

The Estates at Marango Springs Master Plan Amendment & Regulatory Zone Amendment



Prepared by:



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The Estates at Marango Springs MPA / RZA

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Washoe County Master Plan Amendment Application
Washoe County Regulatory Zone Amendment Application
Owner/Applicant Affidavit
Proof of Property Tax Payment
Title Report (Original Packet Only)
Zone Change Application Map
Slope Analysis Map
Marango Road Sewer & Water Improvement Study
Marango Road Hydrology Study

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Introduction

This application includes the following requests:

- A **Master Plan Amendment** to re-designate 80.12± acres of property from 70.12± acres of Rural Residential (RR) and 10.00± acres of Rural (R) to 45.12± acres of Suburban Residential (SR) and 25.00± acres of Rural Residential (RR), keeping the 10.00± acres of Rural (R) already on the property intact.
- A **Regulatory Zone Amendment** to rezone 80.12± acres from 35.26± acres of Low Density Rural (LDR), 10.00 ± acres of General Rural (GR), and 34.86± acres of Medium Density Rural (MDR) to 45.12± acres Low Density Suburban (LDS), 25.00± acres of Medium Density Rural (MDR), and keeping the 10.00± acres of General Rural (GR) already on the property intact.

Project Location

The Estates at Marango Springs (APNs 017-410-05, 050-571-24, -25, 26) consist 80.12± acres located at 18090 Marango Road, southeast of the City of Reno. Specifically, the property is at the end of Marengo Road off Toll Rd near Geiger Grade. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

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Existing Conditions

Currently, the project site is undeveloped, with a few ponds fed by springs and a small storage facility. Surrounding land uses include a mix of vacant land and single-family residence to the west and south, the Ravazza Ranch 1 subdivision to the north, and BLM-owned land to the east.

The Estates at Marango Springs property contains slightly sloped terrain on both the east and west with a flatter section in the middle. The site is accessed from Marango Rd on the north side. Figures 2 (below), 3 (following page) and 4 (page 7) depict the existing onsite conditions.



Figure 2 – Existing Conditions

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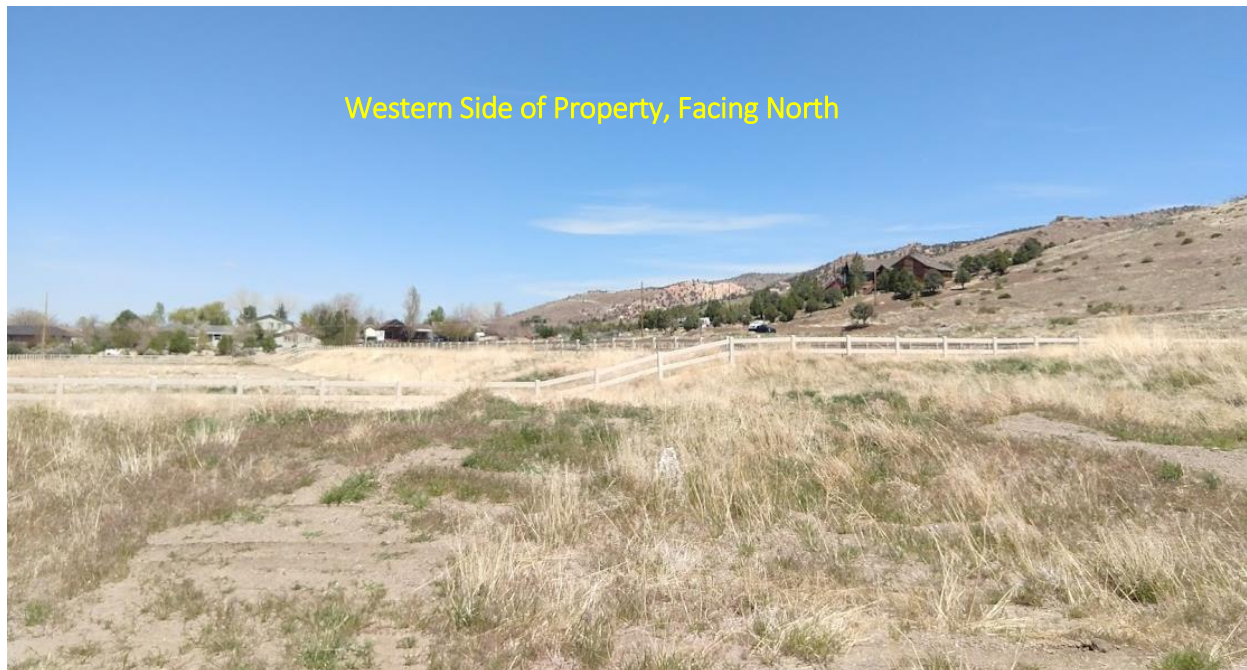


Figure 3 – Existing Conditions

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Figure 4 – Existing Conditions

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The Estates at Marango Springs is located within the South Valleys Area Plan and is identified within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). The South Valleys Area Plan states that in the Steamboat and Pleasant Valley Communities “most homes (are) built on one-acre parcels”. The proposed zones of Low Density Suburban (LDS – One Unit per 1 Acre) and Medium Density Rural (MDR – One Unit per 5 Acres) are permitted and exactly matches the existing pattern of one-acre density. Figure 5 (below) depicts the project site in context with the SCMA.

