

DONOVAN RANCH



WASHOE COUNTY BOARD OF COMMISSIONERS

JULY 12, 2022

- A **Master Plan Amendment** to re-designate 144.83± acres of property from Rural to Suburban.
- A **Regulatory Zone Amendment** to rezone 144.83± acres from General Rural (GR) to Low Density Suburban (LDS).

PROJECT REQUEST

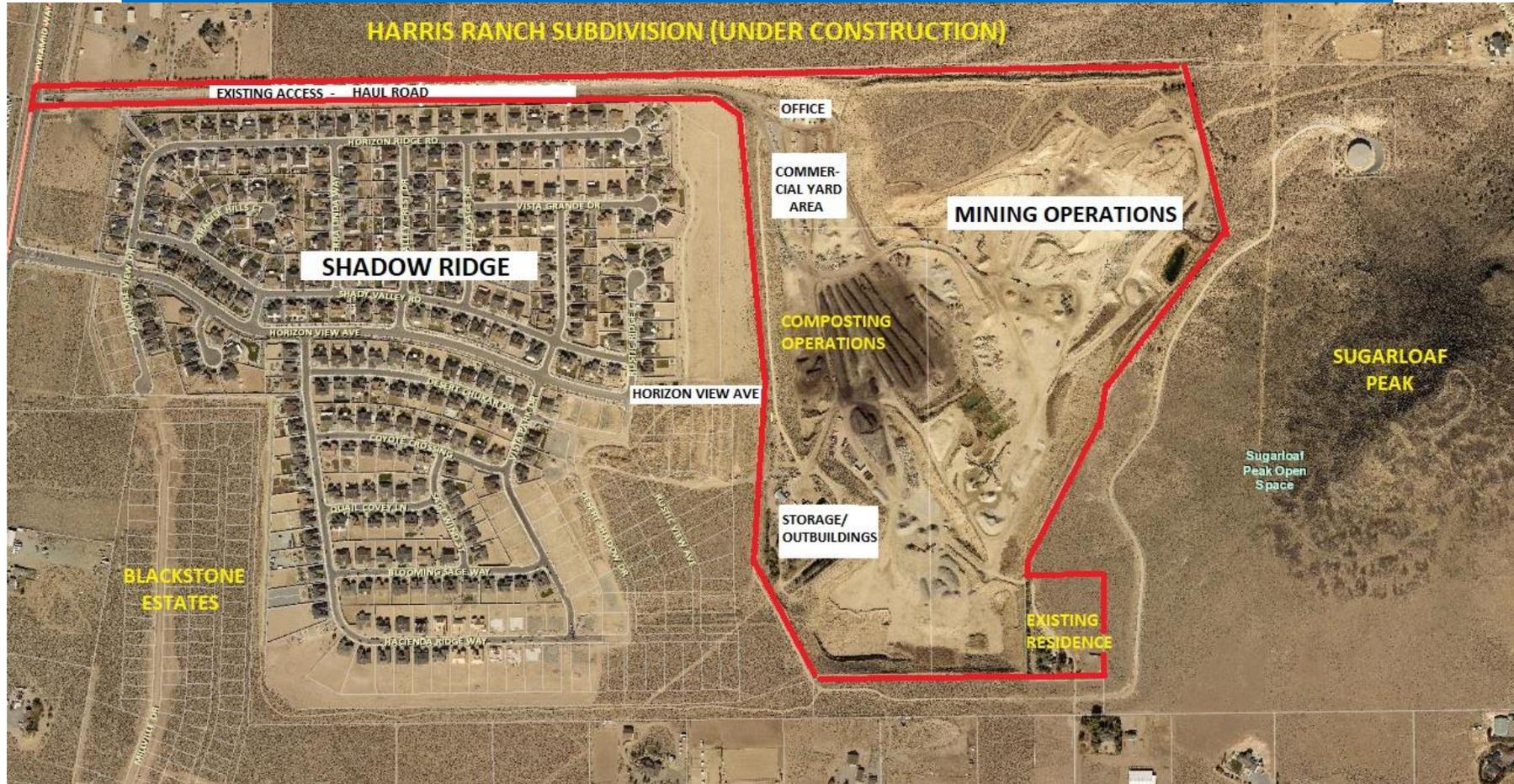
PROJECT LOCATION

EAST OF SHADOW RIDGE, WEST OF SUGARLOAF PEAK
(144.83 ACRES)



