

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT



WASHOE COUNTY PLANNING COMMISSION

MAY 5, 2020

Regulatory Zone Amendment

- Rezone 47.19± acres Medium Density Suburban (MDS) to High Density Suburban (HDS).
- HDS allows for up to 189 additional units.

PROJECT REQUEST

EXISTING CONDITIONS

CURRENTLY VACANT

VIEW ACROSS PROPERTY LOOKING SOUTH



VIEW TO NORTH FROM VILLAGE PKWY./MUD SPRINGS DR.





EXISTING AREA PLAN/MASTER PLAN LAND USE
NO CHANGE PROPOSED



EXISTING



PROPOSED

PROPOSED REZONING
NO CHANGES PROPOSED ON WEST SIDE OF PROPERTY

RUMORS VS. FACTS

Social media has included the dissemination of misinformation and several rumors. Here are the facts:

- This rezone will allow for 330 single-family detached or 424 attached single-family units (increase of 189) NOT 1,880.
- NO apartments are proposed. HDS allows for SINGLE FAMILY residential.
- Apartments are NOT a permitted use within HDS.
- NO ridgeline/hillside areas are proposed for rezoning.
- Fire station is less than ½ mile from site.

ZONING CONSIDERATIONS

- Cold Springs Area Plan has not been updated in nearly 10 years.
- Strong demand for housing.
- Proximity to regional employment centers.
- Woodland Village is nearing full buildout.
- Availability of infrastructure, including water.
- Current lack of housing diversity in Cold Springs
- Majority of Cold Springs is developed with Common Open Space which is comparable in terms of lot size.

ZONING COMAPTIBILITY

WASHOE COUNTY ZONING COMPATIBILITY MATRIX

	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	L	H	H
MDR		H	H	M	M	M	L	L	H	M	L	L	L	L	M	H	
HDR			H	H	M	M	M	L	H	M	L	L	L	L	M	H	
LDS/ LDS 2				H	H	M	M	M	H	M	L	L	L	L	M	H	
MDS/ MDS 4					H	H	M	M	H	M	L	L	L	L	M	H	
HDS						H	H	M	H	M	L	M	M	L	M	H	
LDU							H	H	H	H	M	M	L	L	M	H	
MDU								H	H	H	M	M	L	M	L	H	
HDU									H	H	M	M	M	M	L	H	
PR										H	H	H	H	H	M	H	
PSP											H	H	H	H	M	H	
GC												H	H	M	L	H	
NC													H	M	L	H	
TC														M	L	H	
I															L	M	
GR/ GRR																H	
OS																	H

H - High Compatibility: Little or no screening or buffering necessary.

M - Medium Compatibility: Some screening and buffering necessary.

L - Low Compatibility: Significant screening and buffering necessary.

LAND USE CONSIDERATIONS

- Infrastructure needed to serve a future site is already in place with ample capacity.
- Washoe County School District has indicated no concerns related to school capacities.
- Proposed zoning is consistent with the regulations, goals, and policies of the Cold Springs Area Plan.
- HDS is specifically an allowed zoning designation within the Suburban Residential Master Plan designation.
- HDS is consistent/permitted within the Cold Springs Suburban Character Management Area
- No change in zoning is proposed in hillside areas.

AREA PLAN CONSIDERATIONS

- Area Plan Vision – “a balanced and diverse community that offers a range of lifestyles...” Essentially all of Cold Springs is MDS. There is a current lack of diversity.
- Area Plan Objectives call for a “range of housing opportunities and densities.” That is not occurring now. This request supports this objective.
- Policy CS.1.1.1 – “all regulatory zones” including HDS are permitted within the SCMA.
- Policy CS.1.1.3 – requires densities greater than 5 per acre be located within the SCMA which the site is.
- Policy CS.11.2 – Requires water resource commitments for all new amendments. Water will-serve letter has been issued by Great Basin Water Company.

FUTURE PROJECT

- This zone change does not grant a right to construct new homes.
- No project is being proposed at this time.
- Future development of the site will include a public review process similar to this, including a meeting with the CAB and hearing before the Planning Commission.
- Future tentative map can be conditioned to address all land use relationships (i.e. setbacks, buffers, building heights, access/circulation, etc.).

FINDINGS

- (1) **Master Plan Consistency** – HDS is specifically allowed and is consistent with all relative goals and policies of the Cold Springs Area Plan.
- (2) **Land Use Compatibility** – The Washoe County Development Code assigns the highest possible compatibility rating with existing adjoining development.
- (3) **Response to Changes and Conditions** – Area Plan has not been updated in 10 years and does not reflect changes caused by infrastructure improvements, employment growth, housing demands, etc.
- (4) **Availability of Facilities** – All infrastructure needed to serve a future project at HDS density is available now.
- (5) **No Adverse Affects** – This request can serve to implement goals and policies of the Area Plan while ensuring proper relationships/compatibility with existing uses.
- (6) **Desire Pattern of Growth** – Conforms to the SCMA, is an allowed zone, and has highest compatibility rating assigned by County.

QUESTIONS?

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