North Valleys Area Plan does not specifically call this location out as a commercial node. However due to the recent commercial development to the west and south, it is the opinion of staff that Commercial is consistent with the desired pattern of growth. Therefore, in the opinion of staff this finding can be made.*

7. Effect on a Military Installation: The proposed amendment will not affect the location, purpose and mission of the military installation.

*Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.*

### **Master Plan Amendment Recommendation**

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0004. It is further recommended that the Planning Commission forward the Master Plan Amendment to the Washoe County Board of County Commissioners for their consideration of adoption.

### **Regulatory Zone Amendment Recommendation**

After a thorough analysis and review, it is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit B to this staff report to amend the proposed Regulatory Zone Amendment Case Number WRZA21-0003. It is further recommended that the Planning Commission forward the Regulatory Zone Amendment to the Washoe County Board of County Commissioners for their consideration of adoption.

### **Master Plan Amendment Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report, to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0004, having made at least three of the five findings required by Washoe County Code Section 110.820.15(d), North Valleys Area Plan Policy NV 21.1, and North Valleys Area Plan Policy NV 21.3. I further move to certify the resolution and the proposed Master Plan Amendment in WMPA21-0004 as set forth in this staff



report for submission to the Washoe County Board of County Commissioners and authorize the Chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

#### **North Valleys Area Plan Policy NV.21.1**

**NV.21.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

#### **North Valleys Area Plan Policy NV.21.3**

**NV.21.3** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

### **Regulatory Zone Amendment Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution contained as Exhibit B to this staff report, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0003, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0003 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the Chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. Consistency with Master Plan: The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses: The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions; more desirable use: The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities: There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects: The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant/ Property Owner: Brad Larson; E-mail: [Blarsonwest@gmail.com](mailto:Blarsonwest@gmail.com)

Representatives: John Krmpotic, AICP; E-mail: [johnk@klsdesignngroup.com](mailto:johnk@klsdesignngroup.com)



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA21-0004) TO CHANGE THE MASTER PLAN DESIGNATION FROM SUBURBAN RESIDENTIAL (SR) TO COMMERCIAL (C) ON ONE PARCEL TOTALING 2.76 ACRES (APN 552-190-01), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 22-13

Whereas, Master Plan Amendment Case Number WMPA21-0004 came before the Washoe County Planning Commission for a duly noticed public hearing on September 6, 2022; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendment; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendment;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0004, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

**North Valleys Area Plan Policy NV.21.1**

**NV.21.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

**North Valleys Area Plan Policy NV.21.3**

**NV.21.3** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA21-0004, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on September 6, 2022

WASHOE COUNTY PLANNING COMMISSION

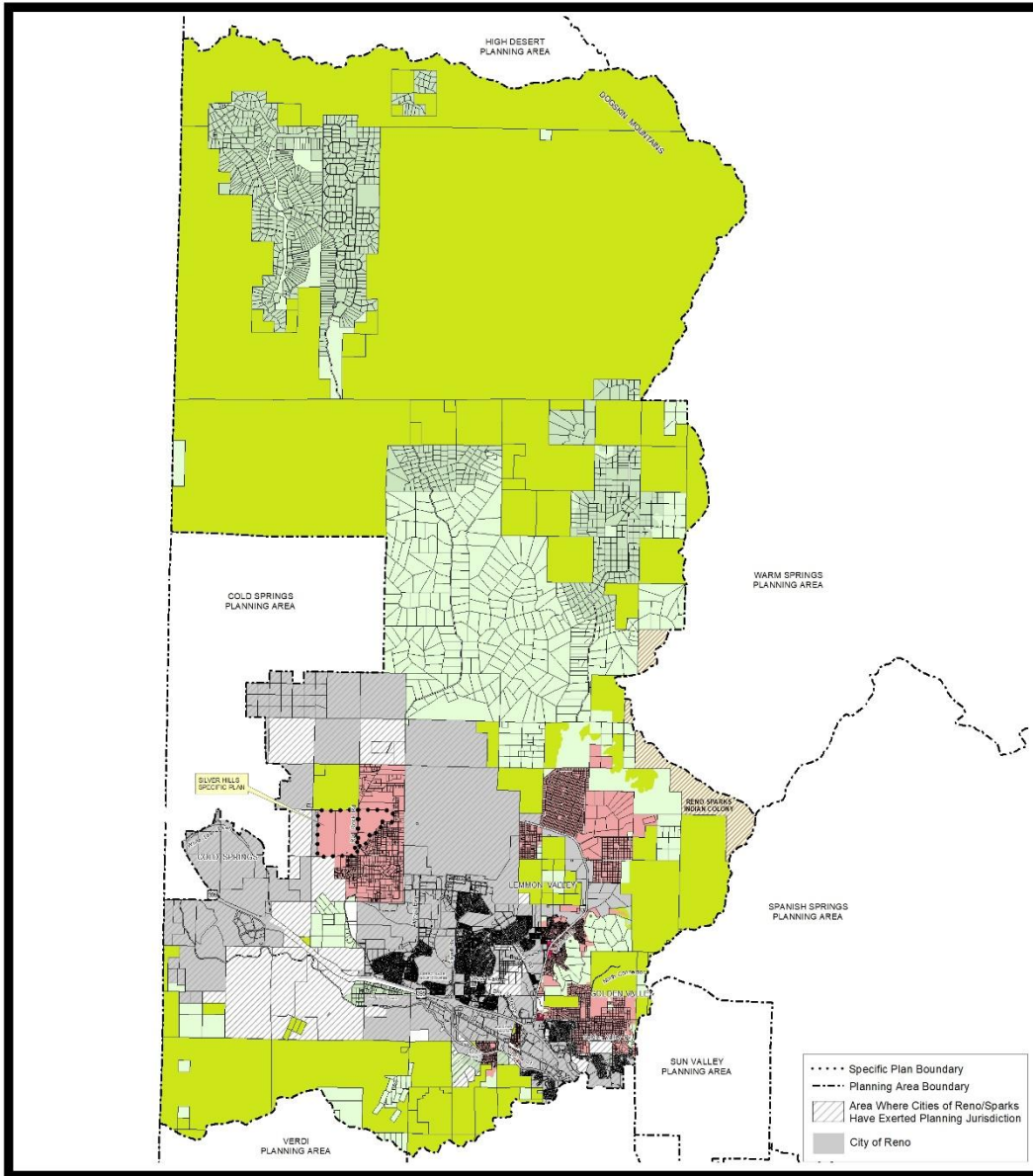
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – North Valleys Area Plan Master Plan Map

# Exhibit A, WMPA21-0004



### NORTH VALLEYS MASTER PLAN MAP

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

Planning and Building Division

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 THE PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION:  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

Community Services  
Department

WASHOE COUNTY  
NEVADA

1001 E. Ninth St.  
Reno, Nevada 89512

775-328-3600

PC Date: August 2, 2022  
SCC Date: \_\_\_\_\_  
SPC Adoption Date: \_\_\_\_\_

## North Valleys Area Plan Master Plan Map



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA21-0003 TO AMEND THE NORTH VALLEYS AREA PLAN REGULATORY ZONE MAP TO CHANGE THE REGULATORY ZONE FROM MEDIUM DENSITY SUBURBAN (MDS) TO NEIGHBORHOOD COMMERCIAL/OFFICE (NC) ON ONE PARCEL TOTALING 2.76 ACRES (APN 552-190-01)

Resolution Number 22-14

Whereas Regulatory Zone Amendment Case Number WRZA21-0003, came before the Washoe County Planning Commission for a duly noticed public hearing on September 6, 2022; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA21-0004) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment meets the following:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;



4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA21-0003 and the amended North Valleys Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on September 6, 2022

WASHOE COUNTY PLANNING COMMISSION

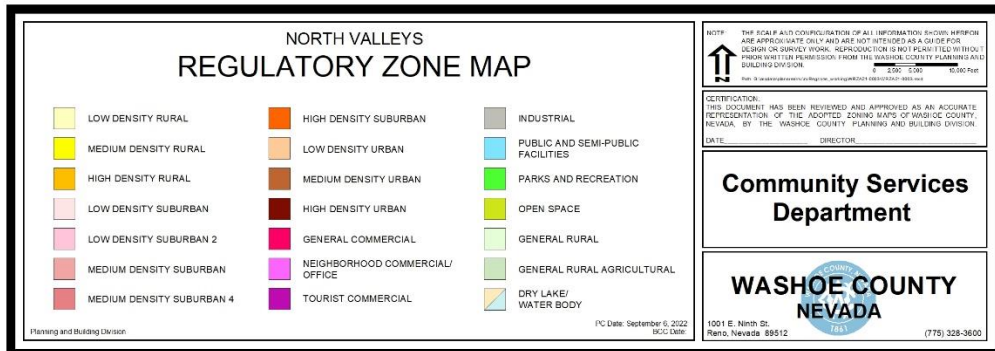
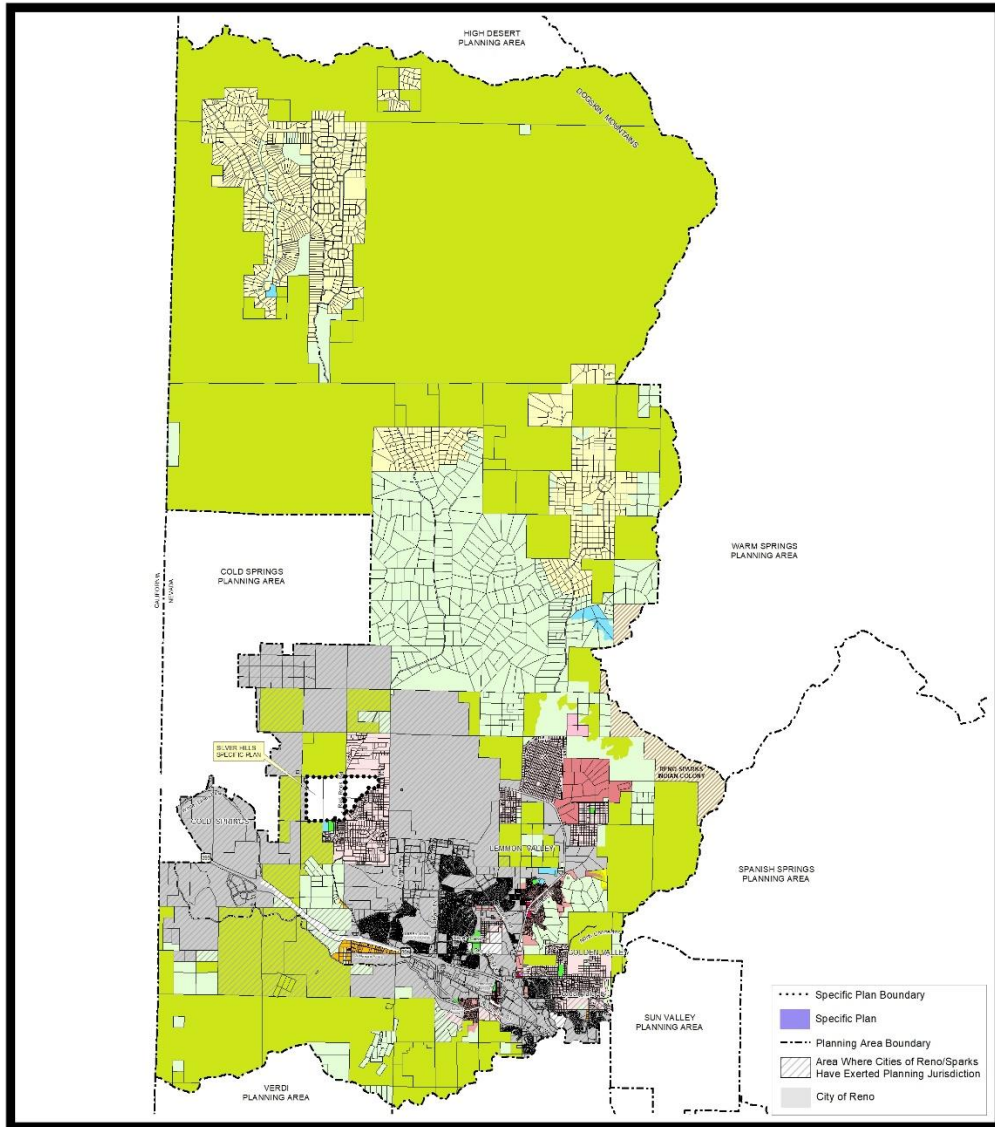
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – North Valleys Area Plan Regulatory Zone Map

# Exhibit A, WRZA21-0003



## North Valleys Area Plan Regulatory Zone Map

**From:** [Angela Fuss](#)  
**To:** [Bronczyk, Christopher](#); [Lloyd, Trevor](#); [Stark, Katherine](#)  
**Cc:** [Chris Pingree](#); [Jason Garcia-LoBue](#)  
**Subject:** Fwd: May Agency Review Memo III  
**Date:** Tuesday, May 17, 2022 8:04:09 AM  
**Attachments:** [Outlook-ox0bzqud.png](#)  
[Outlook-suszew5a.png](#)  
[Outlook-iazhdlk4.png](#)  
[Outlook-1ouunk0av.png](#)  
[Outlook-ivhmqgy3.png](#)  
[May Agency Review Memo III.pdf](#)

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Thank you for including the City of Reno in the reviewing agency comments. For the below three projects, the City has no comments. All three projects are located outside of the City of Reno Sphere of Influence.

