

Master Plan and Regulatory Zoning Map Amendment Woodland Village Town Center

Re-Submitted to Washoe County
January 23, 2020

Prepared for

Lifestyle Homes TND LLC

4790 Caughlin Parkway #519

Reno, NV 89519

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068 • www.woodrogers.com

Table of Contents

Section 1

- Washoe County Master Plan and Regulatory Zoning Map Amendment Application
 - Owner Affidavits
 - Proof of Property Tax

Section 2

- Project Description
 - Location
 - Background
 - Washoe County Master Plan and Zoning
 - Project Request
 - Land Use Compatibility
 - Utilities
 - Public Services
 - Traffic Impacts
- Washoe County Master Plan Compatibility
- Cold Springs Area Plan Findings
- Regulatory Zoning Amendment Findings

Section 3

- Maps
 - Vicinity Map
 - Aerial Map
 - Assessors Map
 - Existing Master Plan Map
 - Existing Zoning Map
 - Proposed Master Plan Map
 - Proposed Zoning Map

Section 4

- Notice of Intent to Serve (Great Basin Water Co.)

Section 1

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Woodland Village Town Center Master Plan and Regulatory Zoning Map Amendment			
Project Description: This is proposing to amend the master plan designation of Suburban Residential to Commercial and the zoning of Public/Semi-Public, to Neighborhood Commercial on APN 556-390-05			
Project Address: 18400 Village Parkway			
Project Area (acres or square feet): 4.2 Acres			
Project Location (with point of reference to major cross streets AND area locator): The project is located at 18400 Village Parkway approx. 1,000 ft northeast of the intersection of Rockland Dr and Village Pkwy			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-390-05	4.2		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Woodland Village 13 LT L		Name: Wood Rodgers, Inc.	
Address: 4790 Caughlin Parkway #519		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Andy Durling	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lifestyle Homes TND LLC		Name:	
Address: 4790 Caughlin Parkway #519		Address:	
Reno, NV	Zip: 89519		Zip:
Phone:	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Robert Lissner		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

The request is to change the existing 4.2 acre site from Suburban Residential (SR) to Commercial (C).

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Although a portion of the site has been developed the other has remained vacant since 2007. This will allow for a greater rang of uses.

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

The project is located at 18400 Village Parkway approx. 1,000 ft northeast of the intersection of Rockland Dr and Village Pkwy within the Woodland Village development in Cold Springs.

b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
550-390-05	Suburban Residential	4.2 acres	Commercial	4.2 acres

c. What are the adopted land use designations of adjacent parcels?

North	Suburban Residential
South	Suburban Residential/Commercial
East	Suburban Residential
West	Rural/Suburban Residential

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

A portion of the site is developed as a community center with parking and landscaping, the undeveloped portion is vacant land.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

Since this is an infill site, the entire site has been disturbed and there is very little natural vegetation or wildlife habitat.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

Yes No

Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes No

Explanation:

--

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #	65056 and 65058	acre-feet per year	13.47
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Sufficient water rights are owned by the applicant and available to serve the request.

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input checked="" type="checkbox"/> Private water	Provider:	Great Basin Water Co.
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

--

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Cold Spring Water Reclamation Facility

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

--

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Village Parkway to US 395

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 42, 3680 Peak Drive, 0.6 miles
b. Health Care Facility	Renown Urgent Care, 280 Vista Knoll Pkwy #106, 16.2 miles
c. Elementary School	Nancy Gomes Elementary School, 3870 Limkin Street, 0.8 miles
d. Middle School	Cold Springs Middle School, 18235 Cody Court, adjacent
e. High School	North Valleys High School, 1470 E Golden Valley Road, 13.0 miles
f. Parks	Village Center Park, adjacent
g. Library	North Hills Library, 1075 North Hills Boulevard, 11.7 miles
h. Citifare Bus Stop	Route 7 - Silver Lake Rd and Stead Boulevard, 9.5 miles

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

a. Population Element:

See attached project description for a-f
--

b. Conservation Element:

--

c. Housing Element:

--

d. Land Use and Transportation Element:

--

e. Public Services and Facilities Element:

--

f. Adopted area plan(s):

--

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

See attached project description

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Woodland Village Town Center Master Plan and Regulatory Zoning Map Amendment			
Project Description: This is proposing to amend the regulatory zoning designation of Public/Semi-Public to Neighborhood Commercial on APN 556-390-05			
Project Address: 18400 Village Parkway			
Project Area (acres or square feet): 4.2 Acres			
Project Location (with point of reference to major cross streets AND area locator): The project is located at 18400 Village Parkway approx. 1,000 ft northeast of the intersection of Rockland Dr and Village Pkwy			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-390-05	4.2		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Woodland Village 13 LT L		Name: Wood Rodgers, Inc.	
Address: 4790 Caughlin Parkway #519		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Andy Durling	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lifestyle Homes TND LLC		Name:	
Address: 4790 Caughlin Parkway #519		Address:	
Reno, NV	Zip: 89519		Zip:
Phone:	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Robert Lissner		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
 - a. What is the location (address, distance and direction from nearest intersection)?

The project is located at 18400 Village Parkway approx. 1,000 ft northeast of the intersection of Rockland Dr and Village Pkwy within the Woodland Village development in Cold Springs.

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
550-390-05	Suburban Residential	Public/Semi-Public	4.2	Neighborhood Commercial	4.2 acres

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	Public/Semi-Public	Cold Springs Middle School
South	Parks & Rec./ Neighborhood Commercial	Village Center Park/Vacant/Retail
East	Medium Density Suburban/General Rural	Single-Family Residential/Common Area
West	Public/Semi-Public	Cold Springs Middle School

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

A portion of the site is developed as a community center with parking and landscaping, the undeveloped portion is vacant land.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

Since this is an infill site, the entire site has been disturbed and there is very little natural vegetation or wildlife habitat.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
---	--

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

The site has been previously graded and a portion has been developed.

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	6506 and 65058	acre-feet per year	13.47
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

See Notice of Intent to Serve within Section 4 of this submittal packet.
--

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Sufficient water rights are owned by the applicant and available to serve the request.
--

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input checked="" type="checkbox"/> Private water	Provider:	Great Basin Water Co.
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

--

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Cold Spring Water Reclamation Facility

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

--

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Village Parkway to US 395

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Truckee Meadows Fire Station 42, 3680 Peak Drive, 0.6 miles
b. Health Care Facility	Renown Urgent Care, 280 Vista Knoll Pkwy #106, 16.2 miles
c. Elementary School	Nancy Gomes Elementary School, 3870 Limkin Street, 0.8 miles
d. Middle School	Cold Springs Middle School, 18235 Cody Court, adjacent
e. High School	North Valleys High School, 1470 E Golden Valley Road, 13.0 miles
f. Parks	Village Center Park, adjacent
g. Library	North Hills Library, 1075 North Hills Boulevard, 11.7 miles
h. Citifare Bus Stop	Route 7 - Silver Lake Rd and Stead Boulevard, 9.5 miles

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Property Owner Affidavit

Applicant Name: WVC Recreation LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)

COUNTY OF WASHOE)

I, Robert LISSNER MANAGER
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 556-390-05

Printed Name Robert LISSNER

Signed [Signature]

Address 4790 Caughlin Pkwy Reno

[Signature]
(Notary Stamp)

Subscribed and sworn to before me this 9 day of January, 2020

Washoe, Nevada
Notary Public in and for said county and state

My commission expires: 8/22/20



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
55639005	Active	1/14/2020 2:09:04 AM

Current Owner:
 WVC RECREATION LLC

 4790 CAUGHLIN PKWY PMB 519
 RENO, NV 89519

SITUS:
 18400 VILLAGE PKWY
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Legal Description

Block Section Range 18 SubdivisionName WOODLAND VILLAGE PHASE 10 Lot L Township 21

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$11,113.90	\$11,113.90	\$0.00	\$0.00	\$0.00
2018	\$17,578.14	\$17,578.14	\$0.00	\$0.00	\$0.00
2017	\$17,685.34	\$18,304.33	\$0.00	\$0.00	\$0.00
2016	\$17,918.40	\$17,918.40	\$0.00	\$0.00	\$0.00
2015	\$17,991.36	\$17,991.36	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



