



# WRZA20-0004 Village Parkway Rezone



***Washoe County Board of County Commissioners  
June 23, 2020***



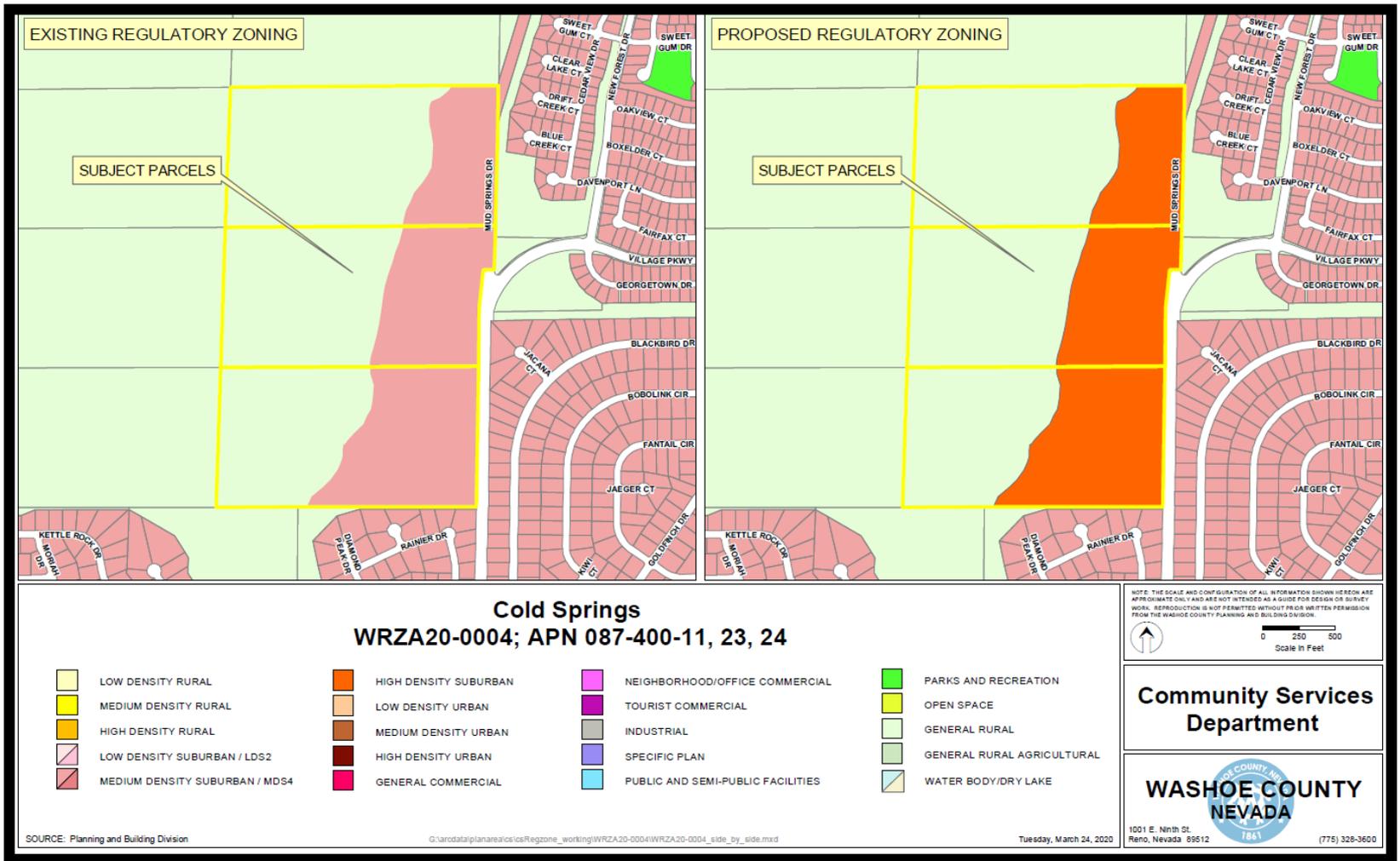
# Request

- The applicant is requesting to change the regulatory zoning from Medium Density Suburban to High Density Suburban on  $\pm 47.19$  acres across 3 parcels totaling  $\pm 124.6$  acres





# Proposal





# Regulatory Zone Amendment Findings

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. **Response to Change Conditions; more desirable use.** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. **Availability of Facilities.** There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. **No Adverse Effects.** The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.
6. **Desired Pattern of Growth.** The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. **Effect on a Military Installation When a Military Installation is Required to be Noticed.** The proposed amendment will not affect the location, purpose and mission of a military installation