- Larson Master Plan and Zone Change
- Sierra Vista Amendment
- Andeline Farm Abandonment

Thank you  
Angela

----- Forwarded message -----

**From:** **Albarran, Adriana** <[AAlbarran@washoecounty.gov](mailto:AAlbarran@washoecounty.gov)>  
**Date:** Mon, May 16, 2022 at 11:18 AM  
**Subject:** May Agency Review Memo III  
**To:** Angela Fuss <[angela@gracestreetplanning.com](mailto:angela@gracestreetplanning.com)>, [fussa@reno.gov](mailto:fussa@reno.gov) <[fussa@reno.gov](mailto:fussa@reno.gov)>, Chris Pingree <[pingreec@reno.gov](mailto:pingreec@reno.gov)>  
**Cc:** Kerfoot, Lacey <[LKerfoot@washoecounty.gov](mailto:LKerfoot@washoecounty.gov)>

Good morning,

Please find the attached **Agency Review Memo III** with cases received in May by Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. **Comments are due May 26, 2022.**

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

Regards,



**Adriana Albarran**

**Office Support Specialist, Planning & Building Division | Community Services Department**

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

--

Angela Fuss, AICP, Assistant Development Services Director  
Development Services Department  
P.O. Box 1900  
Reno, NV 89505  
(775) 399-3843

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

**From:** [Program, EMS](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: May Agency Review Memo III  
**Date:** Thursday, May 19, 2022 8:05:04 AM  
**Attachments:** [Outlook-mxw5pr2y.png](#)  
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[Outlook-k0zqez1u.png](#)  
[Outlook-tuuxir51.png](#)  
[Outlook-tmwrv4ji.png](#)  
[May Agency Review Memo III.pdf](#)

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Good morning,

The EMS Program has reviewed the May Agency Review Memo III - Master Plan Amendment and Regulatory Zone Amendment WMPA21-0004 / WRZA21-0003 (Larson) and has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

**Sabrina Brasuell**

EMS Coordinator | Epidemiology and Public Health Preparedness  
Washoe County Health District  
[sbrasuell@washoecounty.gov](mailto:sbrasuell@washoecounty.gov) | Cell: (775) 830-7118 | Office: (775) 326-6043  
1001 E. Ninth St., Bldg. B. Reno, NV 89512

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**From:** Albarran, Adriana <AAlbarran@washoecounty.gov>  
**Sent:** Monday, May 16, 2022 11:18 AM  
**To:** Program, EMS <EMSProgram@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>  
**Cc:** EHS Plan Review <EHSPlanReview@washoecounty.gov>  
**Subject:** May Agency Review Memo III

Good morning,

Please find the attached **Agency Review Memo III** with cases received in May by the Washoe County Community Services Department, Planning and Building Division.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. Comments are due by May 26, 2022.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

EMS: **Items 1 and 3**

James/Wes/David (Environmental): **All Items**

Regards,



**Adriana Albarran**

**Office Support Specialist, Planning & Building Division | Community Services Department**

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

**My working hours: Monday-Friday 8:00am to 4:30pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: May 26, 2022

To: Chris Bronczyk, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Larson Family Trust  
Master Plan Amendment WMPA21-0004; Regulatory Zone Amendment WRZA21-0003  
APN: 552-190-01

#### GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

#### DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no drainage comments.

#### TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

1. Policy NV.20.3.b in the North Valleys Area Plan requires a traffic analysis be submitted for review prior to approval of an amendment involving a change of land use; however, this application does not identify the new land use. Therefore, the Washoe County Engineering and Capital Projects Division waives the traffic analysis requirement at this point in time.
2. The Washoe County Engineering and Capital Projects Division reserves the right to request a traffic analysis in compliance with policy NV.20.3.b with the submittal of future applications that identify the proposed land use.

#### UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments



**From:** [Lemon, Brittany](#)  
**To:** [Bronczyk, Christopher](#)  
**Cc:** [Way, Dale](#)  
**Subject:** WMPA21-0004/ WRZA21-0003 (Larson Conditions of Approval)  
**Date:** Monday, May 23, 2022 8:51:39 AM  
**Attachments:** [image001.png](#)

---

Good Morning Chris,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you.

**Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*



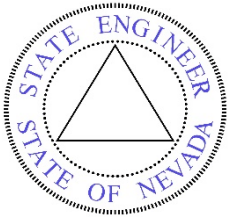
**From:** [Kirschenman, Sophia](#)  
**To:** [Bronczyk, Christopher](#)  
**Subject:** Parks Comments Re: WMPA21-0004 and WRZA21-0003 (Larson)  
**Date:** Monday, May 23, 2022 10:15:16 AM

---

Hi Chris,

I've reviewed WMPA21-0004 and WRZA21-0003 (Larson) on behalf of Washoe County Regional Parks and Open Space and have no comments.

Thank you,  
Sophia



Nevada Division of  
**WATER RESOURCES**

**STATE OF NEVADA**  
**Department of Conservation and Natural Resources**  
Steve Sisolak, *Governor*  
Bradley Crowell, *Director*  
Adam Sullivan, P.E., *State Engineer*

May 24, 2022

**To:** Chris Bronczyk  
Washoe County Community Services Department  
Planning and Building Division  
1001 East 9th Street  
Reno, NV 89512

**Re:** Comments on WMPA21-0004, 21267-T

**Name:** **Larson Family Trust Master Plan Amendment**

**County:** Washoe County – Lemmon Valley, Lemmon Drive and Buck Drive

**Location:** A portion of Section 9, Township 20 North, Range 19, East, MDB&M.

**Plat:** Tentative: One lot totaling approximately 2.56 acres and being Washoe County Assessor's Parcel Number 552-190-01.

**Water Service Commitment**

**Allocation:** No water has been allocated for this project. No estimate of demand is available.

**Owner-Developer:** Larson Family Trust  
P. O. Box 60873  
Reno, NV 89506

**Engineer:** John Krmptotic, AICP  
KLS Planning  
1 East 1<sup>st</sup> Street, Suite 1400  
Reno, NV 89501

**Water Supply:** Truckee Meadows Water Authority

**General:** There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3). Washoe County states there is a well on the property. The Division of Water Resources does not have a record of this well, but by definition it is a domestic well and not available for commercial purposes.

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

**Action:** Approval of **Larson Family Trust Master Plan Amendment** will be based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

*Steve Shell*

Steve Shell  
Water Resource Specialist II



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

1001 East 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

May 26, 2022

TO: Chris Bronczyk, Senior Planner, CSD, Planning & Development Division  
FROM: Timber Weiss, Licensed Engineer, CSD  
SUBJECT: Master Plan Amendment and Regulatory Zone Amendment WMPA21-0004 /  
WRZA21-0003 (Larson)

**Project description:**

The applicant is proposing to adopt an amendment to the North Valleys Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Suburban Residential (SR) to the Commercial (C) master plan designation on 1 parcel (APN: 552-190-01) totaling 2.76 acres; and if approved, authorize the chair to sign a resolution to this effect.

The property is located at 450 Lemmon Drive  
Assessor's Parcel Number(s): 552-190-01

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:*

Comment: The parcel is shown to be within TMWA service area. Also, the application states that necessary water rights will be acquired from TMWA at the time of project construction.

Recommend approval with the condition that the project must be constructed based on TMWA water service.

Please provide a copy of project approval from TMWA to [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov).

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

June 1, 2021

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: 450 Lemmon Drive; 552-190-01  
Master Plan Amendment; WMPA21-0004

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

- a) EHS has no conditions or comments on the current mast plan amendment and regulatory zone amendment as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact David Kelly regarding all EHS comments.

Sincerely,



David Kelly  
EHS Supervisor  
Environmental Health Services  
Washoe County Health District



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

May 21, 2022

Washoe County Community Services Department

C/O Chris Bronczyk, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WMPA21-004/WRZA21-003 Larson

Dear Chris,

In reviewing the amendment to the North valleys Area Plan to approve a Master Plan Amendment, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Jim Shaffer

# Larson Family Trust– Master Plan Amendment & Regulatory Zone Amendment (LDC22-00048)

## Community Meeting

June 28, 2022 at 5:30 p.m at Alice Smith Elementary School

### Request summary:

- A **Master Plan Amendment** to change the Master Plan land use designation to the parcel from Suburban Residential (SR) to Commercial (C);
- A **Regulatory Zone Amendment** to change the parcel zoning from Medium Density Suburban (MDS) to General Commercial (GC).
- The site is part of the North Valleys (NV) Area Plan. These requests are influenced by the changes in the immediate area where nearby parcels are now zoned commercially and transforming to an intense commercial area.
- There is no project being proposed. This involves land use changes only to prepare the site for marketing for commercial uses.



Silver State Kennels

AutoZone  
Auto Parts

Beline  
Carcneria

SITE

Walmart  
Supercenter

Walgreens

Jimbo's  
Tacos

SKY VISTA PKWY

Shell

BUCK DR

Smith's Food  
and Drug

Bank of  
America

Starbucks

UPS Store

Jack in  
the Box

Qdoba  
Mexican Eats

Grocery Outlet  
Bargain Market

US-395

Peg's Glorified  
Ham and Eggs

CVS Pharmacy

O'Reilly  
Auto Parts

North Valleys  
Hardware

NORTH HILLS DR

WMPA21-0004 & WRZA21-0003  
EXHIBIT D



June 15, 2022

Re: Neighborhood Meeting for a proposed map change (Larson Family Trust)

Dear Washoe County Resident:

We are inviting you to a neighborhood meeting on Tuesday June 28<sup>th</sup> at 5:30 pm to discuss our proposed rezoning and master plan change for this parcel. You are invited because you are a property owner located within 750' of the site. The site is located north of Buck Drive, and east of Lemmon Drive near the cluster commercial businesses known as Jimboys, AutoZone, etc. We are working with the property owner (and applicant) on the requested changes at this location (shown on the map below).

