



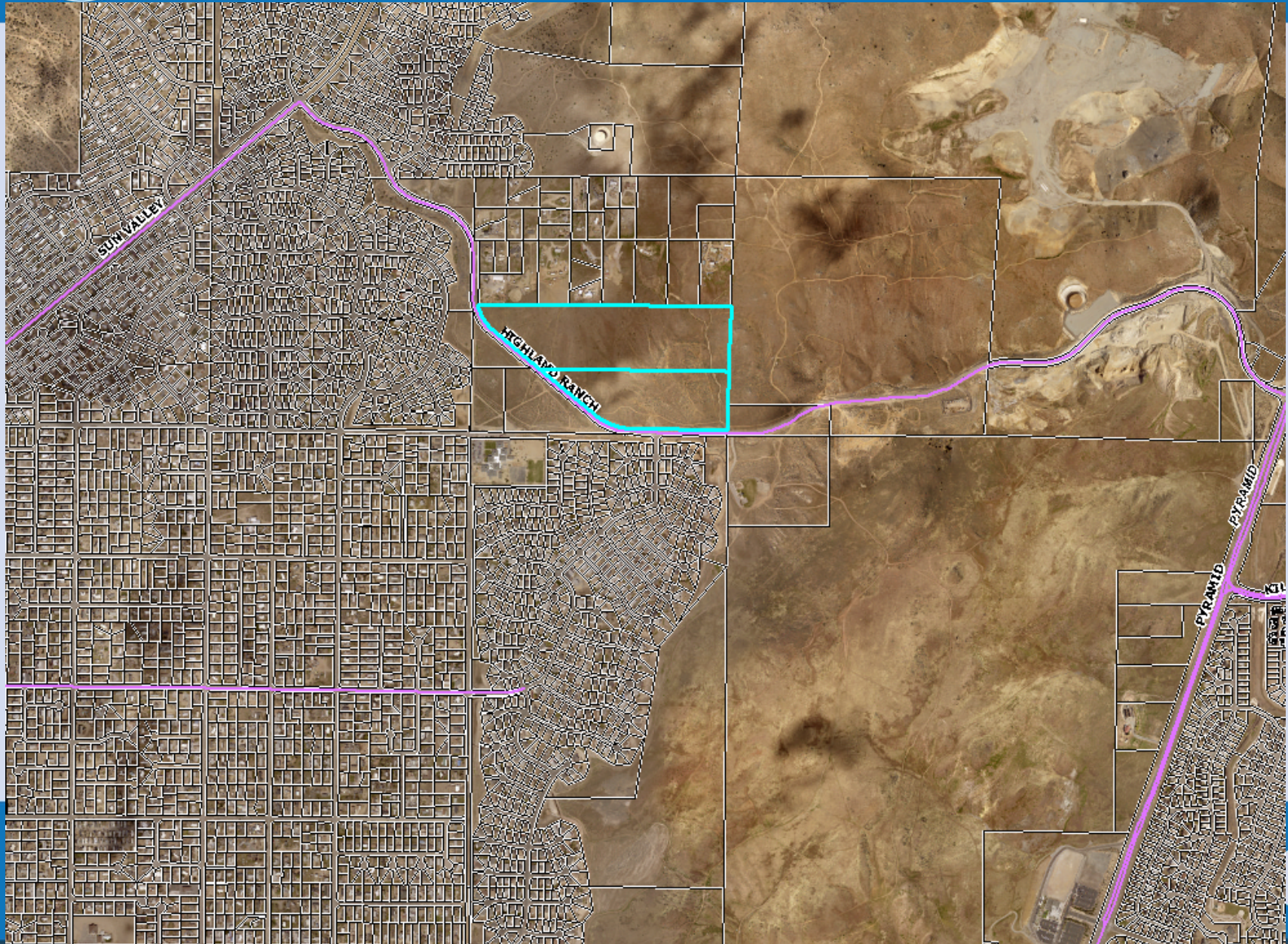
UPDATE: WRZA19-0010 (Highland Village)



