

Washoe County Planning Commission



WMPA22-0003 & WRZA22-0003 (Chocolate Drive)

April 5, 2022

Applicant Request

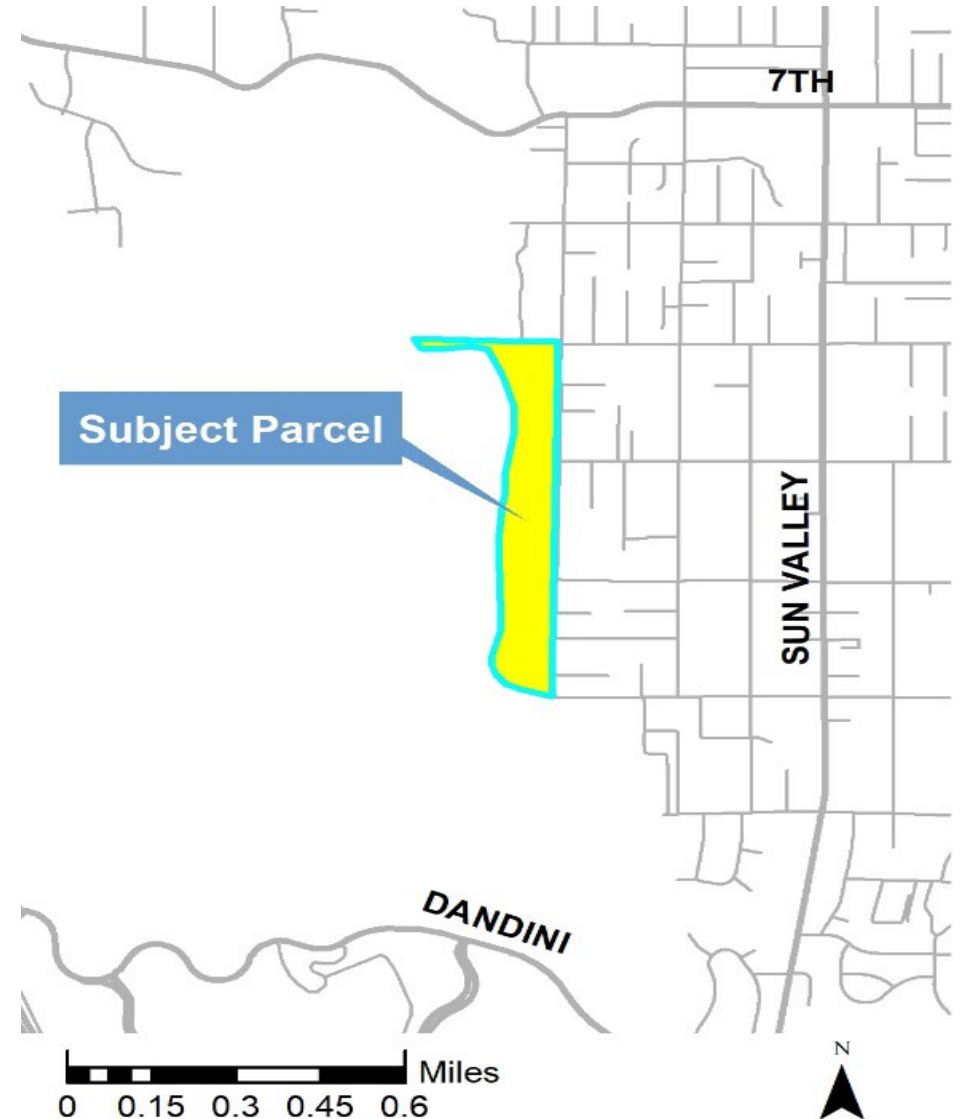


- Master plan map amendment to redesignate one parcel totaling 45.51 acres from Suburban Residential (SR) to 40.64 acres of Urban Residential (UR) and 4.87 acres of Open Space (OS).
- Regulatory zone amendment on one parcel totaling 45.51 acres from Medium Density Suburban (MDS) to 40.64 acres of Medium Density Urban (MDU) and 4.87 acres of Open Space (OS).

