



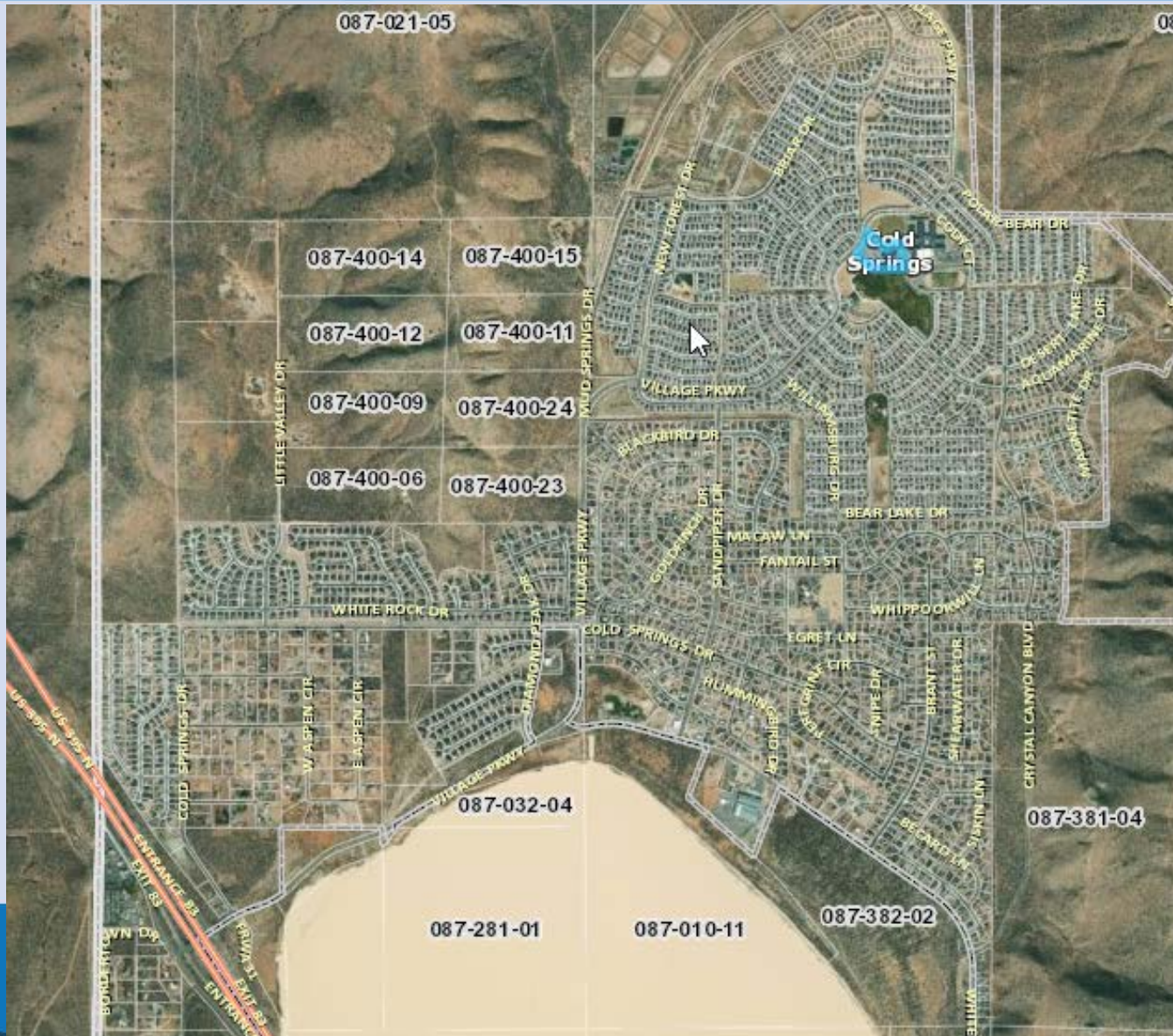
WMPA20-0002 & WRZA20-0002 (Woodland Village)



