

Highland Village - Regulatory Zone Amendment (RZA)

Washoe County - Board of County Commissioners

April 28, 2020

Zone Change summary:

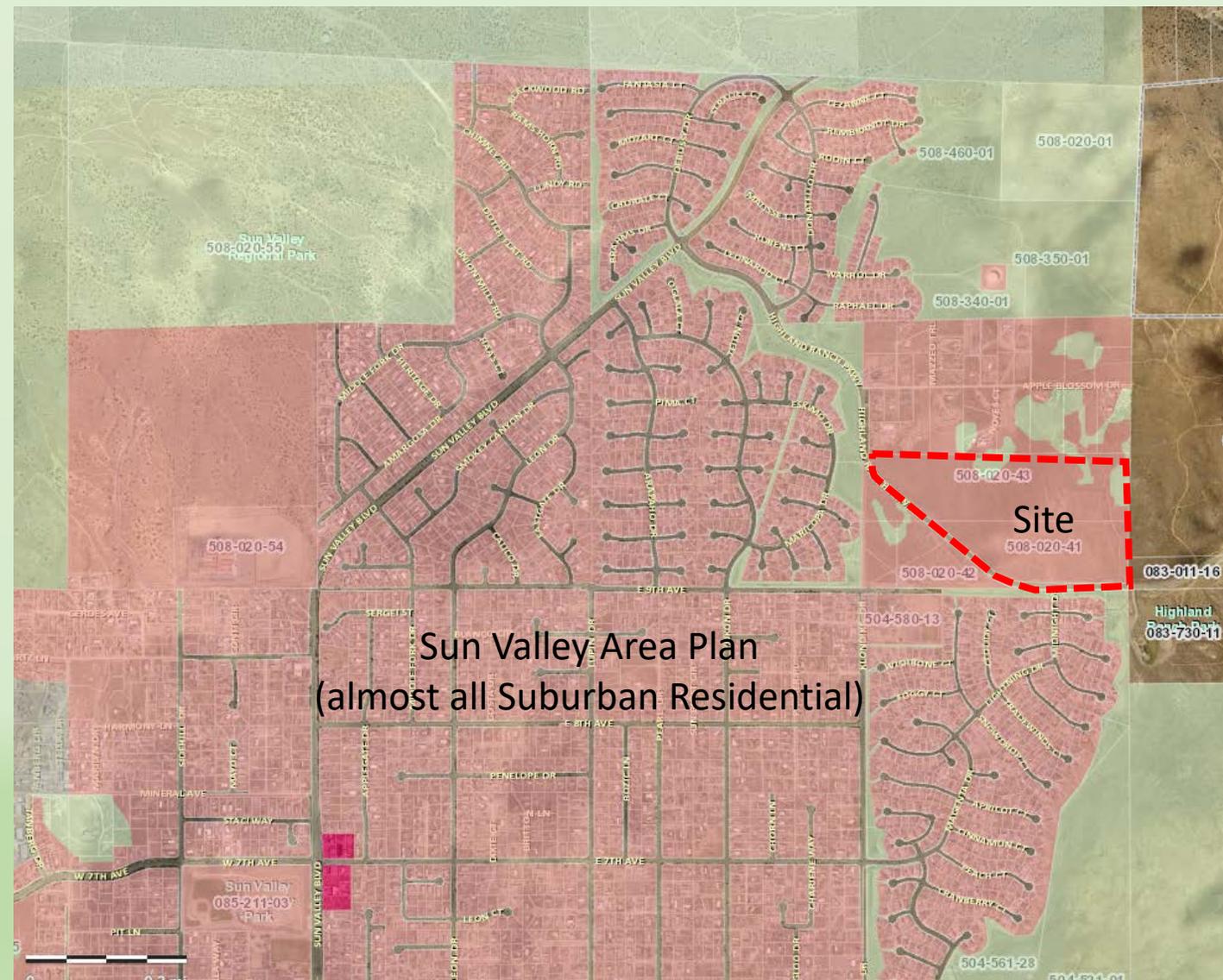
- A zone change to HDS to allow 7 du per acre 51.5 acres (limited to 5 du per acre with LUT3.3) and leaving 3 acres GR as a buffer
- This is a 54.5 acre site located Highland Ranch Parkway at the north end of Sun Valley.

Applicant Team

Developer – Regal Holdings of Nevada
Ray Pezonella/Ron & Teri Bath

Civil Engineer - Odyssey Engineering
Frank Bidart

Land Use - KLS Planning & Design
John Krmpotic, AICP



3 key points of support:

- I. We acknowledge & accept ALL that has been voices by the citizens and the CAB members. We will address the CAB concerns at time of the Ten-map which is the vehicle to deal with these. These are all manageable items.