Project Location

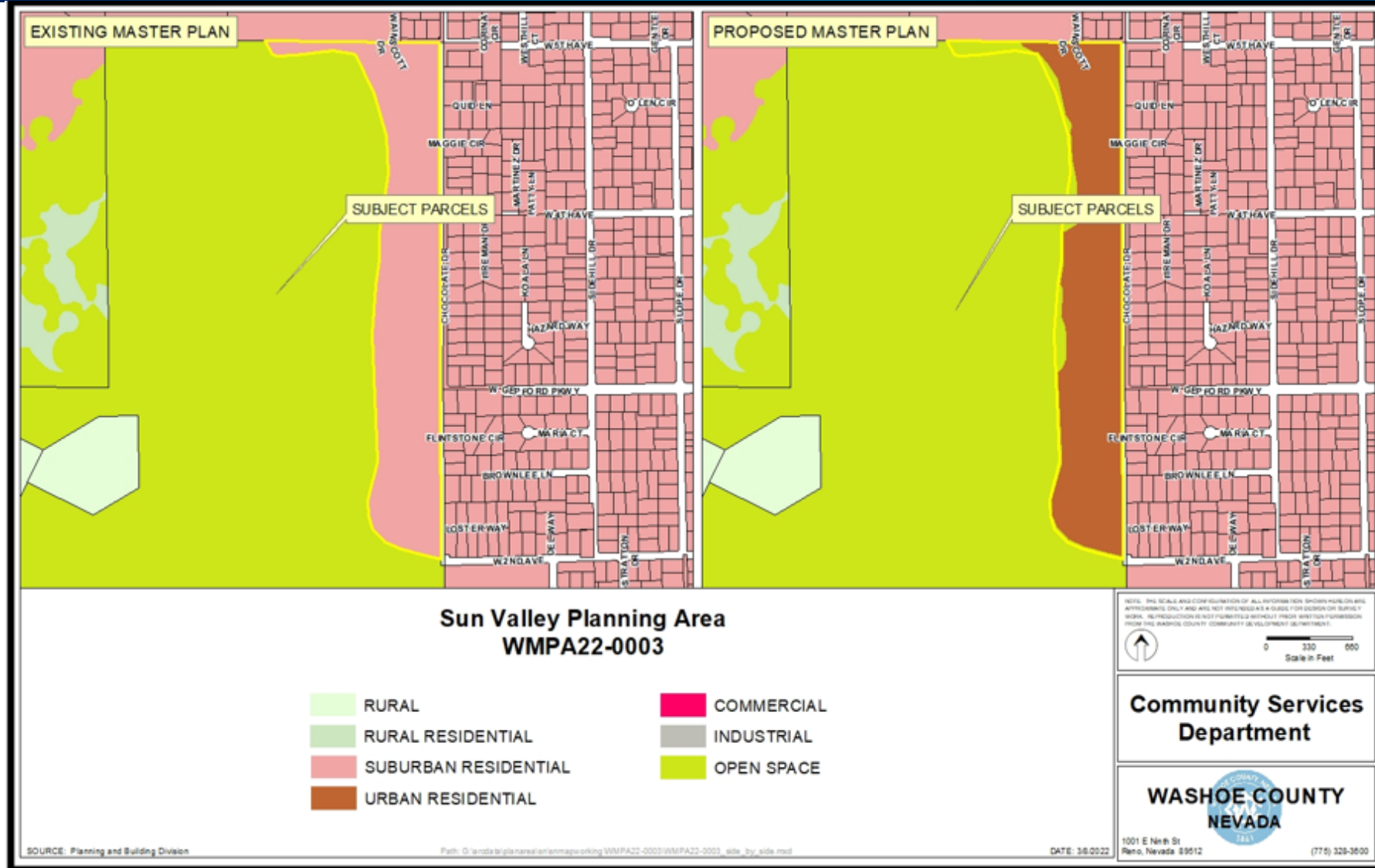


- Located off Chocolate Drive in the Sun Valley Planning Area
- Parcel extends from West 2nd Avenue to West 5th Avenue



