



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: May 10, 2022

DATE: April 20, 2022
TO: Board of County Commissioners
FROM: Courtney Weiche, Senior Planner, Community Services Dept.,
775-328-3608, cweiche@washoecounty.gov
THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning &
Building Division, Community Services Department, 775-328-3619,
mhauenstein@washoecounty.gov
SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA21-0008
& Regulatory Zone Amendment Case Number WRZA21-0005 (Highland
Village Phase II).

Recommendation to:

(1) Amend the Washoe County Master Plan, Sun Valley Area Plan Appendix C – Maps, to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing that designation from 16.7 to 14.7 acres; and reconfigure the boundaries of the Rural master plan designation, increasing that designation from 1.67 to 3.68 acres on three adjacent parcels (APN's 508-020-04, -42 & -44). If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission; and

(2) Approve, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, a regulatory zone amendment to the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres of Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of High Density Suburban (HDS) and 3.68 acres of GR on 18.382 acres, and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44).

The Board of County Commissioners may adopt the proposed amendments, may further modify the proposed master plan amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4) or the proposed regulatory zone amendment, or may deny the proposed amendments after the public hearing.

AGENDA ITEM # _____

If approved, the Board must authorize the chair to sign the resolution(s) to this effect. (Commission District 5.)

SUMMARY

This master plan amendment is a request to reconfigure the Rural and Suburban Residential master plan designations on three adjacent parcels of land (APN's 508-020-04, -42 & -44), totaling approximately 18.408 acres (herein referred to as "project area"), in an effort to better align future development with the topographical constraints associated with steeper slopes and rocky terrain. The Suburban Residential designation would decrease from 16.7 to 14.7 acres, and the Rural designation would increase from 1.67 to 3.68 acres.

The regulatory zone amendment is a request to change the regulatory zone on all three project area parcels from Low Density Suburban (LDS) to High Density Suburban (HDS) and to reconfigure the regulatory zones to match the proposed Master Plan Designation on all three parcels of land.

Washoe County Strategic Objectives supported by this item:

Economic Impacts: Meet the needs of our growing community.

Fiscal Sustainability: Long-term sustainability.

PREVIOUS ACTION

On April 12, 2022, the Washoe County Board of County Commissioners heard the master plan and regulatory zone amendment requests in question and unanimously recommended the item come back before the Board of County Commissioners for a possible Development Agreement.

On December 7, 2021, the Washoe County Planning Commission heard the master plan and regulatory zone amendment requests in question and unanimously recommended adoption of the amendments as proposed.

On October 25, 2021, a neighborhood meeting was held to receive community feedback on the master plan and regulatory zone amendment requests in question. The meeting lasted approximately 2 hours and included a detailed presentation on the project with numerous questions asked and concerns brought up. A summary of feedback received at the neighborhood meeting is included as Exhibit F to the Planning Commission Staff Report, attached hereto as Attachment E. This meeting fulfilled the neighborhood meeting requirement per NRS 278.210(2).

BACKGROUND

In 2020, to the north and northeast of the subject site, across Highland Ranch Parkway, a regulatory zone amendment was approved to change the regulatory zone from LDS to HDS on APNs 508-020-43 and 508-020-41. The regulatory zone amendment allowed for the subsequent approval of a tentative map for a 210-lot common open space subdivision (Highland Village Phase I). The proposed master plan and regulatory zone amendments are being requested to support Phase II of the Highland Village residential development.

Master Plan Request

The current Rural (R) designation encompasses 1.676 acres on some portion of all three parcels, primarily following the topography of the rocky knoll. However, the current

Rural designation does not include the entirety of all steeply sloped areas, specifically the land with slopes exceeding 30%.

As proposed, the northern portion of the project area, 3.68 acres, would be designated as Rural (R) and predominantly located on APN 508-020-44. This area would include a much greater portion of land with slopes exceeding 20% and almost all the land with slopes exceeding 30%. The Rural designation would include the peak of the rocky knoll extending west, to Klondike Drive and east, to Highland Ranch Parkway. As proposed, the remaining 14.73 acres of the project area to the south would be designated Suburban Residential. *See* Figure 1 below for proposed acreages for each designation.