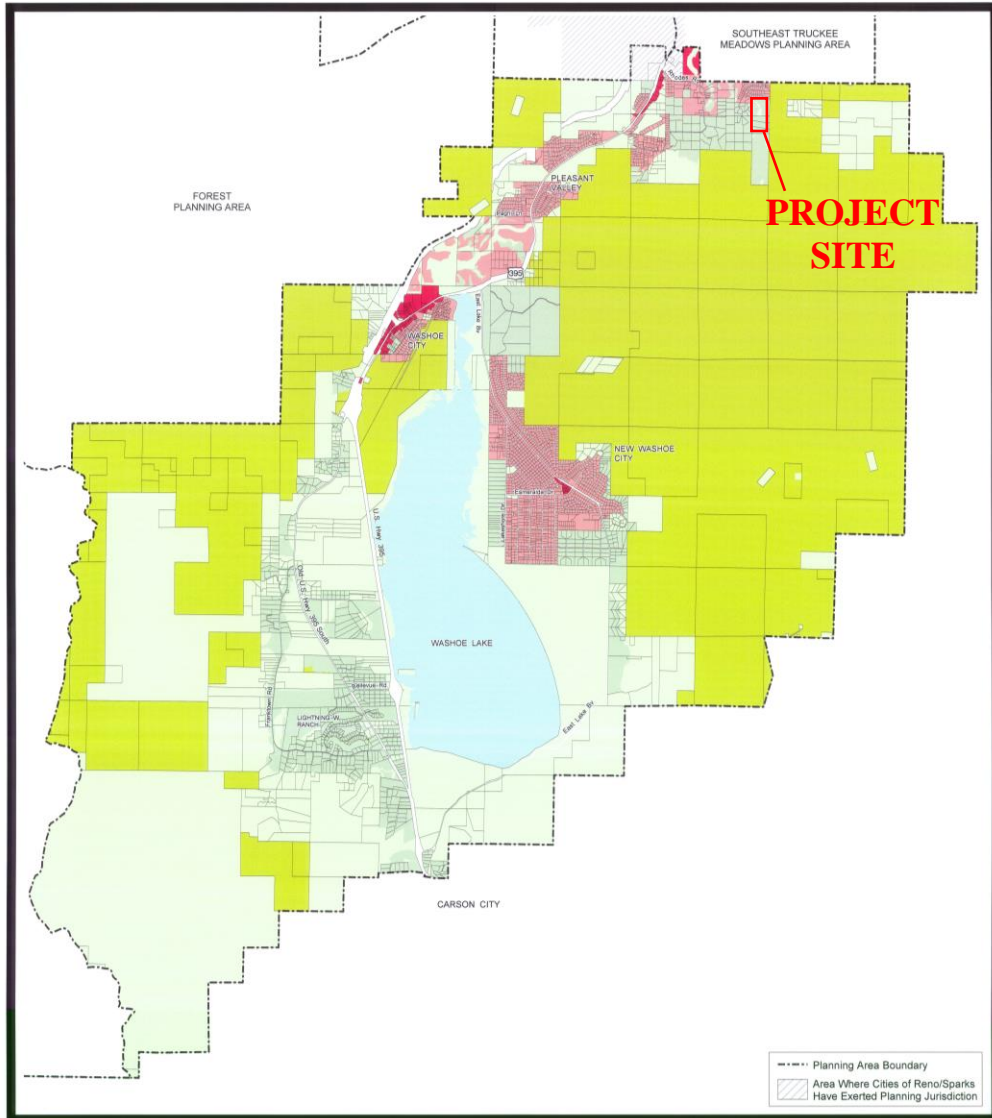


Figure 5 – South Valleys Area Plan

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The site is currently designated as Rural Residential (RR) and Rural (R) in the Master Plan and includes Low Density Rural (LDR), General Rural (GR), and Medium Density Rural (MDR) zoning. This application includes two land use requests in order to establish a Master Plan designation of Suburban Residential (SR) to allow for Low Density Suburban (LDS) zoning, along with Rural Residential (RR) designation to allow for Medium Density Rural (MDR) zoning, and keeping the Rural (R) designation that is already in place that allows for General Rural (GR). See Figures 8 – 12 for exact location of each designation.

The first component of this application is a Master Plan Amendment (MPA) from the current Rural Residential and Rural designation. The MPA requests that the 80.12± acre parcel be redesignated as a mix of Suburban Residential, Rural Residential, and Rural. The second request is a Regulatory Zone Amendment (RZA) from LDR, GR, and MDR zoning designation to a mix of LDS, MDR, and GR, consistent with the proposed Suburban Residential Master Plan designation and allowed designations within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA).

It is the intent of the project applicant to establish the necessary Master Plan and zoning designations to match those of the adjoining subdivisions in which it borders. The parcel is within the TMSA (Figure 6 below) and is therefore suitable for service delivery and development. As depicted in Figure 7 (next page), the project site is also included in the “Suburban Community Water and Sanitary Sewer Service Area” as depicted on the South Valleys Public Services & Facilities Plan in the Master Plan.

It is planned to submit a tentative subdivision map at a future date. The tentative map process will address any areas of the site that present development restrictions, such as steep slopes and significant ridgelines. Development of these areas is restricted by existing Washoe County Code and any future projects will adhere to these restrictions.

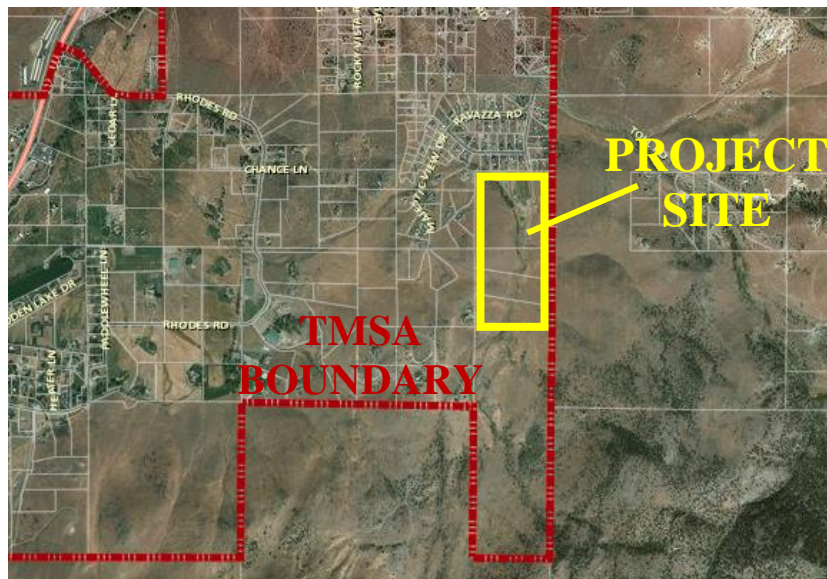


Figure 6- TMSA Boundary Line

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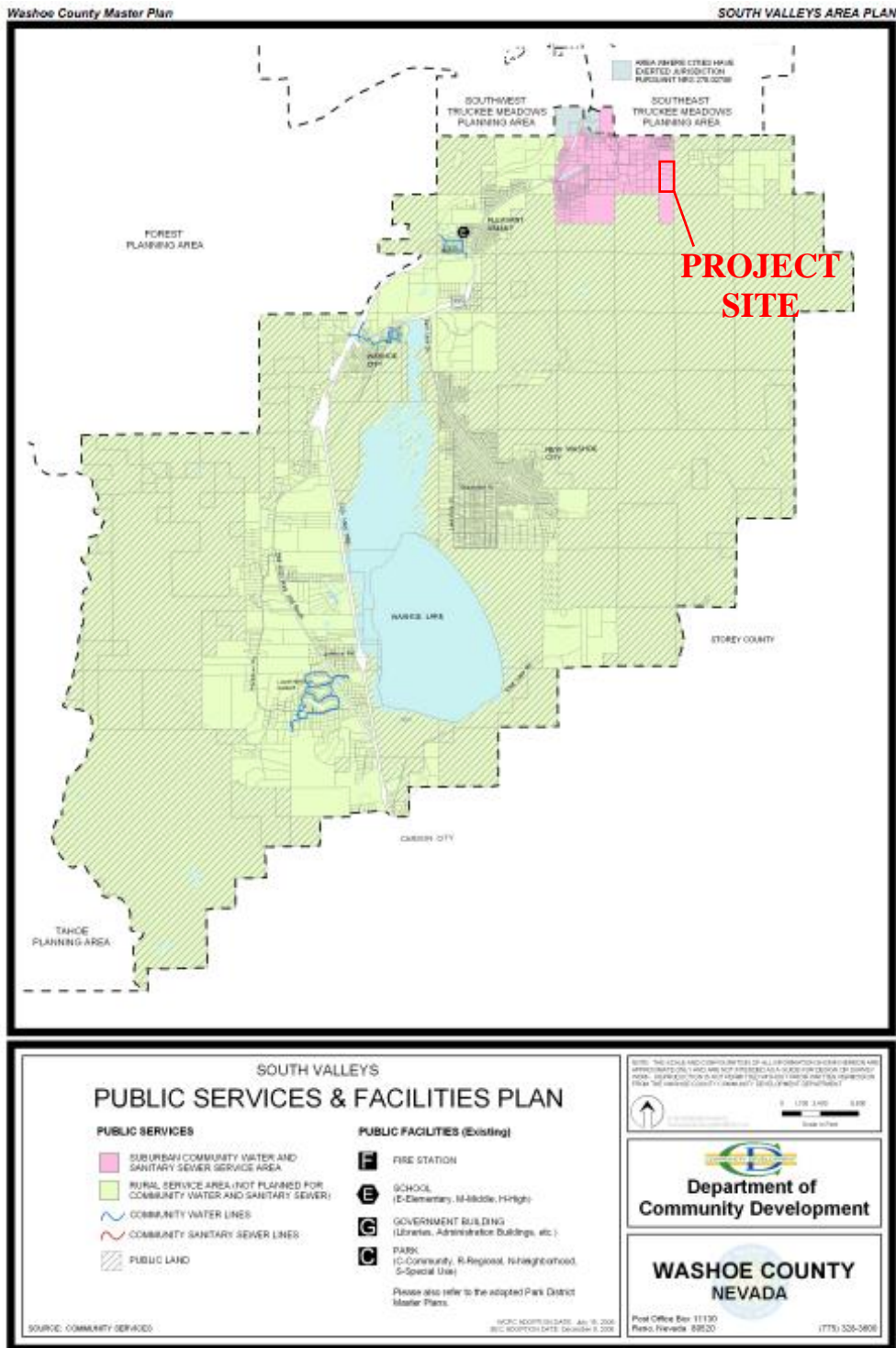


Figure 7 – South Valleys Public Services & Facilities Plan

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Each request is summarized below:

- **Master Plan Amendment**

It is proposed to change the Master Plan designation for the site to include the addition of Suburban Residential along with its original Rural Residential and Rural designations.

