

MASTER PLAN & REGULATORY ZONE AMENDMENTS
FOR
LEARNER LEMMON RESIDENTIAL SUBDIVISION

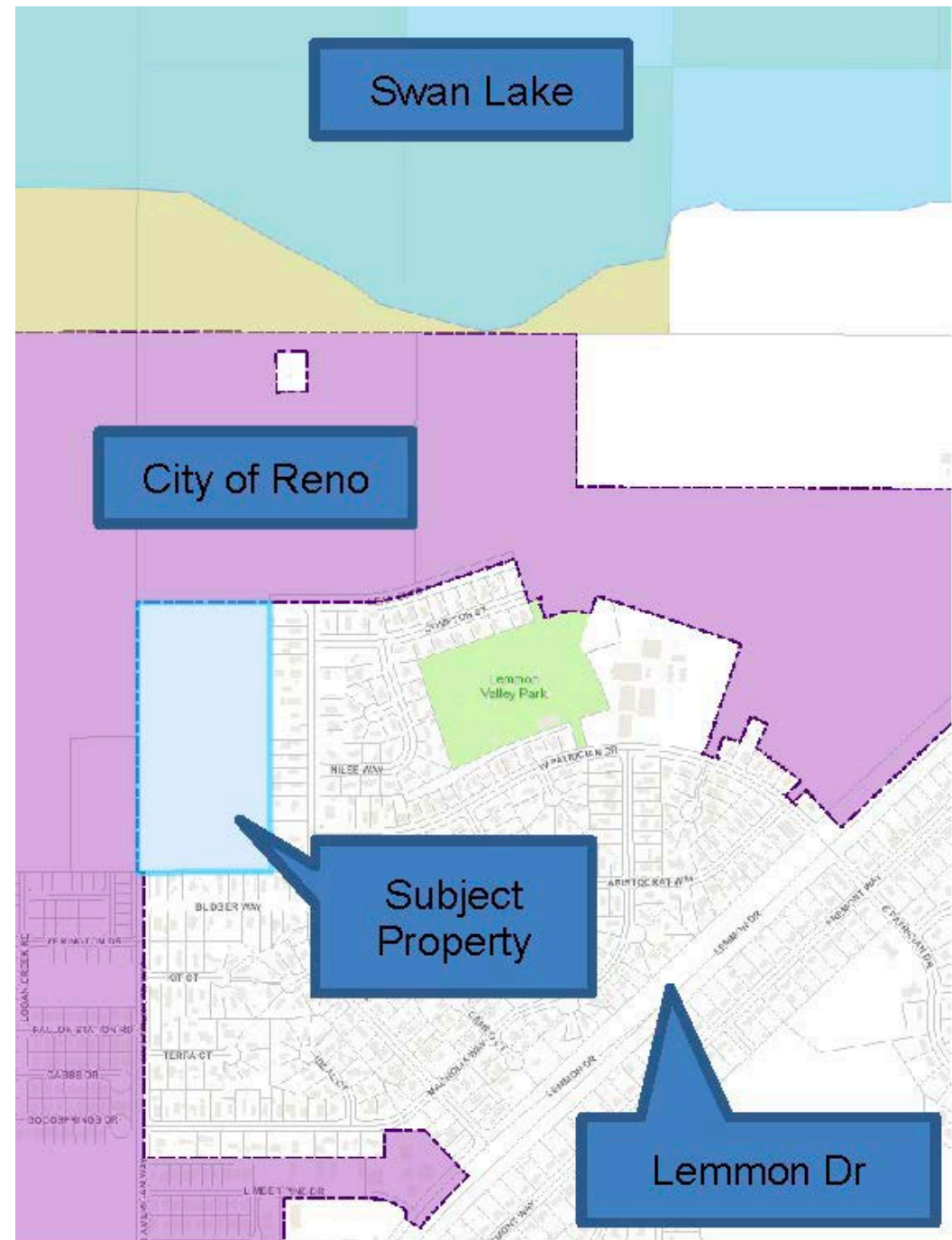


**PHOTO OF SITE LOOKING NORTH FROM
PAN AMERICAN DRIVE NEAR THE SW PROPERTY CORNER**

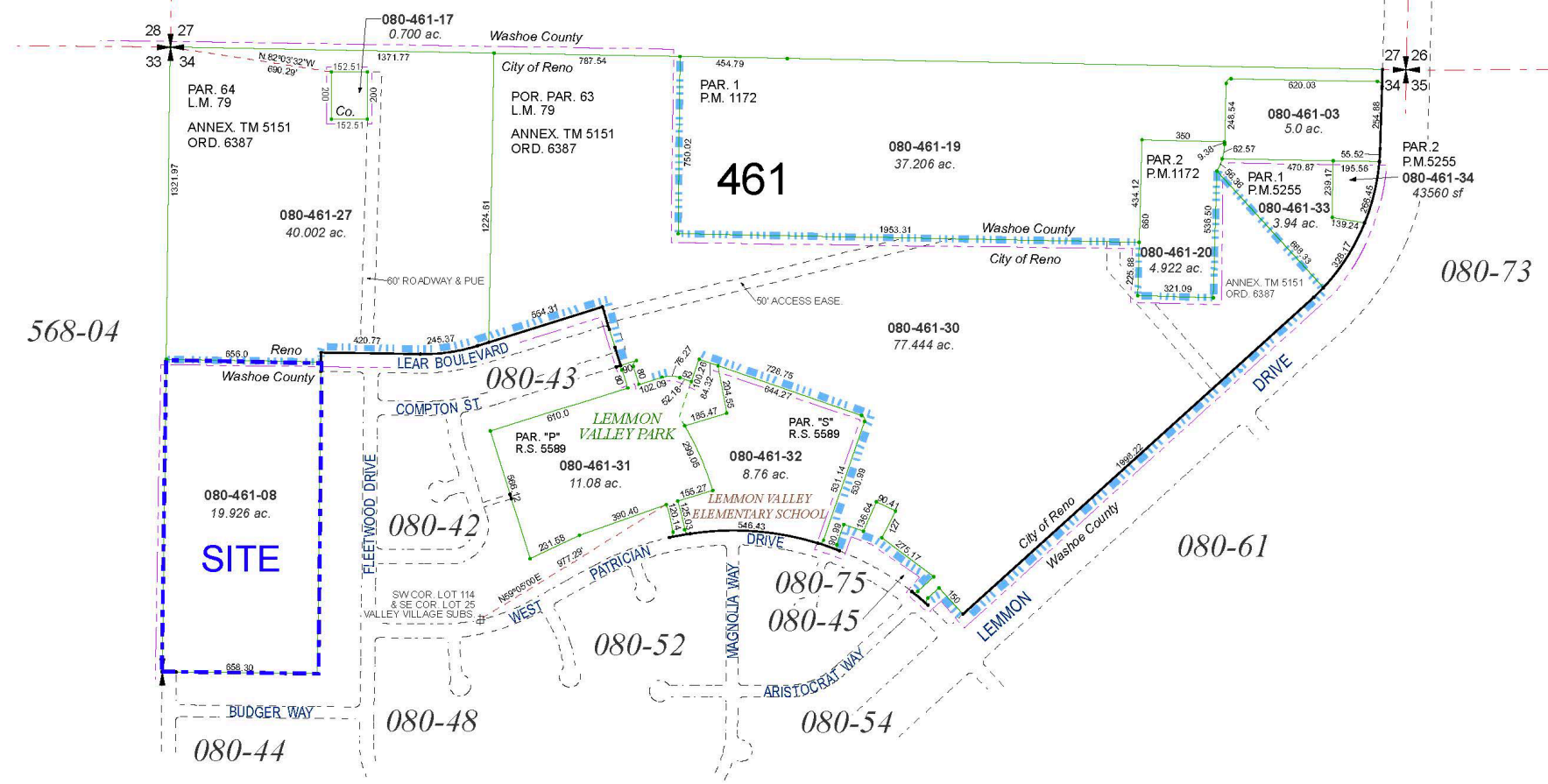
**WASHOE COUNTY PLANNING COMMISSION
AUGUST 1, 2023**



Vicinity Map

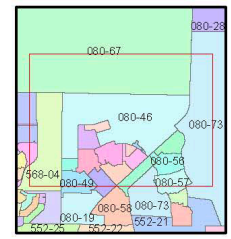
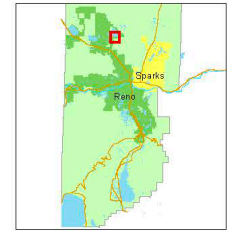
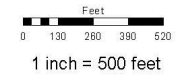