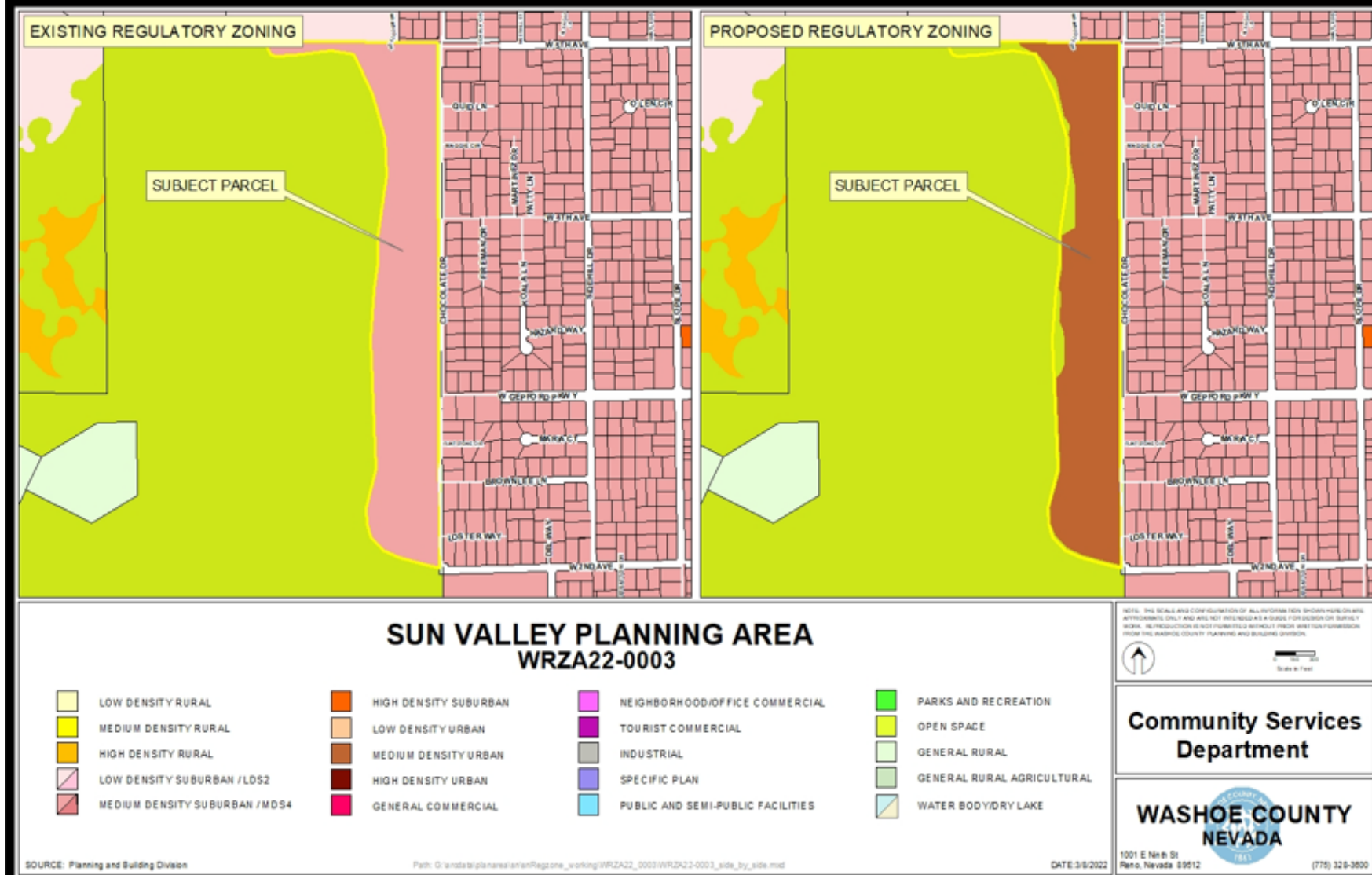
Existing and Proposed Master Plan Designation

Suburban
Residential to
Open Space
and Urban
Residential



Existing and Proposed Regulatory Zoning

Medium Density Suburban to Open Space and Medium Density Urban



Analysis



- The parcel is currently vacant.
- The applicant states that there is a need for denser development and affordable housing options in the area.
- The Sun Valley Area Plan and the Master Plan both support affordable housing options, as the applicant is proposing.
- Sun Valley Area Plan states that the plan is intended to manage growth and development in a manner that includes “a range of low, medium, high density housing opportunities” and “affordable housing.”

