



WMMPA21-0001 & WRZA21-0001 (Woodland Village)

Washoe County Planning Commission
March 2, 2021



Master Plan Amendment Request

The request is for a master plan and regulatory zoning amendment on four parcels. The master plan amendment is requesting:

1. To redesignate two parcels totaling ± 10.13 acres (APNs: 087-520-01 & 02) from Suburban Residential (SR) to Rural Residential (RR); and
2. To redesignate ± 6 acres of a ± 18.5 acre parcel (APN: 556-290-35) from Rural (R) to Suburban Residential (SR);



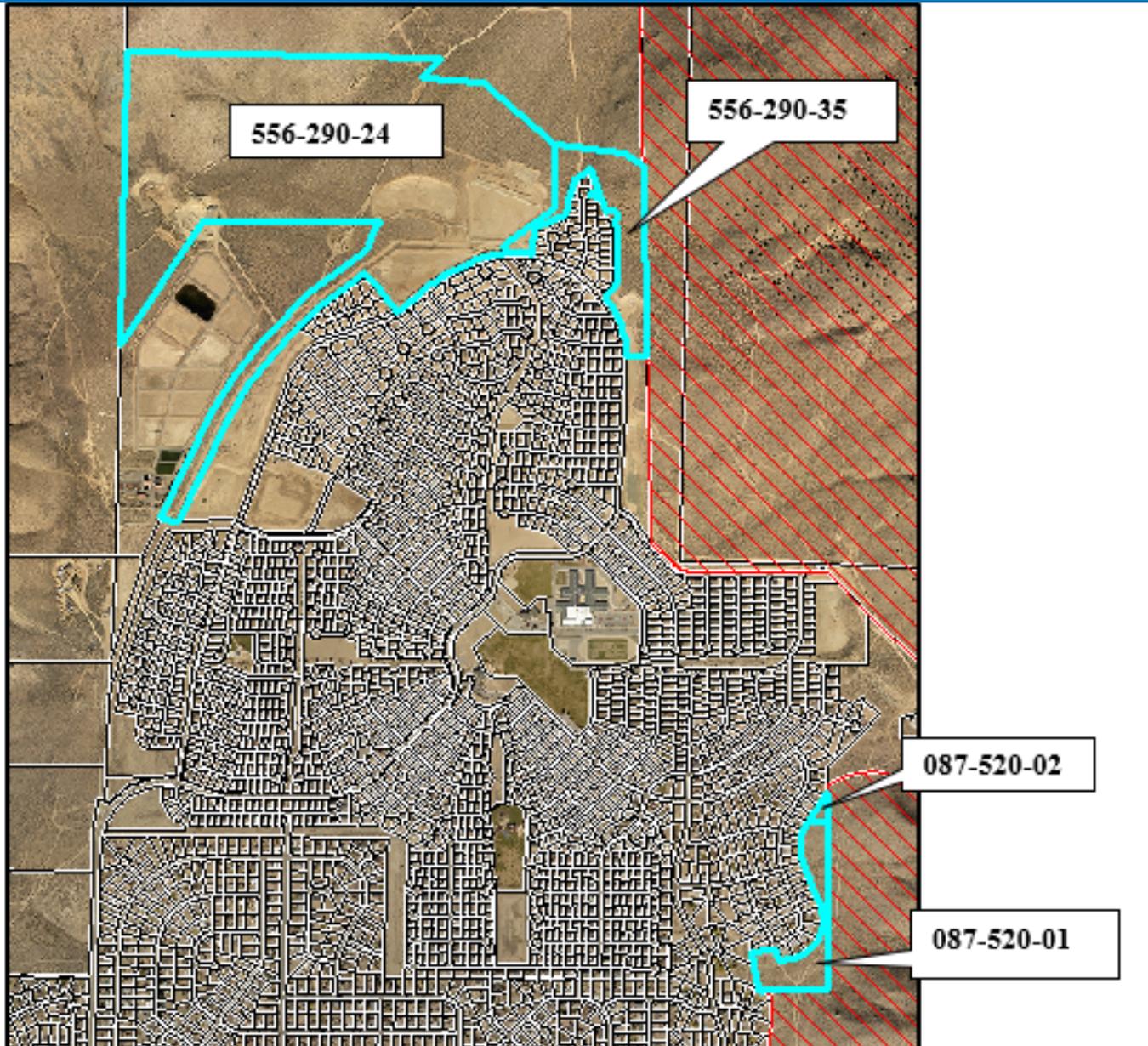
Regulatory Zoning Amendment Request

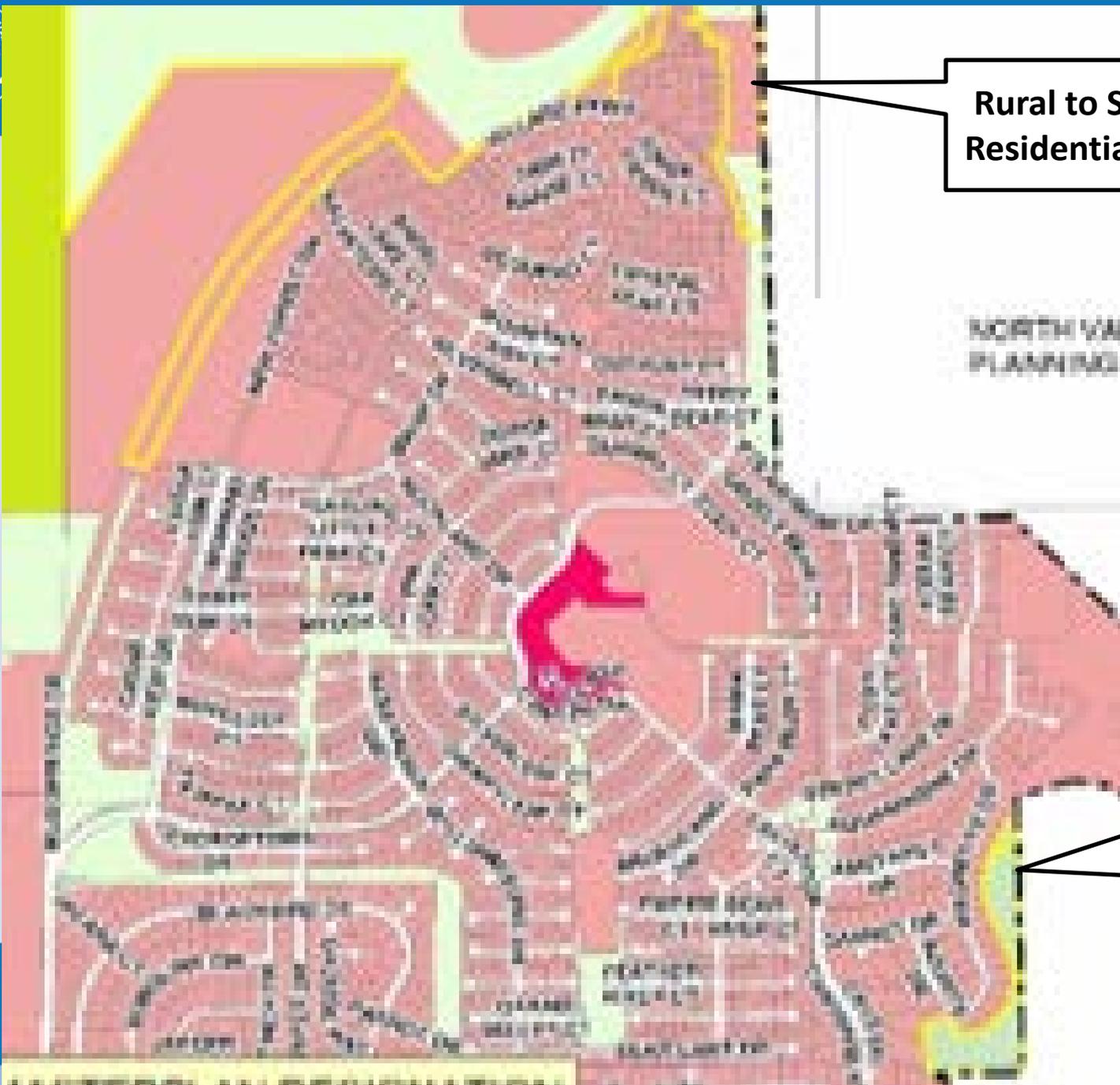
The regulatory zoning amendment is requesting the following three changes:

1. For 2 parcels (APN: 087-520-01 & 02) totaling ± 10.13 acres from the Medium Density Suburban (MDS- 3 units per acre) regulatory zone change to the High Density Rural (HDR- 2.5 units per acre) regulatory zone;
2. For ± 6 acres of a ± 18.5 acre parcel (APN: 556-290-35) from the General Rural (GR) regulatory zone change to MDS regulatory zone; and
3. Re-establish MDS density on ± 3 acres of a ± 171 acre parcel (APN:556-290-24).



Vicinity Map



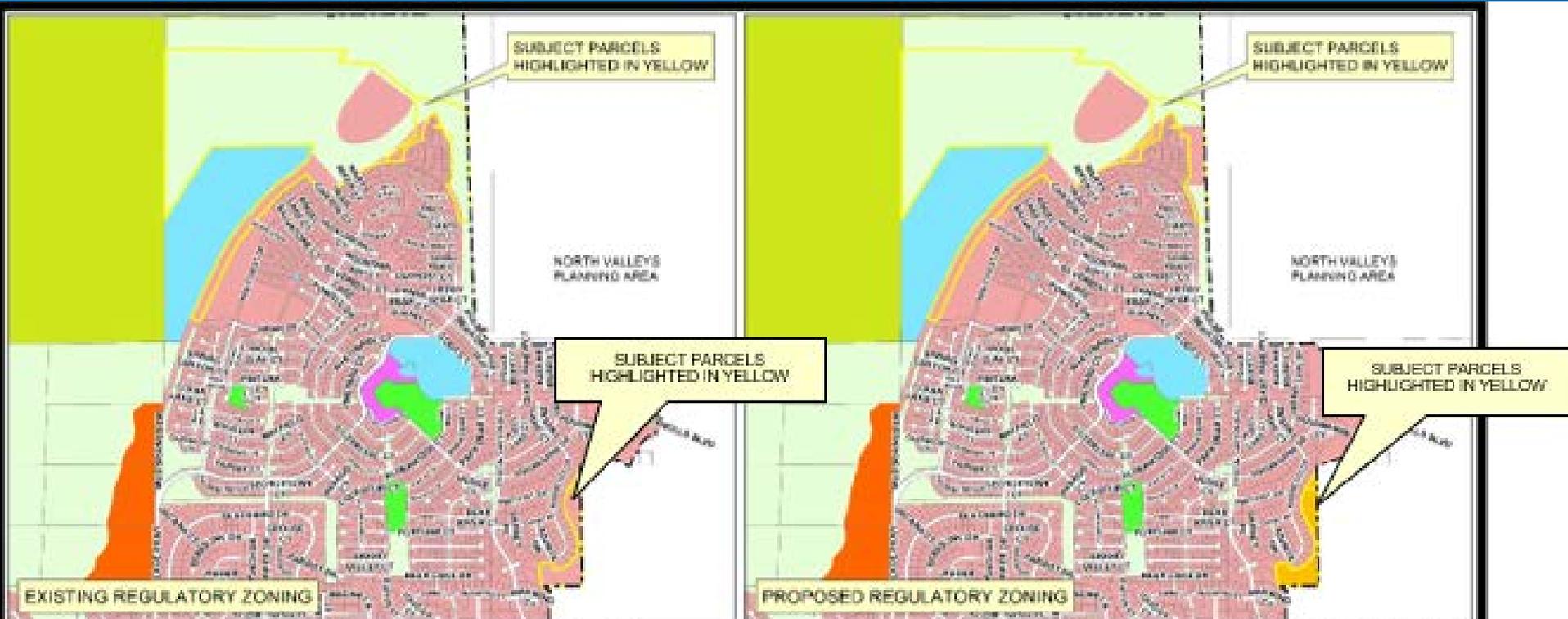


**Rural to Suburban
Residential- 6 acres**

**Suburban Residential
to Rural Residential
10.13 acres**



Existing and Proposed Regulatory Zoning



**Cold Springs
WRZA21-0001
APN 087-520-01, 02 and 556-290-24, 35**

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / RDS | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDSH | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY DRY LAKE |

NOTE: The local government hereby certifies that the zoning information on this map is current and correct as of the date of publication. The local government is not responsible for any errors or omissions on this map. The local government is not responsible for any errors or omissions on this map.

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

OFFICE: 600 S. 2ND ST., SUITE 1000, RENO, NEVADA 95501 (775) 229-5000

SOURCE: Planning and Building Dept. | WASHINGTON COUNTY PLANNING AND BUILDING DEPARTMENT | WASHINGTON COUNTY PLANNING AND BUILDING DEPARTMENT | WASHINGTON COUNTY PLANNING AND BUILDING DEPARTMENT