The property's main road, Marango Road, accesses the site from a SR designation subdivision. The project site therefore has a direct link and relationship to this subdivision to the north and it makes sense for them to have the same land use designation where it borders.

Per the Washoe County Master Plan Land Use and Transportation Element, the intent of the Suburban Residential designation is *"to encourage compatible smart growth development, while allowing diversity in lifestyle that is manifested in a variety of lot sizes, density, levels of mixed-use and land use patterns."*

In contrast, the Land Use and Transportation Element states that the intent of the Rural and Rural Residential Master Plan category is to discourage development into *"areas that lack essential infrastructure and services for intensification"* and *"are typically applied to lands outside the Truckee Meadows Services Area (TMSA)"*. This is particularly important considering that the project site lies within the TMSA and the appropriate services can be provided to this area, creating an efficient use of the TMSA boundary. The Rural Designation on site will not be touched as that includes undevelopable area, and the RR designation will stay mainly on the western side which has higher slopes than the eastern side.

The Suburban Residential designation and its associated intent is highly logical for a majority of the site at the Estates at Marango Springs. Due to the project site's location within the TMSA, full Rural Residential and Rural designation simply does not adequately provide smart use of the boundary. In fact, LUT.3.1 in *"Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices"* of the Land Use and Transportation Element states to *"require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA)"*. With the 45.12± acres of SR to allow for LDS zoning, specifically allowed within the SVRTCMA and TMSA, the appropriate designation need to be applied to incorporate smart infrastructure development.

The Planning Policy Analysis section of this report provides further analysis of applicable Washoe County Master Plan Goals and Policies and demonstrates how the proposed amendment serves to implement them along with goals and policies of the Spanish Springs Area Plan and Truckee Meadows Regional Plan.

Figure 8 (following page) depicts the existing Master Plan designations for the project site, while Figure 9 (page 13) depicts the proposed land use changes.

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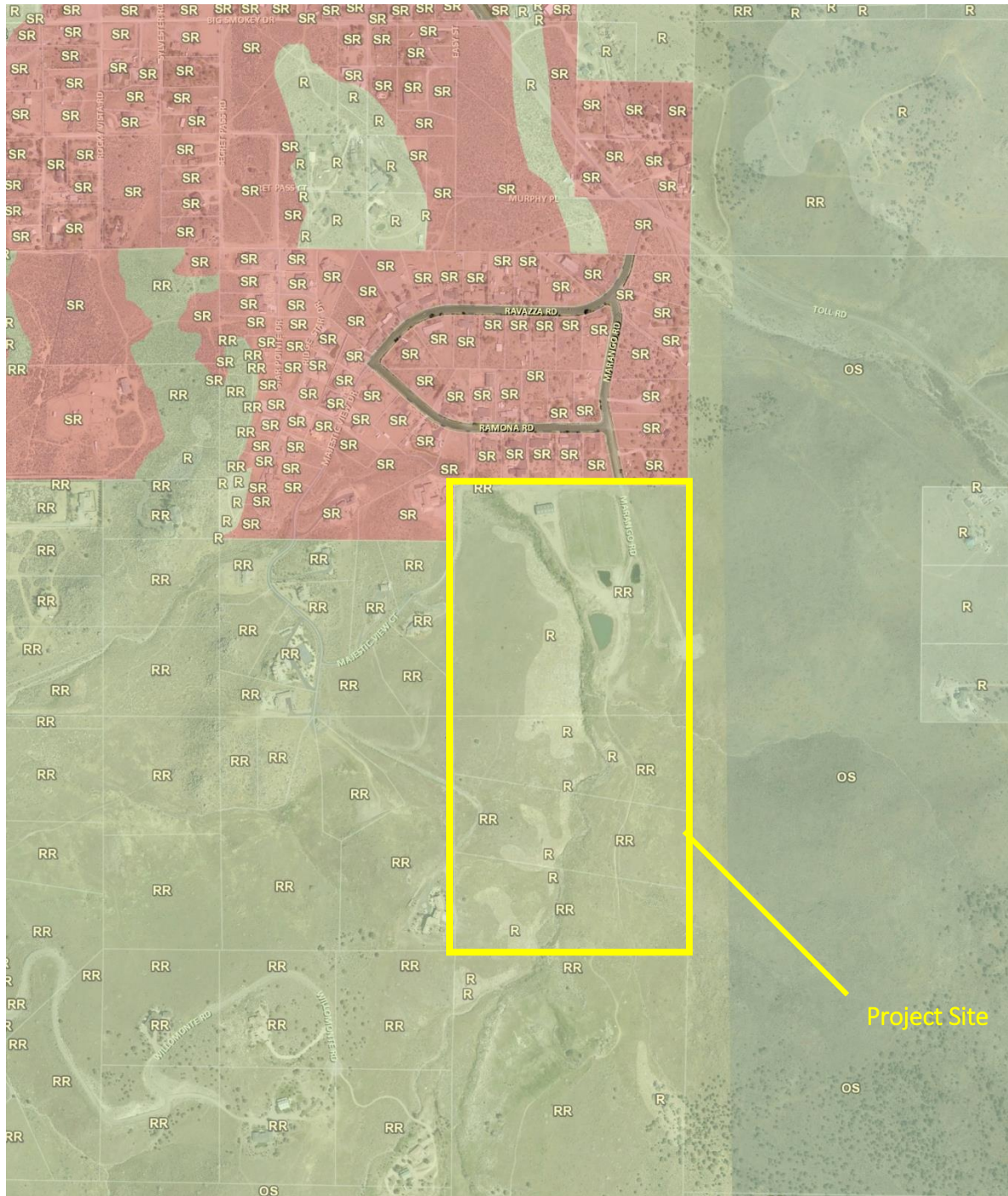