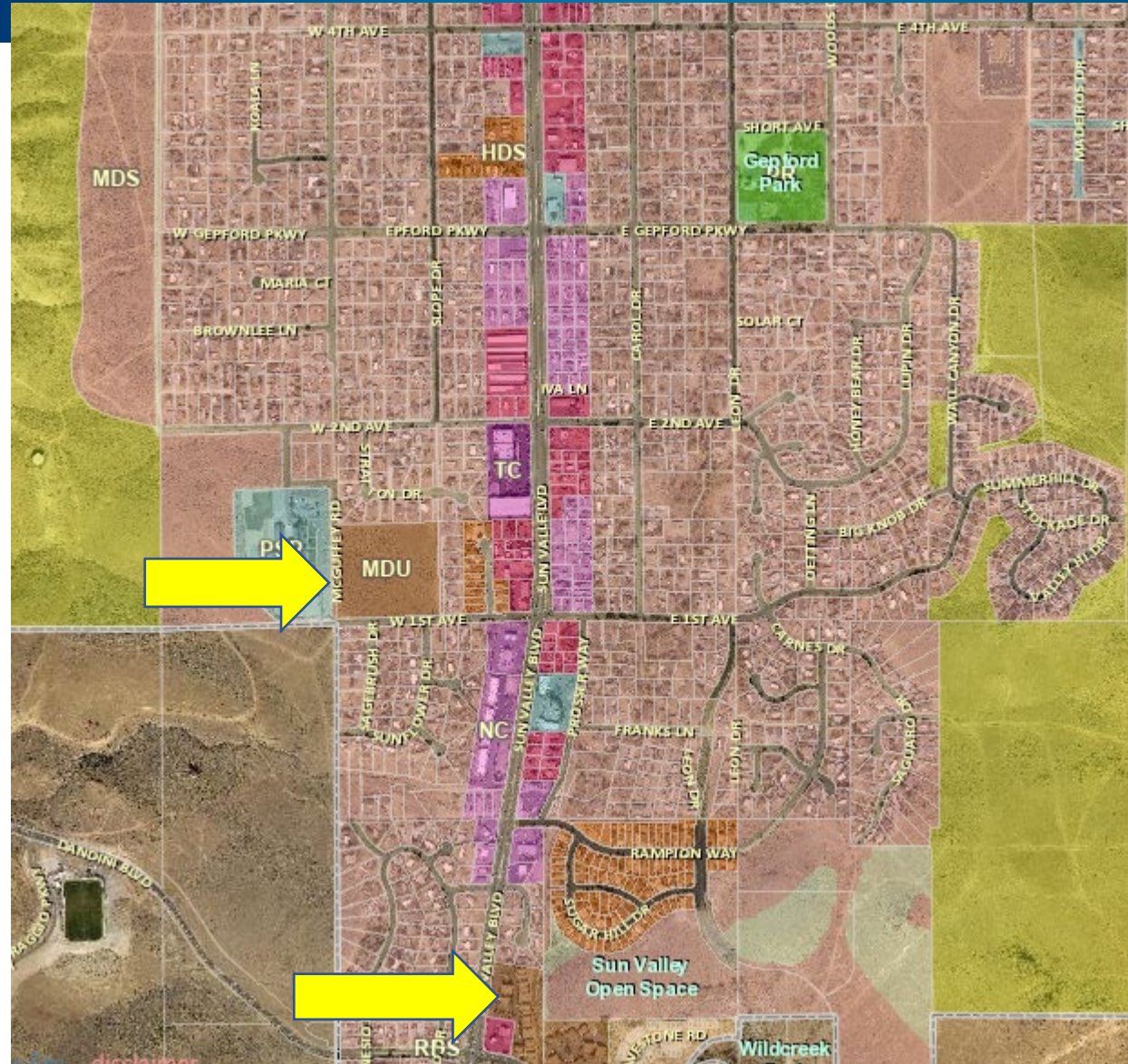
- The Character and Vision Statement of the Sun Valley Area Plan states, “The SCMA and the DCMA will be the designated growth areas in Sun Valley.”
- The Medium Density Urban (MDU) Regulatory Zoning Designation was added to the Sun Valley Area Plan and Suburban Character Management Area (SCMA) allowed zoning designations in 2015.
- There is a parcel .25 miles to the southeast that went through an MPA/RZA in 2015 to allow for MDU, and in 2021 to allow for Affordable Housing. This parcel is in the SCMA.
- There is a parcel .75 miles to the southeast that is MDU and contains an 83 unit apartment complex on it. This parcel is also in the SCMA.

- It should be noted that the Sun Valley Character Statement states that the desired land use pattern is for mixed use and multi-family to be concentrated along Sun Valley Boulevard, which is located within the Downtown Character Management Area (DCMA).
- MDU allows for 21 dwellings per acre, whereas MDS only allows for 3 dwellings per acre.

Zoning Map of Area



- Medium Density Urban is not allowed within the Sun Valley Downtown Character Management Area; but is allowed within the Sun Valley Suburban Character Management Area.
- The yellow arrows show the existing MDU parcels, all of which are located outside of the DCMA.



Regulatory Zone Compatibility



| Proposed Regulatory Zone | Existing Adjacent Regulatory Zone | Compatibility Rating |
|----------------------------|-----------------------------------|----------------------|
| Medium Density Urban (MDU) | Medium Density Suburban (MDS) | Medium |
| Medium Density Urban (MDU) | Low Density Suburban (LDS) | Medium |
| Medium Density Urban (MDU) | Open Space (OS) | High |
| Open Space (OS) | Medium Density Suburban (MDS) | High |
| Open Space (OS) | Low Density Suburban (LDS) | High |
| Open Space (OS) | Open Space (OS) | High |

- **High Compatibility:** Little or no screening or buffering necessary.
- **Medium Compatibility:** Some screening and buffering necessary.
- **Low Compatibility:** Significant screening and buffering necessary.

Availability of Facilities



- The parcel is located in the Sun Valley General Improvement District (SVGID) service area and SVGID has water and sewer capacity to service the increased density. Water rights will be acquired from Truckee Meadows Water Authority (TMWA) to fulfill the required amount needed by SVGID.
- The Washoe County School District received a notice of the application and provided no comments or concerns with the amendment.

Neighborhood Meeting



- The applicants held a neighborhood meeting on March 21, 2022, at Hobey's Casino from 5:08 pm to 7:35 pm.
- The public had the following concerns:
 - Misrepresentation of the 7 dwellings per acre.
 - Number of apartments.
 - Section 8 concerns
 - Size of lot
 - Stormwater and drainage
 - Questions regarding the development, what it will look like, and the number of units.
 - Concerns related to traffic and site entrances
 - Trail Systems
 - Dust, Noise and Traffic
 - Lighting
 - Property Values
 - Crime

Noticing Map



Notices were sent to
212 lots within 750
feet



Master Plan Amendment 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

Sun Valley Area Plan Required Finding, SUN 13.1

Regulatory Zone Amendment 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

Recommendation



Staff is recommending **approval** for both the proposed Master Plan Amendment and the Regulatory Zone Amendment.