Re-establish MDS density on ±3 acres

GR to MDS (3 units per acre)



MDS to HDR (2.5 units per acre)



Table

Parcel Number	Total acreage	Proposed Acreage	Current Master Plan Designation	Proposed Mater Plan Designation	Current Regulatory Zoning	Proposed Regulatory Zoning
087-520-01	±9.5 acres	±9.5 acres	SR	RR	MDS	HDR
087-520-02	±0.6 acres	±0.6 acres	SR	RR	MDS	HDR
556-290-35	±18.5 acres	±6 acres	SR & R	SR	GR-83%/ MDS-17%	MDS
556-290-24	±171 acres	±3 acres	SR & R	No change	GR 78% / MDS 22%	Re-establish density



Analysis

- **The applicant indicates that the request is essentially a “clean-up” within Woodland Village**
- **The density associated with Medium Density Suburban (MDS) has been accounted for within Woodland Village development and no more density is available per the application**
- **However, two MDS zoned parcels (APN: 087-520-01 & 02) off Azurite Drive, totaling 10.13 acres were not included in the Woodland Village tentative map and 30 MDS units are permitted on Azurite Drive**



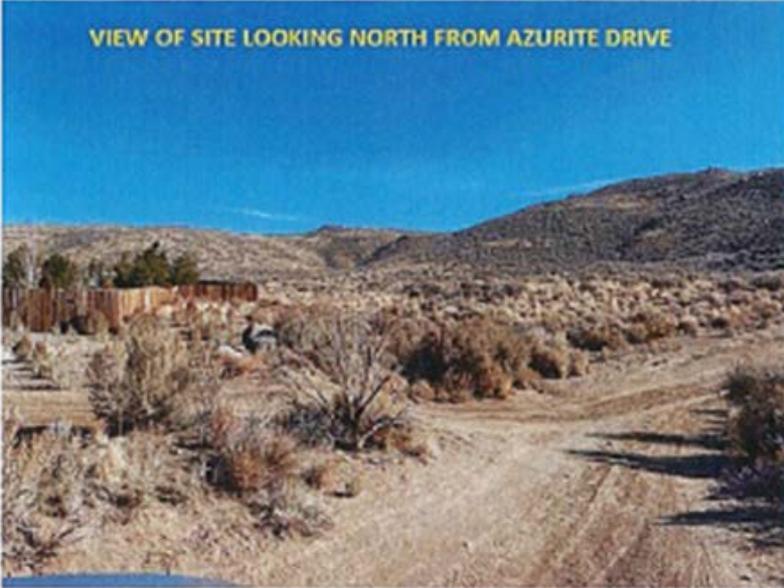
Analysis

- **The application is requesting to re-located 27 units to areas off Alpine Walk Court & Briar Drive from Azurite Drive area, with 3 units remaining off Azurite Drive**
- **The changes will be more compatible with the parcels' terrain**
- **The parcels off Azurite have a rolling terrain and are better suited for a lower density**
- **The parcels off Alpine & Briar, where the 27 units are proposed has been graded**