EXISTING CONDITIONS

AERIAL VIEW



EXISTING CONDITIONS

CURRENT OPERATIONS



EXISTING CONDITIONS

CURRENT OPERATIONS

VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA



VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA

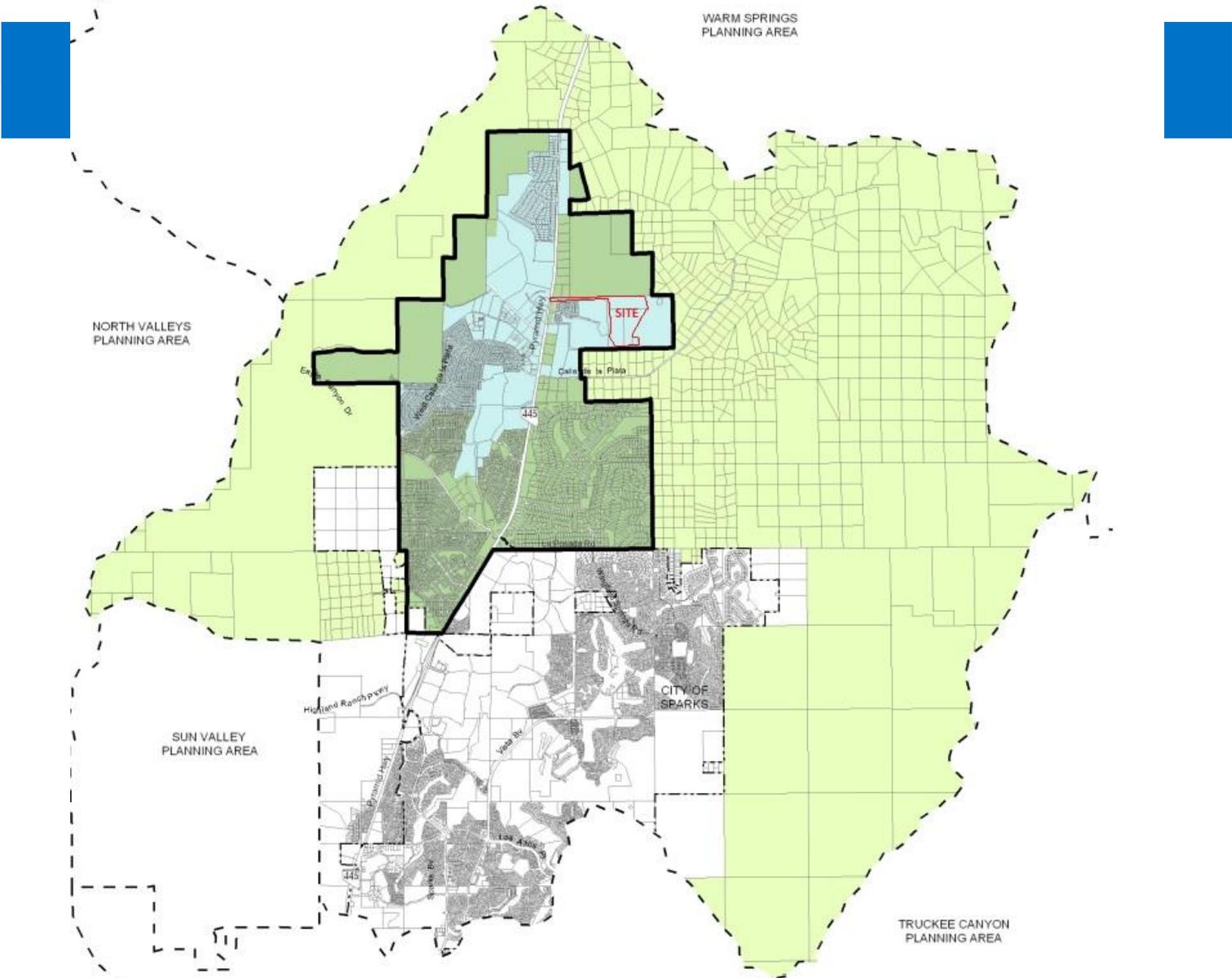


EXISTING CONDITIONS

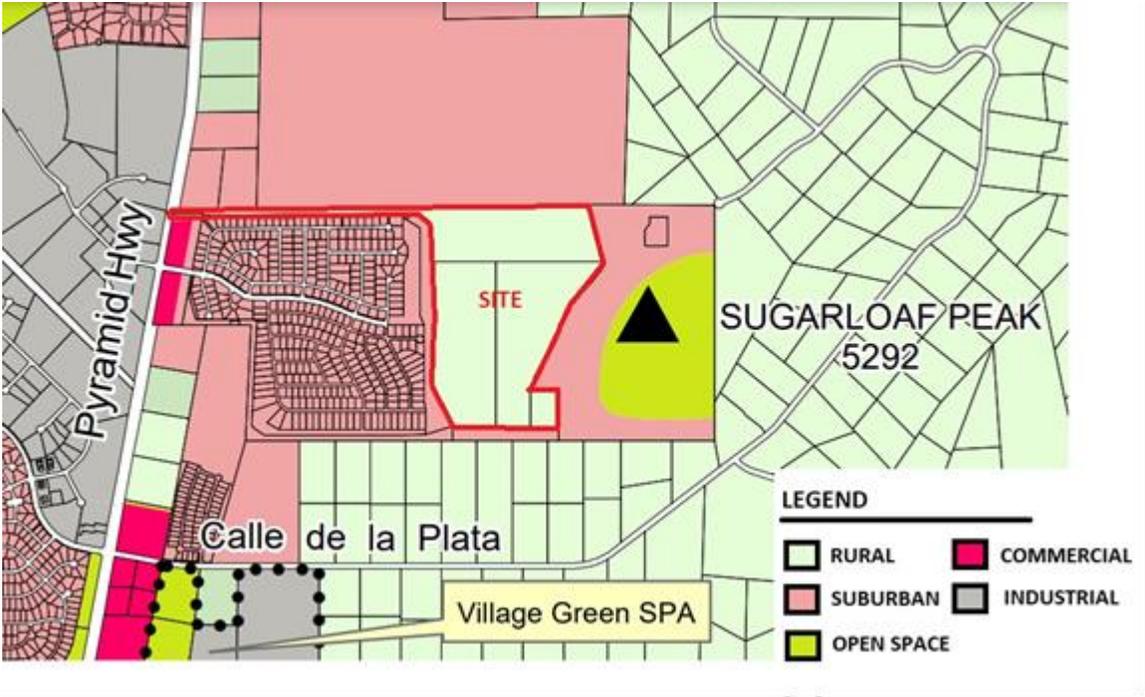
HORIZON VIEW EXTENSION



