



# WASHOE COUNTY

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## STAFF REPORT

**BOARD MEETING DATE: April 13, 2021**

**DATE:** March 12, 2021

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planning and Building Division, Community Services Department, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us);

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Master Plan Amendment Case Number WMPA21-0001 (Woodland Village) to adopt an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to approve the master plan designation from Rural (R) to Suburban Residential (SR) on  $\pm 6$  acres of an 18.5 acre parcel (APN: 556-290-35) and Suburban Residential (SR) to Rural Residential (RR) on 2 parcels (APN:087-520-01 & 02) totaling  $\pm 10.13$  acres for owners Woodland Village North, LLC. 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 WRZA21-0001 (Woodland Village) to adopt, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, an amendment to the Cold Springs Regulatory Zone Map, a component of the Cold Springs Area Plan, to approve a regulatory zone amendment from the General Rural (GR) regulatory zone to the MDS regulatory zone for  $\pm 6$  acres of an  $\pm 18.5$  acre parcel (APN: 556-290-35); to approve a regulatory zone amendment from the Medium Density Suburban (MDS) regulatory zone to the High Density Rural (HDR) regulatory zone for 2 parcels (APN:087-520-01 & 02) totaling  $\pm 10.13$  acres; and to re-establish MDS density on  $\pm 3$  acres of a  $\pm 171$  acre parcel (APN:556-290-24) for owners Woodland Village North, LLC.

AND

If approved, authorize the Chair to sign the resolutions to that effect. (Commission District 5.)

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**AGENDA ITEM # \_\_\_\_\_**

## **SUMMARY**

This is a request to change the master plan category on one parcel (APN: 556-290-35) from Rural (R) to Suburban Residential (SR) totaling 6 acres of an 18.5 acre parcel and on two parcels (APN:087-520-01 & 02) from Suburban Residential (SR) to Rural Residential (RR), totaling 10.13 acres.

If approved, the request is to change the regulatory zoning on one parcel (APN: 556-290-35) from General Rural (GR) to MDS, totaling 6 acres of an 18.5 acre parcel and on two parcels (APN:087-520-01 & 02) from Medium Density Suburban (MDS) to High Density Rural (HDR), totaling 10.13 acres. Also, the request is re-establishing MDS density on 3 acres of a 171-acre parcel (APN:556-290-24).

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

## **PREVIOUS ACTION**

On March 2, 2021 the Washoe County Planning Commission heard the master plan and regulatory zone amendment requests in question and unanimously recommended adoption of these amendments.

On February 8, 2021, the North Valleys Citizen Advisory Board (CAB) heard the master plan and regulatory zone amendment requests in question and voted unanimously in support of the requests. This meeting also fulfilled the neighborhood meeting requirement per NRS 278.210.

## **BACKGROUND**

The Woodland Village development is near full build-out and there are just a few remaining areas within the development that the applicant would like to adjust, to create a better development. The density associated with Medium Density Suburban (MDS) has been accounted for within the Woodland Village development and no more density is available per the applicant. The applicant is asking to amend the master plan and regulatory zone designations on two parcels totaling 10.13 acres from Suburban Residential/MDS to Rural Residential/HDR adjacent to Azurite Drive (APN: 087-520-01 & 02). Additionally, the applicant is asking to amend the master plan and regulatory zone designations on ±6 acres to Suburban Residential/MDS on a portion of APN: 556-290-35, which is currently designated Rural/GR. The change is being requested in order to relocate the higher density (MDS) to a different portion of the Woodland Village development in which the applicants consider more appropriate for higher density development.

