



**WMPA21-0008 / WRZA21-0005
& Development Agreement
(Highland Village II)**

Board of County Commissioner Meeting – August 16, 2022

MPA/RZA Request



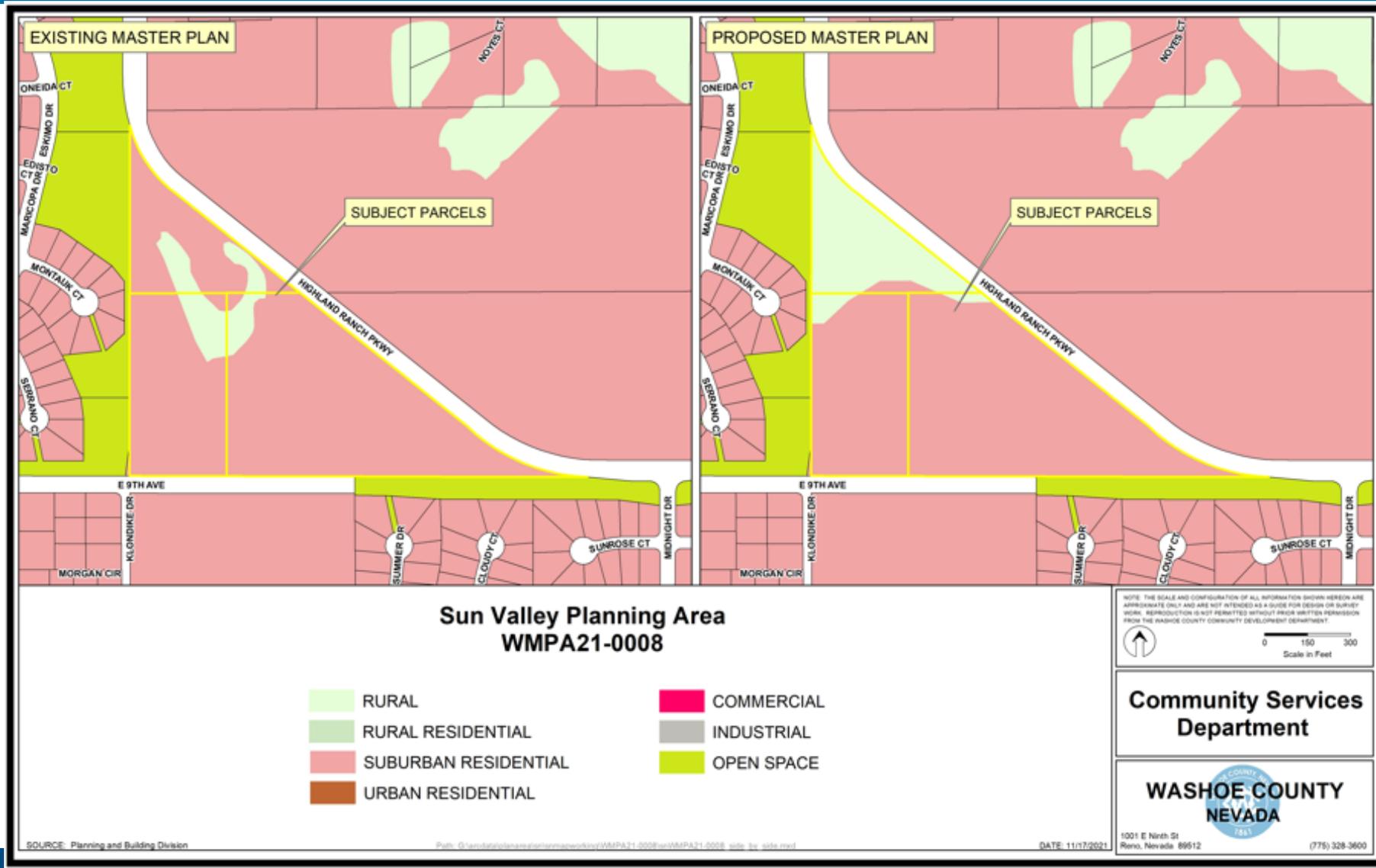
- 1. Amend the Master Plan to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing the designation from 16.7 to 14.7 acres; and reconfigure the boundaries of the Rural master plan designation, increasing the designation from 1.67 to 3.68 acres on three adjacent parcels in Sun Valley; and,**
- 2. Amend the Sun Valley Regulatory Zone Map to change the regulatory zone from Low Density Suburban to High Density Suburban (HDS) and reconfigure the boundaries of the proposed HDS and General Rural (GR) zones on the same 3 adjacent parcels APN's 508-020-04, -42 & -44.**

