

WOODLAND VILLAGE TOWN CENTER TM & SUP

WTM20-005 & WSUP20-0021

WASHOE COUNTY PLANNING COMMISSION

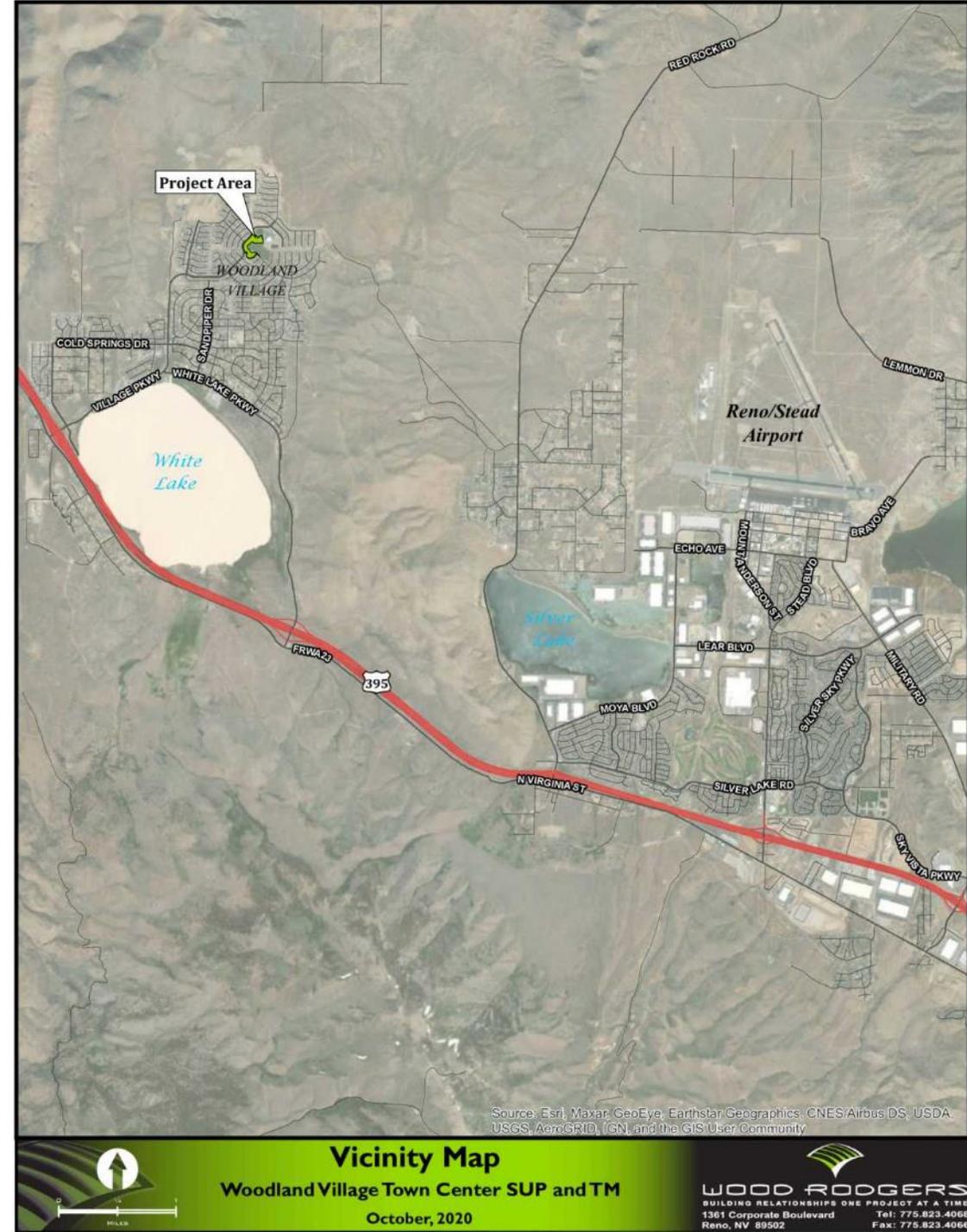
JANUARY 5, 2021



WOOD RODGERS

- Woodland Village Town Center
- 9.8± 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



- Infill development
- Mostly vacant
- Village Grill and Cold Springs Family Center
- Surrounded by:
 - CS Middle School
 - Village Center Park
 - Single-Family Neighborhoods
 - Village Parkway and Village Center Drive



