

# Diablo Drive & Main Street

Master Plan Amendment & Zoning Map  
Amendment (MPA23-0004 & RZA23-0005)

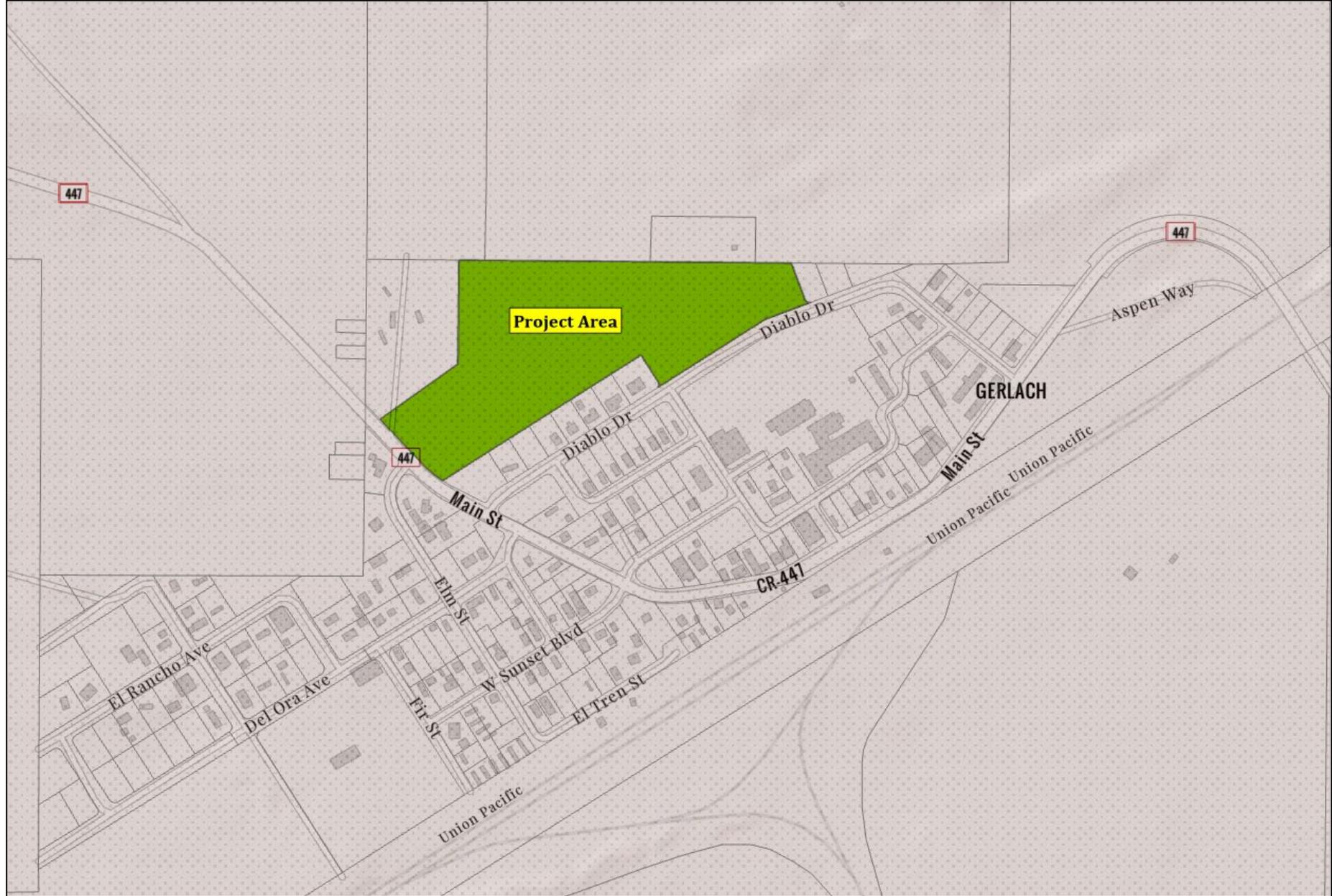
WASHOE COUNTY PLANNING COMMISSION MEETING