DIVISION OF LAND MAP #79



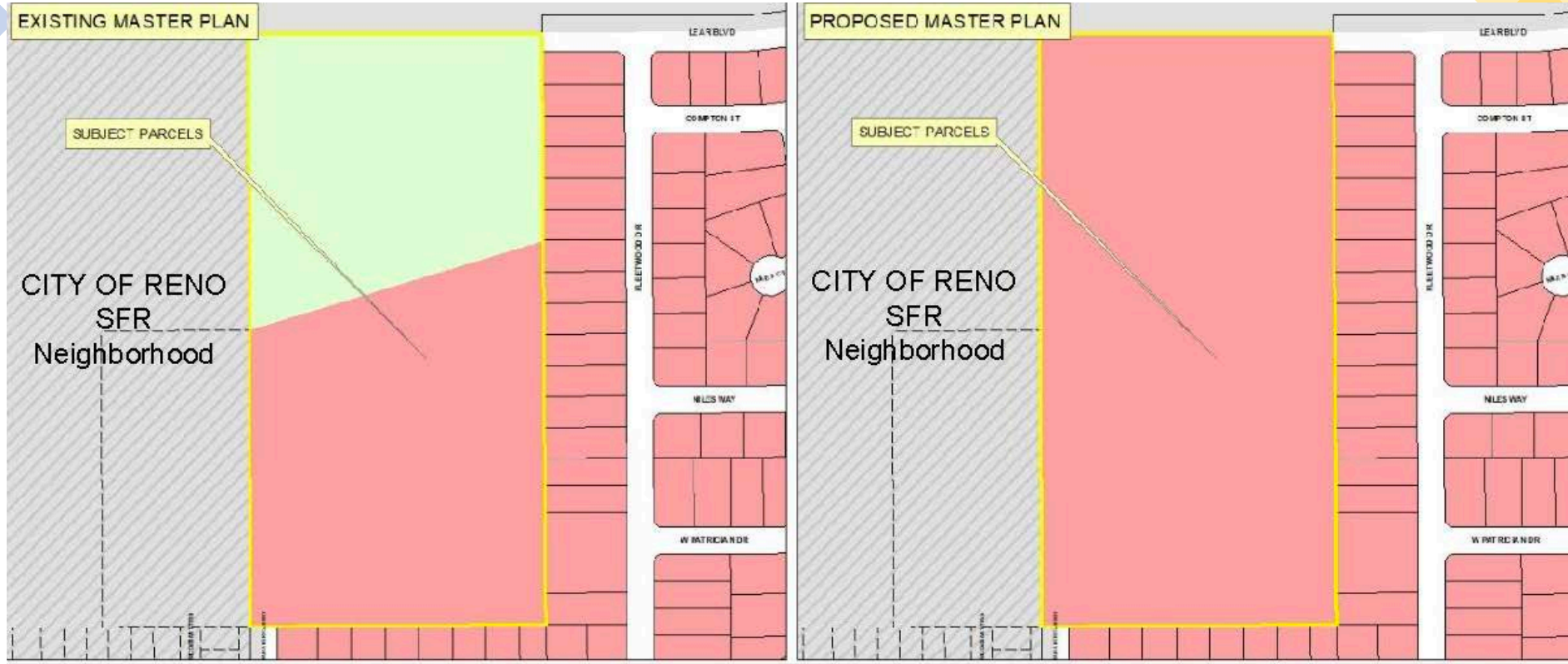
WASHOE COUNTY ASSESSOR'S OFFICE

Michael E. Clark, Assessor
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



created by: **EMG 10/09/2014**
last updated: **KSB 4/15/16 JMO 10/19/16**

area previously shown on map(s)



**NORTH VALLEYS PLAN AREA
WMPA23-0006**

- | | |
|--|---|
|  RURAL |  COMMERCIAL |
|  RURAL RESIDENTIAL |  INDUSTRIAL |
|  SUBURBAN RESIDENTIAL |  OPEN SPACE |
