

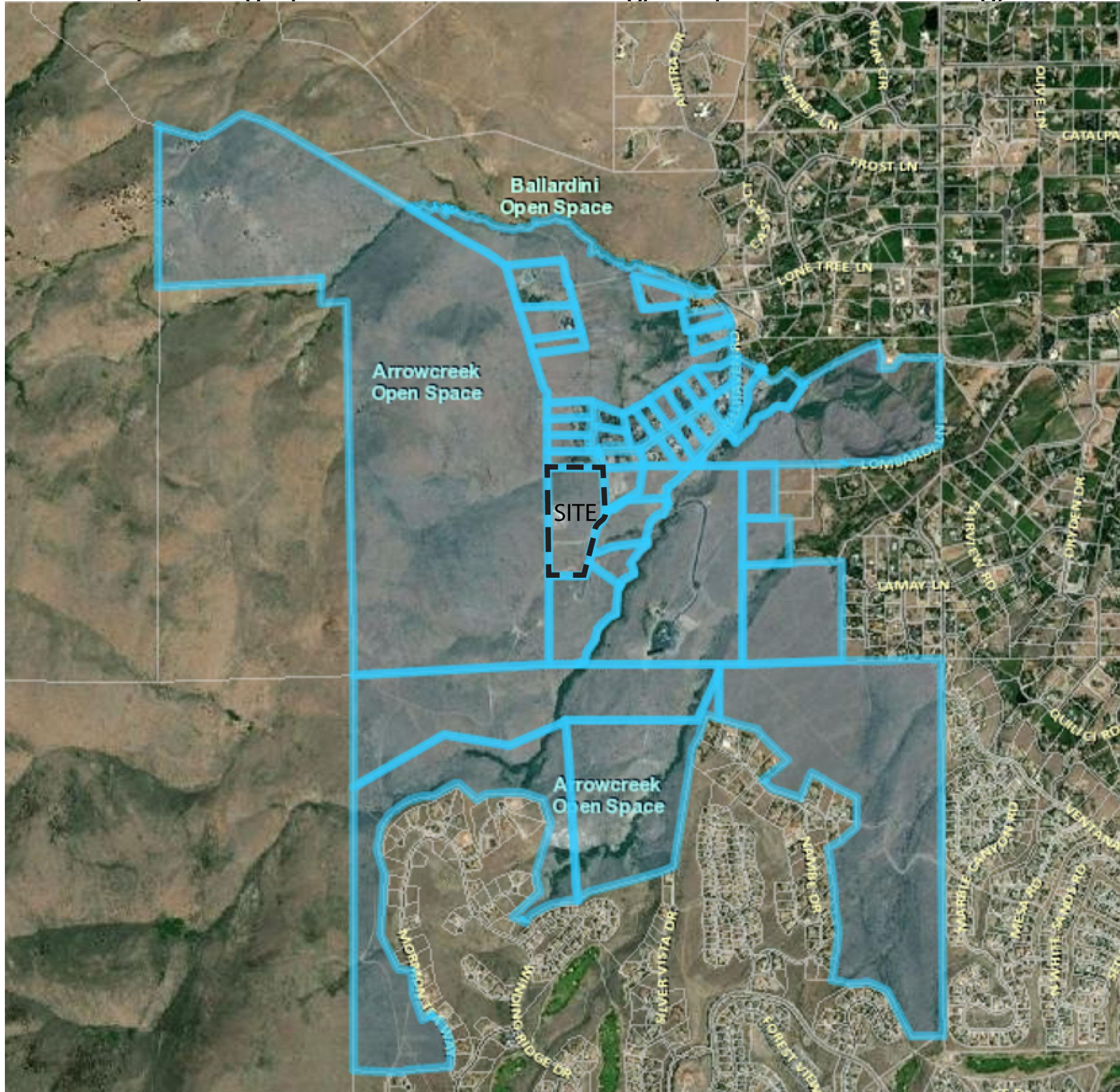
Project 800 RZA

Regulatory Zone Amendment – Washoe County Planning Commission Public Hearing January 3, 2023 at 6 pm

Request summary:

- Ray York (the property owner) intends to create a total of 3 parcels on his 22.4 acre property. This includes 2 new parcels in addition to his current residence. A Parcel Map will follow this zoning approval process.
- A **Regulatory Zone Amendment** (i.e. zone change) to change the parcel zoning from General Rural (GR) to Medium Density Rural (MDR) which allows density of 1 home per 5 acres.
- There is no project being proposed at this time. This involves only the zone change to prepare the property for an eventual parcel map.

