

Application for Regulatory Zone Amendment
APNs 566-041-01 & 566-041-02

Submitted to Washoe County
September 16, 2019

Prepared for

Lifestyle Homes TND LLC
4790 Caughlin Parkway #519
Reno, NV 89519

Prepared by



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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: APNs 566-041-01 & 566-041-02 Zone Change			
Project Description: This is a request to amend the existing regulatory zoning of the parcels APN 566-041-01 (9.05 acres) and APN 566-041-02 (5 acres) from Low Density Suburban (LDS) to Medium Density Suburban (MDS).			
Project Address: 0 & 18020 Cold Springs Drive			
Project Area (acres or square feet): 14.05 acres			
Project Location (with point of reference to major cross streets AND area locator): South of Cold Springs Drive, between Dalton Lane and East Aspen Circle in the Cold Springs area of Washoe County, NV.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
566-041-01	9.05		
566-041-02	5		
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: Lifestyle Homes TND LLC		Name: Wood Rodgers, Inc. - Andy Durling	
Address: 4790 CAUGHLIN PKWY #519		Address: 1361 Corporate Boulevard	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell: 775.823.5211	Other:
Contact Person:		Contact Person: Andy Durling	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lifestyle Homes TND LLC		Name:	
Address: 4790 CAUGHLIN PKWY #519		Address:	
Reno, NV	Zip: 89519		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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)?

0 Cold Springs Drive & 18020 Cold Springs Drive

- 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
566-041-01	SR	LDS	9.05	MDS	No change
566-041-02	SR	LDS	5	MDS	No change

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	Medium Density Suburban	Residential
South	Low Density Suburban	Vacant
East	Low Density Suburban	Residential
West	Low Density Suburban	Residential / Vacant

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

Both parcels are vacant. An unoccupied building and fencing is located on the north edge of 566-041-02.

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.

The site is flat with typical sagebrush-steppe vegetation, soils and wildlife for the area. No water bodies are located on site.

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
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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
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Explanation:

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

a. Permit #		acre-feet per year	
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):

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- 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.

Water rights will be purchased and dedicated commensurate with residential development of the property.

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 type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input 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.

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

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

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

Cold Springs Drive & Village Parkway

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Truckee Meadows Fire Station 42, 3680 Peak Drive, 0.4 miles east
b. Health Care Facility	Renown Urgent Care, 280 Vista Knoll Pkwy #106, 16 miles south
c. Elementary School	Nancy Gomes Elementary School, 3870 Limkin Street, 1.1 miles east
d. Middle School	Cold Springs Middle School, 18235 Cody Court, 2.3 miles northeast
e. High School	North Valleys High School, 1470 E Golden Valley Road, 12.8 miles south
f. Parks	Cold Springs Skateboard Park, 3355 White Lake Parkway, 0.8 miles southeast
g. Library	North Hills Library, 1075 North Hills Boulevard, 11.5 miles south
h. Citifare Bus Stop	Route 7 - Silver Lake Rd and Stead Boulevard, 9.3 miles south

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 type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

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

Property Owner Affidavit

Applicant Name: Lifestyle Homes TND

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
(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): 566-041-01, 566-041-02

Printed Name Robert Lissner

Signed RJ Lissner

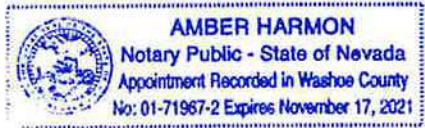
Address 4790 Coughlin Pkwy
Reno 89519

Subscribed and sworn to before me this 12th day of September, 2019.

Amber Harmon
Notary Public in and for said county and state

My commission expires: 11-17-2021

(Notary Stamp)



*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

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CollectionCart

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

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
56604101	Active	9/9/2019 2:07:27 AM
Current Owner: LIFESTYLE HOMES TND LLC 4790 CAUGHLIN PKWY 519 RENO, NV 89519		SITUS: 0 COLD SPRINGS DR WCTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Section 20 SubdivisionName _UNSPECIFIED Township 21 Range 18		

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	\$622.29	\$155.58	\$0.00	\$0.00	\$466.71
2018	\$593.79	\$593.79	\$0.00	\$0.00	\$0.00
2017	\$569.86	\$569.86	\$0.00	\$0.00	\$0.00
2016	\$556.24	\$556.24	\$0.00	\$0.00	\$0.00
2015	\$554.31	\$554.31	\$0.00	\$0.00	\$0.00
Total					\$466.71

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



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CollectionCart

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

Pay Online

Washoe County Parcel Information

Parcel ID	Status	Last Update
56604102	Active	9/16/2019 2:07:21 AM

Current Owner:
LIFESTYLE HOMES TND LLC
4790 CAUGHLIN PKWY 519
RENO, NV 89519

SITUS:
18020 COLD SPRINGS DR
WCTY NV

Taxing District:
4000

Geo CD:

Legal Description
Lot 1 Township 21 Range 18 SubdivisionName _UNSPECIFIED

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	\$619.16	\$154.79	\$0.00	\$0.00	\$464.37
2018	\$590.80	\$590.80	\$0.00	\$0.00	\$0.00
2017	\$566.99	\$566.99	\$0.00	\$0.00	\$0.00
2016	\$553.44	\$553.44	\$0.00	\$0.00	\$0.00
2015	\$551.52	\$551.77	\$0.00	\$0.00	\$0.00
Total					\$464.37

Disclaimer

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- 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

Executive Summary

Applicant:	Lifestyle Homes
Property Owner:	Lifestyle Homes TND LLC
Location:	0 Cold Springs Drive & 18020 Cold Springs Drive South of Cold Springs Drive, between Dalton Lane and East Aspen Circle in the Cold Springs area of Washoe County, NV.
Parcel Size:	±14.05 acres
APN Numbers:	566-041-01 & 566-041-02
Existing Master Plan:	Suburban Residential
Proposed Master Plan:	No change
Existing Regulatory Zone:	Low Density Suburban (LDS)
Proposed Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Cold Springs
Citizen Advisory Board:	North Valleys
Commission District:	5 – Commissioner Herman
Request:	This is a request to amend the existing regulatory zoning of the parcels APN 566-041-01 (9.05 acres) and APN 566-041-02 (5 acres) from Low Density Suburban (LDS) to Medium Density Suburban (MDS).

