



---

**COMMUNITY  
SERVICES DEPARTMENT**

---

# **WMPA22-0003 / WRZA22-0003**

# **Chocolate Drive**

**Board of County Commissioner Meeting – June 28, 2022**

# Request



Appeal of the Washoe County Planning Commission's denial of Master Plan Amendment Case Number WMPA22-0003 and Regulatory Zone Amendment Case Number WRZA22-0003 (Chocolate Drive), which sought the following:

- Master Plan Amendment to redesignate one parcel totaling 45.51 acres from Suburban Residential (SR) to 40.64 acres of Urban Residential (UR) and 4.87 acres of Open Space (OS).
- Regulatory Zone Amendment to rezone one parcel totaling 45.51 acres from Medium Density Suburban (MDS) to 40.64 acres of Medium Density Urban (MDU) and 4.87 acres of Open Space (OS).

# Background



On April 5, 2022, the Washoe County Planning Commission held a duly-noticed public hearing on Master Plan Amendment (MPA) Case Number WMPA22-0003 (Chocolate Drive) and Regulatory Zone Amendment (RZA) Case Number WRZA22-0003 (Chocolate Drive).

Staff recommended a motion to approve WMPA22-0003 and WRZA22-0003.

The motion failed with a vote of 1 in favor and 6 opposed, with all members present, which resulted in a denial of the MPA/RZA request.

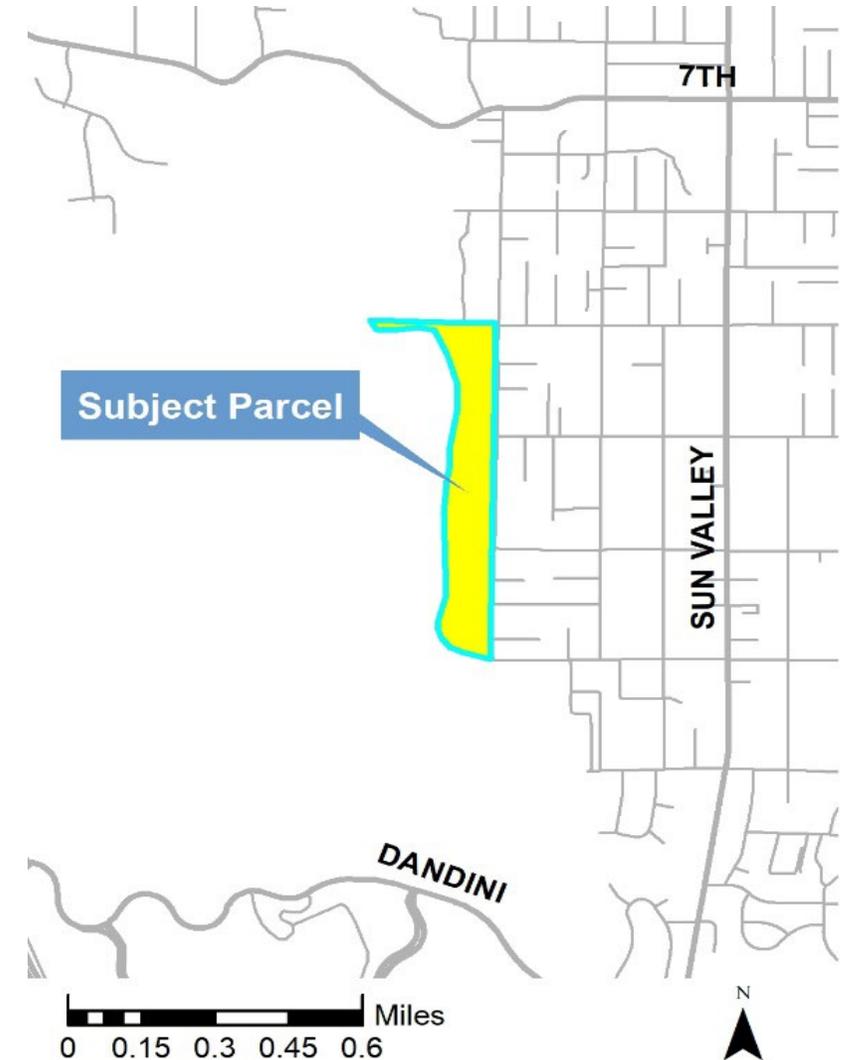
# Vicinity Map



COMMUNITY  
SERVICES DEPARTMENT

Located:

- In the Sun Valley Planning Area;
- Along Chocolate Drive, on one parcel that spans between W 2<sup>nd</sup> and W 5<sup>th</sup> avenue in Sun Valley;
- Within the Sun Valley Suburban Character Management Area (SCMA).