Figure 1

Assessor's Parcel Number	Existing Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
508-020-04	Suburban Residential	4.389	Suburban Residential	4.737
508-020-04	Rural	.626	Rural	.278
508-020-42	Suburban Residential	9.544	Suburban Residential	9.769
508-020-42	Rural	.387	Rural	.161
508-020-44	Suburban Residential	2.773	Suburban Residential	.196
508-020-44	Rural	.663	Rural	3.240

Regulatory Zone Amendment

The proposed reconfiguration would relocate a majority of the existing LDS regulatory zone (proposed to be HDS) to the two southern parcels (508-020-04 & 508-020-42). The General Rural (GR) designation would be reconfigured to be on the remaining portion of the project area, located mainly on the northern parcel (508-020-44). *See* Figure 2 below for proposed acreages for each designation.

Figure 2

Assessor's Parcel Number	Existing Zoning	Existing Acres	Proposed Zoning	Proposed Acres
508-020-04	LDS	4.389	HDS	4.737
508-020-04	GR	.626	GR	.278
508-020-42	LDS	9.544	HDS	9.769
508-020-42	GR	.387	GR	.161
508-020-44	LDS	2.773	HDS	.196
508-020-44	GR	.663	GR	3.240

The applicant states in their application that the regulatory zone amendment and reconfiguration request is intended to facilitate future development of single-family dwellings on the southern portion of the project area where the property has more gentle

slopes. Overall, the proposed reconfiguration increases the General Rural designation by approximately 2 acres. The request to change the LDS regulatory zone to HDS allows for a higher density of dwelling units per acre on the most suitable lands, which helps to minimize development and preserve the lands proposed for GR.

The current LDS regulatory zone allows for one (1) dwelling unit per acre. The requested HDS regulatory zone allows for seven (7) dwelling units per acre. The existing regulatory zone makeup of the three properties currently allows for a density of 16 residential lots. The proposed regulatory zone amendment would allow for a density of 103 residential lots, however, the application indicates an interest to develop a maximum of 70 dwelling units via a future tentative map, pending approval of the proposed amendments. This amendment would equate to a density of 3.8 du/acre for the entire project area (18.408 acres), or 4.75 du/acre for just the Suburban Residential designation (14.725 acres) of the project.

The subject parcels have a master plan designation of Suburban Residential (SR) and Rural (R). The proposed regulatory zone of High Density Suburban (HDS) is allowed within the SR master plan designation. The parcels to the west and south have a regulatory zone of Medium Density Suburban (MDS), Open Space (OS) and Public and Semi Public Facilities (PSP); to the north and east, the parcels have a regulatory zone of High Density Suburban (HDS).

