



# Planning Commission Staff Report

Meeting Date: November 13, 2014    Agenda Item Number: 9B

Subject: Regulatory Zone Amendment Case Number RZA14-004

Applicant: Planning and Development Division

Summary: To re-designate  $\pm 6$  acres of a  $\pm 47.6$  acre parcel from Low Density Suburban (LDS) to Medium Density Suburban (MDS) zoning.

**Recommendation: Approve, recommend adoption, and authorize Chair to sign the attached resolution**

Prepared by: Trevor Lloyd - Senior Planner  
Washoe County Community Services Department  
Planning and Development Division

Phone: 775.328.3620  
Email: tlloyd@washoecounty.us

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## Description

**Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trail)** – To consider recommendation of a proposed amendment to the Regulatory Zone Map and Regulatory Zone within the Spanish Springs Planning Area; and, if approved, forward to the Board of County Commissioners for adoption. The proposed amendment will re-designate  $\pm 6$  acres of a  $\pm 47.6$  acre parcel from a regulatory zone of Low Density Suburban (LDS) to Medium Density Suburban (MDS). The proposed Regulatory Zone Amendment would increase the total density of the subject  $\pm 47.6$  acre parcel by 12 residential dwelling units. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant/Owner: Pinnacle Land Holdings, LLC
- Location: 0 Hayfield Drive
- Assessor's Parcel No: 534-420-08
- Parcel Size:  $\pm 47.608$  acres
- Master Plan Category: Suburban Residential (SR)
- Adopted Regulatory Zone: Low Density Suburban (LDS)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs

- Development Code: Authorized in Article 821, Amendment of Regulatory Zone and Article 608, Subdivision Regulations
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 25, T21N, R20E, MDM  
Washoe County, NV

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## **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on page 7.

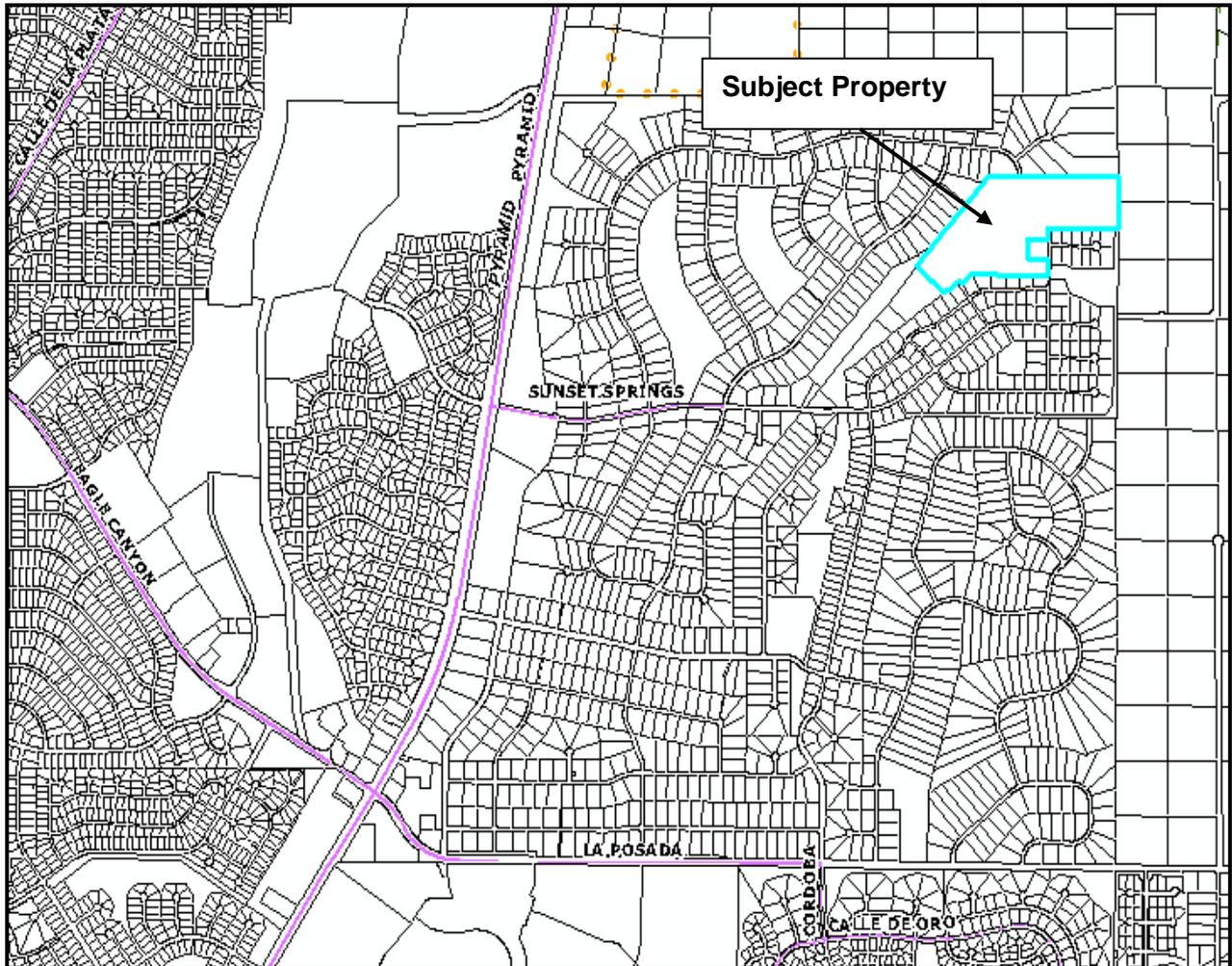
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A Regulatory Zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a Regulatory Zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