We are hosting a courtesy neighborhood meeting as this is an extension of the adjacent neighborhood. Please see the complete application posted online through the Washoe County website and the following link: [https://www.washoecounty.gov/csd/planning\\_and\\_development/applications/files-planning-development/comm\\_dist\\_five/2022/Files/WMPA21-0004\\_WRZA21-0003\\_app.pdf](https://www.washoecounty.gov/csd/planning_and_development/applications/files-planning-development/comm_dist_five/2022/Files/WMPA21-0004_WRZA21-0003_app.pdf)

Washoe County Planning Commission is expected to review this project at a hearing on August 2, 2022 at 6pm. We will update you with details of that hearing at our neighborhood meeting.

A basic summary of the request is:

- This is for one parcel (apn 552-190-01) that is 2.76 acres in size.
- A Change in the Master Plan from Suburban Residential to Commercial land use.
- A Regulatory Zone Amendment from Medium Density Suburban to General Commercial
- There is no project proposed at this time. The intent is to use the site for a commercial use.
- On the east side of the site, it is zoned entirely residential.

This will be an in-person neighborhood meeting at Alice Smith Elementary School. Please join us at the meeting or you can offer your input by emailing me at [johnk@klsdesigngroup.com](mailto:johnk@klsdesigngroup.com) or call or text me at (775) 857-7710.

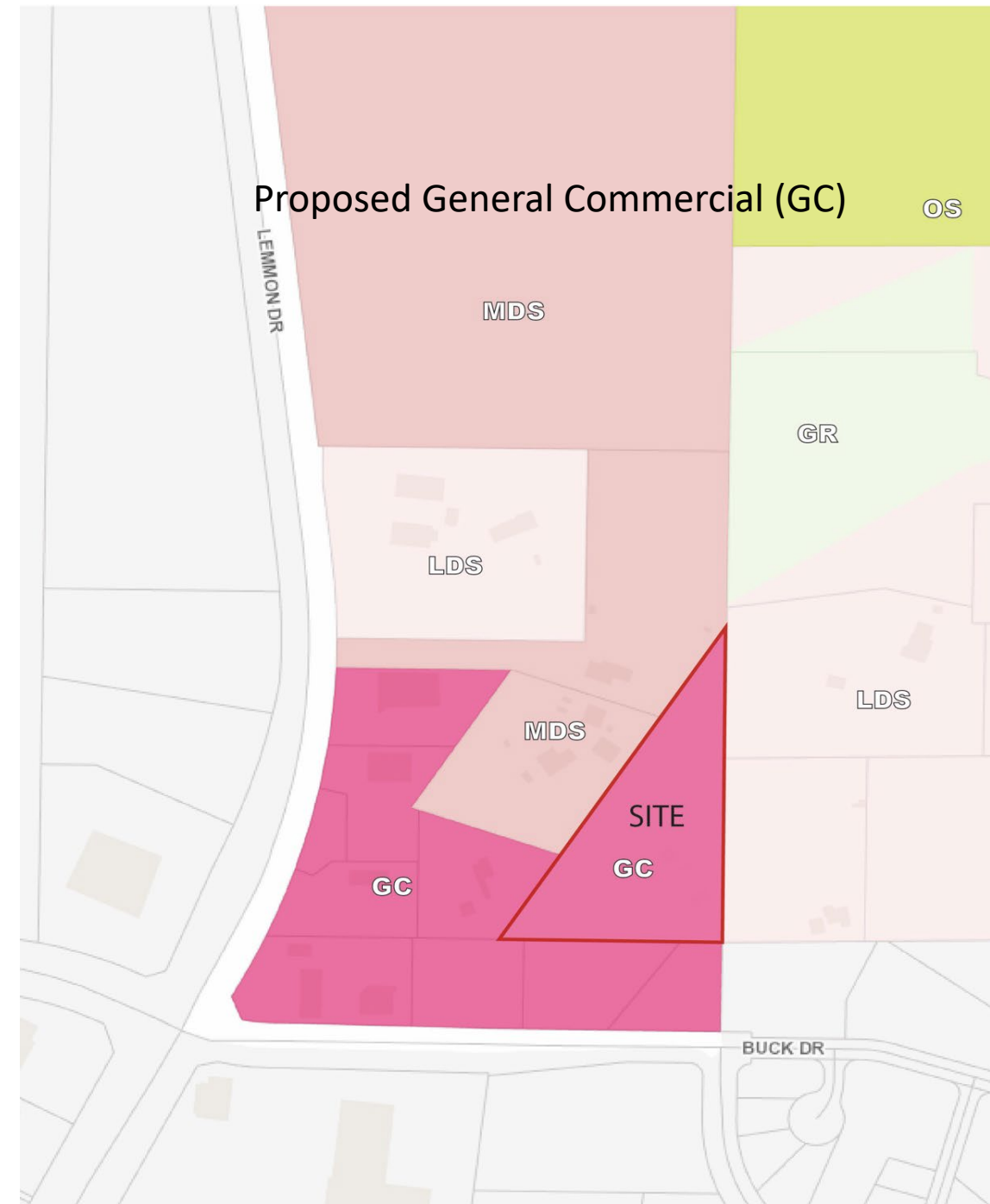
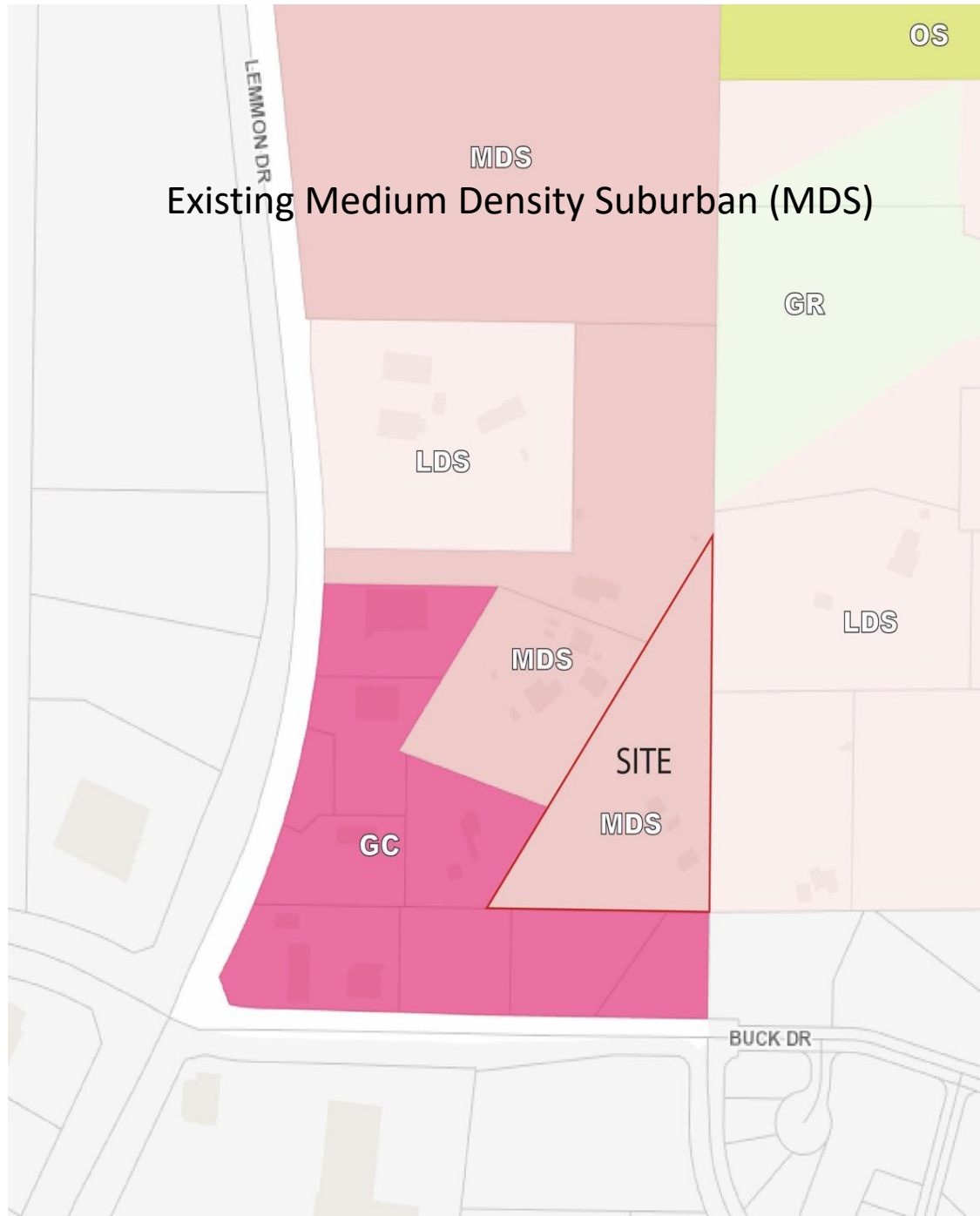


