

Washoe County Planning Commission



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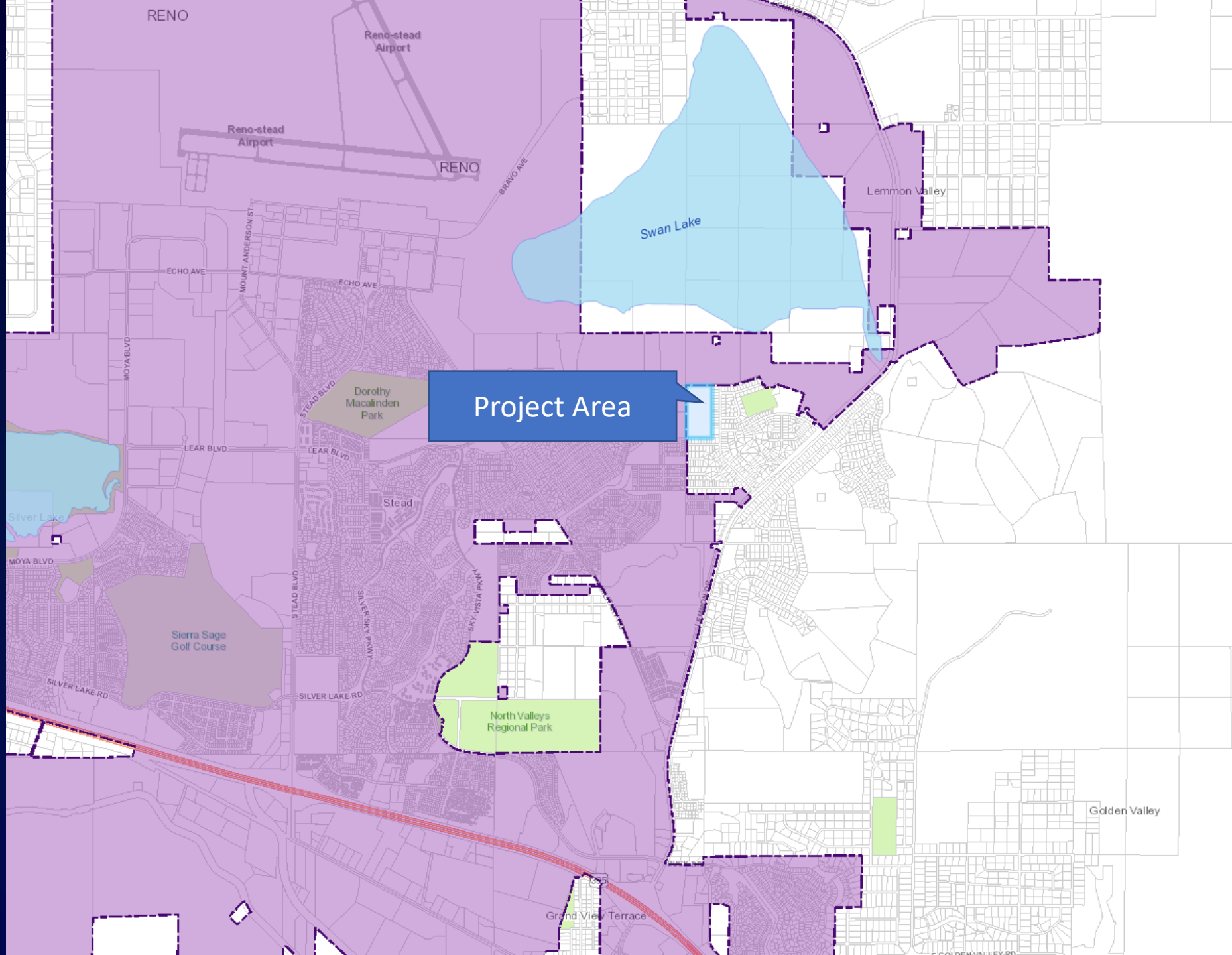
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**WMPA23-0006/WRZA23-0006  
(Learner-Lemmon Master Plan and  
Regulatory Zone Amendment)**

