



WMPA21-0008 / WRZA21-0005 (Highland Village II)



Washoe County Planning Commission
December 7, 2021





Applicant Request

- 1. Amend the Washoe County Master Plan to reconfigure the boundaries of the Suburban Residential & Rural master plan designations; and,**
- 2. Amend the Sun Valley Regulatory Zone Map to change the regulatory zone from Low Density Suburban to High Density Suburban (HDS) and reconfigure the boundaries of the proposed HDS and General Rural (GR) zones on three adjacent parcels APN's 508-020-04, -42 & -44.**

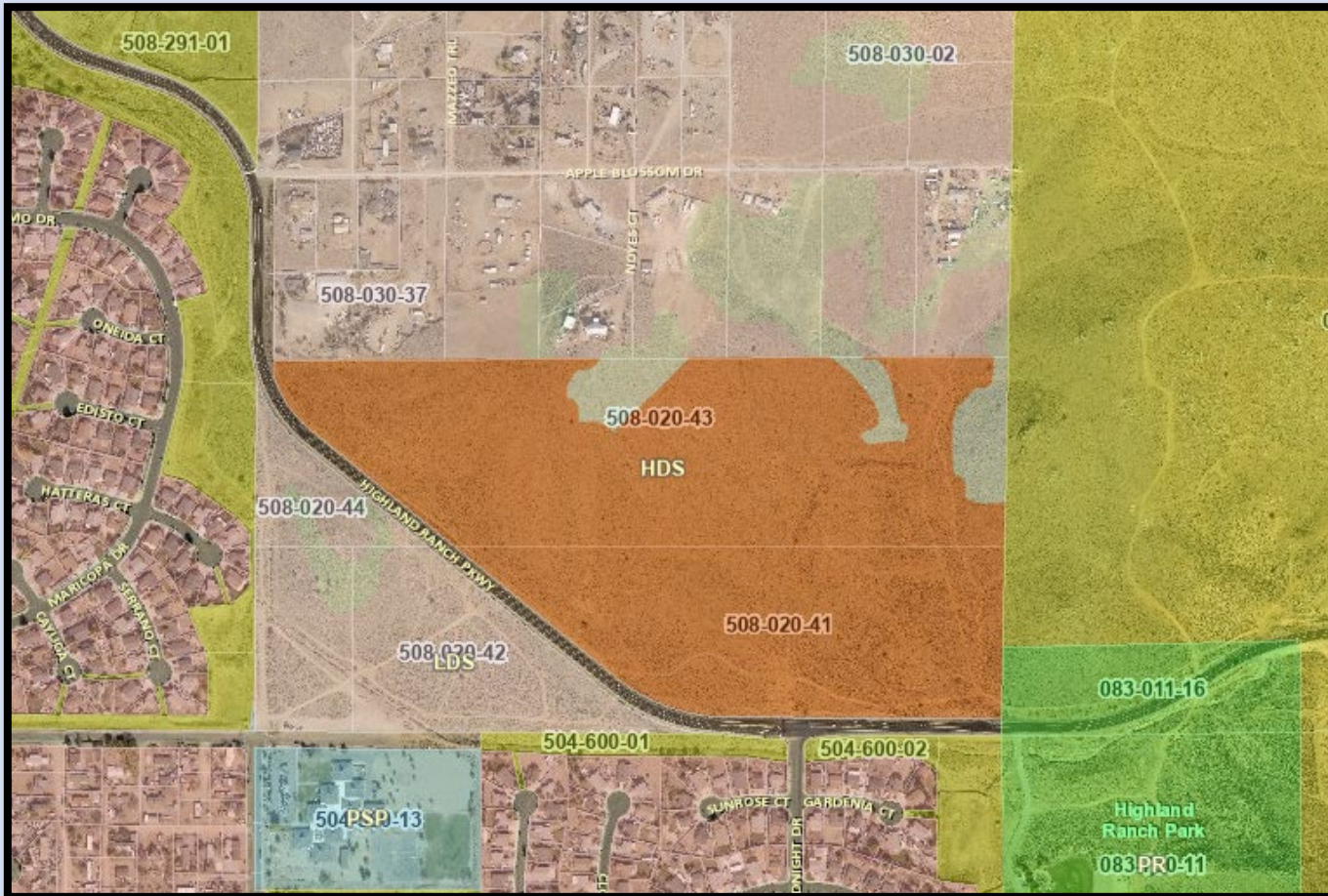


Project Location





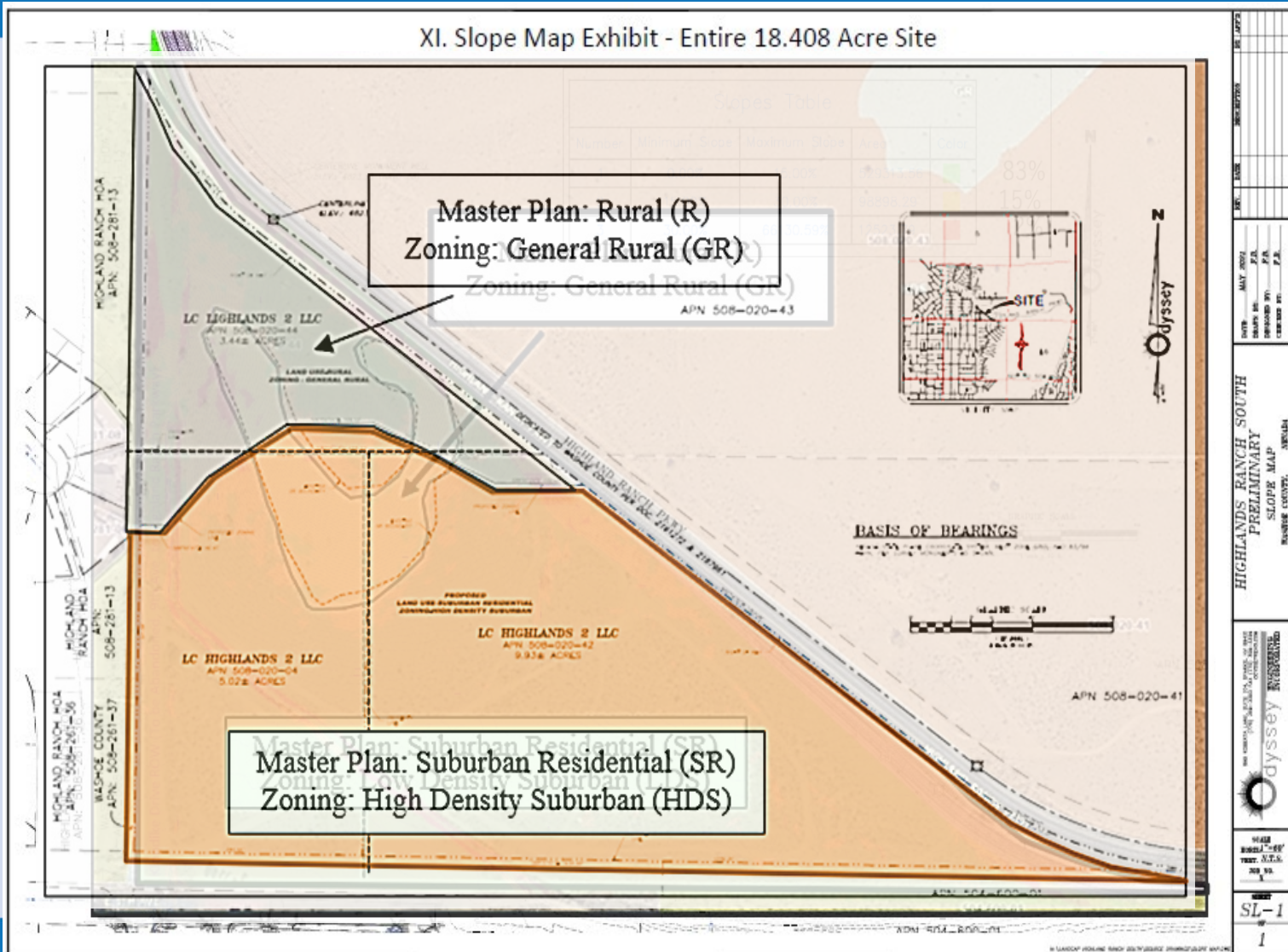
Background





Master Plan Amendment

XI. Slope Map Exhibit - Entire 18.408 Acre Site



DATE:	MAY 2022	BY:	DM
DRAWN BY:	J.F.	REVISIONS:	
DESIGNED BY:	J.F.	DATE:	
CHECKED BY:	J.F.	SCALE:	

