

# WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AMENDMENT

REGULATORY ZONE AMENDMENT



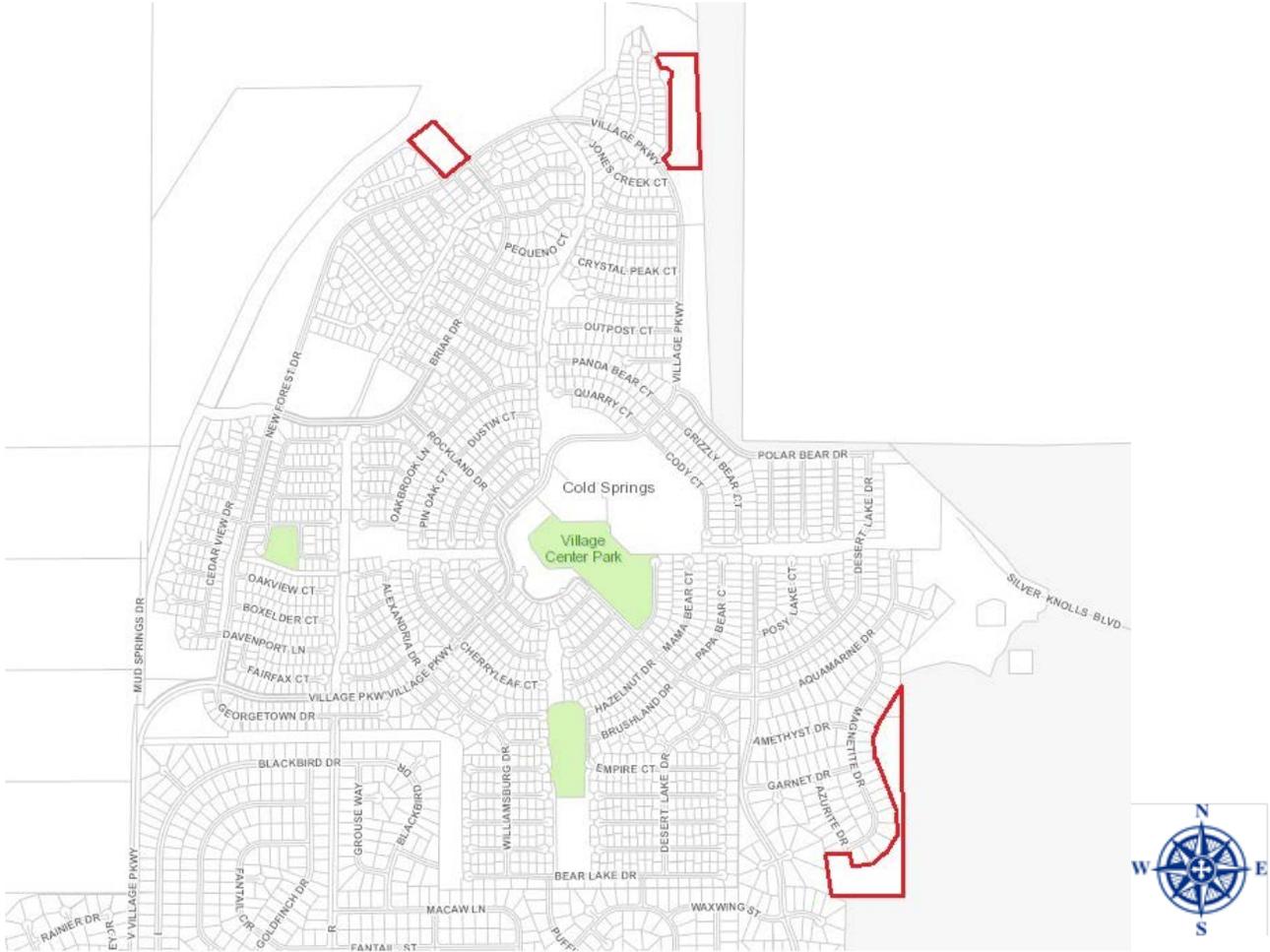
WASHOE COUNTY PLANNING COMMISSION

MARCH 2, 2021



# PROJECT LOCATION

THREE INDIVIDUAL SITES WITHIN WOODLAND VILLAGE



PROJECT AREAS ARE HIGHLIGHTED IN RED.

The following request has been made to Washoe County:

- A **Master Plan Amendment** to redesignate 6± acres within the Cold Springs Area Plan from Rural to Suburban Residential.
- A **Regulatory Zone Amendment** to rezone 10.13± acres within the Cold Springs Area Plan from Medium Density Suburban (MDS) to High Density Rural (HDR), rezone 6± acres from General Rural (GR) to MDS, and reestablish MDS density on 3± acres located within the boundaries of Woodland Village.