|  URBAN RESIDENTIAL |  Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction |

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT PRESENTED AS A GUARANTEE OF ACCURACY OR SUITABILITY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. PERMISSION IS GRANTED TO REPRODUCE, COPY, PRINT, PLAN, AND DISSEMINATE THIS INFORMATION.

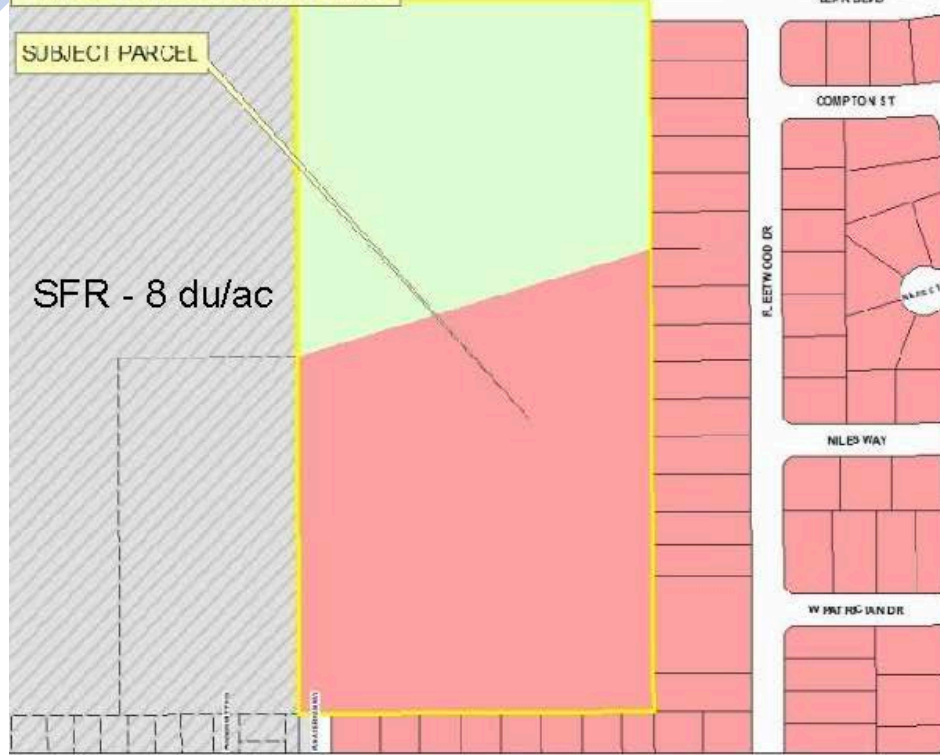
0 110 220
Scale in Feet

**Community Services
Department**

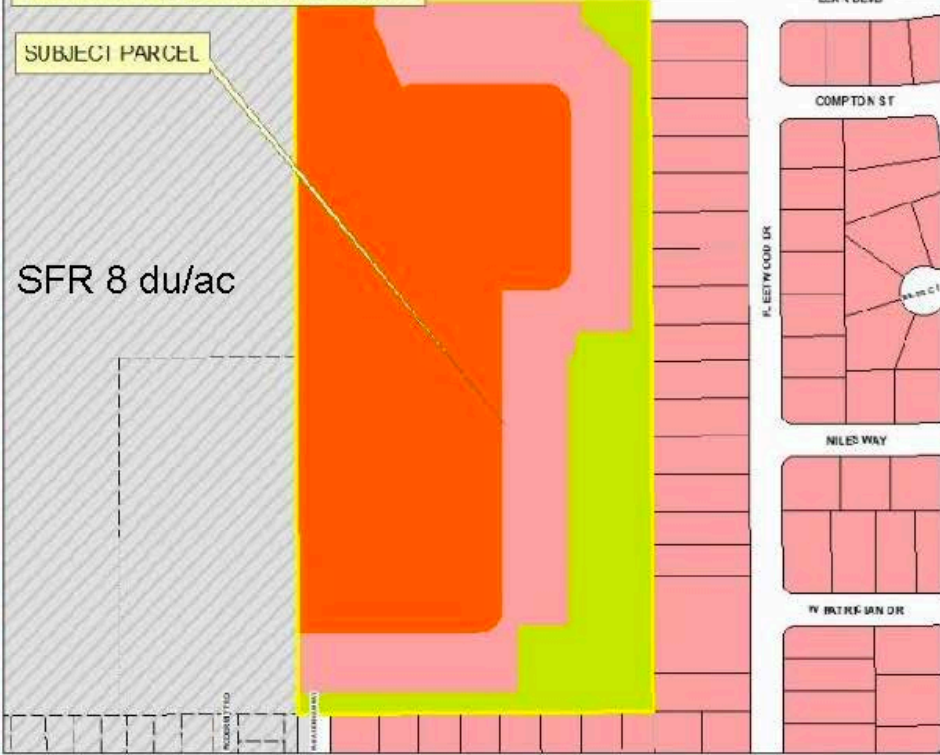
**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3500