August 1, 2023

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 8.566 acres of a 19.926-acre parcel from Rural (R) to Suburban Residential (SR); and
- (2) Recommend adoption of an amendment to the North Valleys Regulatory Zone Map, to redesignate 5 acres of a 19.926-acre parcel from Medium Density Suburban (MDS) to High Density Suburban (HDS), to redesignate 3.27 acres of the same parcel from Medium Density Suburban (MDS) to Open Space (OS), to redesignate 2.35 acres of the same parcel from General Rural (GR) to Medium Density Suburban (MDS), to redesignate 5.59 acres of the same parcel from General Rural (GR) to High Density Suburban (HDS), and to redesignate .53 acres of the same parcel from General Rural (GR) to Open Space (OS). Approximately 3.18 acres of Medium Density Suburban (MDS) will retain its current zoning. The Regulatory Zone Amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment 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.



Project Area

RENO

Reno Stead Airport

Reno Stead Airport

RENO

BRAVO AVE

Lemmon Valley

Swan Lake

Dorothy Macalinden Park

Project Area

Silver Lake

Sierra Sage Golf Course

North Valleys Regional Park

Golden Valley

Grand View Terrace



Project Area

North Valleys Regional Park

# Background



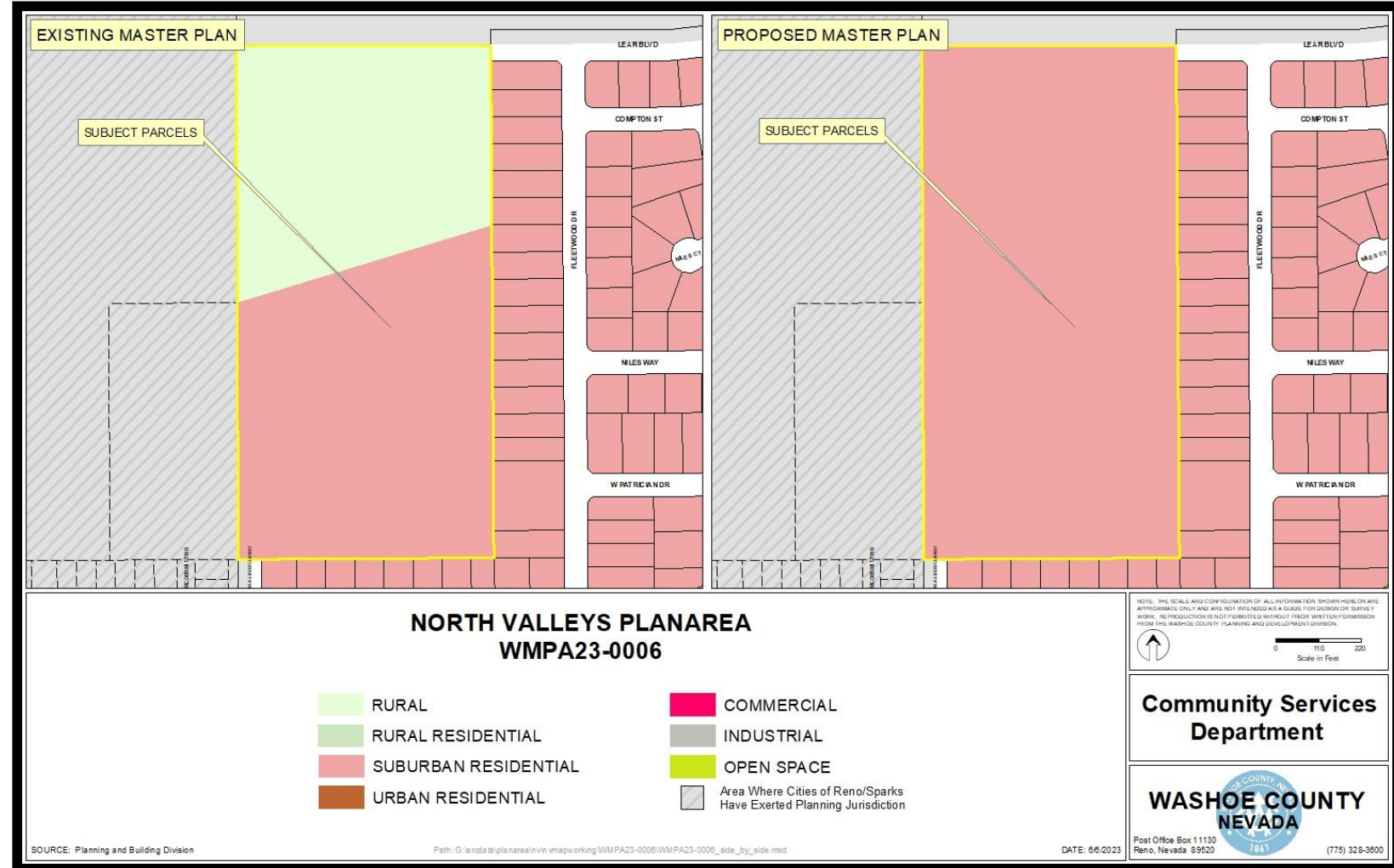
- APN: 080-461-08
- Undeveloped
- Relatively flat
- Within the Lemmon Valley Suburban Character Management Area (LVSCMA)
- Current regulatory zones: 57% MDS, 43% GR
- Current master plan designations: 57% SR, 43% R