Thank you,

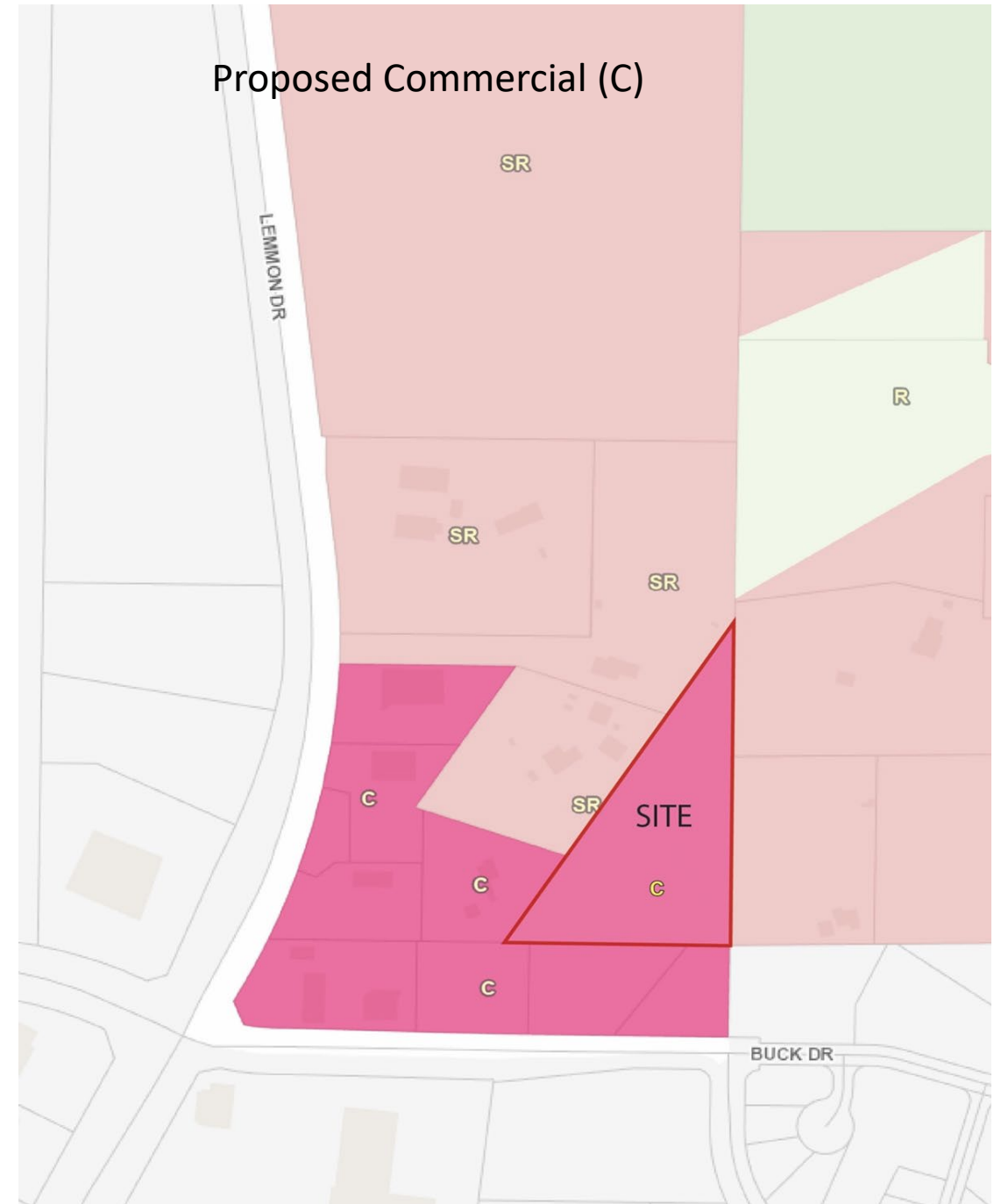
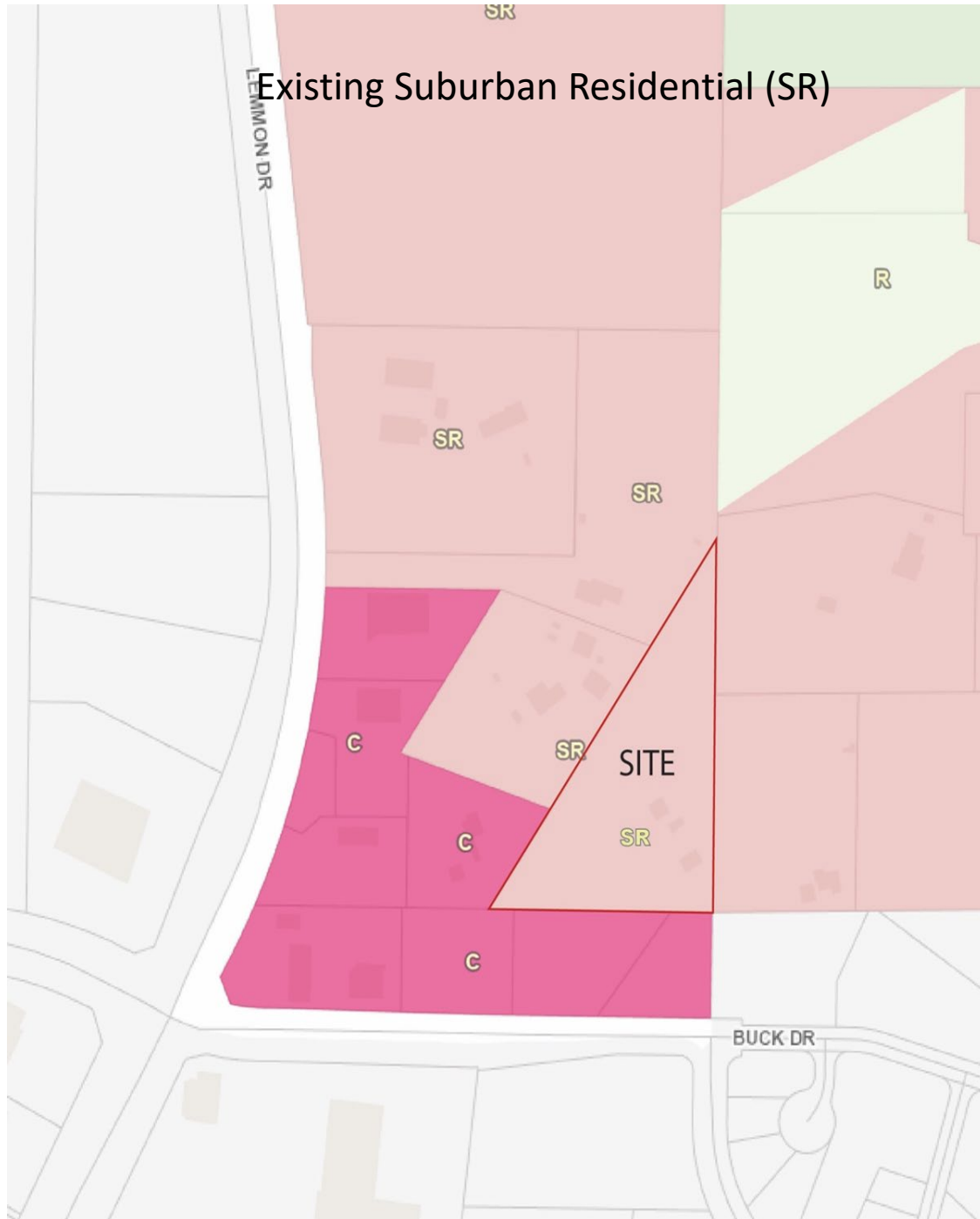


John F. Krmpotic  
KLS Planning

# Existing & Proposed Zoning



# Existing & Proposed Master Plan



# Rationale for the requested changes

- **Change in Conditions** – Two more recent changes in the immediate area include the change to the Master Plan and zoning for an abutting parcel. Also, the intensity of the intersection of Lemmon Drive is a fundamental character change with the expansion of Lemmon Drive to a 6-lane arterial street with construction under way.
- **Land Use Compatibility** – There is solid basis to say the change is appropriate given that commercial zoning and uses are abutting the site on two sides. This would be a good transitional site in terms of zoning and use to the suburban residential to the east. This is typical and appropriate in managing land use regulation.
- **Approved Policy Change** – This recent approved change to remove the Rural Character Management Area of the North Valleys Area Plan now allows for this use. It was determined in that process there is nothing about the location or parcel to indicate it is rural.
- **Public Facilities** – There are existing and proposed public facilities in place or planned for expansion to service this parcel. Those public facilities include roads, community sewer, community water, police, fire, and a library. These are all indicative of the intensification of this quadrant of a major arterial intersection that is suited for commercial use.

# Contacts

## **Washoe County Staff**

Chris Bronczyk

Staff Planner

775-328-3612

[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

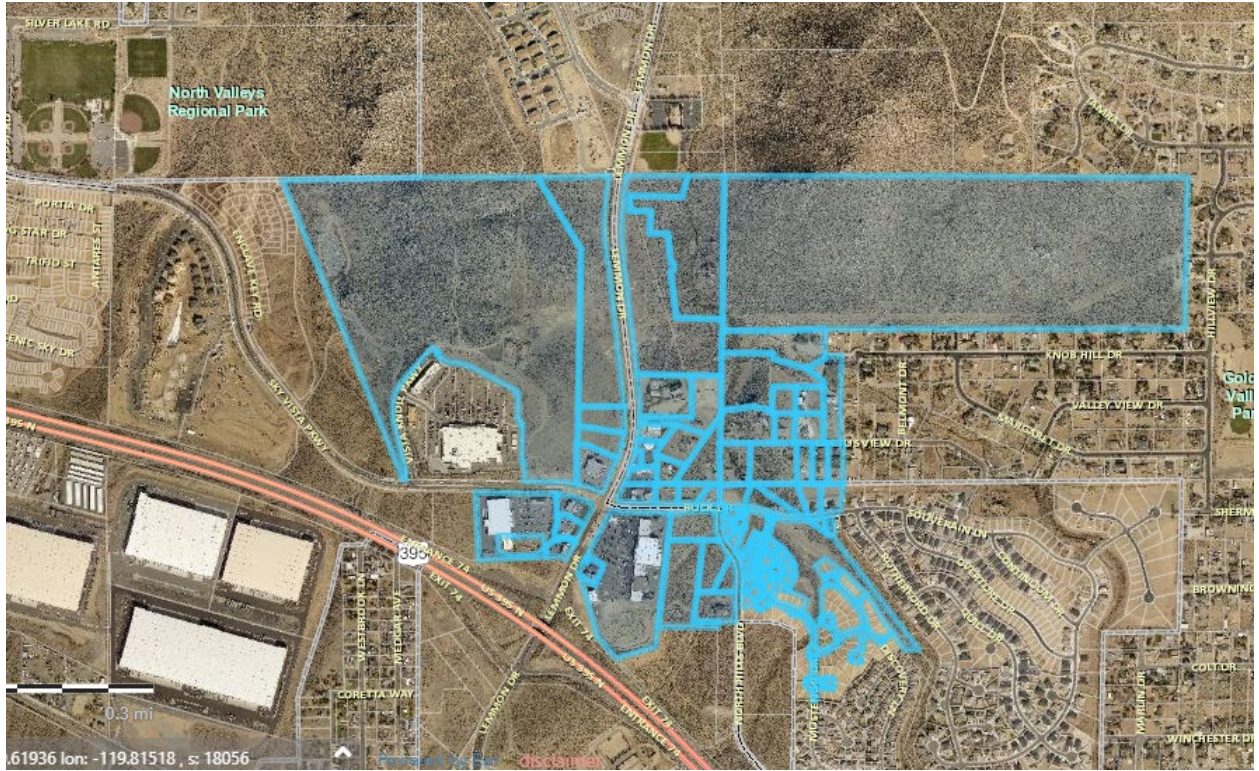
## **Planning Consultant**

John Krmpotic

KLS Planning

775-857-7710

[johnk@klsdesignngroup.com](mailto:johnk@klsdesignngroup.com)



80 Parcels within 1000 Feet

# Larson Family Trust

Application to Washoe for a:

## *Master Plan Amendment and Regulatory Zone Amendment*

Prepared by:



John F. Krmpotic, AICP  
KLS Planning & Design  
1 East 1<sup>st</sup> Street, Suite 1400  
Reno, Nevada 89501

Prepared for:

Brad Larson  
PO Box 60873  
Reno, NV 89506

May 9, 2022

**Table of Contents**

Project Request ..... 1  
Property Location..... 1  
Figure 1 – Location Map ..... 1  
Land Use Compatibility ..... 2  
Figure 2 – Existing Zoning ..... 2  
Figure 3 – Proposed Zoning ..... 3  
Figure 4 –Existing Master Plan Land Use ..... 4  
Figure 5 – Proposed Master Plan Land Use..... 5  
Rationale for Requested Land Use Change ..... 6  
Master Plan Amendment Plan Maintenance Findings ..... 7  
Regulatory Zone Amendment Findings ..... 11

**Appendix**

**Application Materials**

- WC Development Application
- Master Plan Amendment – Supplemental Information
- Regulatory Zone Amendment – Supplemental Information
- Property Owner Affidavit
- WC Fee Sheet
- WC Treasurer – Tax Payment Records



## Project Request

This application contains three requests:

1. A **Master Plan Amendment** to change the Master Plan land use designation to the parcel from Suburban Residential (SR) to Commercial (C);
2. A **Regulatory Zone Amendment** to change the parcel zoning from Medium Density Suburban (MDS) to General Commercial (GC).

The site is part of the North Valleys (NV) Area Plan. The requests are initiated by the changes in the immediate area where adjacent parcels are now zoned commercially and transforming to an intense commercial area.

## Project Location

The site is located just over 400 feet northeast of the intersection of Lemmon Drive and Buck Drive. It is currently accessed via an unpaved road that connects to Sky Vista Parkway. The site includes one parcel, APN 552-190-01, and consists of 2.76 acres as shown in Figure 1 (below).



Figure 1 – Vicinity Map

### Land Use Compatibility

The site is surrounded by conditions that contain commercial land uses touching two sides of the site. Residential is adjacent on the east with LDS zoning and SR land use, and commercial is adjacent to the west and south with GC zoning and C land use. This request is to change the site use to align with the transforming commercial land use and zoning in this intensive commercial area, as seen in Figures 2-5 below.