Washoe County Planning Commission
June 2, 2020



Vicinity Map





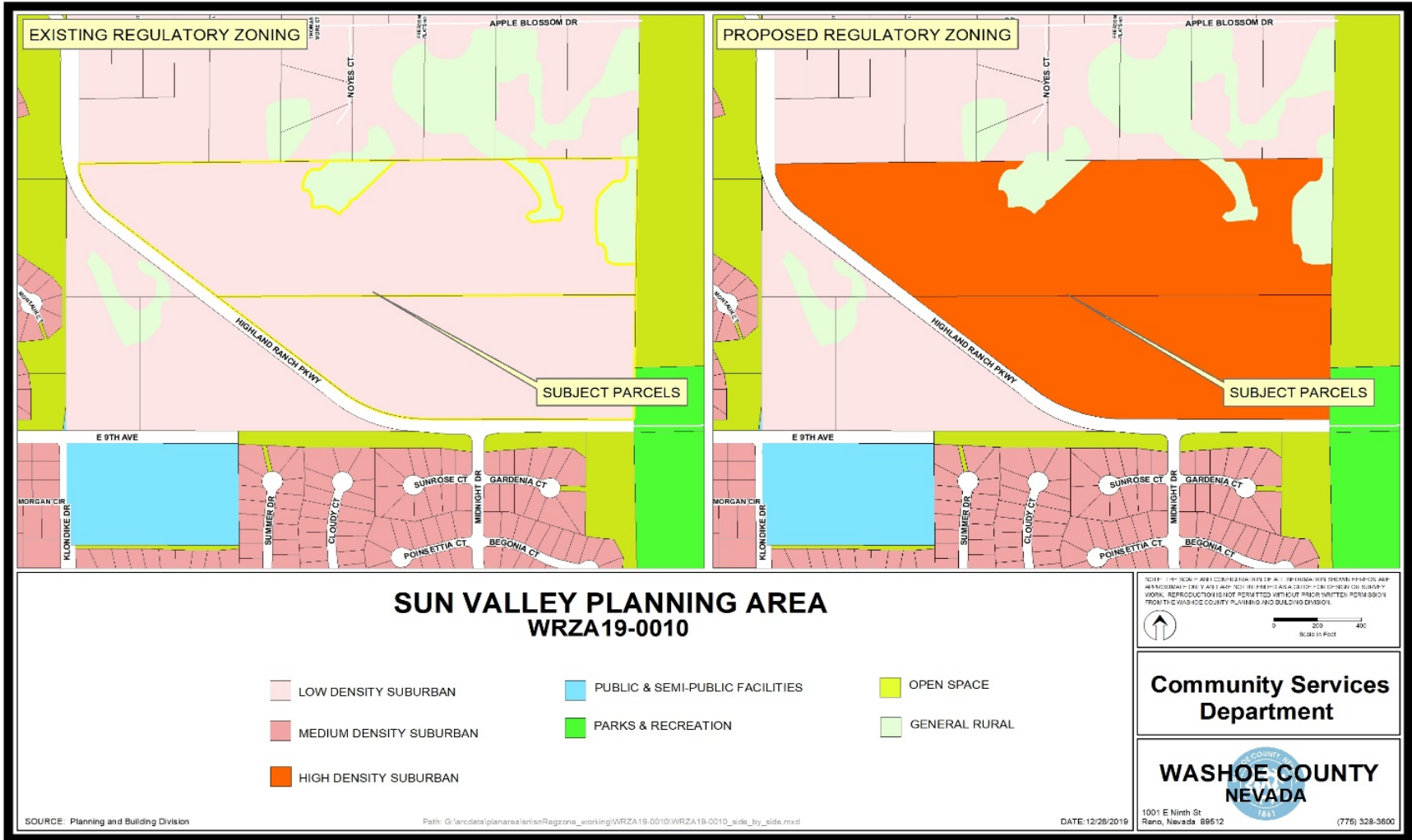
Original Request

Regulatory Zone Amendment:

- To change the regulatory zone from LDS (1 unit per acre) to HDS (7 units per acre) on two parcels, totaling approximately 54.6 acres.
- 3.13 acres will remain GR.



Request





Planning Commission Denial

- **On March 3, 2020, the RZA was considered, in a public hearing, before the Planning Commission.**
- **The Planning Commission could not make finding 2 (Compatible Land Uses) and finding 4 (Availability of Facilities) and unanimously denied the proposed amendment.**



BCC Appeal

- **WRZA19-0010 (Highland Village) was appealed to the Board County Commissioners (BCC) on April 28th**
- **BCC concluded that the RZA could not be supported as requested.**
- **The BCC remanded the item back to the Planning Commission (PC) for a recommendation on the RZA if it were paired with a development agreement, which the applicant voluntarily agreed to limit the number of allowed units to a gross density of 4.2 dwelling units per acre.**



Analysis

- A development agreement is proposed for Highland Village which limit the density to 4.2 units per acre.
- The density will only include the areas with a regulatory zone of HDS.
- The areas of General Rural (GR) will not be included in the gross density calculation.
- At a future BCC meeting the appeal of the RZA from LDS to HDS will be continued along with the proposed DA.
- The BCC will approve or deny the RZA and the DA.



Possible Motion

I move to recommend approval to the Board of County Commissioners of Regulatory Zone Amendment Case Number WRZA19-0010 if it were coupled with an associated development agreement under NRS 278.0201 and related provisions limiting the gross density to 4.2 dwelling units per acre.