



WMPA21-0008 / WRZA21-0005
(Highland Village II)

Board of County Commissioner Meeting – May 10, 2022

Applicant Request

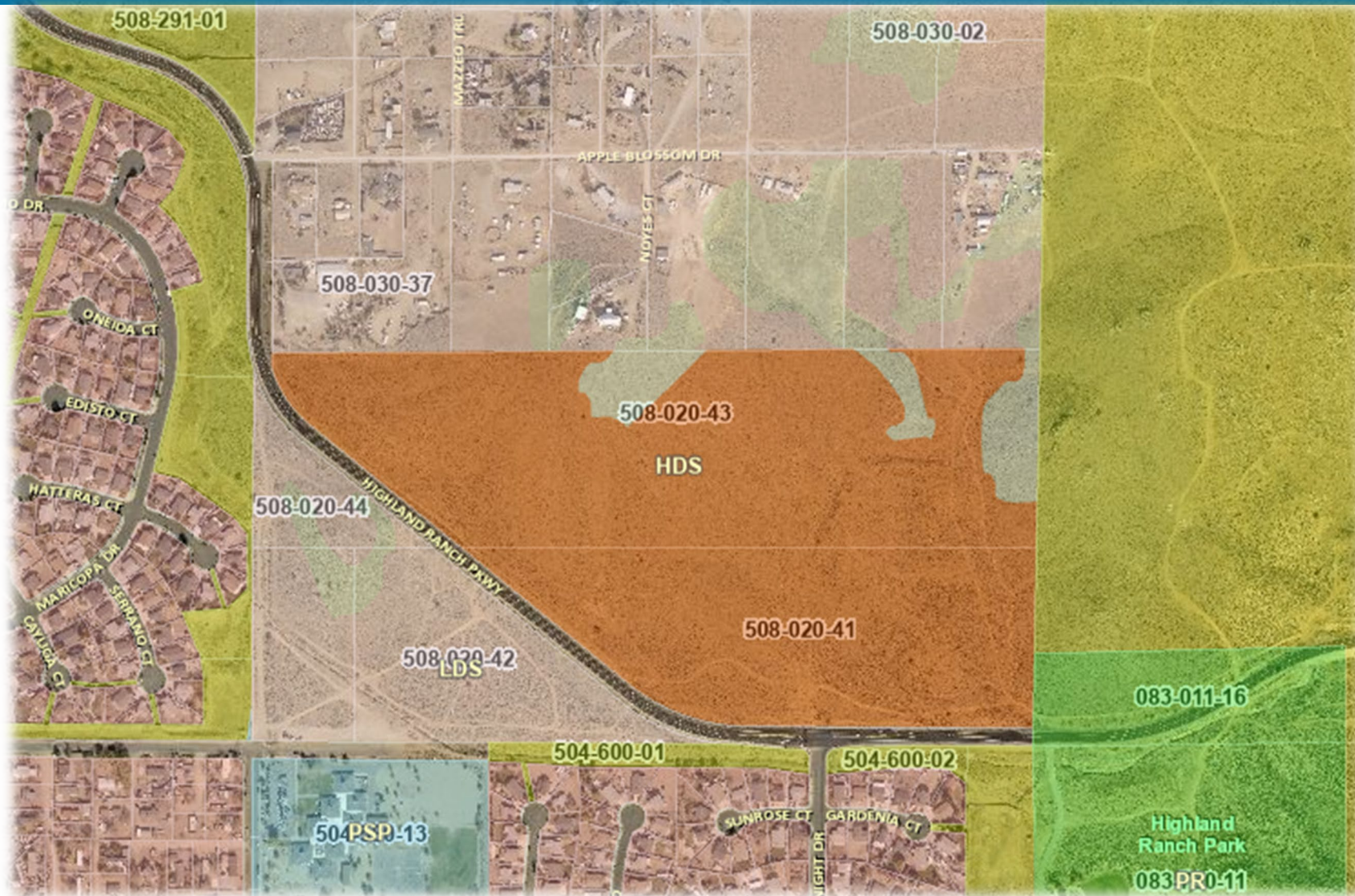


- 1. Amend the Washoe County Master Plan to reconfigure the boundaries of the Suburban Residential & Rural master plan designations; and,**
- 2. Amend the Sun Valley Regulatory Zone Map to change the regulatory zone from Low Density Suburban to High Density Suburban (HDS) and reconfigure the boundaries of the proposed HDS and General Rural (GR) zones on three adjacent parcels APN's 508-020-04, -42 & -44.**