August 1, 2023



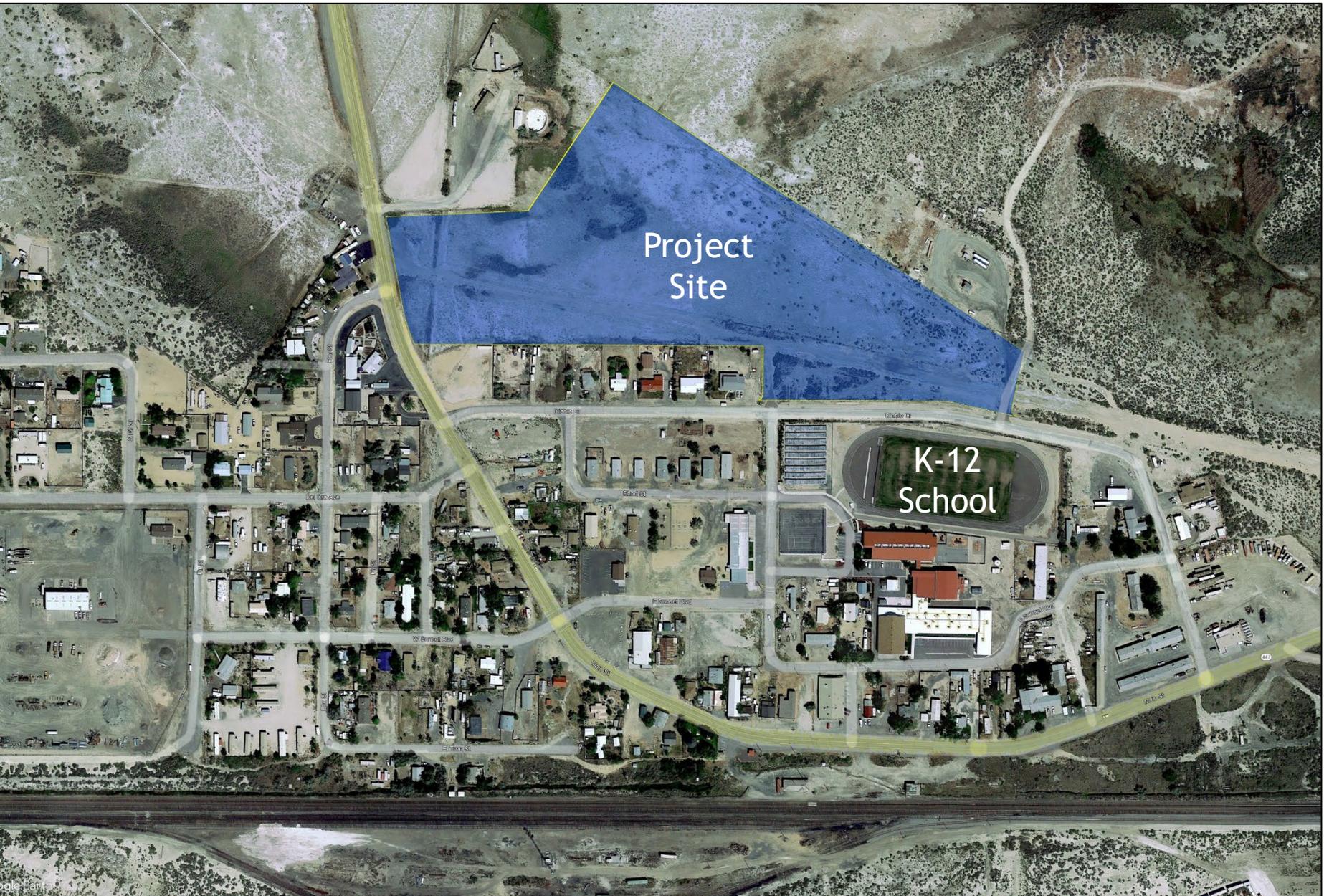
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

# Project Location



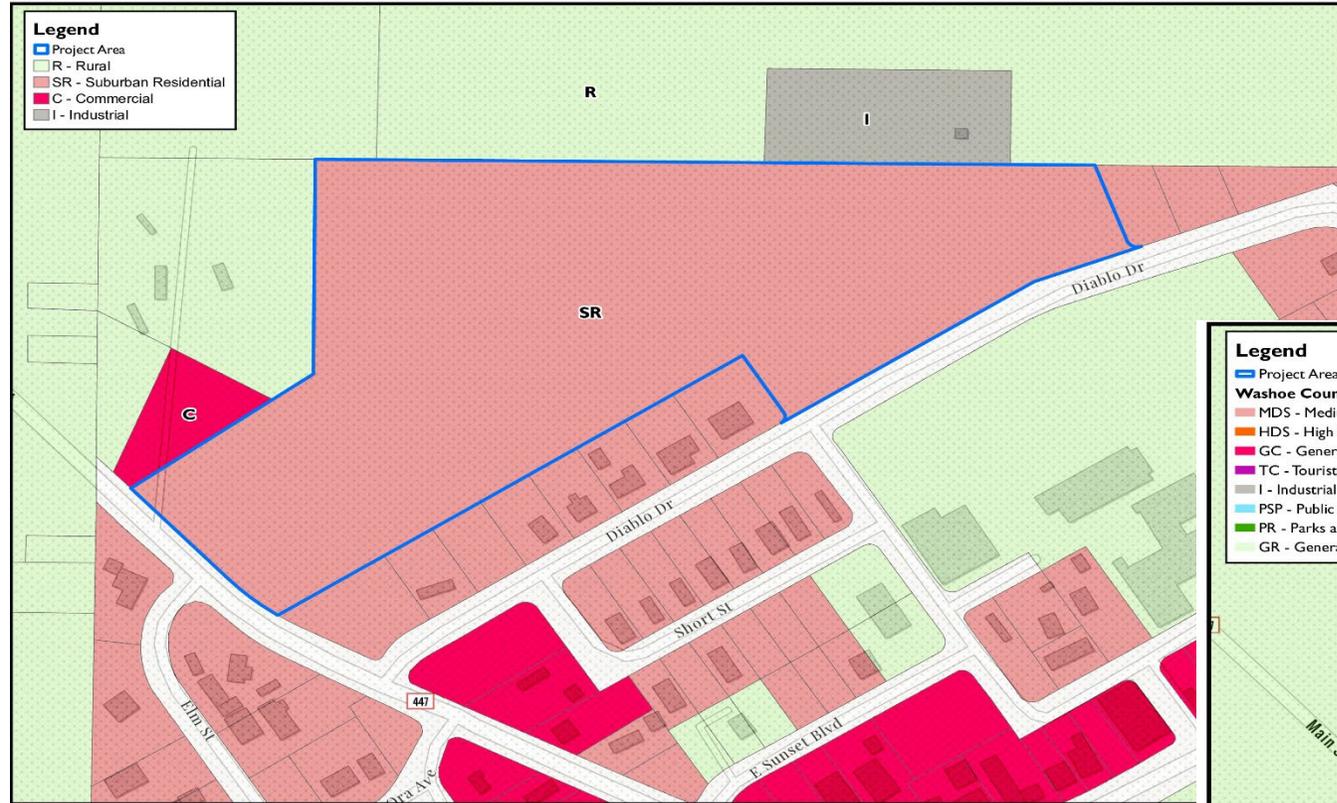
- Town of Gerlach
- Diablo Drive & Main Street
- ±17.99 Acres
- Owned by the Gerlach General Improvement District (GGID)
- High Desert Area Plan

