



Master Plan Amendment and Regulatory Zone Amendment Requests

“Silver Hills”

WMPA17-0010 and WRZA17-0005

**Washoe County Planning Commission
August 6, 2019**



MPA Request Overview

Amend the Washoe County Master Plan, North Valleys Area Plan including:

- 1) Remove four parcels of land totaling ± 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
- 2) Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the ± 780.32 acres to the SHSCMA; and
- 3) Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the ± 780.32 acres from the SKSCMA and into the SHSCMA; and
- 4) Create a character statement for the SHSCMA.



MPA Request Overview

- 5) Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP);
 - b. Low Density Suburban (LDS 1 – One unit per acre);
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre);
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre);
 - e. Parks and Recreation (PR);
 - f. Open Space (OS);
 - g. Neighborhood Commercial (NC);
 - h. Specific Plan (SP)
- 6) Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
- 7) Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
- 8) Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.



MPA Request Overview

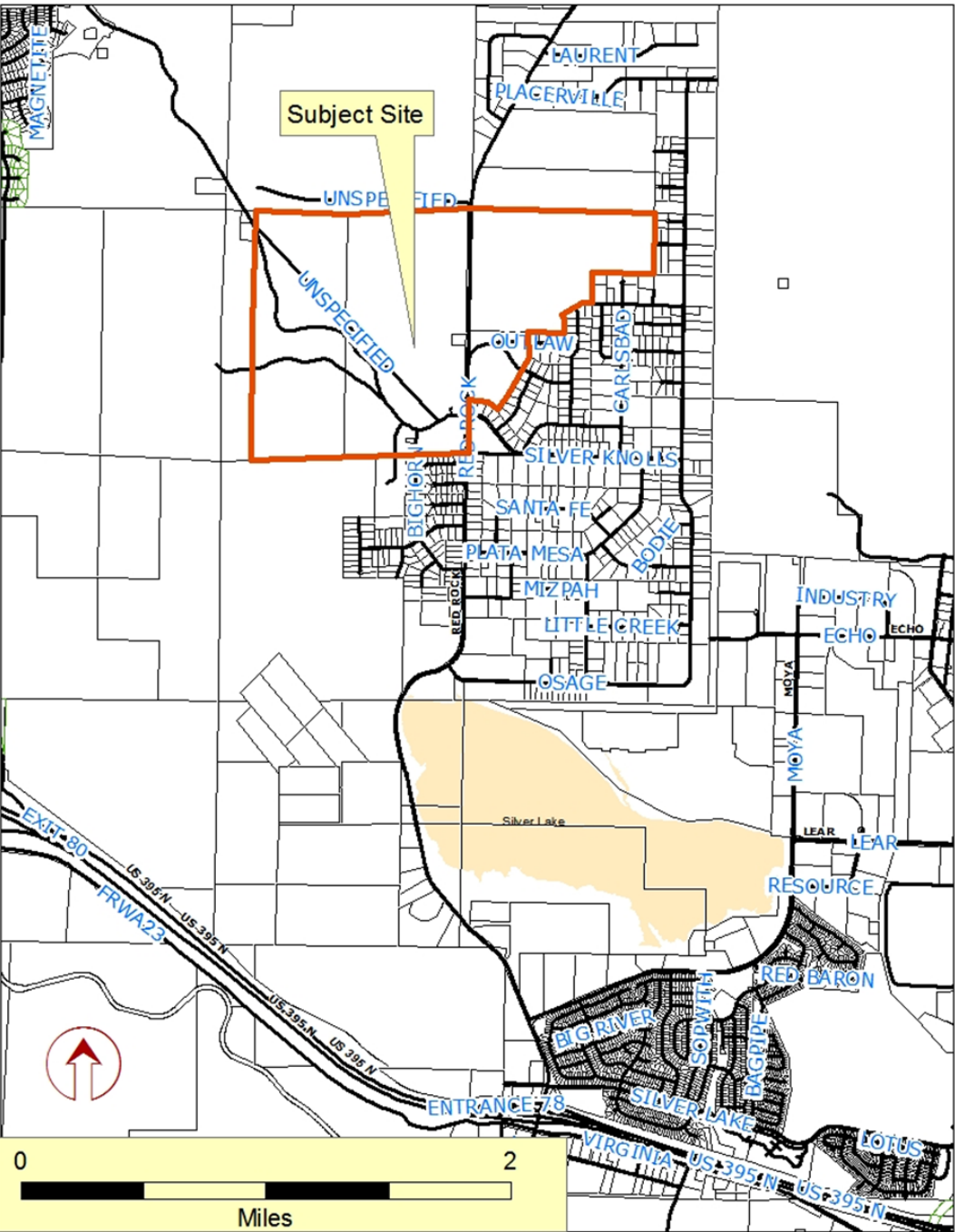
- 9) Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
- 10) Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
- 11) Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes native vegetation and implementation of these standards through actions by Washoe County.



