

# WOODLAND VILLAGE MPA & RZA WRZA20-0002

---

WASHOE COUNTY PLANNING COMMISSION

APRIL 20, 2020



WOOD RODGERS

- Single Parcel
- 4.2± acres
- Located in the heart of Woodland Village approx. 400 ft northeast of the intersection of Rockland Drive and Village Parkway
- Cold Springs Area Plan

# Project Location



## Requesting:

1. Master Plan Amendment: from Suburban Residential (SR) to Commercial (C) on 71% of parcel
2. Regulatory Zoning Amendment: from Public/Semi-Public (PSP) to Neighborhood Commercial (NC) on 71% of parcel



# Project Request

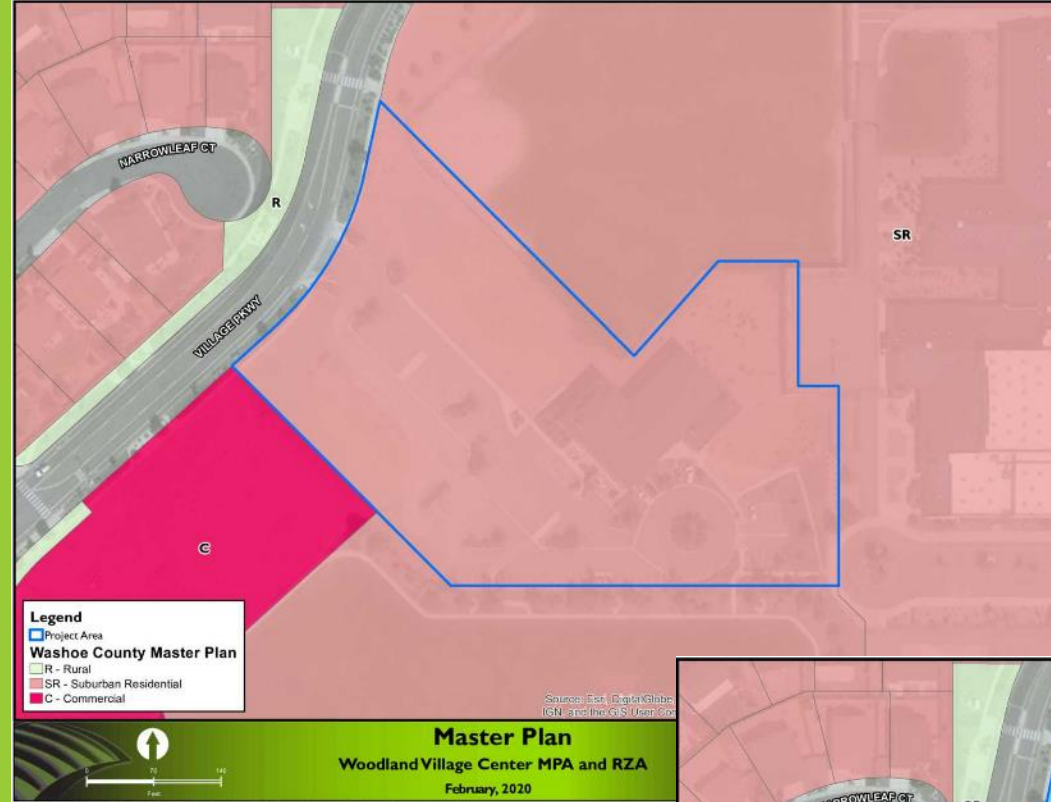
- Partially vacant land
- Cold Springs Family Center will not be impacted
- Along an existing collector street that provides direct access to US 395
- Existing water and sewer services already within project boundaries