Vicinity Map



## **ANALYSIS**

### **Current Conditions**

The property is currently undeveloped with a Regulatory Zone of Low Density Suburban (LDS) within the Spanish Springs Suburban Character Management Area. The LDS Regulatory Zone allows for one dwelling unit per acre. Nearly all of the surrounding properties are developed with residential uses at one dwelling unit per acre. The subject property is one of the final undeveloped parcels in the suburban residential community north of La Posada Drive.

### **Change of Conditions**

The subject property is a remainder parcel of a previously approved tentative subdivision map (Autumn Trails) which originally allowed for a 185-lot subdivision on a 185 acre property. This subdivision has since expired; however, at the time of map expiration all but 31 lots within the subdivision had been recorded which resulted in a “stripping” of the allowed one unit per acre density from the remaining undeveloped ±47 acre property. The proposed Regulatory Zone Amendment will change the regulatory zoning on ±6 acres of the undeveloped property from Low Density Suburban (LDS) to Medium Density Suburban (MDS) which will allow the applicant to develop the ±47 acre property to an overall density of 43 dwelling units which is slightly less than one dwelling unit per acre for the entire property.

### **Consistency with Master Plan and Regulatory Zone Map**

The proposed amendment to MDS is a suburban residential zone which is consistent with the adopted Suburban Residential (SR) master plan category for the property. Furthermore, the request is consistent with all goals and policies of the Spanish Springs Area Plan. Additionally, the proposed amendment is in keeping with the Spanish Springs Vision and Character Statements. This amendment will represent a slight density intensification (by 12 dwelling units) over what was originally approved for this area, however policy SS.1.2 of the Spanish Springs Area Plan anticipated some intensification to the residential density within the area plan when the plan was adopted. The property is located within the Suburban Character Management Area (SCMA) which is the designated growth area in the Spanish Springs Planning Area according to the Spanish Springs Character Management Statement.

### **Desired Pattern of Growth**

The proposed amendment promotes the desired pattern of growth in Washoe County. The applicant is asking to develop 43 dwelling units on 47 acres of property that is currently zoned for one dwelling unit per acre.

### **Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in

the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent Regulatory Zones is captured in the table below.

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

<b>Proposed Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Compatibility Rating</b>
NORTH OF SUBJECT PROPERTY		
MDS	Low Density Suburban (LDS)	High
SOUTH OF SUBJECT PROPERTY		
MDS	Low Density Suburban (LDS)	High
EAST OF SUBJECT PROPERTY		
MDS	General Rural (GR)	Medium
WEST OF SUBJECT PROPERTY		
MDS	Low Density Suburban (LDS)	High

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

### **Availability of Facilities/Services**

#### **Water**

The subject property is located within the Truckee Meadows Services Area of the Truckee Meadows Regional Plan. Additionally, the property is adjacent to the Utilities Inc., of Nevada (UIN) water service area but within Washoe County Service area. There are sufficient wholesale Truckee River water resources available in the open market or through TMWA to meet the increase in water demand resulting from this amendment. Additional on-site/offsite infrastructure may be necessary.

#### **Wastewater/Sanitary Sewer**

The subject property is located within the Washoe County sewer service area. It is not anticipated that the proposed density increase will adversely affect any of Washoe County's sewer service infrastructure.

#### **Schools**

The Washoe County School District has reviewed the proposed request and has estimated that the proposed intensification will generate seven additional students. The breakdown of the students would include four additional elementary school students, one additional middle school student and two additional high school students. The addition of these students will not put any of the existing schools with their portable units over capacity. The Washoe County School District offered the following current enrollments and capacities for the three public schools affected by the proposed amendment:

**Spanish Springs ES (K-6)** – Base capacity (w/1 portable unit – 2 classrooms in place) = **776**  
2013-2014 enrollment = **716**

**Shaw MS (7-8)** – Base capacity (w/2 portable units – 4 classrooms in place) = **1,115**  
2013-2014 enrollment = **999**

**Spanish Springs HS (9-12)** – Base capacity (w/5 portable units in place – 4 classrooms) = **2,403**  
2013-2014 enrollment = **2,297**

The District is using a total of eight (8) portable classrooms at the three schools that will serve this development. These facilities are intended to be used as temporary measures to accommodate additional students in anticipation the construction of new schools or new additions to existing schools. When the capacity of the permanent school facility is exceeded, there are often space limitations in cafeterias, multi-purpose rooms, computer labs and gymnasiums. Parking, teacher work space and playgrounds/recreational fields are also often compromised to make room for portable classroom units.