Washoe County Planning Commission
April 20, 2020



Vicinity Map



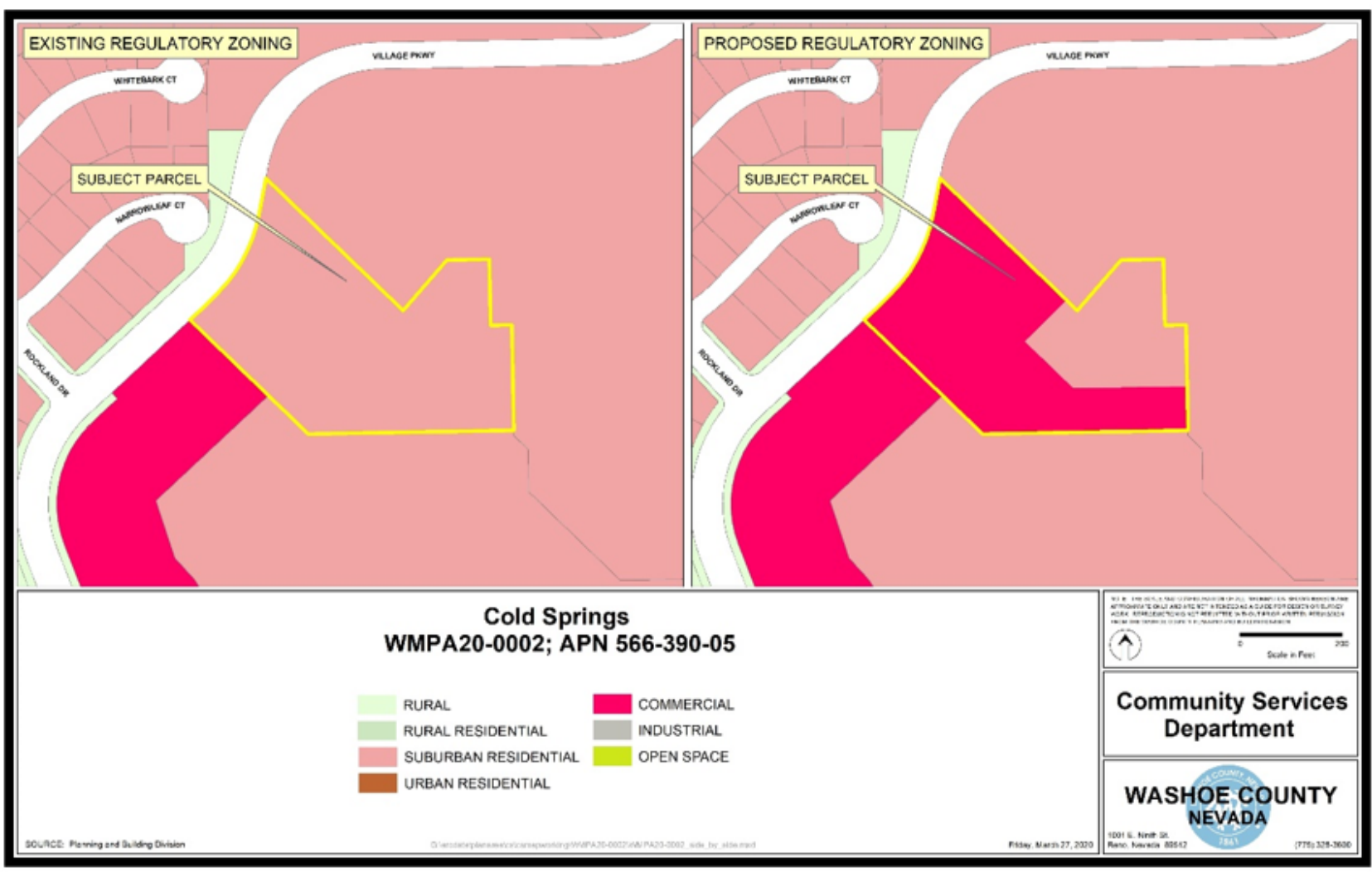


Request

- **Master Plan Amendment on 71% of a 4 acre parcel from Suburban Residential (SR) to Commercial (C) with 29% (1.2 acres) currently SR to remain SR**
- **Regulatory Zone Amendment on 71% of a 4 acre parcel from Public & Semi Public Facilities (PSP) to Neighborhood Commercial (NC) with 29% (1.2 acres) currently PSP to remain PSP**



Existing & Proposed Master Plan Designation





Existing and Proposed Regulatory Zoning



Cold Springs WRZA20-002; APN 566-390-05

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / LDS2 | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE |

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Scale in Feet: 0 200

**Community Services
Department**

**WASHOE COUNTY
NEVADA**
1001 E. North St.
Reno, Nevada 89512 (775) 326-3600

SOURCE: Planning and Building Division

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Friday, March 27, 2020



Analysis

- A portion of the parcel is vacant, with a 12,240 sq. ft. family community center on the northeast section and a surrounding parking area
- The applicant states that there is a need for smaller and denser development and commercial uses in the area
- Cold Springs Area Plan encourages a mixture of uses, as the applicant is proposing



Compatibility

- The surrounding parcels' regulatory zoning is PSP to the east and north, NC and Parks & Recreation (PR) to the south and Medium Density Suburban (MDS) across Village Pkwy.
- The proposed NC regulatory zoning has a high compatibility rating with the surrounding regulatory zones of PSP, PR and NC.



