



**Regulatory Zone Amendment
(APN 152-021-03)**



The Club at ArrowCreek Facts

- Club has consisted of two full courses (36 holes) since construction in 1996.
- Club filed bankruptcy in January 2014.
- Club purchased out of bankruptcy in October of 2015 by the Friends of ArrowCreek -- ArrowCreek residents who did not want to see the club fail and wanted to preserve property values. The Club was subsequently purchased by Lucky Star Golf with a vision to reinvigorate the club and grounds.
- The business model had been primarily targeting golf and had proven challenging and financially unsustainable for this 36-hole golf club. The Club had not yet turned a profit in the first three years with the new ownership nor at any time in its existence. Lucky Star Golf hopes to change the financial track record with the approved and currently proposed improvements to the club.
- The current plan is to expand club offerings to include additional recreational opportunities and fitness. The RZA that is requested will help provide the allowance of some of the uses that are proposed within a special use permit and administrative permit request that will follow this RZA, if approved.

Other Local Golf Course Stories



2011

Future of D'Andrea Golf Course Unclear



By Staff | Posted: Thu 6:50 AM, May 15, 2014 | Updated: Thu 8:10 AM, May 15, 2014



2009

RSCVA closes Northgate Golf Course



Friday, January 23, 2009

RENO, Nev. (AP) — Considered one of the best new golf courses in the country when it opened 20 years ago, Reno's [Northgate Golf Course](#) will close because it's too much of a financial drain on its owners.

Members of the Reno-area tourism board said the course stands to lose \$530,000 in the current fiscal year, the equivalent of \$27.40 for each round of golf played there.

2018

Old Greenwood, Gray's Crossing golf courses, other businesses to close in Truckee (updated)

Hannah Jones
Sierra Sun

December 21, 2018

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The Club at ArrowCreek - Vision for Future

- The current plan is to expand club offerings to include additional recreational opportunities and fitness. The RZA that is requested will help provide the allowance of some of the uses that are proposed within a special use permit and administrative permit request that will follow this RZA, if approved.



Property Location

The subject parcel is a 149.06+/- acre parcel that currently contains the clubhouse, parking lot, golf practice areas and 8 of the Club at ArrowCreek golf Holes.

A new pool facility (previously approved via WSUP18-0016 is currently under construction in the backyard grounds area of the Club.

- The zone change affects the entire parcel.