RZA Request Overview

Amend the regulatory zone on four parcels of land totaling \pm 780.32 acres, from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. The development pattern proposed is similar to a common-open-space subdivision with lots as small as 3,700 square feet on the west side of Red Rock Road and lots as small as $\frac{1}{2}$ acre on the east side of Red Rock Road. The specific plan also provides for a total of 45,000 square feet of floor area for commercial uses and 15 acres for Personal Storage and 15 acres for Storage of Operable Vehicles uses types.

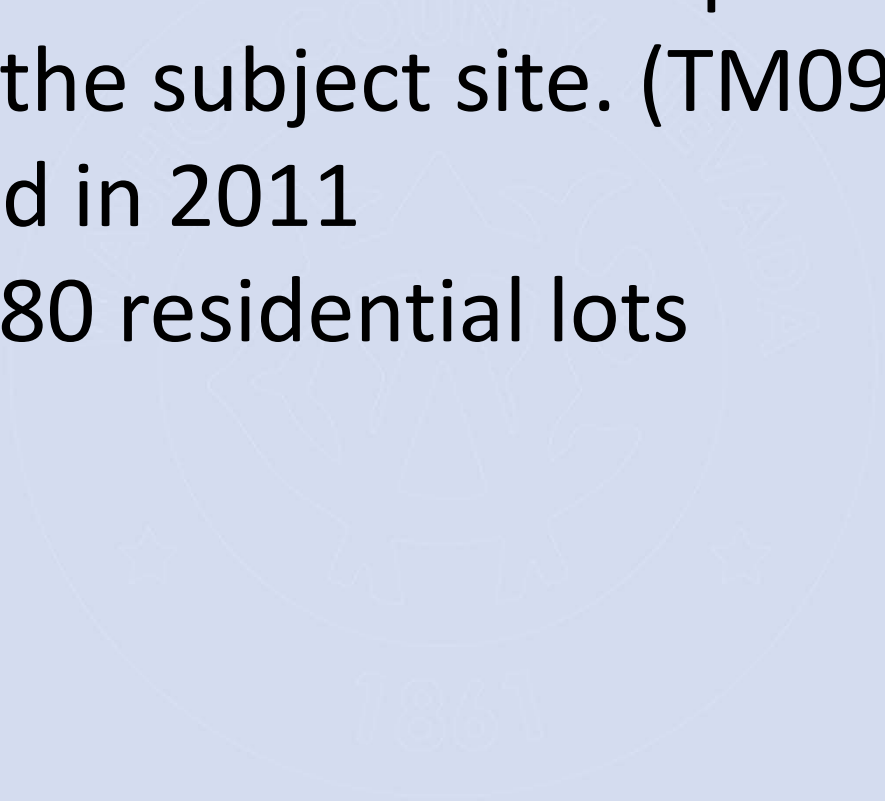
Location





Background

- A tentative subdivision map is currently valid on the subject site. (TM09-001)
- Approved in 2011
- Allows 680 residential lots