Development Agreement Request

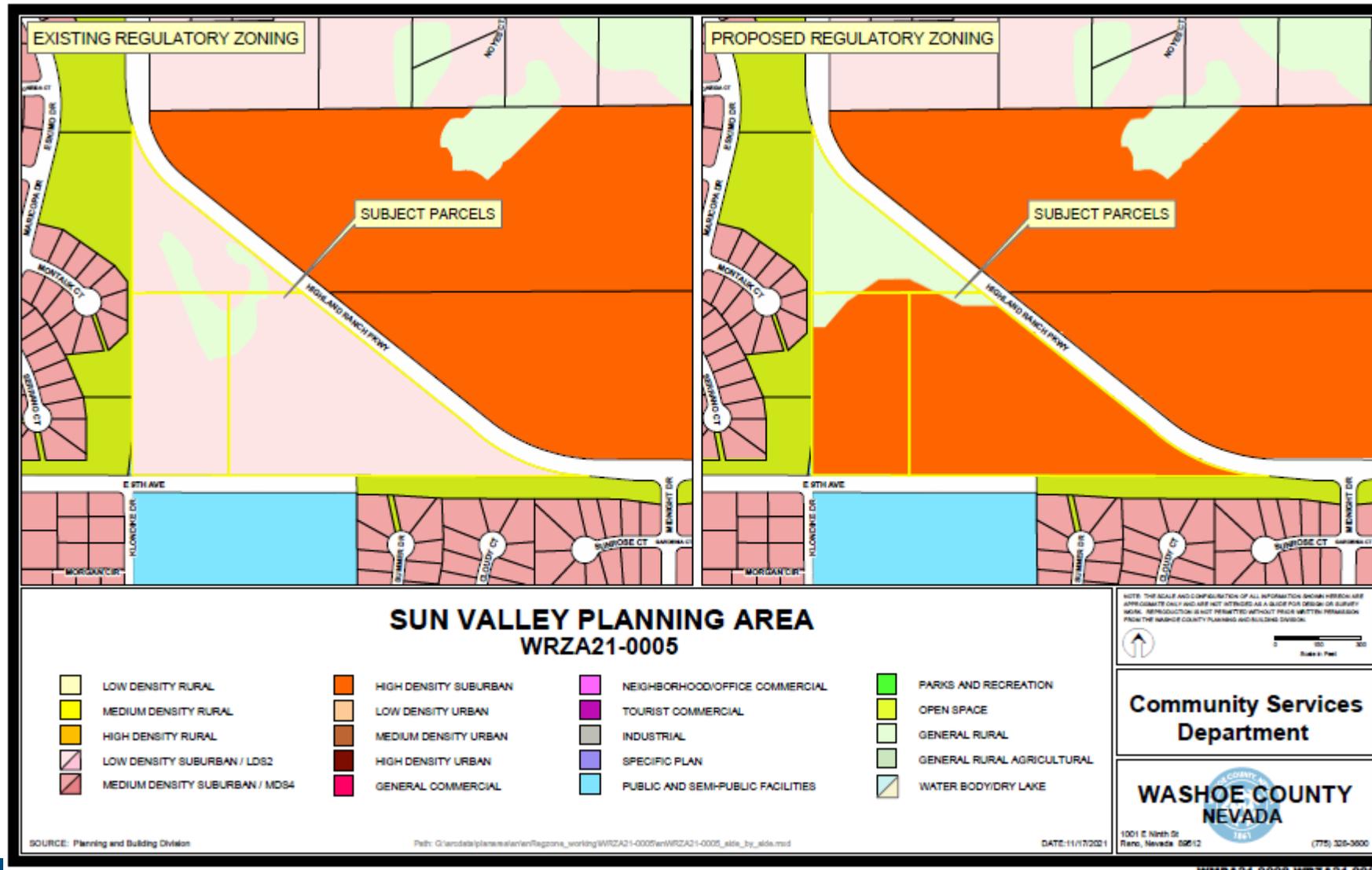


- 3. Introduce and conduct a first reading of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a development agreement between Washoe County and LC Highland 2, LLC for Highland Village II, which limits the gross density to 4.5 dwelling units per acre for the entire ±18.3-acre project area (APNs 508-020-04, -42 & -44) for a maximum of 82 total dwelling units.**

Proposed MPA Configuration



Regulatory Zone Amendment



Background



- December 7, 2021, the WCPC heard the master plan and regulatory zone amendment requests and unanimously recommended adoption of the amendments as requested to the BCC.
- April 12, 2022, WCBCC heard the master plan and regulatory zone amendment requests and directed staff to work with the applicant on a Development Agreement to cap the property density at 5 dwelling units per acre.
- May 10, 2022, WCBCC denied a request by Commissioner Herman to reconsider the decision made by the Board on April 12, 2022 and instead directed for the project to come back to the BCC with a DA.

Development Agreement



| Regulatory Zone | Maximum Dwelling Units / Acre | Maximum Dwelling Units |
|------------------------------|--------------------------------------|----------------------------------|
| High Density Suburban | 7 dwelling units /acre | 103 dwelling units |
| Developer Agreement | 4.5 dwelling units /acre | 82 dwelling units (project area) |

MPA Findings Required



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 adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change 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. 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.

RZA Findings Required



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.

Possible MPA and RZA Motion



“Move to adopt:

(1) Master Plan Amendment Case Number WMPA21-0008 to amend the Washoe County Master Plan, Appendix C - Maps to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing that designation from 16.7 to 14.7 acres, and reconfigure the boundaries of the Rural master plan designation, increasing the designation from 1.67 to 3.68 acres, on three adjacent parcels (APN's 508-020-04, -42 & -44); and to authorize the Chair to sign the resolution included as Attachment A to this staff report to that effect. The master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission;

AND

(2) Approve Regulatory Zone Amendment Case Number WRZA21-0005, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, to amend the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres of Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of High Density Suburban (HDS) and 3.68 acres of GR on 18.382 acres and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44); and to authorize the Chair to sign the resolution included as Attachment B to this staff report to that effect.

Possible Development Agreement Motion



Move to introduce Bill Number [insert bill number as provided by the County Clerk] and set the public hearing and second reading of the ordinance for possible adoption during the meeting of September 13, 2022.