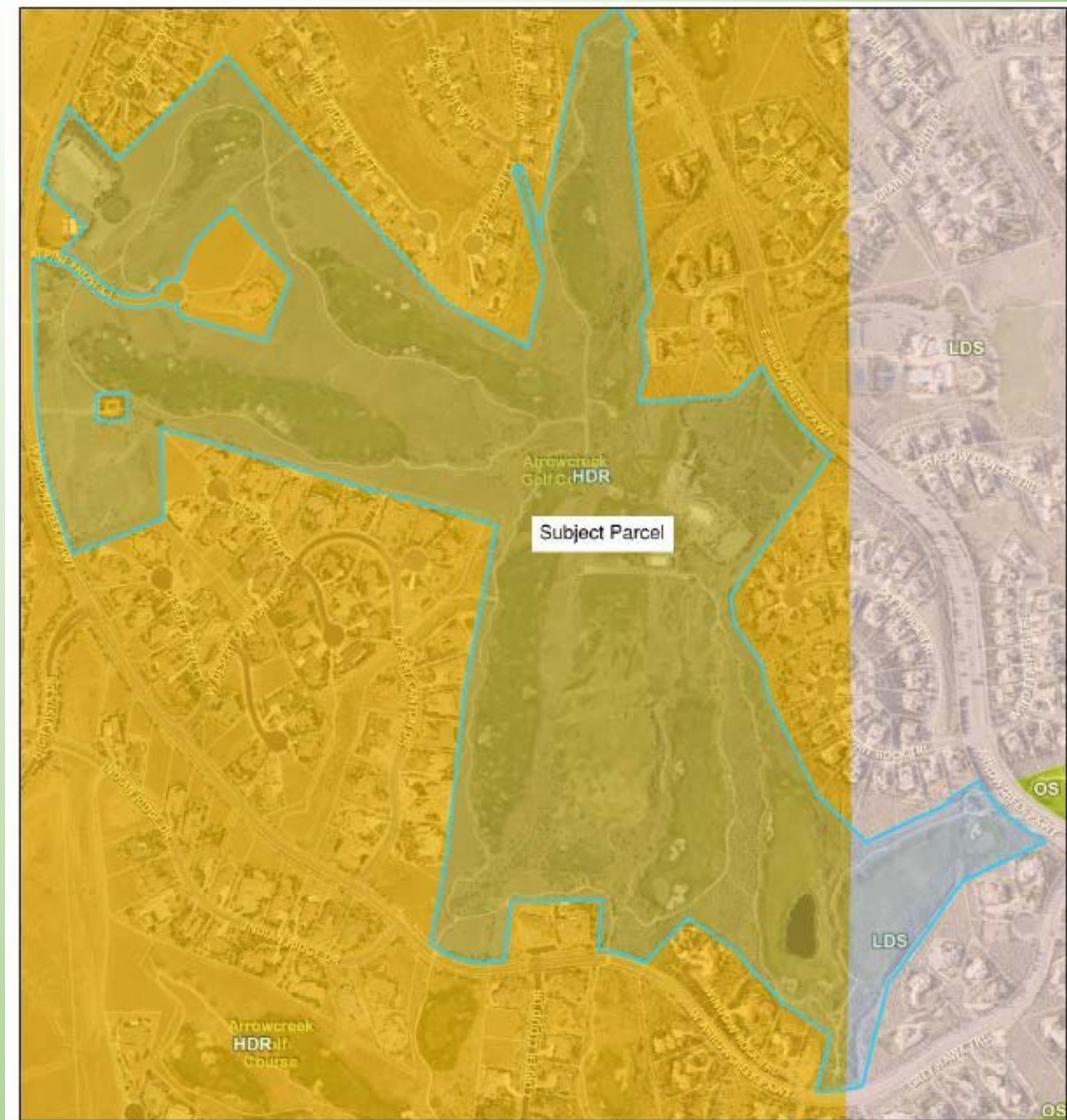


Regulatory Zone Amendment

Requested is a change of zoning on the subject property (APN 152-021-03), a 149.06+/- acre parcel .

Existing Zoning

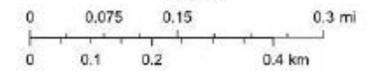
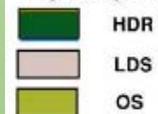
- The parcel is currently split zoned HDR and LDS.
- Both of these zones are largely residential zones but do allow for outdoor sports and recreation, which includes golf courses, clubhouses, the (under construction) outdoor pool and associated facilities.