Background

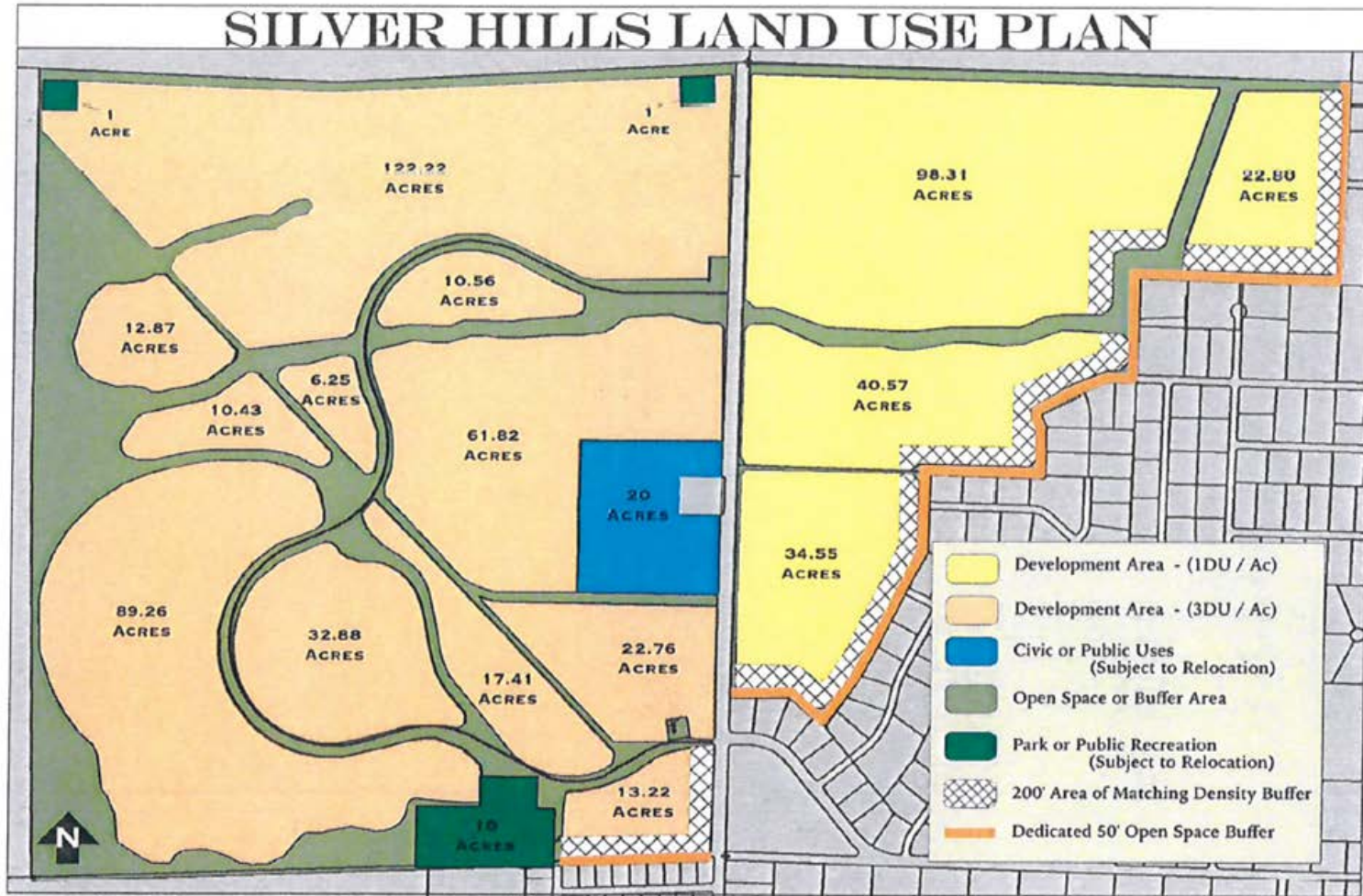
- Why are amendments that were applied for in 2017 being heard in 2019?
- Previous versions submitted in:
September 2017, March 2018, July 2018,
February 2019, May 2019
- Current version submitted June 2019

Pages 9-10



Requested Land Use Plan

Specific Plan to allow standards and uses not otherwise permissible under the North Valleys Area Plan and Silver Knolls Suburban Character Management Area.



Note: Open Space land use may be subject to relocation. Refer to attached Design Standards Handbook.



Evaluation

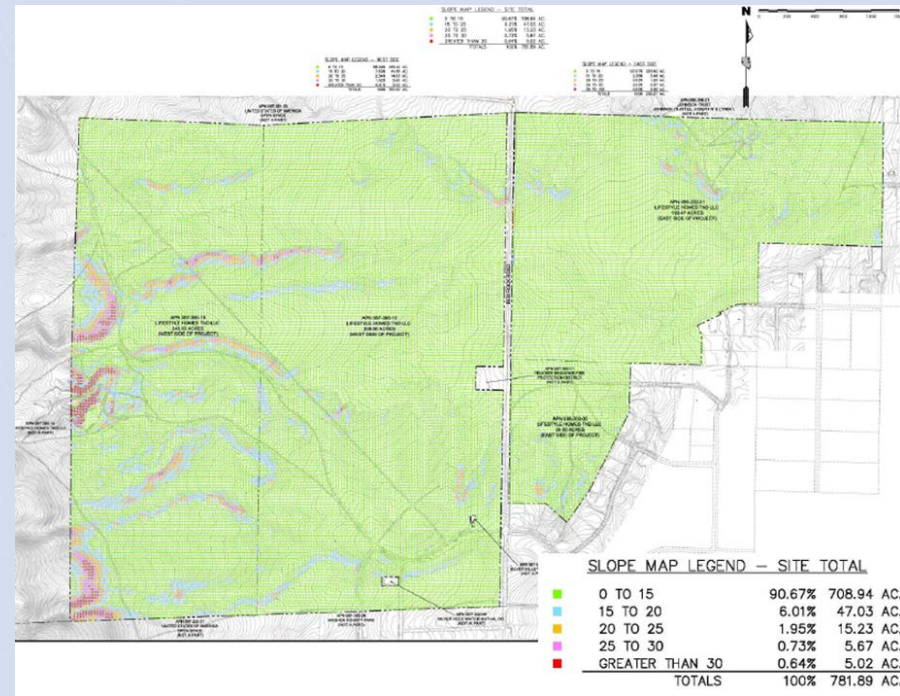
Master Plan Amendments must be evaluated in light of the existing Truckee Meadows Regional Plan, Washoe County Master Plan, Washoe County Development Code and general laws.