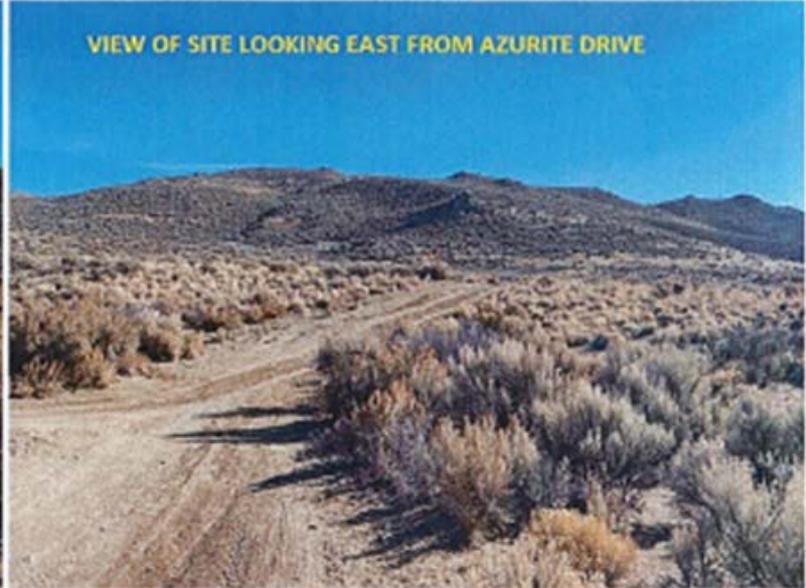


Azurite Drive Parcels

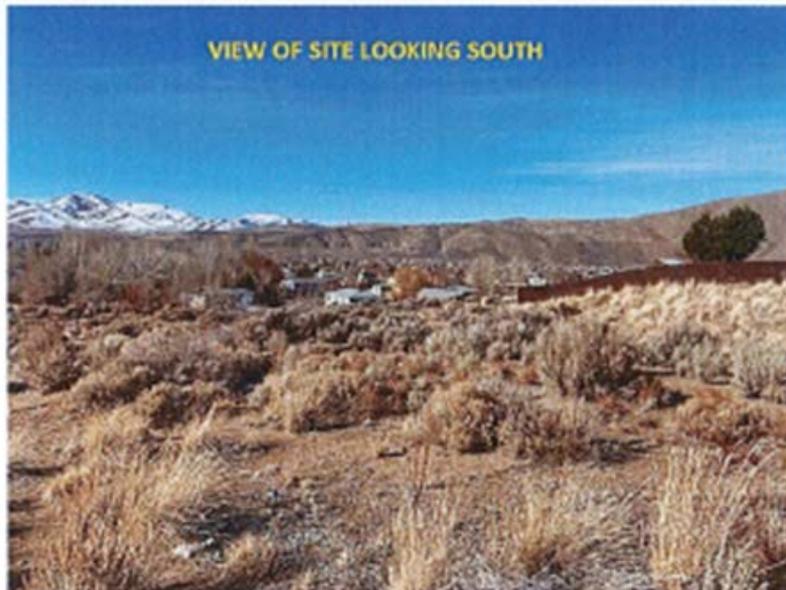
VIEW OF SITE LOOKING NORTH FROM AZURITE DRIVE



