

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: 6755 Franktown Road MPA and RZA			
Project Description: A Master Plan Amendment to adjust Master Plan land use boundaries within an existing parcel to include redesignating 1.6± acres from Rural to Rural Residential and 1.6± acres from Rural Residential to Rural. A Regulatory Zone Amendment to adjust zoning boundaries within an existing parcel, resulting in a rezone of 1.6± acres from General Rural to Medium Density Rural and 1.6± acres from Medium Density Rural to General Rural.			
Project Address: 6755 Franktown Road, Washoe Valley, NV 89704			
Project Area (acres or square feet): 53.8± acres			
Project Location (with point of reference to major cross streets AND area locator): Project Location is on the west side of Franktown Road, north of Lewers Creek, west of Toiyabe Golf Club.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
055-200-98	53.8		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Rosehaven Properties LLC		Name: Christy Corporation, LTD	
Address: 7165 San Antonio Ranch RD		Address: 1000 Kiley Parkway	
Washoe Valley, NV Zip: 89704		Sparks, NV Zip: 89436	
Phone: Fax:		Phone: 775-502-8552 Fax:	
Email: rdickson@dicksonrealty.com		Email: mike@christynv.com	
Cell: Other:		Cell: Other:	
Contact Person: Rebecca Dickson		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		Name: Lumos & Associates	
Address:		Address: 9222 Prototype Drive	
Zip:		Reno, NV Zip: 89521	
Phone: Fax:		Phone: 775-827-6111 Fax:	
Email:		Email: jgomez@lumosinc.com	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person: John Gomez	
For Office Use Only			
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 checked="" 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?

Adjust land use boundaries within an existing parcel to include redesignating 1.6± acres from Rural to Rural Residential and 1.6± acres from Rural Residential to Rural.
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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?

Refer to the attached report for additional details and analysis.
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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?

6755 Franktown Road. Approximately 900 feet north along Franktown Road from the intersection with Tunnel Creek Road.
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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
055-200-98	R/RR	53.8	R/RR	1.6 acres

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

North	R/RR
South	R/RR
East	R/RR
West	R

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

Single family home with detached garage and barn with pastureland in east central portion of the site.

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.

Refer to the attached report for additional details and analysis.

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

No regulated wetlands are located on site.

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

No study required as there is no proposed development associated with this application. The house and improvements are existing.

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

Refer to the attached report for additional details and analysis.

- 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
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Explanation:

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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
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Explanation:

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

There is no intensification of land uses proposed.

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

a. System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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

a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

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

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

Franktown Road and Old US 395

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Station 32
b. Health Care Facility	Renown South Meadows Medical Center
c. Elementary School	Pleasant Valley
d. Middle School	Marce Herz
e. High School	Galena
f. Parks	Wilson Common Park Pond, Washoe Lake State Park
g. Library	South Valleys Library
h. Citifare Bus Stop	NA

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:

Not applicable

b. Conservation Element:

See attached report for details.

c. Housing Element:

Not applicable

d. Land Use and Transportation Element:

See attached report for details.

e. Public Services and Facilities Element:

See attached report for details.

f. Adopted area plan(s):

Analysis of the South Valleys Area Plan is included in the attached report.

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.

Not applicable

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.)

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)?

6755 Franktown Road. Approximately 900 feet north along Franktown Road from the intersection with Tunnel Creek Road

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
055-200-98	R/RR	GR/MDR	53.8	GR/MDR	no net change

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	GR/MDR	Vacant and residential
South	GR/MDR	Vacant and residential
East	GR/MDR	Pastureland
West	GR	US Forest Service Land

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

Single family home with detached garage and barn with pastureland in east central portion of the site. There is a non-exclusive access easement for the pond.

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.

Refer to the attached report for additional details and analysis.

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

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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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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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):

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- 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.

No intensification in use proposed for the site.

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

- a. System Type:

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

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input 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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- 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.

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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 type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input 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 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.

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

Franktown Road and Old US 395

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	TMFPD Station 32
b. Health Care Facility	Renown South Meadows Medical Center
c. Elementary School	Pleasant Valley
d. Middle School	Marce Herz
e. High School	Galena
f. Parks	Wilson Common Park Pond, Washoe Lake State Park
g. Library	South Valleys Library
h. Citifare Bus Stop	NA

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
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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
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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
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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
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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 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6755 FRANKTOWN ROAD

MASTER PLAN AMENDMENT • REGULATORY ZONE AMENDMENT

Prepared for:

Jamie Zissis

c/o Rebecca Dickson

7165 San Antonio Road

Washoe Valley, Nevada 89704

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

January 9, 2023

6755 FRANKTOWN ROAD
MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

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- Washoe County Development Application
- Owner Affidavit
- Master Plan Amendment Application
- Regulatory Zone Amendment Application
- Property Tax Verification
- Full-Size Master Plan and Zoning Exhibits

6755 FRANKTOWN ROAD

MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

Introduction

This application includes the following requests:

- A **Master Plan Amendment** to adjust Master Plan land use boundaries within an existing parcel to include redesignating 1.6± acres from Rural to Rural Residential and 1.6± acres from Rural Residential to Rural.
- A **Regulatory Zone Amendment** to adjust zoning boundaries within an existing parcel, resulting in a rezone of 1.6± acres from General Rural to Medium Density Rural and 1.6± acres from Medium Density Rural to General Rural.

Project Location

The project site (APN # 055-200-98) consists of 53.8± acres located at 6755 Franktown Road in west Washoe Valley. Specifically, the subject parcel is located on the west side of Franktown Road, north of Lewers Creek, west of Toiyabe Golf Club. Figure 1 (below) depicts the project location.

