



WRZA20-0004

Village Parkway Rezone

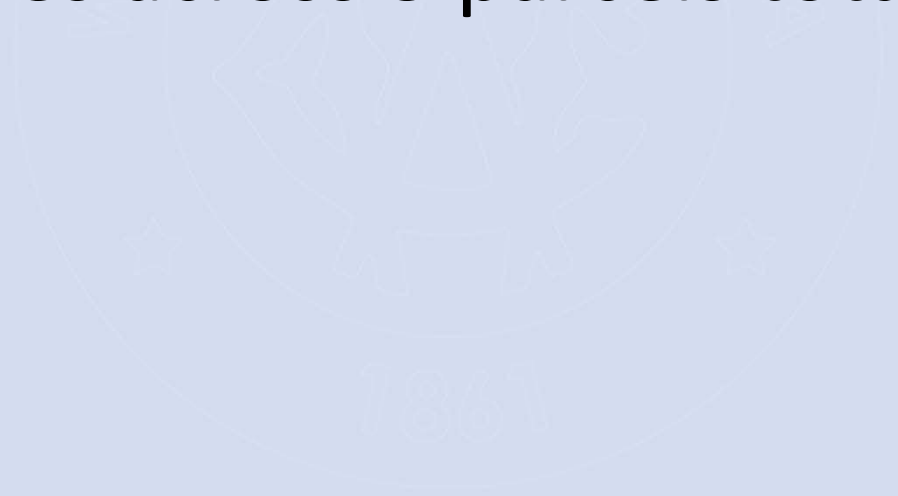


Washoe County Planning Commission
May 5, 2020



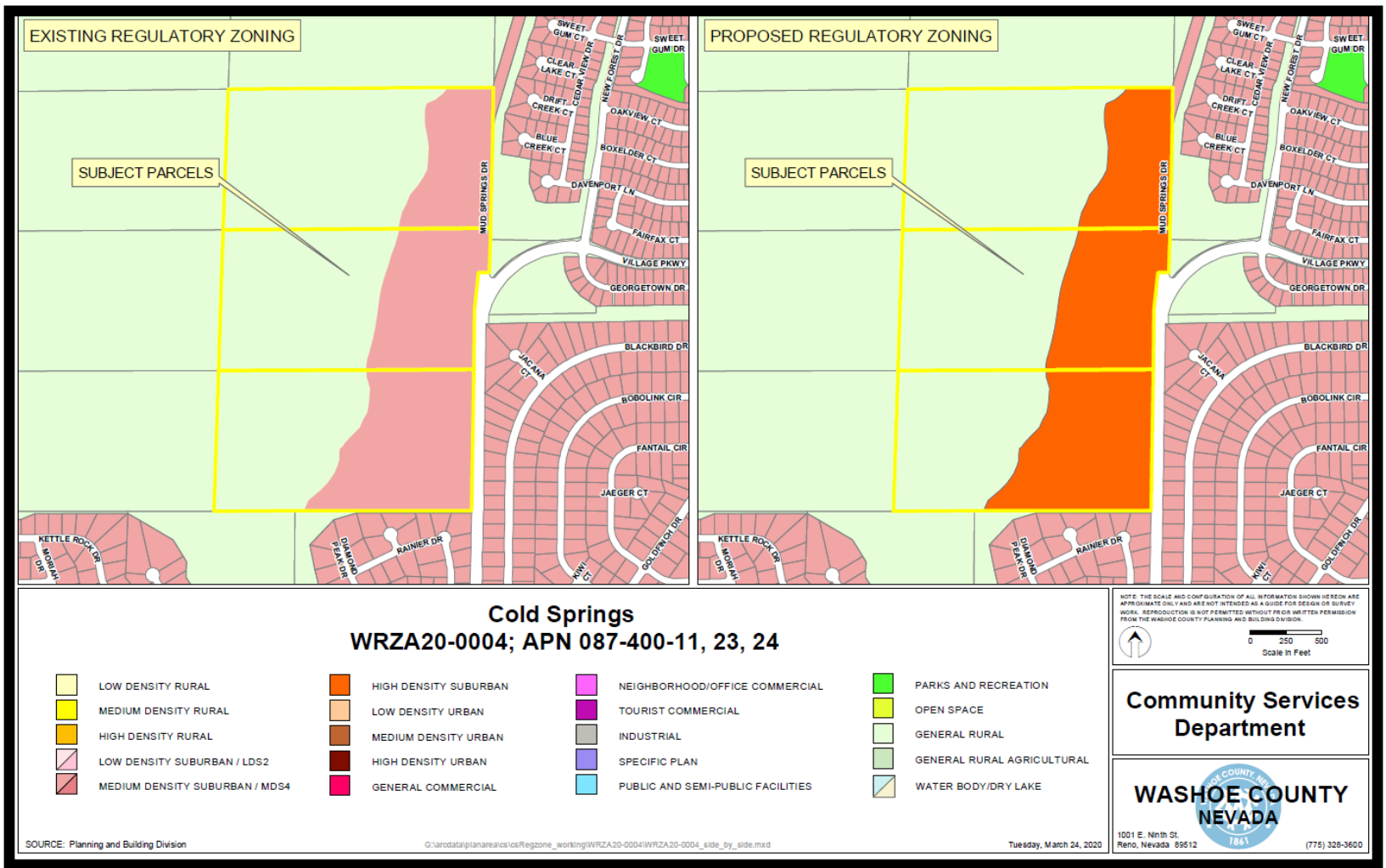
Request

- The applicant is requesting to change the regulatory zoning from Medium Density Suburban to High Density Suburban on ± 47.19 acres across 3 parcels totaling ± 124.6 acres.





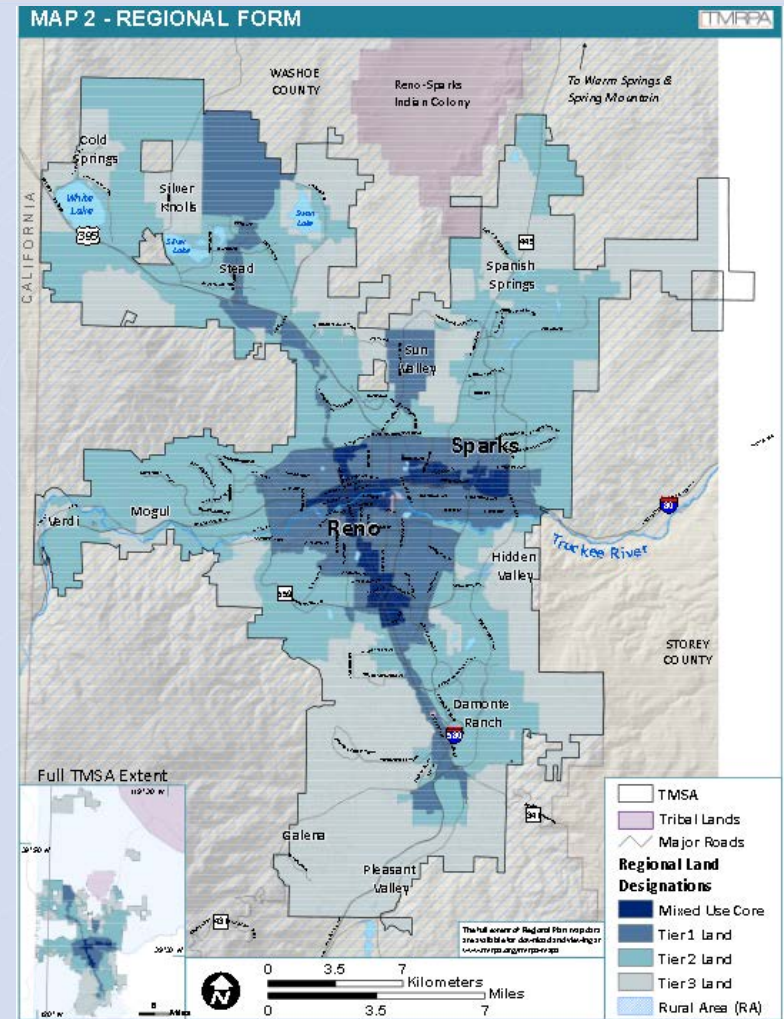
Proposed Map Change





Background

- Washoe County is experiencing an affordable housing supply shortage.
- The Truckee Meadows Regional Plan was updated Oct 2019.
- The State Engineer implemented a moratorium on developments that rely upon ground water from Cold Springs Valley effective December 20, 2019.
 - This does not bar development with water imported from outside of Cold Springs.





Analysis – Setbacks

- The proposed amendment changes an 8ft side yard setback to a 5ft setback.