### Traffic/Roads

Washoe County Engineering and Capital Projects Division has identified one impact to the level of service for the Autumn Trails Regulatory Zone Amendment. From a traffic perspective additional traffic on Sunset Springs Lane may increase the Average Daily Traffic (ADT) to over 2,000 trips per day. Per the Washoe County Development Code, Article 436, Street Design Standards, residential driveways are not allowed on streets which have a ten year ADT that exceeds 2,000. As this development is at the eastern end of Sunset Springs Lane and access is limited to the existing street network, the proposed development may cause Sunset Springs Lane to exceed 2,000 ADT. The volume and number of vehicles begin to impact the level of service, and neighborhood character. Washoe County staff has indicated that the current traffic levels are near capacity for ADT standards, however, there may be an opportunity to improve the current and future situation with conditions that may be imposed on the anticipated Tentative Map following the proposed Regulatory Zone Amendment. The issue raised above is a requirement from the Washoe County Development Code and not a Master Plan policy, and therefore must be addressed/mitigated and resolved at the time of development of the subdivision (i.e., submission of a new or revised tentative map for the property).

#### **Spanish Springs Area Plan Assessment**

The proposal supports and complies with the Spanish Springs Area Plan's Character Statement and policies. The proposed amendment supports the following statement from the Character Statement: *Over the next 20 years... the distribution of land uses and the provision of public facilities and infrastructure will preserve and facilitate a community character that merges Spanish Springs' scenic, low-density, rural and western heritage with suburban residential, employment and commercial opportunities.*

Also, the Spanish Springs Area Plan anticipates additional densities within the plan area as specified within policy SS.1.2 which states: *The Policy Growth Level for the Spanish Springs Suburban Character Management Area is 1,500 new residential units of land use capacity. Land use intensifications will not add more than 1,500 new units of Land Use Capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.* The proposed density increase of 16 residential units does not exceed the 1,500 new residential units of land use capacity.

### **Development Suitability within the Spanish Springs Area Plan**

According to the development suitability map in the Spanish Springs Area Plan, the property is identified as most suitable for development with the exception of a couple of very small areas identified as “potential wetlands”.

### **Citizen Advisory Board (CAB)**

The proposed project was presented by the applicant’s representative at the regularly scheduled Citizen Advisory Board meeting on September 10, 2014. The attached CAB minutes reflect discussion on the following items:

- A concern was raised regarding the rezoning of the property leading to more rezoning of other properties.
- A question was asked about tying into Bridal Path, with traffic connections.
- A question was asked about the drainage to and from the site and which direction the water will flow. The applicant assured the crowd that water will not flow north toward Bridal Path and there are detention ponds where the water flows.
- A question was asked about who will provide water service. A “will serve” letter from Washoe County Water Resources has been received. (*Truckee Meadows Water Authority will be the service provider*).

### **Public Notice**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor’s ownership maps and records. Such noticing is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor’s records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: Fifty-five property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today’s public hearing.

### **Agency Comments**

The proposal was submitted to the following agencies for review and comment:

- Washoe County Planning and Development Division
- Washoe County District Health: Environmental Division
- Washoe County District Health: Vector Borne Diseases
- Washoe County Engineering and Capital Projects Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe County School District
- Sparks Community Services Department

Comments were received from the Washoe County Planning and Development Division, the District Health – Environmental, District Health – Vector Borne Diseases, the Engineering and Capital Projects Division and the Washoe County School District. The following is a summary from each of those agencies which responded to the proposed request:

- Washoe County Planning and Development Division addressed compatibility of the proposed Regulatory Zone Amendment with the Washoe County Master Plan and surrounding uses.  
Contact: Trevor Lloyd, 775.328.3620, tlloyd@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed traffic concerns specifically along Sunset Springs Lane.  
Contact: Clara Lawson, 775.328.2040, clawson@washoecounty.us
- Washoe County School District addressed school enrollment and capacities for area public schools.  
Contact: Mike Boster, 775.789.3810, mboster@washoeschools.net
- Washoe County District Health – Vector Borne Diseases addressed development standards that promote low impact development (LID), reduction of storm-water runoff and low flow channel drainage designs that will be appropriate at the time of development.  
Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us
- Washoe County Engineering and Capital Projects Division, Water Services addressed the availability of water and sewer needed to serve the additional density.  
Contact: Vahid Behmaram, 775.654.4647, vbehmaram@washoecounty.us

### **Staff Comment on Required Findings**

Section 110.821.15 of Article 821, Amendment of Regulatory Zone, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Washoe County Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: The proposed amendment is essentially an infill development which does not violate any of the goals or policies of the Washoe County Master Plan and is in substantial compliance with the Spanish Springs Regulatory Zone Map.

2. 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.

Staff Comment: The proposed amendment provides for land uses (zoning) which has a high compatibility with the properties to the north, south and west and has a medium capacity with the General Rural (GR) zoned property to the east.

3. 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.

Staff Comment: The vicinity of the subject Regulatory Zone Amendment has not experienced much change in zoning or land use since the plan was adopted by the County Commissioners.

4. 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.

Staff Comment: There are adequate services and utilities available to serve the proposed intensification. Additional services or improvements may be required at the time a future project is developed on the property.

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment is in substantial conformance with all goals and policies of the master plan as well as the Spanish Springs Area Plan.

6. 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.