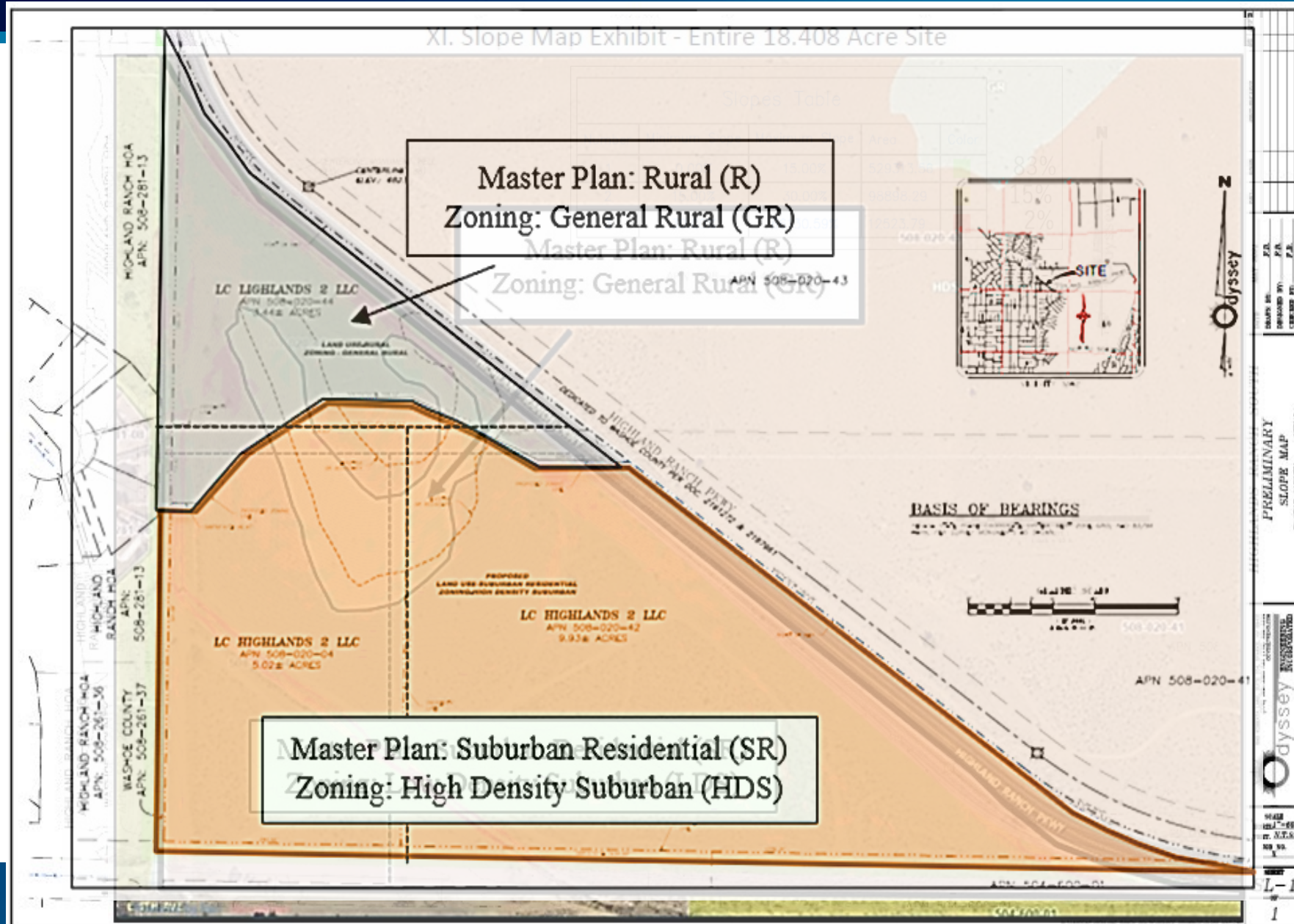
Project Location



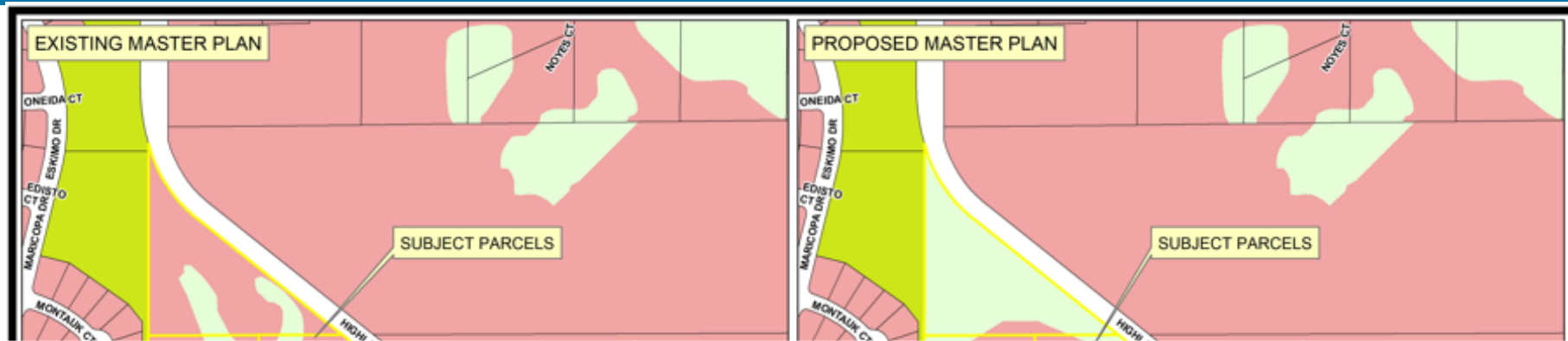
Background



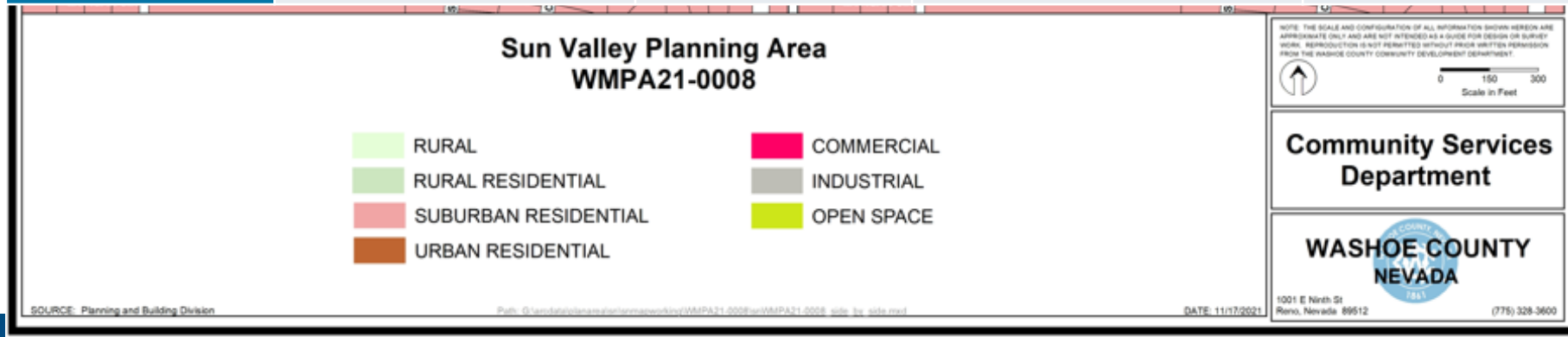
Master Plan Amendment



