

COLD SPRINGS DRIVE ZONING MAP AMENDMENT

WRZA19-0006

WASHOE COUNTY PLANNING COMMISSION

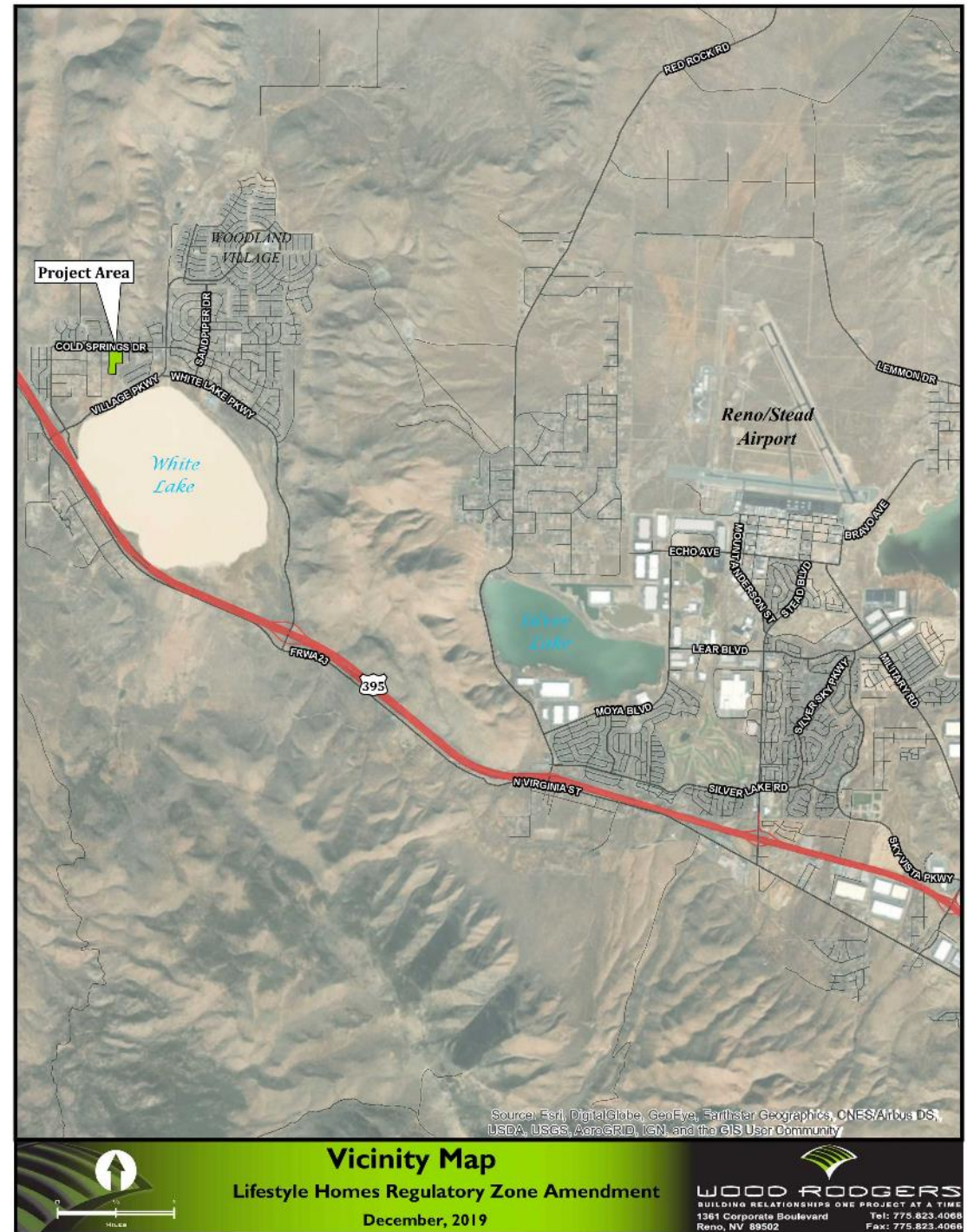
DECEMBER 03, 2019



WOOD RODGERS

- Two parcels totaling 14± acres located south of the intersection of Kettle Rock Drive and Cold Springs Drive
- Cold Springs Suburban Character Management Area

