



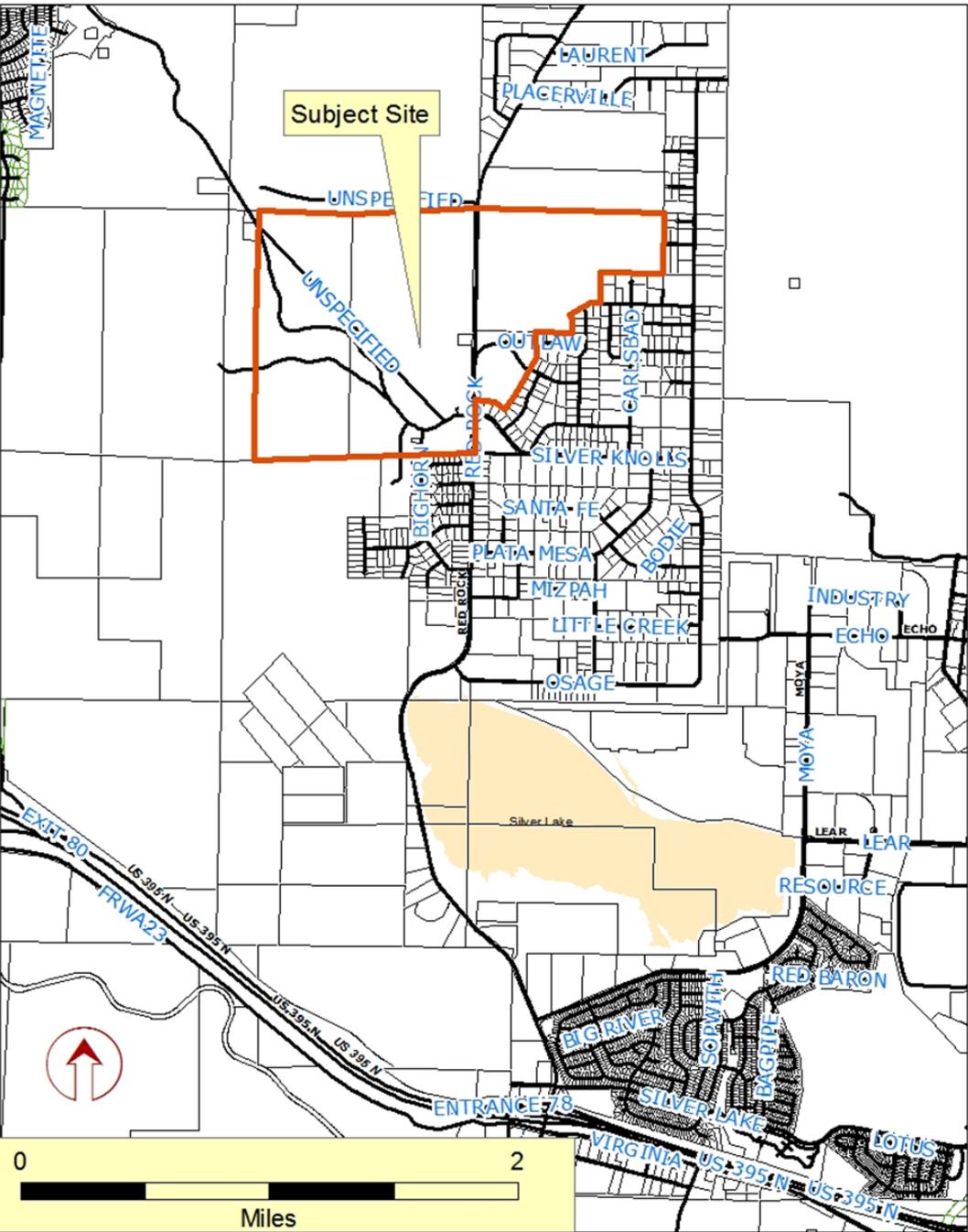
# **Master Plan Amendment and Regulatory Zone Amendment Requests**

**“Silver Hills”**

**WMPA17-0010 and WRZA17-0005**

**Washoe County Commission  
October 22, 2019**

# Location





# MPA Request Overview

Amend the Washoe County Master Plan, North Valleys Area Plan including:

- 1) Remove from Silver Knolls SCMA
- 2) Create a "Silver Hills SCMA" (SHSCMA)
- 3) Amend Character Management Area map
- 4) Create a new character statement for the SHSCMA.
- 5) Create a new land use policy: NV.1.8
- 6) Create a new "Goal Seven"
- 7) Renumber remainder of the North Valleys Area Plan.
- 8) Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
- 9) Create Policy NV.7.2 to require a minimum lot size of 1/2 acre east of Red Rock Rd within the SHSCMA, and to allow a density of 3 dwellings per acre for the area of the SHSCMA located to the west of Red Rock Road.
- 10) Create Policy NV.7.3 to require an open space buffer of 50 feet next to any dwellings existing prior to the adoption of SHSCMA and require all new parcels within 200 feet of existing parcels match the size of the existing parcels.
- 11) Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA



# RZA Request Overview

- ◆ Amend ± 780.32 acres, from LDS to Specific Plan (SP),
- ◆ Allowing the development of 1,872 dwelling units.
- ◆ Overall density is ±2.4 du/acre.
- ◆ Allow lots as small as 3,700 s.f.
- ◆ Allow lots as small as ½ acre on east side of Red Rock Rd.
- ◆ 45,000 s.f. for commercial uses.
- ◆ 15 acres for Personal Storage
- ◆ 15 acres for Storage of Operable Vehicles uses types.



