



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: December 10, 2019

DATE: November 8, 2019

TO: Board of County Commissioners

FROM: Julee Olander and Sophia Kirschenman, Planning and Building Division, Community Services Department, 775.328.3627 (Julee), 775.328.3623 (Sophia), jolander@washoecounty.us; skirschenman@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA19-0004 (Bennington Court) to adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to change the master plan category on five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling ± 8.34 acres, from Open Space (OS) to Suburban Residential (SR) for owners St. James's Village, Inc. and David Houston. 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

Regulatory Zone Amendment Case Number WRZA19-0003 (Bennington Court) to adopt, subject to final approval of the associated master plan amendment and a favorable conformance review by the regional planning authorities, an amendment to the Forest Regulatory Zone Map, a component of the Forest Area Plan, to change the regulatory zone on these same five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling ± 8.34 acres, from OS to Low Density Suburban (LDS) (1 dwelling unit/acre) for owners St. James's Village, Inc. and David Houston.

AND

If approved, authorize the Chair to sign the resolutions to that effect. (Commission District 2.)

SUMMARY

This is a request to change the master plan category on five (5) parcels, totaling ± 8.34 acres, from OS to SR, and if approved, to change the regulatory zone on these same five parcels from OS to LDS. The five (5) subject parcels are located within the existing St. James' Village Development and the proposed changes would bring the regulatory zone designations for these parcels into conformity with the surrounding properties in this development.

AGENDA ITEM # _____

Washoe County strategic objective supported by this item: Proactive Economic Development and Diversification

PREVIOUS ACTION

On October 1, 2019, the Washoe County Planning Commission heard the master plan and regulatory zone amendment requests in question and unanimously recommended adoption of these amendments.

On August 1, 2019, Master Plan Amendment Case Number WMPA19-0004 and Regulatory Zone Amendment Case Number WRZA19-0003 were reviewed at the South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) meeting. This meeting also fulfilled the neighborhood meeting requirement. The CAB members voted unanimously in support of the requests.

BACKGROUND

During review of WSUP19-0008 (Houston Grading), a grading permit for a residential driveway, staff realized that APN 046-151-05 is designated with the incorrect master plan designation and regulatory zone, as it is inconsistent with the surrounding parcels in the St. James' Village development. The staff report stated that Washoe County staff would initiate master plan and regulatory zone amendments for the parcel, proposing the same master plan designation and regulatory zone as the other parcels in the development.

Upon further review, staff discovered that four (4) additional parcels on Bennington Court are master planned OS and zoned OS. The four (4) other parcels are 046-153-08, 046-153-09, 046-153-10, and 046-161-09. In total, these five (5) parcels are privately owned within the St. James's Village residential development and have a master plan designation of OS and a regulatory zone designation of OS, while the surrounding parcels have a master plan designation of SR and regulatory zone designation of LDS. Staff was then directed to correct the master plan designation and regulatory zone designation for these five (5) parcels to be consistent with the surrounding parcels. This was the impetus for the current amendment requests.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0004; 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 contained as Attachment B to this staff report to amend the Forest Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA19-0003.

POSSIBLE MOTION

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

“Move to adopt:

Master Plan Amendment Case Number WMPA19-0004, to amend the Forest Area Plan, a component of the Washoe County Master Plan, to change the master plan category on five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling ±8.34 acres, from Open Space (OS) to Suburban Residential (SR) for owners St. James's Village, Inc. and David Houston; and to authorize the Chair to sign the resolution contained as Attachment A to this staff report to that effect. 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 subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt:

Regulatory Zone Amendment Case Number WRZA19-0003, to amend the Forest Regulatory Zone Map, a component of the Forest Area Plan, to change the regulatory zone on these same five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling ±8.34 acres, from Open Space (OS) to Low Density Suburban (LDS) (1 dwelling unit/acre) for owners St. James's Village, Inc. and David Houston; and to authorize the Chair to sign the resolution contained 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 Forest Area Plan finding:

Goal Twenty-two: Amendments to the Forest Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Forest Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement

Further, 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. MPA Resolution
- B. RZA Resolution
- C. Planning Commission MPA Resolution
- D. Planning Commission RZA Resolution
- E. Planning Commission Staff Report
- F. Planning Commission Minutes