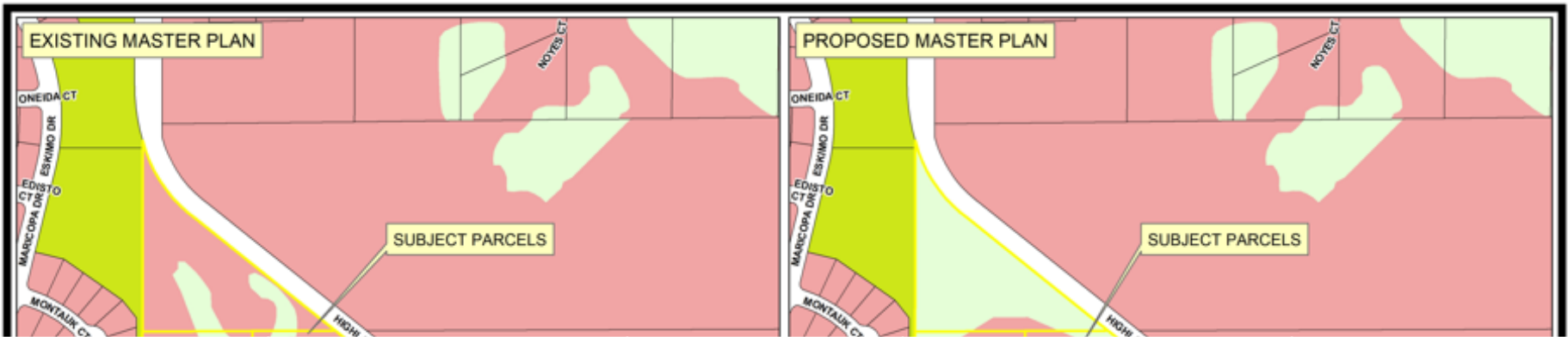
HIGHLANDS RANCH SOUTH
PRELIMINARY
SLOPE MAP
WASHOE COUNTY, NEVADA

dyessey ENGINEERS

SL-1
1



Proposed MPA Configuration



Assessor's Parcel Number	Existing Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
508-020-04	Suburban Residential	4.389	Suburban Residential	4.737
508-020-04	Rural	.626	Rural	.278
508-020-42	Suburban Residential	9.544	Suburban Residential	9.769
508-020-42	Rural	.387	Rural	.161
508-020-44	Suburban Residential	2.773	Suburban Residential	.196
508-020-44	Rural	.663	Rural	3.240