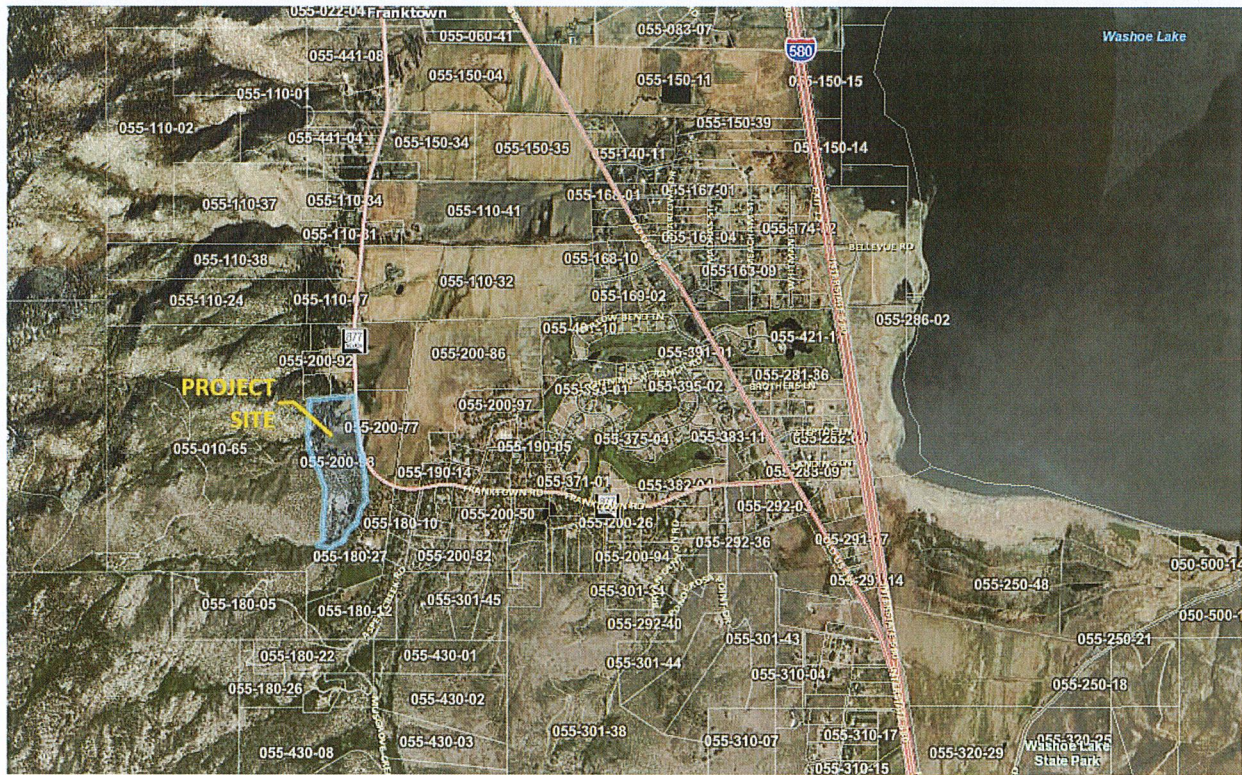


Figure 1 – Vicinity Map

6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

Existing Conditions

Currently, the project site is developed with a 4,584± square foot single family home that was constructed in 2010. There are additional outbuildings, including a detached garage, barn, and accessory structures, all of which have been permitted through Washoe County. The existing home is located within the northern portion of the parcel and is accessed via a driveway connecting to Franktown Road.

The property includes pastureland at the east-central portion of the parcel and a pond at the southern portion of the site. Lewers Creek traverses the parcel from east to west at the southern property boundary. The west side of the parcel is characterized by steeper terrain and includes forested areas. Surrounding land use includes US Forest Service lands to the west, large lot single family to the north and south, and privately owned pastureland to the east.

Figures 2 (below), 3, and 4 (following pages) depict the existing site conditions.