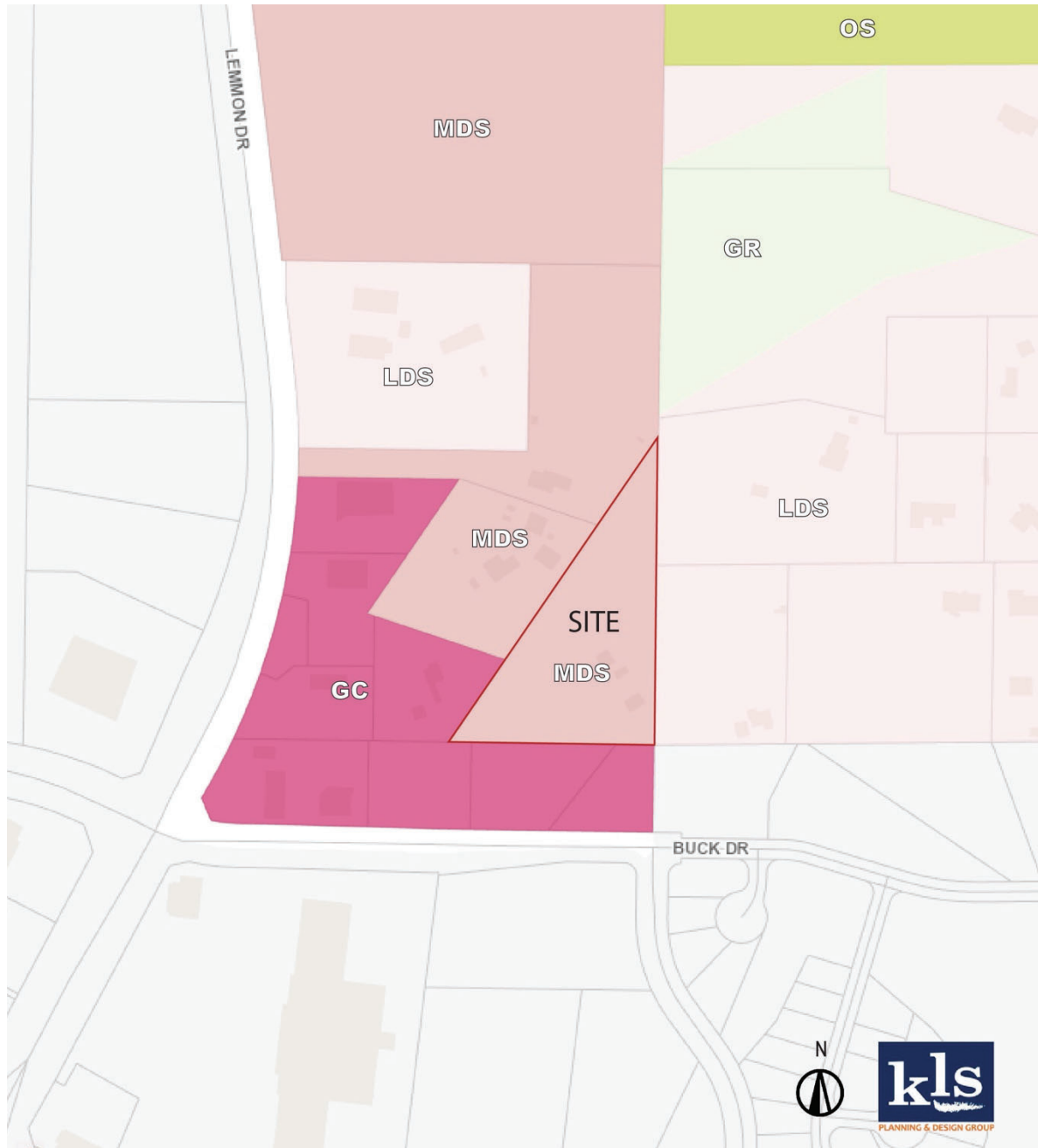


Figure 2 – Existing Zoning

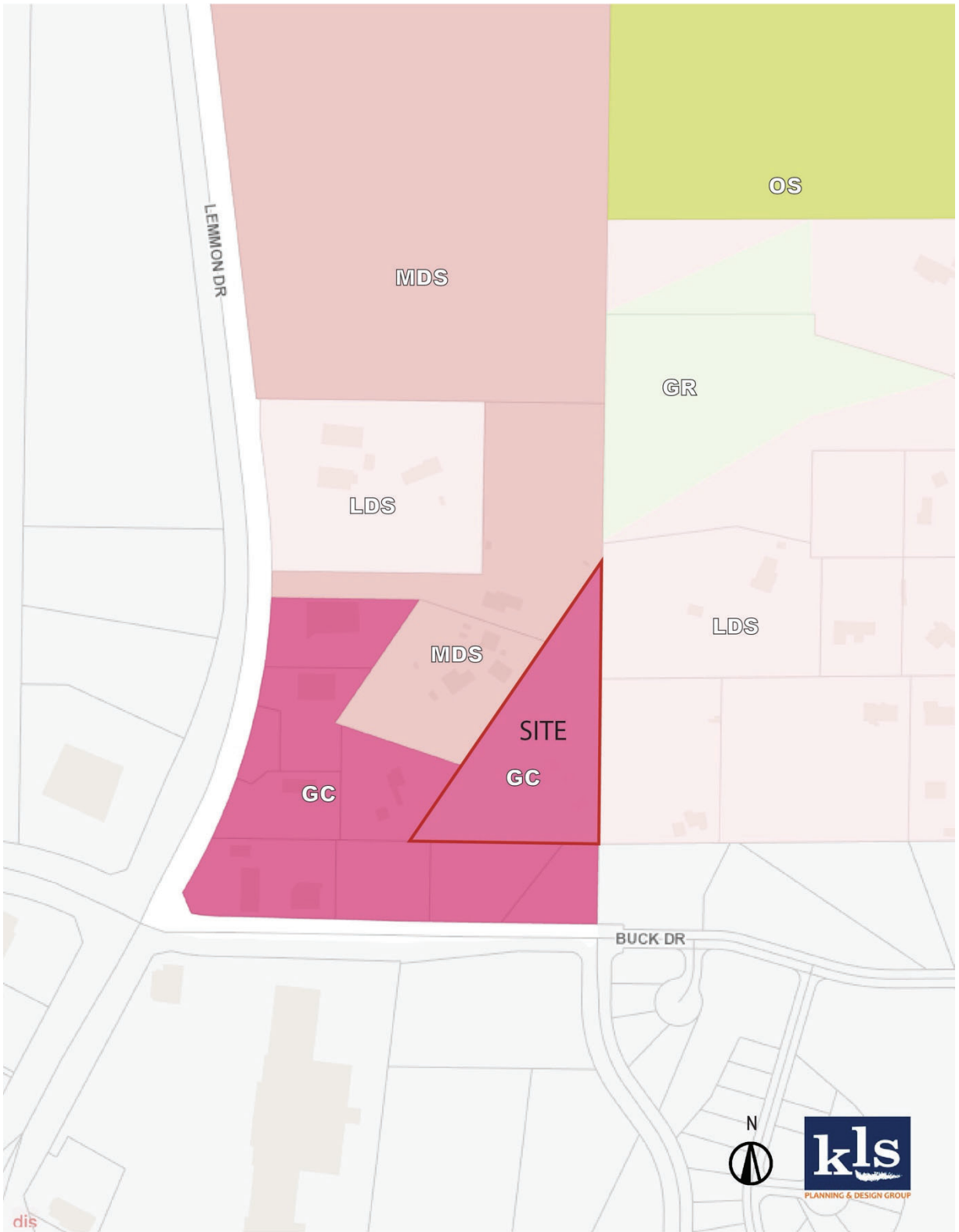


Figure 3 – Proposed Zoning

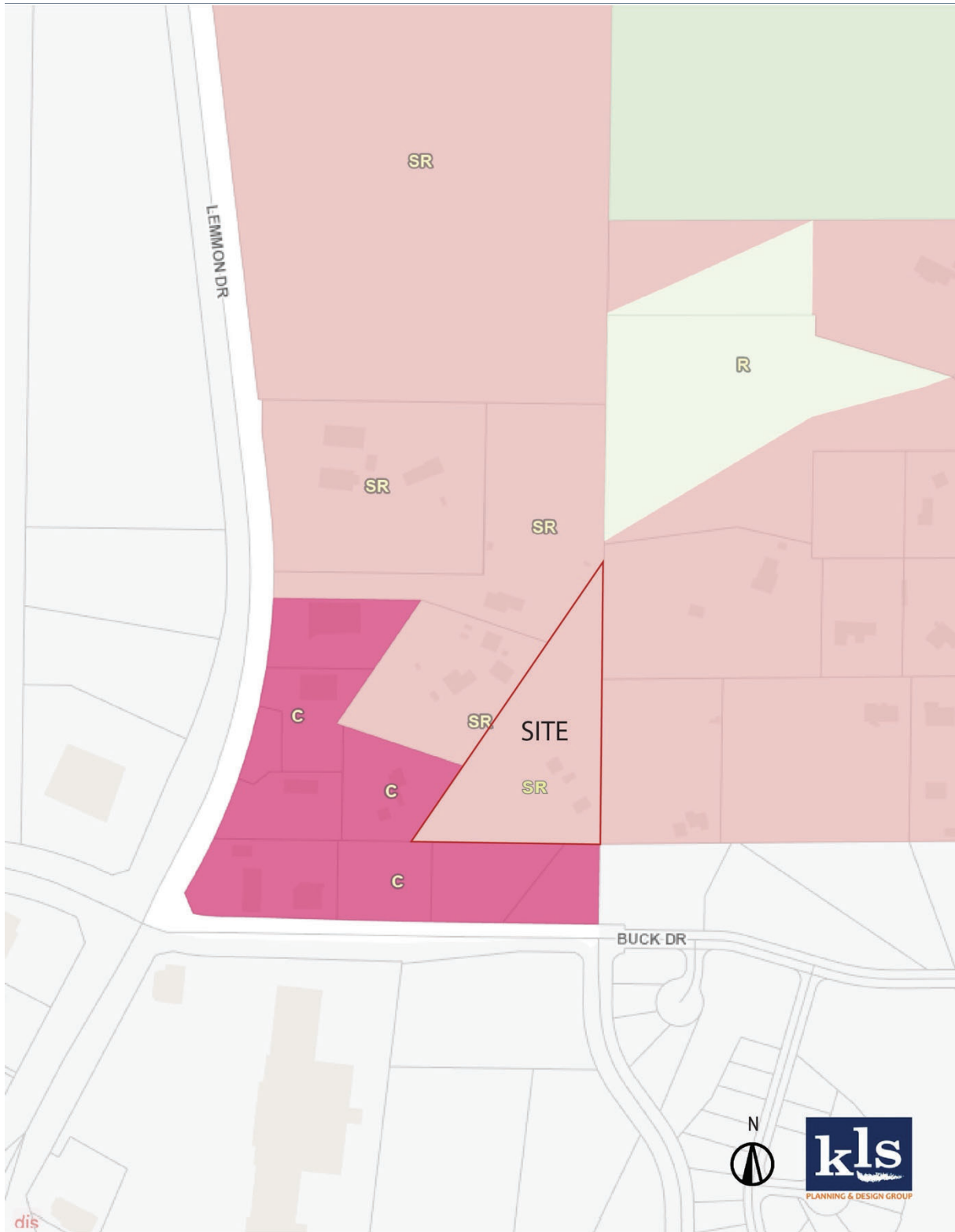


Figure 4 – Existing Master Plan Land Use

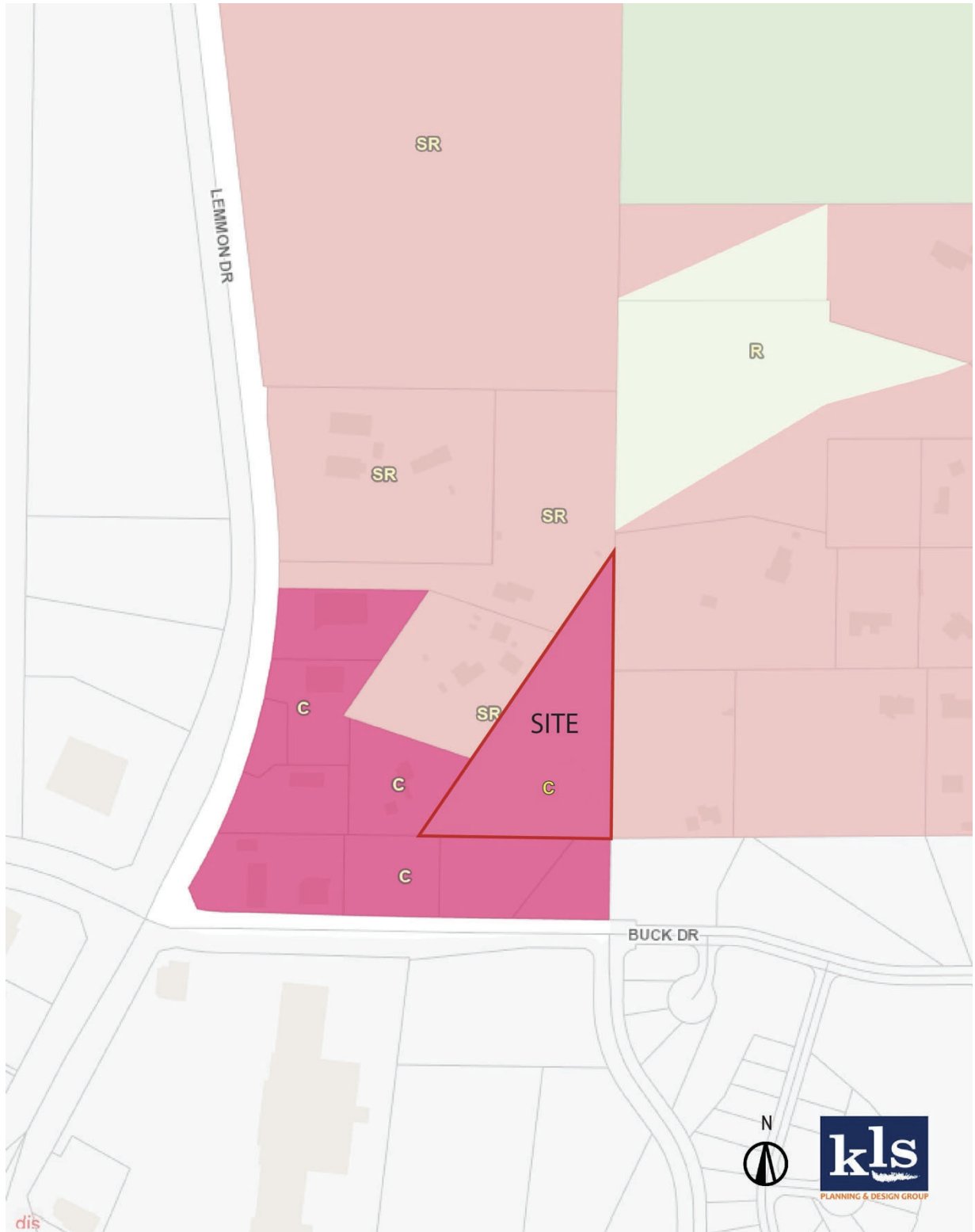


Figure 5 – Proposed Master Plan Land Use

### Rationale for Requested Land Use Change

The followings points are to identify the key issues to be addressed with staff and public review to approve this request:

- Change in Conditions – Two more recent changes in the immediate area include the change to the Master Plan and zoning for an abutting parcel. Also, the intensity of the intersection of Lemmon Drive is a fundamental character change with the expansion of Lemmon Drive to a 6-lane arterial street with construction under way.
- Land Use Compatibility – There is solid basis to say the change is appropriate given that commercial zoning and uses are abutting the site on two sides. This would be a good transitional site in terms of zoning and use to the suburban residential to the east. This is typical and appropriate in managing land use regulation.
- Approved Policy Change – This recent approved change to remove the Rural Character Management Area of the North Valleys Area Plan now allows for this use. It was determined in that process there is nothing about the location or parcel to indicate it is rural.
- Public Facilities – There are existing and proposed public facilities in place or planned for expansion to service this parcel. Those public facilities include roads, community sewer, community water, police, fire, and a library. These are all indicative of the intensification of this quadrant of a major arterial intersection that is suited for commercial use.

## Findings

### Plan Maintenance

**Goal Twenty-One: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

### Policies

*NV.21.1* In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.

### **Vision**

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the North Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in North Valleys in a manner that:

- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;

This request is neutral on this vision statement

- Respects private property rights;

This request is supportive to this vision statement

- Provides a range of housing opportunities;

This request is supportive to this vision statement

- Provides ample open space and recreational opportunities;

This request is neutral on this vision statement

- Addresses the conservation of natural, scenic and cultural resources;

This request is neutral on this vision statement

- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,

This request is supportive to this vision statement

- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

This request is supportive to this vision statement

**Character Statement**

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

- b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

We believe this amendment conforms to all applicable policies of the NVAP as discussed in this application.

- c. The amendment will not conflict with the public's health, safety or welfare.

This amendment will be favorable to the public's health, safety, and welfare.

NV.21.2 For any amendment that proposes to:

- Revise the Vision and Character statements
- Revise Goal One or its associated policies

**Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.**



The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.

This request will conform to Goal One as defined above. It will also conform to the vision and character statements.

NV.21.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

We learned from staff in the Predevelopment Meeting that the location will require connection to the nearby TMWA facilities and a connection to community sewer. A commercial parcel of this size will not have great impact to those facilities. It appears a feasibility study is not needed at this time.

- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

We will work with staff to define land use intensity and provide a traffic analysis if necessary. This request is largely premised on the market receiving this as a “lower intensity” commercial use as the location is within a commercial node, its is “tucked behind” the more intense commercial uses fronting the arterial street and thus, will likely be a lower traffic generator.

- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

This location would provide a community serving commercial use given the nature of the changes occurring in the immediate area.

- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

This not applicable given the request is to provide commercial land use.

- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

The applicant has not engaged a traffic study for several reasons. One, the proposed use is a general land use change and not project specific. Second, the size of the site and constrained shape of the site will restrict the range of uses and limit intensity. Three, the size of the site in relation to roadway capacity has an overall minimal contribution to the trips on the regional roadway network.

- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

It is hard to conceptual how a low intensity use could possibly result in any substantial impact to the adopted LOS for the adjacent regional roadways. This considers that a 6-lane arterial expansion is currently underway for Lemmon Drive and the enormous increase in capacity that is being created with that new expansion.

- g. Washoe County will work to ensure that the long-range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

This request is neutral to this finding.

- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

This request is neutral to this finding and it should be waived.

- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a

special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

This request is neutral to this finding.

NV.21.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

There is anecdotal market evidence that the proposed change to commercial land use is appropriate and needed in the market at this location. There are abutting commercial uses and commercial brokers have inquired about the site being well suited commercial uses

NV.21.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

This request is neutral to this finding.

## Regulatory Zone Amendment Findings

**Findings.** To make a recommendation for approval, all of the following findings must be made by the Commission:

### (1) Consistency with Master Plan.

Finding: The proposed amendment is in substantial compliance with all policies and action programs of the Master Plan as discussed in the attached supplemental information document.