# MPA Request



The master plan amendment request is:

- 1. 8.5 acres Rural (R)  
=> Suburban Residential (SR)



# RZA Request



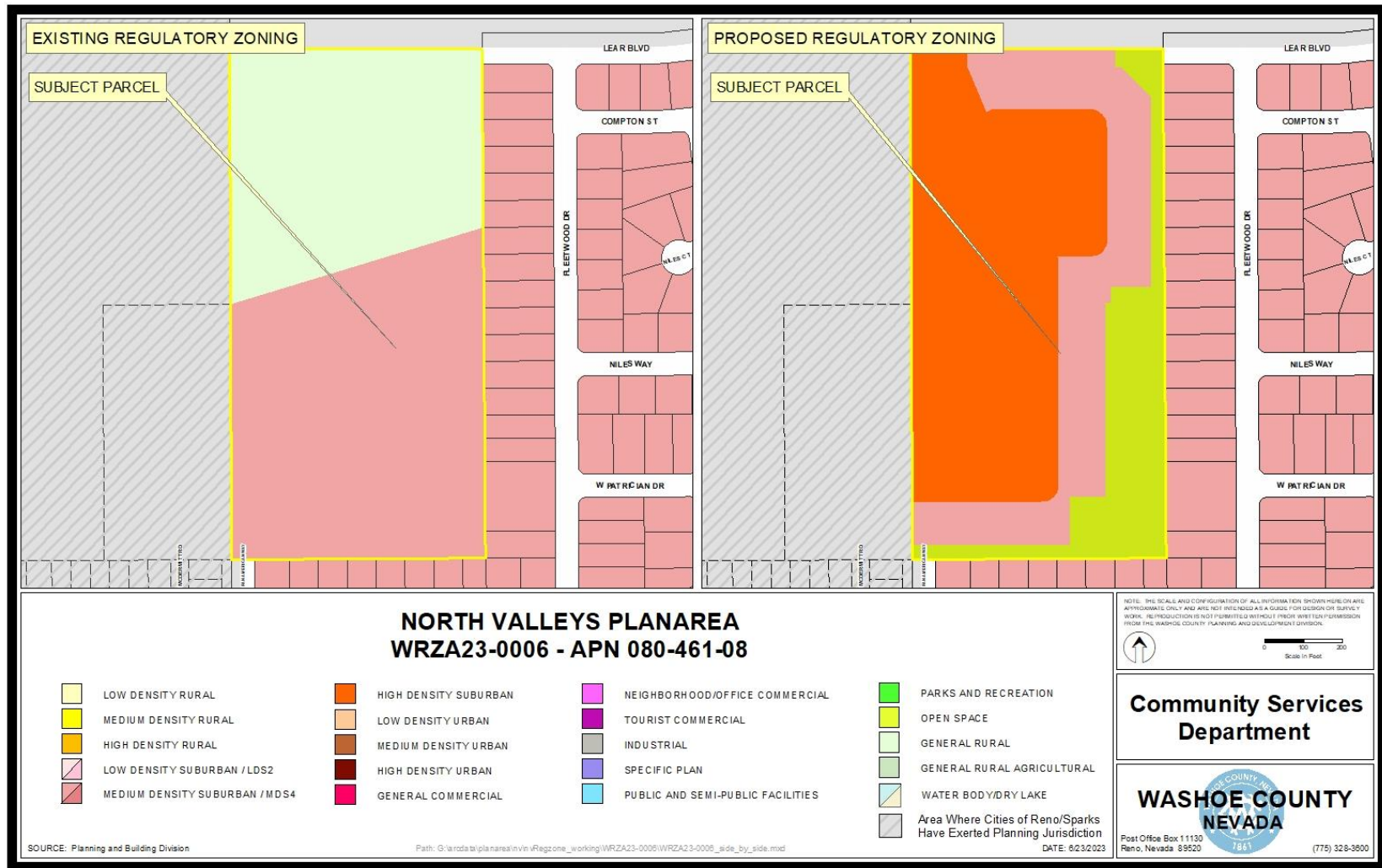
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The regulatory zone amendment request is to:

1. 5 acres MDS=> HDS
2. 3.27 acres MDS=> OS
3. 2.35 acres GR => MDS
4. 5.59 acres GR => HDS
5. 0.53 acres GR => OS

Overall:

11.4 acres MDS & 8.5 acres GR => 3.8 acres OS, 5.53 acres MDS, 10.59 acres HDS



# Density

- MPA/RZA request proposes density change from 34 to 90 units
  - 1.7 units/acre => 4.5 units/acre
- HDS zoning adjacent to City of Reno, OS buffer between residential zonings and existing residential development in Washoe County
- Increase in compatibility with surrounding land uses

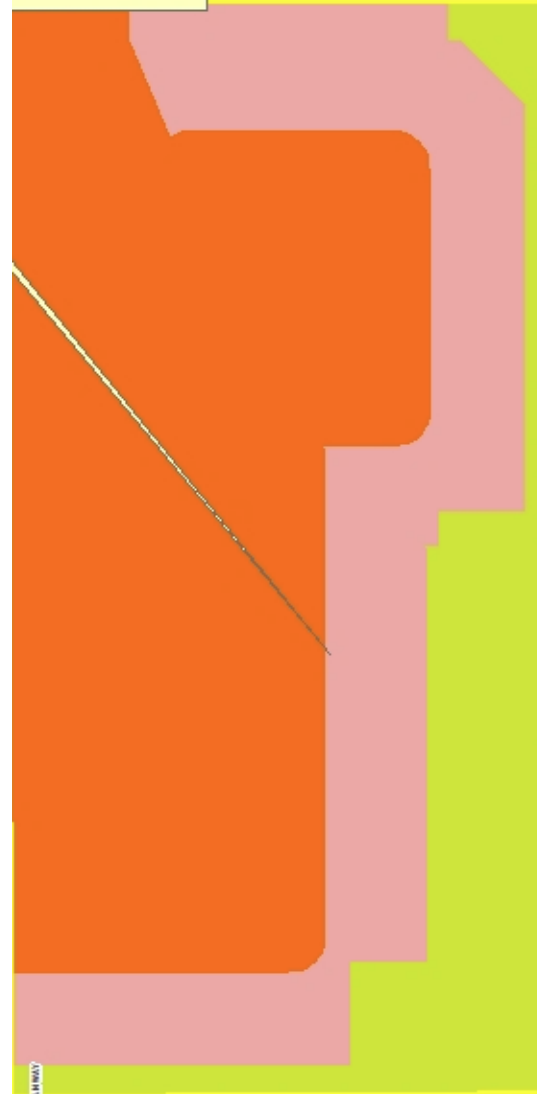
<b>Existing Adjacent Regulatory Zone</b>	<b>Maximum Allowed Density</b>	<b>Subject Property Existing Density</b>	<b>Subject Property Proposed Density</b>
<u>North</u> : Open Space (City of Reno—closest to OS)	0 units/acre	1.7 units/acre	4.5 units/acre
<u>East</u> : MDS	3 units/acre	1.7 units/acre	4.5 units/acre
<u>South</u> : MDS	3 units/acre	1.7 units/acre	4.5 units/acre
<u>West</u> : SF-8 (City of Reno—closest to HDS)	8 units/acre	1.7 units/acre	4.5 units/acre