Figure 2 – Existing Conditions

6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

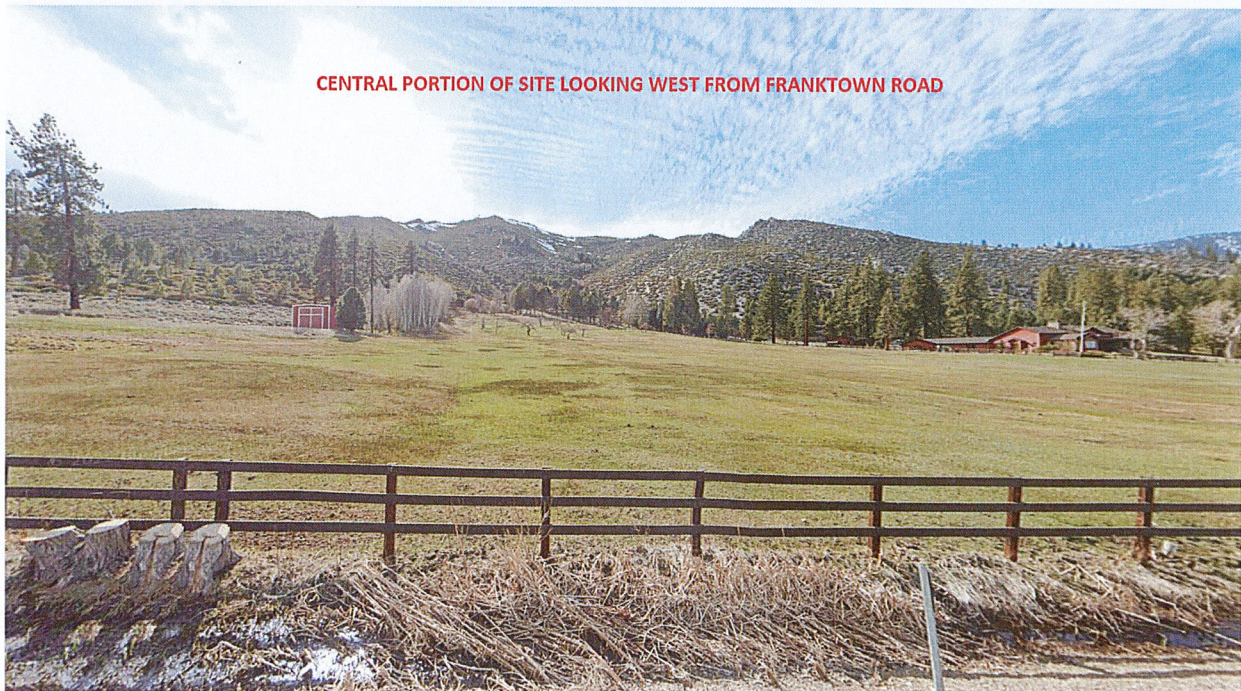
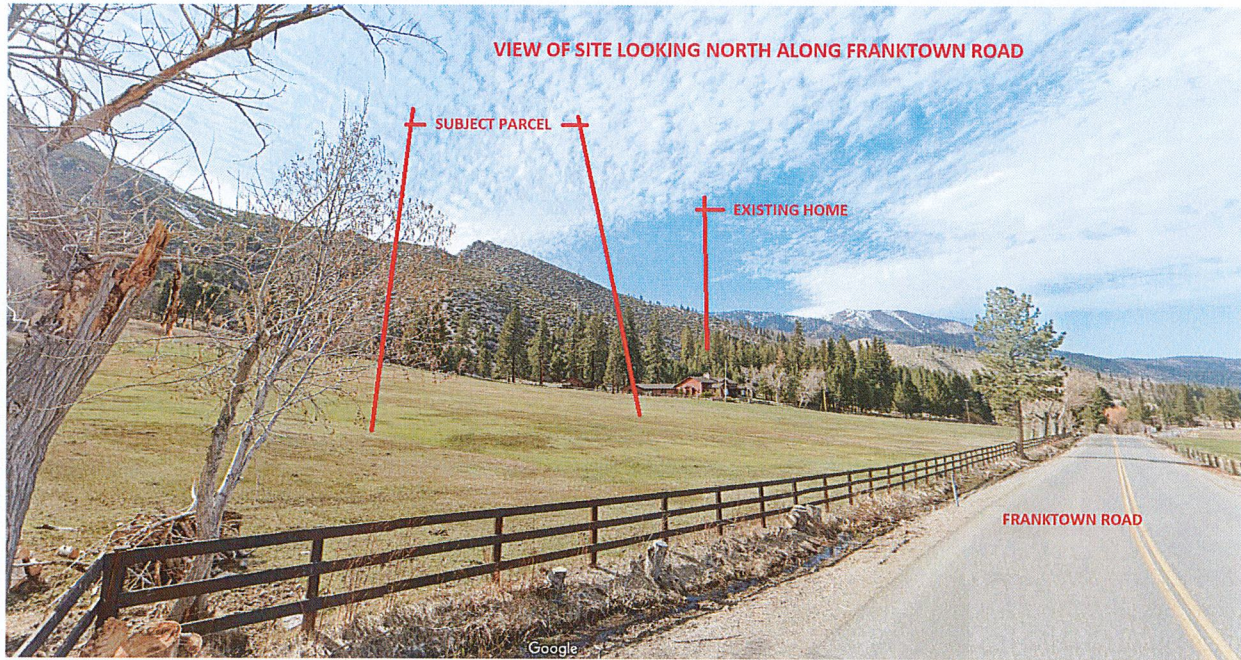


