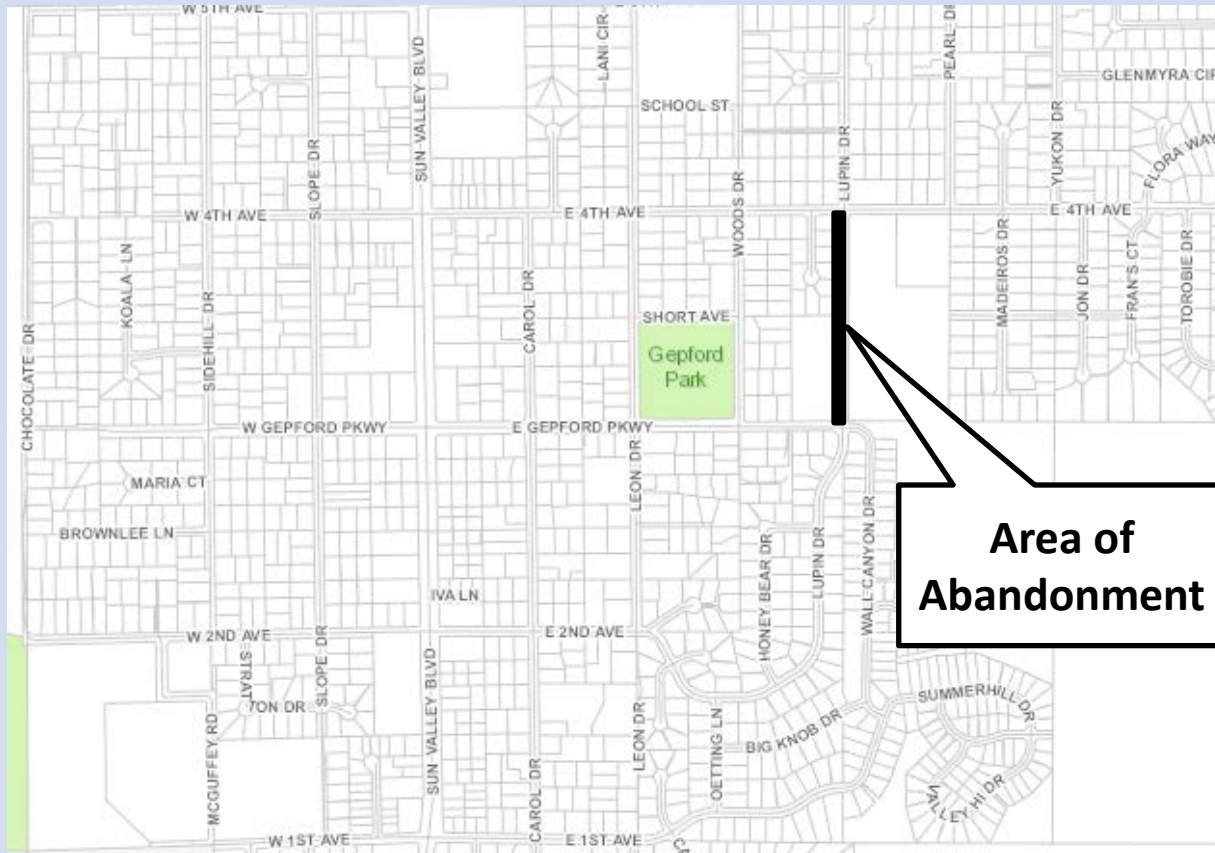




# WAB18-0004 (Lupin Drive)



**Washoe County Planning Commission**  
**August 7, 2018**



# Overview



- The applicant is requesting to abandon a section of the public right-of-way (ROW) of Lupin Drive
- The section is between East 4th Avenue and East Gepford Parkway
- It is unimproved and has not been built out



# Overview



- The abandonment is for 77,484 square feet of right-of-way
- The parcels adjacent to the west are zoned Medium Density Suburban (MDS), and to the east the parcel is zoned High Density Suburban (HDS)



# Abandonment Area-looking north





# Abandonment Area-looking south





# Overview

- **The abandonment request was a condition for application WTM18-003 (Valle Vista), which was approved on April 3, 2018 by the Planning Commission**
- **The condition required “The applicant shall apply for an abandonment of Lupin Drive right-of-way adjacent to the site prior the recordation of the first final map.”**



# Analysis

- **Completing this section of Lupin was reviewed during the tentative map application**
- **It was concluded that the existing roads in the area met the traffic needs of the area and that this section of Lupin did not need to be developed**
- **Also, the intersection of Lupin and E. 4<sup>th</sup> Ave is in the 100 year FEMA flood plain, and the improvements needed to address the flooding issues would be costly to develop this section of Lupin Drive**



# Agency Review, Public Notice & STMWV CAB

- 4 of the 10 reviewing agencies provided comments and 2 departments had conditions
- The abutting property owners were noticed
- Legal notice was posted in the Reno Gazette-Journal
- Abandonments are not reviewed by the CABs
- Did receive one phone call for explanation of the abandonment but no other calls or comments were received





# Analysis

- **NRS allows the Planning Commission to vacate easements if the public will not be materially injured**
- **Staff has concluded that adjacent properties will not be negatively affected**
- **Surrounding properties will continue to have the same access to their properties**



# Abandonment Findings

**Staff is able to make all 3 required findings, as detailed in the staff report on page 9**

- a. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the applicable area plans;
- b. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
- c. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.



# 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 approve, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB18-0004 for Landbank Development Co., LLC, having made all three findings in accordance with Washoe County Code Section 110.806.20.**