Figure 8 – Existing Master Plan Designations

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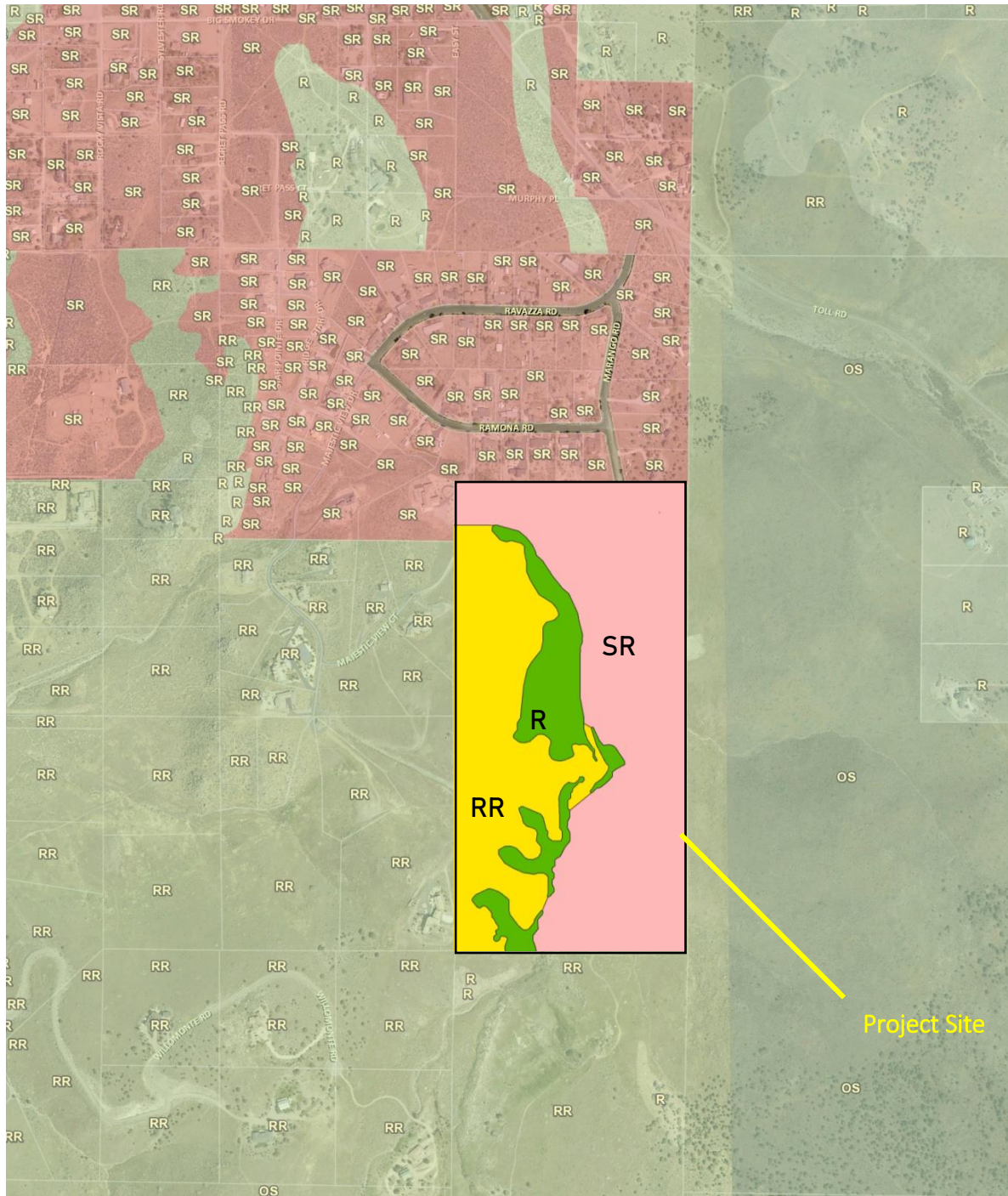


Figure 9 – Proposed Master Plan Designations

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- **Regulatory Zone Amendment**

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site is zoned Low Density Rural (LDR), General Rural (GR), and Medium Density Rural (MDR). Consistent with the requested 45.12± SR Master Plan designation, it is requested that the zoning for the site be amended to have 45.12± Low Density Suburban (LDS). The LDS designation will allow for single family residential development at a maximum density of 1 unit per acre. With the General Rural (GR) zoning staying in place and Medium Density rural (MDR) moving along most of the western portion of the property.

Figure 10 (below) shows that the LDS zone is allowed in the SVRTCMA. Note that a more intense zone, Medium Density Suburban, is also allowed in this area. This request does not therefore attempt to maximize allowable density on the site.

An amendment to LDS does not create any new zoning interactions in the area. The existing HDR zone to the west of the project site already borders an LDS zone. The existing OS zone to the east also already borders an LDS zone. There are no compatibility issues raised with this amendment.

- SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. Low Density Suburban (LDS - One unit per 1 acre).
 - e. Medium Density Suburban (MDS - Three units per 1 acre).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).
 - i. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)
 - j. Neighborhood Commercial (NC).

Figure 10 – Steamboat Valley Rural Transition Character Management Area Permitted Zones

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Figure 11 (below) depicts the existing site zoning while Figure 12 (following page) depicts the proposed zoning for the Estates at Marango Springs.