Figure 3 – Existing Conditions

6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

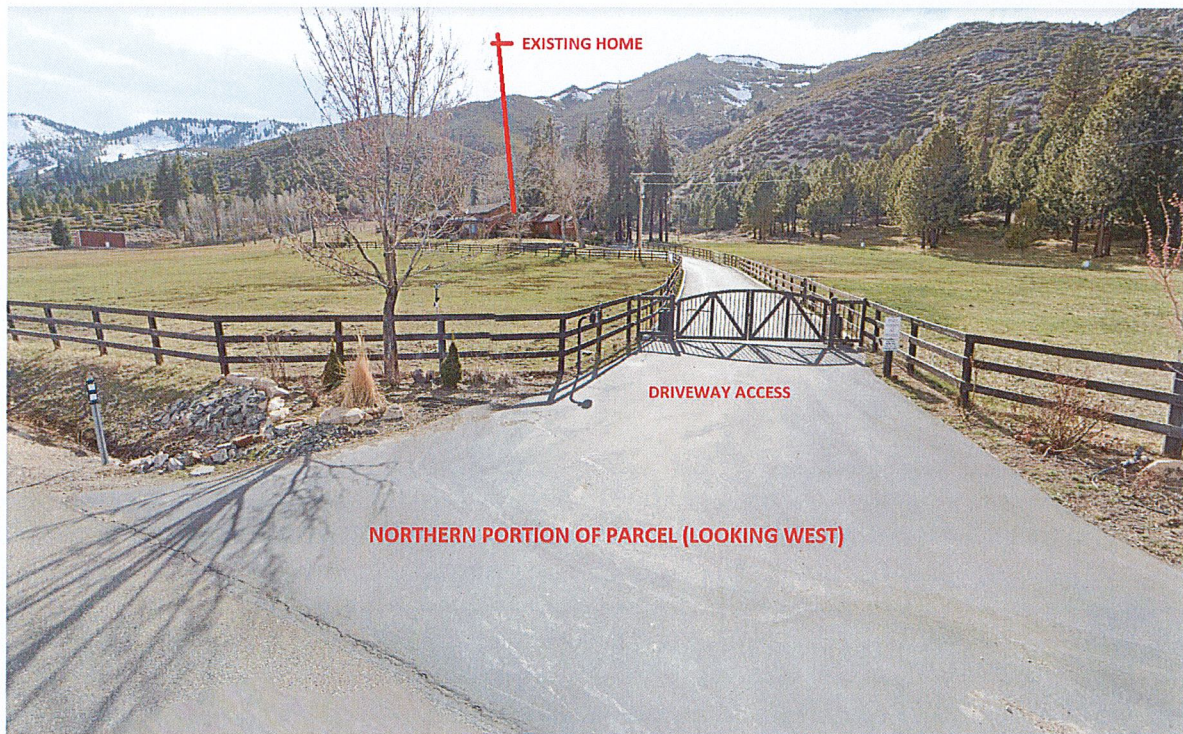


Figure 4 – Existing Conditions

6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

Project Request

As identified in the South Valleys Area Plan, the 53.8± acre parcel includes a mix of Rural (R) and Rural Residential (RR) land use. Regulatory zoning mimics the Master Plan land use designations and designates the R areas as General Rural (GR) and the RR property as Medium Density Rural (MDR). Per the Washoe County Assessor, the GR zoning accounts for 69% of the site with the remaining 31% as MDR. This translates to 37.1± acres of GR and 16.7± acres of MDR.

MDR zoning allows for single family residential at a density of one unit per five acres while GR zoning permits one unit per 40 acres. Thus, under current zoning, a total of 4 single family units are permitted by right (3 within MDR and 1 within the remaining MDR and GR).

The property owner wishes to process a Parcel Map through Washoe County that would split the current parcel. This would create a new 12.6± acre parcel at the northern portion of the site that includes the existing home and associated improvements, with the remaining 41.2± acres becoming its own separate parcel. This would not result in any increase in permissible density. Instead, it simply allows the existing residence to be split from the balance of the site and situated on its own legal parcel.

Figure 5 (below) depicts the envisioned parcel that would include the existing residence, while Figure 6 (following page) depicts the overall new parcel configuration.

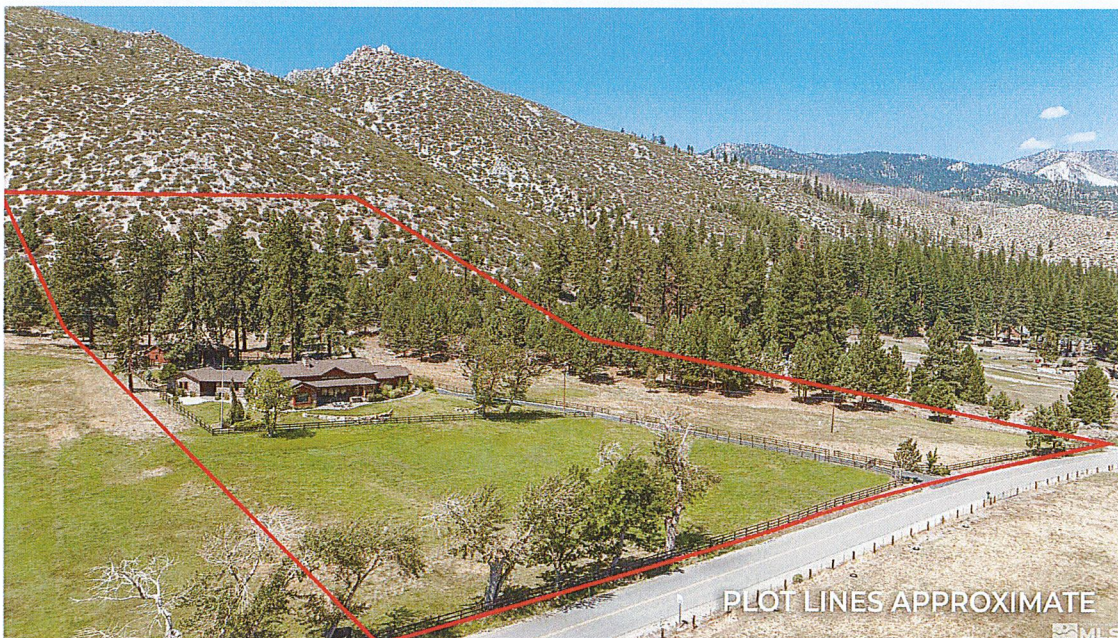
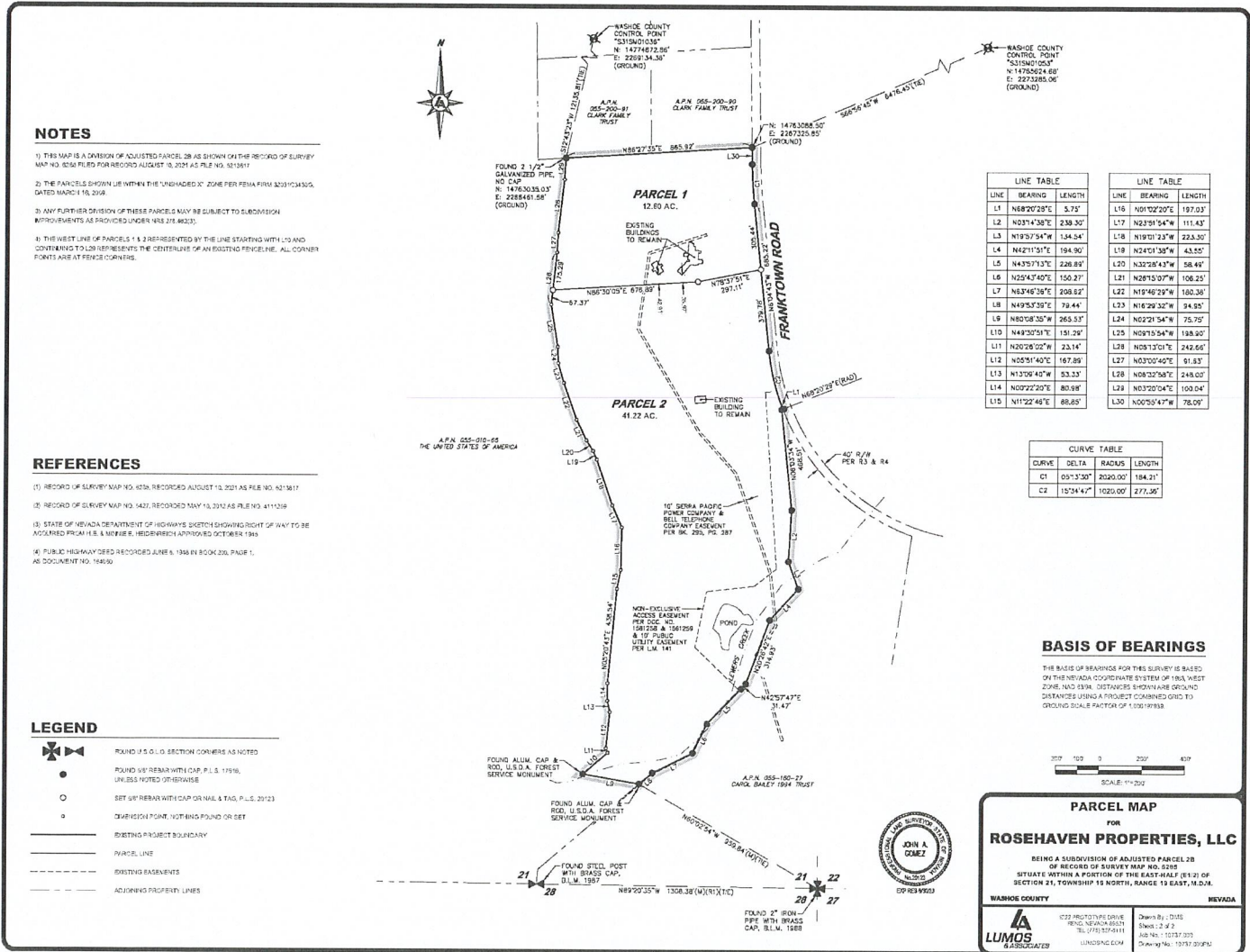