Map provided by WC staff meets legal noticing requirements. There were 44 properties noticed for the July and September community meetings. (6 attended the 1st meeting, one person at 2nd meeting)





SITE

SHELLBOURNE ST

BRUNSWICK MILL RD

BELLHAVEN RD

BELLHAVEN RD

LOMBARD LN

Steamboat Ditch

LD FICD

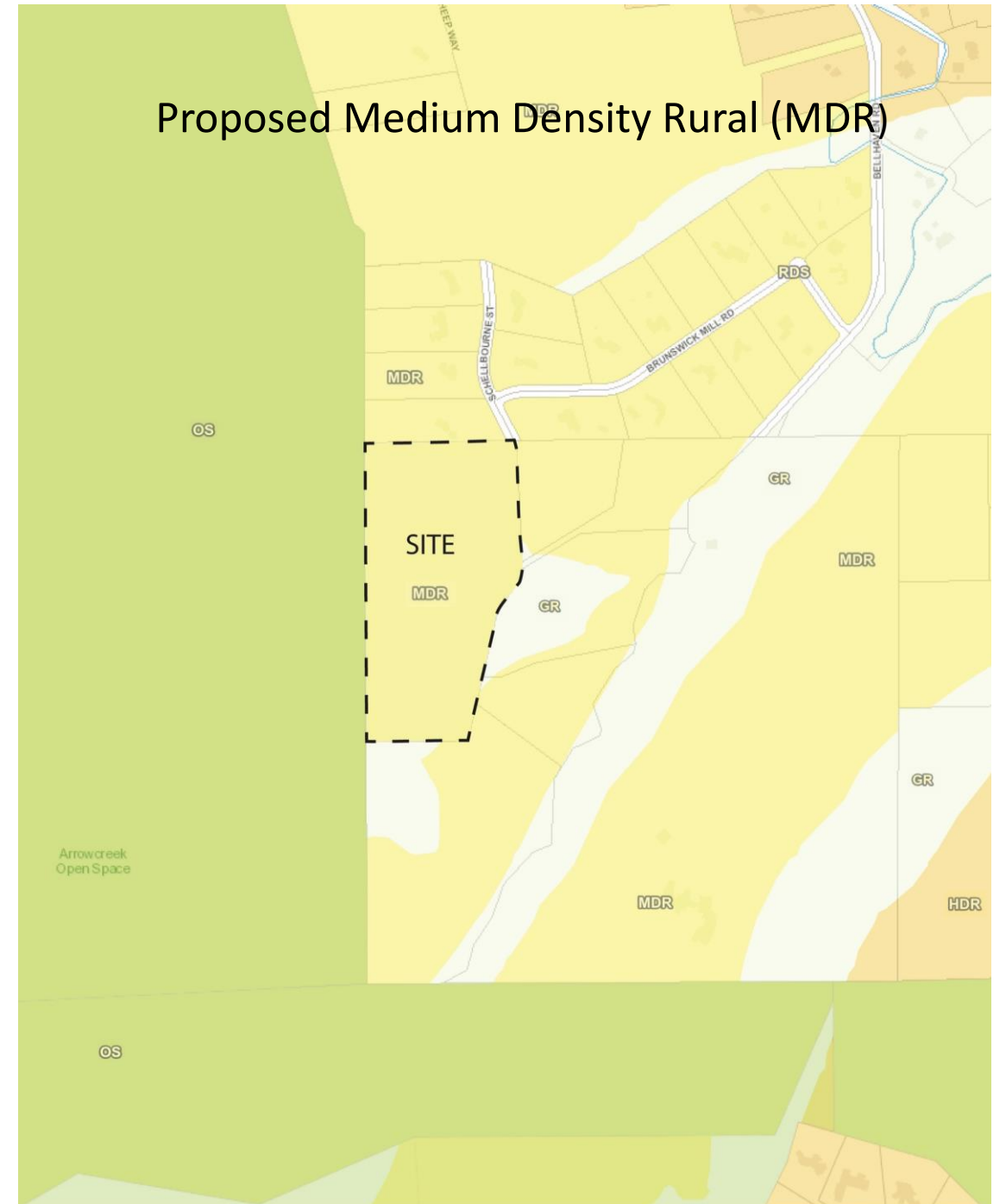
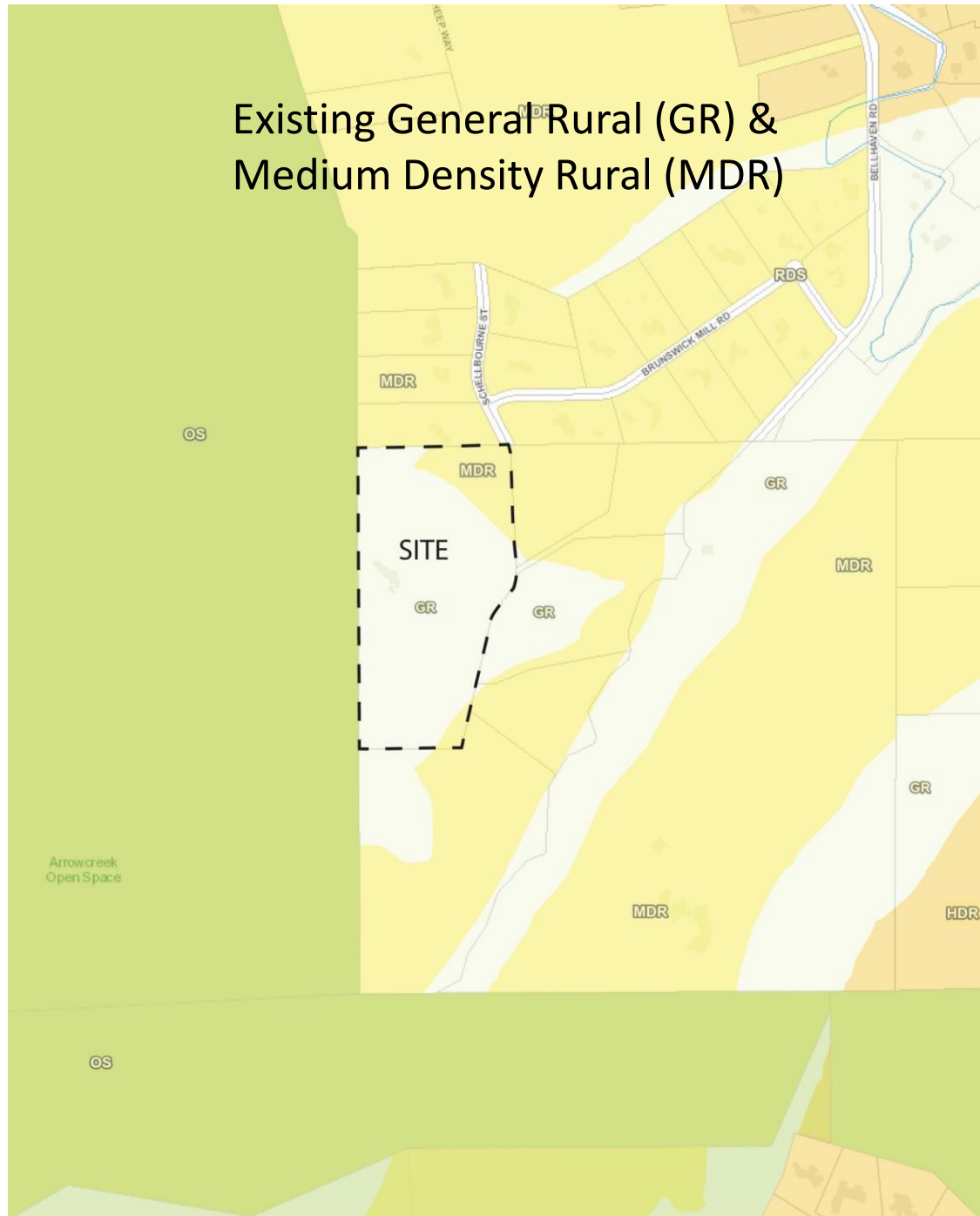
LAMAY LN