Sun Valley Planning Area WMPA21-0008



NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

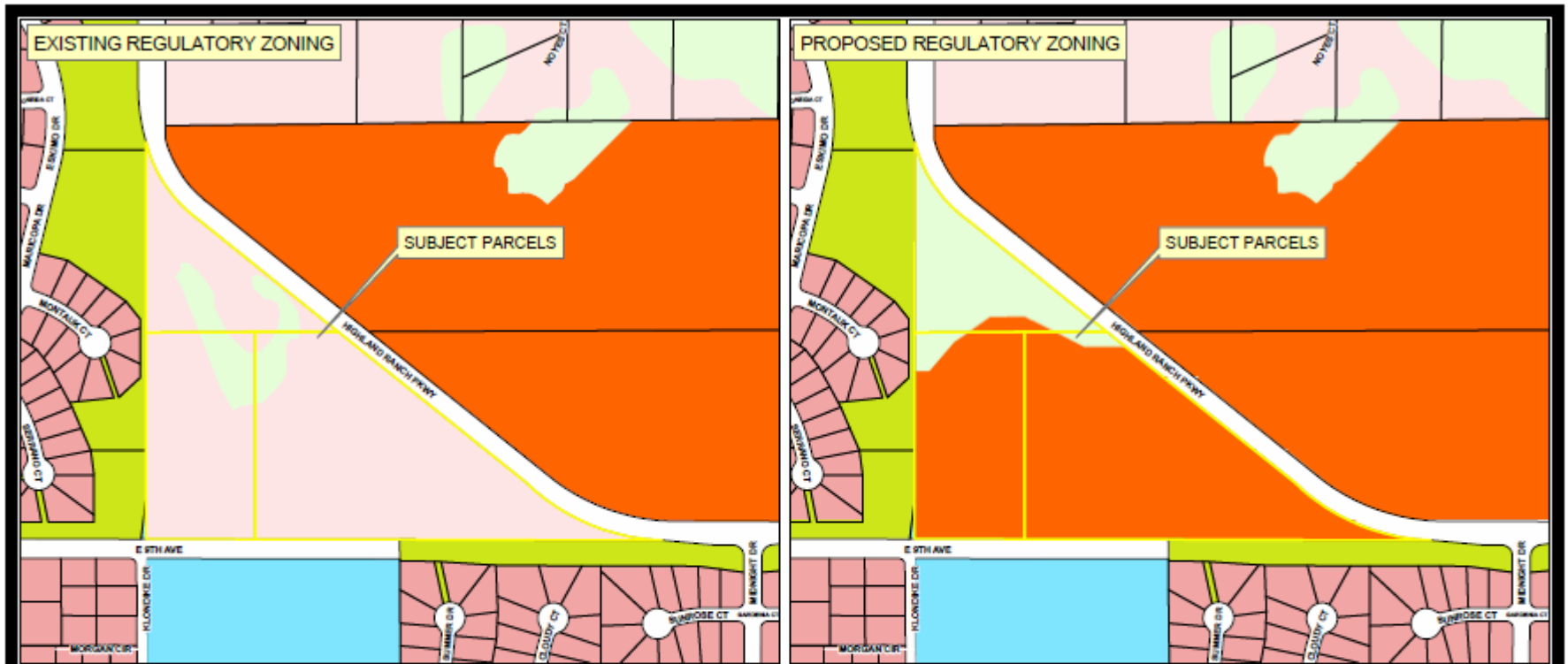
0 150 300
Scale in Feet

**Community Services
Department**

**WASHOE COUNTY
NEVADA**



Regulatory Zone Amendment



SUN VALLEY PLANNING AREA WRZA21-0005

	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 SEM-PUBLIC FACILITIES		WATER BODY/DRY LAKE

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**Community Services
Department**

**WASHOE COUNTY
NEVADA**

1001 E. Ninth St.
Reno, Nevada 89512 (775) 325-3600

SOURCE: Planning and Building Division

Path: G:\arcdata\planning\arcgis\regions_working\WRZA21-0005\WRZA21-0005_title_by_title.mxd

DATE: 11/17/2021

WMPA21-0008.WRZA21-0005



Allowed Uses

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	A	A

Key: -- = Not allowed; A = Allowed; AR = Administrative Review pursuant to Section 110.306.25(i); P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