VIEW OF SITE LOOKING EAST FROM AZURITE DRIVE



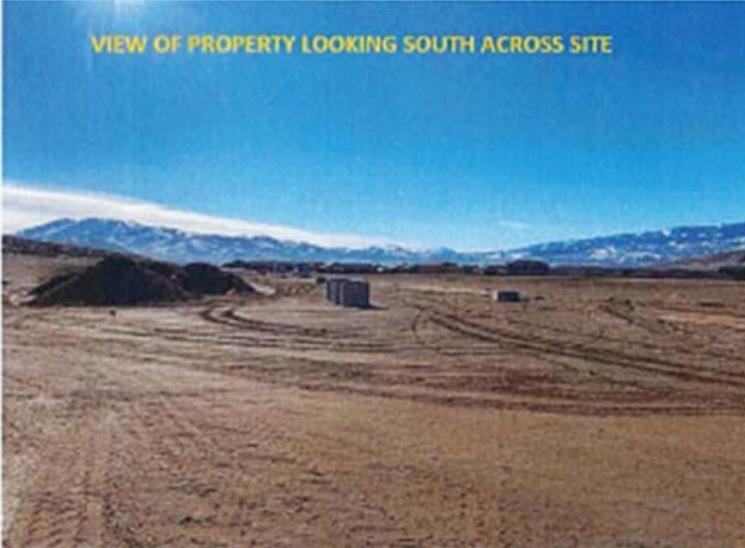
VIEW OF SITE LOOKING SOUTH



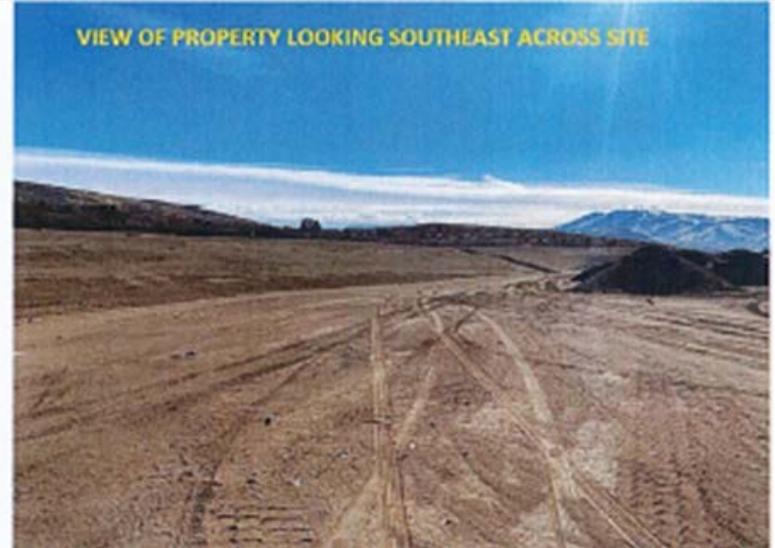


Parcels off Alpine Walk & Briar

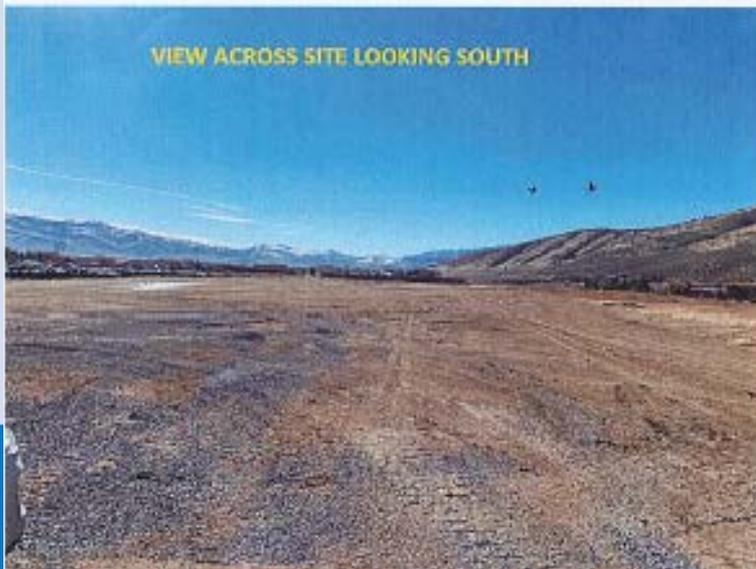
VIEW OF PROPERTY LOOKING SOUTH ACROSS SITE