Section 2

Project Description

Location

The project site is within unincorporated Washoe County, in the Cold Springs area. The 4.2± acre site includes Washoe County Assessor Parcel Number (APN) 556-390-05. The site is located approximately 1,000 feet northeast of the intersection of Rockland Drive and Village Parkway, within the Cold Springs Area Plan/Suburban Character Management Area. The site is partially developed and includes the Cold Springs Family Center located on the eastern portion of the site. The site is surrounded by Public Facilities including Cold Springs Middle School, and Village Center Park to the south and east, a Single-Family Residential development to the west, and Neighborhood Commercial including a restaurant to the south, (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

Background

The parcel totaling 4.2± acres (project site) is within the Cold Springs Area Plan (CSAP). The parcel was originally planned to provide public services to the growing community. However, the project site, including Cold Springs Middle School, Village Center Park, and Cold Springs Family Center provides over 38± acres of public facilities to the area. When compared to the size of the population within Cold Springs, the amount of public facilities has proven to be more than satisfactory and it seems that the need for further public facilities within this area is no longer needed. Furthermore, the public facility use are allowed in other zoning designations and are not limited to specifically Public/Semi-Public zoned parcels.

As with most areas in Northern Nevada this area too is in a housing crisis, including a lack of 'missing middle' or alternative housing options. Although there are a large number of single-family detached homes being constructed within the Cold Springs Area, a lack of housing diversity, as well as commercial/retail services to accommodate those houses is available. Although other properties within Cold Springs have seen development in the past couple of years, the project site has not seen any development since 2007 despite being centrally located and surrounded by existing infrastructure. At this time, a change is needed to help serve the increase need in alternative housing demands as well as other retail/commercial services that could support the growing community. To help encourage development in an infill site, the applicant is seeking a master plan and regulatory zone amendment on the 4.2± acre site. This request will not impact the Cold Springs Family Center located within the project site.

Washoe County Master Plan and Zoning

According to Washoe County mapping the current master plan designation consists of Suburban Residential (SR). Conforming with the existing master plan designations, the current zoning designations include Public/Semi-Public (PSP), (*Refer to Section 3 of the submittal packet for Existing Master Plan and Zoning Maps*).

Project Request

The applicant is requesting a Master Plan Amendment to include Commercial (C) and a Regulatory Zone Amendment to include Neighborhood Commercial (NC) on the entire 4.2± acre project site. This request is comparable to the density and intensity in uses that are associated with the current land use and

Woodland Village Town Center

Request for Master Plan Amendment & Regulatory Zone Amendment

conforming zoning designations. Therefore, the existing infrastructure will be able to accommodate the traffic and utility services (water and sewer), when compared to the proposed request. The Cold Springs Family Center will not be changed with this request as it is an allowed use within the NC zoning designation. The request will affect the project site as follows:

Master Plan Designation

- Existing:
 - Suburban Residential (SR) 4.2± Acres (100%)
- Proposed:
 - Commercial (C) 4.2± Acres (100%)

Zoning Designation

- Existing:
 - Public/Semi-Public (PSP) 4.2± Acres (100%)
- Proposed:
 - Neighborhood Commercial (NC) 4.2± Acres (100%)

The proposed change in land use and zoning designations are compatible with the surrounding area and provide additional opportunity for residential and commercial development to help address regional housing needs and serve the existing community, while still providing the public with the existing Cold Springs Family Center, (*Refer to the Proposed Master Plan and Proposed Zoning Maps in Section 3 of this submittal packet*).

Land Use Compatibility

The project site is located within the CSAP. Surrounding land uses include existing single family residential to the north and west, vacant neighborhood commercial to the south, and public facilities to the north, south, and east. The current and proposed land use and zoning designations are conforming with and allowed within the CSAP.

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation	Zoning	Use
North	SR	PSP	Cold Springs Middle School
South	C/SR	NC/PR	Vacant/Village Center Park
East	SR	PSP	Cold Springs Middle School
West	SR/C/R	MDS/NC/GR	Single-Family Detached, Common Area, & Vacant

The proposed amendment on the project site is a continuation of the land use and zoning designations to the south and will be compatible with the surrounding uses which include single-family residential, commercial and public facilities.

Utilities

Public utilities currently exist within the project site, currently serving the Cold Spring Family Center. Other utilities are located within Village Parkway. As the request at this time is only for land use and zoning and does not yet propose a development plan, it is not necessary to demonstrate the future ability to serve the project. However, as stated earlier, the surrounding infrastructure including Village Parkway was constructed in anticipation of similar development in intensity and density and would be able to accommodate the request. Since the proposed amendment includes comparable uses when

compared to the existing, it is not anticipated that the existing utilities will require any new improvements. Detailed utility plans to serve future development will be addressed with future development processes.

Public Services

Fire service is currently provided by Truckee Meadows Fire District. The closest fire station is Truckee Meadows Fire Station 42 located approximately 1.5 miles to the south at the intersection of Diamond Peak Drive and Cold Springs Drive. Police is provided by Washoe County Sheriff.

Traffic Impacts

While the proposed land use change may have some impacts on the existing street network, the existing infrastructure and street networks are able to accommodate this amendment. Since the Cold Springs Family Center and the parking and landscaping associated with it is not proposed to change, there is a total of 1.9± acres of undeveloped land on the project site. Assuming that the undeveloped land was developed with a high traffic generator associated with the NC zoning, and taking into account parking and landscaping, it is estimated that the largest structure it could accommodate would be a ±17,000 sq ft building (20% of the undeveloped 1.9± acres). A clear comparison of the differences between the trip generation associated with a high-volume traffic generating use allowed within the PSP versus NC zoning designations can be determined using estimated trip generation rates found in the *ITE Trip Generation Manual, 10th Edition (2018)*. The table below provides estimates of trip rates for the two highest-volume traffic generators for each use within the existing and proposed zoning designations:

Zoning Designation	Allowed Use (highest-volume)	Units	Average Weekday Trip Rate	Average Peak Hour Rate	Estimated Peak Weekday Trips	Estimated PM Peak Hour Trips
Existing: Public/Semi-Public	Public Library (17,000 sq. ft.)	Per 1,000 Sq. Ft.	48.85	4.75	831	81
Proposed: Neighborhood Commercial	Shopping Center (17,000 sq. ft.)	Per 1,000 Sq. Ft.	42.94	4.97	730	85
CHANGE IN TRIPS =					-101	4

Although the uses included in the table above are not proposed with this request, it is a good comparison to show the similarity in intensity of uses associated with the proposed amendment. From this comparison, it is safe to say the total project is expected to generate 101 weekday trips less than the existing PSP zoning designation and four PM peak hour trips more. This is a clear indication that this request will not trigger the need for a Traffic Impact Report as indicated in the Washoe County application requirements.

Washoe County Master Plan Compatibility

The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. The proposed master plan amendment fosters, promotes, or complies with the following policies of the adopted area plans and elements of the Washoe County Master Plan.

Population Element

POP.3 – *Plan for balanced development pattern that includes employment and housing opportunities, public services and open spaces.*

Response: The project site is located in the center of a single-family detached subdivision. The proposed amendment will allow for a greater range of commercial and retail uses including housing options that include the “missing middle” which is generally considered to be more affordable by design. Housing opportunities, particularly affordability, is a regional concern in northern Nevada. The commercial opportunities will serve the surrounding uses and provide employment opportunities that is limited in the Cold Springs area. These areas will be accessible using the existing pedestrian facilities within and surrounding the project site. The trails will provide connectivity to uses including Village Center Park adjacent to the project site, as well as the Cold Springs Family Center.