BOWYER DR

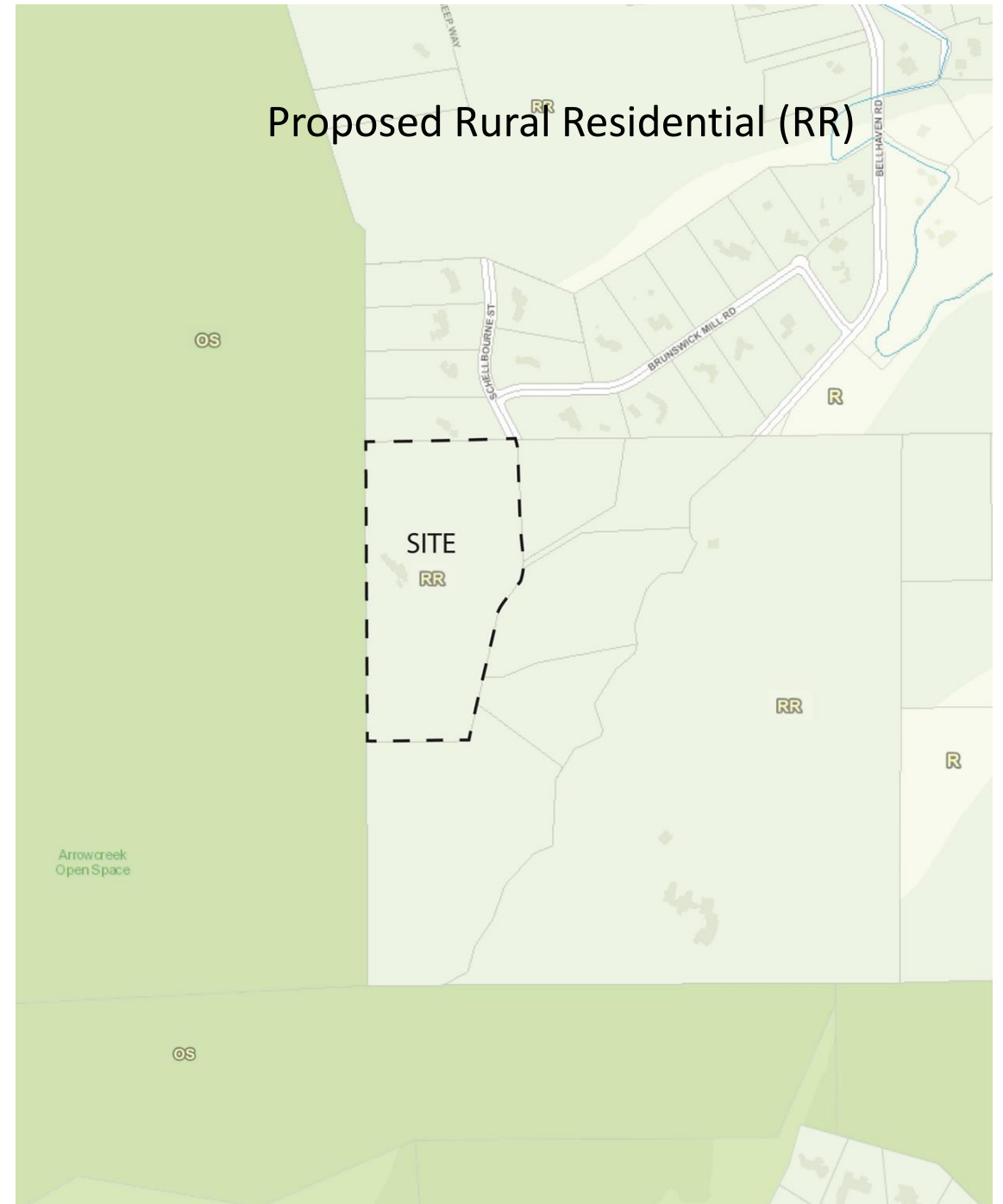