### (2) Compatible Land Uses

Finding: The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare. The highest-level measure of compatibility for this request is the transformative nature of the area from what was residential to a commercial quadrant of a major intersection and a high-capacity high volume arterial corridor.

The issue of compatible land use exactly as this is already established in Washoe County, thus it is compatible with adjacent land uses.

### (3) Response to Change Conditions; more desirable use

Finding: The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land. This is perhaps the most key point and compelling point to support this requested change.

**(4) Availability of Facilities.**

Finding: There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation. All facilities must be established to accommodate a project that would result from the proposed master plan change. In review of the North Valley Area Plan and the Public Facilities Map, there is existing fire, parks, and library services in the area. The site will connect to community services that include sewer water, and the regional road network.

**(5) No Adverse Effects.**

Finding: We view this change as a response to changes in the area and a growing need for commercial services near an intense urban corridor that is expanding to a 6-Lane High Access Control arterial street. This should be viewed as positive and not adverse effects.

**(6) Desired Pattern of Growth.**

Finding: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. The fact that such a pattern of growth is already accepted and established in other areas of Washoe County would support that this is a responsible and desired pattern of growth.

**(7) Effect on a Military Installation When a Military Installation is Required to be Noticed.**

Finding: The proposed amendment will not affect the location, purpose and mission of the military installation.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Larson Family Trust</b>			
Project Description: A Master Plan Amendment to change Land Use from Suburban Residential (SR) to Commercial (C); and a Regulatory Zoning Amendment to change from MDS to GC			
Project Address: 450 Lemmon Dr, Reno, NV 89506			
Project Area (acres or square feet): 2.757 ac			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>550' northeast of Lemmon Drive and Sky Vista Parkway intersection</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
552-190-01	2.757		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Larson Family Trust		Name: John Krmpotic, AICP	
Address: PO Box 60873		Address: KLS Planning, 1 East 1st St, Suite 1400	
Reno, NV	Zip: 89506	Reno, NV	Zip: 89501
Phone: 775-722-5268	Fax:	Phone: 775-852-7606	Fax: 852-7609
Email: blarsonwest@gmail.com		Email: johnk@klsdesigngroup.com	
Cell:	Other:	Cell: 775-857-7710	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Brad Larson		Name:	
Address: PO Box 60873		Address:	
Reno, NV	Zip: 89506		Zip:
Phone: 775-722-5268	Fax:	Phone:	Fax:
Email: blarsonwest@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

A land use designation change from Suburban Residential (SR) to Commercial (C)

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

There are several parcels adjacent to the site that are currently zoned GC and within the same area.

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

450 Lemmon Dr, about 550' northeast of the intersection of Lemmon Dr and Sky Vista Pkwy.

b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
552-190-01	SR	2.757	C	2.757

c. What are the adopted land use designations of adjacent parcels?

North	Suburban Residential
South	Commercial
East	Suburban Residential
West	Commercial / Suburban Residential

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

The site currently contains one 700 sq ft home. The vicinity contains commercial uses to the west and residential to the east.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

There are no major resources associated with the site. This is a largely flat parcel with no special water bodies, soils, or wildlife.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

Yes  No

Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes  No

Explanation:

N/A

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

N/A

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

N/A

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

N/A

- 7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

N/A

- 8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--



If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Water rights will be acquired at retail pricing at TMWA

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

Developer Funded

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Either City of Reno or Washoe County

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input checked="" type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	---	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Developer Funded

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

The site is 500' from Lemmon Drive, which has an on ramp to US-395 N/S

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 44
b. Health Care Facility	Renown North Valleys Urgent Care
c. Elementary School	Alice Smith Elementary School
d. Middle School	O'Brien Middle School
e. High School	North Valleys High School
f. Parks	North Valleys Regional Park, Golden Valley Park, Martin Luther King Jr Memorial Park
g. Library	North Valleys Library
h. Citifare Bus Stop	Lemmon Dr & Sky Vista Pkwy

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

a. Population Element:

This proposed amendment fosters and promotes Population Element Goals 3 and 4
---

b. Conservation Element:

The proposed amendment appears to be neutral with respect to the goals and policies of the Conservation Element
---

c. Housing Element:

The proposed amendment appears to be neutral with respect to the goals and policies of the Housing Element
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d. Land Use and Transportation Element:

This proposed amendment fosters and promotes Land Use & Transportation Element Goals 1, 2, 6, and 15
--

e. Public Services and Facilities Element:

The proposed amendment appears to be neutral with respect to the goals and policies of the Public Services and Facilities Element
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f. Adopted area plan(s):

The proposed amendment will update permitted uses to reflect the current conditions and uses of the site's vicinity.
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15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

See attached narrative analysis.
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### Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

See attached narrative analysis.

# Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
  - a. What is the location (address, distance and direction from nearest intersection)?