Possible Motion for Master Plan Amendment



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 contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0003, having made at least three of the five findings required by Washoe County Code Section 110.820.15(d) and Sun Valley Area Plan Policy SUN 13.1. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0003 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 Motion for Regulatory Zone Amendment

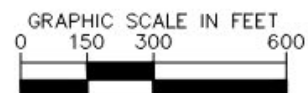
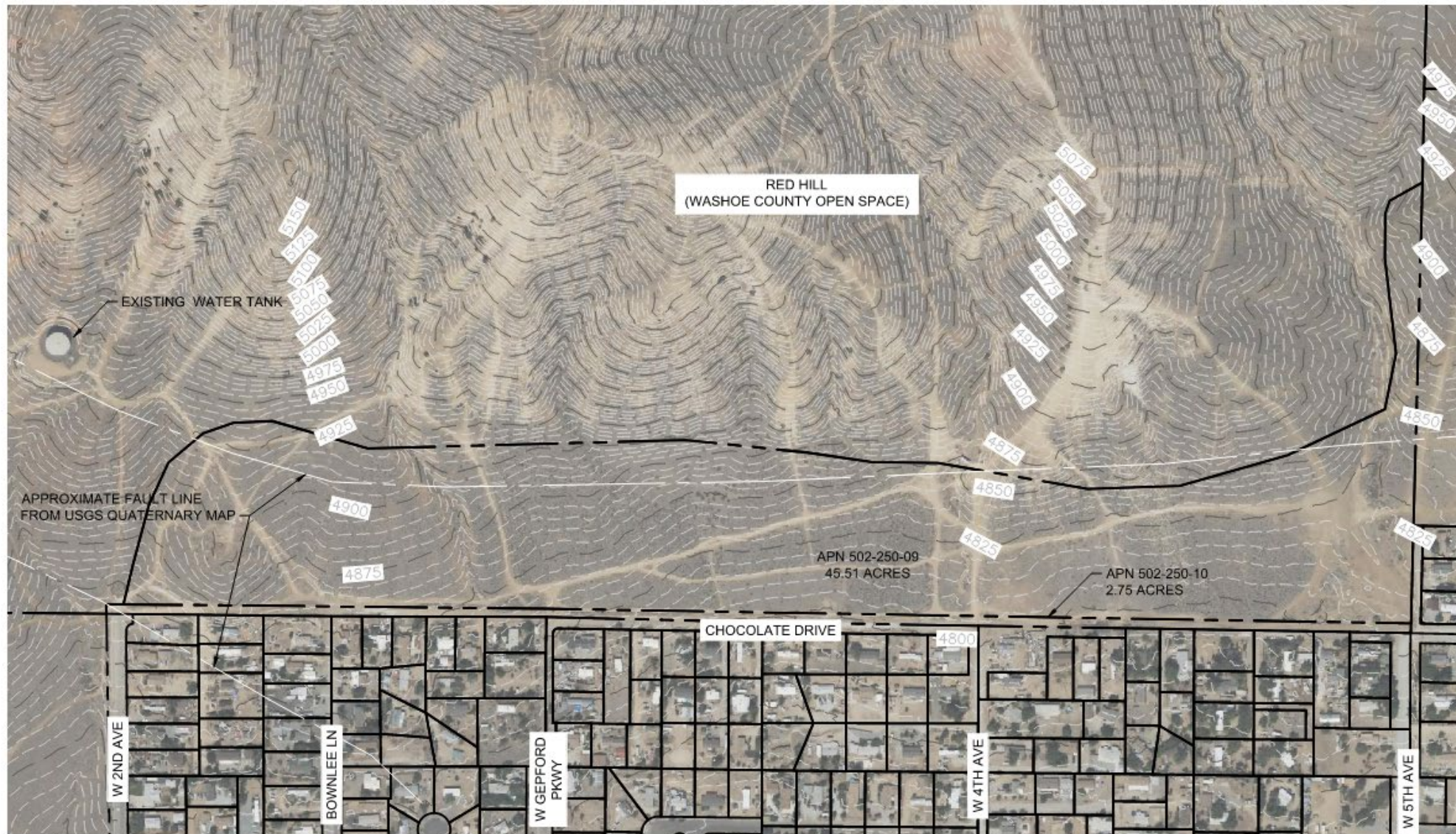
I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0003 having made all findings required by Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0003 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.