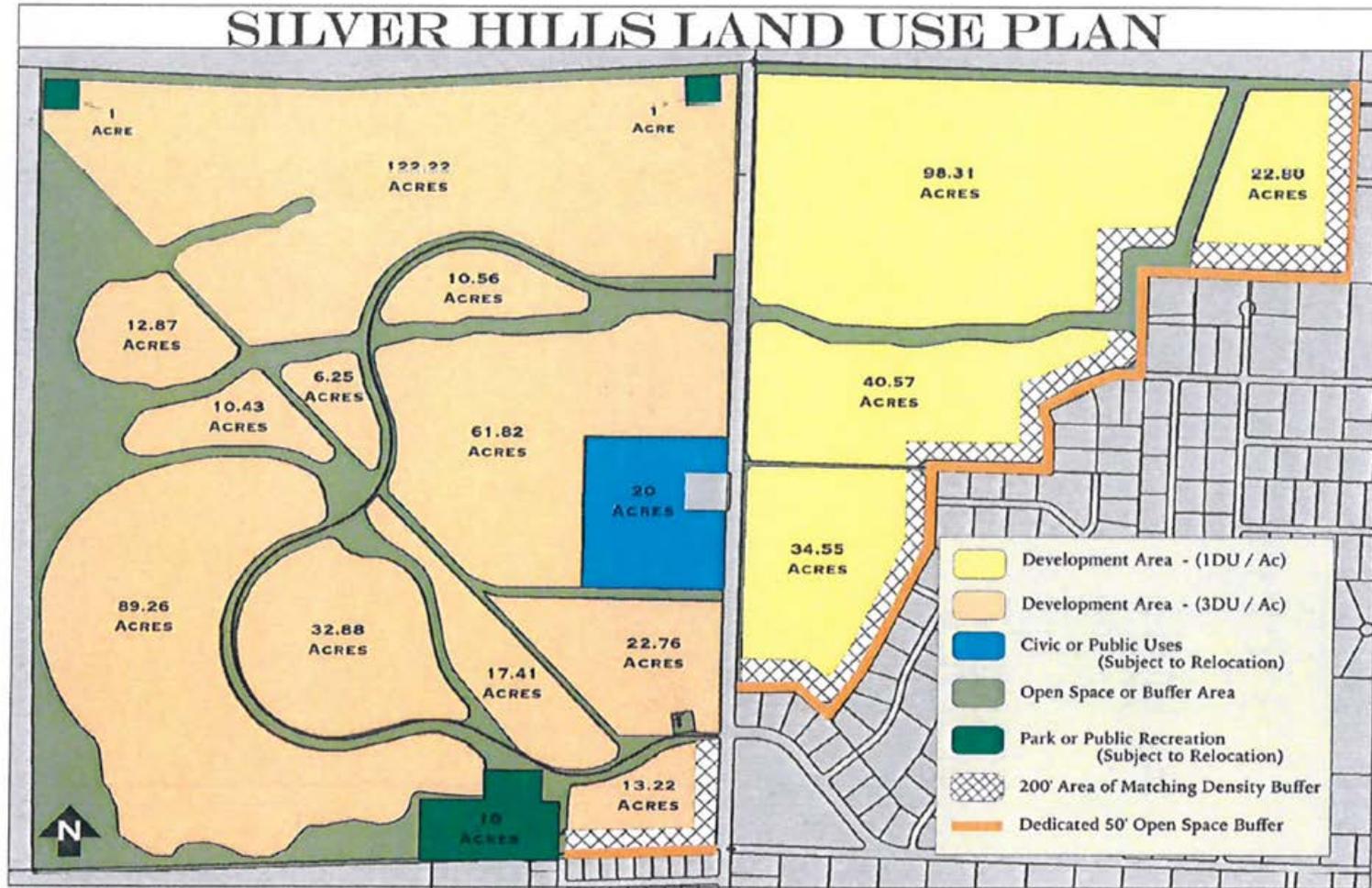
# Background

- A tentative subdivision map is currently valid on the subject site. (TM09-001)
- Approved in 2011
- Allows 680 residential lots
- Current zoning allows for 780 lots (density)
- Proposed MPA/RZA to allow 1872 lots (density)



# Requested Land Use Plan

Specific Plan to allow standards and uses not otherwise permissible under the North Valleys Area Plan and Silver Knolls Suburban Character Management Area.

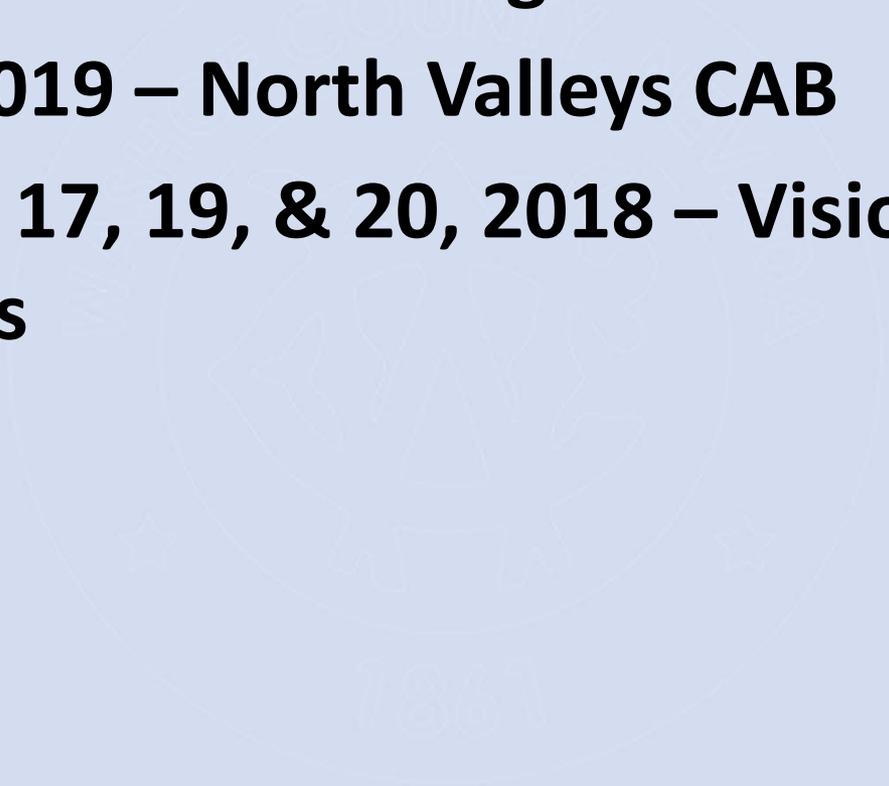


Note: Open Space land use may be subject to relocation. Refer to attached Design Standards Handbook.



# Public Review Process

- ◆ **August 6, 2019 – Planning Commission**
- ◆ **June 10, 2019 – North Valleys CAB**
- ◆ **December 17, 19, & 20, 2018 – Visioning Workshops**



# Result of North Valleys Area Plan Visioning Workshops

The residents of the North Valleys Area Plan, Silver Knolls Suburban Character Management Area, would like to express their vision to the Washoe County Planning Commission and Washoe County Board of Commissioners.

The North Valleys Area Plan and Silver Knolls Suburban Character Management Area should not be amended to allow greater residential density. Changes to the Master Plan are not wanted. Changes to the Master Plan to allow Specific Plans are not wanted.

Large private lots with less public open space are desirable. Any open space should remain undeveloped. Any new development should be same form and pattern as existing development.

Right now there is inadequate public services and infrastructure including: Schools, Police, Fire, Roads, Sewer, Water and Storm-Water Runoff. Additional residences will make the situation worse.

There is plenty of access to commercial uses and more commercial uses are not wanted.

It is very important that:

- At least 50% of all new lots be at least one acre in size and that a minimum lot size of ½ acre be preserved.
- Building setbacks and driveway design should be varied.
- Not more than 10% of the residences in a development should have the same architectural elevation.
- Garages should be sized for at least two cars.
- Lighting should be “dark sky.”
- At least 50% of dwellings in new developments should be single-story.
- Landscaping should emphasize low-water use.
- These standards should be implemented by Washoe County with all new

Tentative Maps, Improvement Plans, CC&Rs and Deed Restrictions.

The traffic study submitted with the Master Plan Amendment application is invalid because of the date and time that it was conducted and the intersections that were studied.

Silver Knolls is too far from town for such high density development.

The plan that Bob Lissner has approved for 680 lots is consistent with our neighborhood.

The North Valleys Area Plan and Silver Knolls Suburban Character Management Area are correct now and all future development should abide by the existing plan.



# Basis for PC Denial - MPA

1. Consistency with Master Plan
2. Compatible Land Uses
3. Response to Change Conditions
4. Availability of Facilities.
5. WCC110.422.55.10(f); Adequacy of Public Services, Traffic and Amenities
6. WCC110.422.55.10(f); Schedule Sufficiency
7. NV.20.1(b), NV.20.1(b), NV.20.1(c), NV.20.3(g), NV.20.3(b), NV.20.3(e), NV.20.3(g)



# Basis for PC Denial - RZA

1. Consistency with Master Plan
2. Compatible Land Uses
3. Response to Change Conditions
4. Availability of Facilities.
5. No Adverse Impacts
6. WCC 110.442.55.10(a) Consistent with Specific Plan Standards
7. WCC 110.442.55.10(b) Departures from Regulatory Zone Requirements are in the Public Interests



# Basis for Appeal

## Consistency with Master Plan

- 1) Master Plan designation under 5 units/acre. ( $\pm 2.5$  du/acre).
- 2) Will not exceed the policy growth level of 2,000 units.
- 3) All 30% slopes will be preserved.
- 4) Supports policy where smaller areas where more intense suburban development permitted.
- 5) Mixed use, sustainable development are encouraged.
- 6) Proposal promotes narrow streets with interconnected bicycle and pedestrian uses.
- 7) Master plan encourages residential in close proximity to commercial.
- 8) Allows flexibility in development proposals to vary lot sizes.
- 9) Encourages housing accommodations for young, aging, handicapped and special needs populations.
- 10) Provides a mix of residential densities and housing types in close proximity to retail/commercial.
- 11) Provides connection of open space, trail access and bikeway systems.