EXISTING REGULATORY ZONING



PROPOSED REGULATORY ZONING



**NORTH VALLEYS PLAN AREA
WRZA23-0006 - APN 080-461-08**

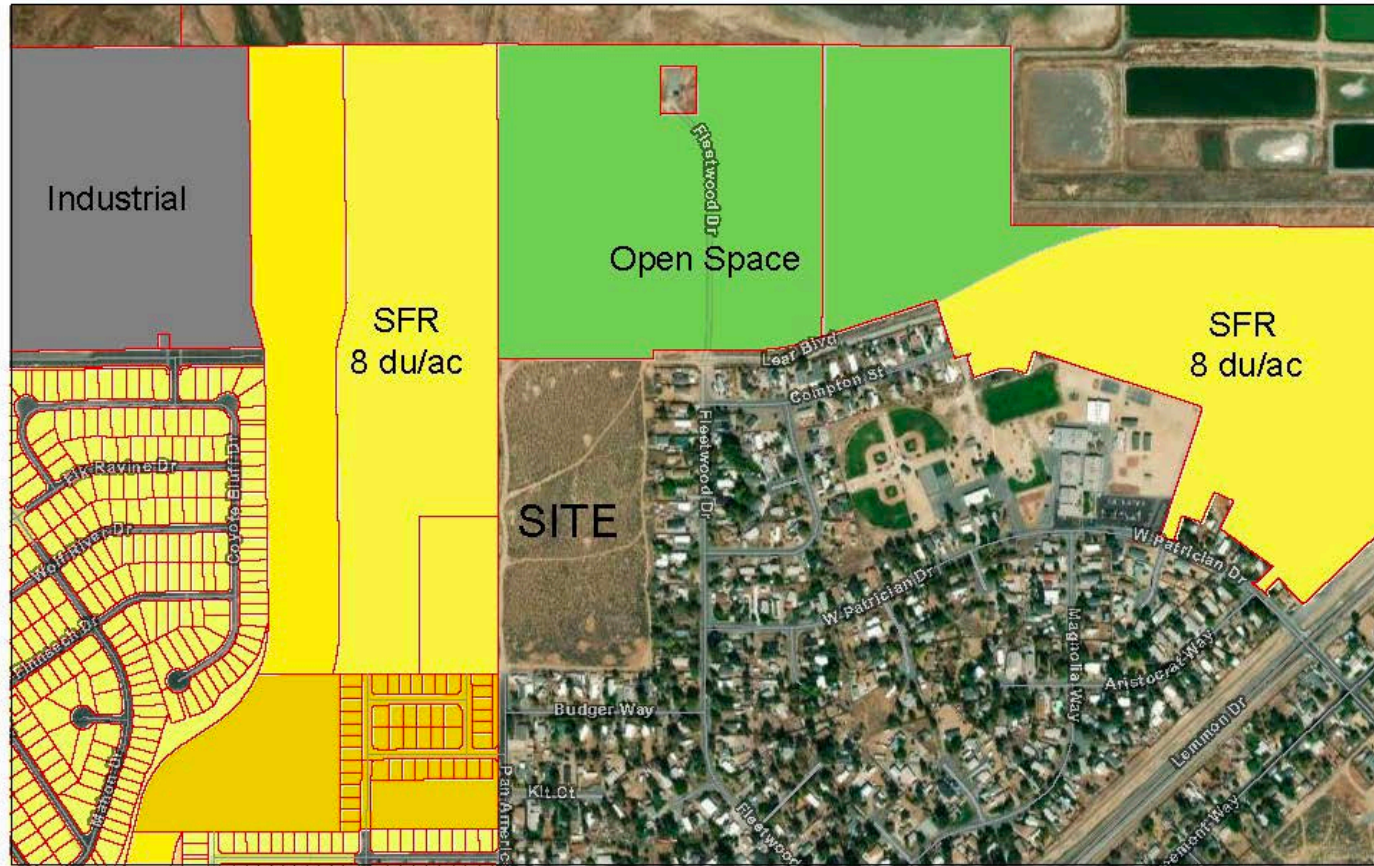
- | | | | |
|--|---|---|---|
|  LOW DENSITY RURAL |  HIGH DENSITY SUBURBAN |  NEIGHBORHOOD/OFFICE COMMERCIAL |  PARKS AND RECREATION |
|  MEDIUM DENSITY RURAL |  LOW DENSITY URBAN |  TOURIST COMMERCIAL |  OPEN SPACE |
|  HIGH DENSITY RURAL |  MEDIUM DENSITY URBAN |  INDUSTRIAL |  GENERAL RURAL |
|  LOW DENSITY SUBURBAN / LDS2 |  HIGH DENSITY URBAN |  SPECIFIC PLAN |  GENERAL RURAL AGRICULTURAL |
|  MEDIUM DENSITY SUBURBAN / MDS4 |  GENERAL COMMERCIAL |  PUBLIC AND SEMI-PUBLIC FACILITIES |  WATER BODY/DRY LAKE |
| | | |  Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction |

NOTE: THIS SCALE AND DIMENSIONS OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND WILL NOT BE USED AS A BASIS FOR DESIGN OR CONSTRUCTION. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FROM THE APPLICABLE COUNTY PLANNING AND DEVELOPMENT DIVISION.