POP.4 – *Coordinate population growth with availability of water, sewer, streets and highways, other public facilities and services.*

Response: This site is surrounded by development and is considered an infill development. Existing infrastructure including community water, sanitary sewer, and an extensive road and pedestrian transportation network. Truckee Meadows Fire Station 42 is located approximately 1.5 miles south of the project site. Law enforcement services are provided by the Washoe County Sheriff. The associated schools for this area are Nancy Gomes Elementary School, Cold Springs Middle School and North Valleys High School. Consultation with each of these agencies will be required for future application processes associated with the development of this site. However, it is not anticipated this project will produce a substantial growth in population in this area that will strain existing resources.

Conservation Element

C.2 – *Conduct development so that an area’s visual features and amenities are preserved.*

Response: The project site is surrounded by development and should be considered an infill development. The site has been graded in the past and does not contain any hillsides or other substantial visual features that necessitate mitigation, according to the Visual and Scenic Values Map provided by Washoe County. The adjacent parcels in the area are relatively flat and developed, they will remain unaffected by this development. This amendment will encourage infill development providing the added benefit of incidentally preserving other areas with scenic or natural resources, by accommodating development in areas with the least impact to these resources.

C.3 – *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.*

Response: The project site is an infill development. The site has been previously graded and is partially developed. This site contains no environmentally sensitive and/or critical land, water or wildlife resources. The site is in an area that is identified as, “most suitable” within the development suitability map identified within the Cold Springs Area Plan.

C.7 - Promote the use of designated plants appropriate to the type of development.

Response: Although this zoning amendment request does not have a project presently attached to it, any future developments on this parcel will follow the appropriate landscaping guidelines and best practices provided by Washoe County.

C.10 - Incorporate technical information on geologic hazards into the land use planning and development processes.

Response: Although this amendment request does not have a project presently attached to it, any future developments on this parcel will include consideration of geotechnical hazards in the planning, design and construction phases.

C.20 – Regulate development to protect floodplains.

Response: The project site is located outside of the floodplain.

C.21 - Manage development to preserve and protect water resources.

Response: This site is not currently within a high value water resource area, according to the Water Resource Values map provided by Washoe County. Although this amendment request does not have a project presently attached to it, any future developments on this parcel will preserve and protect current water quality and water resources. All Washoe County management guidelines to minimize erosion, sedimentation and impact on drainage will be adhered to, upon future development of the parcel.

Housing Element

H.1 - Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Response: The current growth the area is experiencing has not been seen on the project site. This amendment seeks to allow a comparable density but will allow for a greater flexibility in uses including single-family attached, multi-family, and other neighborhood commercial uses that are associated with higher densities than the surrounding residential development. Furthermore, this amendment would allow for a greater range of options to help serve the surrounding community in a location that has the capacity to support this density. Existing infrastructure is located within the property, including municipal sewer and water. A road network already exists in this area and the project site is already served by other public services like schools, fire, and police.

H.2 – Preserve and rehabilitate existing affordable and workforce housing.

Response: Although this is a master plan amendment and not attached to a current project, future development is likely to help with affordable/workforce housing issues. As the designations allow a greater range of housing options including higher density or the missing middle, which is generally more affordable by design and will support greater housing attainability.

Land Use and Transportation Element

LUT.1 - Influence future development to abide by sustainable growth practices

Response: A key component to sustainability in land use practices is reducing sprawl by using existing land in the most efficient manner possible. Encouraging development on an underutilized piece of land on an infill site surrounded by existing development and infrastructure. The project site is able to provide necessary services to the region without

developing land further from the developed community. This site is in an area that is identified as most suitable for development within the CSAP and will help reduce automobile usage and encourage residents to utilize the existing pedestrian amenities to complete daily activities.

LUT.2 - *Standards ensure that land use patterns are compatible with suburban development and incorporate mixed-use.*

Response: The purpose of the amendment is to further encourage and allow a mixed-use development within the suburban development. The proposed amendments encourage a greater variety of uses that allow more flexibility compared to the allowed uses that are currently designated on the project site, including commercial and retail that can support the existing residents.

LUT.3 - *The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.*

Response: This site is an infill development and surrounded by typical suburban development. Necessary housing to the region can be provided in this area without developing land further from the existing communities. Increasing the allowed uses on the project site will allow future development to utilize the existing infrastructure and promote smart growth practices.

LUT.4 – *Land use patterns allow for a range of housing choices and interconnected streets.*

Response: This amendment will increase the allowed uses to include alternative housing types other than what is typically being constructed in the Cold Springs area. Furthermore, as an infill project, any new development will provide supporting services to the existing community while maintaining and encouraging the use of the existing multi-modal transportation network that currently exists.

LUT.5 – *Development occurs where infrastructure is available.*

Response: The project site currently has existing utilities and is surrounded by existing infrastructure. Future development would require minimal improvements to connect to the existing utilities.

LUT.6 - *Land use and transportation decisions support a healthy economic base.*

Response: The project area is in the heart of a community that promotes a healthy local economy and contributes to a unique quality of life. This amendment seeks to increase and encourage the land use to help accommodate this further.

LUT.14 – *Washoe County will, to the extent possible, create a cohesive interconnected trail network.*

Response: The project site is in a neighborhood with an extensive network of interconnected trails. Connecting not only neighborhoods and households, but also retail/commercial, schools, and parks. This amendment will not negatively impact this trail system.

Public Facilities Element

PSF.1.22- *Minimize the use of highwater demand vegetation for decorative uses on public and private project landscaping.*

Response: Landscaping will not include high water demand vegetation and follow landscaping guidelines established by Washoe County.

PSF.1.23 - *Encourage new public and private development to use water conservation landscaping and fixtures.*

Response: Any future development will use appropriate landscaping and fixtures, as determined by Washoe County and best practices for water conservation.

Cold Springs Area Plan Compatibility

The subject property is located within the Cold Springs Area Plan. The Cold Springs Area Plan lists several goals intended to guide the growth and development of the area. Below is an analysis of how the goals of this area plan are fulfilled by this application request.

Goal 1 - *The pattern of land use designations in the Cold Springs Area Plan will implement and preserve the community character described in the Character Statement.*

Response: The subject site is within the Cold Springs Suburban Character Management Area. All residential land uses denser than one dwelling unit per five acres are required to be within this area. All regulatory zones outlined in the Washoe County Master Plan are allowed within this character management area. No federal/public lands or any areas within the Cold Springs Rural Character Management Area will be affected by this request. This request is compatible with the character of Cold Springs and responds to the growth of the overall region in a way that is respectful of the Character Statement that residents and planners developed for the area.

Goal 2 - *Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.*

Response: The Character Statement for this plan emphasizes natural resources of the Cold Springs Valley, including the surrounding ridgelines and the White Lake playa. The built environment is characterized by a range of rural and suburban uses, with small, locally owned commercial and industrial developments including open space and scenic views. This amendment will contribute to the mixture of suburban uses in the region without affecting the precious natural resources of the Cold Springs area.

Goal 3 - *The regional and local transportation system in the Cold Springs planning area will be a safe, efficient, multi-modal system providing circulation within the plan area and access to commercial services, public lands, 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 Cold Springs Vision and Character Statement.*

Response: This amendment will not impact any of the existing transportation systems already constructed. Any future project will incorporate and improve connectivity and will not negatively affect the safety or efficiency of the transportation system including access to the area.

Goal 4 - *Maintain open vistas and minimize the visual impact of hillside development.*

Response: This project site is relatively flat and is surrounded by development with similarly flat land. This amendment will not require any impact to hillsides. Vistas will not be obscured by the future development of this property.

Goal 5 - *Public and private development will respect the value of cultural and historic resources in the community.*

Response: No cultural or historical resources will be affected by this request. The site has been previously graded and is partially developed. However, future development will be conscientious of any unanticipated discovery of archaeological or historical resources during the planning, design and construction phases of the project site.

Goal 6 - *The Cold Springs planning area will contain an extensive system of trails accommodating a variety of users. The trail system will contribute to the preservation and implementation of the community character by integrating other recreational facilities (such as parks), the Regional Trail System, public lands, open space (public and private), and schools. Updates to the Parks District Master Plan that includes the Cold Springs planning area shall use the following policies for guidance and direction.*

Response: An extensive trail system currently exists in the surrounding properties and within the project site. This amendment will not negatively impact these systems. Any future development will require connections to these trails and will be contemplated during the planning and design phases of any future development. This trail network already provides access to the public land that surround the suburban planning area found within the Cold Springs Area Plan.