# Basis for Appeal

## Compatible Land Uses

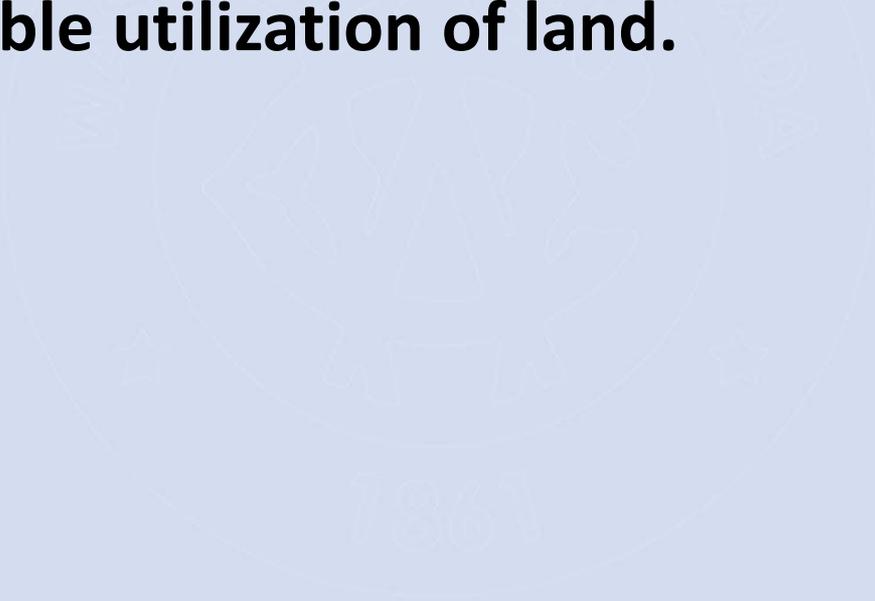
- 1) The proposed land use(s) have a high compatibility rating with all surrounding uses.**
- 2) All developments will include an open space buffer of at least 50 feet in width adjacent to any existing dwellings.**
- 3) Proposed open space and buffers result in a design that is compatible with adjacent developments.**



# Basis for Appeal

## Response to Change Conditions

- 1) The fiscal impact/market analysis study that was conducted concludes that the proposal represents a more desirable utilization of land.





# Basis for Appeal

## Availability of Facilities

- 1) Appropriate water, sewer and stormwater will be provided.
- 2) 2040 Regional Transportation Plan identifies that Red Rock Road will be widened to four lanes. Impact fees collected from Silver Hills will help pay for the widening.



# Basis for Appeal

## Desired Pattern of Growth

- 1) The proposal will not exceed the North Valleys policy growth level of 2,000 units.
- 2) The proposal will not exceed a maximum of 5 du/acre.
- 3) The proposal is consistent with policy that Washoe County should “define smaller areas where more intense suburban development is permitted...”



# Basis for Appeal

## North Valleys Area Plan Policies

- 1) The amendment will further implement and preserve the Vision and Character Statement.
- 2) The amendment conforms to all applicable policies of the North Valleys Area Plan, Washoe County Master Plan and the Regional Water Plan.
- 3) The proposal will not conflict with the public's health, safety or welfare.
- 4) A feasibility study as been conducted and submitted with this application. – TMWA's concerns have been resolved.
- 5) A Traffic Study was conducted and provided to Washoe County.
- 6) For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.



# Basis for Appeal

## North Valleys Area Plan Policies - Continued

- 7) For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level of the North Valleys Area Plan.
- 8) Proposed intensification will result in a drop below the established policy LOS for transportation: The necessary improvement required to maintain the established level of service are scheduled in either the Washoe County CIP or the Regional Transportation Improvement Program...
- 9) Roadways impacted by the proposed intensification are currently operating at or above adopted levels of service.
- 10) The applicant offered the following stipulation to the handbook: "prior to the approval of any Silver Hills tentative map, the applicant shall prepare a facilities plan, to the satisfaction of Washoe County..."
- 11) The Washoe County School District anticipates being able to meet the needs of the development



# Basis for Appeal

## Washoe County Code

- 1) **The Planning Commissioners did not ask a single question of the applicant and did not clearly articulate which findings under section 110.820.15(d) & that he/she could not make; and did not state the reason for denial per section 110.820.15(c)(2)(ii)**



# MPA Possible Motion (Pages 6-16)

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 Board of Commissioners uphold the decision of the Planning Commission and deny Master Plan Amendment Case Number WMPA17-0010 being unable to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all twelve findings required by the North Valleys Area Plan.



# RZA Possible Motion (Pages 6-16)

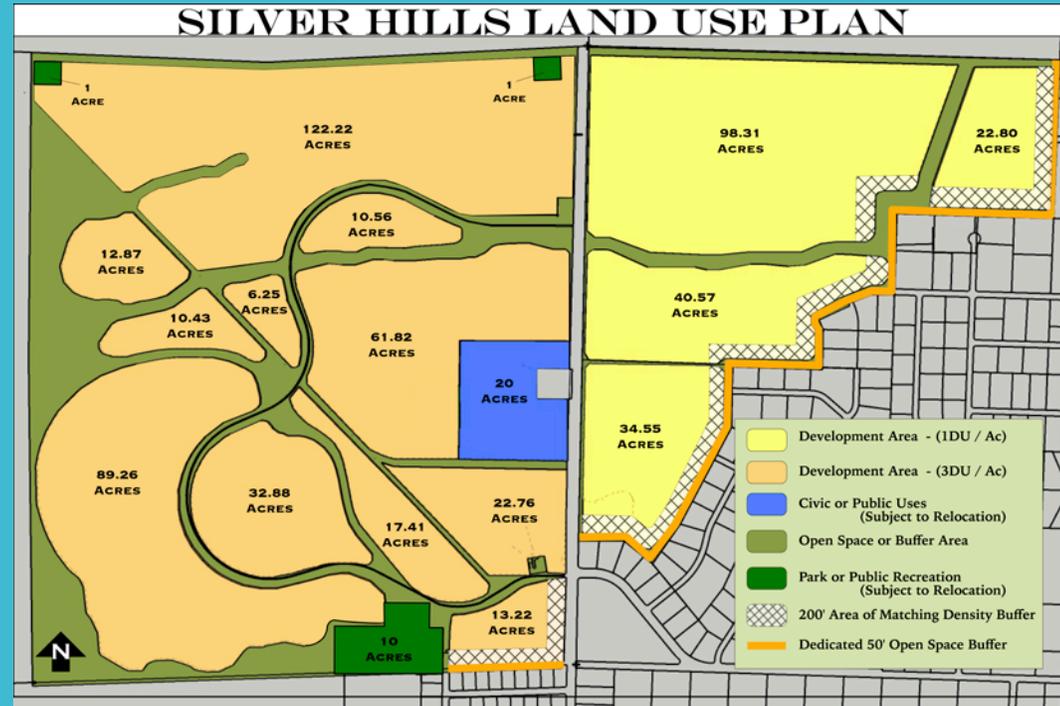
**I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Commissioners uphold the decision of the Planning Commission and deny Regulatory Zone Amendment Case Number WRZA17-0005 being unable to make all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10.**