**Community Services
Department**

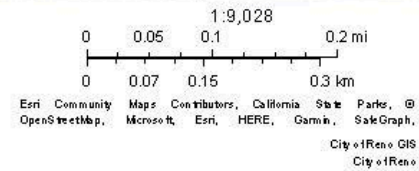
**WASHOE COUNTY
NEVADA**
Post Office Box 11139
Reno, Nevada 89520 (775) 326-3600

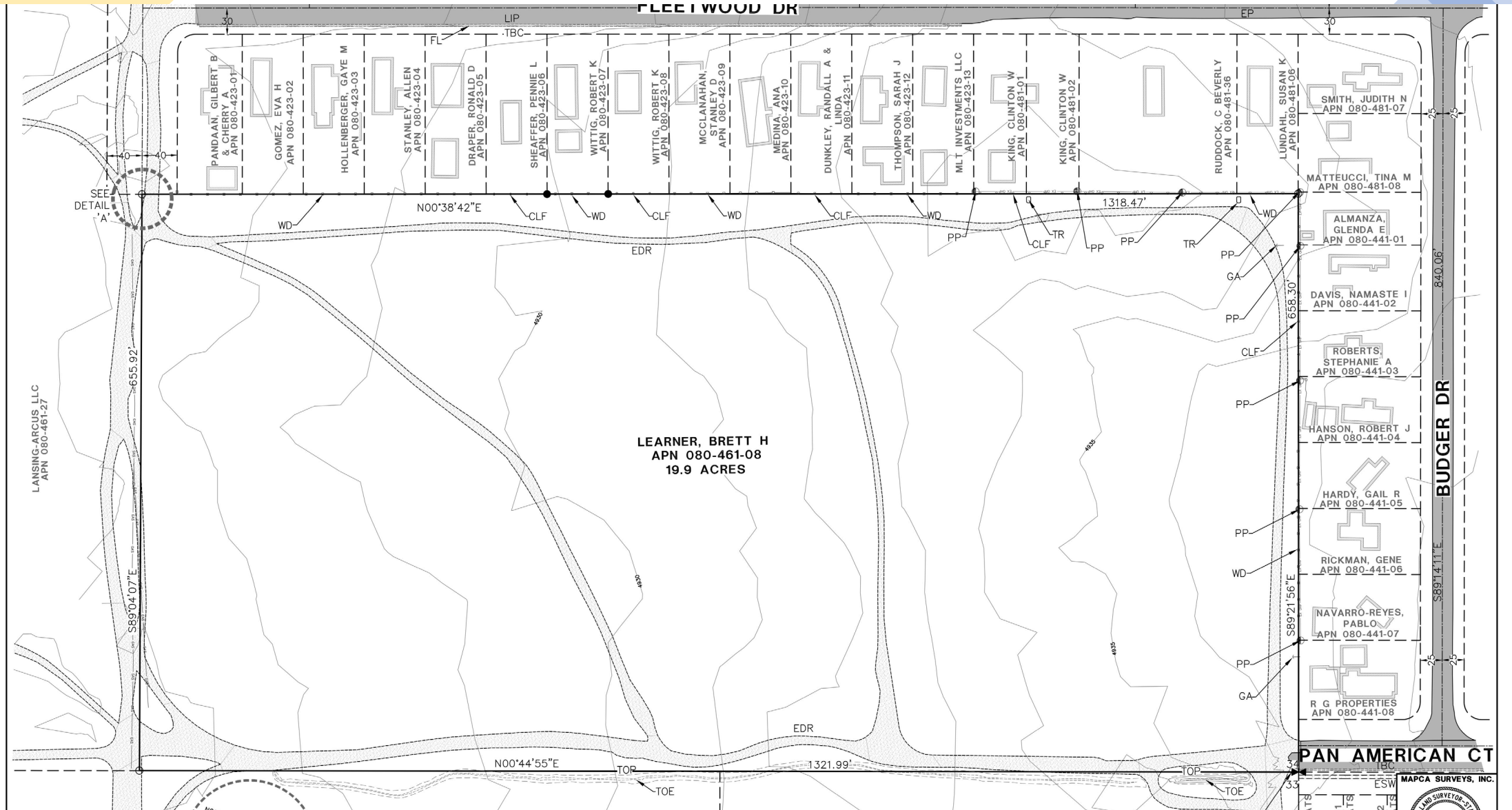
CITY OF RENO ZONING



7/31/2023, 9:56:23 AM

- | | | |
|----------------|--------------------------|--|
| Roads | — CUL-DE-SAC | Zoning Designations |
| — LOCAL STREET | — Other | ■ Single-Family Residential (3 units/ acre) SF-3 |
| — MAJOR ROAD | ▭ Parcels - City of Reno | ■ Single-Family Residential (8 units/ acre) SF-8 |





AREA SHOWN ON THIS PANEL IS LOCATED
TOWNSHIP 20 NORTH, RANGE 19 EAST AND
SECTION 21 NORTH, RANGE 19 EAST.