# PROJECT REQUEST

# EXISTING CONDITIONS

## AZURITE PARCELS

VIEW OF SITE LOOKING NORTH FROM AZURITE DRIVE



VIEW OF SITE LOOKING EAST FROM AZURITE DRIVE



VIEW OF SITE LOOKING SOUTH



# EXISTING CONDITIONS

## ALPINE WALK COURT

VIEW OF PROPERTY LOOKING SOUTH ACROSS SITE



VIEW OF PROPERTY LOOKING SOUTHEAST ACROSS SITE



VIEW OF PROPERTY LOOKING NORTH ACROSS SITE



# EXISTING CONDITIONS

## VILLAGE PARKWAY @ BRIAR DRIVE

VIEW ACROSS SITE LOOKING NORTHEAST



VIEW ACROSS SITE LOOKING SOUTH



# MASTER PLAN AMENDMENT

## EAST SIDE OF ALPINE WALK COURT (6 ACRES)



EXISTING



PROPOSED

# ZONE CHANGE

**REZONE 6 "NEW ACRES" AND REESTABLISH 3 ADDITIONAL ACRES OF MDS. DOWN ZONE AZURITE TO HDR**



**EXISTING**



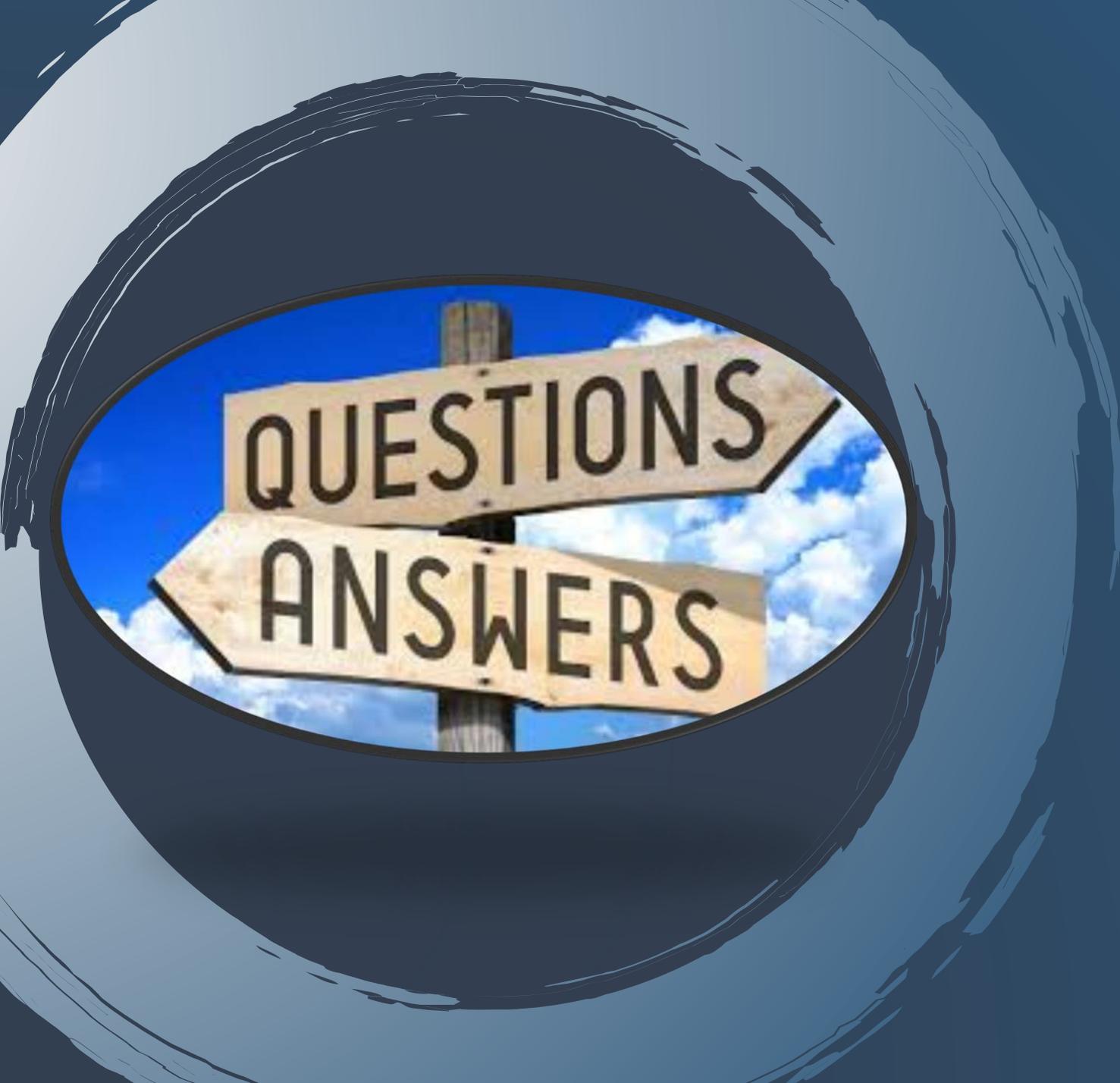
**PROPOSED**

# PROJECT SUMMARY

- Provides a “clean up” of existing remnant zoning.
- No net gain in density or allowed units.
- Existing neighborhood around Azurite Drive won't be impacted.
- Maintains character of existing neighborhood.
- Zoning proposed within Woodland Village are areas under construction – no impact to existing residents.
- No additional traffic, school, or facility impacts.
- Consistent with the Area Plan and Policies.
- Received unanimous support from NVCAB

# FUTURE PROJECT(S)

- Allows for reallocation of 27 units within final phases of Woodland Village.
- Reduces density at Azurite site by 27 units to a total of 3 large lots.
- Relocated units will be added along east side of Alpine Walk Court and other areas that retain MDS zoning, north of Village Parkway.
- Relocated units will be created through a tentative map and/or parcel map process.



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