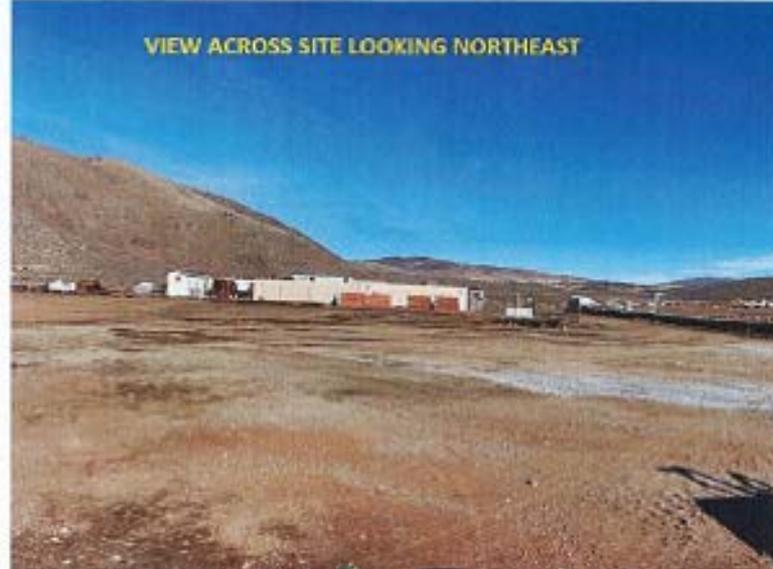
VIEW OF PROPERTY LOOKING SOUTHEAST ACROSS SITE



VIEW ACROSS SITE LOOKING SOUTH



VIEW ACROSS SITE LOOKING NORTHEAST





Analysis

- **Also, the proposed changes will better conform with surrounding development**
- **The parcels off Alpine Walk & Briar are vacant and can be included in the next phase of the Woodland Village development**
- **The parcels off Azurite Drive has been developed and adding only 3 homes will likely be more agreeable to the surrounding existing property owners than 30 units**



Availability of Facilities

- **The parcels are located in the Cold Springs Hydrographic Basin and since this is only a reallocation of densities within Woodland Village and there is no net increase of densities, no water demand is needed**
- **Also, the Woodland Village development has addressed infrastructure and facility needs through the tentative map process and relocating 27 units from one location to another and is not anticipated to impact the infrastructure**



Desired Pattern of Growth

- **This request is in response to the pattern of development in Woodland Village**
- **The addition of 27 more units off Alpine Walk Court and Briar Drive which is relatively flat and has been graded will be less impactful to the area**
- **The addition of only 3 homes off Azurite Drive will be less impactful to the surrounding property owners**