Pages 11 - 35



Evaluation (Truckee Meadows Regional Plan)

- Goal 2.2 does not allow transfer of residential density from slopes greater than 30%.
- This plan seeks to transfer residential density from slopes of greater than 30%
- Approximately 5 acres at one dwelling per acre



Pages 11-12



Evaluation (Washoe County Master Plan North Valleys Area Plan)

NV.1.1 The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA) ...

- The applicant seeks to remove the subject site from the Silver Knolls Suburban Character Management Area (SKSCMA) and to create a new “Silver Hills Suburban Character Management Area.” Goal one, above, contemplates the entirety of the area plan being included within one of several existing character management areas. The creation of a new character management area is inconsistent with this goal
- Pages 24-26



Evaluation (Washoe County Master Plan North Valleys Area Plan, Silver Knolls SCMA)

NV.4.2 The minimum size of residential parcels in a subdivision established after the date of final adoption of this plan is 0.5 acres.

- The applicant seeks to negate this policy, by creating a new policy NV.7, and is, therefore, inconsistent with this policy.
- The applicant seeks a development pattern with lots as small as 3,700 square feet.
- 0.5 acres is 21,780 square feet.
- Pages 26-30



Evaluation

(Washoe County Development Code)

Many commercial uses proposed to be allowed in the Silver Hills Specific Plan based upon an “Administrative Review.” (page 2-13) and The “Silver Hills - Specific Plan Development Standards” allows for the following; [when] “a proposed use is not listed within Table 2-2 or within Table 110.302.05.01 of the Washoe County Development Code, the Director of Planning and Building may permit such use with the approval of an Administrative Review.” (page 2-16)

- There is no provision for a general “Administrative Review” in the Development Code.

WCC110.100.05 states, “Any use not specifically enumerate as permitted in a regulatory zone pursuant to the Development Code, or interpreted by the Director of Community Development as permitted in a regulatory zone pursuant to Section 110.304.10, Authority and Responsibility, shall be considered to be prohibited in any regulatory zone for which the use is not enumerated.”

- The requested MPA is not consistent with the Development Code.



Evaluation

(General Legal Framework – “Spot Zoning”)

Invalid “Spot Zoning” may generally be described as reclassifying one or more parcels of land for a use out of harmony with the comprehensive plan or the classification of the surrounding areas, granting a discriminatory benefit to the parcel owner, and without regard to public welfare.

Some questions that the Planning Commission should consider include:

- Would approval reclassify one or more lots or parcels of land for a use out of harmony with the master plan or the regulatory zones of the surrounding areas, granting a discriminatory benefit to the parcel owner, and without regard to public welfare?
- Would approval single out one lot or a small area for different treatment?
- Would approval allow uses that are very different from the prevailing use in the area?
- Is the classification not for the benefit of the community but only to provide a specific advantage to a particular landowner?
- Would approval be made with the purpose of furthering a comprehensive zoning scheme?
- Would approval of the classification change allow a use that would not otherwise be allowed in the area?

The MPA requested by the applicant may be likely to constitute invalid “spot zoning.”

- **Pages 34-35**



North Valleys Citizen Advisory Board

Each previous version of this request was provided to the North Valleys Citizen Advisory Board. Minutes are included at Exhibits O through P to the staff report. On June 10, 2019 the CAB voted to recommend denial of the proposed MPA and RZA and noted that:

- The proposal is not compatible with the existing master plan.
 - The proposal would increase danger of fire to existing residents.
 - Existing roads are not sufficient and traffic will get worse.
 - The community previously worked with this developer to create a project that everyone could agree upon. This proposal breaks that promise.
 - The proposal would change the character of the neighborhood for the worse.
- (Continued next slide.)



North Valleys Citizen Advisory Board

- The site should be developed at a density of one dwelling to the acre.
- The resulting development may cause existing residents to be forced to connect to municipal sewer service.
- Traffic to the proposed development should be routed around, rather than through, the existing Silver Knolls area.
- Changes to the existing area plan are not wanted.
- This area should be kept rural.