# Project Location



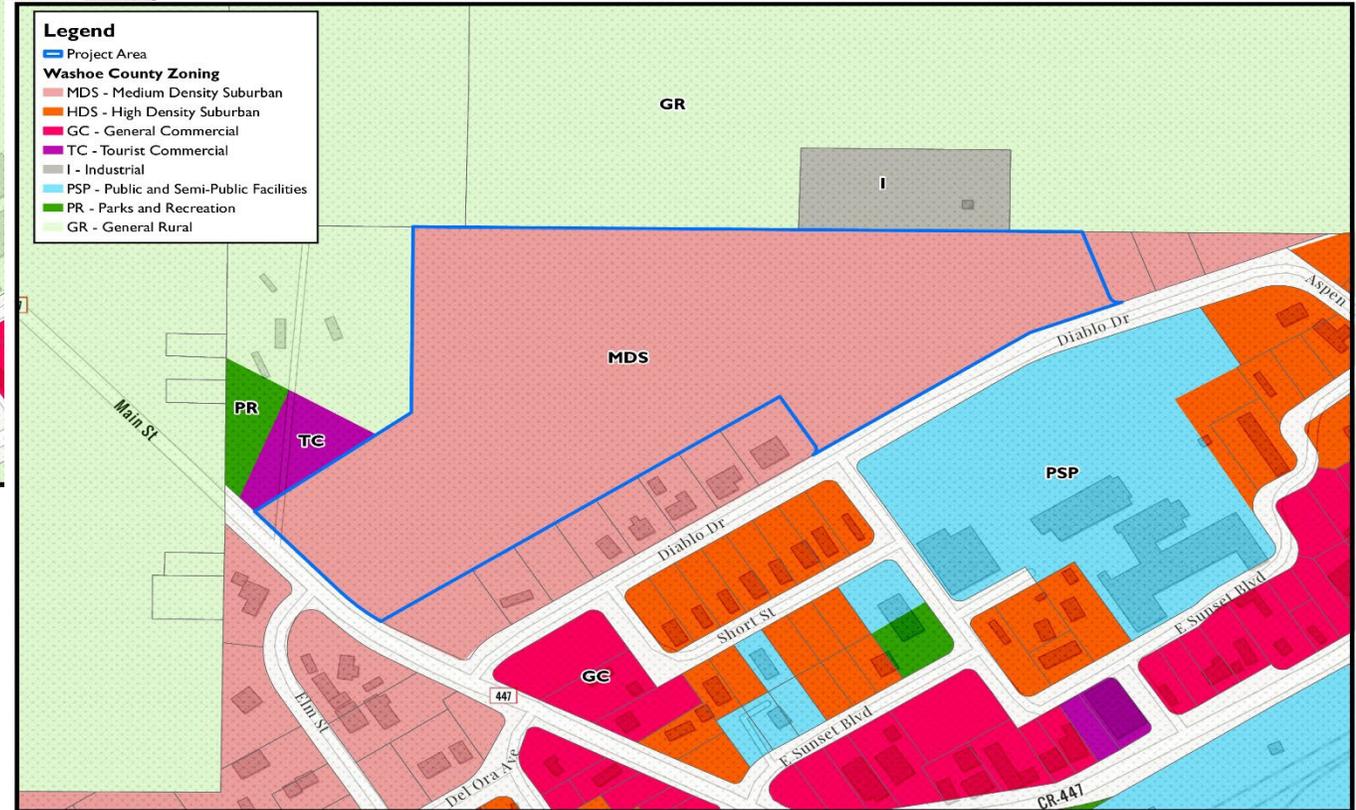
- Vacant land
- Access along Diablo Drive & Main Street
- Water & sewer utilities in Diablo Drive
- Adjacent to Gerlach K-12 School
- Need for housing & other services