Background

The subject property is located in Washoe County, NV and is within the Cold Springs Area Plan of the Master Plan. This request seeks to amend the subject property’s underlying regulatory zoning designation from Low Density Suburban (LDS) to Medium Density Suburban (MDS). The parcels have a Master Plan designation of Suburban Residential and MDS zoning is a compatible zoning district within this master plan category.

This site is presently vacant. Until 2004, the west parcel, APN 566-041-02, contained a single-family residence and associated accessory buildings (e.g. storage shed, driveway, fence). After the applicant purchased the property in 2004, aerial photos show that native vegetation and the majority of the residence were removed. The parcel is currently vacant and contains fencing surrounding the property and an unoccupied structure associated with the previous residence. The adjacent parcel, APN 566-041-01, is vacant and no evidence exists that it has been occupied recently. A dirt road occupies the far-left portion of the west parcel, APN 566-041-01, but it is not an official public or private road. The site is flat without any extreme slopes, limiting the amount of grading necessary on site prior to construction. This site is located within an area classified as “most suitable” for development in the Cold Springs Development Suitability map provided in the Cold Springs Area Plan document (page A-9). Although

sidewalks are not present adjacent to this property, the north facing side of Cold Springs Drive has a well-used, unpaved pedestrian path along a drainage ditch associated with the residential development to the north. Photos of the site are included in Section 4 of this document.

Analysis

The purpose of this request is to encourage development more compatible with the surrounding area. As Cold Springs has grown and developed, areas similar to the subject site have not received updated zoning to reflect the new character of the area. Low density suburban zoning is intended to, “create and preserve areas where single-family, detached homes on one (1) acre lots are predominant” (Washoe County Development Code page 106-6). Although LDS zoning is directly adjacent to the parcels now, the developments to the north and east of the subject parcels are Medium Density Suburban zoning and the character of the overall area is shifting away from predominantly large acre residential lots to smaller, denser developments. In terms of affordability, increasing density on these parcels would allow for a more affordable mixture of housing types in this area. Increasing housing stock to accommodate a growing population, within the constraints of the existing infrastructure, floodplains and topography, has been a critical challenge for the region in the past decade.

This request intends to allow for a medium density of suburban development on these parcels, similar to the parcels to the north and east of the property. The current LDS zoning, by design, is intended for larger lots of single-family houses. However, affordability and sustainability are affected when parcels that may be able to support a higher density in terms of location and infrastructure are not utilized to their full capacity. With the current LDS zoning, up to 14 units are allowed at a density of 1 dwelling unit per acre. With the proposed MDS zoning, the site could increase the density to three dwelling units per acre, up to a total of 42 units. If the Cold Springs area is to be developed further and accommodate future growth in the Truckee Meadows, it is necessary to carefully consider the efficiency of land use within areas close to existing infrastructure. One method to increase housing stock without contributing to sprawl is by using existing residentially zoned parcels more efficiently.

Existing Conditions

Table 1: Surrounding Land Uses

	Current Land Use	Master Plan Designation	Zoning
North	Single Family Residential Development – White Lake Ranch; Associated drainage ditch	Suburban Residential (SR) Ditch – Rural (R)	Medium Density Suburban (MDS); Ditch - General Rural (GR)
South	Vacant, common area parcel for Lake Hills housing development to north and east	Suburban Residential (SR)	Low Density Suburban (LDS)
East	4 Single Family Residences	Suburban Residential (SR)	Low Density Suburban (LDS)
West	5 Single Family Residences, 1 Vacant Parcel	Suburban Residential (SR)	Low Density Suburban (LDS)

Washoe County Master Plan Compatibility

The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. The proposed zoning for these parcels is allowed by the underlying Master Plan designation of Suburban Residential. See the below excerpts and comments from the Master Plan demonstrating the alignment of the goals and policies to this zoning map amendment request.

Population Element

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

Comment: Housing opportunities, particularly affordability, is a regional concern in northern Nevada. A higher density on these parcels will increase the ability for the developer to offer a mixture of housing at a more affordable price than single family detached houses on large acre lots. It is notable that households west of Sandpiper Drive, including the subject parcels, have a significantly lower median household income than areas to the east, as discussed in the Cold Springs Area Plan (page 5.) It is important for these lower income areas, like the subject parcels, to receive attention to the affordability of housing stock. In terms of open space, Cold Springs Park is located less than one mile away and the site is adjacent to a trail system owned and maintained by the Lake Hills residential housing development. Connections to these trails will be contemplated during the planning and design phases of any proposed projects. Additional trails to public land are located at the west end of Cold Springs Drive and are popular with pedestrians, cyclists and dirt bike/ATV users. Police, fire and school services are present within the existing area. A map of the current public and commercial services is included in Section 3.

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

Comment: 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. The map also shows a community water line passes through the bottom of the west parcel, APN 566-041-01, and a community sanitary sewer line is near the subject site to the north and the southeast. Truckee Meadows Fire Station 42 is located less than half a mile from the project site. Law enforcement services would be 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. A map of the current public services is included in Section 3. 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. Rather, filling this area with a denser development will discourage sprawl into other areas further from the core of Cold Springs.

Conservation Element

C.2 - Conduct development so that an area's visual features and amenities are preserved.

Comment: The subject property is a vacant parcel 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 parcel to the south is common open space owned by the Lake Hills Home Owner's Association and will remain unaffected by this development.

Filling in this parcel more efficiently than the current large acre zoning has the added benefit of incidentally preserving other areas with scenic or natural resources, by accommodating additional housing in areas with the least impact to these resources.

C.3 - Regulate or mitigate development to protect environmentally sensitive and/or cultural, land, water, and wildlife resources.

Comment: The subject property does not have any known existing environmentally or culturally sensitive areas. There are no major drainageways or water resources within the site.

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

Comment: 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.

Comment: Although this zoning 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.

Comment: The subject parcels are located outside of the floodplain.

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

Comment: 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 zoning 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 parcels.