Project Location



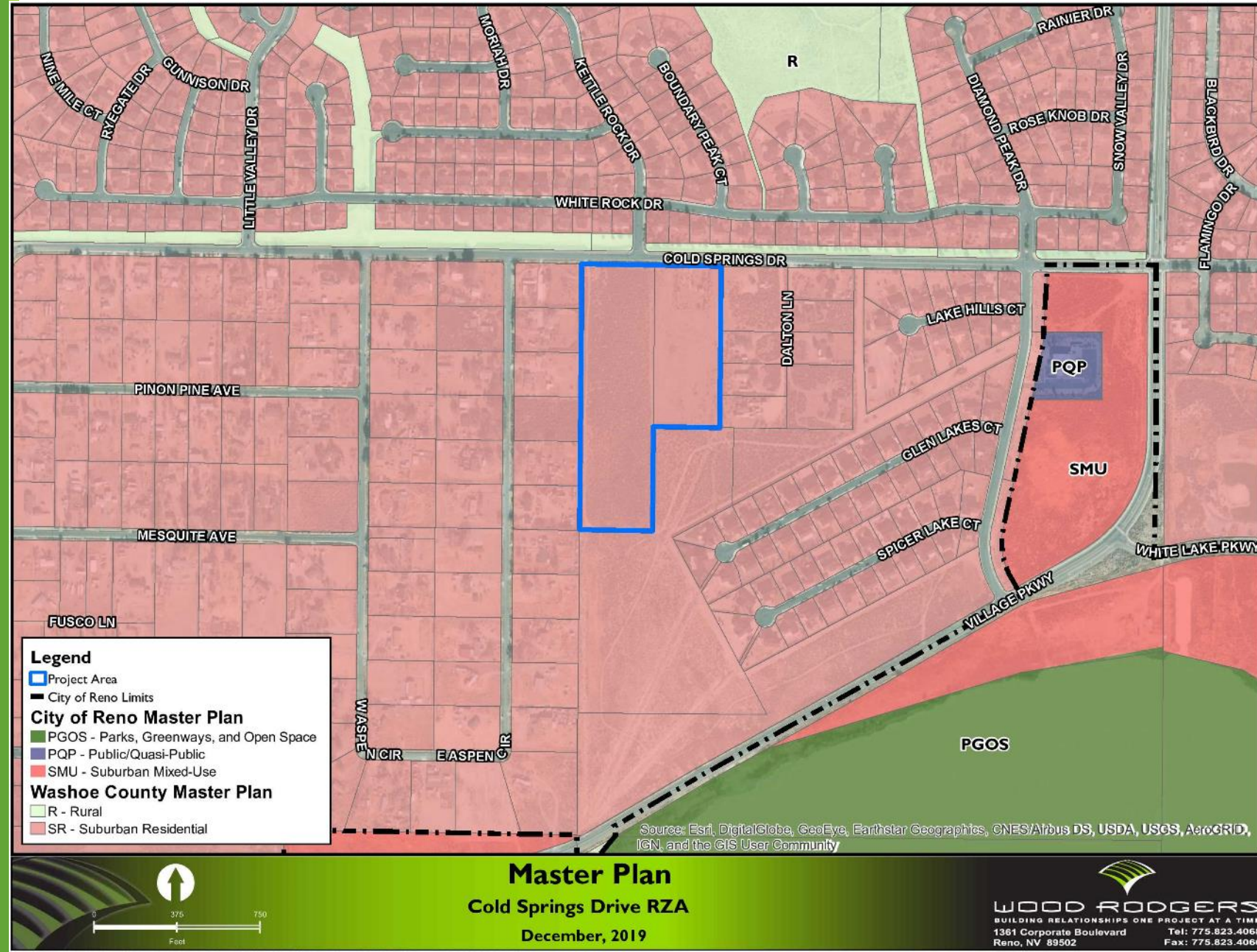
- Vacant land
- Adjacent to single-family
- Along an existing collector street that provides direct access to US 395
- Existing water and sewer services in adjacent properties