Figure 5 – Proposed Northern Parcel

6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE



Note: Full-size parcel map is included as an attachment to this report.

Figure 6 – Proposed Parcel Map

During Washoe County’s review of the Parcel Map request, it was realized that the existing Master Plan land use and regulatory zoning boundaries were such that the proposed 12.6± acre northern parcel was 1.6± acres short of the required MDR zoning to allow for the lot split. As a result, this application proposes to amend the Master Plan land use and regulatory zoning boundaries to shift 1.6± acres of RR land use and MDR zoning to the northern parcel, allowing for the Parcel Map to be processed.

6755 FRANKTOWN ROAD

MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

The proposed shift in zoning is simply a reconfiguration of the existing land use/zoning boundaries and, in fact, represents a more logical distribution of zoning than what currently exists. To explain, portions of the site most suitable for development (under MDR standards) are located on the north and eastern portions of the site, including the area on which the current home is constructed. However, the area where the home is located is currently zoned GR with more constrained areas of the site designated as MDR. This application would essentially “flip-flop” 1.6± acres of MDR from the northeast corner and south-central portions of the existing parcel and shift them to the area under and surrounding the current residence. In doing so, 5 acres of MDR zoning would be included within the new 12.6± acre northerly parcel. The areas in which the MDR was moved from would then become GR. As a result, there is no net gain in either GR or MDR zoning and thus no net gain in allowable density.

The land use and zoning boundaries defined within this area of the County were completed well over 20 years ago. At that time, modern GIS and aerial data was not readily available. Zoning boundaries were often determined using USGS topographic mapping or other rudimentary data sources. As a result, the adopted zoning boundaries often do not reflect actual site conditions and need to be refined from time to time to reflect more accurate mapping and site characteristics. Redesignating the existing homesite from GR to MDR is highly logical given that the area is relatively flat and already developed. In turn, the 1.6± acres of GR removed from the homesite area will be moved to areas of existing MDR that are either constrained by topography or drainage conditions, or that include mature pines, etc.

The proposed “zoning swap” will have a beneficial impact to the surrounding area by locating less intense GR zoning in areas of scenic and environmental significance, protecting these areas from future development. Most importantly, no change in the overall zoning acreage is proposed. This results in no additional density/permitted units and will have zero impact from a land use perspective. The proposal will not increase potential traffic, noise, lighting, etc.

While the proposed amendments are simplistic in nature, the review process to complete the change is fairly complex, requiring two separate entitlements; a Master Plan Amendment (MPA) and Regulatory Zone Amendment (RZA). Each of these requests is detailed on the following pages, including a visual depiction of the changes proposed.

- **Master Plan Amendment**

The MPA included with this application proposes to relocate 1.6± acres of Rural Residential (RR) land use from the northeast corner of the site and the south-central portion of the site to the area surrounding the current single family home in the northern portion of the existing parcel. In turn, the areas of RR proposed for relocation would change to Rural (R) land use. This results in no net change in the overall amount of RR or R land use included within the existing 53.8± acre parcel.