Regulatory Zone	Front Yard Setback	Rear Yard Setback	Side Yard Setback
Medium Density Suburban	20 ft	20 ft	8 ft
High Density Suburban (proposed)	20 ft	20 ft	5 ft
General Rural	30 ft	30 ft	50 ft



Analysis – Allowed Uses

- Multi-family (Apartments) is not allowed in either MDS or HDS.
- Attached Housing (townhomes) is allowed in both MDS and HDS.

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.



Analysis – Density

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

Regulatory Zone	Single Family, Detached	Single Family, Attached	Single Family, Detached Max Lots	Single Family, Attached Max Lots
Medium Density Suburban	3 dwelling units /acre	5 dwelling units / acre	141 lots	235 lots
High Density Suburban (Proposed)	7 dwelling units /acre	9 dwelling units /acre	330 lots	424 lots



Analysis – Density

- Staff has determined that HDS is allowed, but it is effectively capped at 5 detached units per acre and 9 attached dwelling units per acre in conformance with LUTE 3.3
 - Washoe County cannot impose conditions upon regulatory zone amendments; therefore, this policy will be enforced upon review of a future tentative subdivision map(s).



Analysis – Compatibility

- The proposed change is highly compatible with the neighboring Medium Density Suburban zoning.
- It is also equally as compatible with the neighboring General Rural zoning.

Table 3: Land Use Compatibility Matrix

LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS	
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	H	H	
	MDR	H	H	M	M	M	L	L	H	M	L	L	L	L	M	H	
		HDR	H	H	M	M	M	L	H	M	L	L	L	L	M	H	
			LDS/ LDS 2	H	H	M	M	M	H	M	L	L	L	L	M	H	
				MDS/ MDS 4	H	H	M	M	H	M	L	L	L	L	M	H	
					HDS	H	H	M	H	M	L	M	M	L	M	H	
						LDU	H	H	H	H	M	M	L	L	M	H	
							MDU	H	H	H	M	M	L	M	L	H	
								HDU	H	H	M	M	M	M	L	H	
									PR	H	H	H	H	M	H	H	
										PSP	H	H	H	H	M	H	
											GC	H	H	M	L	H	
												NC	H	M	L	H	
													TC	M	L	H	
														I	L	M	
															GR/ GRR	H	
																OS	H

H - High Compatibility: Little or no screening or buffering necessary.
 M - Medium Compatibility: Some screening and buffering necessary.
 L - Low Compatibility: Significant screening and buffering necessary.



Analysis – Facilities

- **Transportation**
 - There are potential traffic impacts. RTC and NDOT may require a traffic study at the tentative map stage. Washoe County will require a traffic study at the tentative map stage.
- **Water Facilities**
 - Water will be provided by Great Basin Water Company.
 - Applicant provided an Intent to Serve letter with water rights from outside of Cold Springs, in compliance with the moratorium.
- **Sewer Facilities**
 - Community Sewer is available in surrounding properties
 - The Cold Springs facility has an average daily flow of 0.371 MGD
 - There is 0.316 MGD capacity at sewage treatment plant



Analysis – Facilities

- **Recreation Facilities**
 - There are adequate recreational facilities.
 - But there are concerns over proximity of increased density to wildland urban interface.
- **Law Enforcement / Fire Protection**
 - No comments
- **School Facilities**
 - There is potential for future capacity issues.

School Name	Current Capacity	2024/2025	2029/2030
New ES at Cold Springs	N/A	70%	100%
Gomes Elementary	124%	80%	79%
Cold Springs Middle	70%	77%	93%
North Valleys High	96%	104%	120%