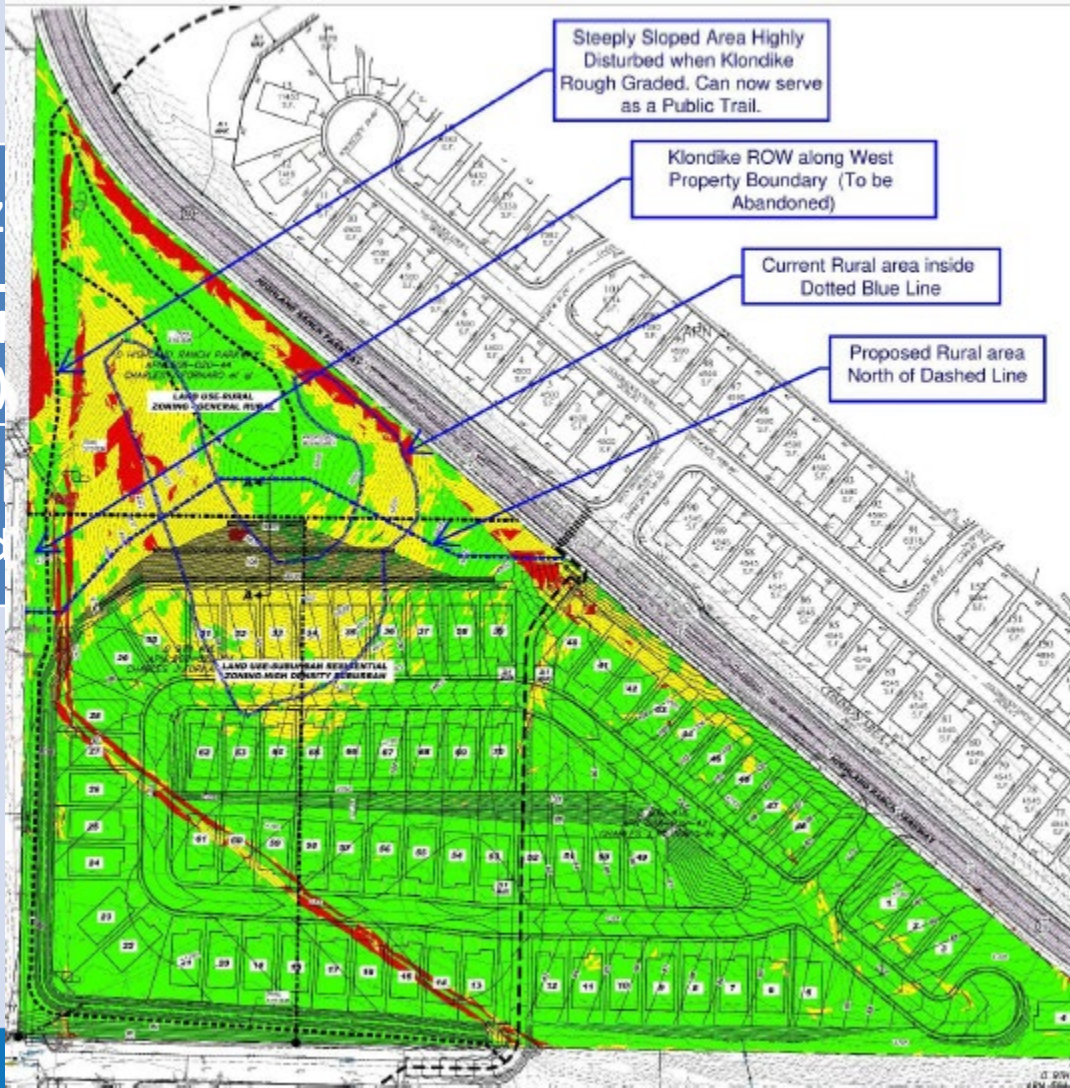


Maximum Density

Regulatory Z

Low Density Su
(Existing)

High Density Su
(Proposed)



um Total
ntial Lots

lots

3 lots



Regulatory Zone Compatibility

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
High Density Suburban (HDS)	High Density Suburban (HDS)	High
High Density Suburban (HDS)	Medium Density Suburban (MDS)	High
High Density Suburban (HDS)	Open Space (OS)	High
High Density Suburban (HDS)	Public/Semi-Public Facilities (PSP)	Medium

High Compatibility: Little or no screening or buffering necessary.

Medium Compatibility: Some screening and buffering necessary.

Low Compatibility: Significant screening and buffering necessary.



Facilities

- **Transportation**
 - Traffic Analysis Report (not required)
 - Expected to operate/maintain at a Level of Service “C” in compliance with RTP
 - (Generate 661 Daily, 52 AM peak hour and 69 PM peak hour trips)
- **Water & Sewer Facilities**
 - Water and sewer service will be provided by the Sun Valley General Improvement District (SVGID).
 - Water rights will be acquired by Truckee Meadows Water Authority (TMWA)
 - The parcels will be required to be annexed into SVGID service area



Reviewing Agencies

Comments were received from:

- **Washoe County Community Services**
 - Engineering and Capital Projects
 - Water Management
 - Building
 - Parks
- Washoe County Health District
- Nevada Dept. of Transportation (NDOT)
- Washoe County School District
- Sun Valley General Improvement District (SVGID)
- Washoe-Storey Conservation District

No recommendations for denial were received.



Neighborhood Meeting

- **A neighborhood meeting was hosted by the applicant and held at the SVGID Board Room on October 25, 2021**
 - Comments primarily around traffic concerns
- **A summary of feedback received at the neighborhood meeting is included as Exhibit F**



Public Notice

Notices were sent 500 feet from the site to 60 affected property owners





MPA Findings Required

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 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.



MPA Staff Recommendation

After a thorough analysis and review, staff recommends the Planning Commission adopt the resolution, contained as Exhibit A to the staff report, to amend the Master Plan as set forth in MPA Case Number WMPA21-0008 and that the proposed Master Plan Amendment be recommended for adoption by the Board of County Commissioners.





MPA Possible 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 contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0008 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.



RZA Findings Required

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 effect 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 a military installation.



RZA Staff Recommendation

After a thorough analysis and review, staff recommends the Planning Commission adopt the resolution, contained as Exhibit B to the staff report, to amend the Sun Valley Regulatory Map as set forth in RZA Case Number WRZA21-0005 and that the proposed Regulatory Zone Amendment be recommended for adoption by the Board of County Commissioners.



RZA Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0005, 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 WRZA21-0005 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.