- II. This zone change is really about addressing a home pricing issue. We have a lot of apartments, and lots of high-end SF. We need more entry level SF housing. There is huge demand, but we are not delivering the product. Its not cliché to call it a gap, its real.

- III. These local developers are asking for 4.2 per acre. If there was a zoning class for 4.2 du per acre, we would propose that. MDS allows 3 per acre, then it jumps to 7 per acre (HDS).

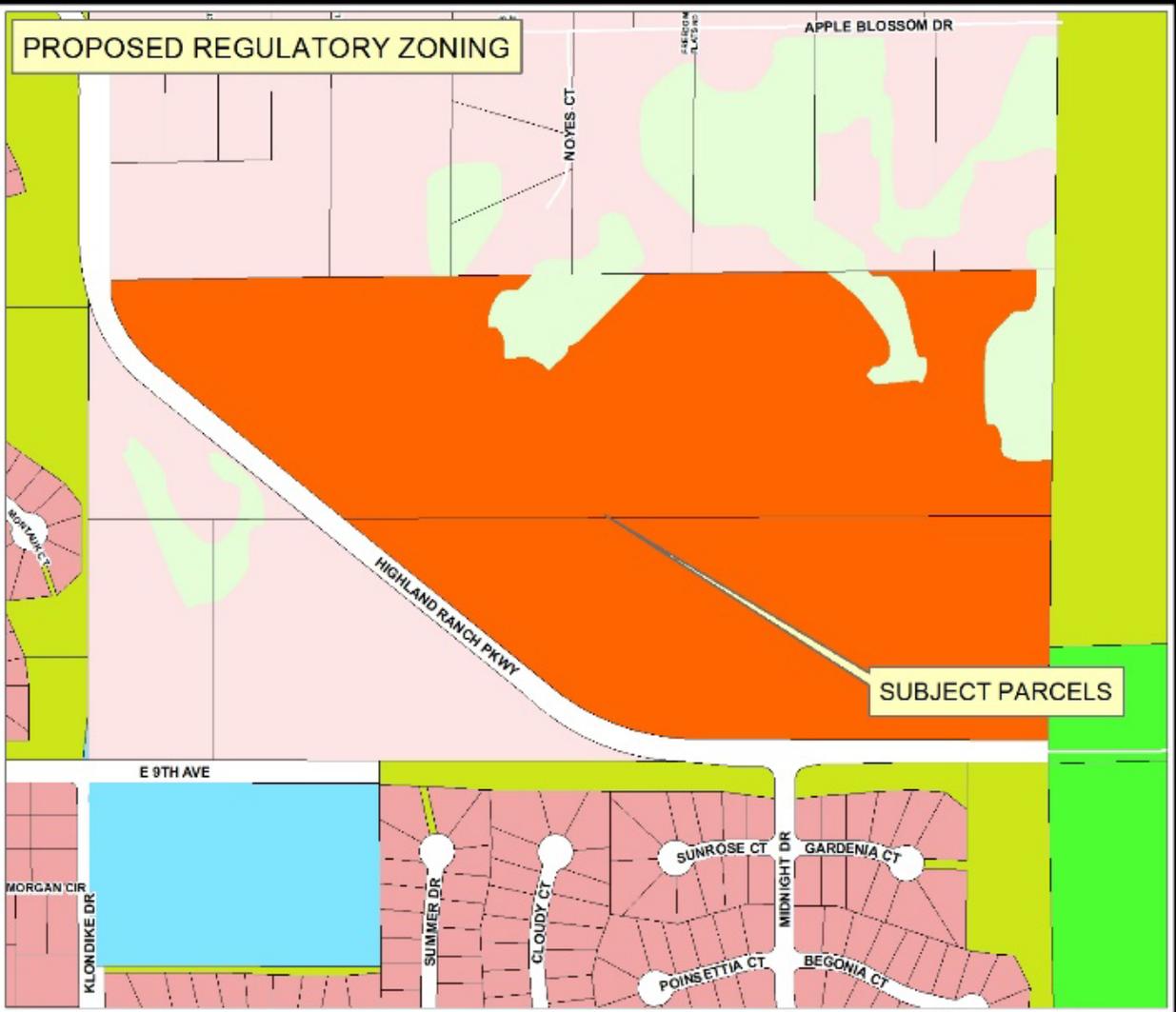
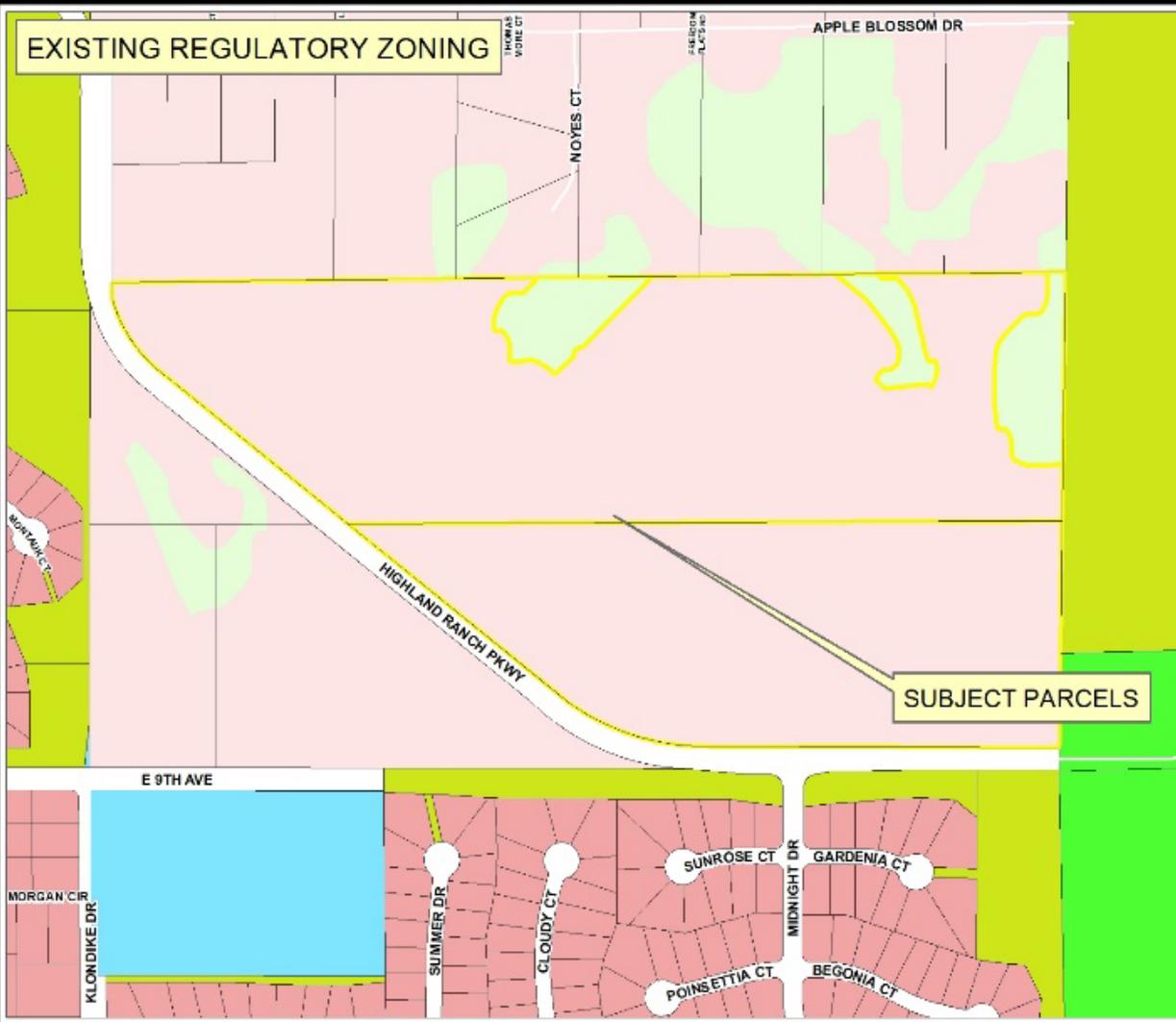
Further support...