Figure 7 (following page) depicts the existing Master Plan land use configuration in comparison to that proposed with this application.

6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE



Figure 7 – Existing/Proposed Master Plan Land Use

6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

- **Regulatory Zone Amendment**

The proposed RZA essentially mimics the previously described MPA request. The current zoning boundaries are the same as the Master Plan land use boundaries. Areas defined as RR in the Master Plan are zoned MDR and areas designated as R are zoned GR. Thus, this application requests to move 1.6± acres of MDR zoning from the northeast corner and south-central portions of the site to the area surrounding the existing single family home. The areas from which the MDR is proposed to be moved would then become GR, resulting in no net gain in either GR or MDR zoning areas.

Figure 8 (below) and Figure 9 (next page) provide a visual representation of the changes proposed.

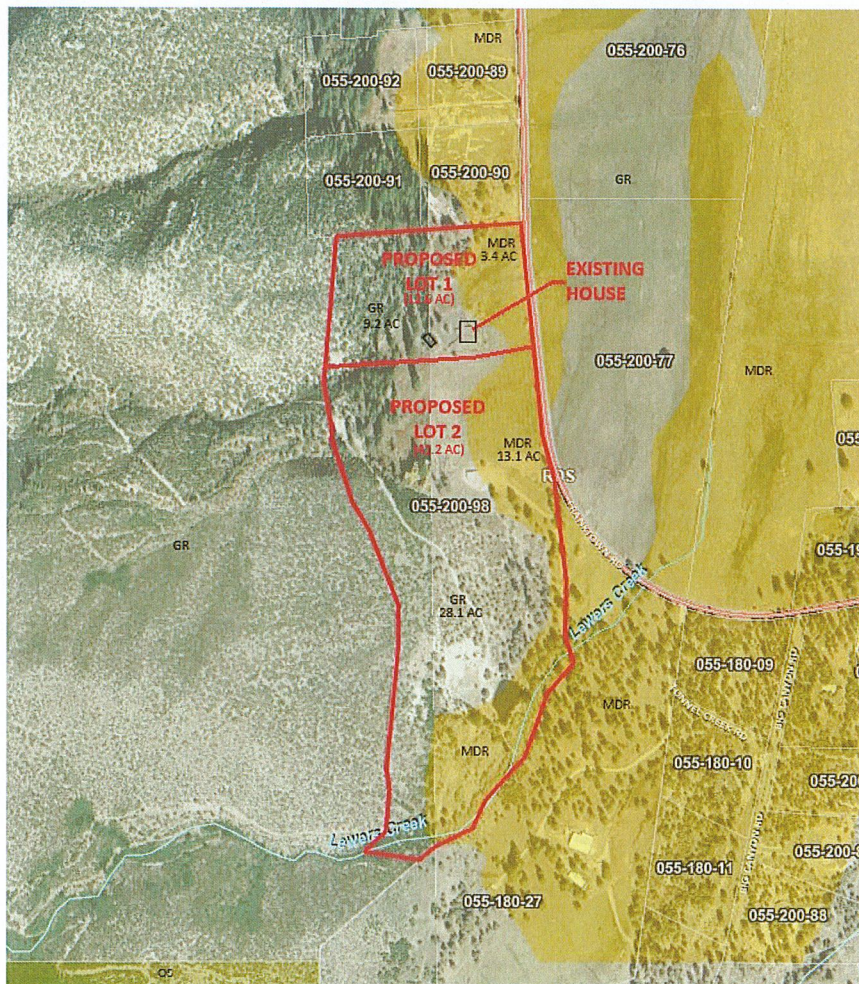


Figure 8 – Existing Zoning

6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

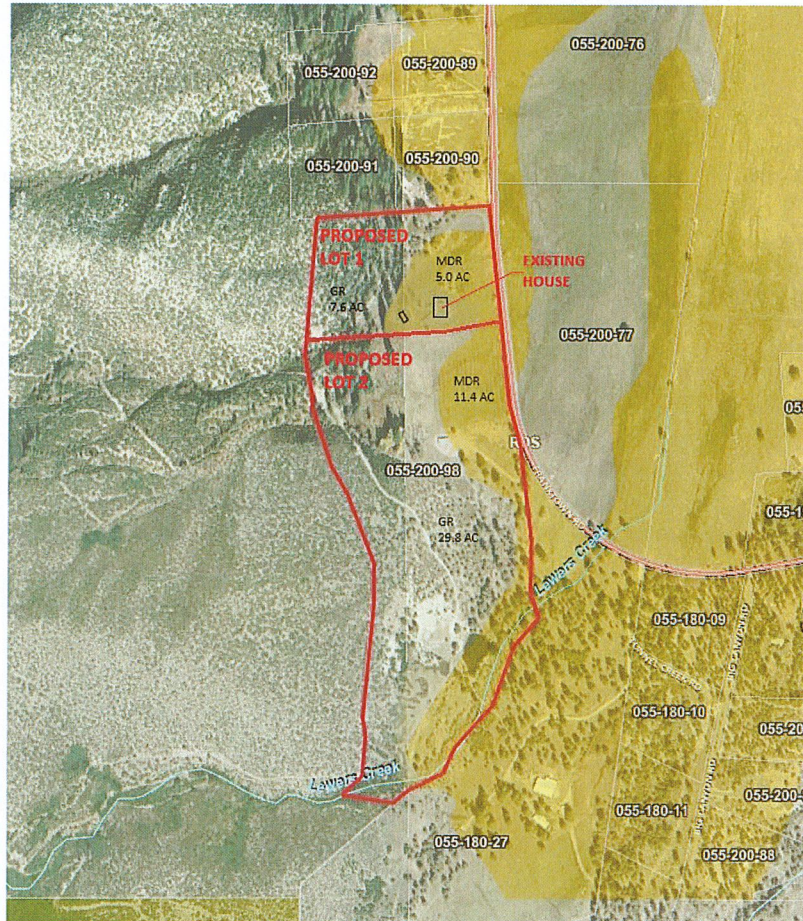


Figure 9 – Proposed Zoning

As noted, the requests included with this application will generate no new impacts to the surrounding area. In fact, by shifting GR zoning to areas of scenic or environmental value, the change will have a positive impact by ensuring these areas/features are preserved and excluded from future development. No new density will be permitted with this request, resulting in no impacts related to traffic, etc. The single family home proposed for the new northern parcel already exists. Therefore, no new visual impacts will be created either. From the perspective of surrounding owners or the general public, no change to existing conditions will occur. This is simply a shifting of colors on the map to assign zoning designations to more appropriate areas of the site.

It should be noted that splitting of the parcel is permitted under the current Master Plan/zoning configuration. However, this would result in an unusual parcel shape/configuration. As proposed, the 12.6± acre northerly parcel has a logical configuration that ensures privacy for the existing residence, respects the surrounding area/conditions, and will generate no impact to surrounding properties/owners.

6755 FRANKTOWN ROAD

MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

Request Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

- **Master Plan Amendment**

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

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

The proposed minor change is consistent with the South Valleys Area Plan in that it will not result in any change of density or use of the subject parcel. In fact, it promotes Area Plan policies by locating areas of more intense RR/MDR land use within more developable portions of the site based on improved mapping/existing development and preserving scenic areas within the R/GR designation.

- (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.