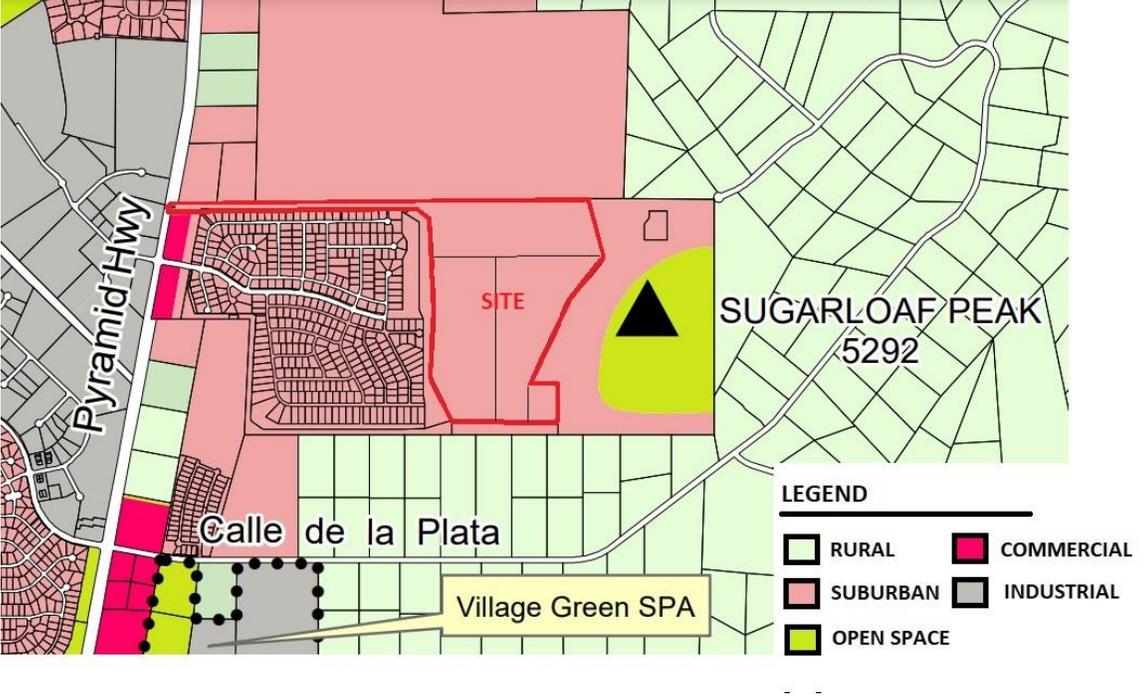
SPANISH SPRINGS AREA PLAN



MASTER PLAN

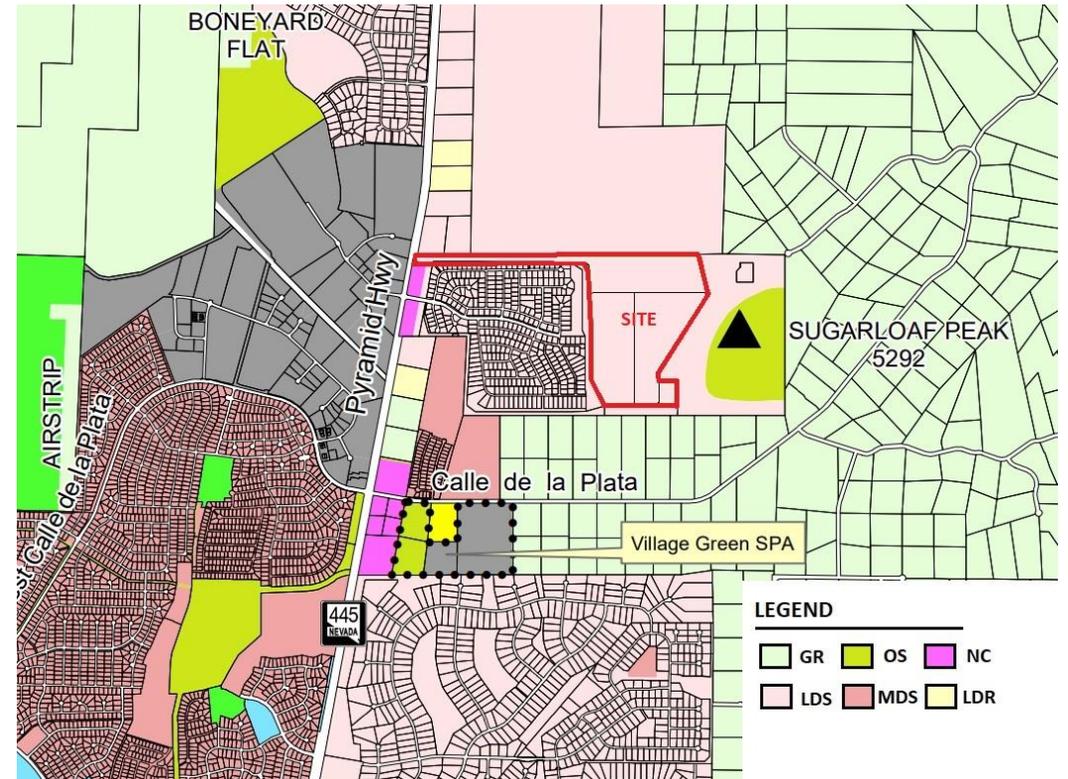
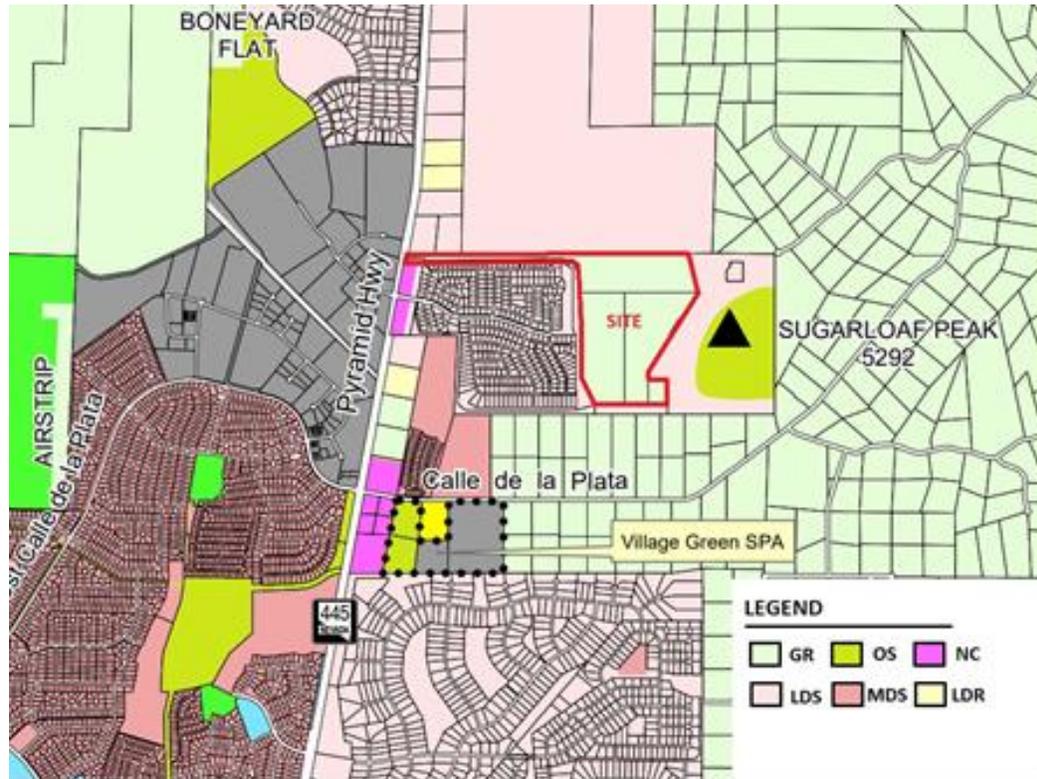