Figure 3
 Existing Slope and Topography

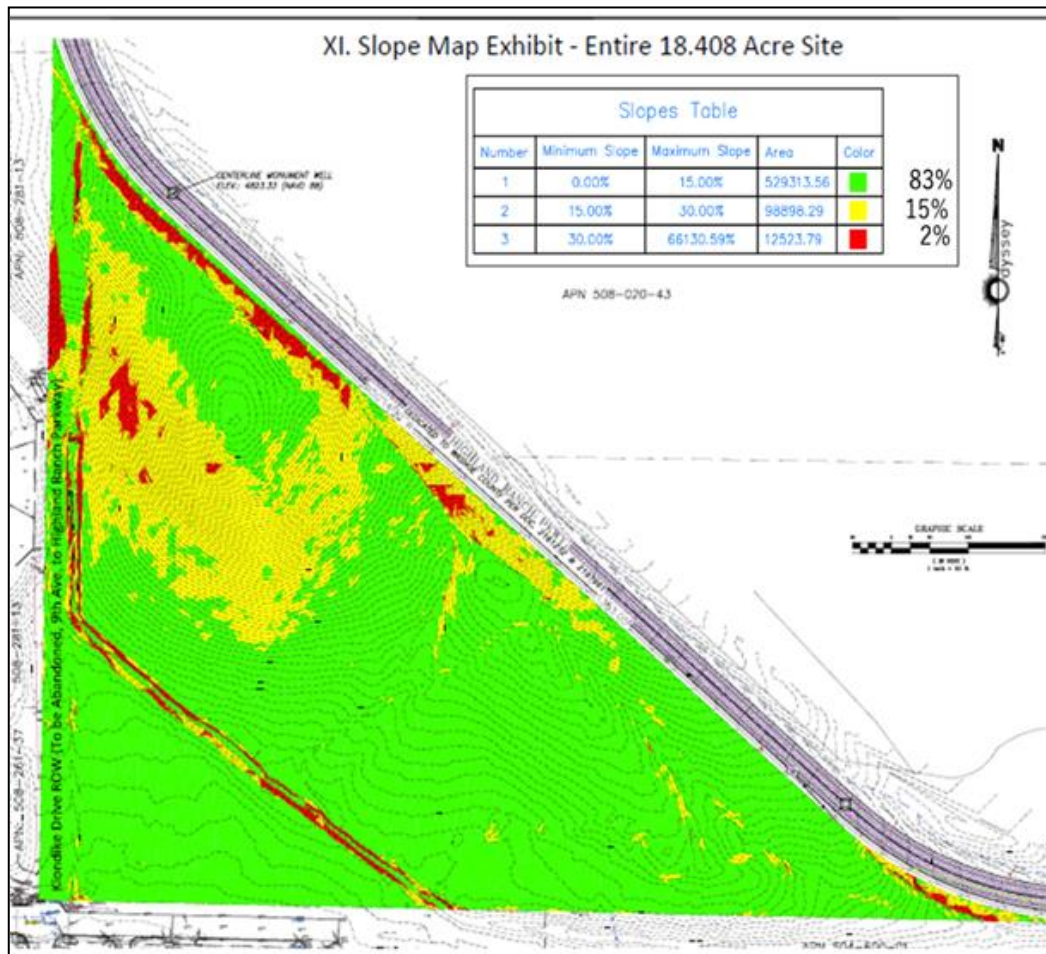


Figure 4
Existing Master Plan and Zoning Designations

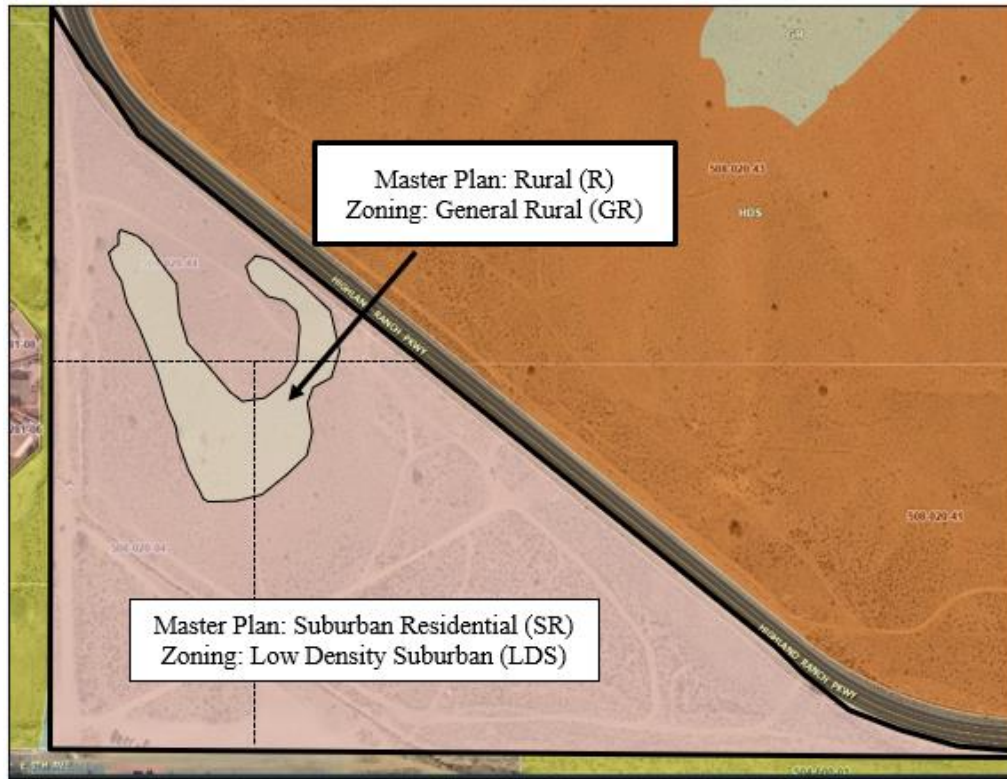
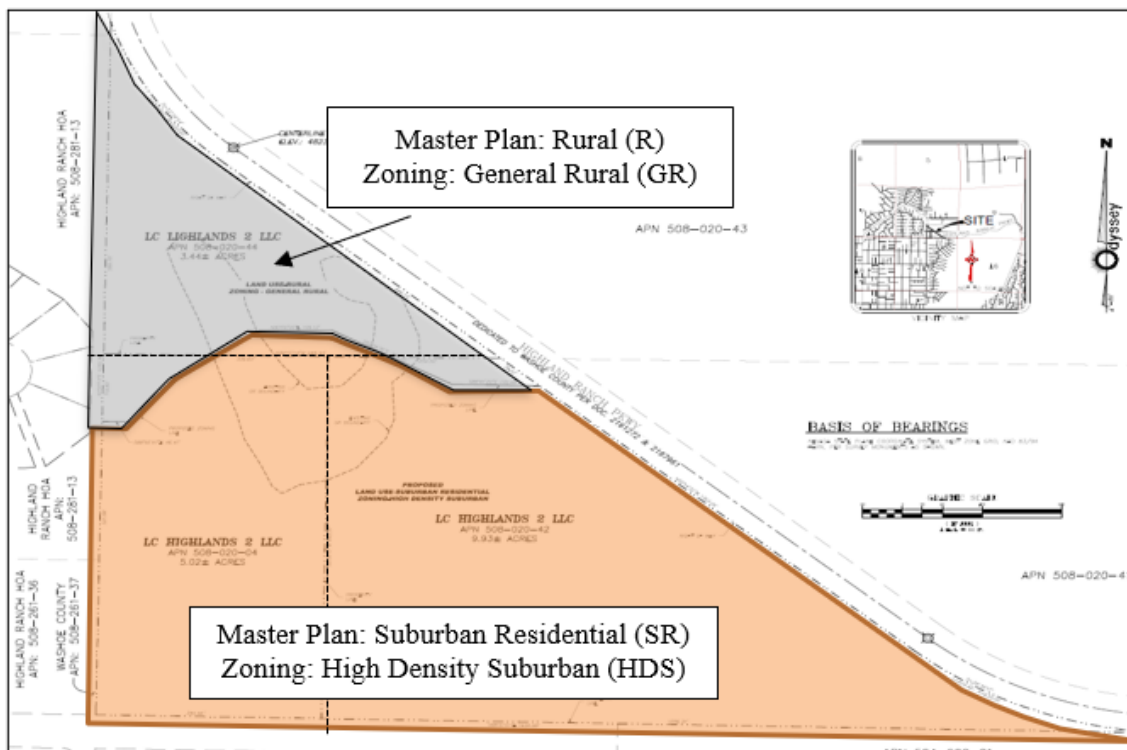