As noted, the proposed amendment will not alter the underlying use of the property and will not generate any new impacts or allow for any additional units above and beyond what currently is allowed. The existing single family home is compatible with adjoining uses and has already demonstrated that it does not negatively impact the surrounding area.

- (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.

Zoning boundaries within West Washoe Valley were assigned prior to modern mapping and technological advances. Given that little development has occurred within the area, no updates to the boundaries have been needed. As modern mapping, aerial data, and site surveys demonstrate, the proposed minor reconfiguration of land use proposed with this application is much more logical than what currently exists and represents a better use of the land.

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- (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.

All facilities and services needed for the existing home are in place and operational. The proposed amendment generates no new demand.

- (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.

The proposed amendment will not allow for any additional growth or development above and beyond what currently is allowed. No net increase in overall land use areas is proposed.

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

Not applicable.

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- **Regulatory Zone Amendment**

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

This request fully complies with the polices and action programs contained within the South Valleys Area Plan and will not alter the underlying land use or density associated with the existing parcel.

- (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.

The requested reconfiguration of MDR and GR zoning will not alter the uses that are permitted and/or already exist onsite. The existing single family home is consistent with the surrounding area and will not be altered, other than to be located on its own smaller parcel (12.6± acres), as a result of this request.

- (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.

This request simply responds to advances that have been made in mapping and aerial technology and reconfigures the site zoning to areas that are more appropriate based on Washoe County Development Code standards.

- (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.

This request will not generate any additional demand for services or facilities.

- (5) No Adverse Affects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

The proposed amendment is consistent with Area Plan policies in that the zoning reconfiguration will assign MDR/GR zoning to areas of the site that are more appropriate based on Washoe County standards and that are reflective of existing built conditions.

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- (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.

The proposed amendment will not alter the pattern of growth from what is currently allowed.

- (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 the military installation.

Not applicable.

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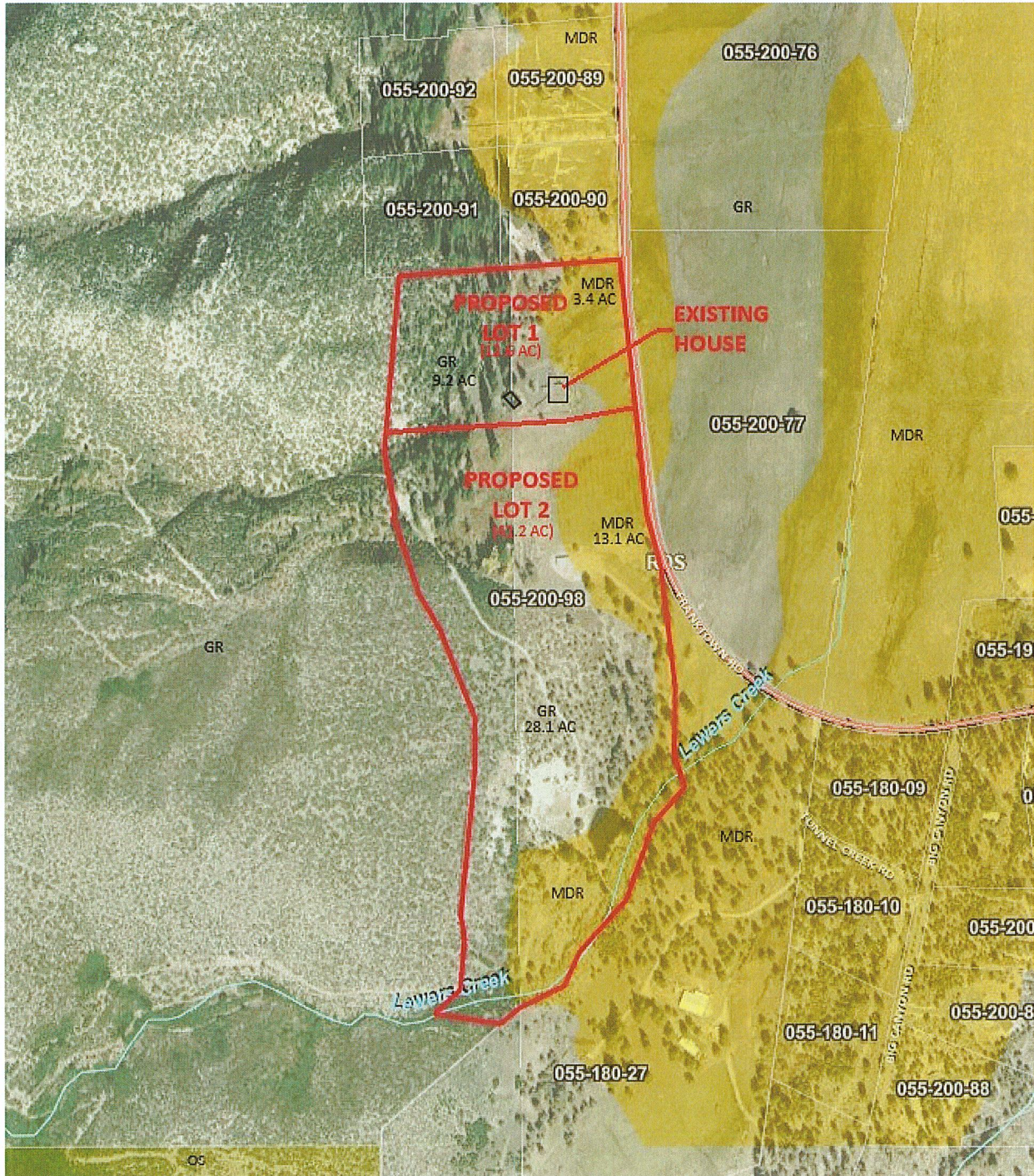