December 3, 2018

1:9,028

Regulatory Zoning

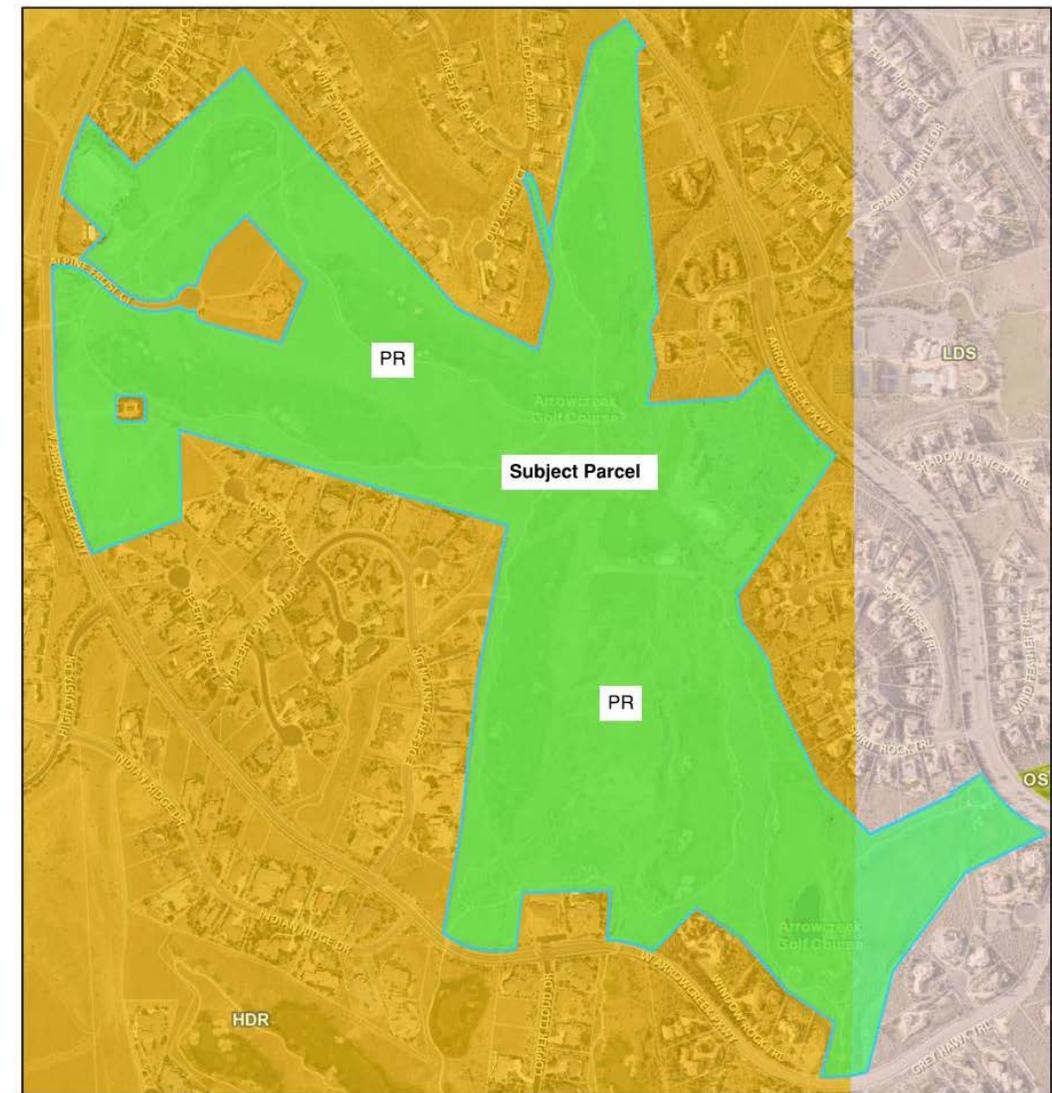


Washoe County
Washoe County GIS
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
DS, USCA, USGS, AeroGRID, IGN, and the GIS User Community

Regulatory Zone Amendment

Proposed Zoning

- The proposed zoning for the parcel is PR (Parks and Recreation), which provides for a better fit with some of the existing and proposed uses.
- A subsequent application will propose expansion to the clubhouse to include: a Fitness Area and an Indoor Sports and Recreation building (Administrative Permit) as well as Convention and Meeting Facilities (Including Weddings) (SUP).
- The PR zone is the same zoning designation that exists on the Hidden Valley and Washoe County Golf Courses.