Staff Comment: The applicant is proposing to establish an overall density of one unit per acre on a 47 acre property which is surrounded on three sides by one unit per acre zoning. The proposed amendment promotes the desired pattern for the orderly physical growth of the County and supports the project population growth. As an 'infill' development the proposal supports projected growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: This finding is not applicable as there are no military installations within close proximity to the subject property.

### **Recommendation**

Those agencies which reviewed the application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the Planning Commission approve the proposed Regulatory Zone Amendment and adopt the resolution as set forth in Exhibit A recommending adoption to the Washoe County Board of County Commissioners. The following motion is provided for your consideration:

### **Motion**

"After giving reasoned consideration to the information contained in the staff report and information received during the public hearing, I move to approve Regulatory Zone Amendment Case Number RZ14-004, having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15, and to adopt the resolution contained in Exhibit A recommending that the Washoe County Board of County Commissioners adopt the Regulatory Zone Amendment. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

2. 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. 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. 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. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.”

### **Appeal Process**

An action of denial by the Planning Commission may be appealed to the Board of County Commissioners as specified in Section 110.821.25 of the Washoe County Development Code within 10 days after the date of decision. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day.

Attachment: Exhibit A, Resolution

Applicant/Owner: Pinnacle Land Holdings LLC  
Attn: Michael Fiore  
477 E. 9<sup>th</sup> St.  
Reno, NV 89512

Representative: Michael Vicks  
2408 Valencia Way  
Sparks, NV 89434

Other Contact: K2 Engineering & Structural Design  
Attn: Jared Krupa  
3100 Mill Street #107  
Reno, NV 89502

Action Order xc: Gregory Salter, Esq., District Attorney's Office; Carol Buonanoma, Assessor's Office (CAAS); Theresa Wilkins, Assessor's Office; John Cella, Department of Water Resources; Leo Vesely, Engineering Division; Amy Ray, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite. 4001, Carson City, NV 89701-5249; Regional Transportation Commission, Attn: Patrice Echola; Truckee Meadows Regional Planning Agency, Spanish Springs Citizen Advisory Board, Chair.



## **RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION**

### **RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER RZA14-004 AND THE AMENDED SPANISH SPRINGS REGULATORY ZONE MAP**

#### Resolution Number 14-

Whereas Regulatory Zone Amendment Case Number RZA14-004, came before the Washoe County Planning Commission for a duly noticed public hearing on November 13, 2014; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Development Code, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map;
2. Will provide for land use compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Responds to changed conditions or further studies that have occurred 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. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Regulatory Zone Amendment;
5. Will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan,
6. 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; and
7. Will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number RZA14-004 and the amended Spanish Springs Regulatory Zone Map attached as Attachment A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on November 13, 2014

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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Carl R. Webb, Jr., AICP, Secretary

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Roger M. Edwards, Chairman

Attachment A – Spanish Springs Regulatory Zone Map



# Washoe County COMMUNITY SERVICES DEPARTMENT

## *Engineering and Capital Projects*

### MEMORANDUM

To: Trevor Lloyd, Senior Planner  
From: Clara Lawson, PE, PTOE, Licensed Engineer  
CC: Kristine Klein, PE, Senior Engineer  
Dwayne E. Smith, PE, Division Director  
Leo Vesely, PE, CFM, Licensed Engineer  
Date: October 13, 2014  
Re: Regulatory Zone Amendment RZA 14-004 (Autumn Trails)

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The proposed regulatory zone amendment will result in increased traffic on several residential roadways within the vicinity. The additional units will likely cause the 10 year design Average Daily Traffic (ADT) to exceed 2000 on Sunset Springs Lane. This forecast is based on ITE trip rate of 9.57 trips/dwelling unit. The following areas were included, all Autumn Trails trips and approximately one fourth of the trips of the 36 homes south of Sunset Springs Lane to Pyramid Hwy. In the event that the traffic volume exceeds 2000 ADT, as there exist homes between Omni Dr and Cordoba that have direct access to Sunset Springs Lane there is a need for traffic calming mitigation along this section of Sunset Springs Lane. Such mitigation will be required since the ADT is close to the 2000 ADT maximum allowed on residential streets with homes that directly access it. The Tentative Subdivision review, TM 14-002, shall condition the project to require traffic calming on Sunset Springs Lane between Bridle Path Terrace and Hay Bale Dr.



# Spanish Springs Citizen Advisory Board

## MEMORANDUM

To: Trevor Lloyd, Staff Representative  
From: Allayne Donnelly-Everett, Administrative Recorder  
Re: Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trails)  
Date: June 27, 2014

**Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trails)** – Applicant/Property Owner: Pinnacle Land Holdings, LLC. Mike Vicks, Monte Vista Consulting provided information for review and recommendations on the request to consider an amendment to the Regulatory Zone map and zoning designation within the Spanish Springs planning area; and, if approved, forward to the Board of County Commissioners for approval. The amendment request will re-designate ±23.61 acres of a ±47.6 acre parcel from Low Density Suburban (LDS) to Low Density Suburban 2 (LDS2) zoning. The proposed Regulatory Zone Amendment would increase the total density of the subject ±47.6 acre parcel by 16 residential dwelling units. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. Assessor's Parcel Number: 534-420-08 Section/Township/Range: Within Section 25, T21N, R20E, MDM. Washoe County, NV Staff: Trevor Lloyd, Senior Planner, Washoe County Community Services Department, Planning and Development Division, Phone: 775-328-3620, E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us) Meeting Date: Planning Commission Tuesday, July 1, 2014. **MOTION:** Dawn Costa-Guyon moved to recommend approval of RZA14-004 Autumn Trails as presented. Catherine Gustavson seconded the motion. The motion carried with five in favor and Ken Theiss abstaining.