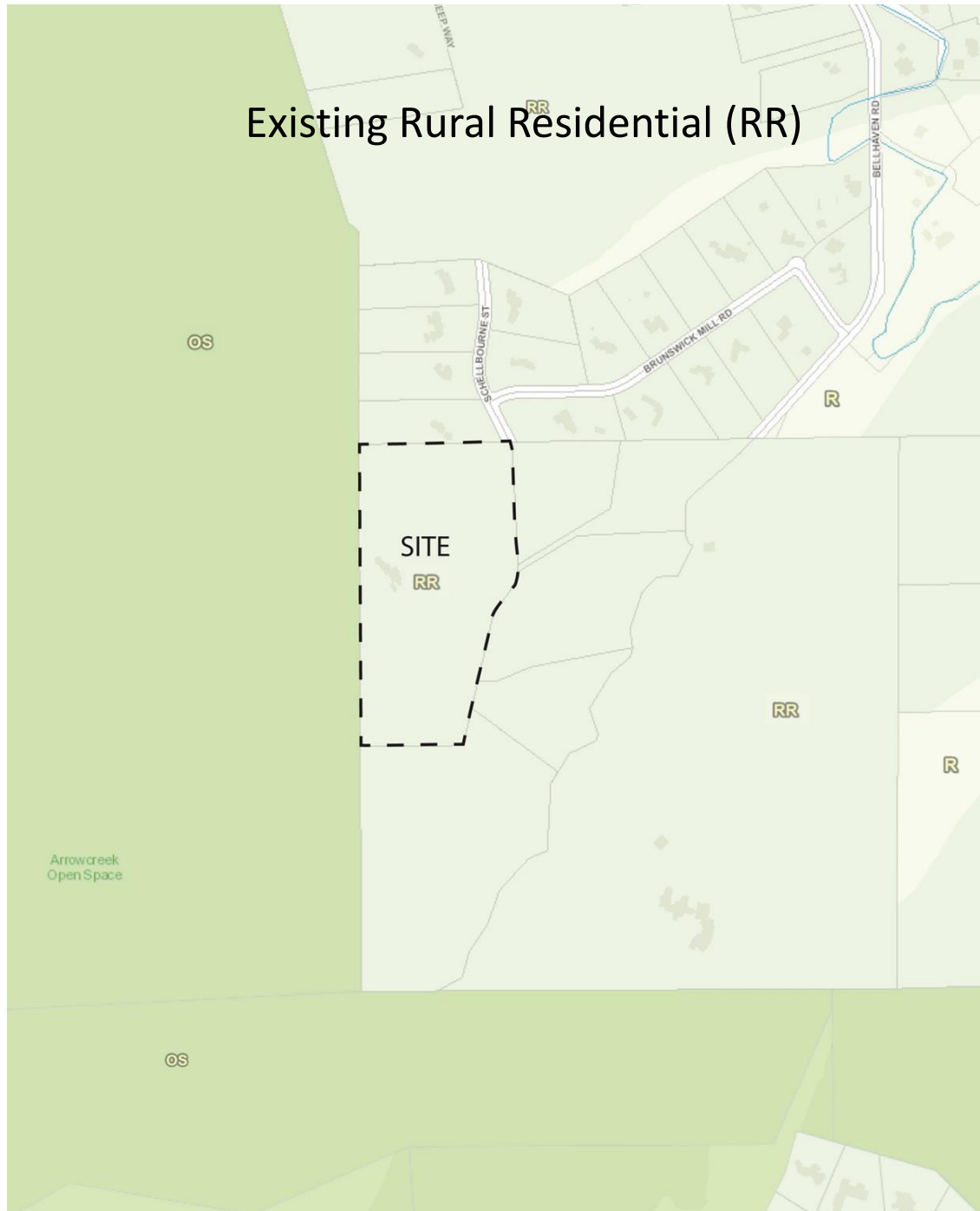
SIDE MOUNTAIN DR