Goal 7 – *The Cold Springs planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulate matter (PM10 and PM2.5), and ozone air quality standards; the vistas of surrounding ridges and more distant mountain ranges will not be obscured by man-made pollutants.*

Response: This is an infill property within the Cold Springs Valley and is adjacent to existing roadways, residents, and commercial facilities; limiting the distance and amount of vehicle trips required by households and thereby reducing the amount of pollutants released into the air. The parcel is flat with little/no slope and future construction will not require significant grading that would contribute to erosion and dust.

Goal 8 - *Minimize potential damage to the built environment from geologic hazards.*

Response: This amendment will not impact any geological hazards. Furthermore, this site is not in proximity to any known geologic hazards.

Goal 9 - *Preserve, conserve, and enhance wildlife resources and habitat.*

Response: This is an infill development. The project site contains no significant wildlife resources. Encouraging and promoting infill develop contributes to the preservation and conservation of additional wildlife resources that could exist on the edge of the developed land.

Goal 10 - *Minimize or eliminate personal, economic, and environmental impacts from flooding or changes to drainage patterns and volume.*

Response: This area is not within a floodplain and any drainage concerns will be addressed in the planning, design, and engineering phases of future development on these parcels.

Goal 11 - *The provision and management of water supply, water resources, wastewater treatment, and wastewater disposal will implement and be consistent with the community character as described in the Cold Springs Vision and Character Statement.*

Response: This site is located within existing infrastructure in the Cold Springs area and within the Suburban Community Water and Sanitary Sewer Service Area on the Cold Springs Public Services and Facilities Plan map. Existing infrastructure exists within and adjacent to the project site. All water resources will be supplied and managed using the best principles and practices of

sustainable resource development, as determined by appropriate government agencies, organizations and technical advancements. Effluent management will be provided by the Cold Springs Wastewater Reclamation Facility and appropriate sewer management practices will be followed during the planning, design and engineering phases of future development.

Goal 12 - *Water quality will be protected and/or enhanced.*

Response: All water resources will be supplied and managed according to legal requirements and the best principles and practices of sustainable resource development, as determined by appropriate government agencies, organizations and technical advancements.

Goal 13 - *Maintain and enhance the value of wetlands and playas and their associated habitats. Such environmental resources are highly valued for groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland and playa resources and land use activities.*

Response: No wetlands or playas will be affected by this request.

Goal 14 - *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*

Response: The project site was originally planned to provide public services to the Cold Springs Community. The project site, including the adjacent parcels provides over 38 acres of public facilities to the area. Furthermore, public facilities are not limited to just the PSP zoning designation and this amendment would not prevent future services from being developed. Despite the surrounding area experience a period of rapid growth, the project site has not seen any development since 2007 with the construction of the Cold Springs Family Center. With such an abundance of public facilities already serving the area and the fact that the project site has not been developed during a period of rapid growth, it seems the need for further public facilities within this area has been met. This request is to change the project site from Suburban Residential (SR) to Neighborhood Commercial (NC). This, along with a regulatory zoning map amendment will allow the project site to provide the area with a wider range of uses including; alternative housing types, commercial, and retail services to accommodate the existing residents and encourage infill development. This request will not impact the Cold Springs Family Center within the project site and will fulfill the following findings outlined within the Cold Springs Area Plan.

Cold Springs Area Plan Findings

Finding 1.A - *The amendment will further implement and preserve the Vision and Character Statement.*

Response: The Character Statement for this plan emphasizes natural resources of the Cold Springs Valley, including the surrounding ridgelines and the White Lake playa. The built environment is characterized by a range of rural and suburban uses, with small, locally owned commercial and industrial developments and open space and scenic views. This zoning amendment will contribute to uses that support residential uses and contribute to a strong mixed-use suburban center within the region without affecting the precious natural resources of

the Cold Springs area. This site, as discussed throughout this application, is an infill property of the community with existing infrastructure already surrounding it. This request is seeking to improve the development potential of this site and improve the efficiency of land use on a property capable of serving the existing residents. This request is not in conflict with the underlying master plan or the Cold Springs Area Plan.

Finding 1.B - *The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan.*

Response: The *Cold Springs Area Plan Compatibility* and *Washoe County Master Plan Compatibility* sections of this document detail how this request is compatible with the goals and policies of these documents. The Regional Water Management Plan provides specific goals, objectives and policies to protect and conserve water resources and quality in the region. This application is to amend a land use and regulatory zoning designation; specific water resource management measures will be explored during future application processes involving the planning, design and engineering of the site.

Finding 1.C - *The amendment will not conflict with the public's health, safety or welfare.*

Response: This request is not anticipated to affect public safety, health or welfare. All public health and safety laws will be followed upon future development of the site.

Finding 3.A - *Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.*

Response: The request seeks an amendment with comparable density and intensity of uses associated with the designations and should not negatively impact the existing infrastructure or strain the resource capacity. This site is located within existing infrastructure in the Cold Springs area and within the Suburban Community Water and Sanitary Sewer Service Area on the Cold Springs Public Services and Facilities Plan map. Existing infrastructure exists within and adjacent to the project site. All water resources will be supplied and managed using the best principles and practices of sustainable resource development, as determined by appropriate government agencies, organizations and technical advancements. Effluent management will be provided by the Cold Springs Wastewater Reclamation Facility and appropriate sewer management practices will be followed during the planning, design and engineering phases of future development.

Finding 3.B - *Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.*

Response: This site is located within existing infrastructure in the Cold Springs area and within the Suburban Community Water and Sanitary Sewer Service Area on the Cold Springs Public Services and Facilities Plan map. Existing infrastructure exists within and adjacent to the project site. All water resources will be supplied and managed using the best principles and practices of sustainable resource development, as determined by appropriate government agencies, organizations and technical advancements. Effluent management will be provided by the Cold Springs Wastewater Reclamation Facility and appropriate sewer management practices will be followed during the planning, design and engineering phases of future development.

Finding 3.C - *The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater*

resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.

Response: This project site has obtained an ‘intent to serve’ letter from the Great Basin Water Co. It is included in Section 4 of this application packet.

Finding 3.D - A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Cold Springs planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Response: While the proposed land use change may have some impacts on the existing street network, the existing infrastructure and street networks are able to accommodate this amendment. Since the Cold Springs Family Center and the parking and landscaping associated with it is not proposed to change, there is a total of 1.9± acres of undeveloped land on the project site. Assuming that the undeveloped land was developed with a high traffic generator associated with the NC zoning, and taking into account parking and landscaping, it is estimated that the largest structure it could accommodate would be a ±17,000 sq ft building (20% of the undeveloped 1.9± acres). A clear comparison of the differences between trip generation of PSP versus NC zoning designations can be determined using estimated trip generation rates found in the *ITE Trip Generation Manual, 10th Edition (2018)*. The table below provides estimates of trip rates for the two highest-volume traffic generators for each use:

Zoning Designation	Allowed Use (highest-volume)	Units	Average Weekday Trip Rate	Average Peak Hour Rate	Estimated Peak Weekday Trips	Estimated PM Peak Hour Trips
Existing: Public/Semi-Public	Public Library (17,000 sq. ft.)	Per 1,000 Sq. Ft.	48.85	4.75	831	81
Proposed: Neighborhood Commercial	Shopping Center (17,000 sq. ft.)	Per 1,000 Sq. Ft.	42.94	4.97	730	85
CHANGE IN TRIPS =					-101	4

Although the uses included in the table above are not proposed with this request, it is a good comparison to show the similarity in intensity of uses associated with the proposed amendment. From this comparison, it is safe to say the total project is expected to generate 101 weekday trips less than the existing PSP zoning designation and four PM peak hour trips more. This is a clear indication that this request will not trigger the need for a Traffic Impact Report as indicated in the Washoe County application requirements.

Finding 3.E - If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for

construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).