### Comments and Concerns

- In response to questions raised, Mr. Vicks stated that previously there was 185 acres with one lot per acre. The new proposed density is for the addition of twelve to sixteen new lots with 1.08 houses per acre. The proposed amendment is in conformance with the underlying zoning. Some lots will be less than one acre and some others will be one acre plus. This development is a common open space community. Development will be limited to the previously planned single family homesites. The applicant still has to go through the tentative map process.
- Roger Pelham, Senior Planner stepping in for Trevor Lloyd, Senior Planner reminded the CAB and members of the audience that this hearing is a request for a regulatory zone amendment and increased density.
- Concerns were raised regarding whether a traffic study has been or will be conducted. Mr. Vicks stated that a traffic study would not be required for this proposed amendment.
- In response to questions raised, Mr. Pelham stated that Clara Lawson, Washoe County Engineering would address questions regarding traffic issues.
- In response to questions raised, Mr. Pelham stated that this type of request has not been presented in the Spanish Springs planning area, however a very similar situation was submitted in the Golden Valley area.

cc: Vaughn Hartung, Commissioner  
David Espinosa, Chair  
Al Rogers, Director, Constituent Services  
Andrea Tavener, Constituent Services

# OFFICIAL NOTICE OF PUBLIC HEARING

DATE: October 29, 2014

You are hereby notified that the **Washoe County Planning Commission** will conduct a public hearing at the following time and location:

**6:30 p.m., Thursday, November 13, 2014**

**County Commission Chambers, 1001 East Ninth Street, Reno, NV 89512**

**Regulatory Zone Amendment Case Number RZA14-004 (Autumn Trail)** – To consider recommendation of a proposed amendment to the regulatory zone map and regulatory zone within the Spanish Springs planning area; and, if approved, forward to the Board of County Commissioners for adoption. The proposed amendment will re-designate ±6 acres of a ±47.6 acre parcel from a regulatory zone of Low Density Suburban (LDS) to Medium Density Suburban (MDS). The proposed regulatory zone amendment would increase the total density of the subject ±47.6 acre parcel by 12 residential dwelling units. To reflect requested changes and to maintain currency of general planning area data, administrative changes are proposed and include a revised map with updated parcel base, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

and

**Tentative Subdivision Map Case Number TM14-002 (Autumn Trails)** – Possible approval of a Tentative Subdivision Map to develop a 43-lot, single-family residential, common open space subdivision. Lots will range in size from 21,451 to 58,393 square-feet, and the common open space area will be approximately 12.3 acres.

- Applicant/Property Owner: Pinnacle Land Holdings, LLC
- Address/Location: 0 Hayfield Drive
- Assessor's Parcel Number: 534-420-08
- Parcel Size: ±47.608 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Spanish Springs Area Plan
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone and Article 608, Subdivision Regulations
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Within Section 25, T21N, R20E, MDM  
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

To access additional information about this item, please visit our website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), choose **Boards and Commissions**, then **Planning Commission**. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.