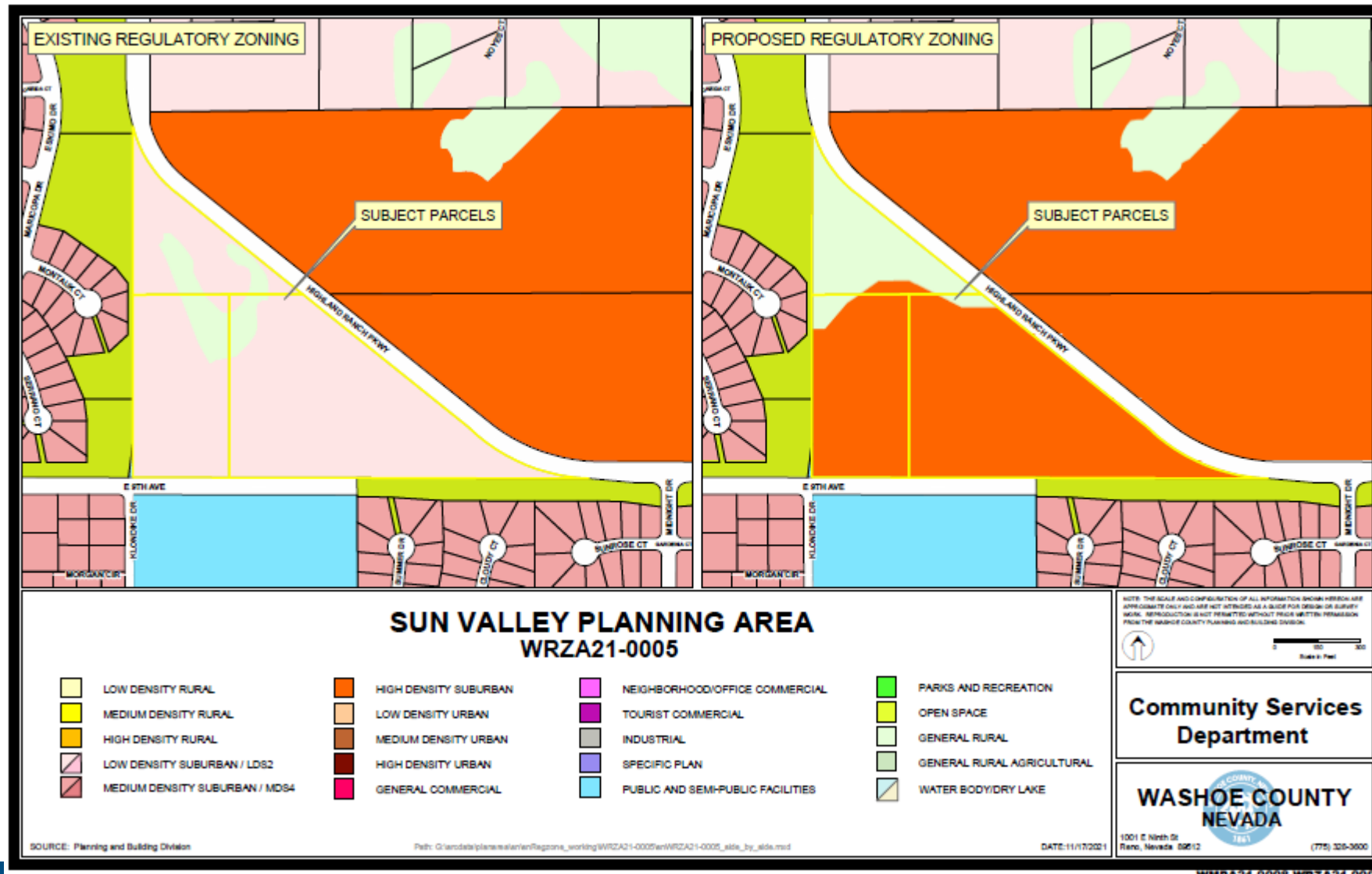
Proposed MPA Configuration



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



Allowed Uses



Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	A	A

Key: -- = Not allowed; A = Allowed; AR = Administrative Review pursuant to Section 110.306.25(i); P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