Arrowcreek
Open Space

Existing & Proposed Zoning



Master Plan (No Change!)



041-212-04
890 Schellbourne St.
3.1 acres

041-213-01
240 Brunswick
Mill Rd. 2.6 ac.

Proposed New Parcel

Tentative
Building Site
5 acres

Washoe Co.
Open Space
152-010-37
466,830
acres

041-140-24
New Home
Nearly Built
5 acres

Existing York Property

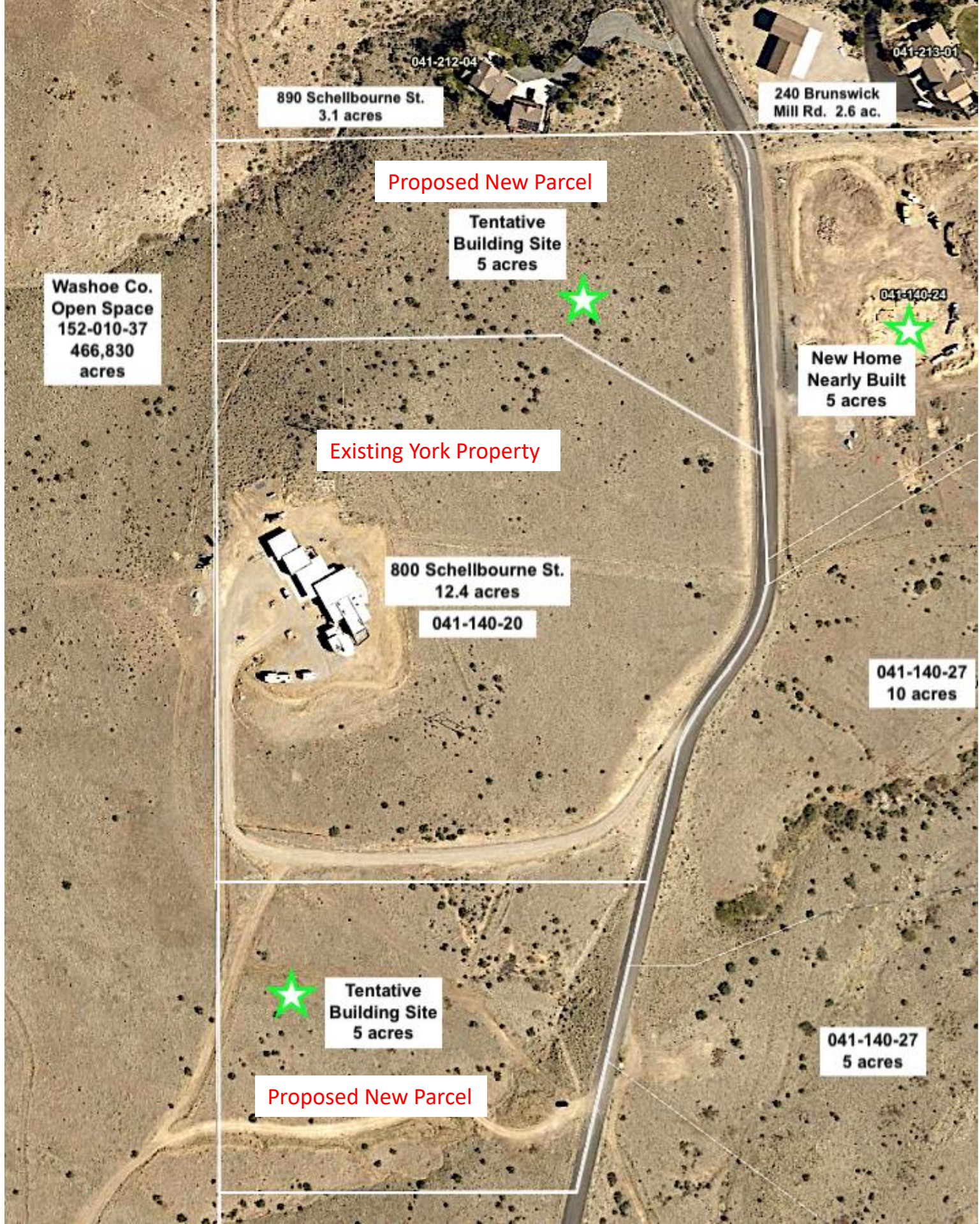
800 Schellbourne St.
12.4 acres
041-140-20

041-140-27
10 acres

Tentative
Building Site
5 acres

041-140-27
5 acres

Proposed New Parcel



Rationale for the requested zoning:

- **Density** – Owner will split 22.4 acres into 3 parcels, the zoning would allow 4 parcels of which the owner is not interested in pursuing.
- **Land Use Compatibility** – There are hundreds of acres in the immediate area that include the MDR zoning, many having 2.5 acre lot sizes. This proposed zoning is highly compatible with those surroundings. It is typical and appropriate of the predominant zoning in the area.
- **WC Master Plan Allows for the proposed zoning** - This site is in the SW Truckee Meadows Area Plan (WC master plan) that shows a huge surrounding area, all designated as Rural Residential (RR) land use. RR allows for the proposed MDR zoning.

Contacts

Planning Consultant

John Krmpotic, AICP

KLS Planning

775-857-7710

Johnk@Klsdesigngroup.com

Property Owner & Applicant

Ray York

775-848-4880

stingrayyork@gmail.com