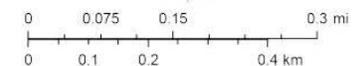


December 3, 2018

1:9,028

Regulatory Zoning

	HDR
	LDS
	OS
	PR

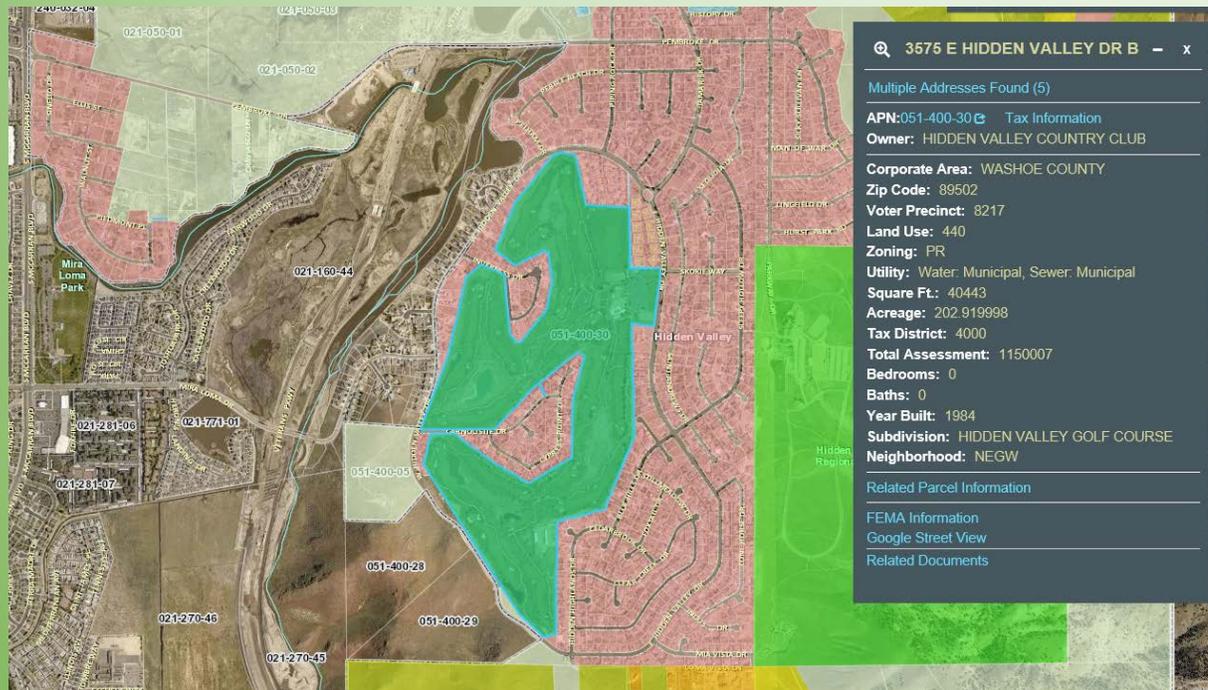


Washoe County
Washoe County GIS
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

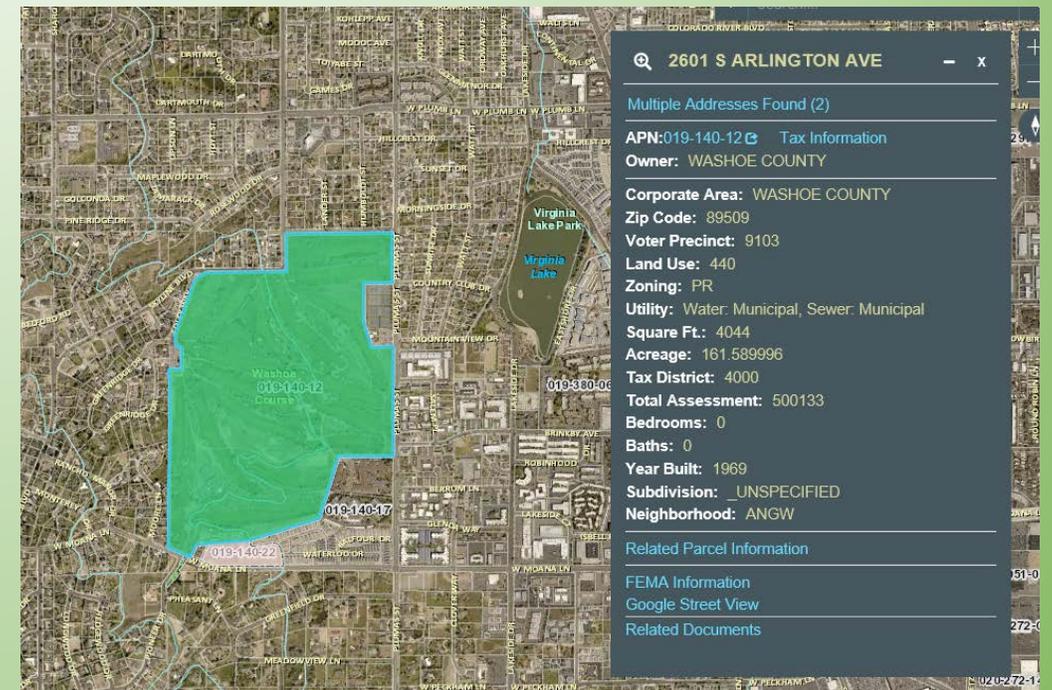
This information for illustrative purposes only. Not be used for boundary resolution.