# Existing Master Plan



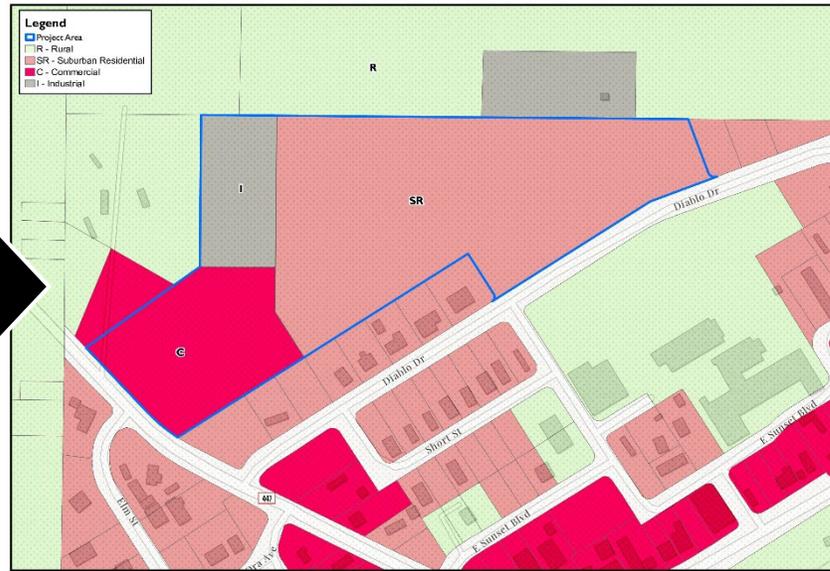
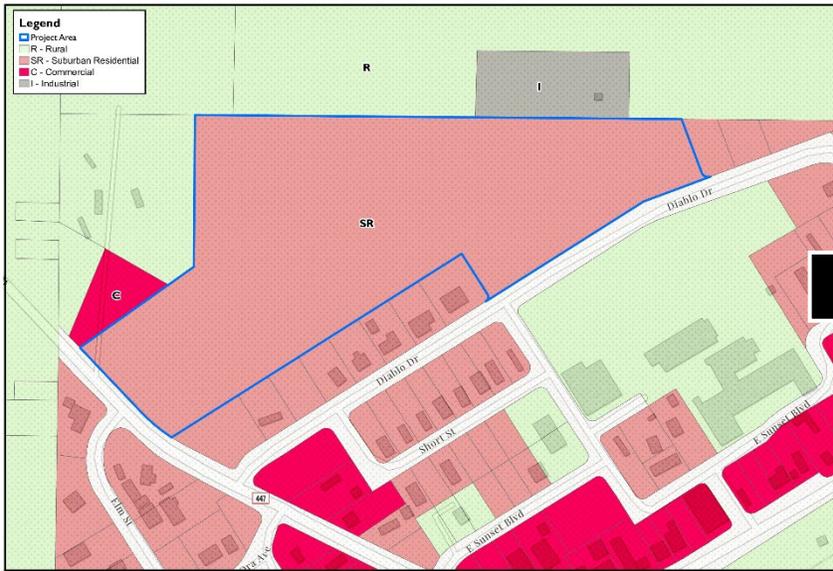
Suburban Residential  
(SR)

# Existing Zoning



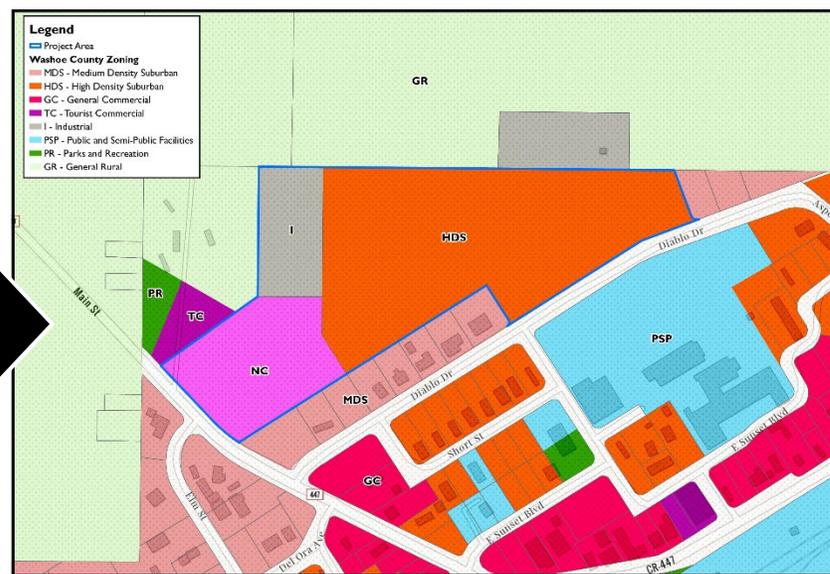
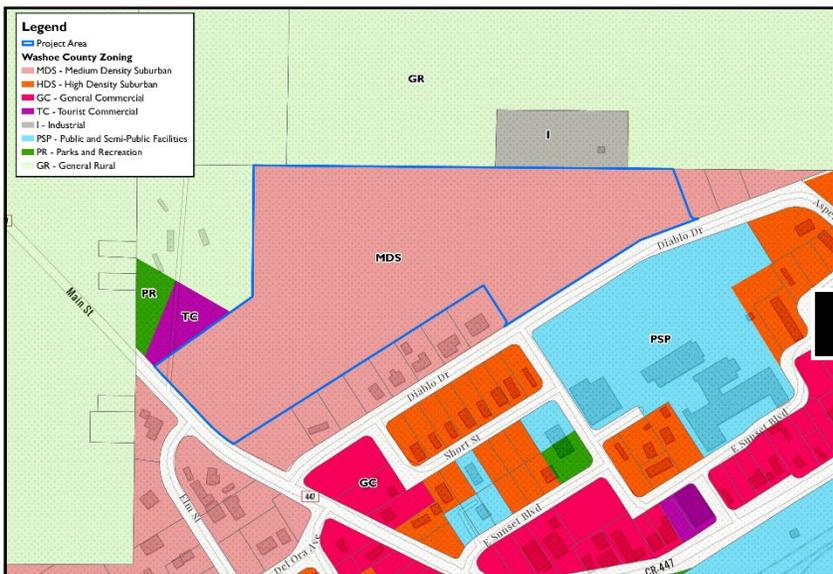
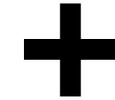
Medium Density Suburban  
(MDS)