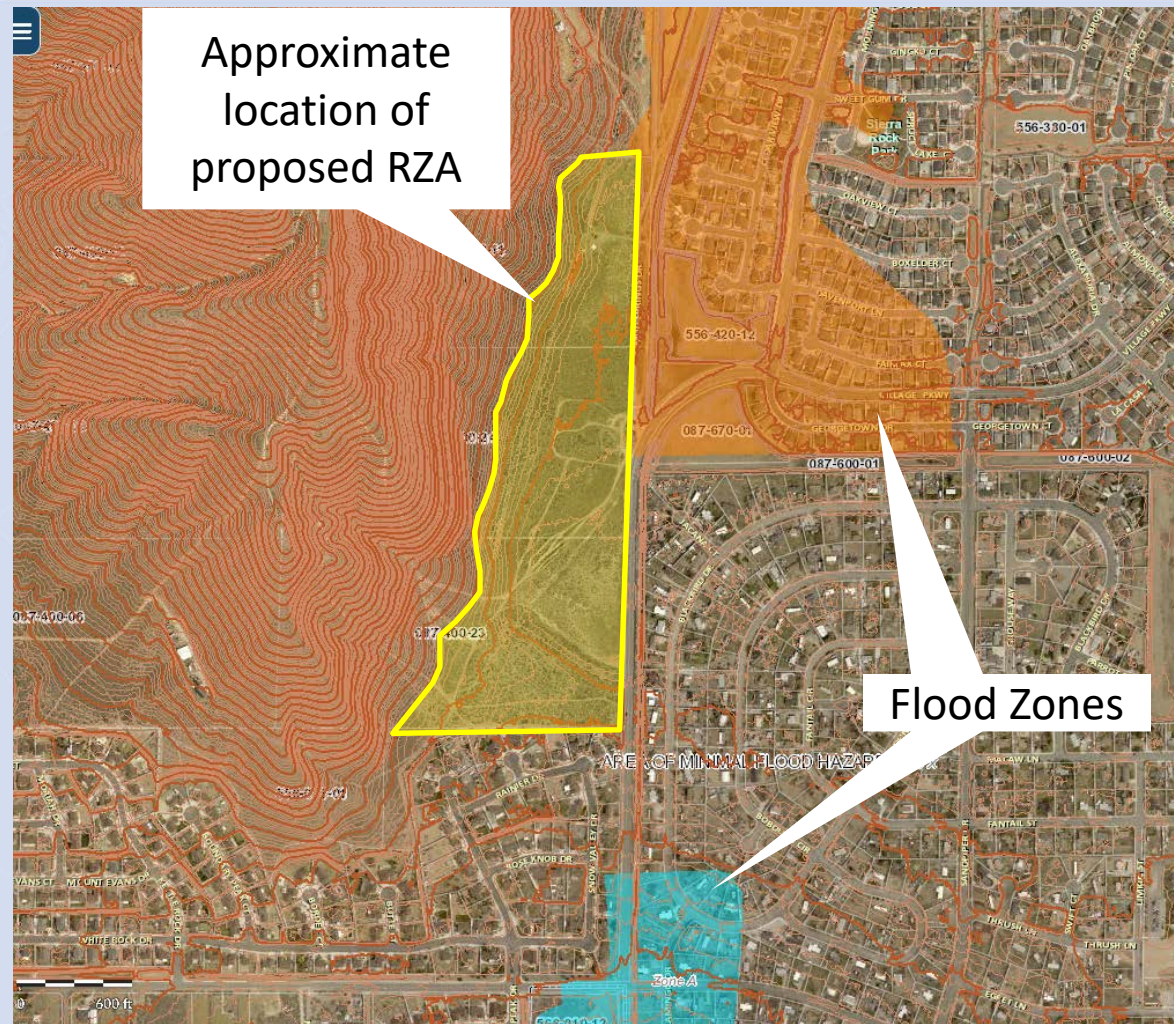
Analysis – Pattern of Growth

- Regional Plan caps maximum density allowed within the Master Plan Category in this area.
 - High Density Suburban is within the Suburban Residential Master Plan Category.
- High Density Suburban is allowed within the Cold Springs Area Plan.
- The proposed regulatory zone amendment conforms to the pattern of growth.



Analysis – Development Suitability

- Proposed amendment is within the area most suitable for development.
 - Outside of flood zones
 - Not on steep slopes





Public Notice & CAB

- Notice was sent to 219 affected property owners within 750 feet from the site.





CAB Meeting

- The proposed amendment was sent to the North Valleys CAB for comments instead of heard being at the regularly scheduled CAB meeting due to the governor's "Stay at Home Directive" in response to COVID-19.
- The CAB provided no feedback on this application.



Public Comment and Concerns

- **The public provided written comments in the staff report and in the package presented on the dais.**
 - Need transportation infrastructure
 - Only one paved road into Cold Springs Valley
 - No RTC transit service
 - Traffic into and within Cold Springs
 - Limited access to amenities
 - Medical facilities, grocery stores, and pharmacies
 - Do not want apartments
 - Impacts on Property values
 - Water Supply Impacts
 - Crime
 - Noise



Regulatory Zone Amendment Findings

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.



Recommendation

After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Regulatory Zone Amendment Number WRZA20-0004 and **approve** the requested amendment.



Possible Motion – Regulatory Zone Amendment

APPROVAL: 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, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0004 having been able to make all of the following findings in accordance with Washoe County Code Section 110.821.15.