Further, a petition was presented to the CAB in opposition to the proposal. The presenter noted that approximately 500 residents of the Silver Knolls area have signed the petition. That petition is included at Exhibit T to the staff report.

Pages 36-39



North Valleys Area Plan Visioning Workshops

NV.20.2

For any amendment that proposes to:

- Revise the Vision and Character statements
- Revise Goal One or its associated policies

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.

After criticism was raised that the series of CAB meetings did not constitute visioning workshops, workshops were held on December 17, 19 and 20 of 2018.

Pages 36-39

Result of North Valleys Area Plan Visioning Workshops

The residents of the North Valleys Area Plan, Silver Knolls Suburban Character Management Area, would like to express their vision to the Washoe County Planning Commission and Washoe County Board of Commissioners.

The North Valleys Area Plan and Silver Knolls Suburban Character Management Area should not be amended to allow greater residential density. Changes to the Master Plan are not wanted. Changes to the Master Plan to allow Specific Plans are not wanted.

Large private lots with less public open space are desirable. Any open space should remain undeveloped. Any new development should be same form and pattern as existing development.

Right now there is inadequate public services and infrastructure including: Schools, Police, Fire, Roads, Sewer, Water and Storm-Water Runoff. Additional residences will make the situation worse.

There is plenty of access to commercial uses and more commercial uses are not wanted.

It is very important that:

- At least 50% of all new lots be at least one acre in size and that a minimum lot size of ½ acre be preserved.
- Building setbacks and driveway design should be varied.
- Not more than 10% of the residences in a development should have the same architectural elevation.
- Garages should be sized for at least two cars.
- Lighting should be “dark sky.”
- At least 50% of dwellings in new developments should be single-story.
- Landscaping should emphasize low-water use.
- These standards should be implemented by Washoe County with all new

Tentative Maps, Improvement Plans, CC&Rs and Deed Restrictions.

The traffic study submitted with the Master Plan Amendment application is invalid because of the date and time that it was conducted and the intersections that were studied.

Silver Knolls is too far from town for such high density development.

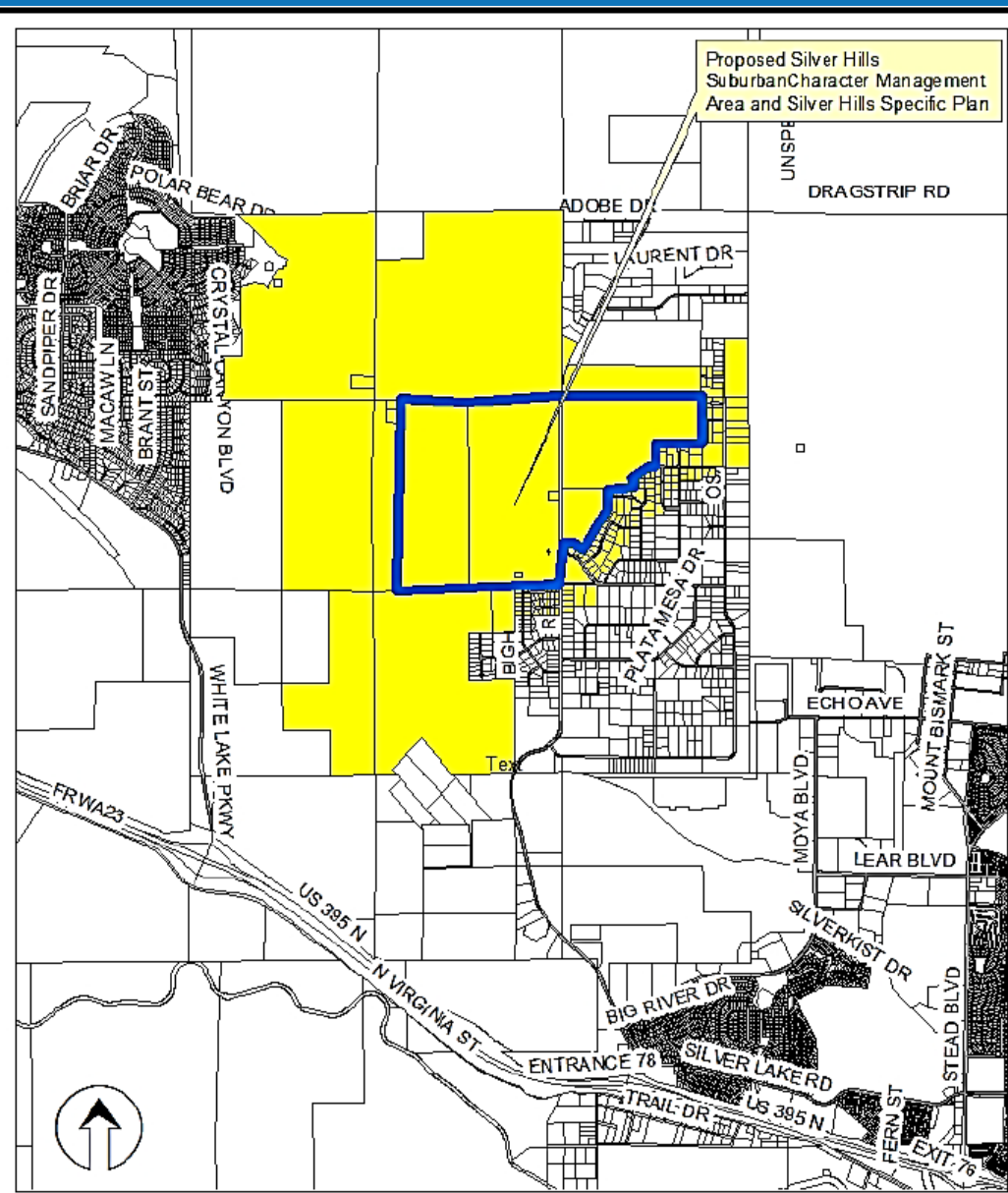
The plan that Bob Lissner has approved for 680 lots is consistent with our neighborhood.