# Project Request



**Master Plan Amendment:**

Suburban Residential (18 Acres)  
to  
Suburban Residential (12 Acres)  
Commercial (4 Acres)  
Industrial (2 Acres)



**Zone Change:**

Medium Density Suburban (18 Acres)  
to  
High Density Suburban (12 Acres)  
Neighborhood Commercial (4 Acres)  
Industrial (2 Acres)

# Project Background

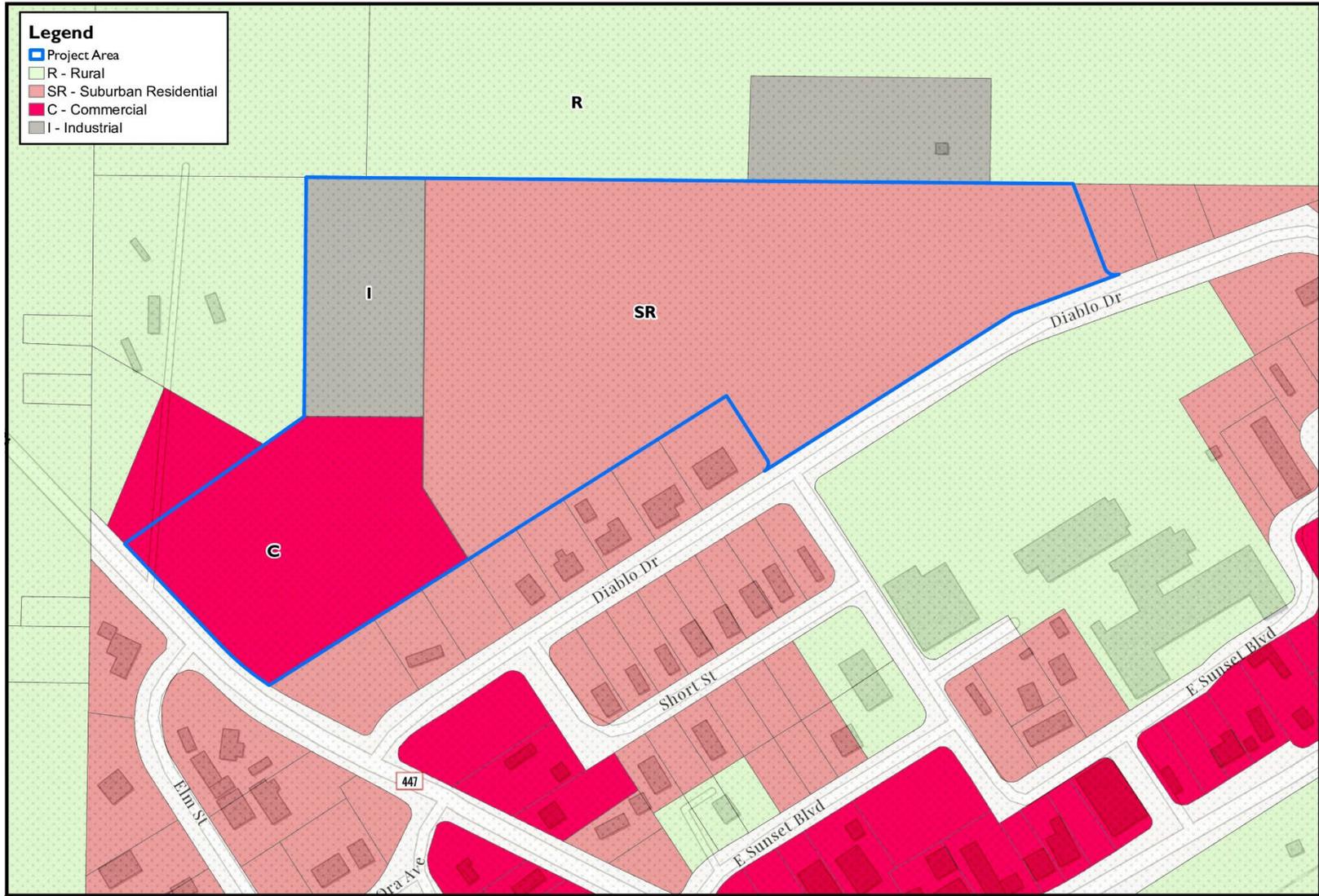
- 4 Public Meetings:
  - February 2<sup>nd</sup> (GGID Board Meeting)
  - March 2<sup>nd</sup> (GGID Board Meeting)
  - April 13<sup>th</sup> (Public Neighborhood Meeting)\*
  - May 4<sup>th</sup> (GGID Board Meeting)
- GGID Goals:
  - ✓ Provide all types of housing options for future and current residents
  - ✓ Provide a mix of commercial options along Main Street
  - ✓ Allow for 'makers' space, light manufacturing, or auto-services

Proposed request based on substantial input from GGID Board Members and the public.