EXISTING



PROPOSED

ZONING



PROJECT BACKGROUND/ HISTORY

- Donovan family has operated the current aggregate mine for nearly 70 years.
- Shadow Ridge and Sugarloaf Peak were originally part of the overall Donovan Ranch.
- Pit properties and Shadow Ridge were included in the Spanish Springs Specific Plan in the 1990's.
- The pit currently operates under a Special Use Permit and is considered a conforming use.
- The long-term vision for the mine was to transition to a more compatible residential use once operations ceased.

PROJECT BACKGROUND/ HISTORY

- Density permitted under the requested LDS zoning was contemplated within the Spanish Springs Specific Plan – mid 1990's.
- The Shadow Ridge staff report (2002) clearly identifies that there is planned density associated with the pit operations.
- No additional density beyond what was previously contemplated is proposed.
- Densities and future development plans were documented on the record prior to the construction of Shadow Ridge.
- Development of Shadow Ridge included the extension of infrastructure to serve the pit area.

PROJECT CONSIDERATIONS

- Proposed land use designations are identical to Shadow Ridge (and all adjoining properties).
- 1 dwelling unit per acre density.
- This request does NOT grant a right to construct new homes.
- Future development subject to a Tentative Map process similar to this.
- Zoning would permit up to 144 single family homes comparable to Shadow Ridge.
- These requests essentially fulfill the vision of the SSSP and Area Plan.
- Tentative Map process will include detailed plans and impact analysis(s).

PROJECT CONSIDERATIONS

- Future development/repurposing of the pit has been envisioned since the SSSP (25+ years).
- Truck traffic (up to 750 trips) will be eliminated.
- Horizon View Avenue is designed as a residential collector and easements are in place for access extension.
- Residential use is much more compatible than existing mining operations.
- Fully supported by goals and policies of the Spanish Springs Area Plan and Washoe County Master Plan.

FINDINGS

Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

- Conforms with all policies and action programs contained in the Area Plan and is further documented in the staff report.

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.

- Replaces a heavy industrial use that is identified as incompatible with matching densities and housing types that directly surround the property.

FINDINGS

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.

- With buildout of Shadow Ridge, Harris Ranch, Blackstone Ranch, etc. the existing heavy industrial use is now surrounded by single family development. This amendment will provide for consistency with the surrounding area and fulfills the long term vision for the property dating back 25 + years.

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.