The North Valleys Area Plan and Silver Knolls Suburban Character Management Area are correct now and all future development should abide by the existing plan.



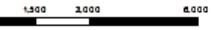
Public Notice

Notice sent to owners of 173 parcels within 750 feet



Mailing and Vicinity Map

Project: Master Plan Amendment Case Number WMPA17-0010 and Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills) [173 parcels selected at 750 feet].



Community Services Department
WASHOE COUNTY NEVADA
Post Office Box 11120
Reno, Nevada 89220 (775) 328-3800



MPA Required Findings



It is the opinion of staff that the finding:

Cannot be made.

May or may not be able to be made.

Can be made.



MPA Required Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six general findings of fact.

North Valleys Area Plan Goal Twenty requires the Planning Commission to make all twelve area plan findings of fact.



MPA Required Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

It is the opinion of staff that the proposed MPA is inconsistent with the preponderance of relevant goals, policies and action programs of the Master Plan, including, but not necessarily limited to: Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1, 32.2 and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.

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MPA Required Findings

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.

MPA would allow parcels of land as small as 3,700 square feet in an area generally consisting of single-family detached dwellings on parcels of land generally one acre or greater in size. While open space and buffers are proposed between existing developed areas and the proposed development, the increase in residential density may allow land uses that are incompatible with the adjacent land uses.

The Planning Commission should consider whether the proposed increase in intensity of use may adversely impact the public health, safety or welfare in light of the comments from the Sheriff's Office and the Water Rights Supervisor included in this report, as well as the traffic report provided.

The Planning Commission should also consider whether or not approval of the requested changes would constitute invalid "spot zoning."



MPA Required Findings

3. Response to Change Conditions. 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.

- Conditions in the SKSCMA remain substantially similar to conditions when the NVAP was adopted.
- No further studies have occurred since the plan was adopted affecting this evaluation.
- During the public review of this amendment the preponderance of views expressed by the citizens in the area, were that the requested amendment represents a less desirable utilization of land.



MPA Required Findings

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 Master Plan designation.

- Proposed Master Plan Designation would create a traffic level of service below the policy level of service.
- Additional infrastructure would be required to maintain the policy level of service.
- Some infrastructure improvements are anticipated in the RTC 2040 plan, but are not in place at this time.
- Sheriff's office has provided a comment that service to the overall area will be impacted.



MPA Required Findings

5. 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.

The Silver Knolls Community is a, “low density suburban residential community...with a greater sense of isolation from other developed parts of the North Valleys.” The development pattern contemplated with the current request includes some open space and matching lot sizes along the perimeter, but also residential lots as small as 3,700 square feet within the subject site. The existing development pattern includes a large number of single family dwellings on lots one acre and greater in size.



MPA Required Findings

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

There is no military installation within the required noticing distance for this amendment request. This finding is not required to be made or included in a motion made by the Planning Commission.

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MPA Required Findings

7. NV.20.1 (a). The amendment will further implement and preserve the Vision and Character Statement.

The proposed amendment does not, further implement and preserve aspects such as “respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage; Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and, coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.”

The proposed amendment may or may not be seen to, “Provide[s] ample open space and recreational opportunities.”



MPA Required Findings

8. NV.20.1 (b). The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

The proposed MPA is inconsistent with the Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1 and 32.2, and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.