\*As required by WC prior to submittal

# Proposed Master Plan

High Desert Area Plan (2010):

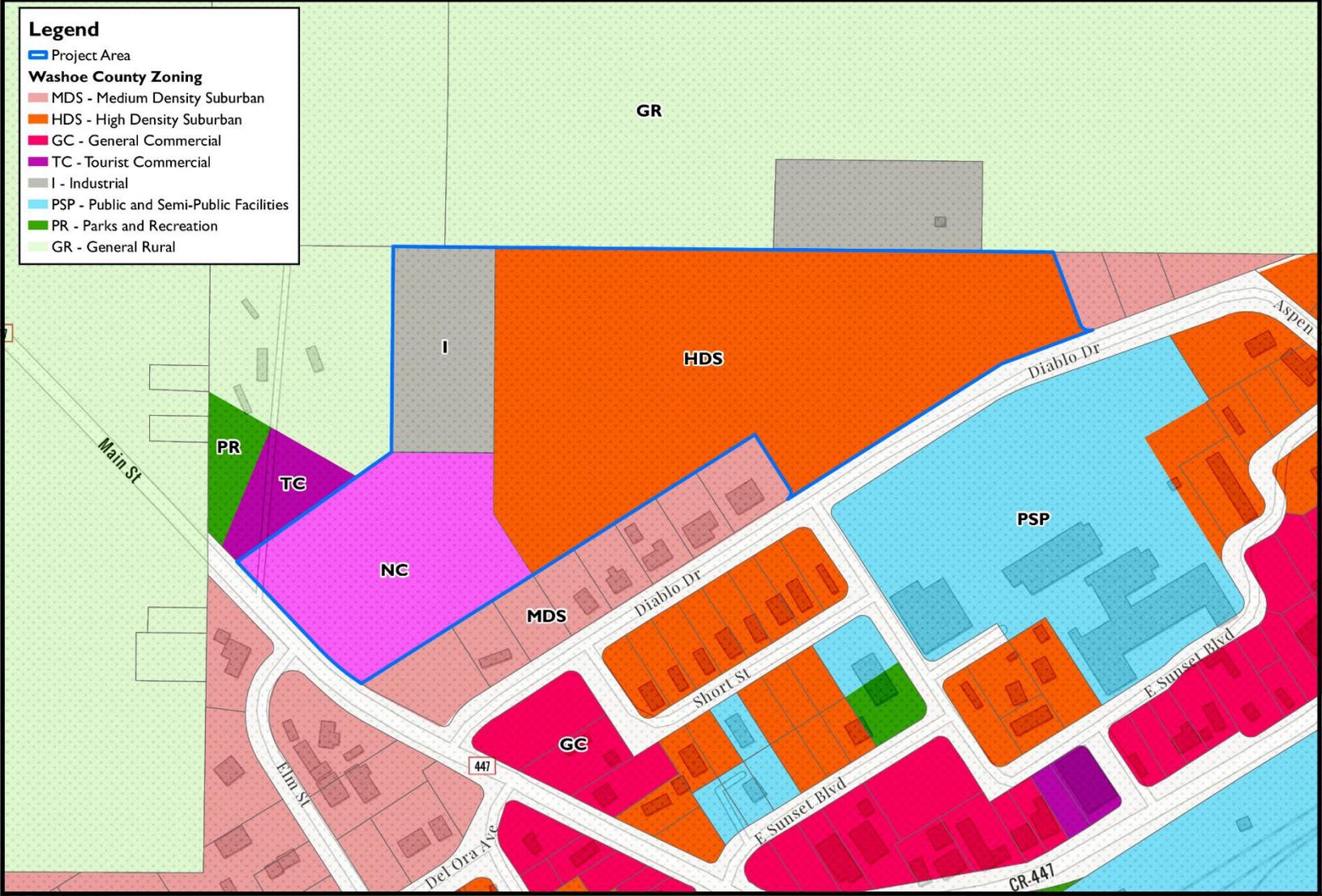


- “Opportunities are needed for young people who would like to live and work in Gerlach area.”
- “Included in the long range vision for the High Desert planning area is the promotion of affordable housing through a variety of housing options.”
- Need for “local serving” commercial to support year-round residents