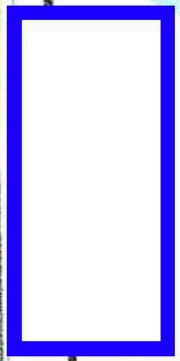
ZONE AE
(EL 4924)

Unnamed Tributary to
Lemmon Valley Playa

ZONE AE

Profile Baseline

City of
Reno
33
320020
SITE



SAGE POINT CT

1% ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED IN CHANNEL

LEAR BLVD

ZONE AO
(DEPTH 1')

GRAND FALLS DR

1% ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED IN CHANNEL

DE WERRY ST

1% ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED IN STRUCTURE

COGNATE WAY
11ft! Arus

ANDRASTE WAY

MAHON DR

WELSH DR

WELSH DR

TULEAR ST

Golden Valley Wash

Profile Baseline

Channel

APPENZELL ST

LEAR BLVD

FLEETWOOD DR

MAGNOLIA WAY

4949.8
4950.2
4950.6
4951.0
4951.4

4924.2

4924.4
4924.7
4924.9
4925.1
4925.4

4925.6
4925.8
4926.0

4926.2
4926.4
4926.6

4926.7

4926.7
4926.9
4927.1
4927.3
4927.5
4927.7

4927.9
4928.3

4928.7
4929.1
4929.6
4930.0

4931.1
4931.5
4931.6
4932.1
4932.5

4932.9