Regulatory Zone Amendment

Both Hidden Valley and the Washoe County Golf courses offer weddings and/or events and are zoned PR.



Hidden Valley Golf Course



Washoe County Golf Course

Community Outreach, Involvement and Input

- Two Open Houses – The applicant conducted two open houses, one on October 18, 2018 and one on October 21, 2018.
 - First open house was for the property owners nearest the clubhouse, north and south.
 - Second open house was an entire Arrowcreek Community invitation, which was very well attended and the proposed plan was well received. (See Photo)



- The RZA, SUP and Administrative Permit requests were presented before the STM/WV CAB on January 3, 2019 – The CAB unanimously recommended approval of all three application requests – only the RZA is before the Planning Commission, tonight.

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.

The requested regulatory zone amendment is intended to bring the subject parcel into better conformance with many of the current uses on the site and will allow for the proposed future uses such as the addition of indoor sports and recreation (fitness rooms and indoor pickleball courts) and events and gatherings (weddings and organized meetings) at the clubhouse.

Most of the policies and action programs contained within the SWTMAP are specific to project design, rather than zoning. However, as noted in the Master Plan section of this Project Narrative, the proposed zoning of PR is in conformance with policy SW.1.4 of the SWTMAP, which presents the allowed zoning designations within the ArrowCreek Wildland Transition Suburban Character Management Area - Parks and Recreation (PR) zoning is one of the allowed zoning designations.

Regulatory Zone Amendment Findings (Cont.)

(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.

The change of the zoning to PR is not anticipated to have an adverse impact to the surrounding properties relative to public health, safety or welfare. The uses that have been ongoing will remain the same and future additional uses that are anticipated will be proposed and reviewed through a separate special use permit.

(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.

The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the original Arrowcreek (formerly Southwest Pointe) plan was approved by the Board of County Commissioners, and the requested RZA presents better zoning fit to the uses that have existed on the subject property.

Regulatory Zone Amendment Findings (Cont.)

(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.

The requested zoning amendment will not have an adverse effect upon existing facilities. The golf course and clubhouse have existed as part of the Arrowcreek master planned community for over 20 years and the overall recreational targeted use of the facility and property is not proposed to change. During this time, the club has operated positively within the Arrowcreek Community and has utility connections necessary to serve the facility and uses and has utilized the transportation network that serves the community and was built by the original developers of Arrowcreek.

(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 Arrowcreek Master Planned Community, inclusive of the golf course and clubhouse facility was reviewed and approved under the Washoe County Master Plan goals, policies and action plans. The overall form and recreational and leisure offerings (36 golf holes and a clubhouse) has not changes nor will that original approved vision change with this RZA. As such, the requested amendment will not affect the policies and programs of the Master Plan.

Regulatory Zone Amendment Findings (Cont.)

(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 RZA will not affect the desired pattern of growth as the subject property already exists as a golf course parcel with a clubhouse. The previously approved and accepted use on this property will not change with approval of this RZA.

(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.

There are no military installations located in proximity to the subject property. As such, this finding is not applicable.

Questions