Current Site

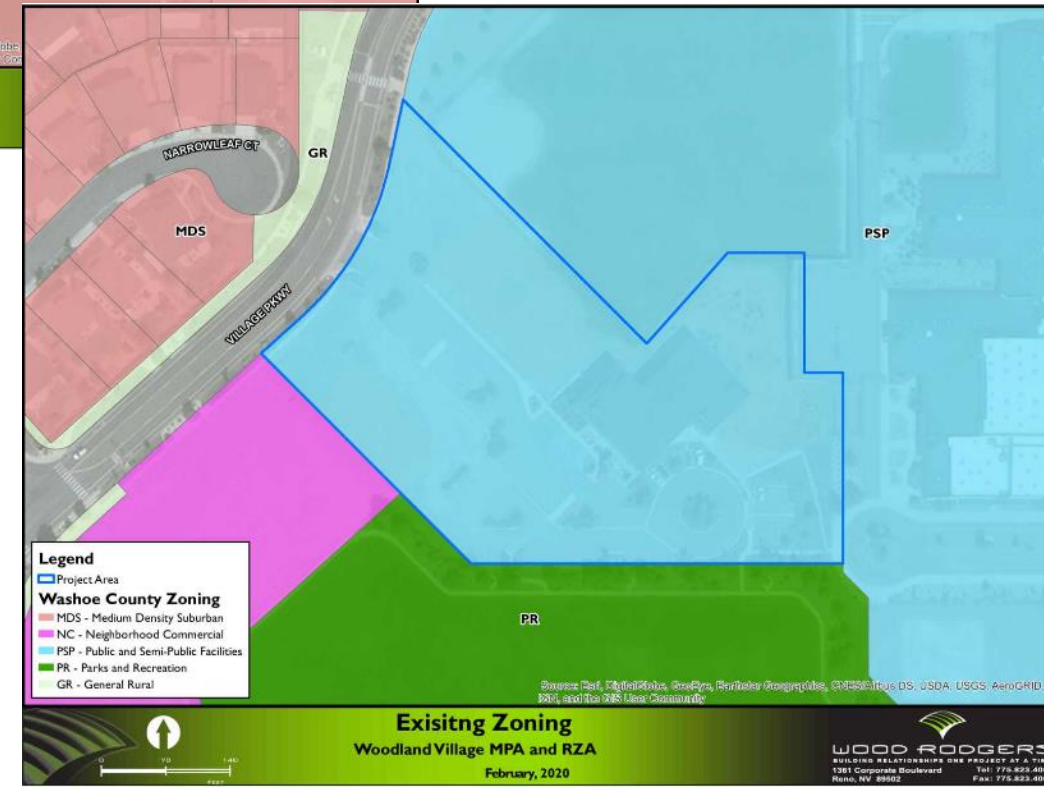
## Master Plan:

- Suburban Residential (SR)



## Zoning:

- Public/Semi-Public (PSP)