Figure 5
Proposed Master Plan and Zoning Designations



FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners adopt and authorize the Chair to sign the resolution included as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008; and, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution included as Attachment B to this staff report to amend the Sun Valley Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA21-0005.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt:

(1) Master Plan Amendment Case Number WMPA21-0008 to amend the Washoe County Master Plan, Appendix C - Maps to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing that designation from 16.7 to 14.7 acres, and reconfigure the boundaries of the Rural master plan designation, increasing the designation from 1.67 to 3.68 acres, on three adjacent parcels (APN's 508-020-04, -42 & -44); and to authorize the Chair to sign the resolution included as Attachment A to this staff report to that effect. The master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission;

AND

(2) Approve Regulatory Zone Amendment Case Number WRZA21-0005, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, to amend the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres of Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of High Density Suburban (HDS) and 3.68 acres of GR on 18.382 acres and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44); and to authorize the Chair to sign the resolution included as Attachment B to this staff report to that effect.

In making this motion, the Board is able to make the findings for the master plan amendment as required by Washoe County Code Section 110.820.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

In making this motion, the Board is also able to make the required Sun Valley Area Plan Finding Goal Thirteen:

SUN13.1. The amendment will further implement and preserve the Vision and Character Statement. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan. The amendment will not conflict with the public's health, safety or welfare.

Finally, in making this motion, the Board is able to make the findings for the regulatory zone amendment as required by Washoe County Code Section 110.821.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.”

Attachments:

- A. Master Plan Amendment Resolution
- B. Regulatory Zone Amendment Resolution
- C. Planning Commission Master Plan Amendment Resolution No. 21-09
- D. Planning Commission Regulatory Zone Amendment Resolution No. 21-10
- E. Planning Commission Staff Report
- F. Planning Commission Minutes

Applicant: Krater Consulting Group, PC, ken@kraterconsultinggroup.com

Property Owner: LC Highland 2, LLC, jholbrook@landcapip.com