Availability of Facilities

- **The area is currently zoned for Gomes Elementary School, Cold Springs Middle School and North Valleys High School.**
- **The Washoe School District reviewed the application and stated that the proposed changes did not project issues to the middle and high school.**
- **The elementary school is currently over capacity; however the District is planning a new elementary school in 2021.**



Availability of Water

- **The parcel is located in the Cold Springs Hydrographic Basin. Water rights are required to be submitted with the application which the applicant provided and is included in the staff report.**
- **There is sewer capacity for the site, and sewer service is provided by the Cold Springs Water Reclamation Facility, which is managed by Washoe County.**

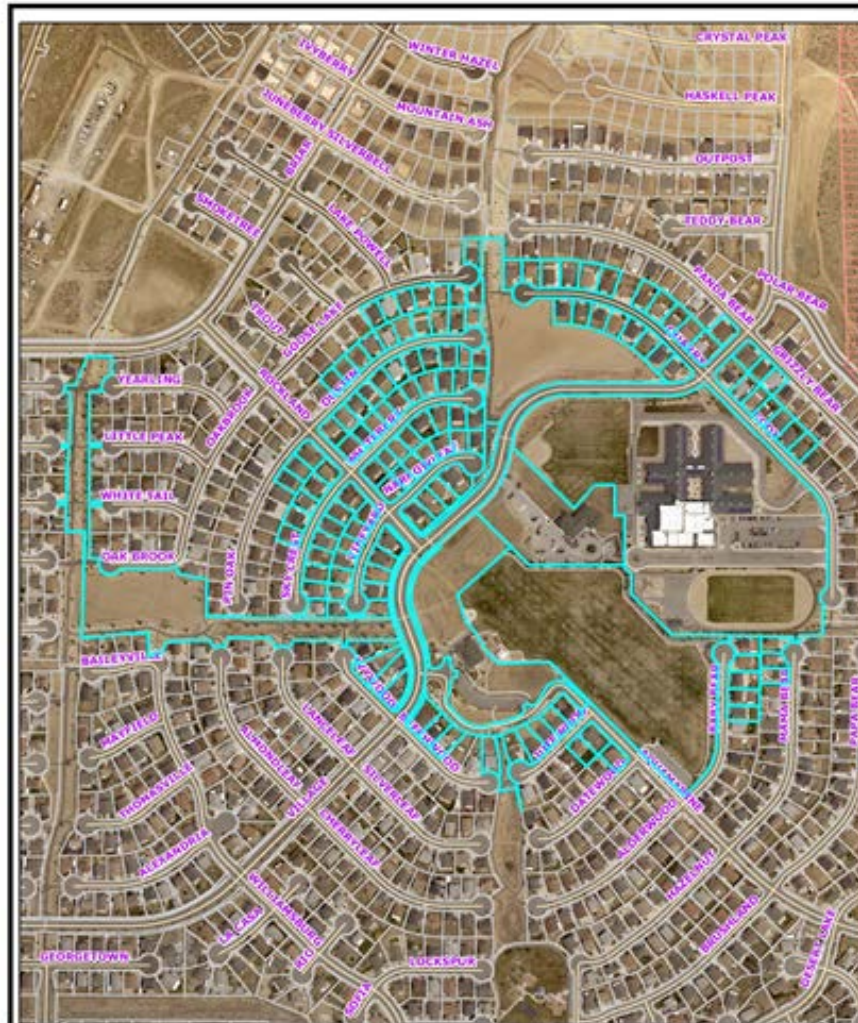


Public Comment & CAB

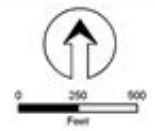
- **The amendments were presented to the North Valleys CAB on March 9, 2020, which also served as the required neighborhood meeting.**
- **The CAB members voted unanimously in favor of the request.**
- **Comments included:**
 - What type of development might happen residential or commercial?
 - Need smaller housing units with smaller lots



Public Notice



WMPA209-0002 & WRZA20-0002
Woodland Village
Noticing Map - 750 feet



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Reno, Nevada 89512 (775) 336-3600



Reviewing Agencies

- **Washoe County Community Services Department**
 - Building and Safety
 - Engineering and Capital Projects
 - Parks and Open Space
 - Water Management
- **Washoe County Health District**
- **Washoe County Sheriff**
- **State of Nevada**
 - Department of Wildlife
 - Environmental Protection
 - Department of Forestry
 - Water Resources
- **Truckee Meadows Fire Protection District**
- **Washoe County School District**
- **Truckee Meadow Water Authority**
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**

No recommendations for denial were received



MPA Findings

- 1. Consistency with the Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions**
- 4. Availability of Facilities**
- 5. Desired Pattern of Growth**

And

**Cold Springs Area Plan Required Finding, Goal
Twenty**



RZA Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions; more desirable use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**
- 7. Effect on a Military Installation When a Military Installation is Required to be Noticed**



Possible Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0002 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required Cold Springs Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.



Possible Regulatory Zone Amendment Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0002 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA20-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.