Thank you

Chris Bronczyk, Planner
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775-328-3612



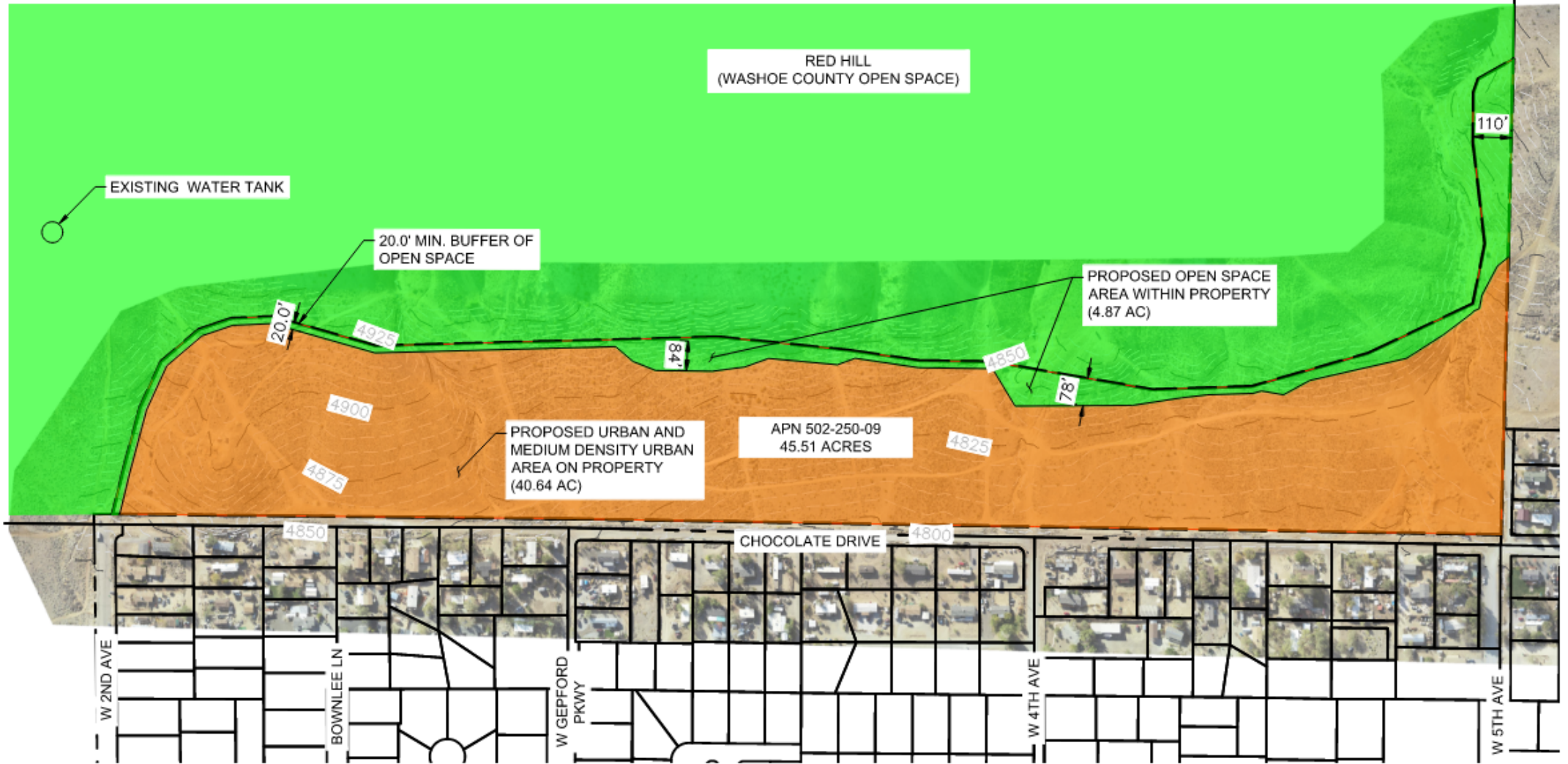
6400 CHOCOLATE DRIVE EXISTING CONDITION WASHOE COUNTY, NEVADA



Kimley»Horn

7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TREE LOCATION SURVEY, UTILITIES, ETC. ADDITIONAL SURVEY IS REQUIRED TO PHYSICALLY LOCATE EXISTING TREES AND VERIFY TOPOGRAPHY SHOWN.



