



WMPA18-0004 & WRZA18-0004 Estates at Marango Springs



Washoe County Planning Commission
November 7, 2018





Request

- **The applicant is requesting a Master Plan Amendment on four parcels of land totaling 80.12 acres.**
- **70.12 acres are designated Rural Residential (RR) and 10 acres are Rural (R).**
- **The request is for 45.12 acres to be designated Suburban Residential (SR) and 25 acres will remain RR and 10 acres will remain Rural (R).**

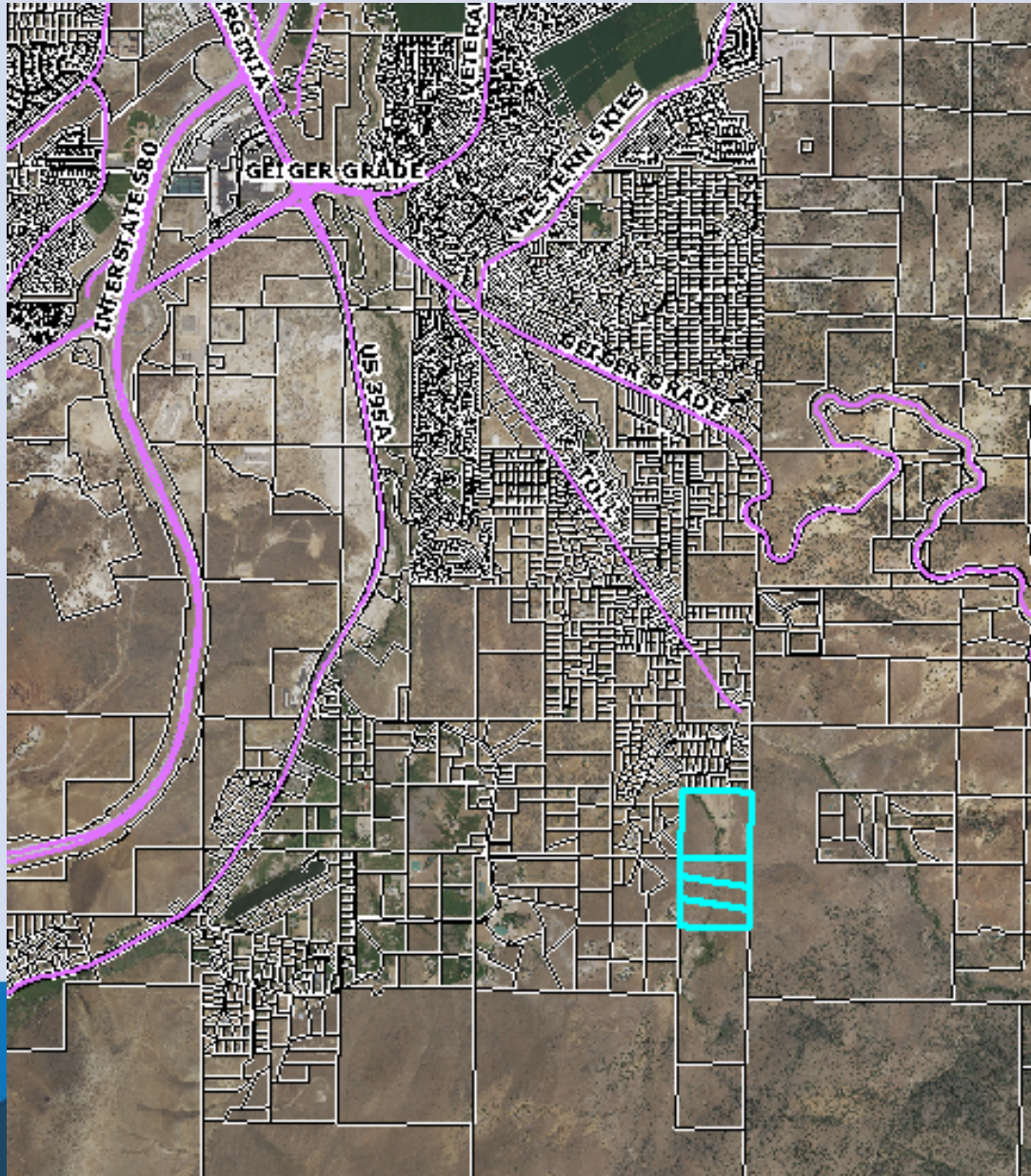


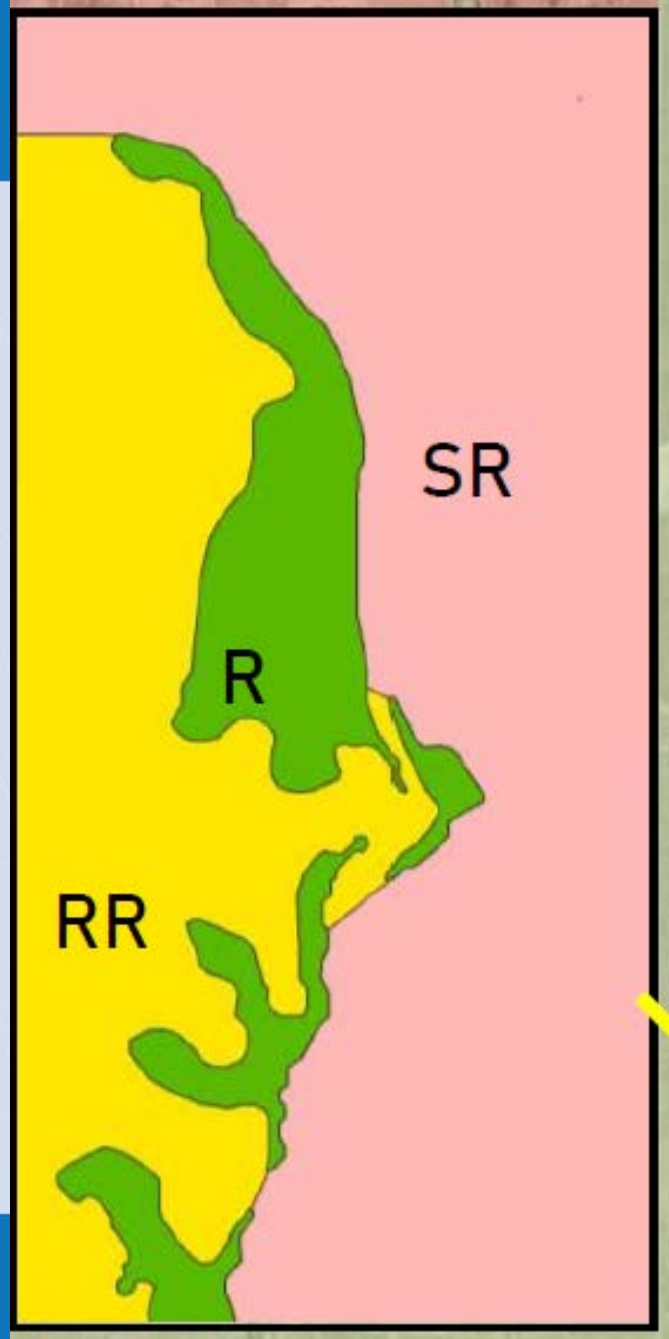
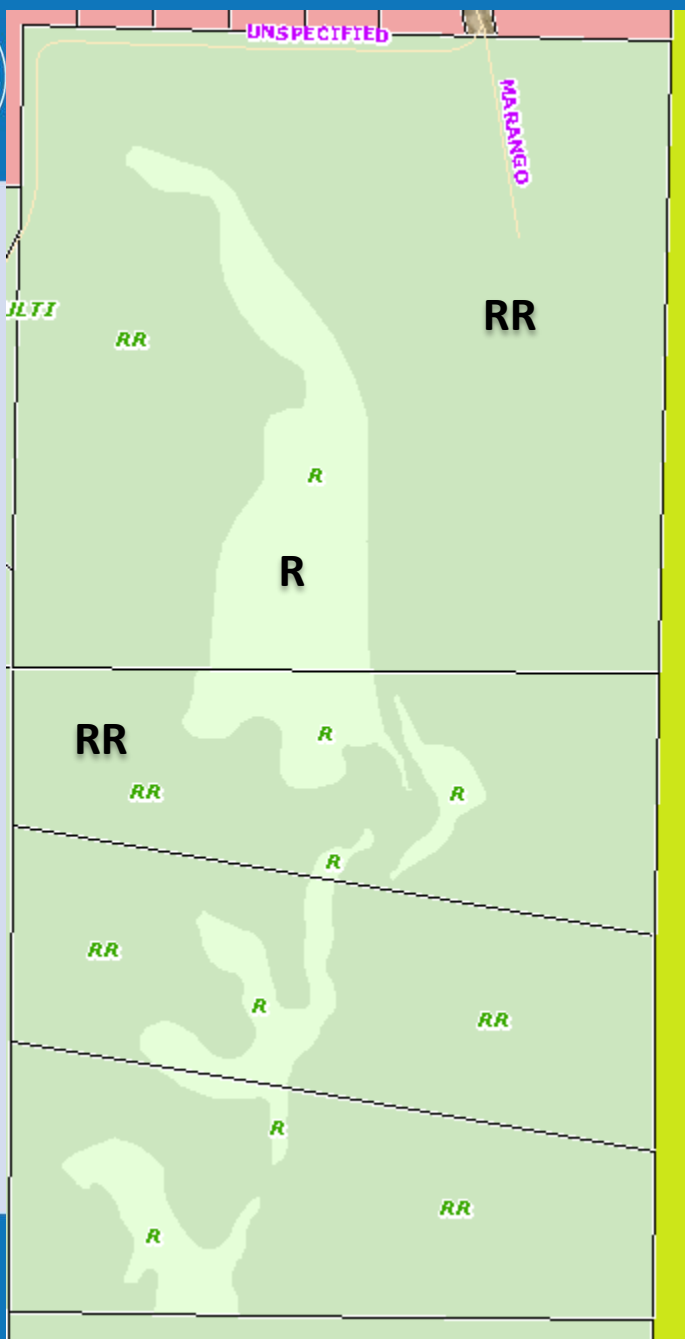
Request

