



WSUP20-0024 Broken Hills

Washoe County Planning Commission
February 2, 2021



Request

The application is requesting a special use permit (SUP) to allow for detached accessory dwelling units (DADs) within the Broken Hills development required per Spanish Springs Area Plan, Appendix C, Table C-1: Allowed Uses (Residential Use Types)



Background

- **This SUP is being presenting to the Planning Commission since the tentative subdivision map TM05-12 was heard and approved by the Planning Commission in 2005**
- **The approved tentative subdivision map was for a 170-lot common open space subdivision on 243-acres, a portion of a 640-acre parcel**



Analysis

- **Broken Hills development is a traditional single-family residential development**
- **However, the applicant is seeing an increased interest in detached accessory dwellings (DADs) and would like to offer homebuyers the additional option for DADs**
- **The applicant is requesting that 79 lots could be developed with DADs**
- **The DADs will be located on the rear portion of the lots, behind the primary residence and will not impact the approved lot pattern**



Site Plan



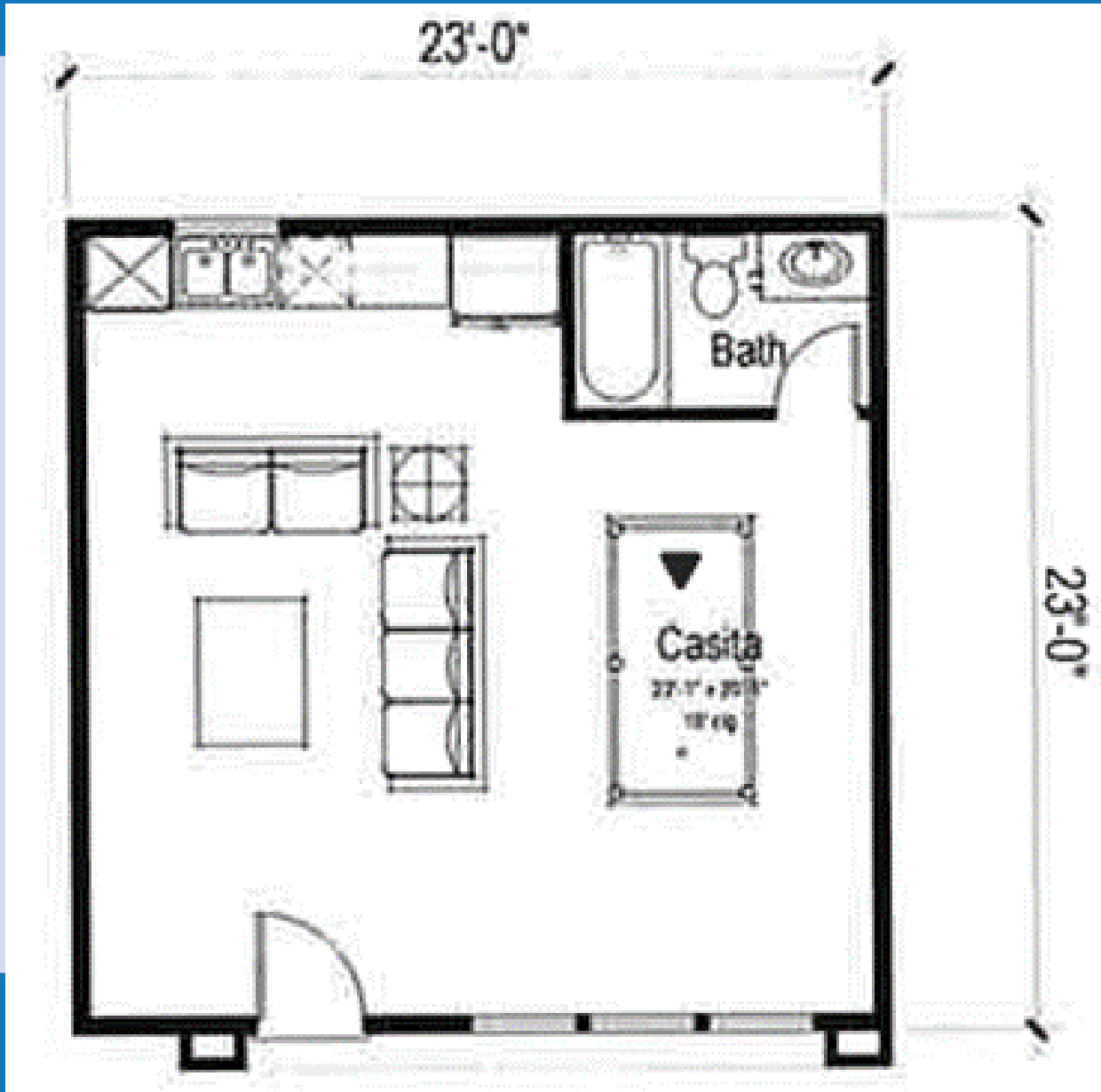


Analysis