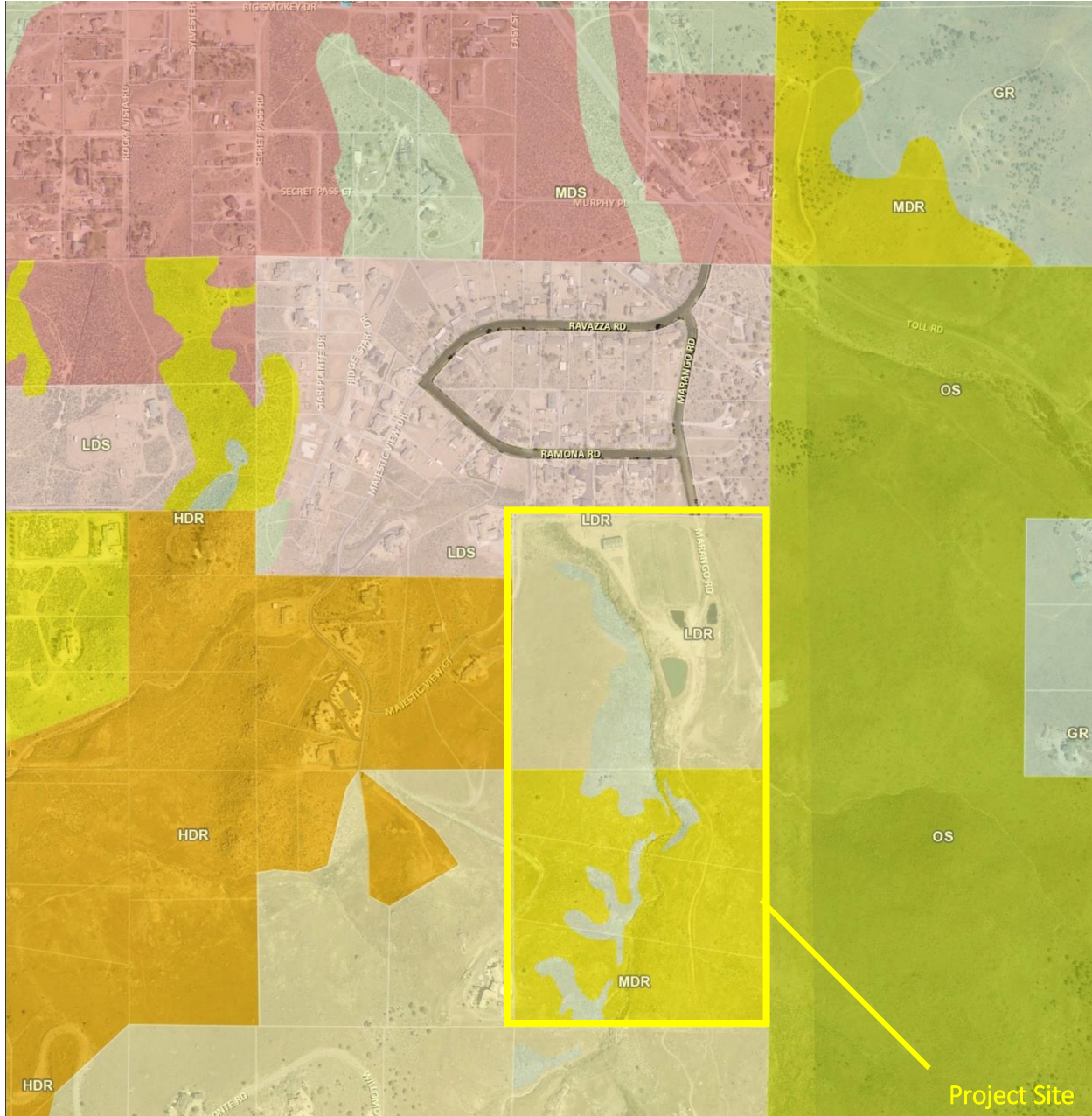


Figure 11 – Existing Zoning

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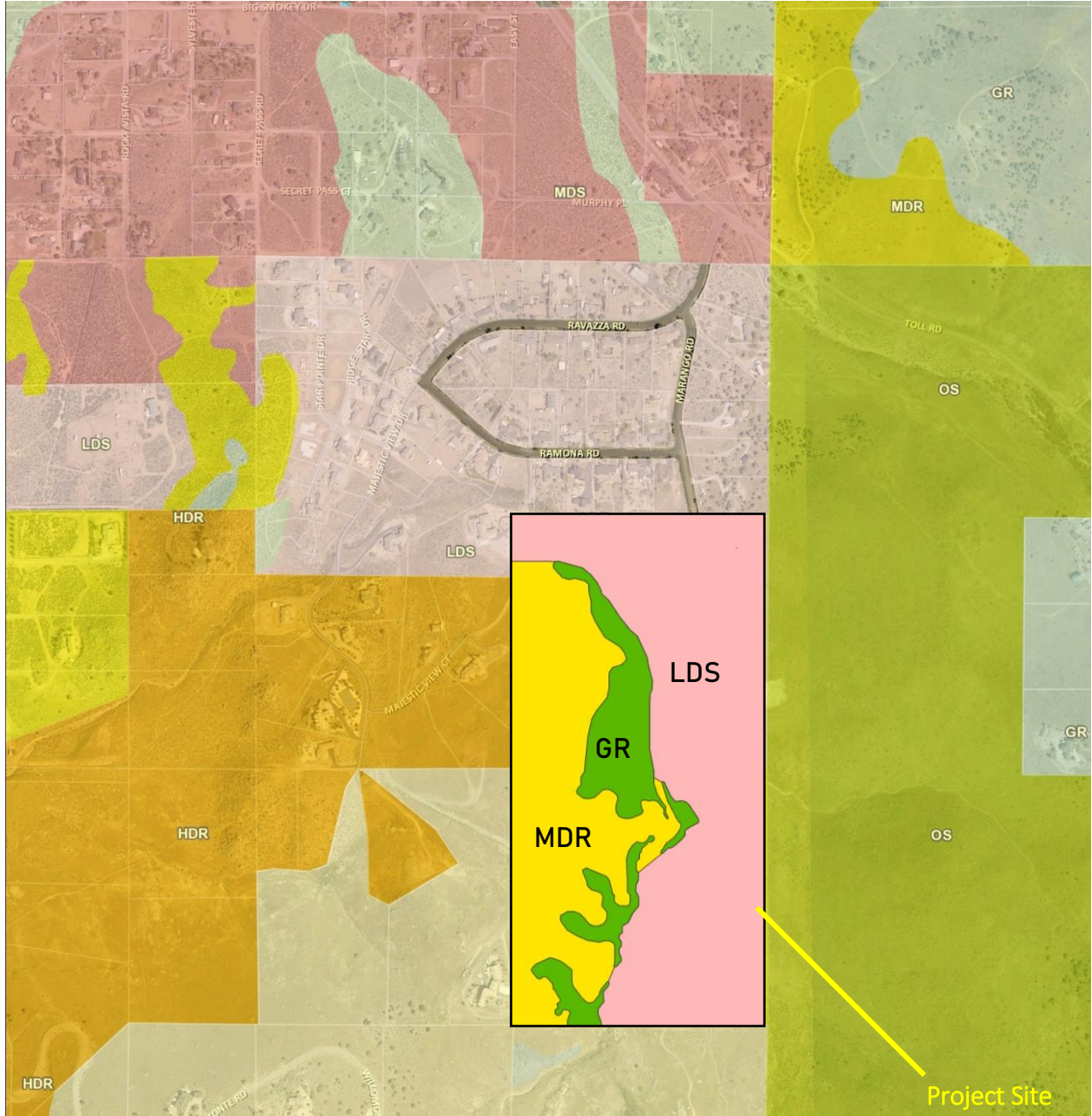


Figure 12– Proposed Zoning

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Future Development

It is intended to follow this MPA/RZA request with a tentative subdivision map request, to be submitted at a later date. It is recognized that a future development plan must provide compatibility with surrounding conditions. The review process included with these applications will include presentation before the appropriate Citizens Advisory Board, as well as a noticed community meeting. These meetings will allow the applicant to gather community input and incorporate those ideas and concerns into a future development plan. Additionally, it is planned to coordinate individually with adjoining property owners during the tentative map process in order to provide specific mitigation measures, project amenities, etc.

The future tentative map is envisioned to provide the same features and amenities of the surrounding developments, such as open space areas and attractive architecture. There are two ponds that hold water from a spring on-site that produces 26 acre-feet of surface water per year. This water is currently being used to irrigate a small portion of the property. With future development, these ponds are likely to form part of a neighborhood amenity.

Washoe County Code allows clustering of residential units (while adhering to the allowed overall density). This clustering option allows for resource conservation, reduction in water use, and open space provision. Given the site topography and natural features, it is likely that some clustering of housing lots will be included on a future tentative map, especially within the LDS zone, as to not disturb any of the slopes among the easternmost boundary.

Potential Impacts

It is very important to note that the MPA and RZA requests included with this application **do not** grant an entitlement to construct a new subdivision at the site. Rather, this is simply the first step in establishing the appropriate underlying land use designations for a future project. A tentative subdivision map must be filed and approved in order to implement any new development and will address: specific project details; road design; infrastructure; hydrology; etc. This process will include a publicly-noticed hearing.

This section provides an initial overview impact analysis based on the likely maximum unit yield. This maximum yield is based on the permitted density under the LDS zoning while taking into consideration roads and natural features. The LDS zone allows one unit per acre. However, yield was reduced slightly due to the need for roads and open space, and the existence of slope areas. An estimate of 50 single family units was used for this analysis.

- **Traffic**

Traffic is a measurable impact that will result no matter what is developed at the site. Roads in the area tend to be generously sized for the traffic volumes and no significant impacts are expected. This project site does not meet the threshold in numbers for a traffic impact study at this stage. The developer will continue working with Washoe County to identify any traffic-related concerns.

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- **Schools**

The site is served by the following schools:

- Brown Elementary School
- Depoali Middle School
- Damonte Ranch High School

With a maximum project of 50 homes there is not likely to be a substantial impact to area schools. According to the Washoe County School District, the project is estimated to generate: 14 elementary school students; 3 middle school students; and 7 high school students. Washoe County recently approved a tax measure to fund new school construction and operation. This measure provides for long-range school planning to accommodate population growth.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. Water and Sewer can easily be extended (at the developer's expense) across existing easements on the northwest end of the property to serve the Estates at Marango Springs. With basins and drainage already on-site, proper drainage will be designed during the tentative map process. In fact, these policies (detailed later in this report) further support the portion of LDS zoning/density requested as it is not feasible to supply large lot residential units with these municipal services. Power, natural gas, cable television, and high-speed internet service all exist at or adjacent to the project site.

- **Site Suitability**

The site is well suited for the mixture of density associated with the requested designations. This is based on the fact that the site is in the same topographic landscape as the LDS-zoned development to the north, and the availability of existing site services and infrastructure. Furthermore, the site is not encumbered by geologic, cultural, historical, or flood concerns that would preclude development.