Can be served by services & utilities

In conformance with the surrounding and existing land uses

# Proposed Zoning



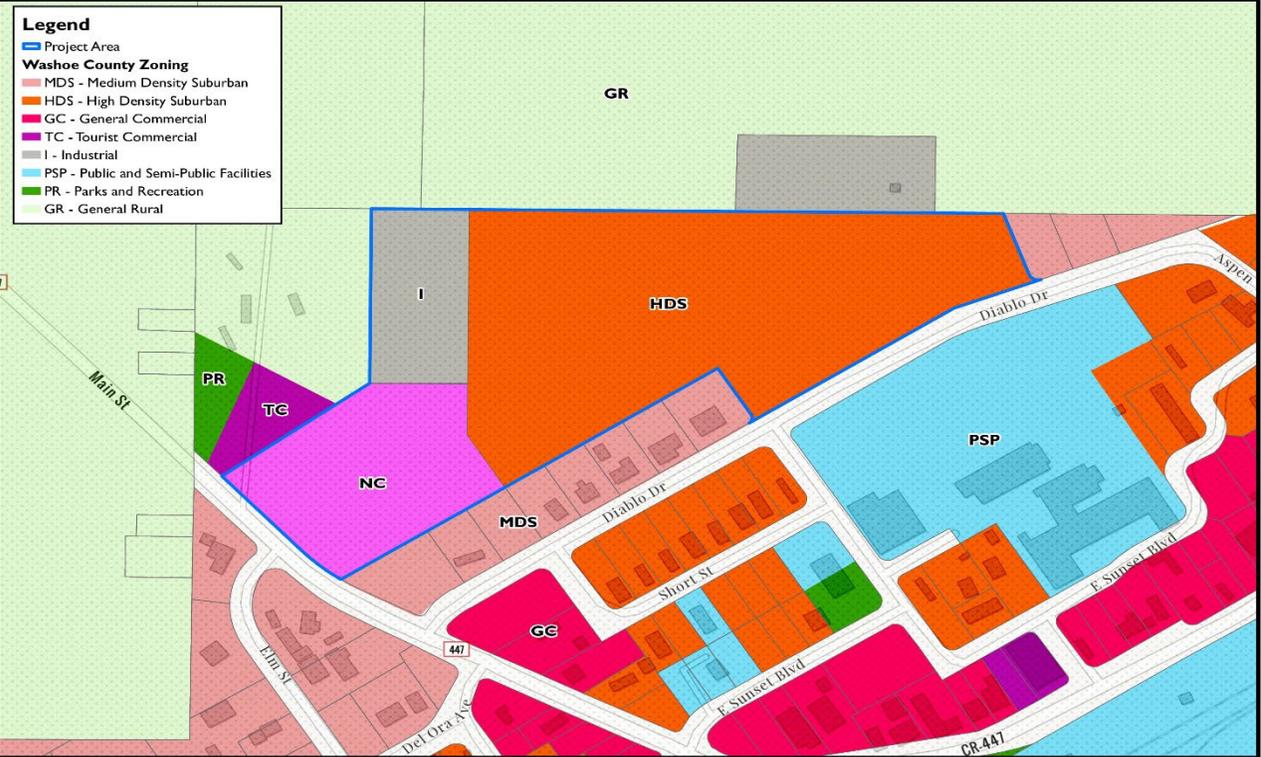
HDS and NC zoning will allow all types of housing:

- ✓ SF Detached
- ✓ SF Attached
- ✓ Apartments

Proposed zoning conforms to surrounding zoning

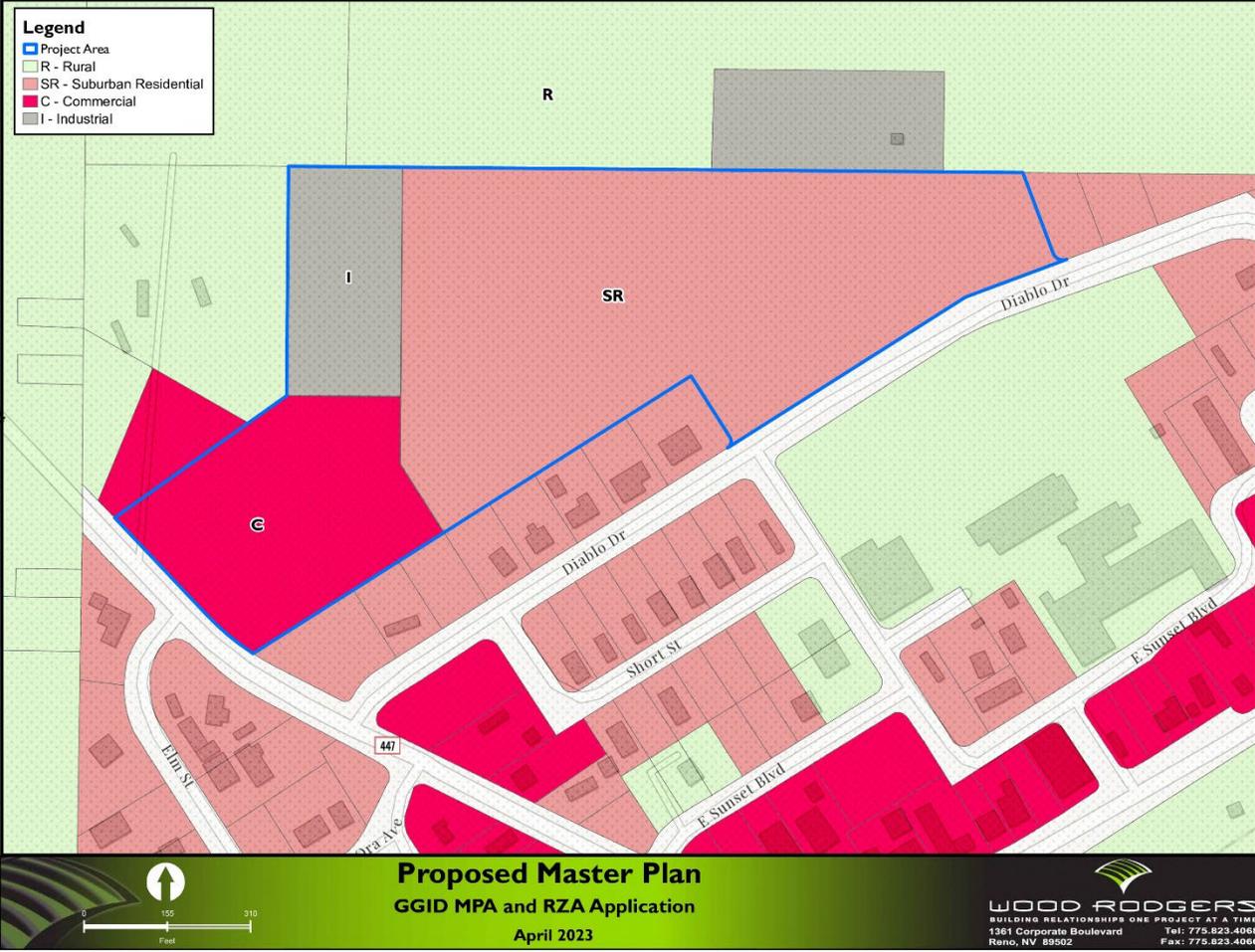
Existing GR zoning already allows nonresidential uses