Housing Element

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

Comment: In the past, the LDS zoning of these parcels matched the character of this portion of the Cold Springs Valley. However, as this area has grown and developed, residential developments with a higher density have emerged closer to the Cold Springs core, near higher traffic roadways like Cold Springs Drive, Village Parkway, and White Lake Parkway. This zoning amendment would allow for a slightly higher density than the current zoning, in an area with the capacity to support this density. Existing infrastructure surrounds the property, including municipal sewer and water in the adjacent residential development to the north and southeast. A road network already exists in this area as well as other public services like schools, fire, and police. The site is also one of the only residentially zoned, vacant parcels in Cold Springs within a mile or less of a retail store selling grocery products (Family Dollar and 7-Eleven). This request is not for high density, but a moderate density similar to areas surrounding the subject site and the overall Cold Springs Valley.

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

Comment: Although this is a zoning amendment and not attached to a current project, future development is likely to help with affordable/workforce housing issues. A higher density on these parcels can help increase the overall supply of housing in the region and thus a higher propensity for housing prices to stabilize and support greater housing attainability, more so than single family detached houses on large acre lots.

Land Use and Transportation Element

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

Comment: A key component to sustainability in land use practices is reducing sprawl by using existing land in the most efficient manner possible. By changing the zoning and increasing density on these parcels, which are already surrounded by existing development and infrastructure, the subject parcels are able to provide necessary housing to the region without developing land further from current communities. This site is also in close proximity to commercial developments, relative to other areas of Cold Springs that are also capable of this type of development, reducing automobile usage for future residents of this area to complete daily activities.

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

Comment: This site is already surrounded by similar development to the north and southeast in addition to the Woodland Village development to the northeast in Cold Springs. Necessary housing to the region can be provided in this area without developing land further from current communities by increasing density on these parcels, which are already surrounded by existing development and infrastructure.

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

Comment: This development is located near existing developments and within the boundaries of municipal infrastructure.

Public Facilities Element

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

Comment: 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.*

Comment: 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 plan was originally adopted in 2010 to, “identify, implement and preserve the community character that has evolved in the Cold Springs

Valley” as well as, “respond to a citizen-based desire to establish the Cold Springs Valley as a separate and distinct planning area within unincorporated Washoe County” (page 1). 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.*

Comment: 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 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.*

Comment: 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 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.*

Comment: It is not anticipated this zoning amendment will negatively affect the safety or efficiency of the transportation system or access to the area.

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

Comment: This parcel is flat and will not require any impact to hillsides. Vistas will not be obscured by the future development of this property, but this impact will be considered during the planning and design of any projects.

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

Comment: No cultural or historical resources will be affected by this request. Future development will be conscientious of any unanticipated discovery of archaeological or historical resources during the future planning, design and construction phases of this parcel.

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.

Comment: A trail system connecting to the Lake Hills development is located on the adjacent parcel to the southeast. This parcel is common area owned and maintained by the Lake Hills HOA and will be unaffected by this zoning amendment. Connections to these trails will be contemplated during the planning and design phases of any proposed projects. Additional trails to public land are located at the east end of Cold Springs Drive and are popular with pedestrians, cyclists and dirt bike/ATV users.

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.*

Comment: This is an infill property within the Cold Springs Valley and is adjacent to existing roadways and within one mile of 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.*

Comment: This site is not in proximity to any known geologic hazards.

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

Comment: This area has been previously disturbed and is located between the busy roadway of Village Parkway and Cold Springs Drive. A common open space owned by Lake Hills HOA is located adjacent to this property and will be unaffected by this request. Future development of this property will necessitate further investigation into wildlife resources and habitat that may require mitigation.

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

Comment: 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.*

Comment: 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. The map also shows a community water line passes through the bottom of the west parcel, APN 566-041-01, and a community sanitary sewer line is near the subject site to the north and the southeast. 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.*

Comment: 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.*

Comment: 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*

Comment: This request does not seek to amend the Cold Springs Area Plan. However, findings/criteria applicable to the Cold Springs Area Plan are included below with commentary on how the request fulfills these goals.

Cold Springs Area Plan Findings

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

Comment: 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 the mixture of suburban uses in the region without affecting the precious natural resources of the Cold Springs area. This parcel is within the existing built environment and will serve to alleviate affordable housing issues within the region without negatively affecting the character and natural resources of the Cold Springs Valley. This site, as discussed throughout this application, is an infill property of the community with existing infrastructure already surrounding it. The parcels are also already zoned for residential development. This request is seeking to improve the development potential of this site and improve the efficiency of land use on a property capable of absorbing additional density. This request is not in conflict with the underlying master plan or the Cold Springs Area Plan.

Finding 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.*

Comment: 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 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 C - The amendment will not conflict with the public's health, safety or welfare.

Comment: 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.

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.

Comment: 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.

Comment: The purpose of this request is to encourage development more compatible with the surrounding area. As Cold Springs has grown and developed, areas like the subject site have not received updated zoning to reflect the new character of the area. Low density suburban zoning is intended to create and preserve areas where single-family, detached homes on one (1) acre lots are predominant. Although this type of area is directly adjacent to the parcels now, the developments to the north and east of the subject parcels are Medium Density Suburban zoning and the character of the overall area is shifting away from predominantly large acre lots with one single-family residence to smaller, denser developments. In terms of affordability, increasing density on these parcels will allow for a more affordable mixture of housing types in this area. This request will not result in any adverse effects to the existing 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.

Comment: 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. Housing affordability is a salient concern for the region, as evidenced by the recent housing studies released by local municipalities including the Truckee Meadows Regional Planning Agency (2017) and the City of Reno (2016). Rather than encouraging development of land not intended for residential development or in areas further from existing development and infrastructure, this site presents an opportunity to better utilize the existing residential land in the Cold Springs Valley to accommodate regional housing needs.

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.

Comment: Utilities are located nearby the subject property, as this is an infill parcel of Cold Springs with existing infrastructure surrounding it. The 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. The map also

shows a community water line passes through the bottom of the west parcel, APN 566-041-01, and a community sanitary sewer line is near the subject site to the north and the southeast. The change from MDS to LDS would be supported by current infrastructure and would simply result in a higher density similar to adjacent residential developments to the north and southeast.

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

Comment: 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.