- **Public Services**

The property will have the same response time as its existing suburban neighbors and has quick access along Toll Road.

Planning Policy Analysis

The proposed requests must be reviewed for consistency with the goals and policies of the Washoe County Master Plan, South Valleys Area Plan, and Truckee Meadows Regional Plan. Each of these planning documents is addressed below:

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- **South Valleys Area Plan**

The South Valleys Area Plan is an element of the Washoe County Master Plan that establishes the overall theme and vision that the community has in terms of how they wish to see the South Valleys communities develop over time. Last updated in 2010, there has been substantial change and development in recent years.

The Introduction section of the Area Plan states that the *“South Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in South Valleys in a manner that:*

- *Respects the scenic and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;*
- *Maintains a rural agricultural character in the landscape between the urban areas of Reno and Carson City;*
- *Respects private property rights;*
- *Provides a limited range of housing opportunities complementary to the area’s rural and historic character;*
- *Encourages the development of commercial opportunities in a manner that helps define the community, provide needed services, and otherwise highlight the character of the community as defined by the Land Use Table in Appendix A;*
- *Provides ample open space and recreational opportunities;*
- *Promotes the educational and scientific opportunities inherent in the area’s natural history and rural character;*
- *Addresses the conservation of natural, scenic and cultural resources;*
- *Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,*
- *Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.”*

This amendment request is entirely consistent with this intent of the Area Plan. The current Master Plan and zoning designations are in direct conflict with the last two bullet points noted above. A total rural designation within the TMSA and on a property that connects to a suburban designation simply does not fit both logically, or fiscally. In terms of resources and infrastructure, amending a portion of the land use categories to suburban within the property will serve to better manage available resources and infrastructure. The Estates at Marango Springs will provide residential uses that will complement existing development patterns to the north as well as provide significant open land with the drainageway and ponds on site, allowing for natural and scenic resources to be available to residents. This is consistent with the third to last bullet point above.

The Area Plan also establishes an overall Character Statement. Within the Character Statement it states that *“the role of the planning area’s water resources is particularly important in shaping the area’s character”*. This portion of the Character Statement can easily be connected to this project in its service

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within the TMSA and availability to water and sewer connection without allowing damage to groundwater with new homes on wells and septic.

The Area Plan also contains goals and policies that are applicable to this particular MPA and RZA requests. These policies are listed below and are addressed in **bold face** type. It is important to note that many of the policies are not applicable at this time but will be addressed with the forthcoming tentative map (i.e. policies related to grading, utilities, etc.).

Goal One: The pattern of land use designations in the South Valleys Area Plan will implement the community character described in the Character Statement.

This request conforms to the Character Statement in terms of location within the TMSA and the SVRTCMA, preservation of open space, as well as scenic and resource conservation.

SV.1.2 Policy Growth Level: As described in the Character Statement, the South Valleys' character is a distinct integration of the human and natural environments. Therefore, in order to manage the conservation of this distinctive character, all requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the South Valleys planning area occurs within the limits of sustainable resource management.

This request maintains the character of the area by adhering to the compatible land use designations identified in the Area Plan.

SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition Character Management Area:

c. Low Density Suburban (LDS – One unit per 1 acre).

Note: Additional zoning categories listed in policy SV.1.4 are omitted as they are irrelevant to this request.

The requested SR, RR, and R Master Plan designation and LDS, MDR, and GR zoning are in direct compliance with this policy.

SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a wide range of residential land uses. Residential land uses will range from rural to suburban. The location of these designations on the Master Plan map will reflect the transitional character of the community.

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This project is an attempt to bring new housing opportunities to the area while also maintaining the existing land use pattern to the north of 1-acre average lot sizes, as well as to the west with 5-acre average lot sizes. The project will be directly compatible with the adjoining subdivision to the north and west.

SV.3.4 *The Washoe County Development Code will be amended to reflect special site development, streetscape and architectural guidelines for the SVRTCMA that will implement and preserve a built environment that conforms to the character described in the community character statement. These guidelines should reflect a mix of themes that are consistent with the historical, cultural, and transitional value of the community. The establishment of these guidelines should be done in coordination with property owners, business owners, residents, and any affected public agencies.*

Future development will adhere to these guidelines.

SV.3.5 *Potential historic and cultural resources exist throughout the Steamboat Valley Community. Development should be preceded by efforts to identify cultural and historical resources and provide for their conservation.*

Any cultural or historic resources discovered on site will be preserved.

SV.3.6 *Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established.*

The area has existing access from Toll Road. Two points of access are available to the project site itself.

Goal Ten: The regional and local transportation system in the South Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the South Valleys Vision and Character Statement.

The project site has easy access to Toll Rd, Geiger Grade, and US 395. The site can be developed without changing the area road network.

SV.10.4 *The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.*

All County guidelines will be followed during development.

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Goal Eleven: Resources key to the preservation and implementation of the character described in the Character Statements will be protected and where possible, enhanced.

Any protected resources will be preserved on site and all Character Statements will be taken into consideration during the tentative map design process.

Goal Twelve: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.

The clustering of homes in this development will allow for the preservation of open vistas and ridgelines.

SV.12.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the South Valleys Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.

Utility infrastructure will be discussed during the tentative map process. Any project will adhere to these guidelines.

SV.12.6 Even though development on slopes greater than 15 percent is discouraged, development on said slopes shall be managed in conjunction with all Washoe County Development Code requirements, such as Article 424, Hillside Development, as applicable. Requirements include minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

The clustering of homes during the tentative map process will greatly reduce the need for development on steep slopes.

SV.12.7 At the time of master plan amendment and tentative subdivision map application submittal, and prior to the issuance of grading permits for final maps, an applicant should submit to the Community Development staff, for review and approval, a "developable area analysis" for all portions of a development on slopes greater than 15 percent.

A "developable area analysis" for this site is attached and submitted with this application.

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Goal Thirteen: Maintain and enhance the scenic value of the U.S. 395 corridor and other local transportation corridors through the planning area.

This project is not along U.S. 395 corridor nor will it change the scenic value of any other local transportation corridors in the South Valleys.

Goal Fourteen: Public and private development will respect the value of cultural and historic resources in the community.

Any cultural and historic resources found on site will be preserved.

Goal Fifteen: The South Valleys planning area will contain a system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities, and contributes to the preservation and implementation of the community character.

Future development will consider trail connectivity to other neighborhoods/open space.

Goal Sixteen: Cooperate with state and federal agencies in the management of public lands in the planning area.

The project will not impact the management of public land.

Goal Twenty-one: Mining in the South Valleys planning area is incompatible with existing residential, agricultural, ranching, and educational uses and will be discouraged.

No mining will occur on site.

Goal Twenty-three: Personal and economic losses associated with flooding will be minimized. Development in the South Valleys planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

Due to the ponds on site that can act as natural detention basins, as well as the already existing drainageway, flooding and runoff can be easily mitigated on site.

Goal Twenty-four: Water resources will be supplied to land uses in the South Valleys planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the Washoe Valley, Pleasant Valley, and other adjoining basins in the planning area, and minimize unreasonable pumping impacts to domestic wells.

Due to this site's location within the TMSA and the availability of water and sewer service, all homes within the LDS zone will not have groundwater wells or septic systems within this development.

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Goal Twenty-five: The quality of water from the South Valleys hydrographic basins will be protected from further degradation resulting from human activities.

All LDS zoned homes on this site will be connected to water and sewer lines, no adverse water quality impacts will occur.

Goal Twenty-six: Watershed protection and groundwater recharge will be prime considerations towards future development activities.

All LDS zoned homes on this site will be connected to water and sewer lines, no adverse groundwater impacts will occur.