# 1) Consistency with Master Plan

- High Density Suburban is allowed within the Cold Springs Area Plan.
- Proposed change is within a Suburban Character Management Area





# 2) Compatible Land Uses

- The proposed change is highly compatible with the neighboring Medium Density Suburban zoning
- It is also equally as compatible with the neighboring General Rural zoning

Table 3: Land Use Compatibility Matrix

LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS	
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	H	H	
	MDR	H	H	M	M	M	L	L	H	M	L	L	L	L	M	H	
		HDR	H	H	M	M	M	L	H	M	L	L	L	L	M	H	
			LDS/ LDS 2	H	H	M	M	M	H	M	L	L	L	L	M	H	
				MDS/ MDS 4	H	H	M	M	H	M	L	L	L	L	M	H	
					HDS	H	H	M	H	M	L	M	M	L	M	H	
						LDU	H	H	H	H	M	M	L	L	M	H	
							MDU	H	H	H	M	M	L	M	L	H	
								HDU	H	H	M	M	M	M	L	H	
									PR	H	H	H	H	M	H	H	
										PSP	H	H	H	H	M	H	
											GC	H	H	M	L	H	
												NC	H	M	L	H	
													TC	M	L	H	
														I	L	M	
															GR/ GRR	H	
																OS	H

H - High Compatibility: Little or no screening or buffering necessary.

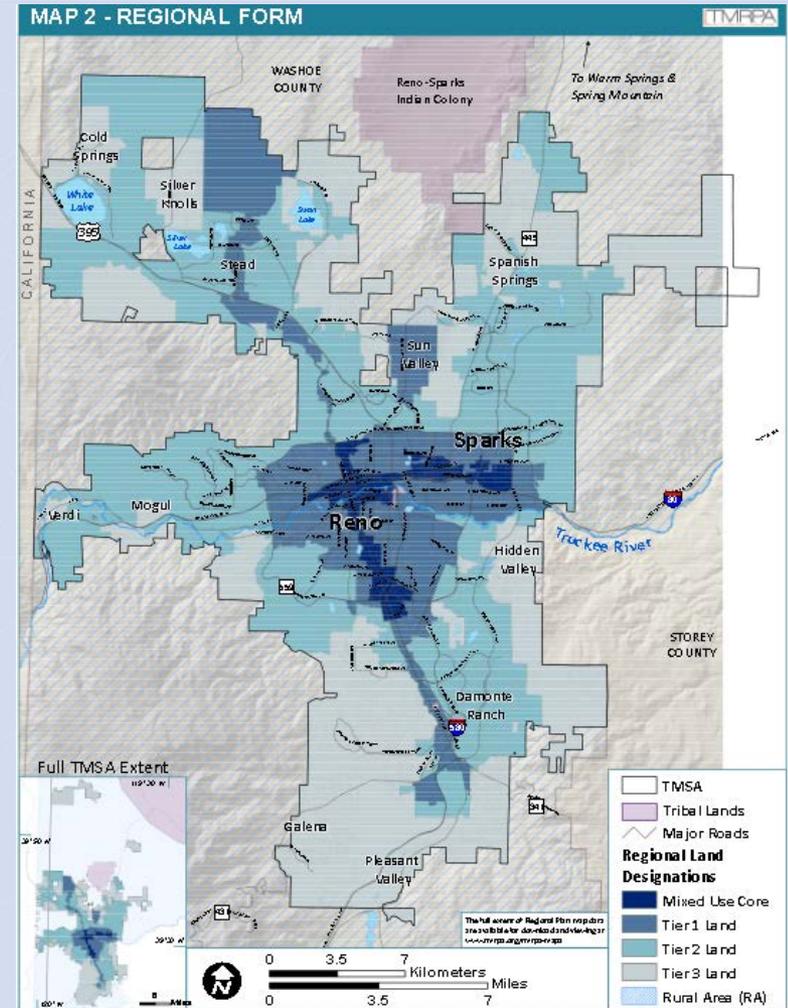
M - Medium Compatibility: Some screening and buffering necessary.

L - Low Compatibility: Significant screening and buffering necessary.



# 3) Response to Change Conditions

- Affordable housing supply shortage
- The Truckee Meadows Regional Plan was updated Oct 2019
- The State Engineer moratorium on developments that rely upon ground water from Cold Springs Valley effective December 20, 2019
  - This does not bar development with water imported from outside of Cold Springs





# 4) Availability of Facilities

- **Transportation**
  - There are potential traffic impacts. RTC and NDOT may require a traffic study at the tentative map stage. Washoe County will require a traffic study at the tentative map stage.
- **Water Facilities**
  - Water will be provided by Great Basin Water Company
  - Applicant provided an Intent to Serve letter with water rights from outside of Cold Springs, in compliance with the moratorium
- **Sewer Facilities**
  - Community Sewer is available in surrounding properties
  - The Cold Springs facility has an average daily flow of 0.371 MGD
  - There is 0.316 MGD capacity at sewage treatment plant



# 4) Availability of Facilities (Cont.)

- **Recreation Facilities**
  - There are adequate recreational facilities.
  - But there are concerns over proximity of increased density to wildland urban interface
- **Law Enforcement / Fire Protection**
  - No comments
- **School Facilities**
  - There is potential for future capacity issues.