Comment: 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. With the current LDS zoning, up to 14 units are allowed at a density of 1 dwelling unit per acre. With the proposed MDS zoning, the site could increase the density to three dwelling units per acre, up to 42 units. If the Cold Springs area is to be developed further and 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. One way to increase housing stock without contributing to sprawl is by using existing residentially zoned parcels more efficiently.

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

Comment: Not applicable.


Section 3



 Subject Parcels


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

0 950 1,900
FEET



Vicinity Map

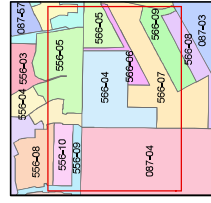
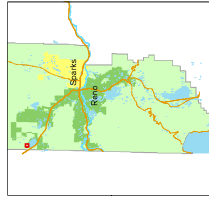
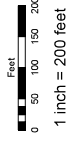
Reno, NV
September 2019



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

Assessor's Map Number
566-04

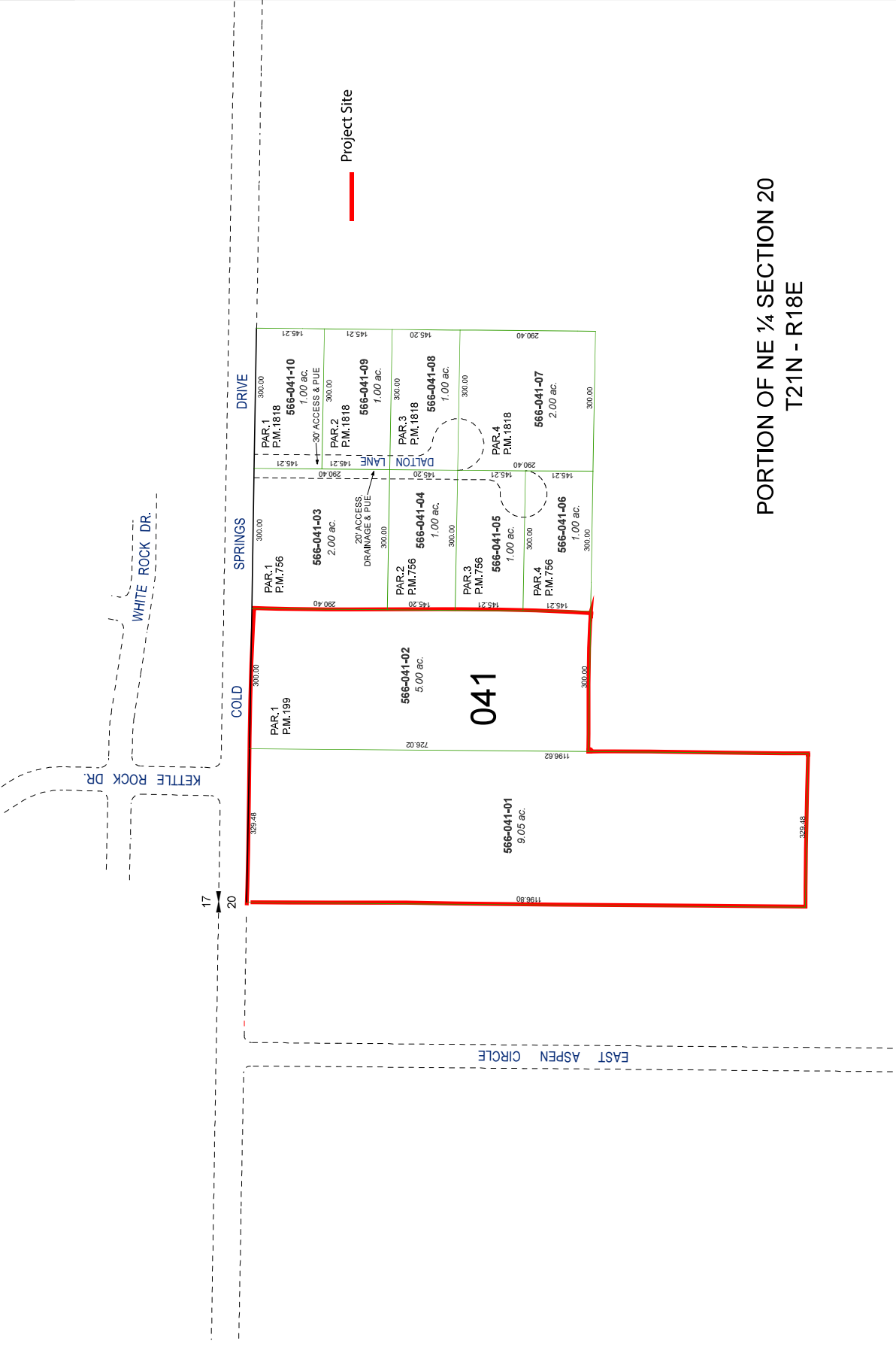
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D 89452
Reno, NV
(775) 328-2231