**Community Services Department**

Planning and Development Division for the

**Washoe County Planning Commission**

1001 E. Ninth St., Bldg. A, Reno, NV 89512

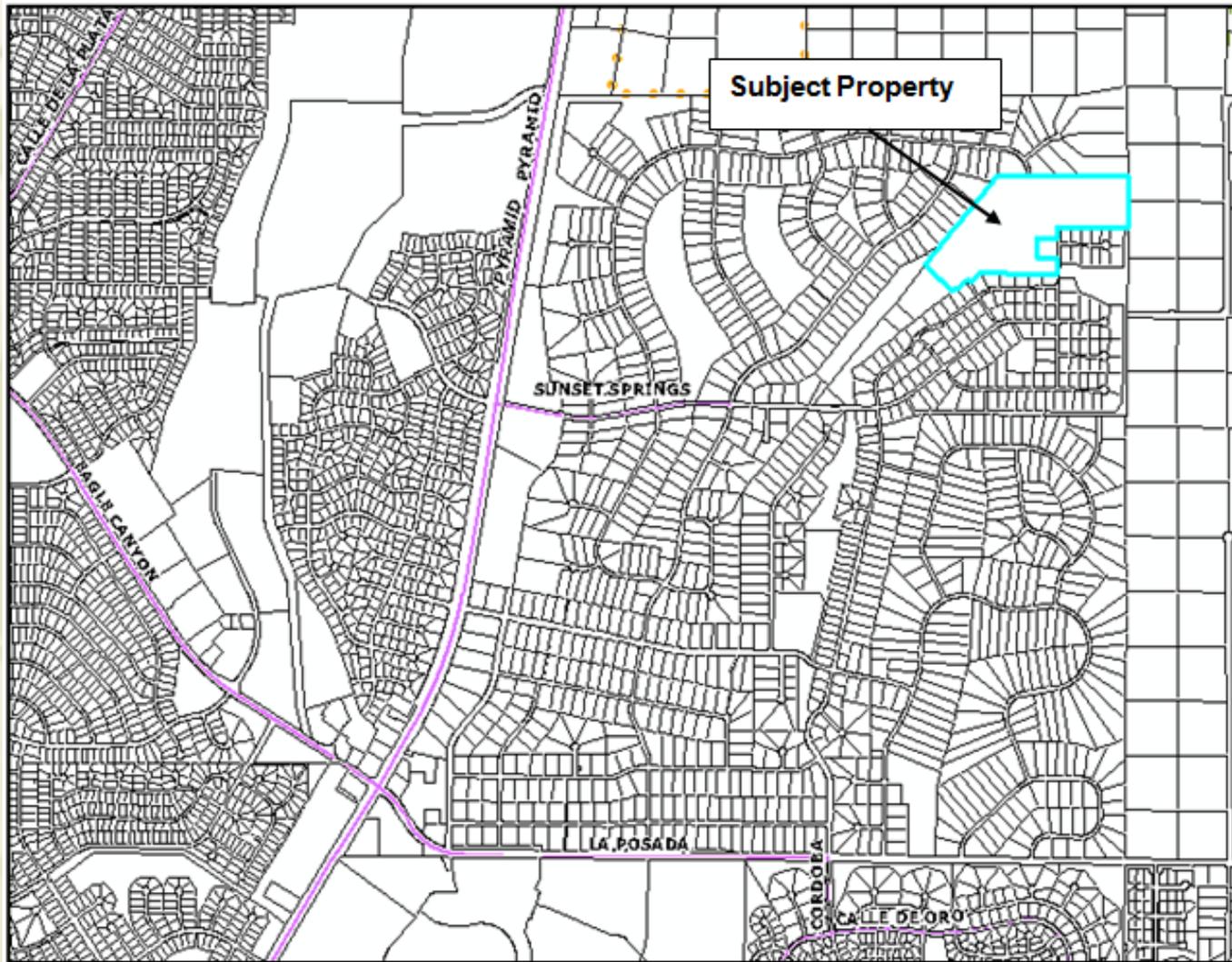
Post Office Box 11130, Reno, NV 89520-0027