# Floodplain



- Floodplain (FEMA zone AE) in northern corner of parcel
- All floodplain in OS zoning



- Comments from SHPO indicate known cultural resources in vicinity of project site
- Research by applicant shows mapped resources are not on project site
- Potential presence of cultural resources can be addressed through conditions at time of future development
- Tribal groups contacted; provided no comments

# Traffic



Intersection	2023 Existing		2026 Background*		2026 Background Plus Project	
	AM	PM	AM	PM	AM	PM
	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)
<b>Fleetwood Drive and Lemmon Drive (#1)</b> Two-Way Stop Control Eastbound	9.3 (A)	0.0 (A)	9.3 (A)	0.0 (A)	9.5 (A)	13.4 (B)
<b>Fleetwood Drive and Lemmon Drive (#2)</b> Two-Way Stop Control Eastbound Westbound	10.0 (B) 12.2 (B)	9.3 (A) 11.6 (B)	10.1 (B) 12.5 (B)	9.3 (A) 11.8 (B)	10.7 (B) 12.5 (B)	9.6 (A) 11.9 (B)
<b>Fleetwood Drive and Budget Way (#3)</b> Two-Way Stop Control Eastbound	8.9 (A)	8.8 (A)	8.9 (A)	8.8 (A)	9.0 (A)	8.9 (A)
<b>Fleetwood Drive and Lear Boulevard (#4)*</b> All-Way Stop Control	7.0 (A)	6.7 (A)	7.0 (A)	6.7 (A)	6.7 (A)	6.9 (A)
<b>Budget Way and Pan American Way (#5)</b> Two-Way Stop Control Westbound	8.6 (A)	8.6 (A)	8.6 (A)	8.6 (A)	8.8 (A)	8.8 (A)

# Availability of Facilities

- TIS shows roadways will meet minimum LOS C
- Lemmon Dr being widened north of Fleetwood from 2 lanes to 4 in 2025 per RTC
- Sewer capacity at Reno-Stead Wastewater Treatment Facility
- Water service by TMWA; applicant will need to acquire water rights
- Reviewed by Washoe County Water Rights Manager and Nevada Division of Water Resources—no concerns
- Reviewed by Washoe County Health District—no concerns
- Reviewed by Washoe County School District—no concerns

# Neighborhood Meeting



- Meeting held on February 22, 2023 from 6:30-8:00 pm
- Attended by nine members of the public
- Questions regarding backyard access to existing houses, traffic, and height of the houses in a future subdivision



# Reviewing Agencies & Findings

- Various agencies reviewed the application, their comments are included in the staff report (Exhibit D).
- Staff can make all the findings as explained in the staff report, including findings specific to the North Valleys Area Plan for the MPA & RZA (NV.21.1 (a-c) and NV21.3 (a-i)).

# Possible Motion - MPA



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 at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0006 having made at least three of the five findings set forth in Washoe County Code Section 110.820.15(d)(1)-(5), the additional finding in Section 110.820.15(d)(6), and having made three findings in accordance with North Valleys Area Plan policy NV.21.1. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0006 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.



# Possible Motion - RZA



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 included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0006, having made all of the findings set forth in Washoe County Code Section 110.821.15(d) and having made all relevant findings of North Valleys Area Plan Policy NV.21.3. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0006 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.

# Thank you

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