created by: KSB 9/13/2012
last updated: _____

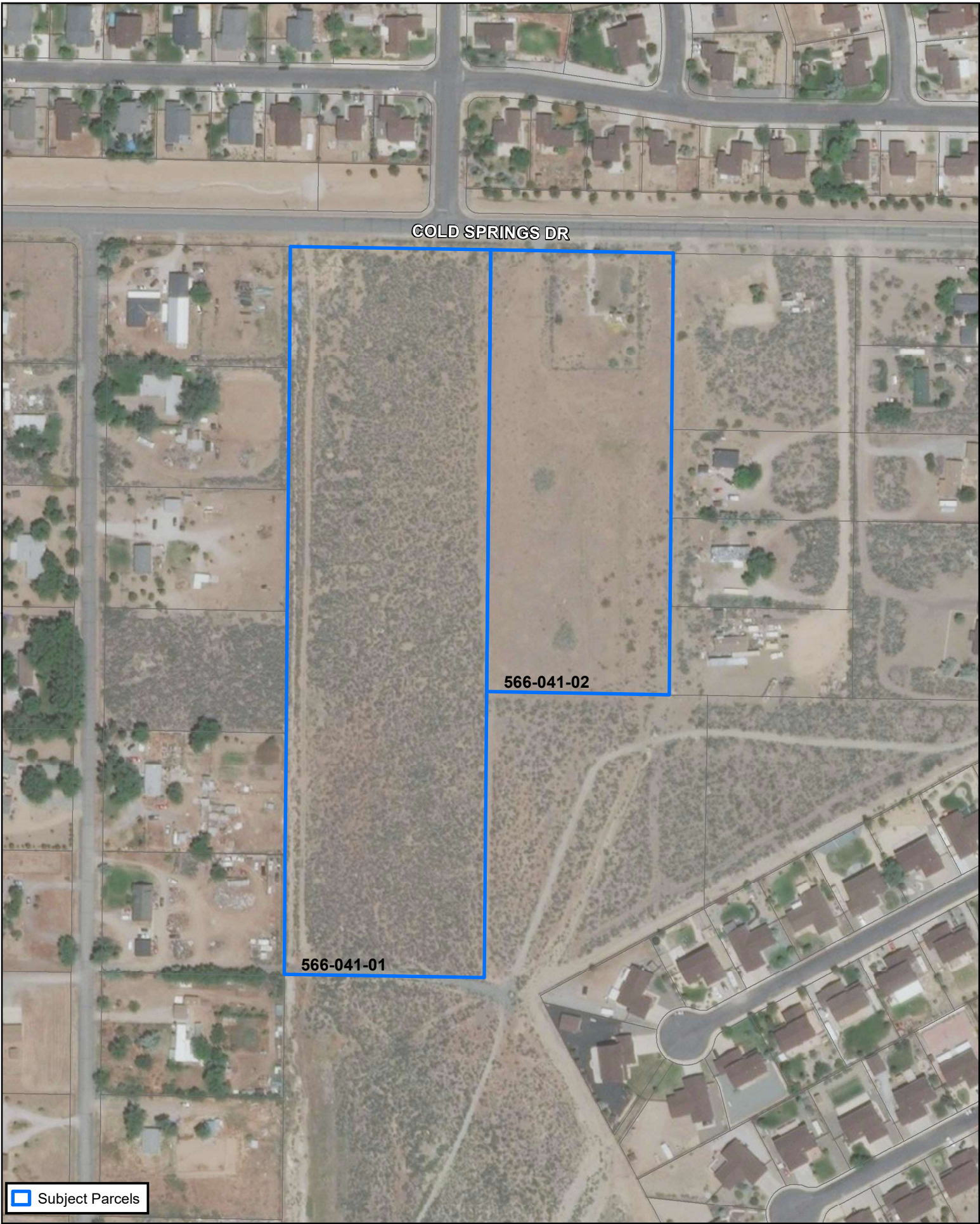
area previously shown on map(s):
087-03

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a warranty of accuracy or any other guarantee as to the sufficiency or accuracy of the data delineated hereon.