Response: The existing and surrounding infrastructure was designed to accommodate a land use designation that is comparable to the existing designation. It is not anticipated that this request will require any necessary improvements as identified above. Future development projects not associated with this request will be further evaluated during the review process and contribute to the Regional Transportation Improvement Program as required by Washoe County.

Finding 3.F - *If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).*

Response: Since there is minimal, if any traffic generated through this amendment it is not anticipated that the existing road network will be significantly impacted. Any future project will be further evaluated during the review process and contribute to the Regional Transportation Improvement Program as required by Washoe County.

Finding 3.G - *For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.*

Response: By design the surrounding developed neighborhood in relation to the project site is set-up to serve the local community. The proposed commercial land use in combination with the proposed Neighborhood Commercial zoning designation is intended to limit the allowed uses to serve the existing local community, connect to the existing local trails network, and will help to promote a town center amenity within the existing neighborhood.

Finding 3.H - *For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.*

Response: This is not applicable to the master plan amendment. The proposed master plan designation of Commercial (C) is not associated with any residential use.

Finding 3.I - *If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County Board of Trustees, may waive this finding.*

Response: This request will not have any impact on the school capacity. By nature this request cannot add residential to the proposed uses without obtaining a Special Use Permit. Any increase in student capacity to the school system would be evaluated at that time.

Finding 3.J - *The Planning Commission may waive findings (a) through (j) if the amendment is initiated by the local government to respond to emerging or unforeseen land use needs; -or- the amendment is part of the required 5-year update.*

Response: This is not applicable to this request.

Regulatory Zoning Amendment Findings

- 1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.**

Response: The proposed amendment is in compliance with the policies and action programs of the Master Plan as detailed in the *Master Plan Compatibility and Cold Springs Area Plan* of this section of this document.

- 2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact public health, safety, or welfare.**

Response: The purpose of this request is to encourage development on an infill site that is more compatible with the surrounding area. The Neighborhood Commercial zoning is proposed to provide supporting services to the existing community. As this is an infill development the amendment is intended to complement the surrounding uses and will not adversely impact the health, safety, or welfare of the community.

- 3. 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.**

Response: The zoning amendment is the second part of this request and is in response to the pending Master Plan Amendment. The Master Plan and the Cold Springs Area Plan were both written in 2010, prior to the recent population and employment growth in northern Nevada. Although the surrounding area has seen development, especially single-family detached, this infill site has remained vacant. Rather than encouraging development of land not in areas further from existing development and infrastructure, this site presents an opportunity to better utilize the existing land in the Cold Springs Valley to accommodate the existing development.

- 4. 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.**

Response: Utilities are located within and nearby the subject property, as this is an infill parcel. The site is shown within the Suburban Community Water and Sanitary Sewer Service Area on the Cold Springs Public Services and Facilities Plan map. The change from PSP to NC would be similar in density and intensity and would be supported by the current infrastructure.

- 5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.**

Response: The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan, as detailed in the *Master Plan Compatibility* section of this application. The proposed amendment will help implement the policies and action programs of the Master Plan by providing opportunities for the growing North Valleys and Cold Springs area.

- 6. The proposed amendment will promote the desired pattern for 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.**

Response: The proposed amendment supports orderly growth and provides an opportunity to support the population growth expected to continue in the North Valleys and Cold Springs

areas. The proposed amendment is similar in density and intensity compared to the existing zoning designation but provides the area with a wider range of more appropriate uses. Furthermore, this is an infill site and is prime for development. If the Cold Springs area is to be developed further to accommodate future growth in the Truckee Meadows, it is necessary to carefully consider the efficiency of land use within areas close to existing infrastructure and public services and to encourage development within the areas if they remain vacant. This will allow supporting services to be provided to the residents without contributing to sprawl.

- 7. The proposed amendment will not affect the location, purpose and mission of the military installation.**

Response: Not applicable.

Section 3



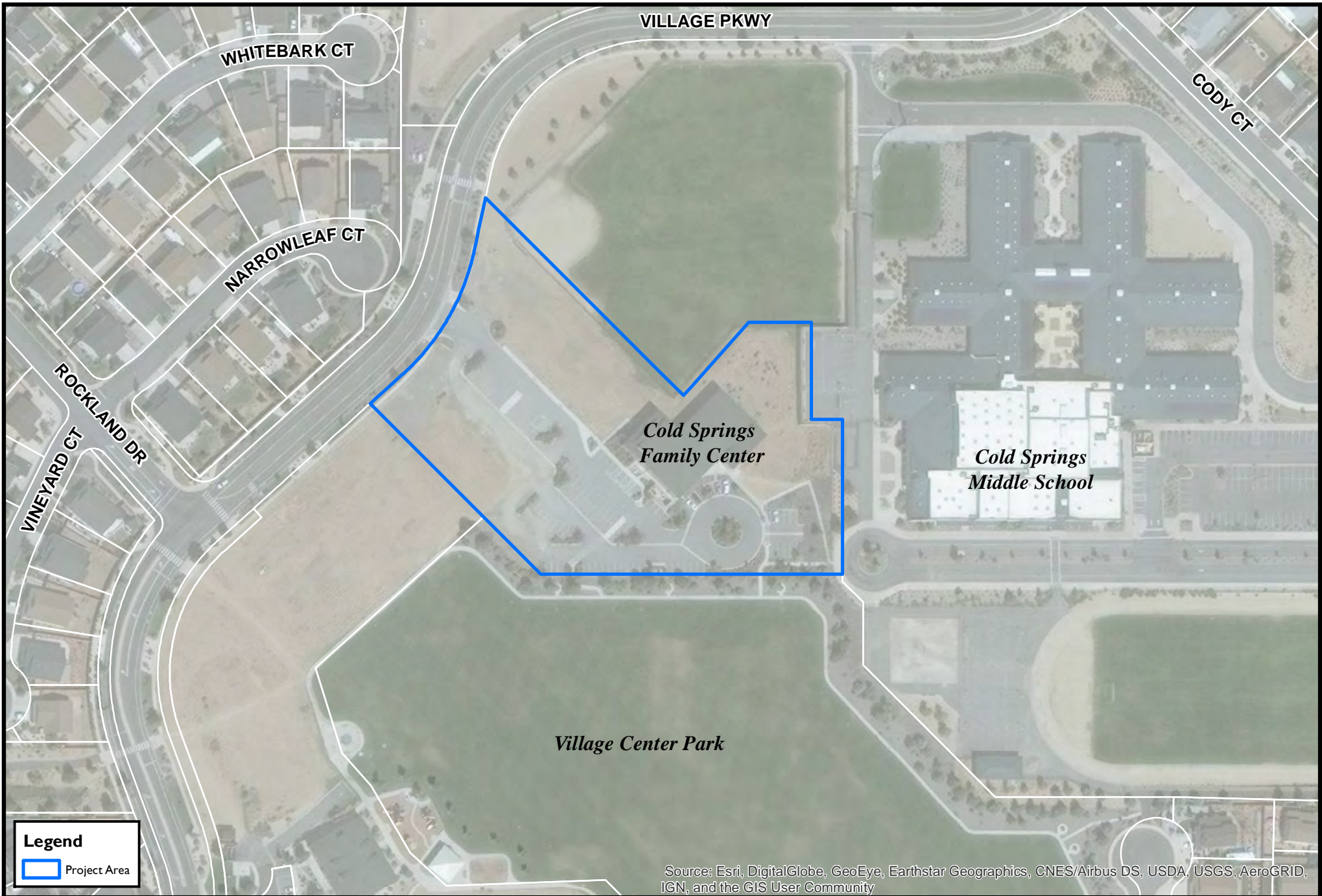
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Vicinity Map