# Questions for Staff?

# Silver Hills

## Master Plan and Specific Plan



Lifestyle Homes

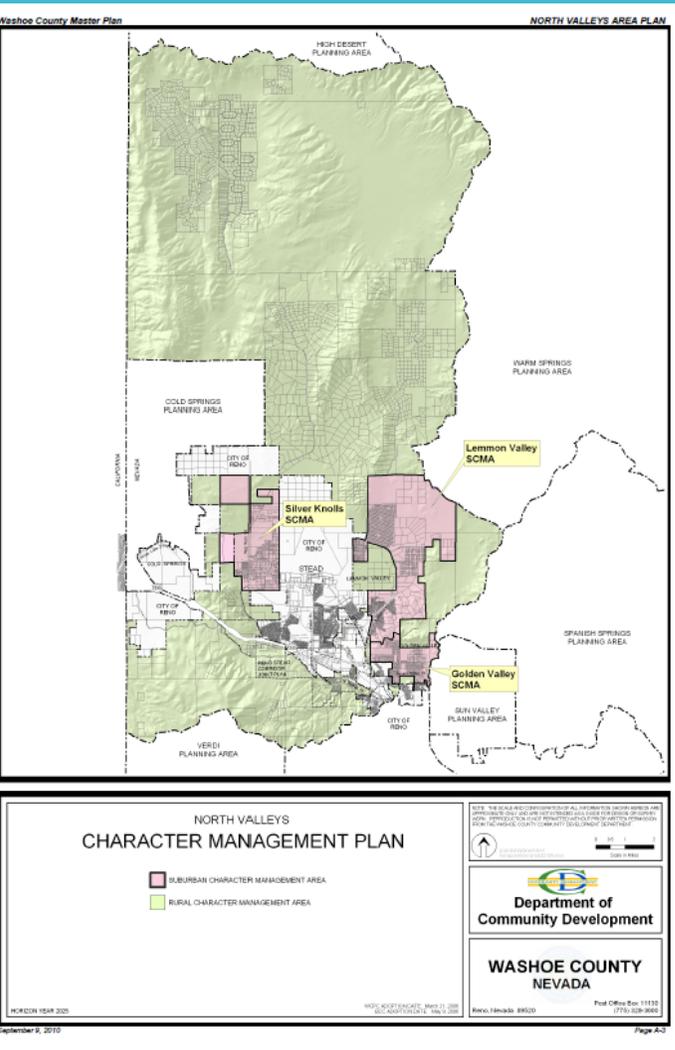
Presenters: Garrett Gordon (Legal Findings) and Mike Railey (Specific Plan)

# Community Outreach

- Community Meetings
  - 10-12 meetings with private citizens
  - 2 Silver Lake Homeowners Association Meetings
  - 1 Community Open House (Cold Springs Family Center)
  - 4 North Valleys Citizen Advisory Board Meetings
  - 3 Visioning Workshops
- Compromises
  - Reduce density from **2,340 units to 1,872 units (including 1 du/acre on Silver Hills East)**
  - **Create new Silver Hills SCMA** (not amend Silver Knolls SCMA)
  - Retain most of the Silver Knolls goals and polices
  - **Stringent Silver Hills Character Statement**

# Legal Findings

- Washoe County Development Code (**3 of the 6 findings**)
  - Substantial Compliance with Master Plan
  - Compatible Land Uses
  - Response to Changes Conditions
  - Availability of Facilities (there are or “are planned”)
  - Desired Pattern of Growth
  - Effect on Military Installation
- North Valleys Area Plan (9 findings)
  - Implement and Preserve Character Statement (new); Conforms to Area Plan (new); Public health, safety and welfare; Feasibility studies; Traffic analysis; Commercial is community serving; Not exceed population growth; Levels of service; Long range facilities plan; School capacity



- **DEVELOPMENT CODE FINDING:** “Compliance with Master Plan/Desired Pattern of Growth”

- North Valleys Area Plan: Changes to the established regulatory zones will not add more than 2,000 new residential units of land use capacity through 2025.

- Per staff report, approval of Silver Hills would result in total of 1,092 new units and remaining capacity of 831 new residential units.

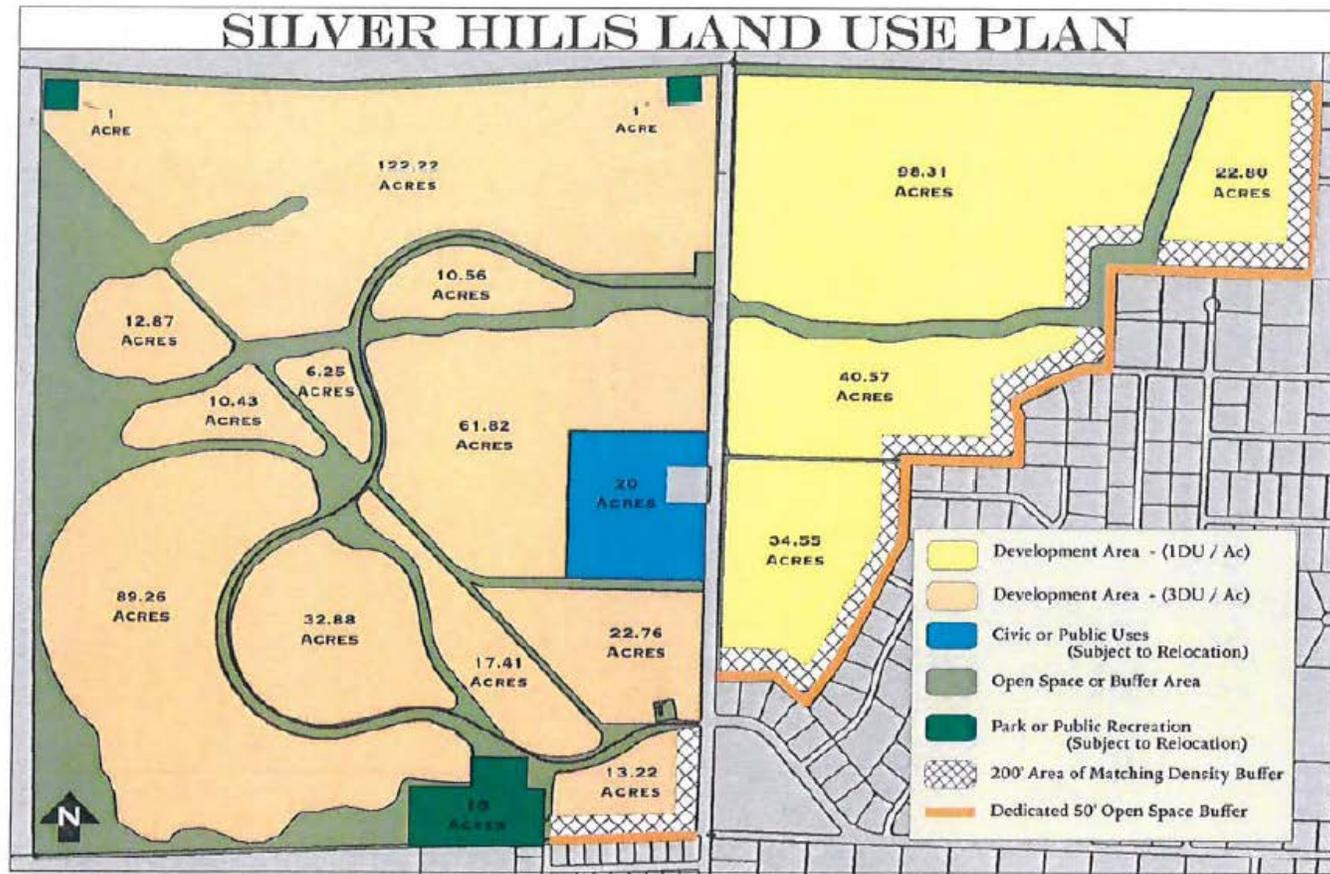
- Project is in compliance with the Master Plan and Desired Pattern of Growth in the North Valleys Area Plan.