*Address Service Requested*

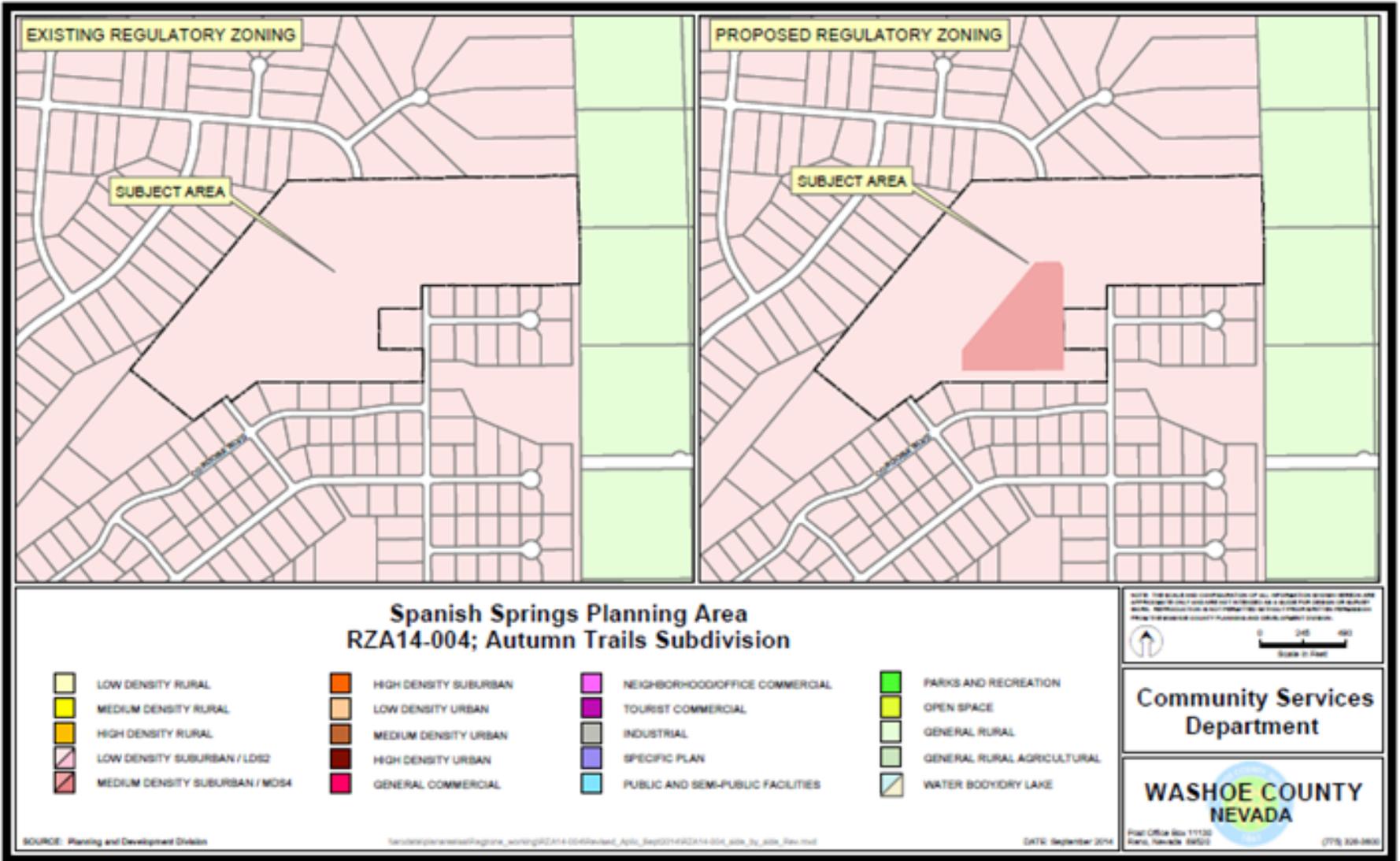
**OFFICIAL NOTICE OF PUBLIC HEARING**



# Vicinity Map



# Proposed Regulatory Zone Amendment

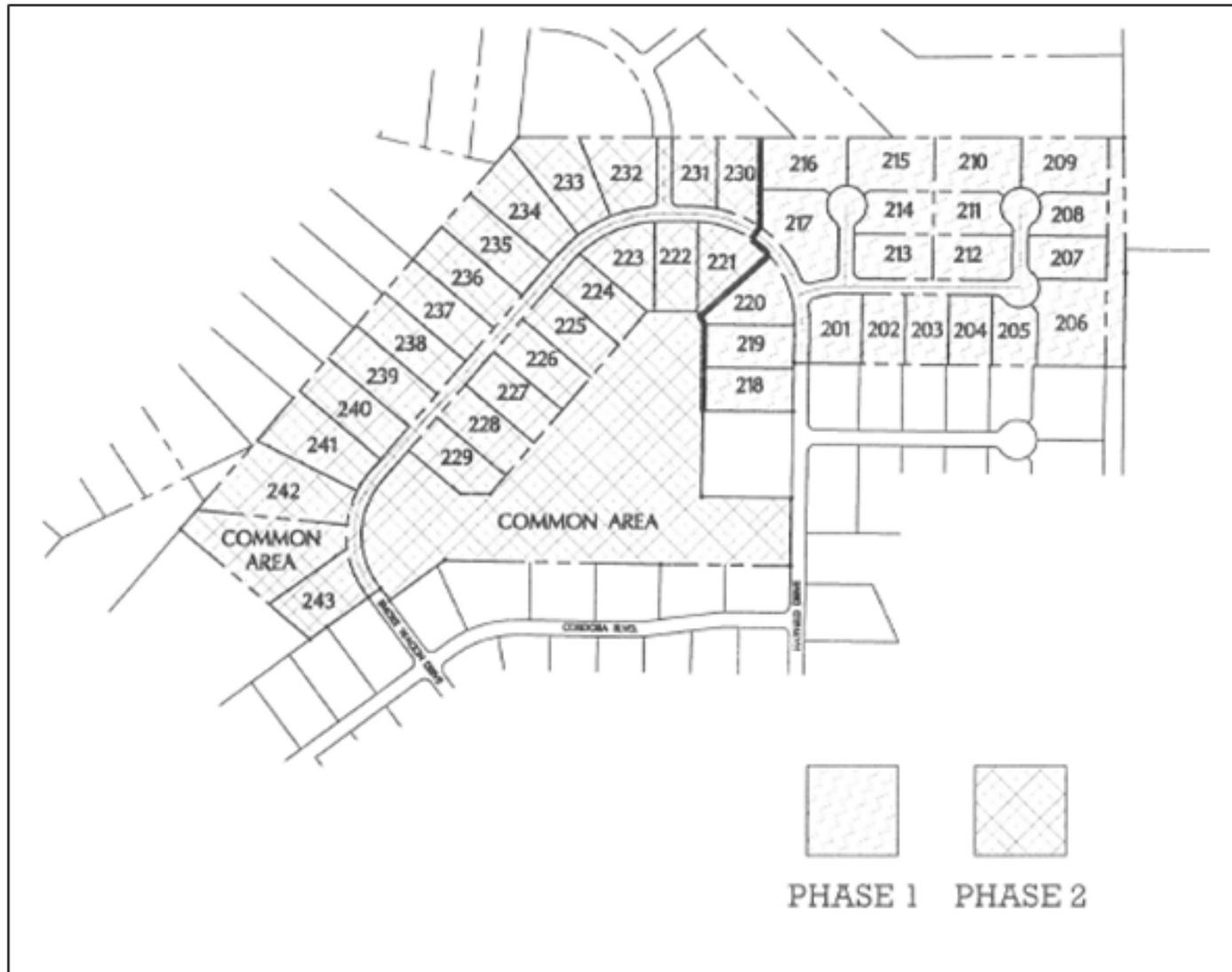


# ***Regulatory Zone Amendment (Important Facts)***

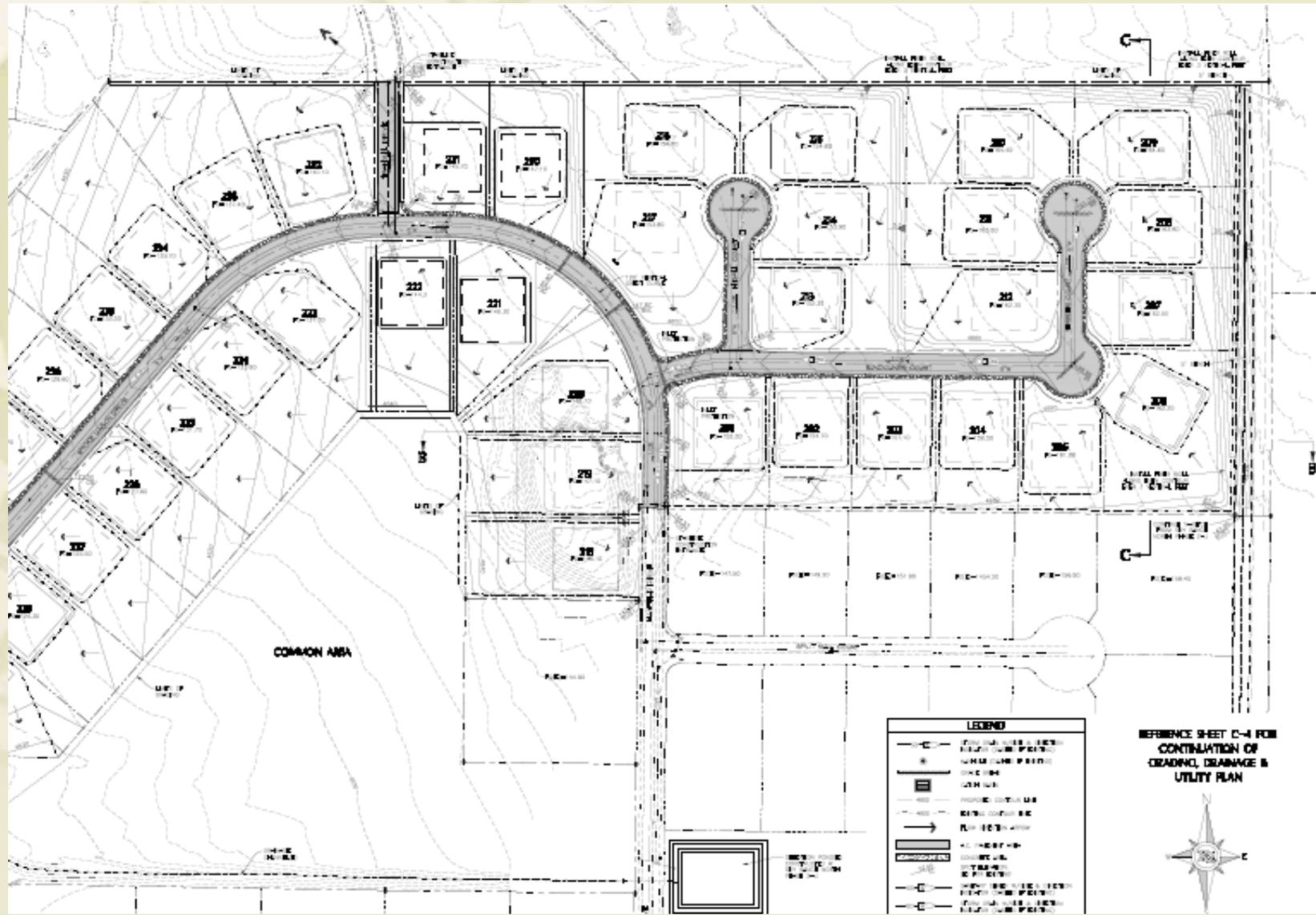
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- 47 acres currently zoned Low Density Suburban (LDS) (1 unit per acre)
- 6 acres of Medium Density Suburban (MDS) (3 units per acre)
- RZA will result in a density of 43 lots.
- Proposed RZA is consistent with all goals and policies of the Master Plan and Spanish Springs Area Plan.

# Proposed Tentative Map



# Tentative Map Grading Plan





## ***Tentative Map (Important Facts)***

---

- 43 Lots proposed
- Lots will range from 21,451 s.f. to 58,393 s.f.
- 12.3 acres of Common Open Space proposed
- Lot sizes are compatible with surrounding lot sizes.
- Proposed Tentative Map is consistent with all goals and policies of the Master Plan and Spanish Springs Area Plan.

# Existing Dirt Stockpile



## ***Spanish Springs Citizen Advisory Board***

RZA14-004 and TM14-002 approved on  
September 10, 2014 by the SSCAB.

## **Motion for RZA14-004**

After giving reasoned consideration to the information contained in the staff report and information received during the public hearing, I move to approve Regulatory Zone Amendment Case Number RZ14-004, having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15, and to adopt the resolution contained in Exhibit A recommending that the Washoe County Board of County Commissioners adopt the Regulatory Zone Amendment. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission.

## **Motion for TM14-002**

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 Planning Commission approve Tentative Subdivision Map Case Number TM14-002 for Pinnacle Land Holdings, LLC, with the Conditions attached as Exhibit A of the staff report, having made all ten findings in accordance with Washoe County Development Code Section 110.608.25.