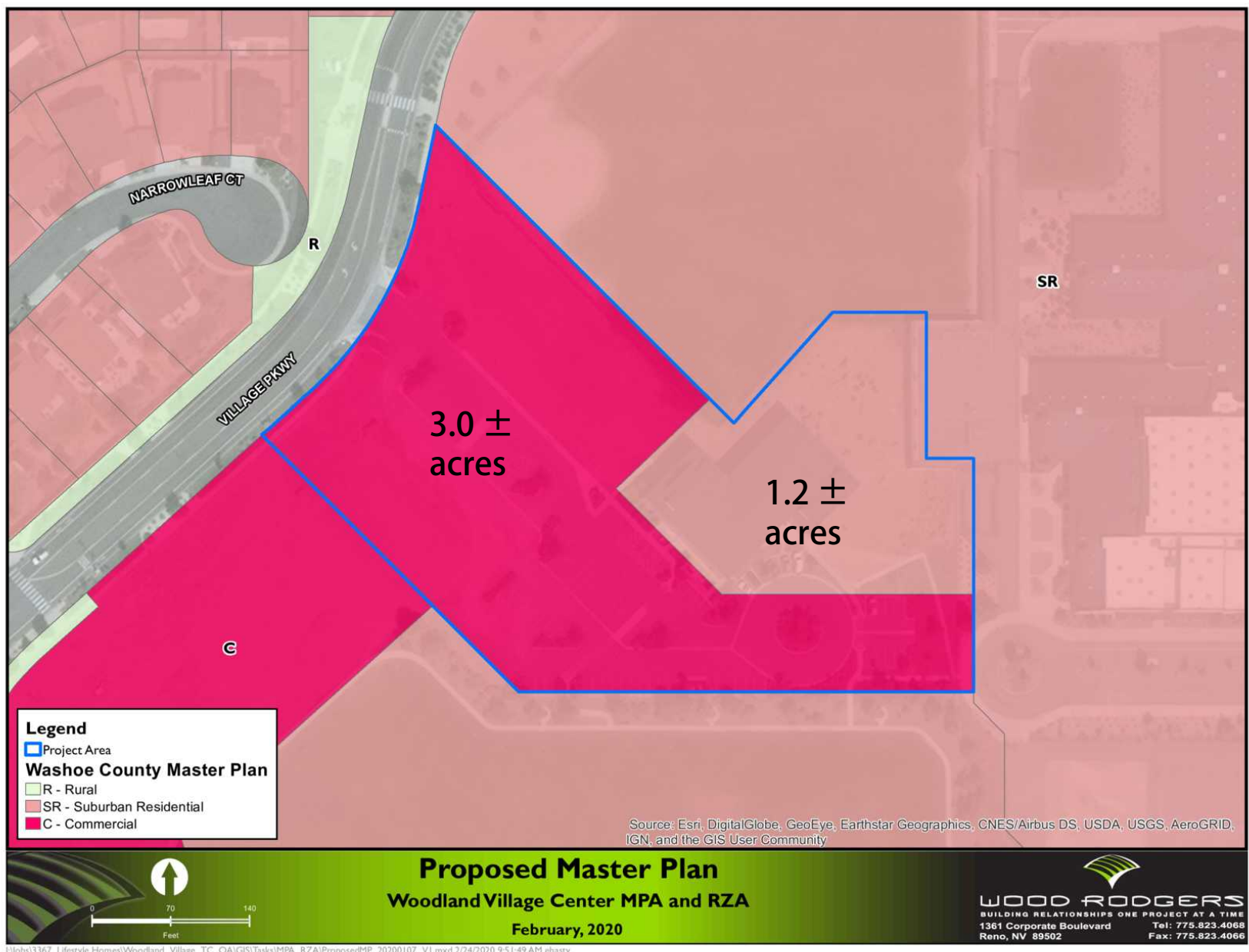


## Current Designations

# Suburban Residential (SR) & Commercial (C)

- 1.2 ± acres (29%) remain SR, Community Center will not be impacted
- 3.0 ± acres (71%) Commercial (C)
- Commercial is compatible with the land use to the south
- Commercial is ideal, centrally located within the towncenter
- Help to provide a mix of land use within the Cold Springs area