450 Lemmon Dr, about 550' northeast of the intersection of Lemmon Dr and Sky Vista Pkwy.

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
552-190-01	SR	MDS	2.757	GC	2.757

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	MDS	residential
South	GC	commercial
East	LDS	residential
West	GC	commercial

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

The site currently contains one 700 sq ft home with an unpaved access road connecting to Buck Dr.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

There are no major resources associated with the site. This is a largely flat parcel with no special water bodies, soils, or wildlife.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
---	--

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

--

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

--

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input checked="" type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

--

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Either City of Reno or Washoe County

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

--

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

The site is 500' from Lemmon Drive, which has an on ramp to US-395 N/S
--

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Truckee Meadows Fire Station 44; 2.08 mi
b. Health Care Facility	Renown North Valleys Urgent Care
c. Elementary School	Alice Smith Elementary School
d. Middle School	O'Brien Middle School
e. High School	North Valleys High School
f. Parks	North Valleys Regional Park, Golden Valley Park, Martin Luther King Jr Memorial Park
g. Library	North Valleys Library
h. Citifare Bus Stop	Lemmon Dr & Sky Vista Pkwy

## Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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## Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

**Findings.** To make a recommendation for approval, all of the following findings must be made by the Commission:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
- (3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.



# Property Owner Affidavit

**Applicant Name:** Larson Family Trust

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

I, Brad Larson  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 552-190-01

Printed Name Brad Larson

Signed Brad Larson

Address P.O. Box. 60873

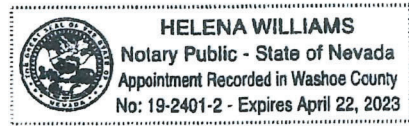
Reno, NV. 89506

Subscribed and sworn to before me this 3<sup>RD</sup> day of MAY, 2021.

(Notary Stamp)

Helena Williams, WASHOE, NEVADA  
Notary Public in and for said county and state

My commission expires: APRIL 22, 2023



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



July 8, 2022

Mr. John F. Krmptic  
KLS Planning & Design  
1 East 1<sup>st</sup> Street  
Reno, NV 89501

**Re: Market Analysis of Commercial Space Demand in North Valleys**

Mr. Krmptic,

Per your request, I reviewed the market in Washoe County and specifically North Valleys subregion for additional commercial space. It is my understanding Larson Family Trust are owners of a 2.76-acre parcel located in unincorporated Washoe County (APN 552-190-01). Property owners are requesting a Master Plan Amendment to change the land use designation of the property from Suburban Residential (SR) to Commercial (C) and a Regulatory Zone Amendment to change the zoning from Medium Density Suburban (MDS) to General Commercial (GC).

Because parcel owners are proposing changes related to commercial space, per Washoe County, the development must show the following:

*For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.*

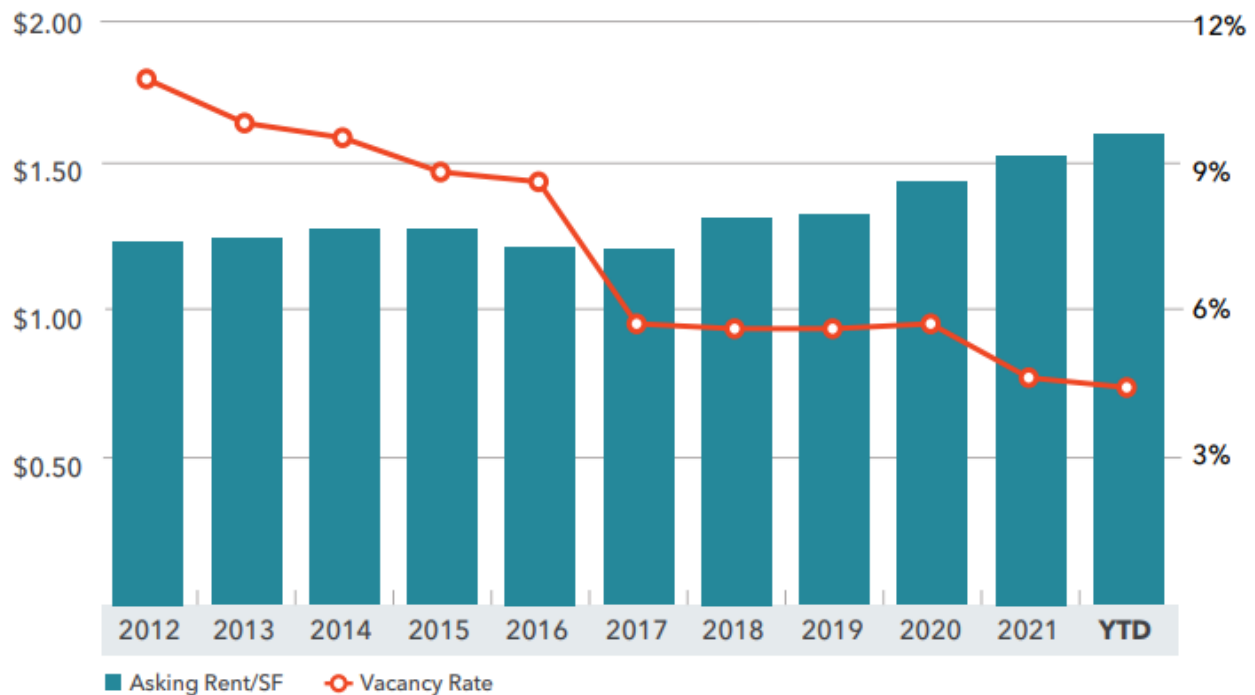
The parcel is located in close proximity to existing commercial uses, including a Walmart Supercenter, Smith’s Food and Drugs, and numerous smaller retail and restaurant

operations. The development of the project with additional commercial uses will be consistent the surrounding uses, creating additional retail and restaurant options for existing and new residents of North Valleys, the second fastest growing subregion of Washoe County, after Spanish Springs.

**Commercial Space Supply**

Retail space in the Reno-Sparks region is seeing a significant surge in demand, leading to declines in vacancy rates and increases in rental rates. According to the “Market Trends Reno-Retail” report by Kidder Mathews, the region’s retail space vacancy rates reached 4.4% in the 1<sup>st</sup> Quarter 2022, compared to 4.6% in 4<sup>th</sup> Quarter 2021 and 5.4% in the 1<sup>st</sup> Quarter 2021. Average asking rents increased from \$1.42 per square foot in 1<sup>st</sup> Quarter 2021 to \$1.52 in 4<sup>th</sup> Quarter 2021, to \$1.59 in the 1<sup>st</sup> Quarter 2022. This is shown in Figure 1.

**Figure 1. Average Asking Rent per Square foot and Vacancy Rates-Reno/Sparks Market<sup>1</sup>**



<sup>1</sup> “Market Trends Reno-Retail,” Kidder Mathews. 1Q 2022.

The report also shows only 33,471 square feet of retail space was added in the market in 1Q 2022, with a net absorption of 65,591 square feet, resulting in a decline in vacant retail space in the market and resulting vacancy rates.

Though it provides the latest data available, the Kidder Mathews report does not provide submarket information. A retail market report by Colliers provides data by area's subregion, including North Valleys, but is available through 4<sup>th</sup> Quarter of 2021 only. This information is summarized in Figure 2 taken from the Colliers report. The report shows that while the overall market vacancy rates declined from 6.6% in 3Q 2021 to 6.3% in 4Q 2021, vacancy rates in North Valleys increased during this period from 4.1% to 5.0%, with net absorption declining by 7,700 square feet. This is a very small percentage of over 900,000 square feet of space in North Valleys.

**Figure 2. Retail Market Characteristics-Reno/Sparks by Submarket<sup>2</sup>**

Market / Submarket	Inventory Square Feet	Availability Rate	Vacancy Rate	Vacancy Rate Previous	Net Absorption Square Feet	Under Construction	Annual Deliveries	Avg. Asking Rate (NNN)
Central/Airport	3,392,988	9.8%	9.3%	8.6%	(23,009)	81,083	132,012	\$1.37
Downtown	576,608	15.7%	13.8%	13.8%	0	102,746	20,378	\$1.79
Meadowood	3,338,680	7.2%	7.1%	6.4%	(24,236)	-	68,761	\$1.88
North Valleys	921,565	6.1%	5.0%	4.1%	(7,682)	-	-	\$1.64
Northeast Reno	103,220	1.6%	1.6%	1.6%	0	-	-	\$1.75
Northwest Reno	1,412,656	3.2%	2.6%	2.6%	1,167	-	-	\$0.90
South Reno	2,370,547	5.0%	4.4%	4.7%	6,101	-	63,000	\$2.08
Southwest Reno	434,398	5.3%	4.7%	3.1%	(7,000)	-	-	\$1.98
Spanish Springs	1,791,769	4.6%	4.0%	7.4%	59,746	-	-	\$2.16
Sparks	4,418,007	9.9%	6.3%	7.4%	48,176	155,000	-	\$1.26
<b>MARKET TOTAL</b>	<b>18,760,438</b>	<b>7.6%</b>	<b>6.3%</b>	<b>6.6%</b>	<b>53,263</b>	<b>338,829</b>	<b>284,151</b>	<b>\$1.42</b>

The figure shows other submarkets in the Reno-Sparks area have significantly higher vacancy rates for retail space, including Downtown Reno at 13.8%, Central Reno/Airport at 9.3%, Meadowood at 7.1%, and Sparks at 6.3%. There was no commercial space under

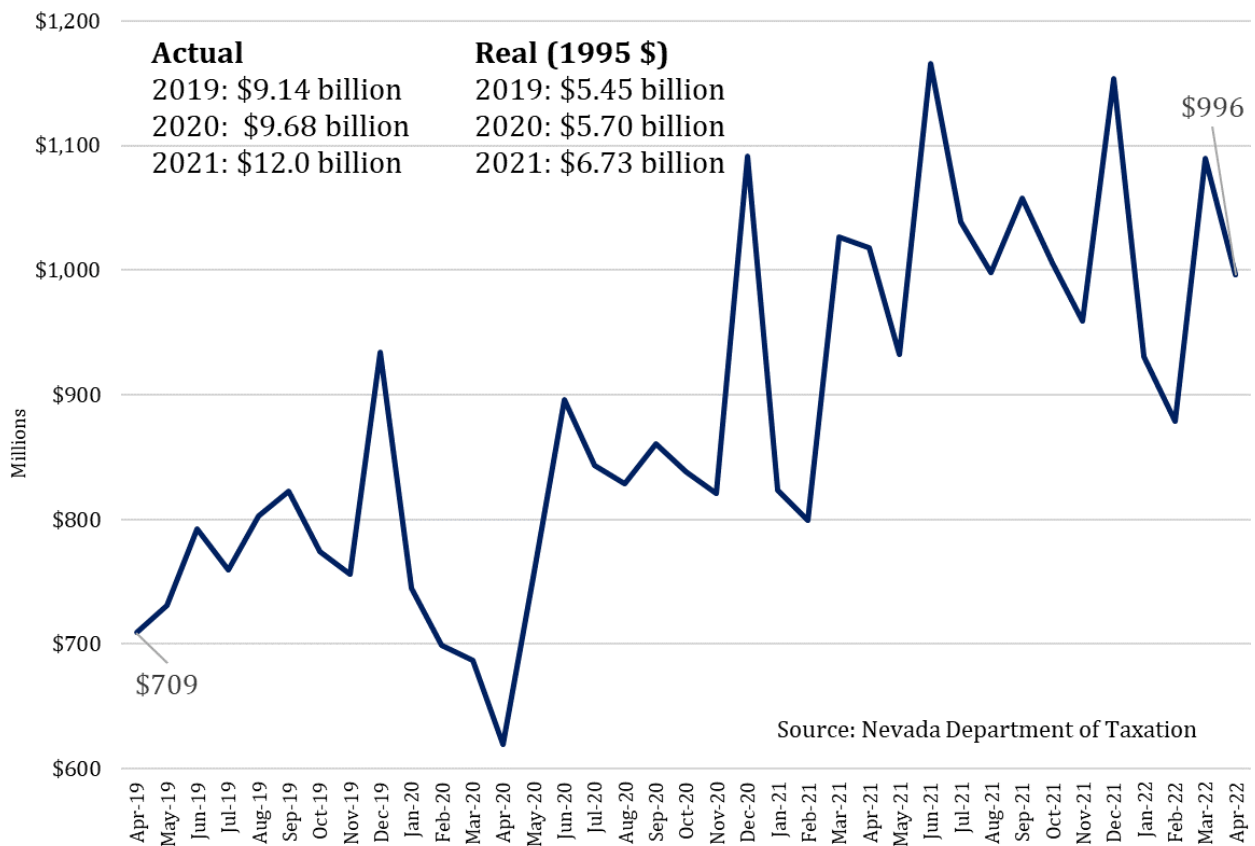
<sup>2</sup> "Reno Retail," Colliers. 4Q 2021.

construction in North Valleys in the 4<sup>th</sup> Quarter 2021, nor, according to previous reports, any significant new construction activity in the submarket during the remainder of 2021 or 2020.