PORTION OF NE 1/4 SECTION 20
T21N - R18E

Project Site

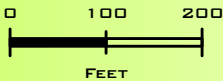


COLD SPRINGS DR

566-041-02

566-041-01

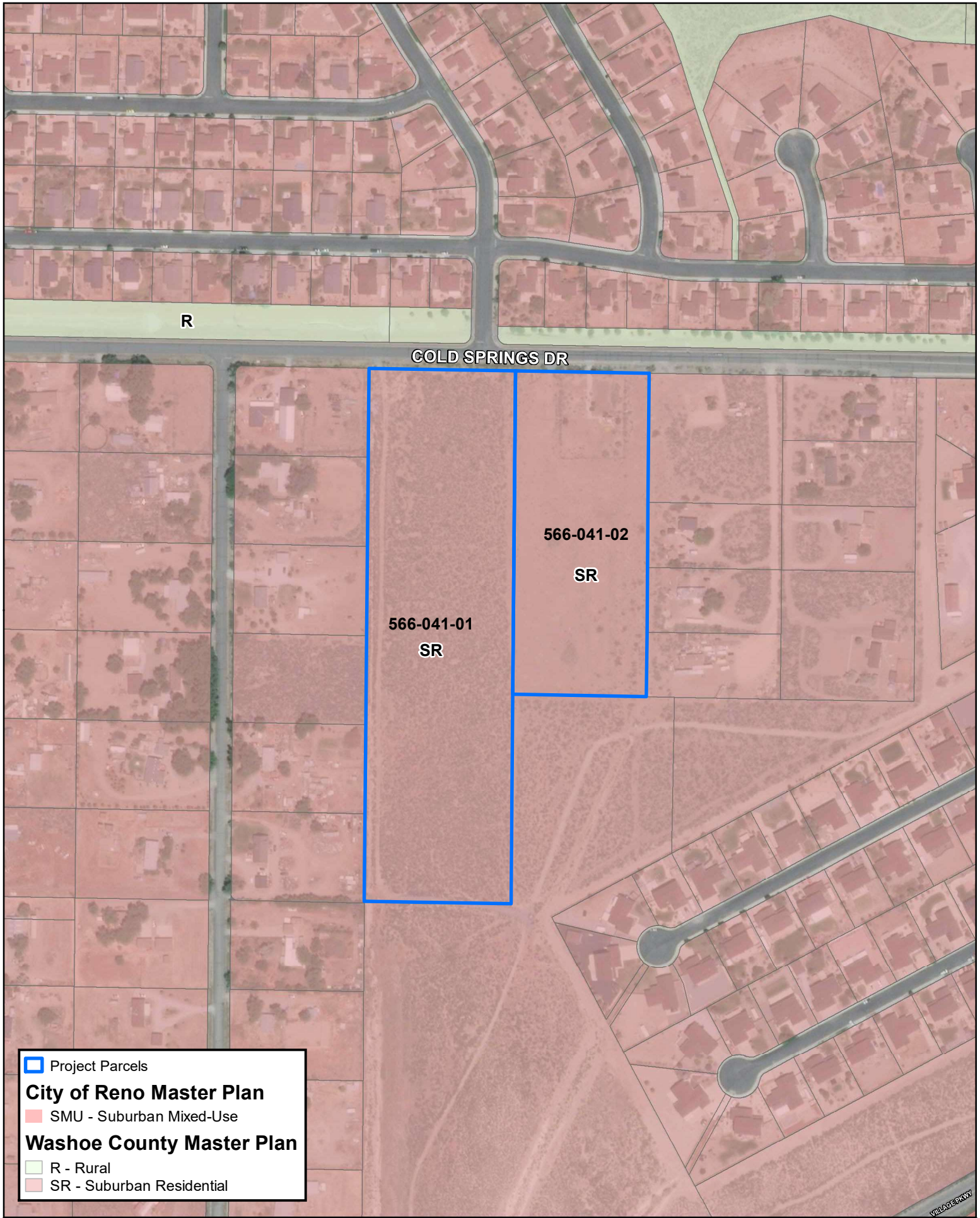
 Subject Parcels



Aerial


September 2019







 Project Parcels

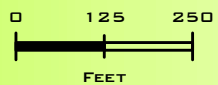
City of Reno Master Plan

 SMU - Suburban Mixed-Use

Washoe County Master Plan

 R - Rural