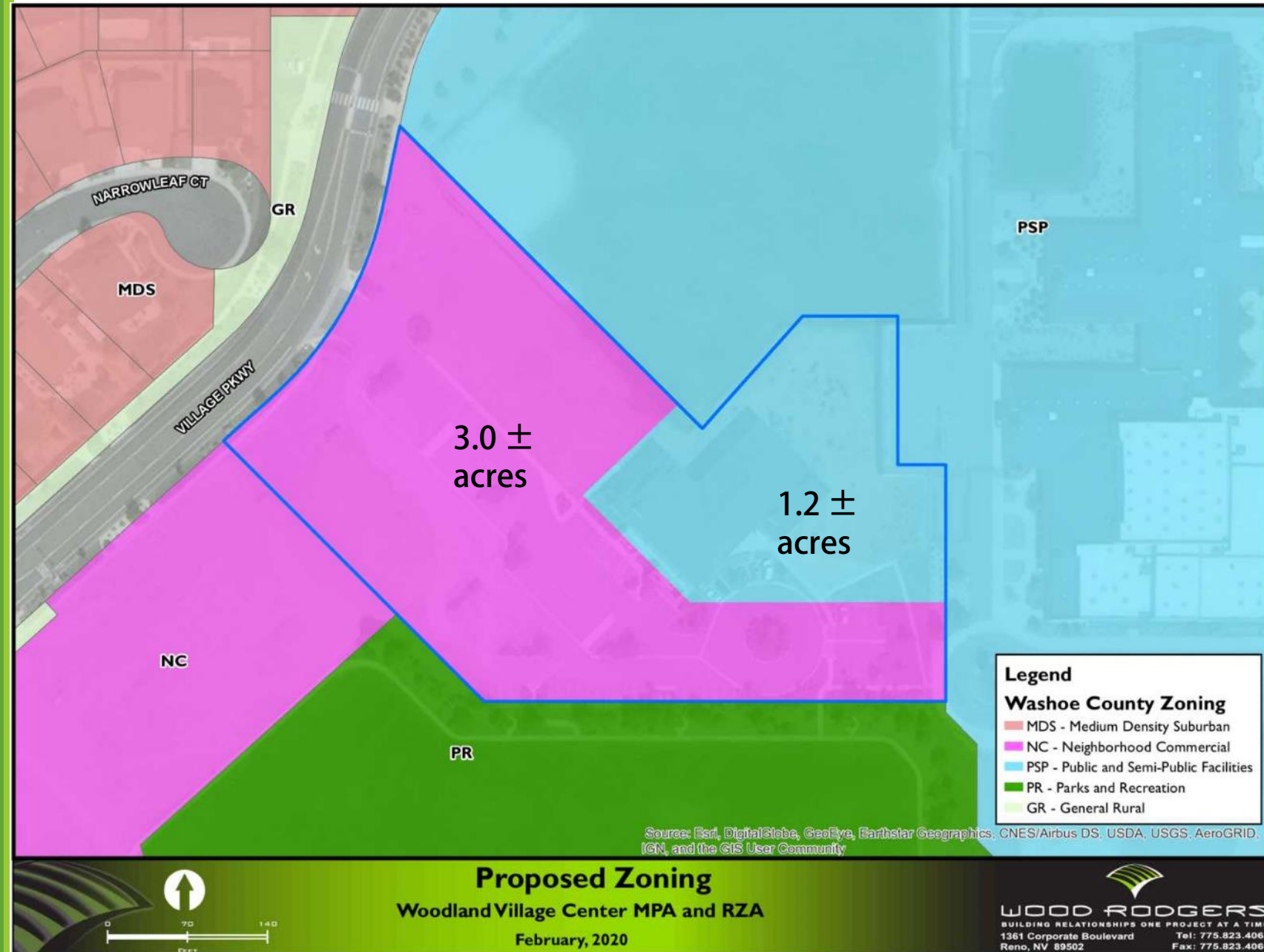
# Proposed Master Plan



J:\Jobs\3367\_Lifestyle Homes\Woodland\_Village\_TC\_OA\GIS\Task\MPA\_RZA\ProposedMP\_20200107\_V1.mxd 2/24/2020 9:51:49 AM ehasty

## Public/Semi-Public (PSP) & Neighborhood Commercial (NC):

- 1.2 ± acres (29%) remain PQP, Community Center will not be impacted
- 3.0 ± acres (71%) NC
- NC is conforming designation with proposed the land use
- NC will provide the towncenter with a range of uses including 'missing middle' housing options and low impact commercial uses



# Proposed Zoning

- Consistent with the Washoe County Cold Spring Area Plan
- Continuation of the existing land use and zoning to the south
- An Infill development that will encourage development within the towncenter
- Supporting infrastructure make it an ideal location



## Project Impacts



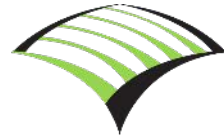
- Master Plan: SR to C (71%)
- Zoning: PSP to NC (71%)
- Allowed within the Cold Springs Area Plan
- Infill development, supporting infrastructure already available and can support the change
- Changing community needs support the change
- Meets all the required findings



---

## Project Summary

**Andy Durling, AICP**  
**Vice President - Planning**  
**[adurling@woodrogers.com](mailto:adurling@woodrogers.com)**  
**775.823.9770**



**WOOD RODGERS**