- **The Regulatory Zoning on the site is Low Density Rural (LDR) on 35.26 acres, Medium Density Rural (MDR) on 34.86 acres and General Rural (GR) on 10 acres.**
- **The applicant is proposing to change the Regulatory Zoning to Low Density Suburban (LDS) on 45.12 acres and Medium Density Rural (MDR) on 25.0 acres.**
- **10.0 acres will remain unchanged as General Rural (GR).**



Location





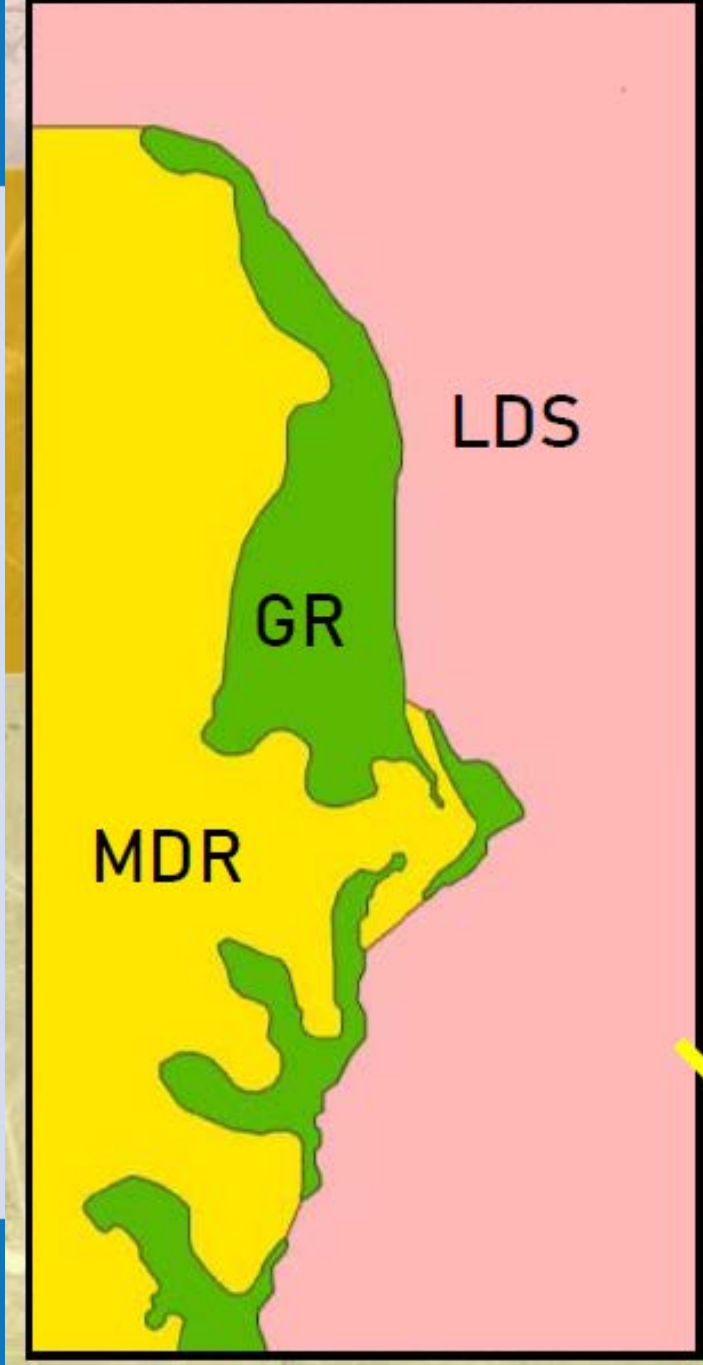
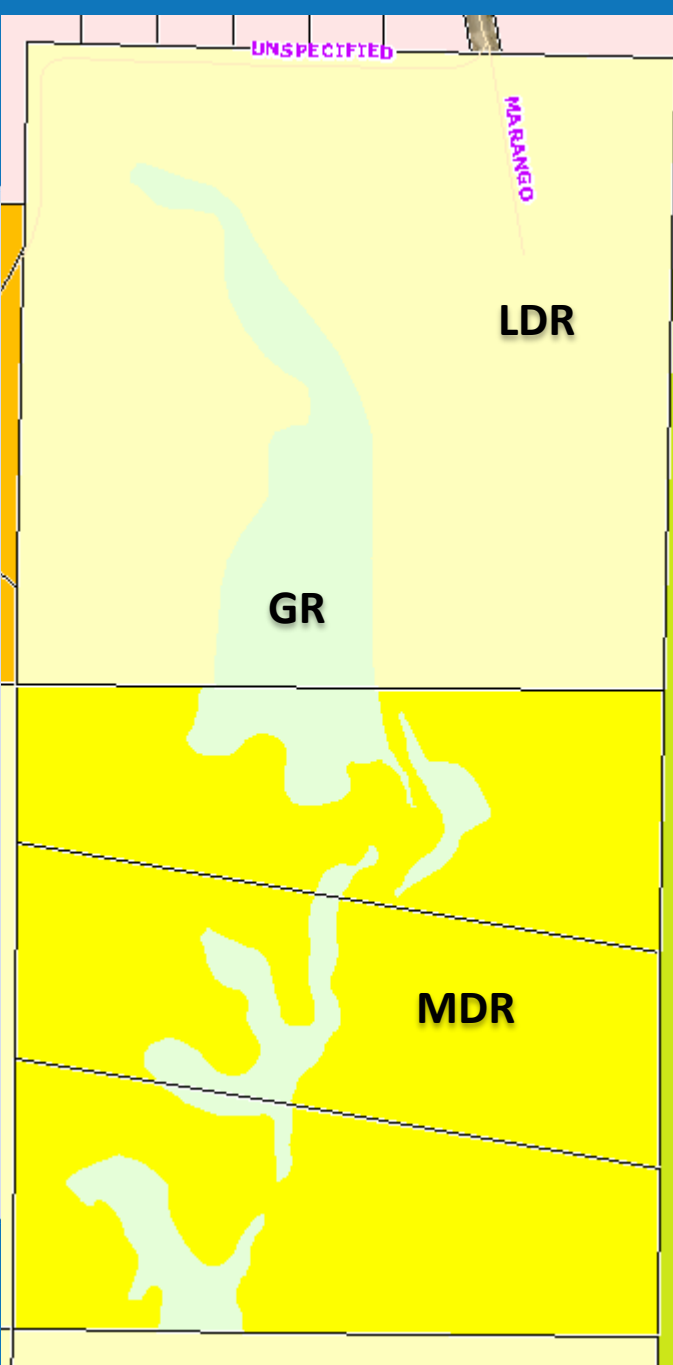