6400 CHOCOLATE DRIVE
MPA/RZA DIAGRAM
WASHOE COUNTY, NEVADA

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Master Plan

Sun Valley Area Plan

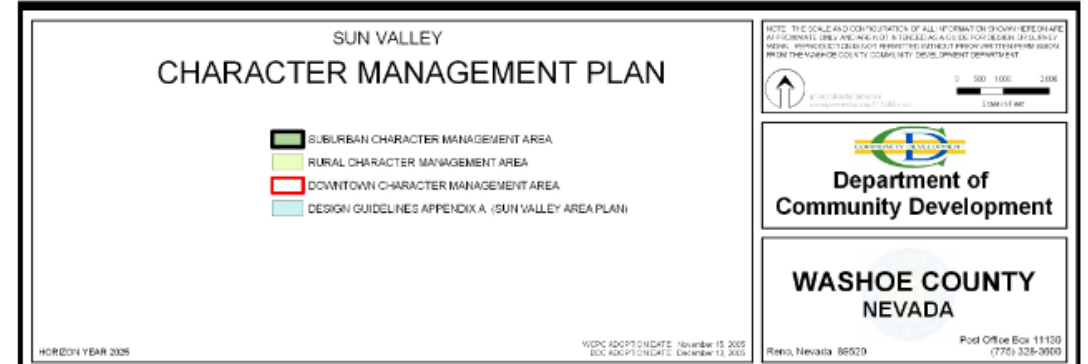
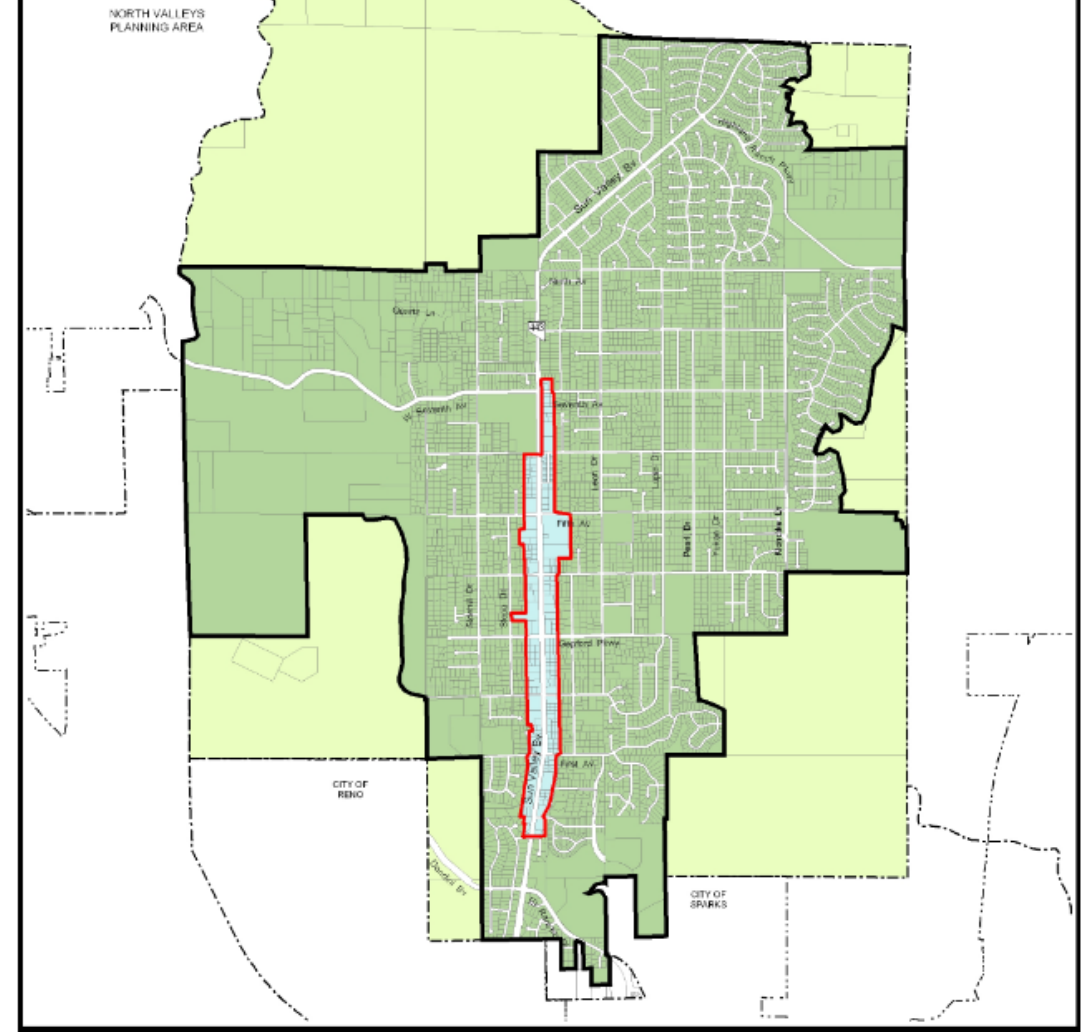
Vision and Character Management