School Name	Current Capacity	2024/2025	2029/2030
New ES at Cold Springs	N/A	70%	100%
Gomes Elementary	124%	80%	79%
Cold Springs Middle	70%	77%	93%
North Valleys High	96%	104%	120%



# 5) No Adverse Effects

- LUTE 3.3 - Single family detached residential development shall be limited to a maximum of (5) dwelling units/ acre.

Regulatory Zone	Single Family, Detached	Single Family, Attached	Single Family, Detached Max Lots	Single Family, Attached Max Lots
Medium Density Suburban	3 dwelling units /acre	5 dwelling units / acre	141 lots	235 lots
High Density Suburban (Proposed)	7 dwelling units /acre	9 dwelling units /acre	235 lots (LUT 3.3) 330 lots	424 lots

- Washoe County cannot impose conditions upon RZAs; therefore, this policy will be enforced upon review of a future tentative subdivision map(s).



## 6) Desired Pattern of Growth

- Regional Plan caps maximum density allowed within the Master Plan Category in this area.
  - High Density Suburban is within the Suburban Residential Master Plan Category
- The proposed regulatory zone amendment conforms to the pattern of growth.



# Public Notice & CAB

- Notice was sent to 219 affected property owners within 750 feet from the site.





# Possible Motions – Regulatory Zone Amendment

1) Should the Board agree with the Planning Commission’s denial of Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone), staff offers the following motion:

“Move to deny the appeal and affirm the decision of the Planning Commission to deny Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone). The denial is based upon the inability to make the findings required by WCC Section 110.821.15(d), *Findings*.”

OR

2) Should the Board disagree with the Planning Commission’s denial of Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone), staff offers the following motion:

“Move to approve the appeal and reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone). The approval is based on the Board’s ability to make all the findings required by WCC 110.821.15(d), *Findings*.”

OR

3) Should the Board decide to reverse and modify the Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone) without remanding it to the Planning Commission, staff offers the following motion:

“Move to approve the appeal and reverse the decision of the Planning Commission and modify the application Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone). The modification is based on the Board’s discretion under WCC 110.912.20(b)6(ii).”

OR

4) Should the Board decide to modify and remand back to the Planning Commission its denial of Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone), staff offers the following motion:

“Move to remand the application Regulatory Zone Amendment Case Number WRZA20-0004 to the Planning Commission with instructions. The ability to remand the application is based on the Board’s discretion on WCC 110.912.20(b)6(iv).”

**APPEAL OF  
VILLAGE PARKWAY  
REGULATORY ZONE AMENDMENT**



**WASHOE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
JUNE 23, 2020**

# EXISTING CONDITIONS

CURRENTLY VACANT

VIEW ACROSS PROPERTY LOOKING SOUTH



VIEW TO NORTH FROM VILLAGE PKWY./MUD SPRINGS DR.





**NO CHANGE PROPOSED**



EXISTING



PROPOSED

- (1) **Master Plan Consistency** – The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
- (2) **Land Use Compatibility** – The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
- (3) **Response to Changes and Conditions** – The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
- (4) **Availability of Facilities** – There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
- (5) **No Adverse Affects** – The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- (6) **Desired Pattern of Growth** – The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**(2) Land Use Compatibility – The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.**

- “The proposed regulatory zone change is highly compatible with the surrounding MDS regulatory zones. It does not change the current medium compatibility rating with surrounding GR regulatory zones. **Staff feels that there are no compatibility issues with surrounding land uses.**” Staff Report, Page 9.
- “The proposed amendment will provide for compatible adjacent land uses and will not adversely impact the public health or welfare of surrounding property owners. The proposed change to HDS will not exacerbate any existing incompatibilities with the GR regulatory zone and is highly compatible with the MDS regulatory zone.” Staff Report, Page 16.
- In summary, HDS is specifically allowed and consistent with all relative goals and policies of the Cold Springs Area Plan.