# Density Allowed



COMMUNITY  
SERVICES DEPARTMENT

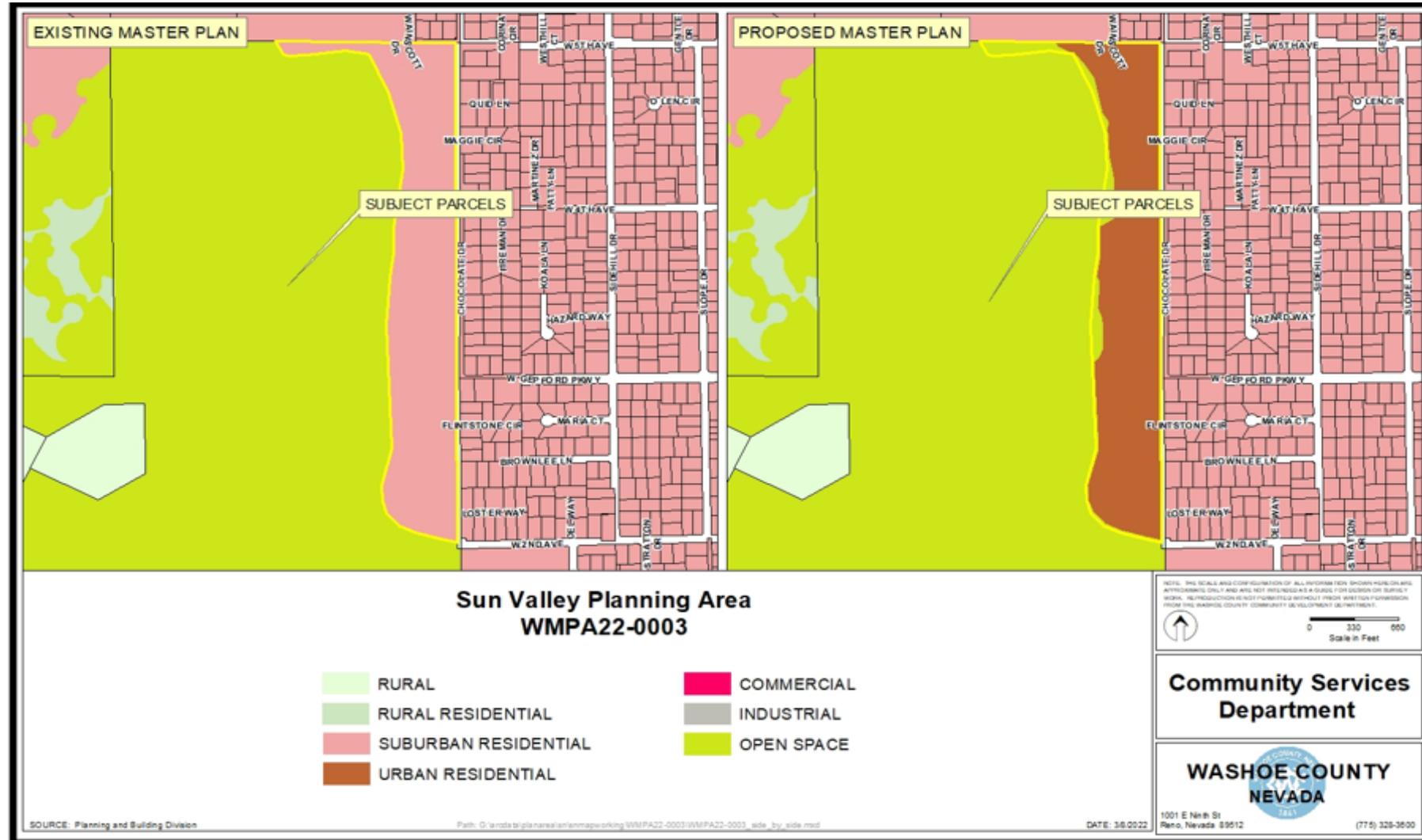
<b>Regulatory Zone</b>	<b>Maximum Dwelling Units / Acre</b>	<b>Maximum Total Residential Lots</b>
<b>Medium Density Suburban (Existing)</b>	3 dwelling units /acre	136 units
<b>Medium Density Urban (Proposed)</b>	21 dwelling units /acre	853 units