Overview

- The proposed breakdown for the Master Plan designation is the following:

Current category & acreage	
Rural Residential (RR)	Rural (R)
70.12 acres	10 acres

Proposed category & acreage		
Suburban Residential (SR)	Rural Residential (RR)	Rural (R)
45.12 acres	25 acres	10 acres



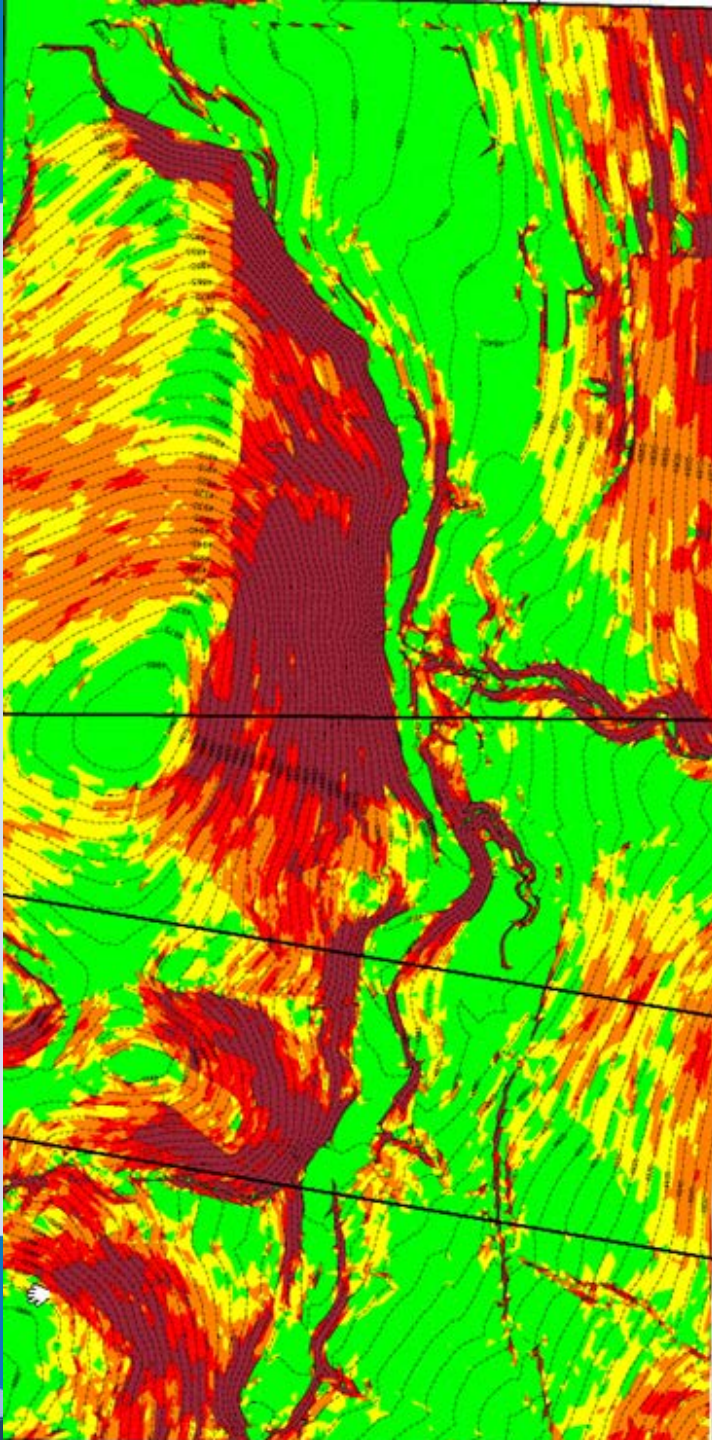


Overview

- The proposed breakdown for the regulatory zoning is the following:

Current zoning & acreage & units			
Low Density Rural (LDR)	Medium Density Rural (MDR)	General Rural (GR)	Total Acres & Units
35.26 acres	34.86 acres	10 acres	80.12
1 unit per 10 acres- 3 units	1 unit per 5 acres- 6 units	1 unit per 40 acres	9

Proposed zoning & acreage & units			
Low Density Suburban (LDS)	Medium Density Rural (MDR)	General Rural (GR)	Total Acres & Units
45.12 acres	25 acres	10 acres	80.12
1 unit per 1 acre- 45 units	1 unit per 5 acres- 5 units	1 unit per 40 acres	50



SLOPE RANGE LEGEND

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA	PERCENT OF TOTAL AREA
1	0.00%	15.00%	Green	31.01 AC	38.91
2	15.00%	20.00%	Yellow	16.38 AC	20.55
3	20.00%	25.00%	Orange	12.93 AC	16.23
4	25.00%	30.00%	Red	7.74 AC	9.71
5	30.00%	----	Dark Red	11.63 AC	14.59

TOTAL SITE AREA = 79.69 ac.



Background

- Originally the application requested to change the Master Plan designation for the whole site to Suburban Residential and zoned Low Density Suburban for 80 units.
- After the CAB meeting the applicant revised the application to the current request and for 50 units.
- The applicant has indicated that a tentative subdivision map will be submitted, which will provide the specific information on developing the site.



Change of Conditions

- The site is undeveloped with a few spring feed ponds and a storage building.
- The surrounding area is either vacant land or residences.
- The properties to the north were developed from the 1970s to the early 2000s and are primarily 1 acre parcels.
- The properties to the west have been developed since the 2000s and are primarily 2-3+ acre parcels.
- The properties to the south are vacant and are primarily 10+ acre parcels.
- The property to the east is a 397.5 acre parcel owned by the US government.



Desired Pattern of Growth

- **The site is within the South Valleys Area Plan and within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA) where growth is anticipated.**
- **Goal 3 SV.3.2 states, the area “will provide a wide range of residential land uses. Residential land uses will range from rural to suburban”.**



Service and Facilities - Water/Sewer

- **The project site is within the Truckee Meadows Service Area (TMSA) and will require the developer to obtain water rights from the Truckee Meadows Water Authority (TMWA).**
- **The South Truckee Meadows Water Reclamation Facility (STMWRF) has indicated that there is capacity for the proposed development.**



- **The development will be accessed from Toll Road, which is classified as a collector, to Ravazza Road and then Marango Road.**
- **A traffic study will mostly likely not be required for 50 new housing units.**
- **The Washoe County School District indicated that there are no capacity issues in the area for elementary, middle or high school for 50 new housing units.**



Master Plan Consistency

- **The proposed changes meet the Master Plan goals and policies in the Land Use and Transportation Element, the Housing Element, and South Valleys Area Plan as described in the staff report.**