Woodland Village MPA and RZA

January, 2020

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4068



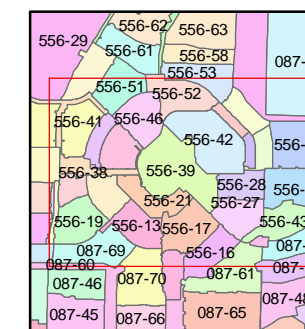
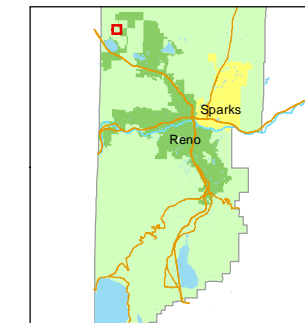
Aerial Map
Woodland Village MPA and RZA
 January, 2020

0 95 190
FEET

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



1 inch = 300 feet



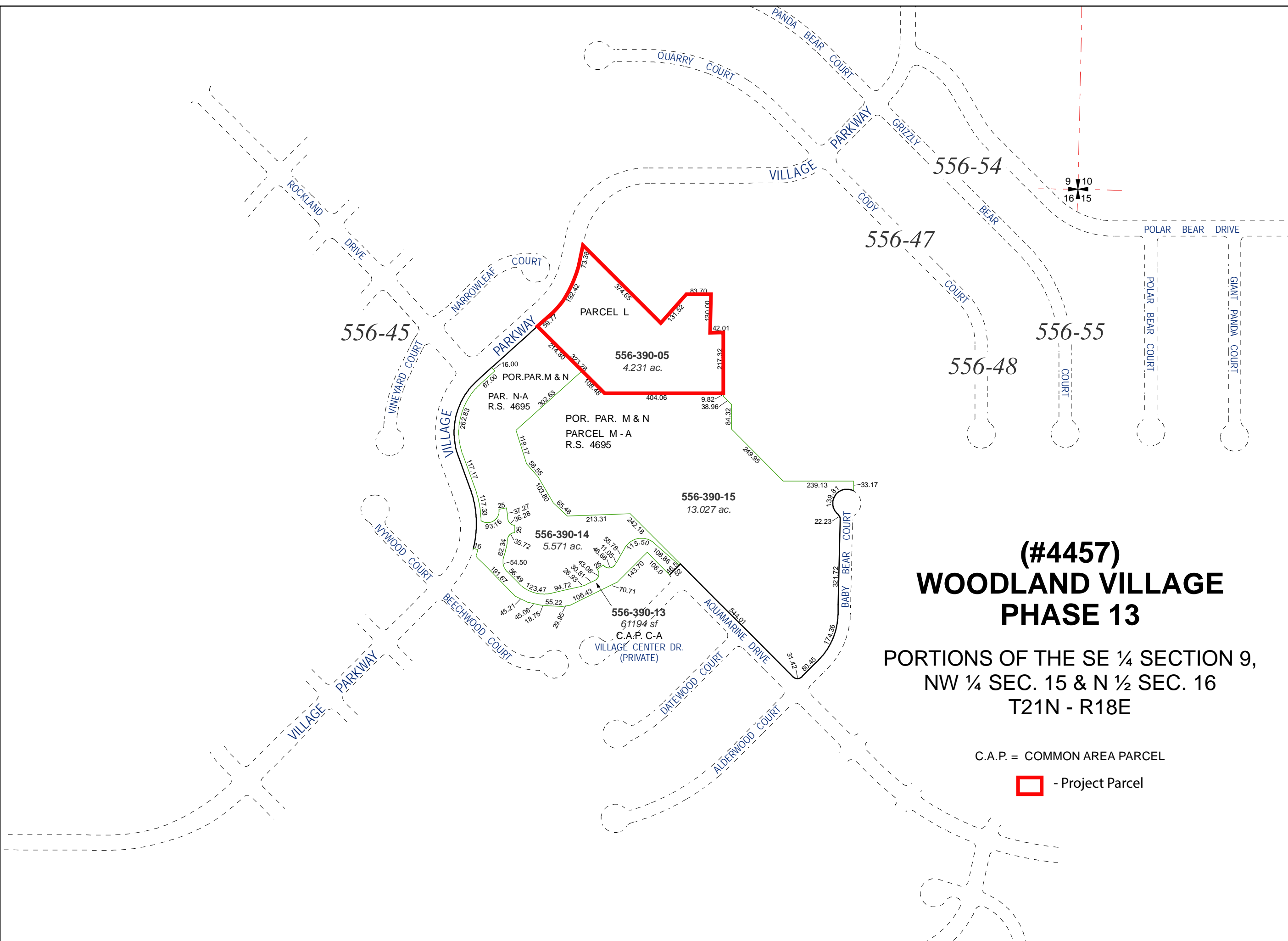
created by: NLH 07/31/2009

last updated: EMG 5/20/15 SR 8/29/17

area previously shown on map(s)

556-29

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

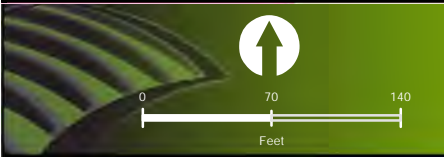
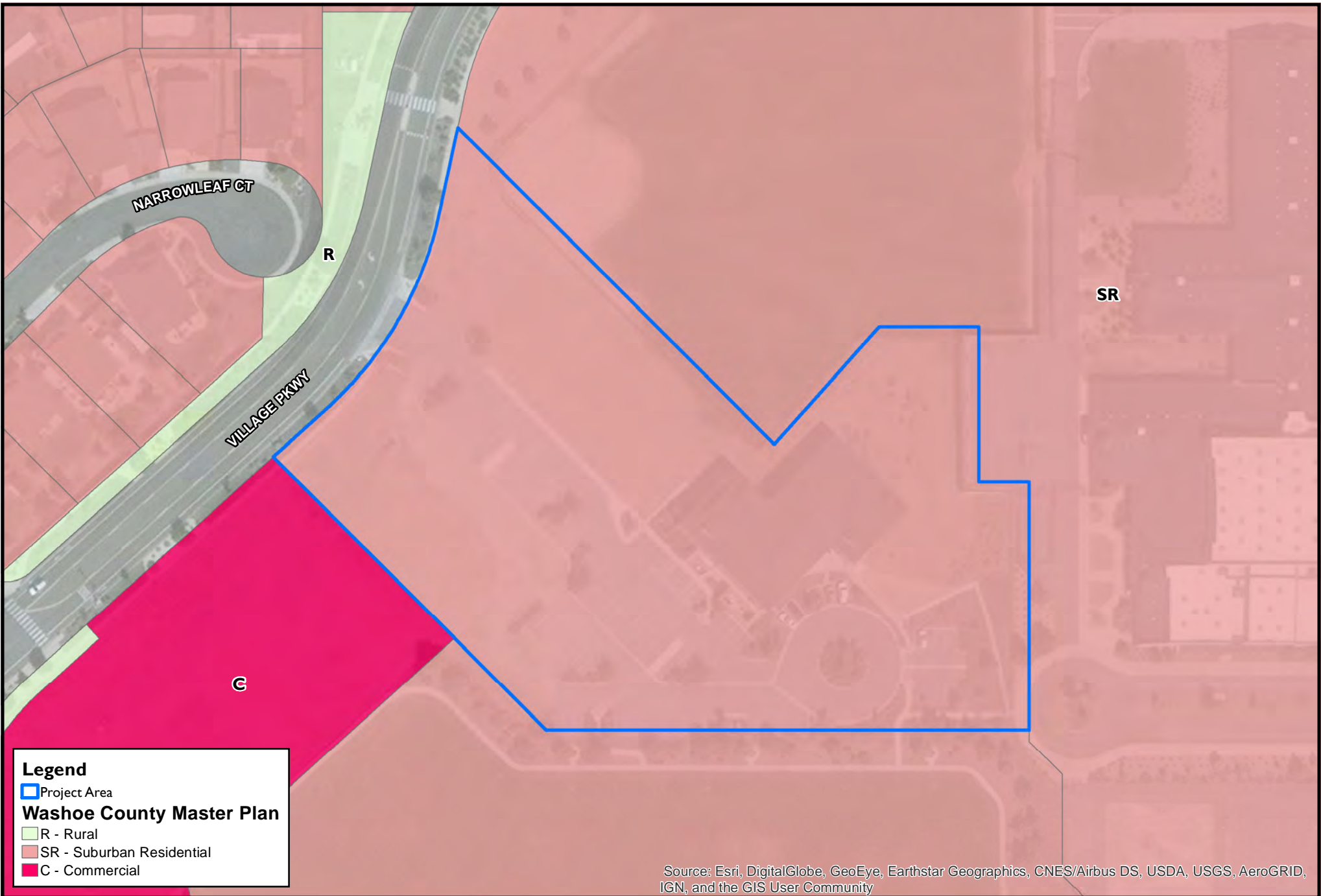