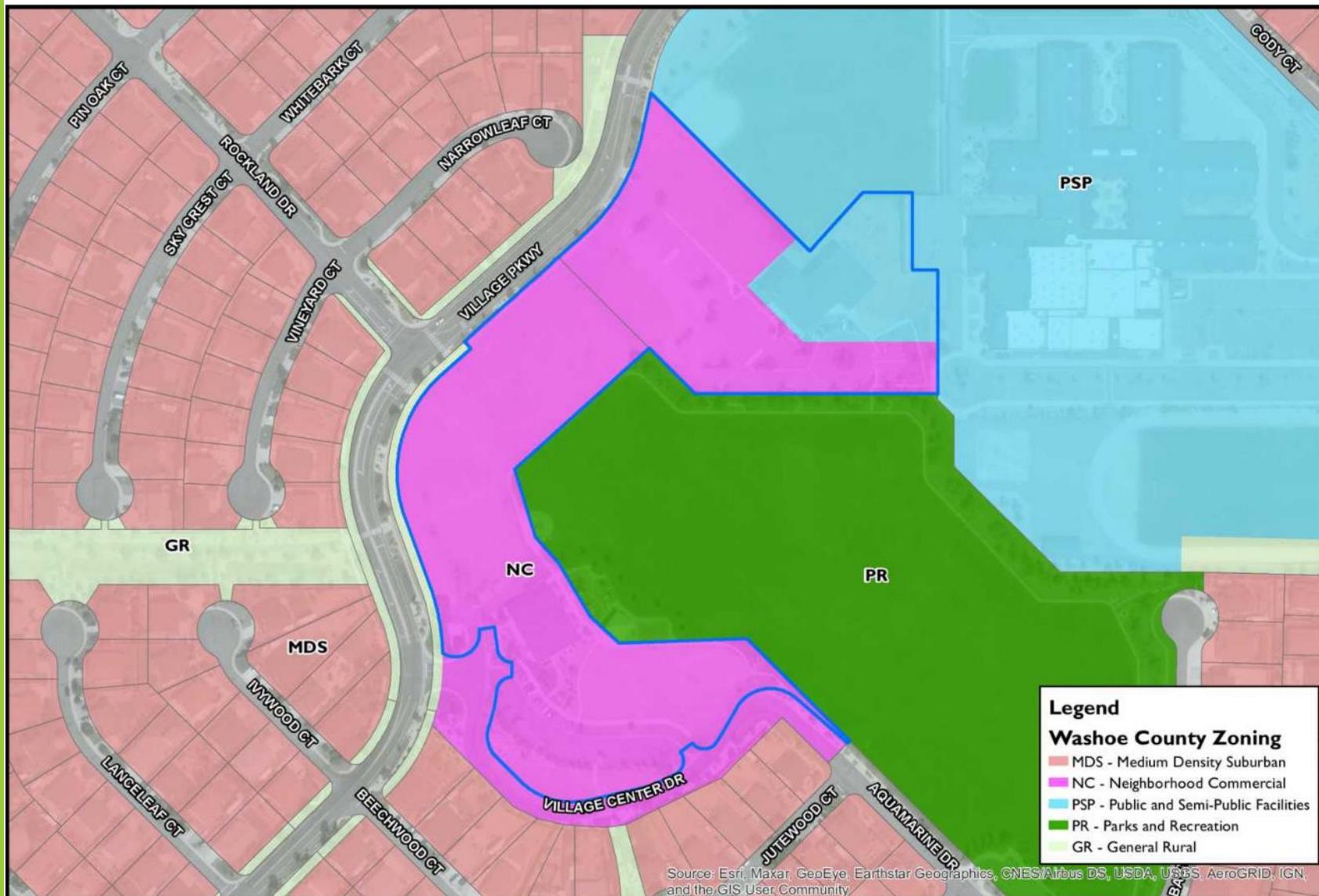
Project Location

Aerial Map
Woodland Village Town Center SUP and TM
 October, 2020

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4068

- MPA and RZA unanimously approved by the PC (4/20/2020) & BCC (5/26/2020)
- MPA and RZA were in anticipation of this request
- Master Plan = Commercial (C) & Suburban Residential (SR)
- Zoning = Neighborhood Commercial (NC) & Public-Semi Public (PSP)

Master Plan & Zoning



Requesting:

- i) A Special Use permit to allow up to a maximum of 14 dwelling units per acre (du/ac) within the Neighborhood Commercial (NC) regulatory zoning designation in accordance with the Cold Springs Area Plan (CS.2.2.2),
- ii) A Special Use Permit to modify the minimum yard standards to allow for single-family attached units in accordance with Washoe County Municipal Code Section 110.406.23; and
- iii) A Tentative Map for a 111-unit single-family attached development within the Neighborhood Commercial (NC) regulatory zoning designation.



Project Request

- 111 townhomes mixed use development
- Cold Springs Family Center and the Village Grill will remain
- 12.9 du/ac (14 du/ac max.)
- Setbacks:
 - 0 ft side
 - 0 ft rear
 - 8 ft front
- Pedestrian trails will provide connectivity to park and surrounding neighborhoods

Project Details



- Architecture will be designed to blend with the surrounding neighborhood
- Landscaped common area



Village Center Drive



Project Details

- Stepped Two and Three Story buildings to match the existing neighborhood
- Continued pedestrian connectivity throughout the project



Woodland Village
Parkway



Project Details

- Parking will not be reduced
- Parking provided 410 spaces:
 - 294 residential
 - 45 Village Grill
 - 70 Family Center
- Traffic generated will be 851 average daily trips and 71 PM peak hour trips
- Traffic improvements along Village Parkway

Project Details



The project meets Policies within the WC Master Plan and Cold Springs Area Plan

- ✓ Land Use & Transportation Element
- ✓ Housing Element
- ✓ CS.2.2.2 Allows this type of development

WC Planning Staff determined it meets ALL of the legal findings

- ✓ Consistency
- ✓ Site Suitability
- ✓ Availability of services

Unanimous approval at CAB

Project Compatibility

“ Multi-family and single-family attached residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal.”

Cold Springs Area Plan
Policy 2.2.2

- ✓ Requesting an SUP for:
 - i. Single-Family attached in the NC zoning
 - ii. Modification to setback standards
- ✓ And requesting a TM for:
 - iii. An 111 unit attached single-family development
- ✓ It meets ALL of the legal findings
- ✓ The applicant has reviewed and agrees with the proposed conditions



Project Review

Thank you!



ILANUN'2020