## DEVELOPMENT CODE FINDING: "Compliance with Master Plan/Desired Pattern of Growth"

-Single family residential development limited to a maximum of five (5) dwelling units per acre

-Per staff report, request is for a maximum of 3 du/acre units (total 2.4 units per acre)

-Per staff, our request is consistent with this policy



Note: Open Space land use may be subject to relocation. Refer to attached Design Standards Handbook.

Compatibility Rating of  
Proposed Regulatory Zone with  
Existing Regulatory Zones on Adjacent Parcels

Subject Site Existing Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Low Density Suburban (LDS) one dwelling to the acre residential density	North: Open Space (OS)	High
	South: Open Space (OS); Public and Semi-Public Facilities (PSP); Parks and Recreation (PR); Low Density Suburban (LDS)	OS=High; PSP=Medium; PR=High; LDS=High
	East: Low Density Suburban (LDS)	High
	West: City of Reno Open Space	High
Subject Site Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Specific Plan (SP) three dwellings to the acre residential density  [compatibility is based on the Medium Density Suburban (MDS) zone which also allows three dwelling to the acre]	North: Open Space (OS)	High
	South: Open Space (OS); Public and Semi-Public Facilities (PSP); Parks and Recreation (PR); Low Density Suburban (LDS)	OS=High; PSP=Medium; PR=High; LDS=High
	East: Low Density Suburban (LDS)	High
	West: City of Reno Open Space	High

High Compatibility: Little or no screening or buffering necessary.  
 Medium Compatibility: Some screening and buffering necessary.  
 Low Compatibility: Significant screening and buffering necessary

# Legal Finding: "Compatible Land Uses"

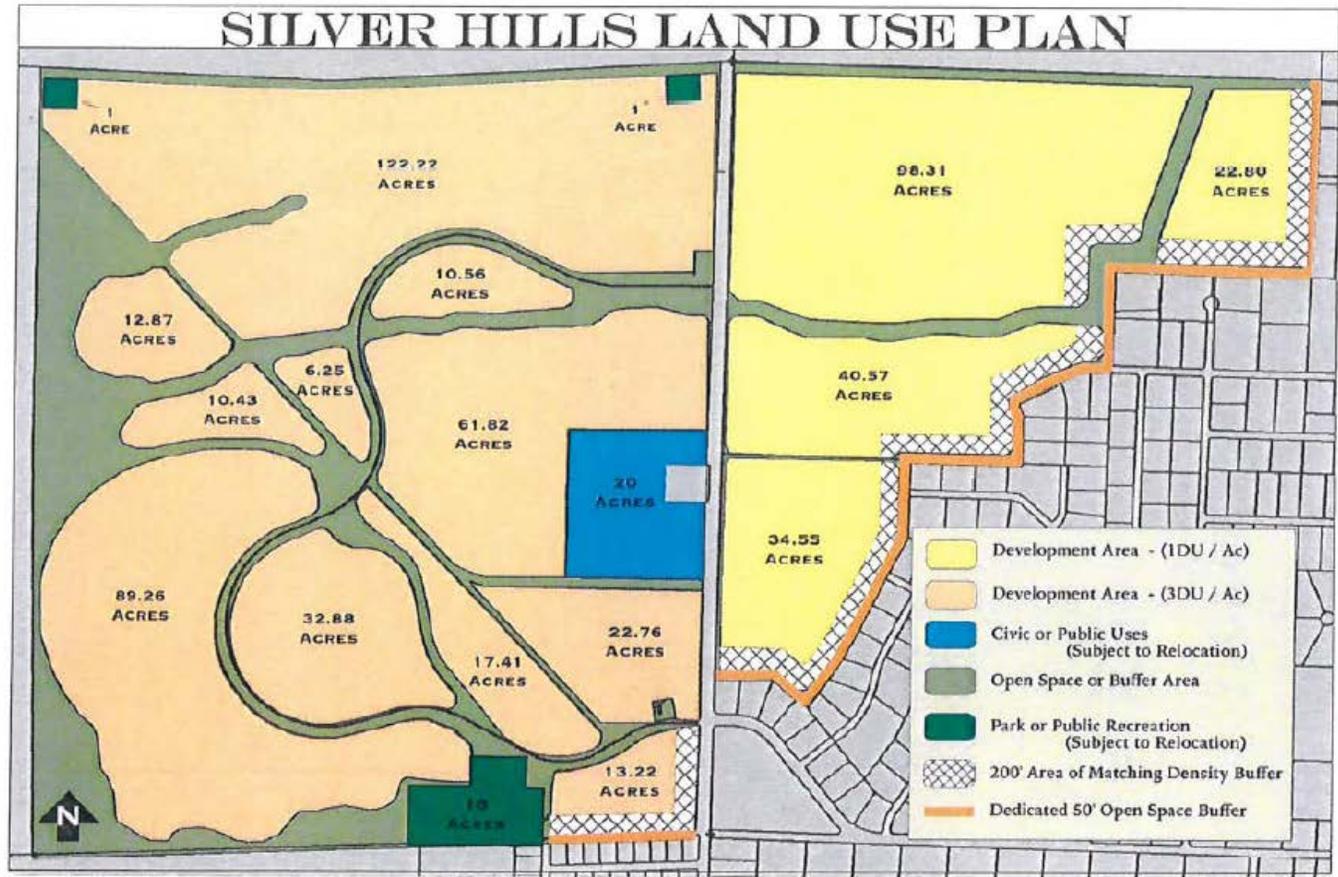
-Compatibility Rating per Washoe County Development Code ("HIGH" so little or no screening or buffering")

-Per staff report, no change in compatibility rating

Legal Finding:  
"Compatible Land  
Uses"

-Despite having a "HIGH"  
compatibility rating,  
Silver Hills still provides:

- (1) 50 foot open  
space buffer, and
- (2) 200 foot matching  
density buffer.



Note: Open Space land use may be subject to relocation. Refer to attached Design Standards Handbook.

## Legal Finding:

# “Response to Changed Conditions”

## SILVER HILLS DEVELOPMENT WASHOE COUNTY, NEVADA

### Fiscal Impact, Commercial Space Market, and Resident Income Analyses

FEBRUARY 2019

Prepared by:

EKAY | ECONOMIC CONSULTANTS

550 West Plumb Lane  
Suite B459  
Reno, NV 89509  
(775) 232-7203  
www.ekayconsultants.com

The Silver Hills project proposes to increase the density of its residential units by building 1,872 units compared to 780 units currently planned. While actual sales prices for the project are currently unknown, smaller lots will make the project comparable to the existing Woodland Village, which is building and selling single-family homes in close proximity to the project under the same developer. The 41 new units sold in Woodland Village in 2018 had an average of 1,900 square feet per home and an average sales price of \$178 per square foot, for an average unit price of \$339,000.<sup>20</sup>

If the Silver Hills project offers a similar price, a qualifying income for the family to afford homes in the project will be \$80,740. This is only slightly higher than the median family income in the region. The price is significantly lower than the median price for new homes in the region of \$507,009 and lower even than the price of existing homes at \$350,000. This lower price will allow the project to provide housing to many workforce families moving to region.