**Commercial Space Demand**

While no significant commercial space has been added to the North Valleys submarket in the past two years, demand for this space, as represented by taxable sales in the region grew significantly. Figure 3 shows taxable retail sales in Washoe County before the COVID-19 pandemic through April 2022, the latest month for which data is available. The figure shows significant growth in taxable sales in the County, even when adjusted for inflation.

**Figure 3. Taxable Retail Sales-Washoe County<sup>3</sup>**



A significant portion of this increase was generated by growth in purchases in the Nonstore Retailers sector, which would not impact demand for local retail space. However, as shown

<sup>3</sup> “Monthly Taxable Sales Statistics,” Nevada Department of Taxation.

in Table 1, much of the demand occurred in sectors which do require physical commercial space.

**Table 1. Taxable Retail Sales by Retail Sector-Washoe County<sup>4</sup>**

Source	April 2019-2022	
	Difference	% Change
Electronics and Appliance Stores	\$ 1,688,746	10.4%
Gasoline Stations	1,970,230	34.9%
Furniture and Home Furnishings Stores	4,746,847	29.7%
Food and Beverage Stores	5,177,150	19.7%
Health and Personal Care Stores	5,310,972	45.0%
Clothing and Clothing Accessories Stores	6,859,063	27.8%
Miscellaneous Store Retailers	9,145,856	52.4%
Sporting Goods, Hobby, Book, & Music Stores	9,400,930	60.9%
General Merchandise Stores	12,046,565	18.5%
Food Services and Drinking Places	16,910,160	16.7%
Building Material & Garden Equipment/Supplies	24,159,069	41.1%
Motor Vehicle and Parts Dealers	35,127,530	35.1%
Nonstore Retailers	46,890,670	211.1%
<b>Total Countywide Taxable Sales</b>	<b>\$ 287,095,287</b>	<b>40.5%</b>

The table shows significant gains in taxable sales for all Washoe County retail sectors compared to pre-COVID levels (April 2019). Highest gains were in the General Merchandise Stores, Food Services and Drinking Places, Building Material & Garden Equipment/Supplies, and Motor Vehicle and Parts Dealers sectors.

This information is provided at county level and is not available for the North Valleys submarket where the subject parcel is located. However, given the demand for taxable sales countywide and significant population growth occurring and expected for the North Valleys submarket, the demand for retail space in the submarket is expected to be strong. Given the

<sup>4</sup> "Monthly Taxable Sales Statistics," Nevada Department of Taxation.

population growth projected for the region, additional commercial space will be required to provide community services to new and existing residents.

According to the data published by the Washoe County Assessor's Office, a total of 841 new residential units (single family attached and detached and apartments) were added to the North Valleys submarket in 2020, 824 units in 2021, and 598 units in 2022 (through June 2022). Though household sizes vary by residential type, using a household size of 2.5 persons for illustrative purposes shows a total of 2,263 new residential units and an estimated 5,658 new residents added to the North Valleys submarket between 2020 and partial year 2022, with no significant commercial space added during the same period.

According to the Center for Regional Studies at the University of Nevada, Reno, there are five residential developments with active construction activity<sup>5</sup> within an approximately two-mile radius of the subject property.<sup>6</sup> There are over fifteen additional developments in this vicinity in various stages of approval, but with no active construction.

Center for Regional Studies estimates as of the 1<sup>st</sup> Quarter 2022, the five active developments will add 963 units to the two-mile trade area over an almost five year period (remainder of 2022 through 2026), resulting in an estimated additional 2,672 new residents. The overall North Valleys region is expected to add 3,852 new residential units through 2026, with an estimated 10,503 new residents to the subregion. This is a significant increase in demand due to population growth alone.

Demand for commercial spending and therefore, commercial space, is driven by two forces, population growth and income growth in the area. In addition to significant population growth, incomes in the region have grown strongly over the last few years. Figure 4 shows wages in the region increased significantly over the past two years, with an 11.0% increase

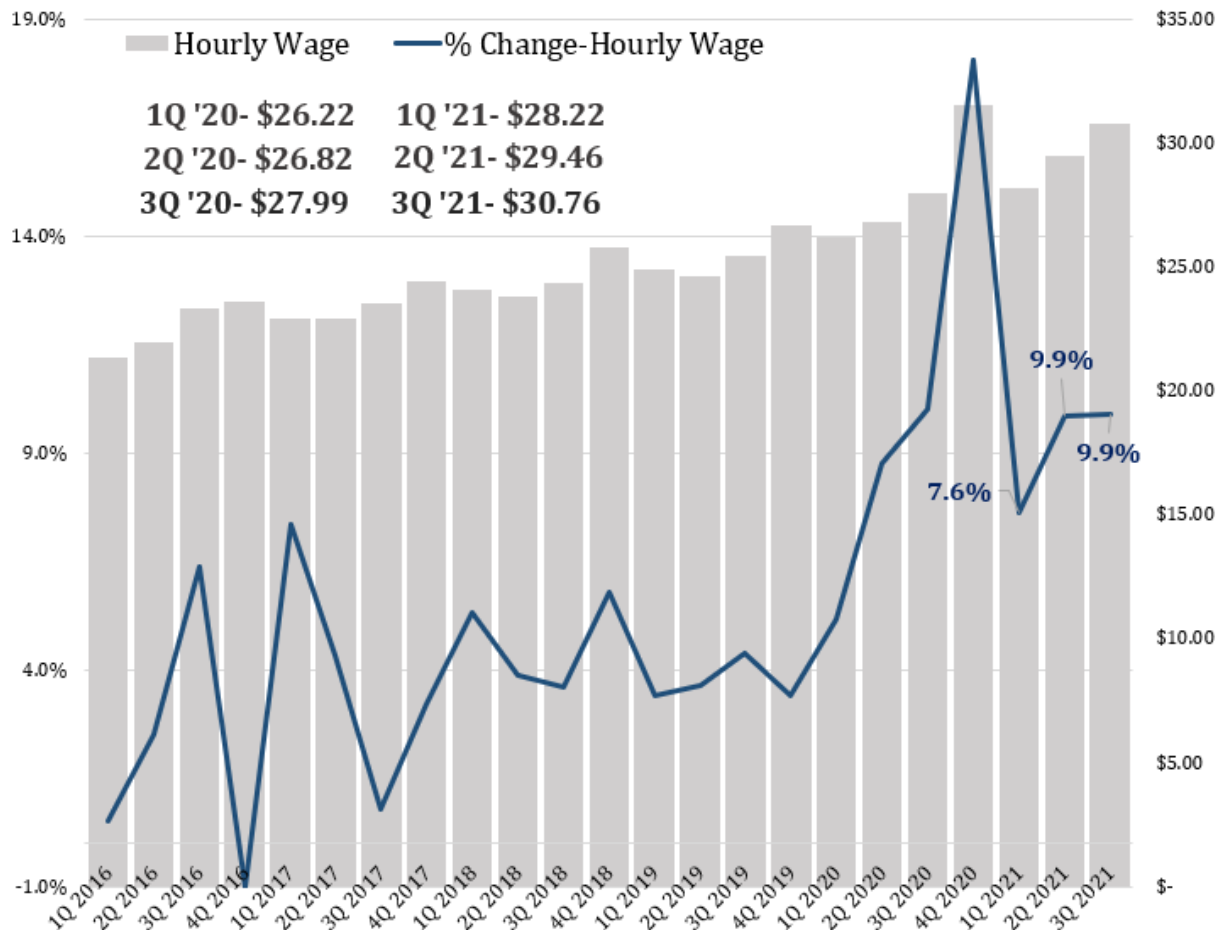
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<sup>5</sup> Regency Park II, Stonefield, The Lakes at Lemmon Valley, Silver Dollar Estates, and Vista Enclave.

<sup>6</sup> "New Residential Construction Activity, North Valleys Subregion - Reno, Washoe County, Nevada," Center for Regional Studies, University of Nevada, Reno. 1Q 2022.

between 2020 and 2021 (\$25.43 to \$28.14 respectively) and an additional 9.0% increase between 2021 and 2022 (to \$30.60).

**Figure 4. Average Hourly Wage-Reno-Sparks MSA<sup>78</sup>**



Center for Regional Studies, in its “New Residential Construction Activity” report for 1<sup>st</sup> Quarter 2022, shows average household income in the North Valleys submarket increased significantly between 2010 and 2021 from \$63,586 to \$76,142 and is expected to increase

<sup>7</sup> “Quarterly Census of Employment and Wages,” Nevada Department of Employment, Training, and Rehabilitation.

<sup>8</sup> Reno-Sparks MSA includes Washoe and Storey counties. Storey County is included as it is the location of the Tahoe Reno Industrial Center, a large employment center in the region and source of employment of a high ratio of Washoe County residents.



Mr. John F. Krmptic  
July 8, 2022  
Page 8

to \$79,189 by 2026. Per capita income increased from \$21,382 in 2010 to \$25,749 in 2021, and is expected to increase to \$26,902 by 2026.

Overall, no significant commercial space has been added in the North Valleys region over the past two years, while population increased and is expected to continue to increase at a rapid pace. Across Washoe County, retail spending is increasing while retail space supply is not keeping up with demand, resulting in declines in vacancy rates and increased rental rates. As a result, it is my opinion, based on the above analysis that the subject parcel's conversion to commercial space is appropriate given the shortage of this space in the North Valleys subregion as a whole, and especially the subject parcel's proximity (2-mile radius) to an area of significant population growth in the near future.

Please contact me with any questions regarding this report.

Sincerely,



Eugenia Larmore, PhD, MBA



April 6, 2020

To: Chris Bronczyk, Senior Planner

From: Timothy Simpson, P.E., Licensed Engineer

Re: Regulatory Zone Amendment – 450 Lemmon Drive  
APN: 552-190-01

*The Washoe County Community Services Department (WCCSD) Utilities Section has reviewed the subject application and has the following comments:*

The applicant is requesting to amend the regulatory zoning of a 2.75-acre parcel from medium density suburban to neighborhood commercial. The current address of the parcel is 450 Lemmon Drive with a parcel number of 552-190-01.

#### SEWAGE COLLECTION CONSIDERATIONS

The subject property was included in the facility plan for the Lemmon Valley Treatment Facility. The sewer treatment capacity is currently being negotiated between the City of Reno and Washoe County. Sufficient treatment capacity will be further evaluated at the time of development. Washoe County will require a full sewer report of any proposed development and will require the developer to adhere to all adopted ordinances, codes, interlocal agreements, etc. that exists at the time of development.