MPA Required Findings

9. NV.20.1 (c). The amendment will not conflict with the public's health, safety or welfare.

Sufficient infrastructure, including water service, sewer service and roadways are not in place at this time to serve the proposed intensification of land use on the subject site. Washoe County Sheriff's Office comments that, "The project will generate an increase in calls for service Patrol and our staff will not be augmented, thus resulting in a reduced level of overall service or response time to the citizens of the County."



MPA Required Findings

10. NV.20.3 a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for North Valleys by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

The Washoe County Water Management Planner Coordinator: “The Master Plan Amendment and the Regulatory Zone Amendment as proposed do not commit to annex to TMWA for future water service from Fish Springs water resources NOR identify an equally sustainable and permitted source of water supply validated by Washoe County CSD... the Master Plan Amendment and the Regulatory Zone Amendment as proposed are deficient in meeting the code.”



MPA Required Findings

11. NV.20.3 b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the North Valleys planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works [now known as the Engineering and Capital Projects Division] may request any information it deems necessary to make this determination.

The traffic study recommends, that “Red Rock Road ultimately be widened to four lanes from Moya Boulevard to Evans Ranch through RTC’s Regional Road Impact Fee Program.” The study also indicates that several roadway segments and intersections will not operate within the policy level of service of “C” if the MPA is granted.



MPA Required Findings

12. NV.20.3 c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.

The “Silver Hills - Specific Plan Development Standards” proposes to allow significantly more commercial uses than otherwise allowed in suburban areas.

- Individual commercial uses: 5,000 square feet
- Cumulative commercial uses: 45,000 square feet
- Personal Storage: 15 acres
- Storage of Operable Vehicles: 15 acres
- “live-work” units.



MPA Required Findings

13. NV.20.3 d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys Area Plan, as established under Goal One.

The combined policy growth level for the SCMA is 2000 new residential units of land use capacity. If approved, 1092 additional dwellings would be allowed. The proposed amendment is consistent with this finding.



MPA Required Findings

14. NV.20.3 e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the North Valleys planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

The intensification of residential density results in segments of Red Rock Road operating at a LOS of “D” or “E” (page 16). This LOS is below the policy LOS of “C.” The report also indicates that several turning movements at various studied intersections will fall to LOS “D” and “F” (page 18). The 2040 Regional Transportation Plan identifies Red Rock Road from Moya Boulevard to Evans Ranch to be widened by 2026. Required improvements are not planned within the three-year time required by this finding. The proposed amendment is inconsistent with this finding.



MPA Required Findings

15. NV.20.3 f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

The roadways impacted by the proposed intensification are currently operating at or above adopted levels of service. This finding is not applicable to the proposed amendment.



MPA Required Findings

16. NV.20.3 g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.

The increase in potential dwelling units associated with the proposed amendment is consistent with the policy growth level established in Policy NV.1.2. Areas for schools and parks are included within the proposed specific plan area.

Long-range plans for transportation and infrastructure are insufficient for the intensity proposed and adequate water resources have not been identified.



MPA Required Findings

17. NV.20.3 h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

The intensification of land use on the subject site would result in Silver Lake and Gomes Elementary Schools increasing from 97% of capacity to 118% of capacity. North Valleys High School would increase from 100% of capacity to 108% of capacity. The proposed amendment is inconsistent with this finding as no current capital improvement plan or rezoning plan is in place that would enable the District to absorb the additional enrollment.



MPA Required Findings

18. NV.20.3 i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

No comments from the operators of any special use permits. The proposed amendment is consistent with this finding.



RZA Required Findings

Article 821 Amendment of Regulatory Zone, requires that all seven of the findings found at WCC Section 110.821.15 as well as all eight findings required by WCC Section 110.442.55 for approval of a Specific Plan, be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners.

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RZA Required Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

- Specific Plan (SP) is not allowed within the SKSCMA
- The applicant seeks a new “Silver Hills SCMA”
- Inconsistent with the preponderance of applicable goals, policies and action programs including, but not necessarily limited to: Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1, 32.2 and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.



RZA Required Findings

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.

Specific Plan (SP) would provide for land uses that are not compatible with existing land uses, including additional commercial uses, and development patterns within the proposed specific plan, with lots as small as 3,700 square feet.



RZA Required Findings

3. Response to Change Conditions. 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.

- Conditions in SKSCMA are substantially similar to when the NVAP was adopted
- No further studies have occurred since the plan was adopted
- The preponderance of views expressed were that the requested amendment represents a less desirable utilization of land



RZA Required Findings

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.

- Insufficient transportation infrastructure
- Insufficient water infrastructure
- Community services such as law enforcement would be degraded.