Goal Twenty-seven: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, storm water runoff, and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.

The ponds on site are primarily man-made and therefore are not natural wetland areas. However, these areas will be maintained for their scenic value and for their stormwater management value.

Goal Twenty-eight: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the South Valleys Vision and Character Statement.

By allowing partial suburban density, the site will support connections to sewer and water systems. These systems offer better protection for the environment and local water resources than do individual well and septic systems.

SV.29.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use, the following applicable findings must be made, commensurate with a change in regulatory zone per NRS:

- a. At the time of a land use change application submittal, a study shall be submitted, which has been paid for by the applicant, relative to municipal water, sewer and storm water improvements that clearly identifies the impacts that may accompany such a land use change, and that such needed improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for the South Valleys by the Department of Water Resources. For amendments that propose intensified commercial land use, the scale of the intended use has been shown to be consistent with the desired development and vitality of the community, as outlined in the Character Statement and Goal One of the Area Plan.

The study is attached to this application.

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- **Washoe County Master Plan**

The Washoe County Master Plan contains numerous goals and policies that support the requested Master Plan and Regulatory Zone Amendments included with this application. These policies are listed and addressed below:

Conservation Element:

C.2.1 The Washoe County Department of Community Development shall maintain maps depicting valuable scenic areas, including but not limited to, prominent ridgelines, playas, and other unique scenic features. These maps shall be used to determine, in part, the land use and public services and facilities appropriate for each planning area. These maps, which may be specific to and contained within each Area Plan, shall also be used during development review to identify areas where scenic resource assessment and possible mitigation measures may be required.

The scenic resources map shows the area contains prominent ridgelines. Any scenic requirements will be adhered to during site layout and design and will be reviewed during subsequent permitting.

C.2.3 Each development proposal shall be evaluated with the intent to preserve visually prominent ridges and escarpments. Evaluation shall address mitigation of the effects on visual appearance, scarring of hillsides, and the impact of increasing access in roadless areas.

The project site is ideal for the clustering of homes to prevent any negative effects on the visual landscape. A tentative map application will have to be reviewed before homes can be built.

Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.

Once again, the clustering of homes will allow for maneuverability around any mitigated or environmentally sensitive landscapes.

C.3.1 The Washoe County Department of Community Development shall adequately consult with other agencies while maintaining Development Suitability maps that depict valuable and/or critical land, water and wildlife resources or features which shall include, but not be limited to, the following:

- a. Geothermal and mining areas.*
- b. Landslide, avalanche and rockfall areas.*
- c. Active and potentially active faults, and areas of potential ground shaking.*
- d. Slopes greater than 15 percent.*

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- e. *Sensitive soils.*
- f. *Key wildlife habitats and migration routes.*
- g. *Wild fire hazard areas (as specified by the respective fire agency).*
- h. *One hundred year flood plains.*
- i. *Perennial and intermittent streams, and wetlands.*

This map series shall be used to determine the land use and public services and facilities appropriate for each planning area. These maps shall also be used during development review to identify areas where more detailed land and water resource information is needed. Where the information indicates a need, measures to protect these resources shall be required. The maps depicting development constraint areas and areas of biodiversity should be used as a reference tool only in reviewing development applications.

All aspects of the Development Suitability Map that lie within the property will be assessed and the tentative map will be adapted accordingly to any valuable and/or critical land.

Goal Five: Regulate development in hillside and mountainous areas to mitigate drainage, erosion, siltation and landslide problems.

A slope map is included with this application. All hillsides of the property will be analyzed during the tentative map phase to ensure proper site layout and grading. Clustering of homes, with surrounding open space, is likely to allow for minimization of graded slopes.

Goal Six: Regulate development to protect the riparian vegetation associated with the Truckee River and the streams, creeks and wetlands of the region.

Onsite water features will serve as an amenity to the project and will not be eliminated with this application.

Goal Ten: Incorporate technical information on geologic hazards into the land use planning and development processes.

There are no known geologic hazards on site. The tentative map process will identify any geologic aspects that require management.

C.16.1 Through the adoption of the Open Space and Natural Resource Management Plan and implementation of the policies contained in the Land Use and Transportation Element, Washoe County will promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation and open space.

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Any access to the Open Space designated land manage by the BLM to the east will be maintained.

Goal Eighteen: Manage and utilize water resources in a fair and sustainable manner.

Allowing suburban design, with connections to water and sewer systems, will prevent additional groundwater extraction in the area.

Goal Twenty-one: Manage development to preserve and protect water resources.

Any development will occur within the framework of existing water use regulations.

Housing Element:

Policy 1.5: Encourage development at higher densities where appropriate.

Program 1.5: The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high density areas.

As explained throughout this document, the partial LDS zoning and associated 1 du/ac density is highly appropriate given the site's location within the TMSA and availability of water and sewer systems. The partial LDS zone will better transition between more rural uses outside of the TMSA boundary and the denser zones adjacent to the site. Note that the SVRTCMA allows a denser zone (MDS) than is being requested here.

Land Use and Transportation Element:

Goal One: Influence future development to abide by sustainable growth practices.

Allowing the site to be developed in a mixture of rural and suburban pattern, with clustered lots and utility connections, is more sustainable than expansive development on well and septic systems.

LUT.2.2: Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the minimum following criteria:

- a. Directs development away from hazardous and sensitive lands.*
- b. Preserves areas of scenic and historic value.*
- c. Provides access to public land.*

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- d. *Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.*
- e. *Accommodates the extension and connection of trail systems and other active and passive recreational uses.*
- f. *Furthers the purposes and intent of the respective Area Plan.*
- g. *Prevents soil erosion.*
- h. *Encourages a minimum distance from residential dwellings to active recreation in parks.*

Although more specific details will be provided in the forthcoming tentative map application, the Estates at Marango Springs will implement this policy through the clustering of lots consistent with the neighborhood to the north as well as to include trail connections and overall consistency with the Vision and Character of the South Valleys Area Plan.

Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

The site is part of an existing community and is adjacent to residential development.

LUT.3.3: Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

At a proposed density of 1 du/ac as well as 1 du/5 ac, the project is in direct compliance with this policy.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. *Provide opportunities for a variety of land uses, facilities and services that serve present and future population;*
- b. *Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and*
- c. *Allow housing opportunities or a broad socio-economic population.*

The proposed residential use is much more logical from a land use perspective than the existing total rural designation because of its location within the TMSA and because of existing infrastructure availability.

LUT.4.4 Encourage new suburban developments to provide interconnected street networks (Photo 6) to improve fluidity between different land uses and encourage walking and cycling as viable and safe modes of transportation.

This policy will be addressed with the forthcoming tentative map request. Roads in the area are

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generously sized for the traffic volumes and allow for easy walking and cycling.

LUT.5.2 Proposed development plans shall be required to provide the minimum service standards as described in the Land Use and Transportation Plan.

As detailed previously under the Area Plan analysis, the project meets or exceeds all of the applicable standards.

LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

The site is located in an area of existing services and patrols and can easily be absorbed into the existing service framework due to its connectivity to the neighboring subdivision. Any upgrades or improvements can be conditioned with the tentative map at the expense of the project developer.

LUT.6.1 Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada's regional economic base.

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base. Encourage land uses that preserve a quality of life and define a sense of place within the region*

The Estates at Marango Springs is consistent with the Vision of the South Valleys Area Plan and will allow for planned, consistent development. It will also help to address the region-wide housing need by increasing the supply of desirable homes.

LUT.9.1 Create, maintain, and connect usable open space for aesthetic, recreational purposes and natural resource protection.

