



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 14, 2020

DATE: June 12, 2020

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning & Building Division, Community Services Department, 328.3627, jolander@washoecounty.us

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

SUBJECT: Public Hearing: Second reading and adoption of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a Development Agreement between (1) Washoe County and (2) Regal Holdings of Nevada, LLC and Charles J. Fornaro, et. al., for Highland Village, limiting the gross density to 4.2 dwelling units per acre on the portions of the property (APNs 508-020-41 and 508-020-43) zoned High Density Suburban. The term of the agreement is ten (10) years. The project is located north of Highland Ranch Parkway and north of Midnight Drive. The project encompasses a total of 2 parcels that total approximately 54.4 acres. The parcels are located within the Sun Valley Area Plan. The property is located within the Sun Valley Citizen Advisory Board boundaries and within Washoe County Commission District No.5. (APNS: 508-020-41 & 43) (Commission District 5.)

SUMMARY

The Washoe County Commission to hold the second reading of an ordinance adopting a Development Agreement to limit the number of units per acres for Highland Village.

Washoe County Strategic Objective supported by this item: Responsible Growth Management.

PREVIOUS ACTION

On June 16, 2020, the Board of County Commissioners (Board) heard and approved the introduction and first reading of an ordinance for the development agreement for Highland Village.

On June 2, 2020, the Planning Commission (PC) was updated on the status of the appeal of WRZA19-0010 (Highland Village) and presented a proposed development agreement for Highland Village limiting the number of allowed housing units. The PC was asked to provide a recommendation to the Board concerning the development agreement. The PC

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recommended approval of the regulatory zone amendment if coupled with an associated development agreement limiting the gross density to 4.2 dwelling units per acre.

On April 28, 2020, the Board reviewed the appeal of WRZA19-0010 (Highland Village). After presentations from staff, the applicant and public comment, the Board concluded that the regulatory zone amendment request could not be supported as requested. The Board remanded the item back to the PC for a recommendation on the regulatory zone amendment (RZA) request to be paired with an associated development agreement in which the applicant voluntarily agreed to limit the number of allowed units to a gross density of 4.2 dwelling units per acre.

On March 3, 2020, the PC heard WRZA19-0010 (Highland Village), in a public hearing. The PC could not make finding 2 (compatible land uses) and finding 4 (availability of facilities) and unanimously denied the proposed amendment.

On January 21, 2020, this item was heard by the Sun Valley Citizen Advisory Board (SV CAB). The CAB recommended that the regulatory zone be amended to Medium Density Suburban (MDS) and not High Density Suburban (HDS).

BACKGROUND

The proposed development agreement establishes that Highland Village will only be allowed to develop a gross density of 4.2 units per acre despite the zoning designation. The density will only include the areas with a regulatory zone of High Density Suburban (HDS). The areas with a regulatory zoning of General Rural (GR) will not be included in the gross density calculation.

The Board has adopted the RZA from Low Density Suburban (LDS) to HDS at the June 16, 2020, meeting that had been denied by the PC. The PC has recommended the development agreement at the June 2, 2020 meeting.

FISCAL IMPACT

No Fiscal Impact

RECOMMENDATION

It is recommended that the Board of County Commissioners conduct a second reading and adopt an ordinance approving a Development Agreement, which limits the gross density to 4.2 dwelling units per acre on the portions of the property (APNs 508-020-41 and 508-020-43) zoned High Density Suburban.

If adopted, the Ordinance will be effective on July 24, 2020

POSSIBLE MOTION

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

“Move to adopt Ordinance Number (insert ordinance number as provided by the County Clerk) pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting Development Agreement for Charles J. Fornaro, et al., limiting the gross density to 4.2 dwelling units per acre. The approval is based on the Board's ability to make all the findings required by WCC Section 110.814.30(d), Findings ; and further to authorize the Chair to execute the final Development Agreement upon adoption of the Ordinance.”

Attachments: A. Ordinance
B. Development Agreement, containing:
Exhibit A (Legal Description)

cc:

Applicant: Regal Holdings of Nevada LLC, 3495 Lakeside Dr., #249, Reno, NV 89509, Email: ray@pezonella.com

Property Owner: Charles J. Fornaro, et al, 3936 Eagle Cir., Slatington, PA 18080

Consultant: John Krmpotic, 1East 1st Street, Reno, NV, 89501
Email:johnk@klsdesigngroup.com