RZA Required Findings

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

- Proposed amendment would adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
- Inconsistent with: Population Element Goal 4 and Policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1, 32.2 and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.



RZA Required Findings

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.

- SKSCMA is “low density suburban residential community...with a greater sense of isolation from other developed parts of the North Valleys.”
- Current request includes some open space and matching lot sizes along the perimeter, but also proposes residential lots as small as 3,700 square feet.



RZA Required Findings

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 the military installation.

There is no military installation within the area required to receive notice of this amendment. Therefore, the amendment will not affect the location, purpose and mission of any military installation.



RZA Required Findings

8. WCC 110.442.55.10(a) Consistency with Specific Plan Standards. In what respects the plan is or is not consistent with the statements of objectives of a Specific Plan set forth in this Article;

Purpose of Specific Plan: “...greater flexibility shall be utilized to create a coordinated development that provides public benefits that are not likely to be available through the standard development process. These public benefits are derived from better and more comprehensive implementation of the goals and policies of the Master Plan...”

Inconsistent with: Population Element Goal 4 and policy POP.4.1; Conservation Element Goal 2; Land Use and Transportation Element Policies LUT.1.1, 1.2, 3.1, 5.1, 5.4, 7.1, 30.1 and 32.2, and the North Valleys Area Plan Policies: NV.1.1, 1.5, 2.1, 4.1, 4.2, and 4.7.



RZA Required Findings

9. WCC 110.442.55.10(b) Departures from regulatory zone requirements are in public interest. The extent to which the plan departs from regulatory zone and subdivision regulations otherwise applicable to the property, including, but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest;

- Proposes to vary the uses and standards in all cases toward more intense uses and development patterns than are otherwise permissible.
- Insufficient infrastructure exists to serve the intensification
- The departures are not deemed to be in the public interest.



RZA Required Findings

10. WCC 110.442.55.10(c) Residential/Nonresidential ratio. The ratio of residential to nonresidential use in the planned development.

- Proposes to allow significantly more commercial uses than otherwise allowed in suburban areas.
- Individual commercial uses of 5000 square feet
- Total of 45,000 square feet of commercial uses
- Personal storage and storage of operable vehicles uses at 15 acres each.



RZA Required Findings

11. WCC110.442.55.10(d) Adequacy of common open space. The purpose, location and amount of the common open space in the development and the adequacy or inadequacy of the amount and purpose of common open space as related to the proposed density and type of residential development.

- 152 acres of common open space
- 1872 dwelling units
- Approximately 3,500 square feet of open space per dwelling
- Development of open space areas: farming, detached accessory structures, etc.



MPA Required Findings

12. WCC110.422.55.10(e) Maintenance of Common Open Space. The reliability of the proposals for the maintenance and conservation of the open space;

Common Open Space is proposed to be maintained in perpetuity by a homeowners association.



MPA Required Findings

13. WCC110.422.55.10(f) Adequacy of public services, traffic and amenities. The physical design of the plan and the manner in which design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

Adequate provisions for public services, provides adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment, within the plan area.

Existing and proposed infrastructure for traffic, sewer and other services outside of the specific plan, to serve the specific plan area, are not sufficient to support the intensification.



MPA Required Findings

14. WCC110.422.55.10(g) Relationship to neighborhood. The relationship, beneficial or adverse, of the proposed Specific Plan to the neighborhood in which it is proposed to be established.

- Open space buffers between existing and proposed residential lots.
- Size matching of proposed lots with adjacent lots
- The applicant presents this as beneficial to the existing neighborhood
- Property owners have expressed that the specific plan creates adverse impacts.



MPA Required Findings

15. WCC110.422.55.10(h) Schedule sufficiency. If the development is to be built over a period of years, the sufficiency of the terms and conditions in the plan intended to protect the interests of the public, residents and owners of the development in the integrity of the plan.

- 15 to 20 years.
- Relies upon the construction of planned future infrastructure, such as roadway improvements that may, or may not, be constructed
- Additional fees from new development may help to fund such improvements, there are no terms and conditions in place to ensure the interests of the public are secured.



Recommendations

It is the opinion of staff that the proposed amendments are incompatible with the preponderance of goals and policies within the master plan. For that reason staff recommends that the Planning Commission deny both Master Plan Amendment Case Number WMPA17-0010 and Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills).



MPA Possible Motion (Pages 53-55)

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 deny Master Plan Amendment Case Number WMPA17-0010 being unable to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all twelve findings required by the North Valleys Area Plan.



RZA Possible Motion (Pages 55-56)

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 deny Regulatory Zone Amendment Case Number WRZA17-0005 being unable to make all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10.



Questions for Staff?