- **The DADs will be approximately 530 sq. ft. and include a kitchenette and bathroom**
- **The DADs will match architecturally with the main residence, with the same colors and materials**
- **The DADs will need to meet all Washoe County Code requirements**



Floor Plan





Elevations





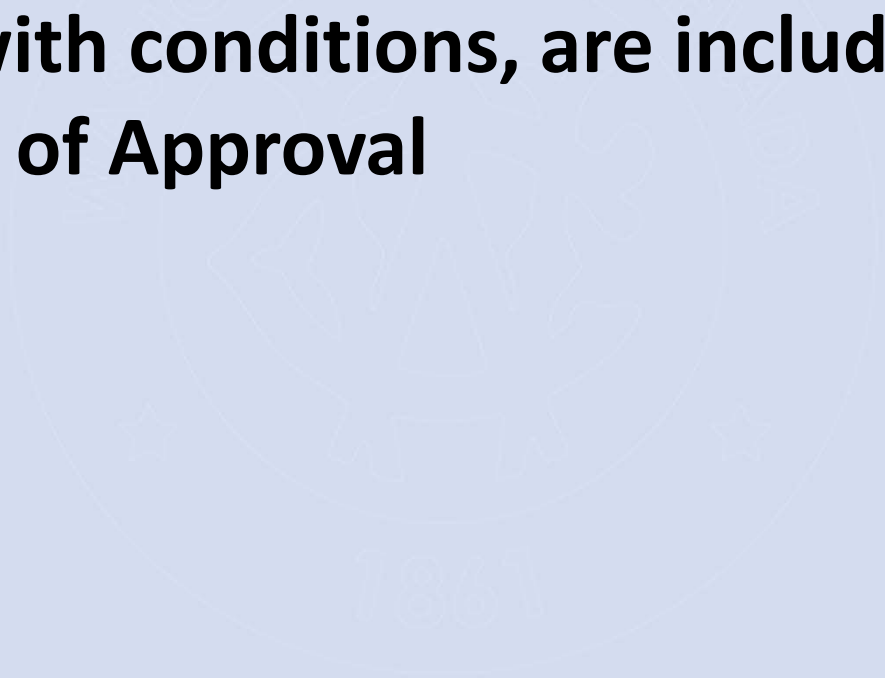
Public Notice & CAB

- **Public notice was sent to parcel within 500 feet from the site and 120 notices were sent**
- **The Spanish Springs CAB reviewed the application on January 6th and all members unanimously recommended the application.**
- **The comments included:**
 - Who can live in the units
 - Size of the units



Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**





Special Us Permit Findings

- 1. Consistency;**
- 2. Improvements;**
- 3. Site Suitability;**
- 4. Issuance Not Detrimental ; and**
- 5. Effect on a Military Installation.**

Staff is able to make all the required findings, as detailed in the staff report



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 approve with conditions Special Use Permit Case Number WSUP20-0024 for Barker-Coleman Investments/Broken Hills Ltd., having made all five findings in accordance with Washoe County Code Section 110.810.30