4933.1
4933.3
4933.7
4934.0

4933.9

4934.8

4935.2

4935.5

4935.8

4936.5

4936.7

4937.1

4937.5

4937.8

4938.2

4939.1

4941.5

4942.5

4943.4

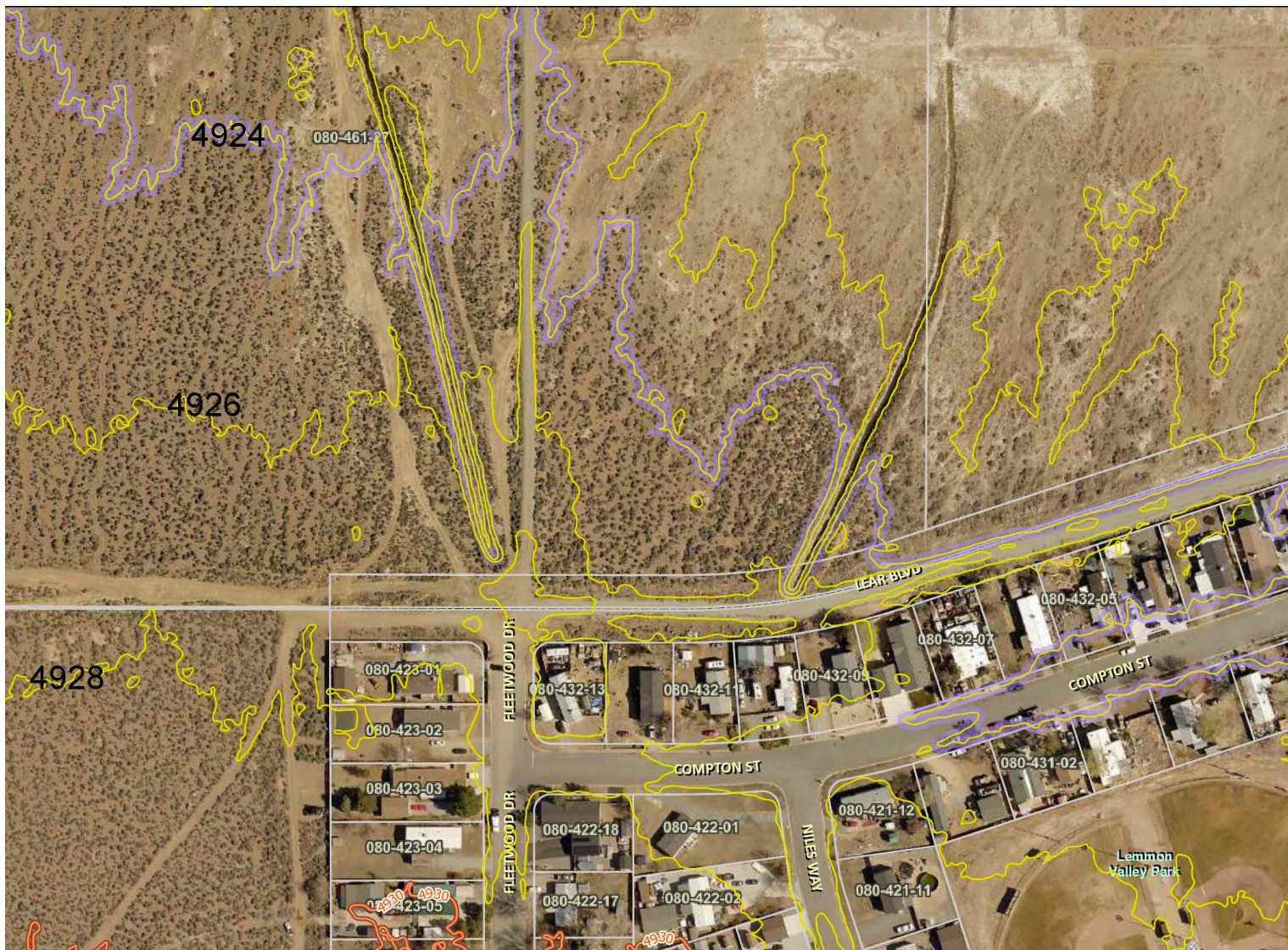
4944.3

4945.9

4947.2

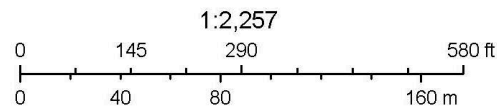
4948.7

4949.3

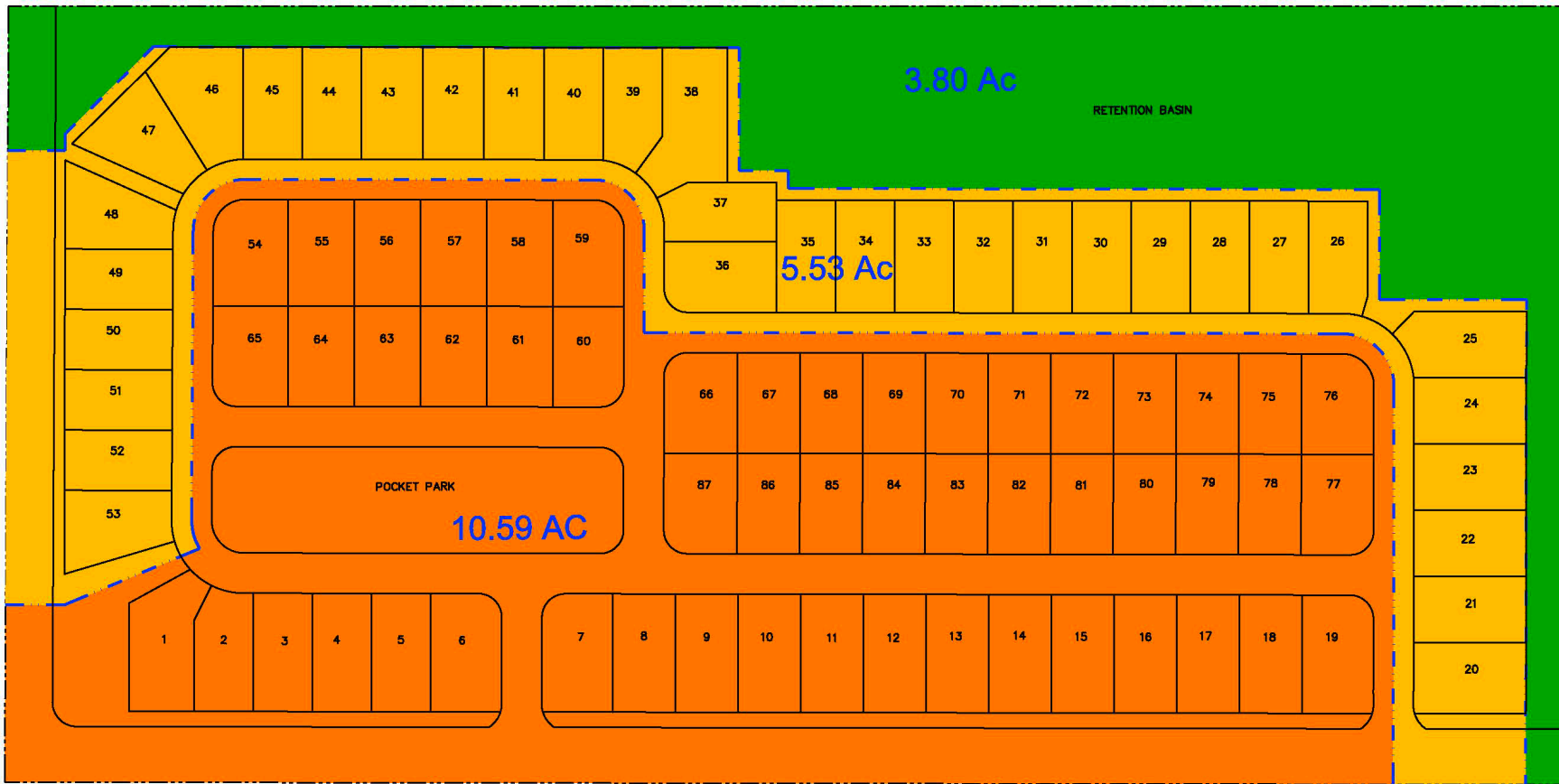


FEMA Flood Zone 4924.7' Contour Line

- The current FEMA flood zone elevation is 4924' and is being raised 0.7' to 4924.7' per a Conditional Letter of Map Revision process being conducted by Washoe County with FEMA.
- In addition, the county now requires 30% greater capacity within retention basins.



Washoe County
Washoe County GIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User
Community



OPEN SPACE OS = 3.80 AC

MEDIUM DENSITY SUBURBAN MDS = 5.53 AC 3 DU/AC - 16.6 DU

HIGH DENSITY SUBURBAN HDS = 10.59 AC 7 DU/AC - 74.1 DU

MAXIMUM UNITS: 90.7 DU (4.5 d.u./acre)