### WORKFORCE HOUSING AND RESIDENT INCOME ANALYSIS

It is well known the Reno-Sparks' housing market experienced high levels of growth in the last few years, especially as measured by housing prices. Figure 3 shows Washoe County new single-family home prices (detached only) appreciated 5.4% between 2016 and 2017. During the same period the number of new single-family sales (detached) decreased by 12.3% compared to 2016.

The decrease in sales began in November 2016 when the median price of homes reached \$409,112 in October 2016. By December 2018 sales levels are showing an increasing trend, though still lower than levels experienced in 2016. Prices of new single-family detached homes appreciated 9.1% in 2018, with the median sales prices in December 2018 reaching \$507,009, an increase of 27.6% over the December 2017 level.

According to the home affordability calculator<sup>16</sup> designed in partnership with the Center for Regional Studies at the University of Nevada, Reno, a family must have an income of \$117,151 to afford a house at the median new single-family home price of \$509,007 as of December 2018.

This analysis indicates that the Silver Hills development will provide much needed lower priced housing, with average home prices below the new and existing single-family home prices in the region. These homes will be priced slightly above homes affordable by families earning median wages in the region, attracting the type of workforce employees valuable to the region, such as police officers, nurses, librarians, accountants, and other occupations.

The estimated home price for the project reflects additional density proposed for the Silver Hills project. Should the project be developed at existing lower density (780 versus 1,872 units), an approximately 10% larger lot price increase is expected, resulting in an estimate average price for the project of \$372,000. Table 15 shows this price would price out multiple occupations, making the project less affordable to many current and potential residents of the region.

# “Development Feasibility”

## Fiscal Impact Analysis

Silver Hills Development-Washoe County, Nevada

**Table 7. Summary of Estimated Washoe County General Fund Impacts, 20-Year Total-Scenario 3**

Estimated Revenue	
Property Tax	\$ 45,572,526
Licenses and Permits	4,747,008
Intergovernmental Revenue	16,375,742
Charges for Services	892,560
Fines and Forfeitures	1,351,355
Miscellaneous	-
<b>TOTAL</b>	<b>\$ 68,939,191</b>
Estimated Costs	
General Government	\$ 7,144,536
Judicial	13,263,726
Public Safety	34,283,426
Public Works	2,151,510
Welfare	-
Culture and Recreation	3,187,842
Community Support	72,972
Intergovernmental	894,131
<b>Subtotal</b>	<b>\$ 60,998,144</b>
Contingency	609,981
<b>TOTAL</b>	<b>\$ 61,608,126</b>
Estimated Revenue Surplus/(Deficit)	
Estimated Surplus	\$ 7,331,065

The table shows an estimated revenue surplus for the TMFPD of \$0.4 million over the 20-year analysis period. The analysis estimates a positive revenue surplus for the Fire District in every year of analysis.

AREA PLAN  
FINDING:

“Availability of  
Planned  
Facilities”

North Valleys Area Plan:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

# “Availability of Planned Facilities”

and

“Feasibility studies that identify improvements likely to be required to support intensification”

Storm Water →



May 9, 2019

Washoe County Community Services  
1001 E. Ninth Street  
Reno, NV 89512

RE: Silver Hills Planned Unit Development – Storm Water Feasibility Analysis

Table 1

100-Year, 10-Day Precipitation (NOAA Atlas 14)	12.30	inches
Existing Condition Rational Method Coefficient (Range)	0.50	
Proposed Condition Rational Method Coefficient (1/4 acre lots)	0.65	
Proposed Condition Rational Method Coefficient (Public Facility)	0.80	
<b>Total Project Area</b>	<b>780.32</b>	<b>acres</b>
<b>Total Open Space</b>	<b>157.41</b>	<b>acres</b>
<b>Total Developed Area</b>	<b>611.91</b>	<b>acres</b>
<b>Total Single Family (1/3 acre lots) Area</b>	<b>591.91</b>	<b>acres</b>
<b>Total Public Facility Area</b>	<b>20.00</b>	<b>acres</b>
* Total existing conditions volume =	399.91	ac-ft
** Total proposed conditions volume=	491.43	ac-ft
*** Total increase in volume (required storage)=	91.52	ac-ft

- \*  $(12.3 \text{ inches} \times 780.32 \text{ acres} \times 0.5) / 12 = 399.91 \text{ ac-ft}$
- \*\*  $(12.3 \text{ inches} \times ((157.41 \text{ acres} \times 0.5) + (591.91 \text{ acres} \times 0.65) + (20.00 \text{ acres} \times 0.80)) / 12 = 491.43 \text{ ac-ft}$
- \*\*\*  $491.43 \text{ ac-ft} - 399.91 \text{ ac-ft} = 91.52 \text{ ac-ft}$

As the site is currently in the planning stages, and the underlying zoning allows for residential lot size mixing from 5,000 square feet to 1 acre, a conservative C coefficient of 0.65 for lots in the 1/4 acre range was utilized.

It is understood that as design of the site is refined, further analysis should be performed and that a Master Hydrology Study should be completed. This letter is intended to give an order of magnitude volume requirement, and it should be noted that there are other methods of determining volume storage requirements, such as HEC-HMS, and that the volume requirements could increase or decrease from those shown in Table 1 due to changes in lotting or code requirements. Additionally, requirements for detention of increases in storm peak flows in the 5-year and 100-year, 24-hour storm as required for final design by the TMRDM and WDCDC are not being considered, and will need to be analyzed with the Master Hydrology Study.

## SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

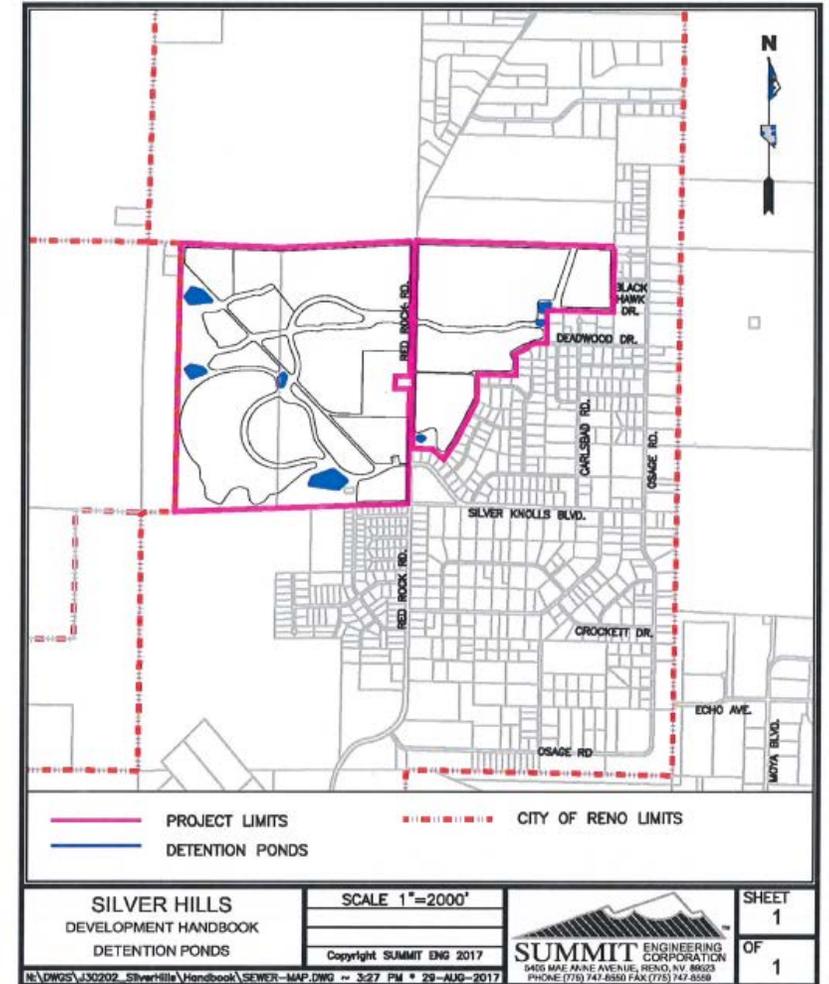


Figure 4-5 – Detention Pond Schematic

“Availability of Planned Facilities”

and

“Feasibility studies that identify improvements likely to be required to support intensification”