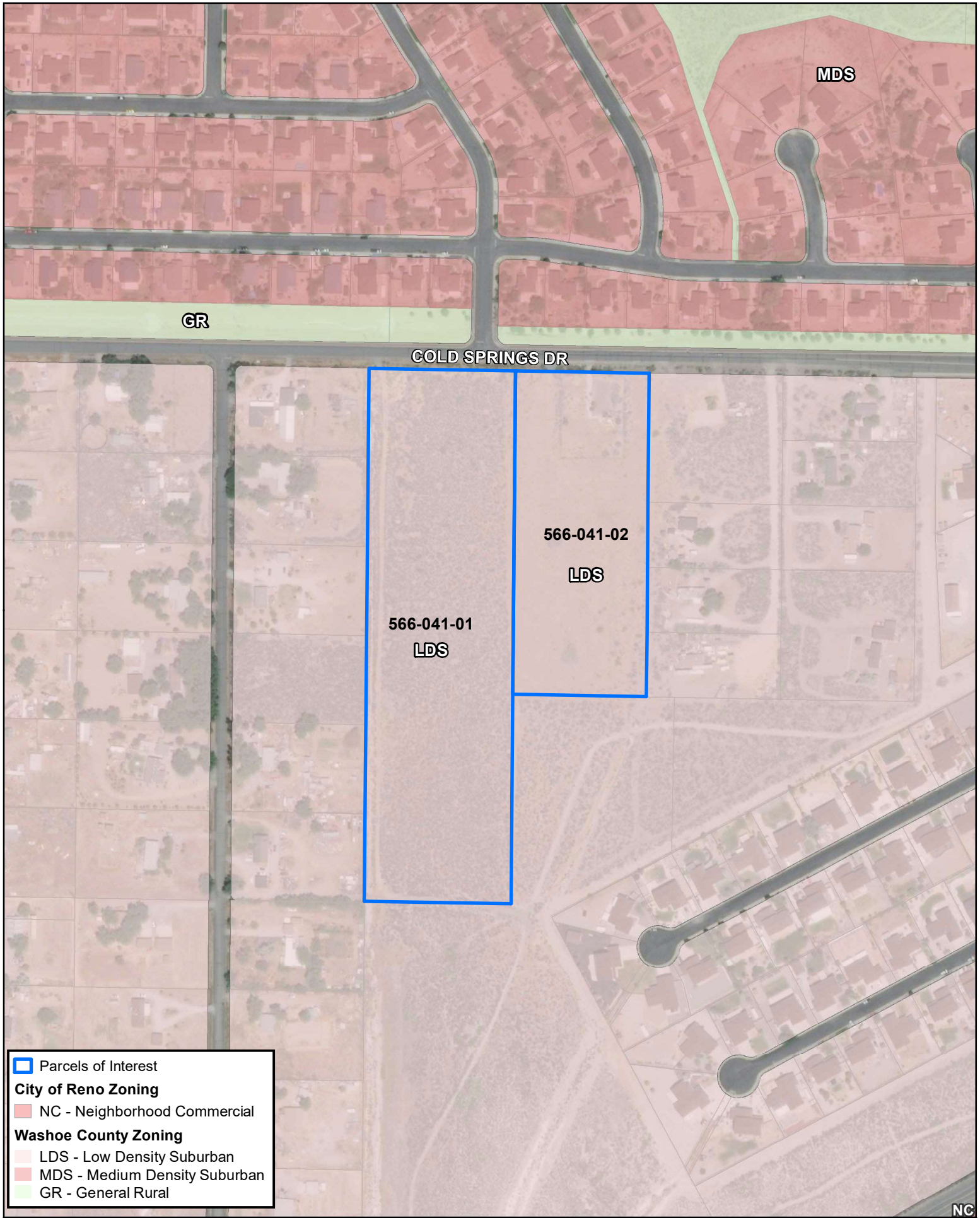
 SR - Suburban Residential



Existing Master Plan

September 2019





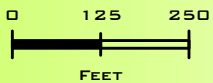
▣ Parcels of Interest

City of Reno Zoning

- NC - Neighborhood Commercial

Washoe County Zoning

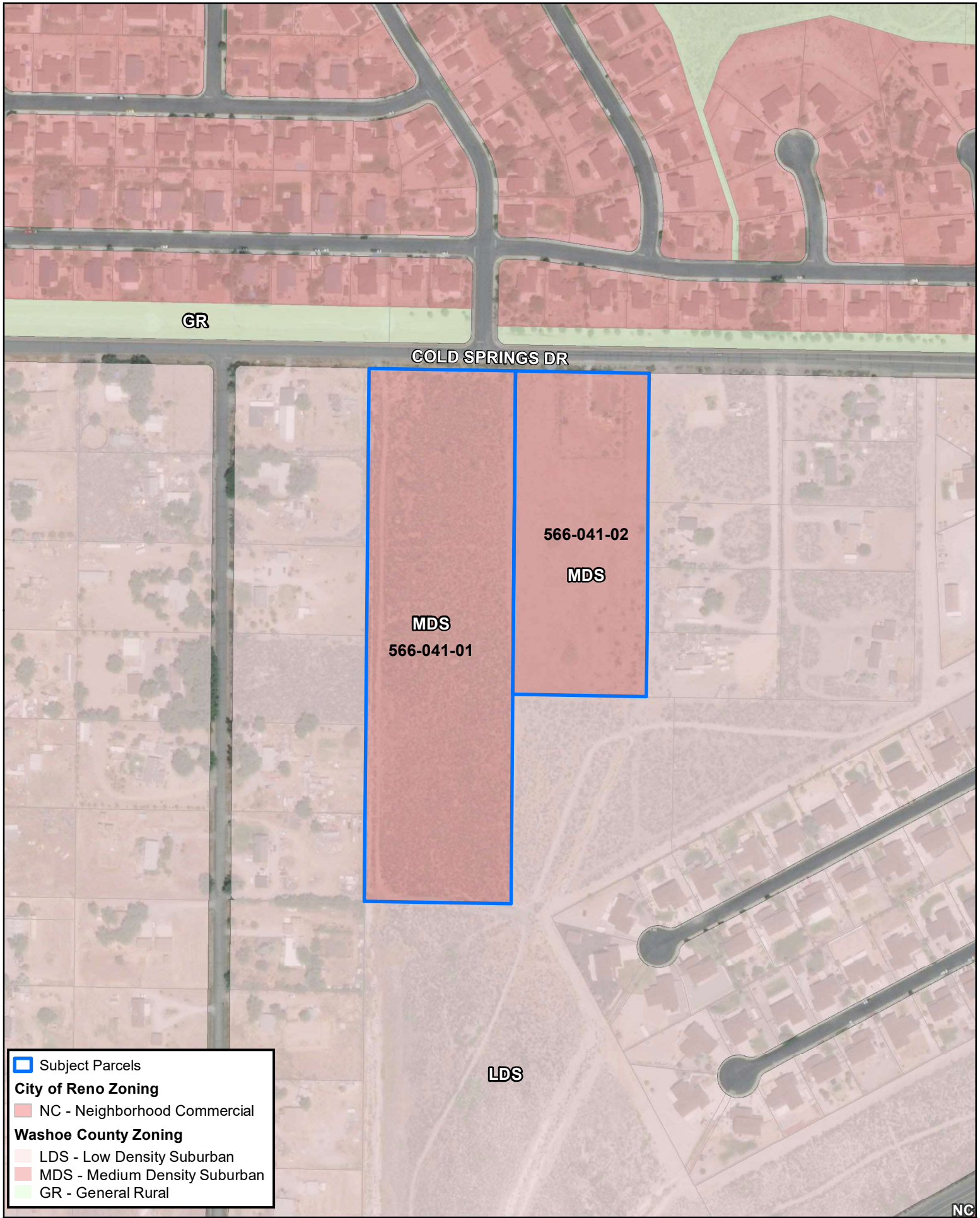
- LDS - Low Density Suburban
- MDS - Medium Density Suburban
- GR - General Rural