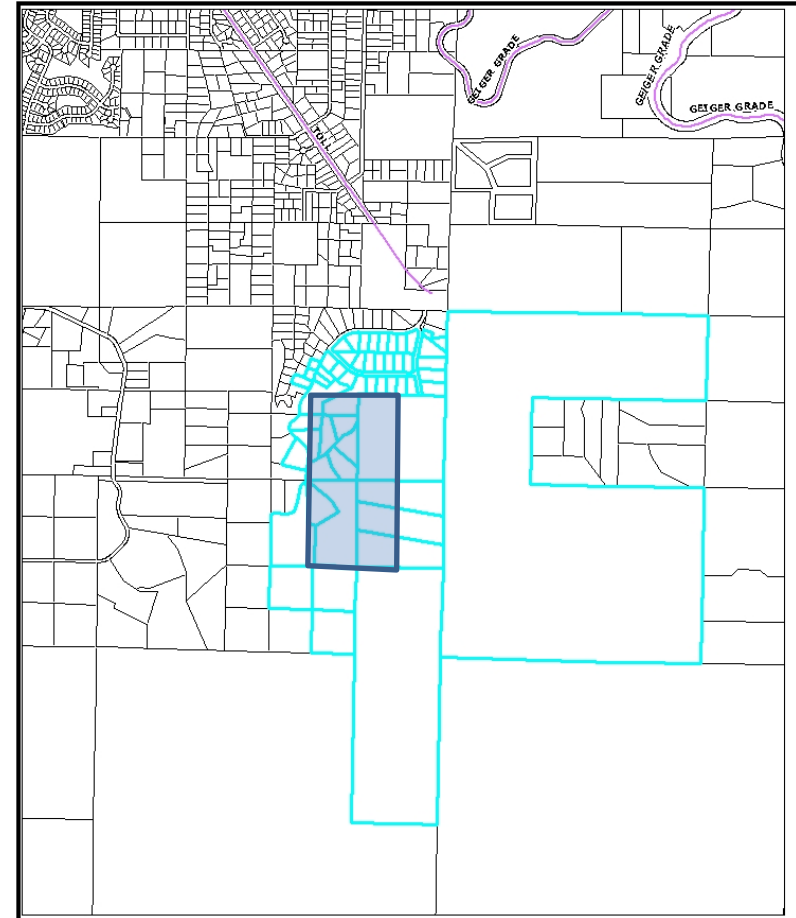
Development Suitability

- **The surrounding properties are primarily zoned for residential use.**
- **The properties located to the north and south are zoned LDS; to the west the properties are zoned High Density Rural (HDR) and Low Density Rural (LDR); the property located to the east is zoned Open Space (OS).**
- **The applicant will maintain the GR zoning, which is a drainage area in the middle section of the site.**



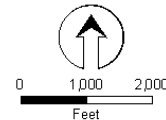
Public Notice

- Notices were sent to 55 parcels within 750 feet of the site.
- This item was scheduled for the Planning Commission meeting on October 2nd, but was canceled because of an error in the description.
- Legal notice was published in the RGJ for both meetings on September 21, 2018 and on October 25, 2018.



WMPA18-0004 & WRZA18-0004
(Estates at Marango Springs)

Noticing Map- 750 feet from parcels
(55 parcels noticed)



Community Services
Department



Post Office Box 11130
Reno, Nevada 89520 (775) 223-3400

Date: June 2018

Source: Planning and Building Division



CAB Meeting and Neighborhood Meeting

- **South Truckee Meadows/Washoe Valley CAB reviewed the application on June 14, 2018 and voted to deny the application.**
- **The applicant held a neighborhood meeting on September 18, 2018, after the applicant had reduced the number of units from 80 to 50.**
- **Many of the same concerns were voiced at both of the meetings, including:**
 - Traffic and safety
 - Density and quality of life
 - Water tank location



Reviewing Agencies

- **US Forest Service**
- **US Postal Service**
- **State of Nevada**
 - Department of Transportation
 - Department of Environmental Protection
 - Department of Water Resources
 - Department of Wildlife
 - Historic Preservation Office
- **Washoe County Community Services Department**
 - Planning and Building Division
 - Geographic Information Systems
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Space
 - Traffic Engineer
- **Washoe County Health District**
 - Air Quality Management Division
 - Environmental Health Services Division
 - Emergency Medical Services
- **Washoe County Regional Animal Services**
- **Washoe County Sheriff's Office**
- **Truckee Meadows Fire Protection District**
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**
- **Washoe County School District**
- **Nevada Historic Preservation**
- **Washoe Tribe of Nevada**
- **Truckee Meadows Water Authority**
- **NV Energy**
- **No recommendations for denial were received**



Master Plan Amendment Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Changed Conditions**
- 4. Availability of Facilities**
- 5. Desired Pattern of Growth**

Staff was able to make the findings as detailed in the staff report.



Regulatory Zone Amendment Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Changed Conditions; More Desirable Use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**

Staff was able to make the findings as detailed in the staff report.



Motion for MPA

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt Master Plan Amendment Case Number WMPA18-0004 having made all 5 findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendment in WMPA18-0004 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution included as Exhibit A for this matter on behalf of the Planning Commission.



Motion for RZA

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0004 to the Washoe County Board of Commissioners, having made all of the appropriate findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA18-0004 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution included as Exhibit B for this matter on behalf of the Planning Commission.