Water and Effluent →

SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

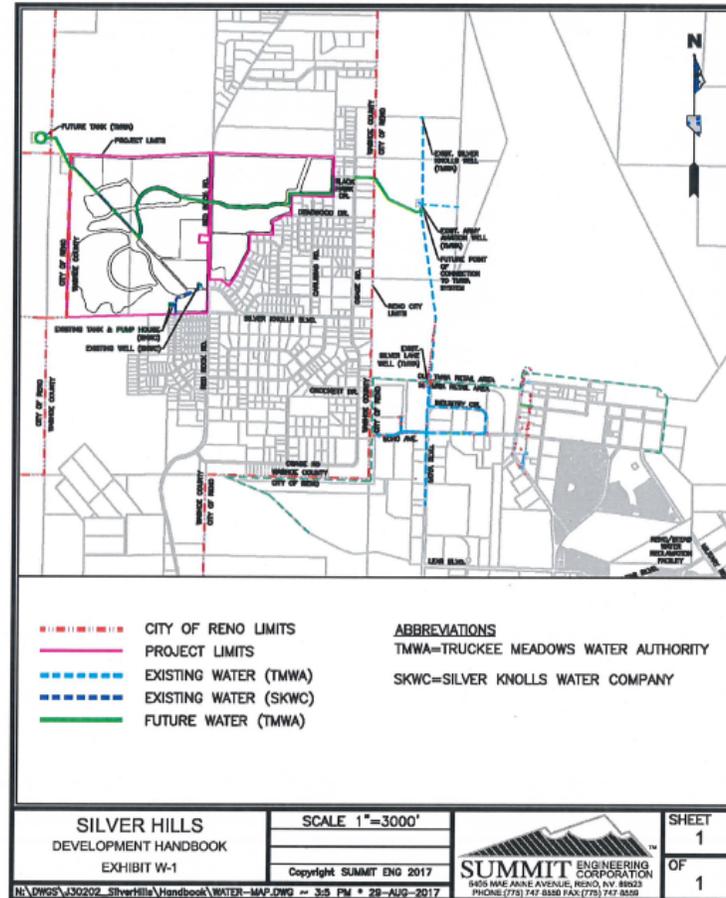


Figure 4-4 – Potable Water

SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

4.3.2 Water

The nearest existing water facilities to the project site is the Silver Knolls Water Company. There are existing Silver Knolls Water Company facilities within and adjacent to the project limits. However, the Silver Knolls Water Company is a small water system that is not capable of providing service to the Silver Hills project. The Silver Hills Development shall be annexed into the service territory of the Truckee Meadows Water Authority (TMWA) which currently exists to the southeast of the site. A TMWA Discovery will need to be prepared to provide service planning and an initial estimate of the required backbone water facilities necessary to provide service to the project.

SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

4.3.3 Effluent

The Silver Hills Specific Plan area shall be allowed to utilize treated effluent for watering of common areas, parks, etc. Use of effluent shall be subject to applicable agreements with Washoe County, City of Reno, and the Truckee Meadows Water Authority.

At the time of adoption of this Specific Plan, infrastructure related to effluent use is not in place in the Red Rock/Silver Knolls area. Any use of effluent within the Silver Hills Specific Plan area shall be subject to separate agreements and/or improvements. This Specific Plan shall not limit or restrict the use of effluent for irrigation in any way. The Silver Hills project as well as various adjacent sites intend to use, at a minimum, all effluent generated on a yearly basis. The use of the effluent for allowed irrigation purposes is critical for the development of the parks, open space and Agrihood areas proposed as part of this plan. It is understood by all parties that effluent reuse is part and parcel to the development of a sustainable project. Not only will the use of the effluent reduce the need for storage in the existing surface water storage facilities (therefore reduce future flooding possibilities) but it will reduce the requirement for potable water sources for irrigation.

It must also be understood that the delivery of the effluent will be subject to the construction of a return flow pipeline to the vicinity of the site. Such a facility could very feasibly be constructed to remove excess effluent from the overtaxed storage facilities currently existing in the area. A proposal for a dam to the north of the Silver hills site has been discussed with City staff as a method to reduce flooding concerns currently existing.

“Availability of Planned Facilities”

and

“Feasibility studies that identify improvements likely to be required to support intensification”

Roads→

## Transportation

**Goal Seven:** The regional and local transportation system in the North Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the North Valleys Vision and Character Statement.

### Policies

NV.7.1

Washoe County’s policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS “C.” All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

- RTC Plan → Red Rock Road widened from 2 to 4 lanes from Moya Boulevard to Evans Ranch in 2022 - 2026.
- Applicant Contribution → Payment of approx. \$8 million in impact fees used for improvements
- Applicant Construction → Enter to a RRIF Offset Agreement for construction of improvements

# “Availability of Planned Facilities”

## Silver Hills Community Suburban Character Management Area

### Character Statement

Identifiable communities in the North Valleys include:

The **Silver Hills Community** is characterized by a medium density residential land use pattern that will (i) provide for a variety of housing options to meet the needs of a broad range of the area’s population, and (ii) preserve the area’s character and quality of life with design standards such a density matches, open space buffers and maintaining natural open spaces. The existing ridgelines and rolling terrain provide for a “mountain ranch” themed residential development that accentuates the views and natural topography and incorporates site features that promote farm-to-table living in a cooperative environment. A portion of the community was removed from the City of Reno and is still bounded by the City of Reno to its west. Limited commercial land use designations that are community-serving are desired if within a Specific Plan (with a special use permit). The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company customers, (iv) design the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.

## “Availability of Planned Facilities”

Goal Five: Development occurs where infrastructure is available.

LUT.5.1 Recognize the relationship between land use timing and the provision of adequate services and facilities.

- a. Provide an adequate facilities plan that meets the requirements described in the Development Guidelines section of the Land Use Groups.

Additional condition in the Specific Plan:

- **“Prior to the approval of any Silver Hills tentative map, the applicant shall prepare a Facilities Plan, to the satisfaction of Washoe County, that ensures the concurrency of infrastructure, facilities and services with the proposed development.....”**

# Summary of Applicable Goals and Policies

LUT.1.1 - Washoe County should **define smaller areas where more intense suburban development is permitted** (parallel with the Area Plan Suburban Character Management Area, or SCMA)

LUT.1.2 - **Mixed-use, sustainable developments are extremely encouraged**

LUT.1.3 - Streets should be narrowed and interconnected with bicycle lanes to provide **more opportunity for walking and cycling** as viable as well as desirable and safe modes of transportation.

Goal Two: - Standards ensure that land use patterns are compatible with **suburban development and incorporate mixed-use.**

Goal Three: - The majority of growth and development occurs in existing or planned communities, **utilizing smart growth practices.**

LUT.3.1 - Require timely, orderly, and fiscally responsible growth that is **directed to existing suburban character management areas** (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

LUT.4.2 - **Encourage new developments to provide appropriate design to accommodate the needs of all users, including young, aging, handicapped and special needs populations.**

Policy 1.5: **Encourage development at higher densities where appropriate.**

# Character Statement

→ LUT.2.2 **Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning** providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan.