To accomplish these changes, the applicant is requesting to change the master plan and regulatory zoning of specific parcels and portions of parcels within the development. The following table shows the existing designations and the proposed changes, which are in bold print:

Parcel Number	Total acreage	Proposed Acreage	Current Master Plan Designation	Proposed Master Plan Designation	Current Regulatory Zoning	Proposed Regulatory Zoning
087-520-01	±9.5 acres	±9.5 acres	SR	<b>RR</b>	MDS	<b>HDR</b>
087-520-02	±0.6 acres	±0.6 acres	SR	<b>RR</b>	MDS	<b>HDR</b>
556-290-35	±18.5 acres	±6 acres	SR & R	<b>SR</b>	GR-83%/ MDS-17%	<b>MDS</b>
556-290-24	±171 acres	±3 acres	SR & R	No change	GR 78% / MDS 22%	<b>Re-establish MDS density</b>

The applicant is proposing to develop 3 houses off Azurite Drive on two parcels (APN: 087-520-01 & 02), which will be less impactful to the existing neighborhood than the 30 dwellings that are currently allowed. The applicant is proposing to re-locate the remaining 27 units of density to two parcels (APN: 556-290-24 & 35) off Alpine Walk Court and Briar Drive. This area has been graded for future development and the addition of 27 units should not impact existing property owners in the surrounding area. The 27 MDS units would be distributed between 2 parcels (APN: 556-290-24 & 35) on the 6 acres. For further background and analysis of the master plan amendment and regulatory zone amendment proposals, please see Attachment E (Planning Commission Staff Report) and Attachment F (Planning Commission Minutes).

After the Planning Commission has adopted a proposed master plan amendment, the Board of County Commissioners shall review the master plan amendment for possible adoption in accordance with WCC 110.820.30. Pursuant to WCC 110.820.30(c), the Board shall consider the Planning Commission's recommendations, findings and reports and may adopt any master plan amendment that the Board determines can practically be applied to the development of the County within a reasonable period of time. Likewise, if the Planning Commission recommends approval of a proposed regulatory zone amendment, the Board shall review the regulatory zone amendment for possible adoption in accordance with WCC 110.821.30.

#### **FISCAL IMPACT**

No fiscal impact.

#### **RECOMMENDATION**

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution included as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0001; 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 included as Attachment B to this staff report to amend the Cold Springs Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA21-0001.

## **POSSIBLE MOTION**

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

“Move to adopt:

Master Plan Amendment Case Number WMPA21-0001, to amend the Cold Springs Area Plan, a component of the Washoe County Master Plan, to approve the master plan designation from Rural (R) to Suburban Residential (SR) on  $\pm 6$  acres of an 18.5 acre parcel (APN: 556-290-35) and Suburban Residential (SR) to Rural Residential (RR) on 2 parcels (APN:087-520-01 & 02) totaling  $\pm 10.13$  acres for owners Woodland Village North, LLC; and to authorize the Chair to sign the resolution included as Attachment A to this staff report to that effect. 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 WRZA21-0001, to amend the Cold Springs Regulatory Zone Map, a component of the Cold Springs Area Plan, to approve a regulatory zone amendment from the Medium Density Suburban (MDS) regulatory zone to the High Density Rural (HDR) regulatory zone for 2 parcels (APN:087-520-01 & 02) totaling  $\pm 10.13$  acres; to approve a regulatory zone amendment from the General Rural (GR) to MDS for  $\pm 6$  acres of an  $\pm 18.5$  acre parcel (APN: 556-290-35); and re-establish MDS density on  $\pm 3$  acres of a  $\pm 171$  acre parcel (APN:556-290-24) for owners Woodland Village North, LLC; and to authorize the Chair to sign the resolution included 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 Cold Springs Area Plan finding:

Goal Fourteen: Amendments to the Cold Springs 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 Cold Springs 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.

Finally, 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.”

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

Applicant: Woodland Village North, LLC, 4790 Caughlin Pkwy. #519, Reno, NV, 89519, Email: rlissner@gmail.com

Property Owner: Woodland Village North, LLC, 4790 Caughlin Pkwy. #519, Reno, NV, 89519, Email: rlissner@gmail.com

Consultant: Christy Corporation, Ltd., 1000 Kiley Pkwy., Sparks, NV 89436.  
Email: mike@christynv.com