- I. Staff analysis states this request is:
 - a. Favorable to change conditions
 - b. Shows consistency with the MP/SVAP
 - c. Offers Housing Policy support (affordability & range of housing)
 - d. Supports a desired pattern of growth
 - e. Shows compatibility of land uses, and;
 - f. There is availability of facilities.

- II. There is proven infrastructure capacity granted through SVGID. This project is not a capacity burden. The developer will pay roughly \$1mm for water/sewer offsites to the SVGID as part of the system upgrades.

- III. How do we reduce housing costs? The most effective way is to reduce development costs which means attaining some semblance of suburban density. We need to spread the costs over more units.

- IV. Think about a Master Planned community that is well done, like Damonte Ranch. Toll is building luxury homes on 5,000 sf lots. Somersett has townhomes of higher density. Our points are a) there is a wide range of housing types & densities in any MPC, similar mixes are typical within an Area Plan; b) let's not confuse lot size with quality; and c) density allows better use of infrastructure .



SUN VALLEY PLANNING AREA WRZA19-0010

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|-------------------------|---------------------------------|---------------|
| LOW DENSITY SUBURBAN | PUBLIC & SEMI-PUBLIC FACILITIES | OPEN SPACE |
| MEDIUM DENSITY SUBURBAN | PARKS & RECREATION | GENERAL RURAL |
| HIGH DENSITY SUBURBAN | | |

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 Scale in Feet

Community Services
Department

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