Existing Zoning


September 2019







 Subject Parcels


City of Reno Zoning

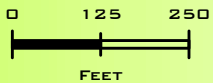
 NC - Neighborhood Commercial

Washoe County Zoning

 LDS - Low Density Suburban

 MDS - Medium Density Suburban

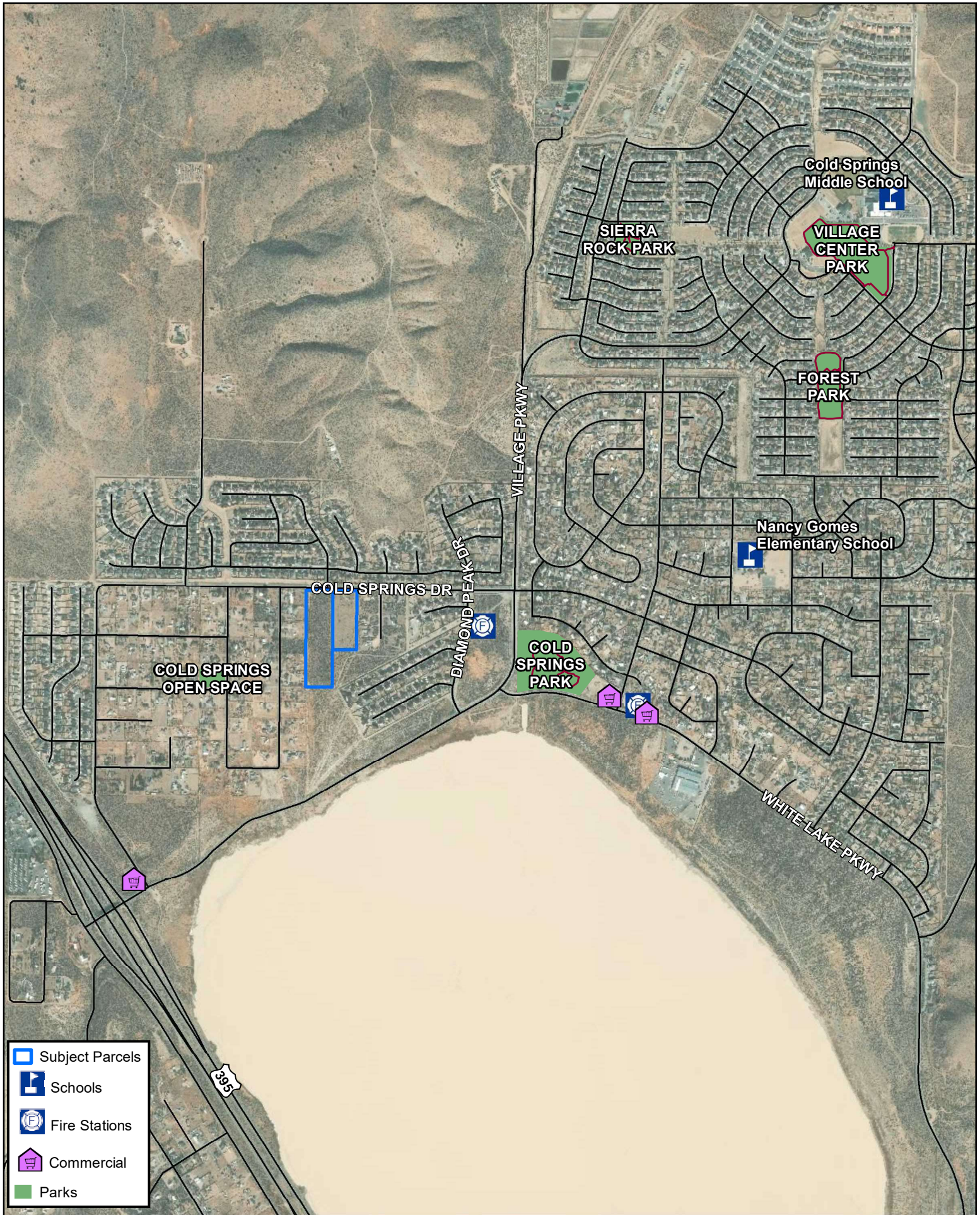
 GR - General Rural



Proposed Zoning

September 2019





Facilities and Services Map

September 2019



Section 4

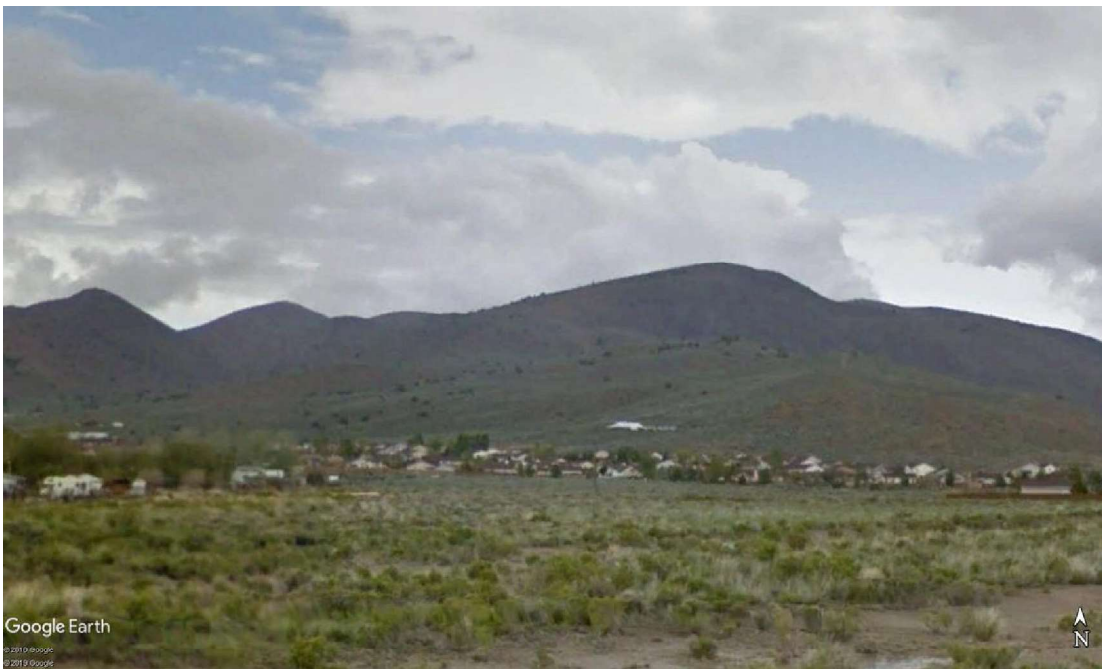
APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Driveway, fencing and existing structure.jpg

1: --



Google Earth

Facing north.jpg

2: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Facing southeast.jpg

3: --



Parcels facing South (2).jpg

4: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels facing South and adjacent residences.jpg

5: --



Parcels facing South.jpg

6: --

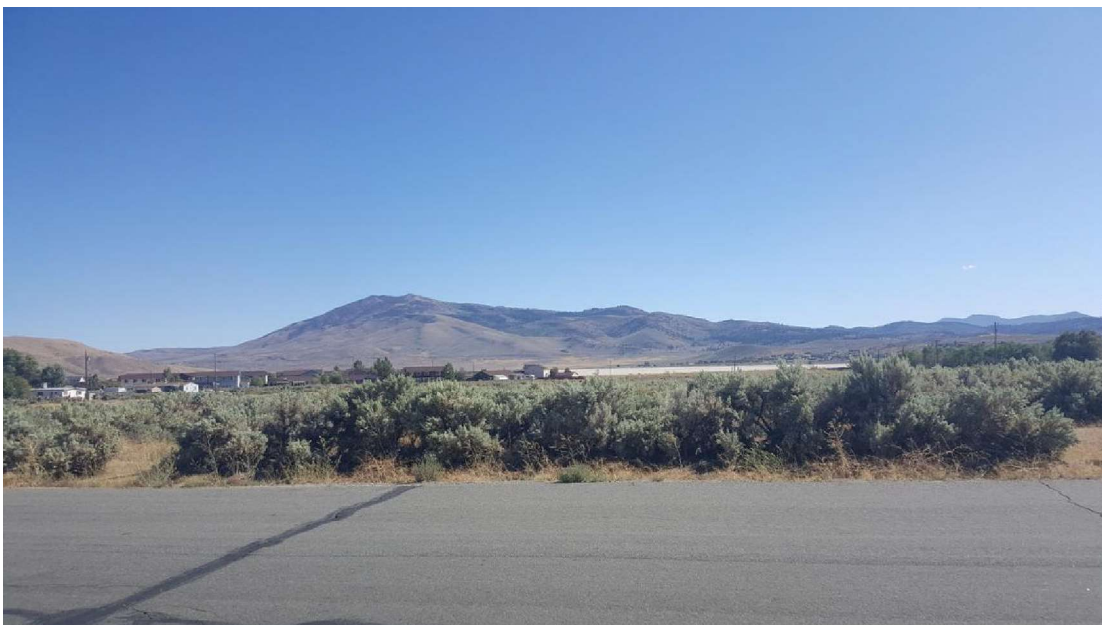
APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels facing east.jpg

7: --



Parcels facing south (3).jpg

8: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels facing southeast.jpg

9: --



Parcels facing southwest.jpg

10: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels west (2).jpg

11: --



Parcels west.jpg

12: --

APNs 566-041-01 & 566-041-02 Zone Change Site Visit

Site Visit Photo Report - September, 2019



Parcels facing south

13: --