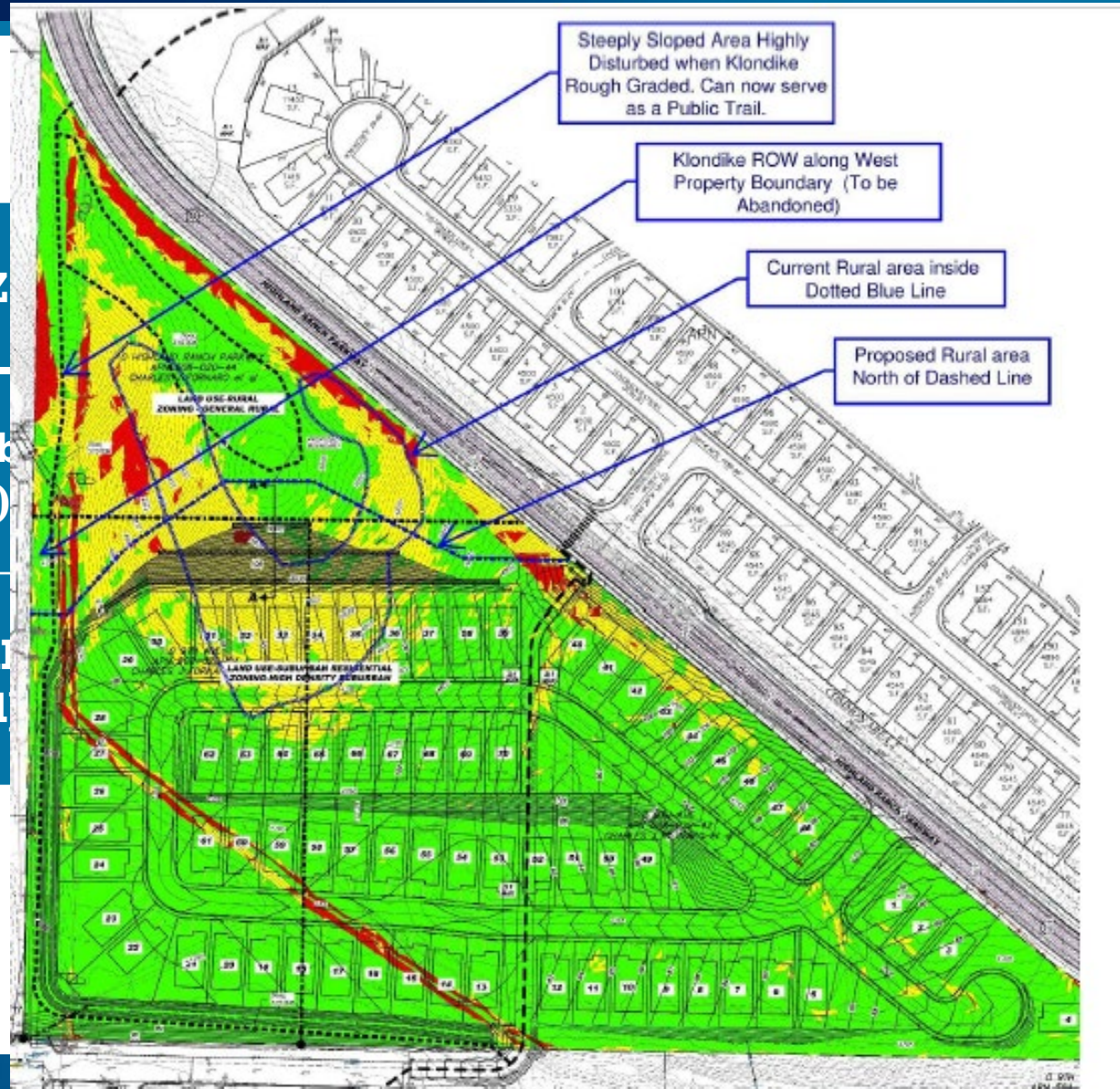
Maximum Density



Regulatory Zoning

Low Density Suburban (Existing)

High Density Suburban (Proposed)



Maximum Total Potential Lots

6 lots

3 lots

Regulatory Zone Compatibility



Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
High Density Suburban (HDS)	High Density Suburban (HDS)	High
High Density Suburban (HDS)	Medium Density Suburban (MDS)	High
High Density Suburban (HDS)	Open Space (OS)	High
High Density Suburban (HDS)	Public/Semi-Public Facilities (PSP)	Medium

High Compatibility: Little or no screening or buffering necessary.

Medium Compatibility: Some screening and buffering necessary.

Low Compatibility: Significant screening and buffering necessary.

- **Transportation**
 - Traffic Analysis Report (not required)
 - Expected to operate/maintain at a Level of Service “C” in compliance with RTP
 - (Generate 661 Daily, 52 AM peak hour and 69 PM peak hour trips)
- **Water & Sewer Facilities**
 - Water and sewer service will be provided by the Sun Valley General Improvement District (SVGID).
 - Water rights will be acquired by Truckee Meadows Water Authority (TMWA)
 - The parcels will be required to be annexed into SVGID service area

Reviewing Agencies



Comments were received from:

- Washoe County Community Services
 - Engineering and Capital Projects
 - Water Management
 - Building
 - Parks
- Washoe County Health District
- Nevada Dept. of Transportation (NDOT)
- Washoe County School District
- Sun Valley General Improvement District (SVGID)
- Washoe-Storey Conservation District

No recommendations for denial were received.

Neighborhood Meeting



A neighborhood meeting was hosted by the applicant and held at the SVGID Board Room on October 25, 2021

- Comments primarily around traffic concerns

A summary of feedback received at the neighborhood meeting is included as Exhibit F

Planning Commission Recommendation



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

MPA Findings Required



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 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.

RZA Findings Required



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 effect 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 a military installation.

Possible Motion



“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.”