# Proposed Zoning

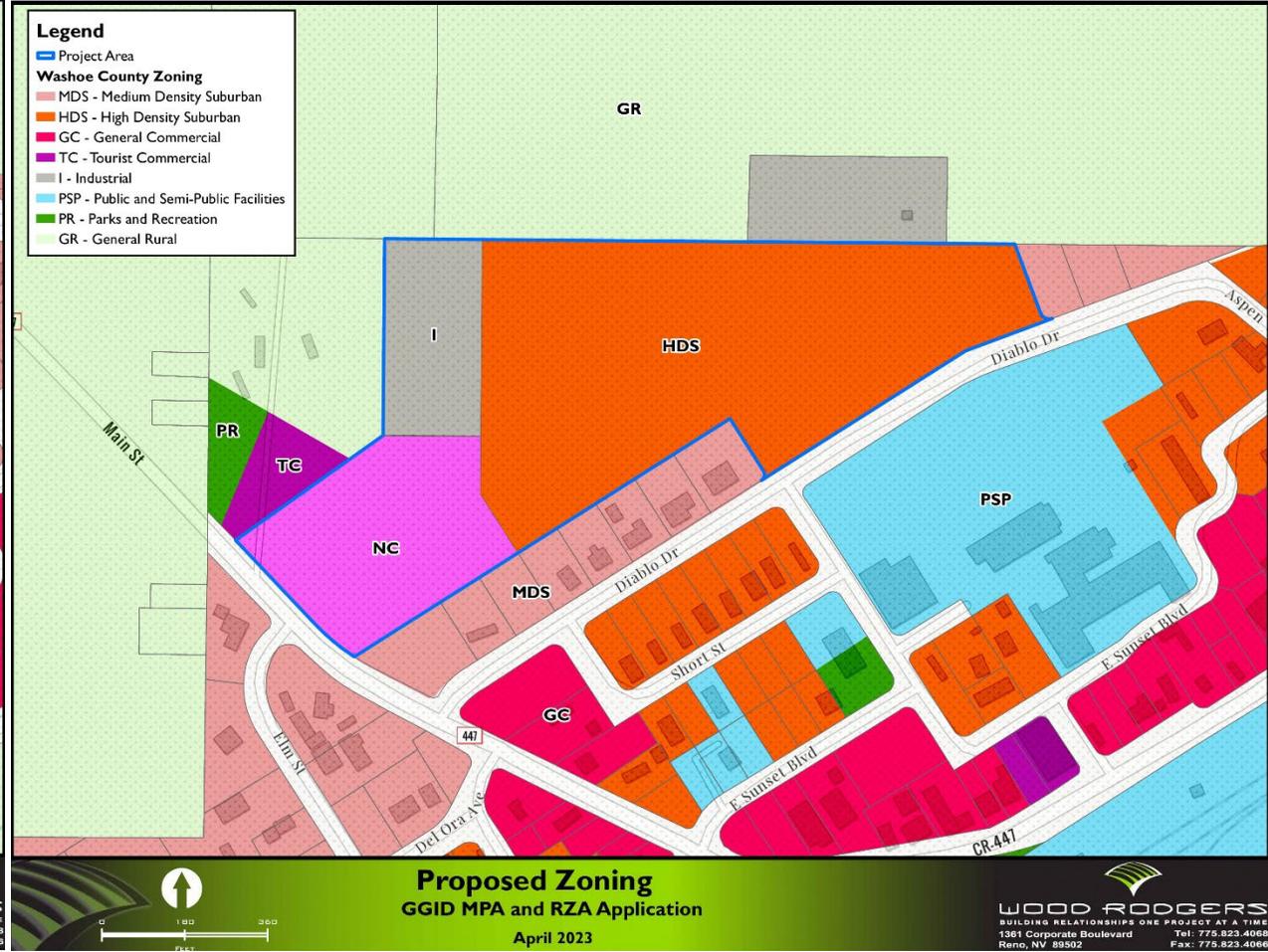


- Proposal based on public feedback & discussion with GGID
- Existing Industrial zoning to north & non-residential uses permitted in GR zoning
- Reduced Industrial from 4 to 2 Acres
- Size & location limit future uses

# Proposed Request



- ✓ Addresses High Desert Area Plan goals & policies
- ✓ Extensive public outreach in cooperation with the GGID



- ✓ In conformance with surrounding properties
- ✓ Meets required findings
- ✓ Supported by County Staff & Reviewing Agencies