# Master Plan Amendment



COMMUNITY SERVICES DEPARTMENT

## Suburban Residential to Open Space and Urban Residential

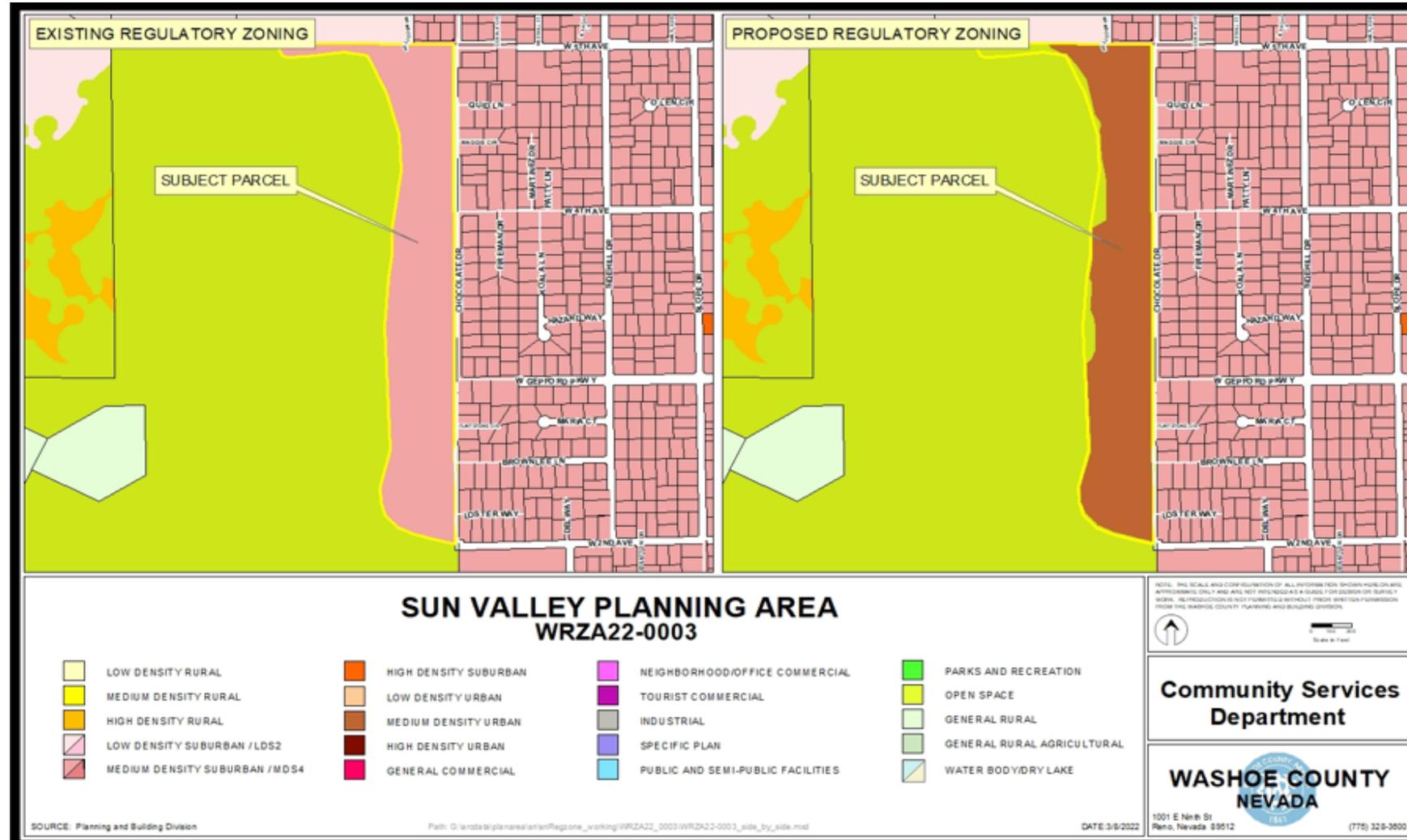


# Regulatory Zone Amendment



COMMUNITY SERVICES DEPARTMENT

Medium Density Suburban to Open Space and Medium Density Urban



# Regulatory Zone Compatibility



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

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Medium Density Urban (MDU)	Medium Density Suburban (MDS)	Medium