(#4457) WOODLAND VILLAGE PHASE 13

PORTIONS OF THE SE ¼ SECTION 9, NW ¼ SEC. 15 & N ½ SEC. 16 T21N - R18E

C.A.P. = COMMON AREA PARCEL

- Project Parcel

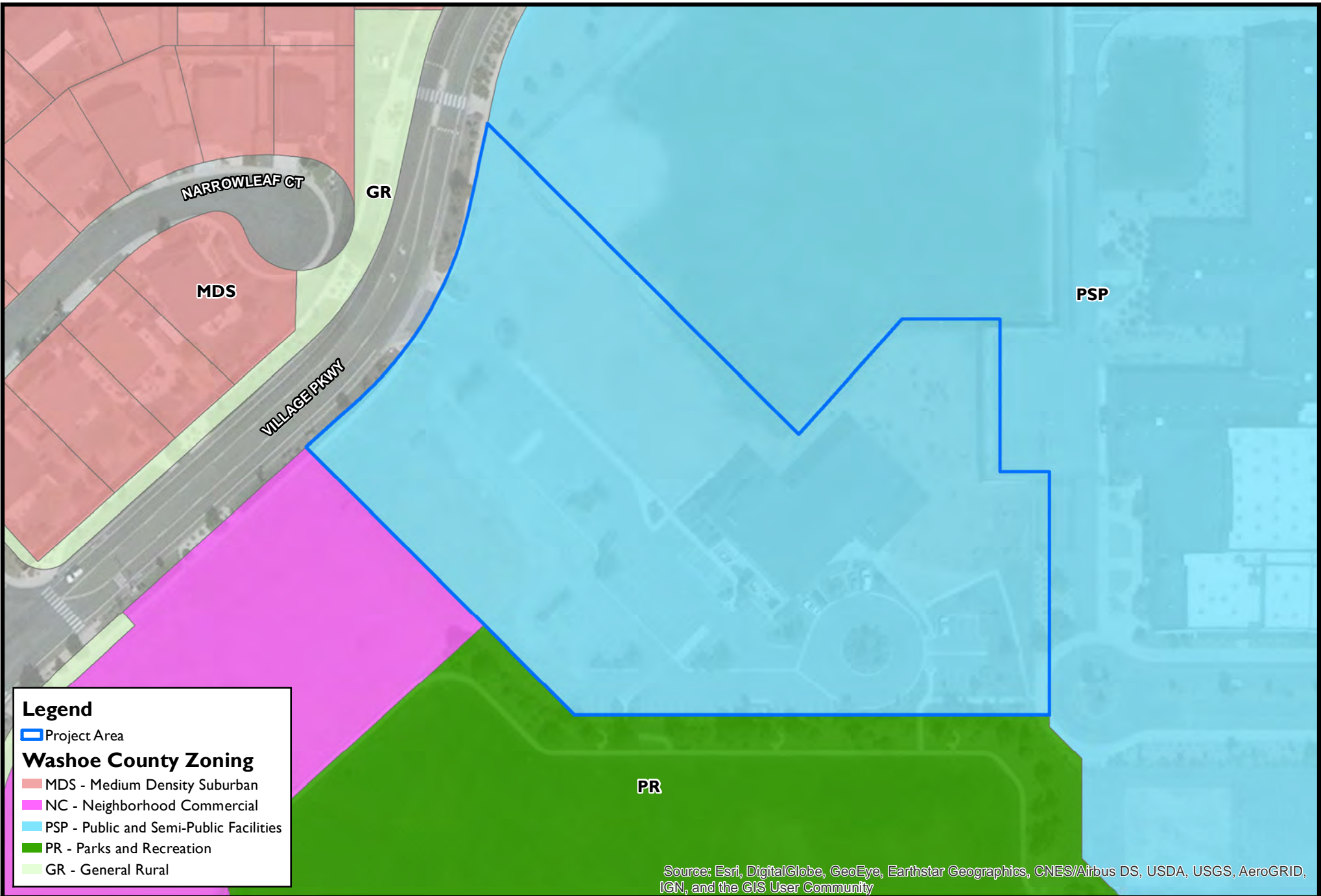


Master Plan


Woodland Village Center MPA and RZA

January, 2020






WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066



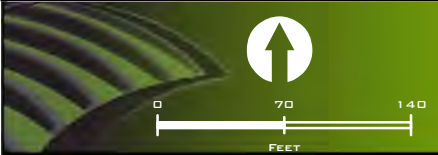
Legend

-  Project Area

Washoe County Zoning

-  MDS - Medium Density Suburban
-  NC - Neighborhood Commercial
-  PSP - Public and Semi-Public Facilities
-  PR - Parks and Recreation
-  GR - General Rural

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

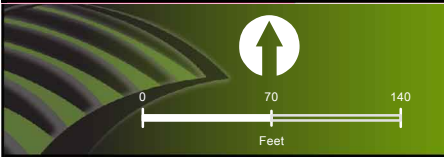
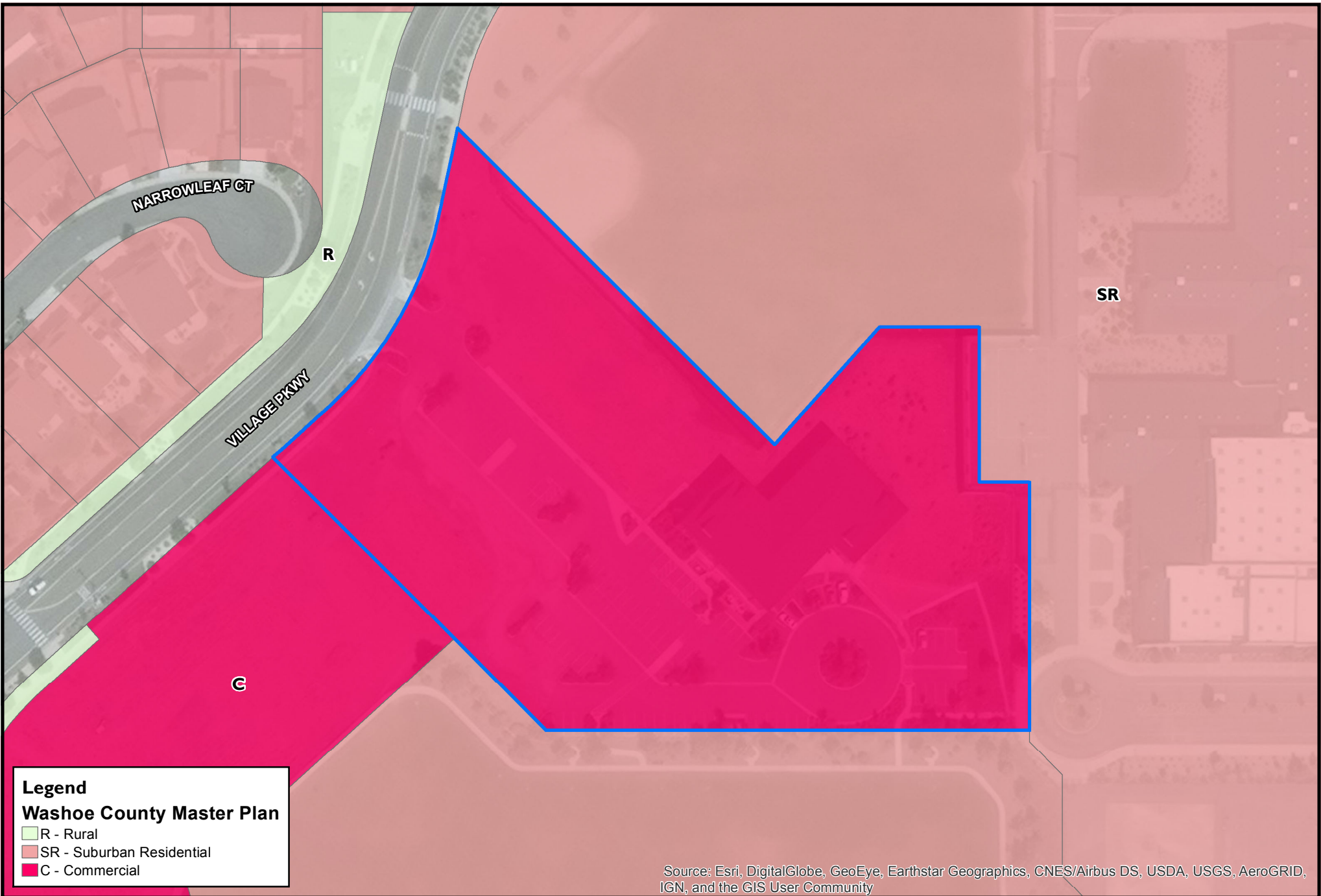