Figure 1 - Existing Zoning

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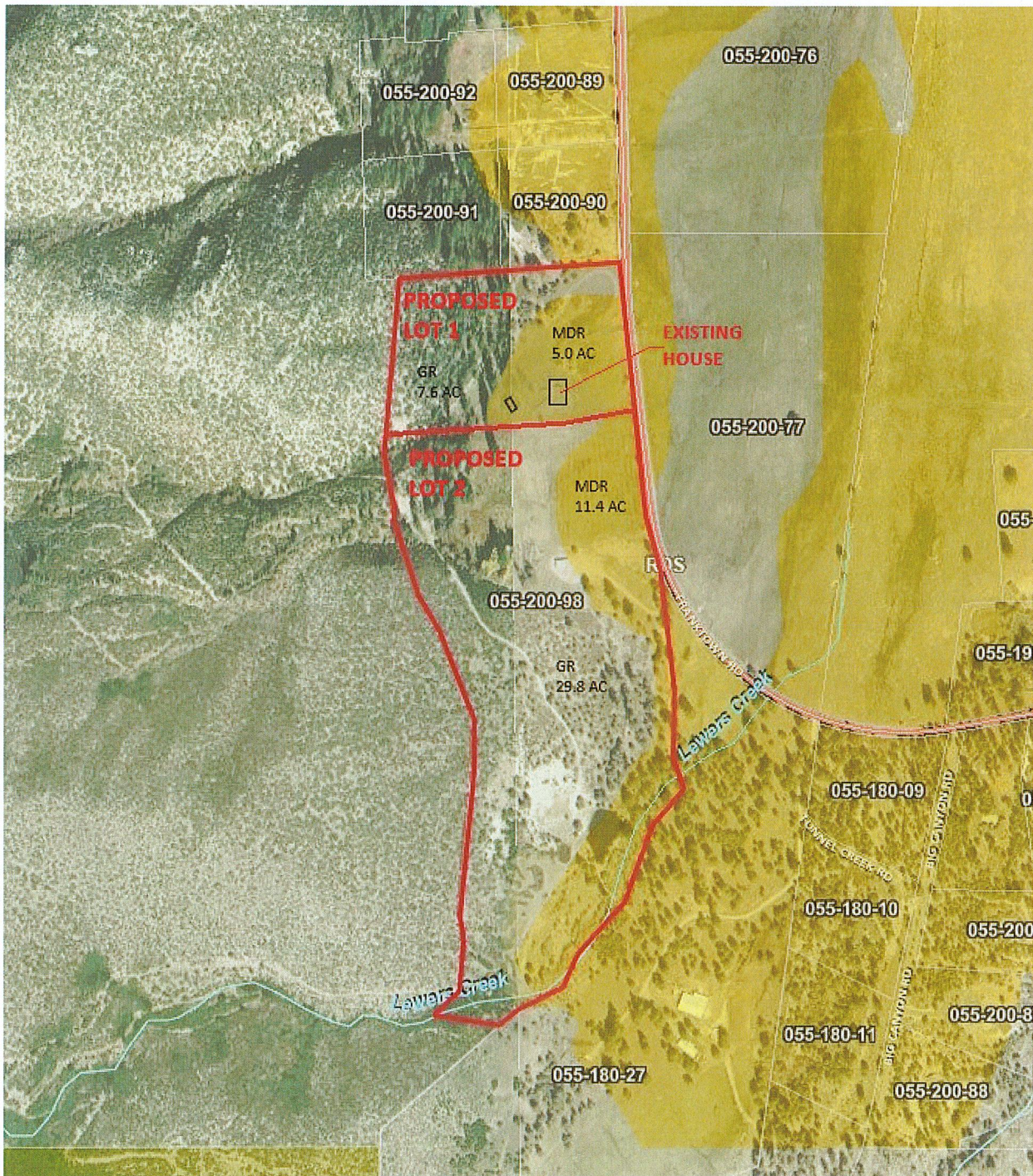


Figure 2 – Proposed Zoning

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Figure 3 – Existing Master Plan

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Figure 4 – Proposed Master Plan