Medium Density Urban (MDU)	Low Density Suburban (LDS)	Medium
Medium Density Urban (MDU)	Open Space (OS)	High
Open Space (OS)	Medium Density Suburban (MDS)	High
Open Space (OS)	Low Density Suburban (LDS)	High
Open Space (OS)	Open Space (OS)	High

**High Compatibility:** Little or no screening or buffering necessary.

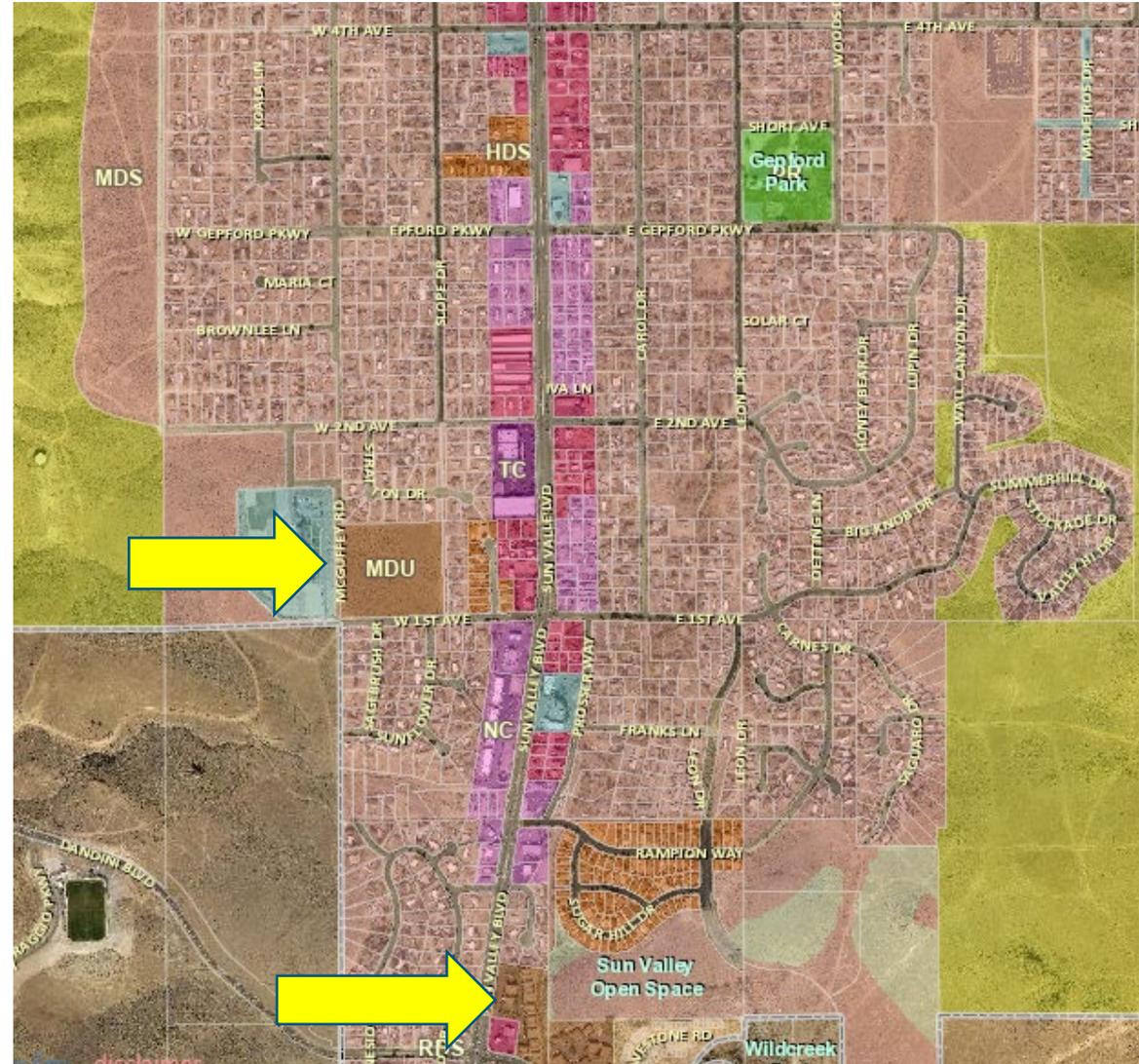
**Medium Compatibility:** Some screening and buffering necessary.