Existing Zoning
Woodland Village MPA and RZA

January, 2020



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066



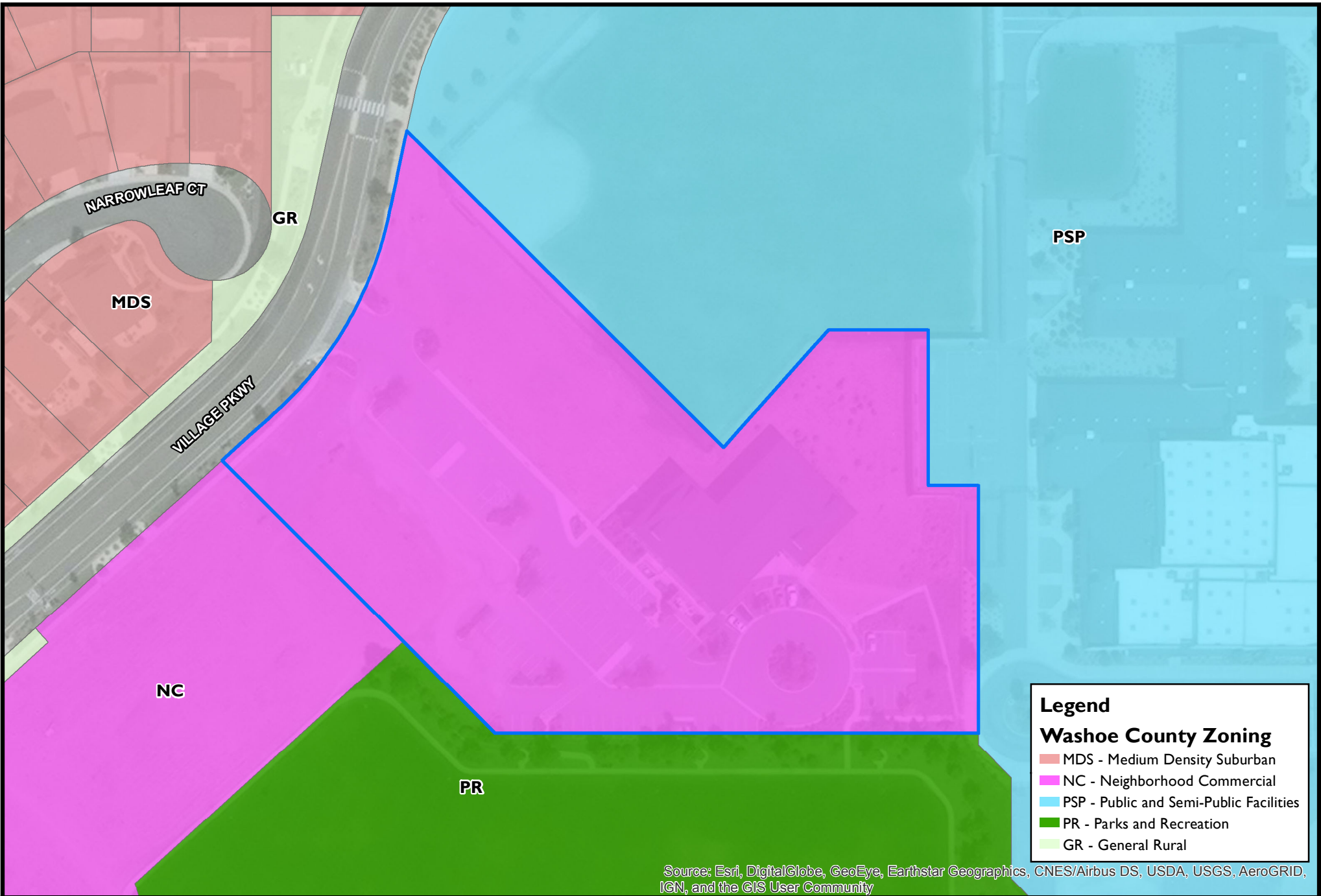
Proposed Master Plan

Woodland Village Center MPA and RZA

January, 2020



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Proposed Zoning
Woodland Village Center MPA and RZA

January, 2020

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Reno, NV 89502
 Tel: 775.823.4068 Fax: 775.823.4066

Section 4



NOTICE OF INTENT TO SERVE

Re: Village Center Townhouses

98 Townhouses – Washoe County Parcels 556-390-14 and 556-390-05

Type: Central Water

Utility Service Provider Name: Great Basin Water Co.

The undersigned Utility Service Provider agrees to provide the aforementioned Village Center Townhouses project (“the Project”) water service in accordance with the terms and conditions of the then current utility tariffs approved by the Public Utilities Commission of Nevada (PUCN) and subject to the conditions set forth herein and agreed to by the developer of the Project (“Developer”) who has countersigned below.

This commitment to serve is conditioned upon the Utility Service Provider’s receipt of necessary approvals from all required government agencies, including but not limited to the annexation approval from the PUCN, the Developer’s satisfaction of all tariff and development requirements of Utility Service Provider. Such development requirements of Utility Service Provider include the Developer’s payment of all appropriate fees and Developer’s dedication and Utility Service Provider’s acceptance of any and all required infrastructure and water rights in good standing with the Nevada Division of Water Resources (“NDWR”) and adequate for provision of water service to the Project. For the avoidance of doubt, Utility Service Provider shall have no obligation to provide service to the Project unless and until all Developer obligations are satisfied which shall include any necessary regulatory approvals from NDWR or any other agency with jurisdiction for Utility Service Provider’s use of the water rights Developer dedicates to the Utility Service Provider for its provision of service to the Project..

Utility Service Provider intends to service the proposed development with potable water service for 98 Townhouses. This Project requires an estimated 13.47 AFA (using Permit Nos. 65056 and 65058) calculated at .12 AFA per unit, plus .5 acres of at 3.41 AFA per acre based on GBWC Tariff 1-W (Water) Rule No. 21, C. Water Rights Dedication Requirements for an Intent to Serve Cold Springs – Spanish Springs. Utility Service Provider’s intent to serve is conditioned upon the availability and adequacy of water under these water rights dedicated by Developer.

This document is agreed to under the signature of an agent of the Utility Service Provider authorized to sign the agreement and Developer’s authorized agent. This notice of Intent to Serve will expire and become null and void if the service for the aforesaid parcel is not applied for with the Utility Service Provider within two years of the date of this document in accordance with the terms of the utility’s tariffs in force at such time.

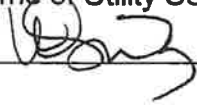
[SIGNATURES ON FOLLOWING PAGE]

Name of Woodland Village North, LLC agent: Robert Lissner

Signature of Authorized Agent of Developer

Date

Name of Utility Service Provider's authorized agent: Wendy Barnett, President, GBWC



1-8-20

Signature of Authorized Agent of Water Provider

Date