- All infrastructure needed to serve a future project is in place and Sugarloaf Peak has been previously dedicated for recreational purposes. A future tentative map will require a complete traffic analysis and specific mitigation measures can be conditioned.

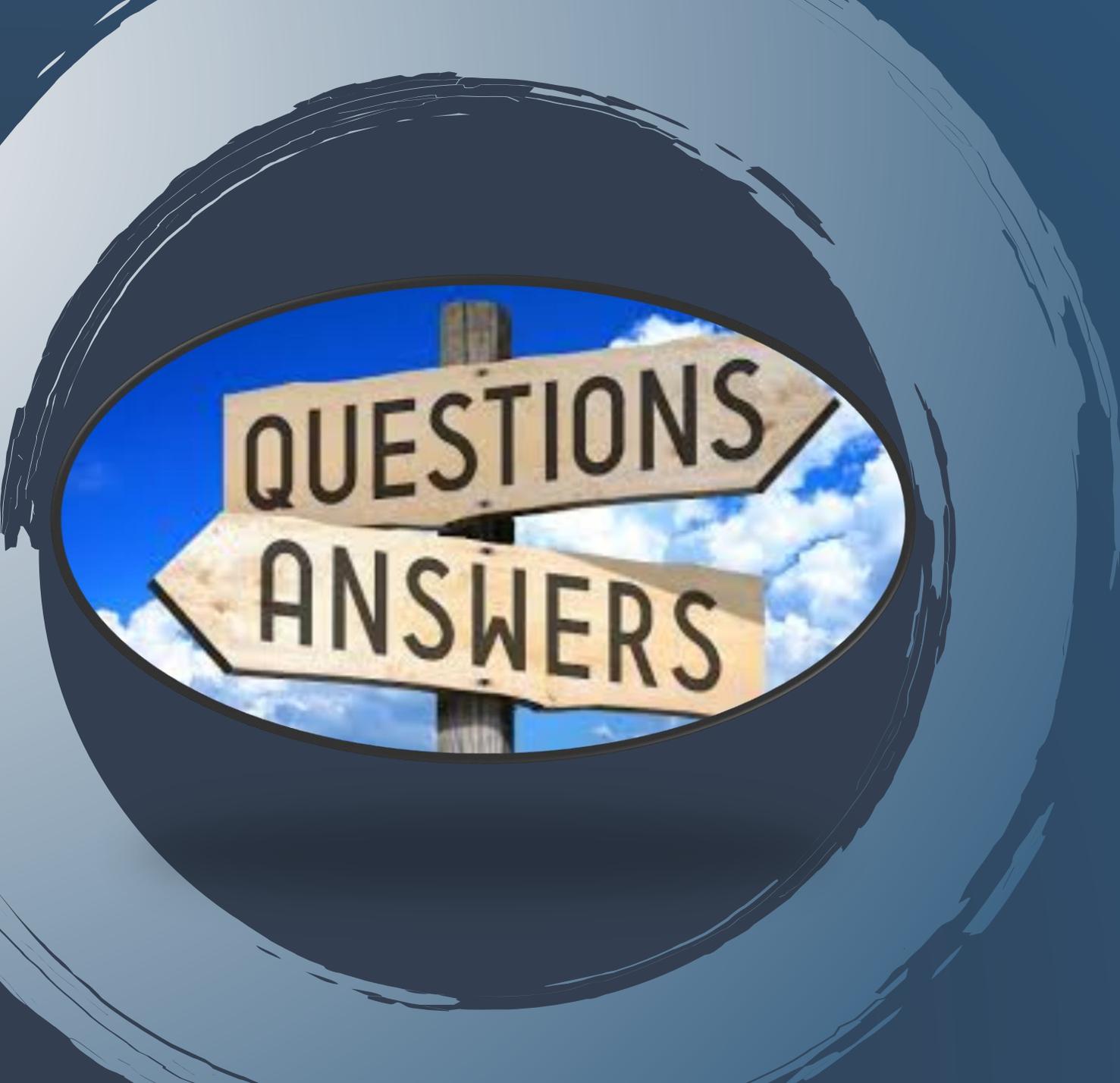
FINDINGS

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.

- Conversion of the pit to residential use has been contemplated for nearly 30 years and is documented as part of the public record. As such, infrastructure extensions to serve the property are already in place.

Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

- Not applicable



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