**Low Compatibility:** Significant screening and buffering necessary.

# Zoning Map of Area



- Medium Density Urban is not allowed within the Sun Valley Downtown Character Management Area, but is allowed within the Sun Valley Suburban Character Management Area.
- The yellow arrows show the existing MDU parcels, all of which are located outside of the DCMA.



# Analysis



- The parcel is currently vacant.
- The applicant states that there is a need for denser development and affordable housing options in the area.
- The Sun Valley Area Plan and the Master Plan both support affordable housing options, as the applicant is proposing.
- Sun Valley Area Plan states that the plan is intended to manage growth and development in a manner that includes “a range of low, medium, high density housing opportunities” and “affordable housing.”

# Analysis



- The Character and Vision Statement of the Sun Valley Area Plan states, “The SCMA and the DCMA will be the designated growth areas in Sun Valley.”
- The Medium Density Urban (MDU) Regulatory Zoning Designation was added to the Sun Valley Area Plan and Suburban Character Management Area (SCMA) allowed zoning designations in 2015.
- There is a parcel .25 miles to the southeast that went through an MPA/RZA in 2015 to allow for MDU, and in 2021 to allow for Affordable Housing. This parcel is in the SCMA.
- There is a parcel .75 miles to the southeast that is MDU and contains an 83 unit apartment complex on it. This parcel is also in the SCMA.

# Recommendation



It is recommended that the Board of County Commissioners review the whole of the record and take one of the following actions:

1. Deny the appeal and affirm the Planning Commission's decision, which resulted in the denial of Master Plan Amendment Case Number WMPA22-0003 (Chocolate Drive) and Regulatory Zone Amendment Case Number WRZA22-0003 (Chocolate Drive); or
2. Grant the appeal and reverse the Planning Commission's decision, and thereby approve Master Plan Amendment Case Number WMPA22-0003 (Chocolate Drive) and Regulatory Zone Amendment Case Number WRZA22-0003 (Chocolate Drive).

# Recommendation



Should the Board agree with the Planning Commission's denial of WMPA22-0003 (Chocolate Drive) and WRZA22-0003 (Chocolate Drive), staff offers the following motion:

*“Move to deny the appeal and affirm the Planning Commission’s decision, which resulted in the denial of Master Plan Amendment Case Number WMPA22-0003 (Chocolate Drive) and Regulatory Zone Amendment Case Number WRZA22-0003 (Chocolate Drive). The affirmance is based upon the inability to make the findings required by WCC Section 110.820.15(d) and/or the required findings in Sun Valley Area Plan Policy SUN.13.1 and WCC Section 110.821.15(d).”*

Should the Board disagree with the Planning Commission's denial WMPA22-0003 (Chocolate Drive) and WRZA22-0003 (Chocolate Drive), staff offers the following motion:

*“Move to grant the appeal and reverse the Planning Commission’s decision. I further move to approve Master Plan Amendment Case Number WMPA22-0003 (Chocolate Drive) and, subject to a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, adopt Regulatory Zone Amendment Case Number WRZA22-0003 (Chocolate Drive). The approval is based on the Board’s ability to make all the findings required by WCC Section 110.820.15(d), WCC Section 110.821.15(d) as well as the required findings in Sun Valley Area Plan Policy SUN.13.1. I further authorize the Chair to sign the resolutions to this effect.”*

# Thank you



---

COMMUNITY  
SERVICES DEPARTMENT

---