Land Use

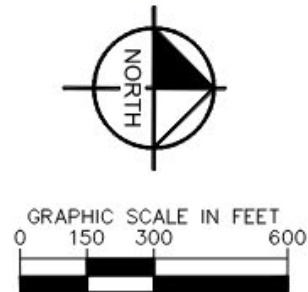
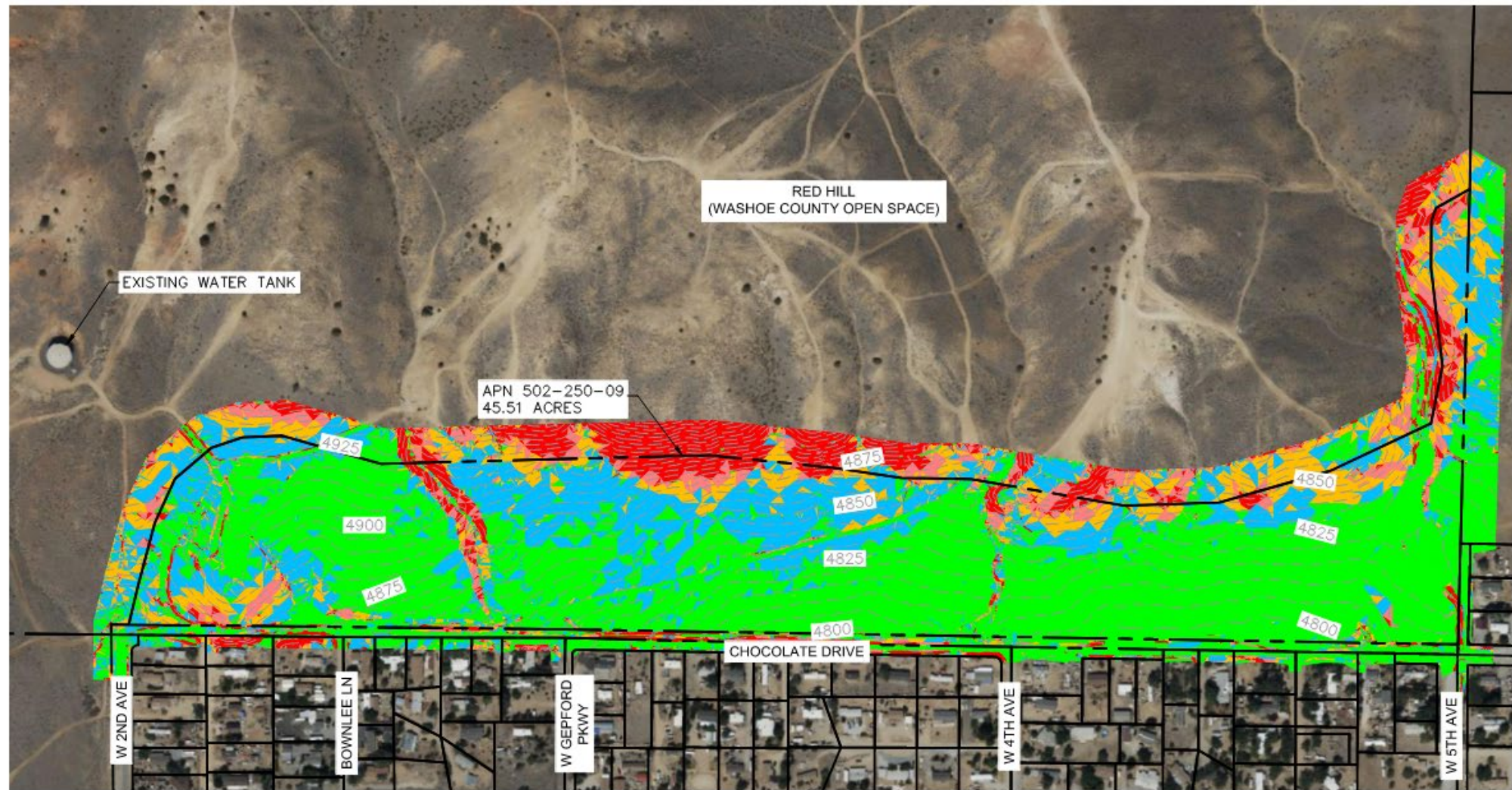
Goal One: The pattern of land use designations in the Sun Valley Area Plan will implement and preserve the community character described in the Character Statement.

Policies

- SUN.1.1 The Sun Valley Character Management Plan map (CMP) shall identify the Sun Valley Suburban Character Management Area (SCMA), the Downtown Character Management Area (DCMA) and the Sun Valley Rural Character Management Area (RCMA).
- SUN.1.2 To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).
- All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards.
- SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:
- High Density Rural (HDR – One unit per 2.5 acres).
 - Low Density Suburban (LDS – One unit per acre).
 - Medium Density Suburban (MDS – Three units per acre).
 - High Density Suburban (HDS – Seven units per acre).
 - Medium Density Urban (MDU – Twenty-one units per acre).
 - Neighborhood Commercial/Office (NC).
 - General Commercial (GC).
 - Industrial (I).
 - Public/Semi-Public Facilities (PSP).
 - Parks and Recreation (PR).
 - General Rural (GR).
 - Open Space (OS).



6400 CHOCOLATE DRIVE SLOPE ANALYSIS WASHOE COUNTY, NEVADA



| Slopes Table | | | |
|--------------|---------------|---------------|--------|
| Number | Minimum Slope | Maximum Slope | Color |
| 1 | 0.04% | 15.00% | Green |
| 2 | 15.00% | 20.00% | Blue |
| 3 | 20.00% | 25.00% | Yellow |
| 4 | 25.00% | 30.00% | Pink |
| 5 | 30.00% | 57879.93% | Red |

-APPROXIMATELY 43%± OF SITE IS
OVER 15% IN SLOPE AND 8± ACRES
OVER 30% IN SLOPE

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