# ZONING COMAPTIBILITY

## WASHOE COUNTY ZONING COMPATIBILITY MATRIX

	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	L	H	H
MDR		H	H	M	M	M	L	L	H	M	L	L	L	L	M	H	
HDR			H	H	M	M	M	L	H	M	L	L	L	L	M	H	
LDS/ LDS 2				H	H	M	M	M	H	M	L	L	L	L	M	H	
MDS/ MDS 4					<b>H</b>	H	M	M	H	M	L	L	L	L	M	H	
HDS						<b>H</b>	H	M	H	M	L	M	M	L	<b>M</b>	H	
LDU							<b>H</b>	H	H	H	M	M	L	L	M	H	
MDU								<b>H</b>	H	H	M	M	L	M	L	H	
HDU									<b>H</b>	H	M	M	M	M	L	H	
PR										<b>H</b>	H	H	H	M	H	H	
PSP											<b>H</b>	H	H	H	M	H	
GC												<b>H</b>	H	M	L	H	
NC													<b>H</b>	M	L	H	
TC														<b>M</b>	L	H	
I															<b>L</b>	M	
GR/ GRR																<b>H</b>	
OS																	<b>H</b>

H - High Compatibility: Little or no screening or buffering necessary.  
M - Medium Compatibility: Some screening and buffering necessary.  
L - Low Compatibility: Significant screening and buffering necessary.

**(4) Availability of Facilities – There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.**

- “There are adequate recreation, water, and sewer facilities to accommodate the uses and densities permitted by the amendment.” Staff Report, Page 16.
- “RTC Washoe and NDOT may require a traffic study to be conducted at the tentative map review to determine any potential impacts on transportation infrastructure.” Staff Report, Page 16.
- In summary, all infrastructure needed to serve a future project at HDS density is available now.

**(5) No Adverse Effects – The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.**

- **“The proposed amendment will not adversely affect the implementation and action programs of the Washoe County Master Plan.** LUT 3.3 limits single-family detached residential density to 5 dwelling units per acre. The proposed regulatory zone amendment would increase the single-family detached residential density to 7 dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre and allows 9 attached dwelling units per acre.” Staff Report, Page 16.
- In summary, the zone change complies with all Cold Springs Area Plan and Washoe County Master Plan policies.

**(6) Desired Pattern of Growth – The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.**

- “The proposed amendment allows for efficient public expenditure on municipal water and sewer services and the proposed density is allowed under the Regional Plan.” Staff Report, Page 16.
- In summary, the request conforms to the Cold Springs Suburban Character Management Area, is an allowed zone, and has the highest compatibility rating assigned by Washoe County.

# RUMORS VS. FACTS

Social media has included the dissemination of misinformation and several rumors. Here are the facts:

- This rezone will allow for 330 single-family detached or 424 attached single-family units (increase of 189) NOT 1,880.
- NO apartments are proposed. Apartments are NOT a permitted use within HDS.
- NO condominiums are proposed.
- NO ridgeline/hillside areas are proposed for rezoning.
- Fire station is less than ½ mile from site.

# ZONING CONSIDERATIONS

- Cold Springs Area Plan has not been updated in nearly 10 years.
- Strong demand for housing.
- Proximity to regional employment centers.
- Woodland Village is nearing full buildout.
- Availability of infrastructure, including water.
- Current lack of housing diversity in Cold Springs
- Majority of Cold Springs is developed with Common Open Space which is comparable in terms of lot size.

# LAND USE CONSIDERATIONS

- Infrastructure needed to serve a future site is already in place with ample capacity.
- Washoe County School District has indicated no concerns related to school capacities.
- Proposed zoning is consistent with the regulations, goals, and policies of the Cold Springs Area Plan.
- HDS is specifically an allowed zoning designation within the Suburban Residential Master Plan designation.
- HDS is consistent/permitted within the Cold Springs Suburban Character Management Area
- No change in zoning is proposed in hillside areas.

# AREA PLAN CONSIDERATIONS

- Area Plan Vision – “a balanced and diverse community that offers a range of lifestyles...” Essentially all of Cold Springs is MDS. There is a current lack of diversity.
- Area Plan Objectives call for a “range of housing opportunities and densities.” That is not occurring now. This request supports this objective.
- Policy CS.1.1.1 – “all regulatory zones” including HDS are permitted within the SCMA.
- Policy CS.1.1.3 – requires densities greater than 5 per acre be located within the SCMA
- Policy CS.11.2 – Requires water resource commitments for all new amendments. Water will-serve letter has been issued by Great Basin Water Company.

# FUTURE PROJECT

- This zone change does not grant a right to construct new homes.
- No project is being proposed at this time.
- Future development of the site will require a Tentative Map and include a public review process, including a CAB meeting and Planning Commission hearing.
- Future tentative map may be conditioned to address all land use relationships (i.e. setbacks, buffers, building heights, access/circulation, etc.).

**QUESTIONS?**