- a. Development assurances shall provide that the open space will be used as intended and will be adequately maintained. The following measures shall be used as applicable:
 - i. Designate open space areas to a classification consistent with the intended use.*
 - ii. Record Conditions, Covenants and Restrictions (with the County as an interested party) or other contractual agreement with specification of the intended use and prohibition of future sale of the property without consent of the County.*
 - iii. Specify use of the property (e.g. common area) on recorded maps.*
 - iv. Dedicate easements (with the County as an interested party) that specify the intended use.*
 - v. Provide financial assurances for any proposed improvements within the open**

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space.

- vi. Provide mechanisms to assure perpetual maintenance of the open space.*
- vii. When a density bonus or density transfer is proposed, the parcel that is proposed to be use-restricted should be included as part of the tentative map.*

The tentative map phase will directly address this policy by identifying open space areas, It will be the responsibility of the developer/homeowners to maintain and preserve this open space.

LUT.9.5 Require the connection of open space; trail access and bikeway systems with regard to a multitude of different trail uses.

As noted above, new trails within the project will provide for connectivity with and continuance of the regional trail network within the community and into public lands.

Goal Ten: The public has access to open space resources.

All trails to neighboring open space owned by the BLM will stay intact.

LUT.10.6 Promote an interconnected open space system that accommodates and provides efficient access to all reasonable trail uses.

Given the proximity of public land, it will be simple to provide a trail connection from the project to public open space.

Goal Twelve: Washoe County should implement policy to acquire and preserve open space.

Not directly applicable to this project.

LUT.12.2 In reviewing development or other land use applications, the County shall consider open space values and other characteristics, which contribute to the open and rural character or unincorporated Washoe County.

The clustering of lots will serve to implement the Vision and Community Character sections of the South Valleys Area Plan in regards to natural resources and open land. These components can be further conditioned with the forthcoming tentative map.

LUT.14.4 Trails shall be interconnected and provide for pedestrian, equestrian, bicycle, and motorized uses, where each use is warranted. Incompatible uses shall be appropriately separated.

Consistent with the policies of the Area Plan, access to BLM land can be preserved with this project. Further details and specifications will be provided with the forthcoming tentative map.

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LUT.17.2 Suburban neighborhoods should be created with a discernible center. This is often a square, green space, or memorable center. A transit station can be located at this center.

The site is not large enough to allow for the creation of a neighborhood center or a transit station. However, community elements such as a trailhead can be considered during tentative map design.

Goal Twenty-three: Development respects natural constraints and available resources

Future development will adhere to regulations on constraints and natural resources.

LUT.25.1 Ensure that development proposals are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.

The Planning Policy Analysis included in this report clearly demonstrates the project's conformance.

Population Element:

Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces.

Establishment of a mixture of rural and suburban residential at the site is logical from a land use perspective as it provides for appropriate transitions to adjoining properties, offers recreational opportunities and amenities to residents, and is within a short distance to arterial roads and highways.

- **Truckee Meadows Regional Plan**

Master Plan Amendment applications in Washoe County are required to complete a review by the Truckee Meadows Regional Planning Agency. This project advances many of the goals and policies of the *2012 Truckee Meadows Regional Plan*. In general, this application seeks to provide suburban residential development within an area already included within the Truckee Meadows Service Area (TMSA) boundary. Densities of up to 5 unit per acre are allowed in unincorporated areas within the TMSA per the Regional Plan. The Estates at Marango Springs fit well within these parameters.

More specifically, the project conforms to the goals and policies of the *Regional Plan*, as outlined below.

GOAL 1.1 Between 2007 and 2030, at least 99% of the region's population growth and 99% of the region's jobs growth will be located in the Truckee Meadows Service Areas (TMSA).

The project site is within the existing TMSA and serves to better respect natural resources and provide more efficient use of infrastructure as encouraged within the Regional Plan, Washoe County Master Plan, and South Valleys Area Plan.

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Policy 1.1.8 The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Areas and the Rural Development Area (see Map 3). The Development Constraints Area consists of playas, jurisdictional water/wetland in accordance with Section 404 of the Clean Water Act, designated FEMA floodway areas within the floodplain Zone AE floodways, significant water bodies, natural slopes over 30%, publicly-owned open space, and properties that are deed restricted to prevent development.

Any portion of the site within the Development Constraints Area will be properly addressed.

Policy 1.2.2 To conform with the Regional Plan, local government and affected entity master plans, facilities Plans, and other similar plans, must promote and not conflict with the following priorities for managing regional growth:

- 1) Downtown Centers;*
- 2) Regional Centers and Emerging Employment Centers;*
- 3) Primary TOD Corridors;*
- 4) Secondary TOD Corridors;*
- 5) Infill opportunity areas as identified in local government master plans;*
- 6) all other areas within the Truckee Meadows Service Areas.*

This site conforms with item #6 above due to its location within the TMSA. It is therefore a priority area for managing regional growth.

Policy 3.5.1 To be in conformance with the Regional Plan, the master plans, facilities plans, and other similar plans of local governments and affected entities must ensure that necessary public facilities and services to support new development are or will be available and adequate, based on adopted levels of services (LOS) at the time the impacts of new development occur.

Infrastructure is already in place around the site and can be easily extended to serve future development. Therefore, the concurrency requirements are met. Roads will be built on the site at the developer's expense and will connect to the existing network. Area roads are generously sized for the traffic volumes in the area.

Request Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

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- **Master Plan Amendment**

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

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

The requested mixture of Rural and Suburban Residential designation will allow for the establishment of Low Density Suburban (LDS) and Medium Density Rural (MDR) zoning. The LDS and MDR zoning are consistent with the site's location within the Steamboat Valley Rural Transition Character Management Area and is consistent with the goals, policies, vision, and character statement of the South Valleys Area Plan, as detailed previously within this report.

- (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.

The requested amendment is a continuation of the zoning already in place directly north of the site. No new zoning interactions are created with this amendment.

- (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.

The primary changed condition is that the surrounding area has developed to a suburban standard. There is suburban zoning directly north of the site. This change is driven by region-wide housing demand and by limited space within the TMSA. This site is therefore a logical location for needed housing.

- (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.

As detailed throughout this report all facilities, services, and infrastructure needed to serve the site are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over larger lot alternatives.

- (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

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projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The site is located within the Truckee Meadows Service Area. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new growth has long been anticipated.

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

Not applicable.

- **Regulatory Zone Amendment**

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

As detailed in the Planning Policy Analysis section of this report the request RZA serves to implement numerous goals and policies of the Washoe County Master Plan and the South Valleys Area 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.

This request does not create any new zoning interactions. The proposed MDR, GR, and LDS zone are already present in the area.

This request also does not grant the absolute right to develop the parcel. Instead, it establishes the land use framework that will allow for future consideration of a possibly clustered tentative map. At that time, project specific impacts can be evaluated during a public review process and appropriate conditions can be added or changes made. From a pure land use perspective, suburban use at 1 du/ac is appropriate with the surrounding residential uses, especially to the north, and is far more efficient in terms of infrastructure than rural designations within the TMSA.

- (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.

The primary changed condition is that the surrounding area has developed to a suburban standard. There is suburban zoning directly north of the site. This change is driven by region-wide housing demand and by limited space within the TMSA. This site is therefore a logical location for needed housing.

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- (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.

As noted under the Master Plan Amendment findings, all facilities, services, and infrastructure needed to serve the site are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over larger lot alternatives.

- (5) No Adverse Affects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

As detailed in the Planning Policy Analysis section of this report, the project serves to implement goals and policies of the Master Plan and Area Plan. Specifically, this includes directing development to within the TMSA boundary, and encouraging efficient use of existing infrastructure.

- (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.

As noted before, the site is located within the Truckee Meadows Service Area. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new growth has long been anticipated.

- (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.

Not applicable.