



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: **January 28, 2020**

DATE: December 27, 2019

TO: Board of County Commissioners

FROM: Julee Olander, Planning and Building Division, Community Services Department, 328-3627, jolander@washoecounty.us;

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

SUBJECT: Public Hearing: Regulatory Zone Amendment Case Number WRZA19-0006 (Lifestyle Homes), to adopt a regulatory zone amendment from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum), master planned Suburban Residential (SR) in the Cold Springs Area Plan, on two parcels of land (APN: 566-041-01 & 02) totaling approximately 14.05 acres for owner/applicant Lifestyle Homes TND LLC. If approved, authorize the Chair to sign the resolution to that effect. (Commission District 5.)

SUMMARY

This is a request to change the regulatory zoning for two (2) parcels from Low Density Suburban (LDS) to Medium Density Suburban (MDS) in the Cold Spring Area Plan. One parcel is 9.05 acres and the other parcel is 5 acres.

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

PREVIOUS ACTION

On December 3, 2019, the Washoe County Planning Commission heard the regulatory zone amendment request in question and unanimously recommended adoption of this amendment.

On October 14, 2019, Regulatory Zone Amendment Case Number WRZA19-0006 was reviewed at the North Valleys Citizen Advisory Board (CAB) meeting. Two CAB members were in favor of the amendment and three members recommended to deny.

BACKGROUND

The two undeveloped parcels front Cold Springs Drive to the north. A residential development with a regulatory zoning of MDS is located to the north with a narrow parcel with a regulatory zoning of General Rural (GR) along the roadway. The parcels to

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the east, west and south are zoned LDS. The subject parcels are identified on the Cold Springs Development Suitability map in the Cold Springs Area Plan as “most suitable”. The parcels are not located in the FEMA flood hazard zone or floodway area.

The applicant states that the Cold Springs area has continued to grow and that housing needs have shifted from the large 1-acre lots to smaller and denser development. Also, the applicant indicates that the houses on smaller lots will be more affordable and provide a mixture of housing stock in the area. The total acreage of the two parcels is 14 acres, which will increase the total housing units from a maximum of 14 units to approximately 42 units.

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 Cold Springs Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA19-0006.

POSSIBLE MOTION

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

“Move to adopt:

Regulatory Zone Amendment Case Number WRZA19-0006, to amend the Cold Springs Regulatory Zone Map, to change the regulatory zone from Low Density Suburban (LDS) to Medium Density Suburban (MDS) on two parcels of land, totaling approximately 14.05 acres for Lifestyle Homes; and to authorize the Chair to sign the resolution contained as Attachment A to this staff report to that effect.

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.

AND

Findings for the Cold Springs Area Plan:

1. The amendment will further implement and preserve the Vision and Character Statement.
2. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.
3. The amendment will not conflict with the public's health, safety or welfare.”

Attachments:

- A. RZA Resolution
- B. Planning Commission RZA Resolution
- C. Planning Commission Staff Report
- D. Planning Commission Minutes

Applicant/Owner: Lifestyle Homes TND LLC, 4790 Caughlin Pkwy #519, Reno, NV
89519

Consultant: Wood Rodgers Inc., Andy Durling, 1361 Corporate Blvd., Reno, NV
89502, email: adurling@woodrodgers.com