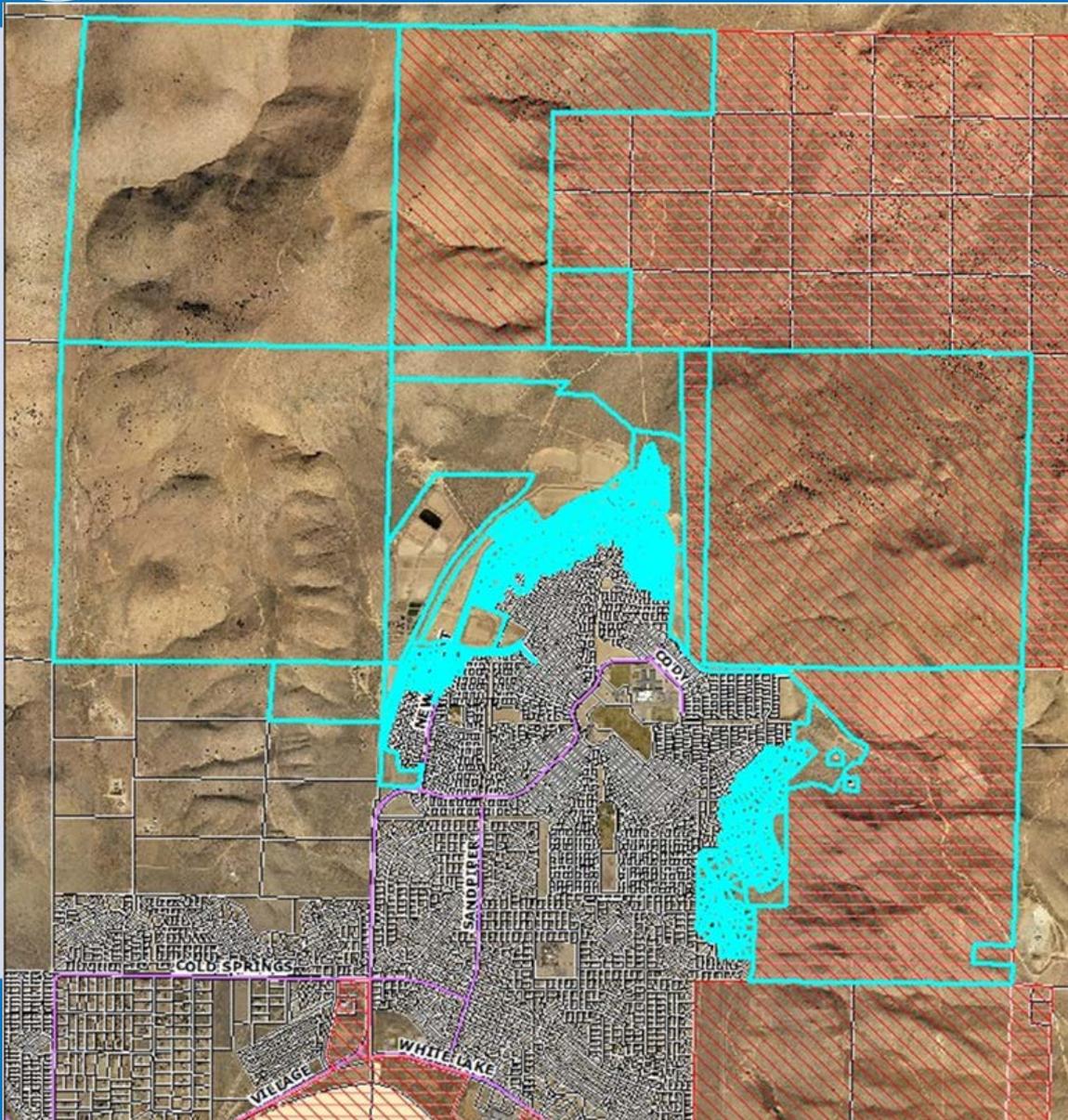


Public Comment & CAB

- **The amendments were presented to the North Valleys CAB on February 8, 2021 , which also served as the required neighborhood meeting.**
- **The CAB members voted unanimously in favor of the request.**
- **Comments included:**
 - Asked for clarification concerning the density
 - Overall thought it sounded good



Public Notice



- Notices 750 feet from parcels
- 361 parcels noticed



Reviewing Agencies

- **Washoe County Community Services Department**
 - Building and Safety
 - Engineering and Capital Projects
 - Parks and Open Space
 - Water Management
- **Washoe County Health District**
- **Washoe County Sheriff**
- **State of Nevada**
 - Department of Wildlife
 - Environmental Protection
 - Department of Forestry
 - Water Resources
- **Truckee Meadows Fire Protection District**
- **Washoe County School District**
- **Truckee Meadow Water Authority**
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**

No recommendations for denial were received



MPA Findings

- 1. Consistency with the Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions**
- 4. Availability of Facilities**
- 5. Desired Pattern of Growth**

And

**Cold Springs Area Plan Required Finding, Goal
Twenty**



RZA Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions; more desirable use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**
- 7. Effect on a Military Installation When a Military Installation is Required to be Noticed**



Possible Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0001 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required Cold Springs Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission



Possible Regulatory Zone Amendment Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0001 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.