## Character Statement

Identifiable communities in the North Valleys include:

The **Silver Hills Community** is characterized by a medium density residential land use pattern that will (i) provide for a variety of housing options to meet the needs of a broad range of the area's population, and (ii) preserve the area's character and quality of life with design standards such a density matches, open space buffers and maintaining natural open spaces. The existing ridgelines and rolling terrain provide for a "mountain ranch" themed residential development that accentuates the views and natural topography and incorporates site features that promote farm-to-table living in a cooperative environment. A portion of the community was removed from the City of Reno and is still bounded by the City of Reno to its west. Limited commercial land use designations that are community-serving are desired if within a Specific Plan (with a special use permit). The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company customers, (iv) design the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.

- Silver Hills Specific Plan

→ Add conditions to mitigate

## Article 442

# *SPECIFIC PLAN STANDARDS AND PROCEDURES*

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**Section 110.442.00 Purpose.** The purpose of this article, Article 442, Specific Plan Standards and Procedures, is to implement the provisions of NRS chapter 278A, Planned Development, by, among other things, setting forth the standards and conditions to evaluate a proposal to create planned unit developments. A planned unit development is referred to herein as a Specific Plan and is effected through adopting the Specific Plan Regulatory Zone over a parcel or group of parcels. Flexibility of development is a prime directive of the Specific Plan Regulatory Zone. This regulatory zone is a specialized regulatory zone that allows Washoe County to provide greater flexibility in allowed uses, design, lot size, density and intensity and other development standards than may otherwise be allowed in other regulatory zones. **This greater flexibility shall be utilized to create a coordinated development that provides public benefits that are not likely to be available through the standard development process.** These public benefits are derived from better and more comprehensive implementation of the goals and policies of the Master Plan, **particularly as they relate to sustainability, natural resource conservation, desired land use patterns, economic development and community character.** All provisions in this article shall be interpreted in a manner consistent with NRS chapter 278A, and all provisions required by NRS chapter 278A shall be applicable to the implementation of this article.

# Additional Specific Plan Conditions

## 1. Facilities Plan

- Prior to the approval of any Silver Hills tentative map, the applicant shall prepare a Facilities Plan, to the satisfaction of Washoe County Department of Engineering and Capital Projects, that ensures the concurrency of infrastructure, facilities and services with the proposed development, including:
  - (i) evaluate the need for a new sewer treatment facility or improvements to existing facilities;
  - (ii) determine what critical storm water improvements are necessary on the east side of Red Rock Road;
  - (iii) review all emergency access alternatives;
  - (iv) confirmation that storm water retention is 1:1.5, and
  - (v) extend water infrastructure to the Washoe County Park in Silver Knolls.
  -

## 2. U.S. 395 North Valleys Project

- Upon final approval of this Specific Plan, applicant may only construct 150 units per year (cumulatively) until construction commences on the NDOT U.S. 395 North Valleys Project - Phase 1B.

# Additional Specific Plan Conditions

## 3. Fire Department

- \$300 per unit fire assessment fee to be paid at the time of final map or building permit as determined by Washoe County Department of Planning and Development
- Installation of fire hydrants/system along path of the required water infrastructure as required by the Fire Chief

## 4. Sheriff Department

- \$300 per unit sheriff assessment fee to be paid at the time of final map or building permit as determined by Washoe County Department of Planning and Development

# Additional Specific Plan Conditions

## 5. Landscaping

- The CC&Rs will severely restrict water use in front yards and require drought tolerant landscaping options. In some cases, the HOA may own and maintain some landscape strips and yards.

## 6. Dog Park

- The project shall include at least one dog park.



# SILVER HILLS SPECIFIC PLAN

## GOALS AND OBJECTIVES

- Create a strong sense of place and community
- Implement Smart Growth principles and environmentally sustainable design
- Provide high quality housing that is attainable to a wide range of the population
- Create a balanced community
- Provide new housing options in proximity to major employment centers
- Provide compatibility with existing neighborhoods and development

# COMMUNITY CHARACTER



- SMART GROWTH CONCEPTS
- COMMUNITY GREENS
- UNIQUE DESIGN
- ENVIRONMENTALLY FRIENDLY



# OPEN SPACE



- OVER 150 ACRES OF PRESERVED OPEN SPACE
- EXTENSIVE TRAIL AND PEDESTRIAN PATH NETWORK
- EQUESTRIAN ACCESS

- DEDICATED TRAIL HEADS
- ACCESS TO PUBLIC LANDS
- NEIGHBORHOOD CONNECTIVITY



# GREEN SPACE AND COMMON AREAS



EFFLUENT REUSE ALLOWS FOR IRRIGATION OF COMMON AREAS, BENEFITS SWAN LAKE, ADDS BEAUTY, AND REDUCES FIRE DANGER BY CREATING LARGE DEFENSIBLE SPACE BUFFERS

# PARKS



INCLUSION OF  
NEIGHBORHOOD PARKS AND  
COMMUNITY GREEN SPACES

DEDICATION OF LAND TO  
ALLOW FOR THE  
EXPANSION OF SILVER  
KNOLLS PARK, INCLUDING  
NEW TRAIL CONNECTIONS



Actual park design may vary depending on location and Washoe County Input

# AGRIHOOD



# AGRIHOOD



- COMMUNITY GARDENS
- ORCHARDS
- GREEN SPACE
- COMMUNITY GATHERING AREAS
- WATER RECYCLING/GREEN DESIGN



# BALANCED LAND USE



NEIGHBORHOOD COMMERCIAL USE  
REINFORCES THE AGRIHOOD THEME AND  
PROVIDE FOR SMALL SCALE RETAIL AND  
SERVICES.



# PUBLIC FACILITIES



- DESIGNATE A NEW SCHOOL SITE
- EXPANSION OF FIRE STATION
- PUBLIC TRAILS, TRAILHEADS, AND ACCESS
- NEW PUBLIC PARKS

# A VARIETY OF SINGLE FAMILY OPTIONS



- INNOVATIVE PRODUCTS NOT CURRENTLY AVAILABLE IN THE NORTH VALLEYS
- HIGH QUALITY DESIGN

# PERIMETER INTERFACE

- LOT MATCHING
- PERIMETER BUFFERS
- LARGE LOTS



# RESPONSIBLE DEVELOPMENT

## SPECIFIC PLAN REQUIRES:

- A FULL FACILITIES PLAN AND ANALYSIS PRIOR TO TENTATIVE MAP
- CONCURRENCY OF INFRASTRUCTURE
- REDUCTION OF OFFSITE FLOWS (DRAINAGE) WITH NEW DEVELOPMENT
- ONSITE DETENTION AND RETENTION BASINS





# IMPLEMENTATION OF SMART GROWTH

SILVER HILLS WILL CREATE A COMMUNITY UNLIKE ANY OTHER IN THE REGION

- Silver Hills will feature a wide range of single-family offerings, providing housing choices for families and individuals in every stage of life.
- Clustering of development creates opportunity for open space and amenities and better utilization of infrastructure.
- Directly addresses the current housing crisis and “missing middle.”
- Helps to create a jobs/housing balance in the area.
- Creates a sense of place and community through common design elements, green spaces, amenities, and balanced land use.
- Provides a full facilities plan to ensure proper infrastructure planning and implementation.
- Incorporates innovative design to reduce drainage and reuse effluent.
- Provides better environmental design for future generations.