LEAR, BY/D
FUTURE

LEAR

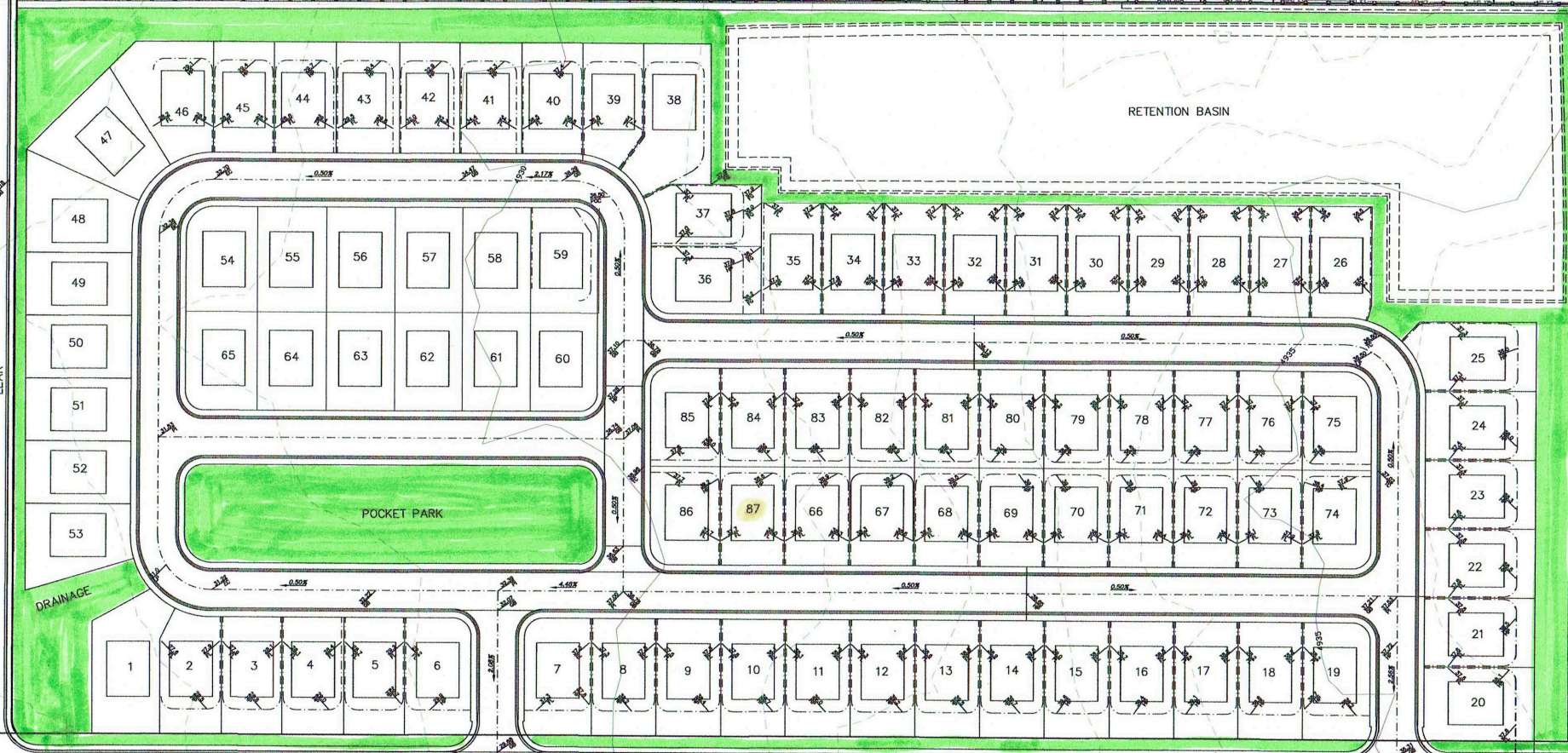
DRAINAGE

POCKET PARK

RETENTION BASIN

PAN AMERICAN

PAN AMERICAN DRIVE



TENTATIVE SUBDIVISION MAP FOR
LEARNER - LEMMON PROPERTY
 SITE PLAN
 WARRANE COUNTY, NEVADA

revisions

NO.	DATE	DESCRIPTION

drawn:

checked:

LAYOUT BASE CWS 11.15.22.dwg

ENTITLEMENT PROCESS

- **THOROUGH LAND ANALYSIS**
 - TRAFFIC, SEWER, DRAINAGE, WATER, PUBLIC SERVICES – ALL BOXES CHECKED
 - WITHIN THE TRUCKEE MEADOWS SERVICE AREA (TMSA), NO DEVELOPMENT CONSTRAINTS
 - NEIGHBORHOOD MEETING – CONCERNS WITH ACCESS to REAR YARDS, HEIGHT of HOMES, TRAFFIC IMPACTS, and CONSTRUCTION IMPACTS
- **LAND USE AND REGULATORY ZONE AMENDMENTS**
 - PLANNING COMMISSION
 - BOARD OF COUNTY COMMISSIONERS
 - REGIONAL PLANNING COMMISSION FOR CONFORMANCE REVIEW
 - INCLUDES CHANGE FROM TIER 3 TO TIER 2
 - Tier 3 Land - Area that is generally on the periphery of the TMSA and contains low density development, is undeveloped, or contains significant development constraints.
 - TIER 2 LAND – Area within the TMSA with generally less development occurring at suburban levels. Public facility and service provisions are currently in place or planned.
 - Tier 2 Box Checked
- **FUTURE TENTATIVE MAP FOR 87 Dwelling Units (already submitted)**

SUMMARY

- FINDINGS - We fully concur with the staff report – All findings for both the Master Plan Amendment and Regulatory Zone Amendment can be made.
- Requested Zoning Limits Maximum Density to 4.5 dwelling units/acre.
 - Compatible with Surrounding Zoning
- Maximum Number of Units will be 90. 87 Units Proposed.
- Specific Project Impacts will be Addressed with the Tentative Map and Appropriate Conditions Applied.
- QUESTIONS?