Project Location

Suburban Residential allows for:

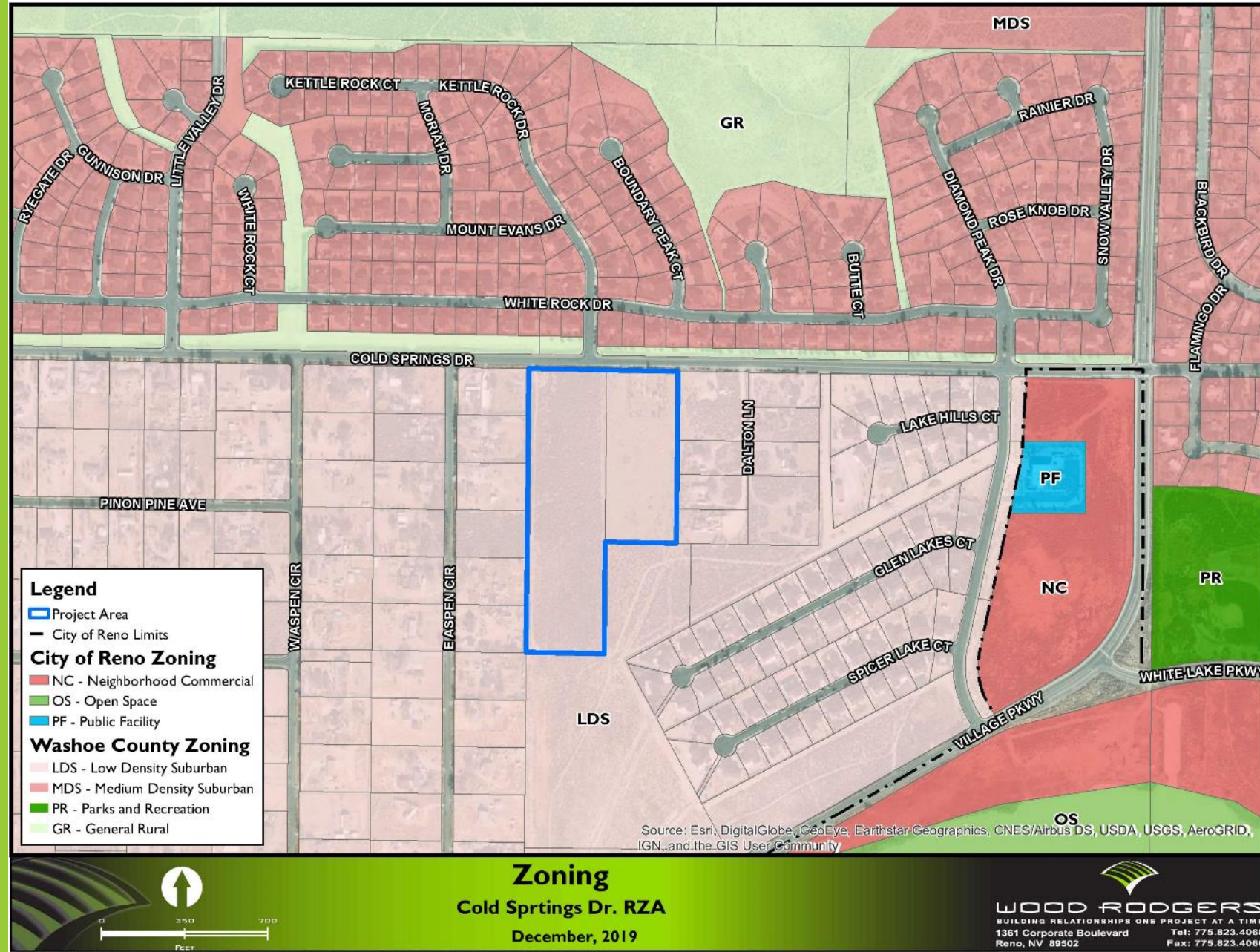
- LDS (1 du/ac)
- MDS (3 du/ac)
- MDS4 (4 du/ac)
- HDR (7 du/ac)



Existing Master Plan

Low Density Suburban (LDS)

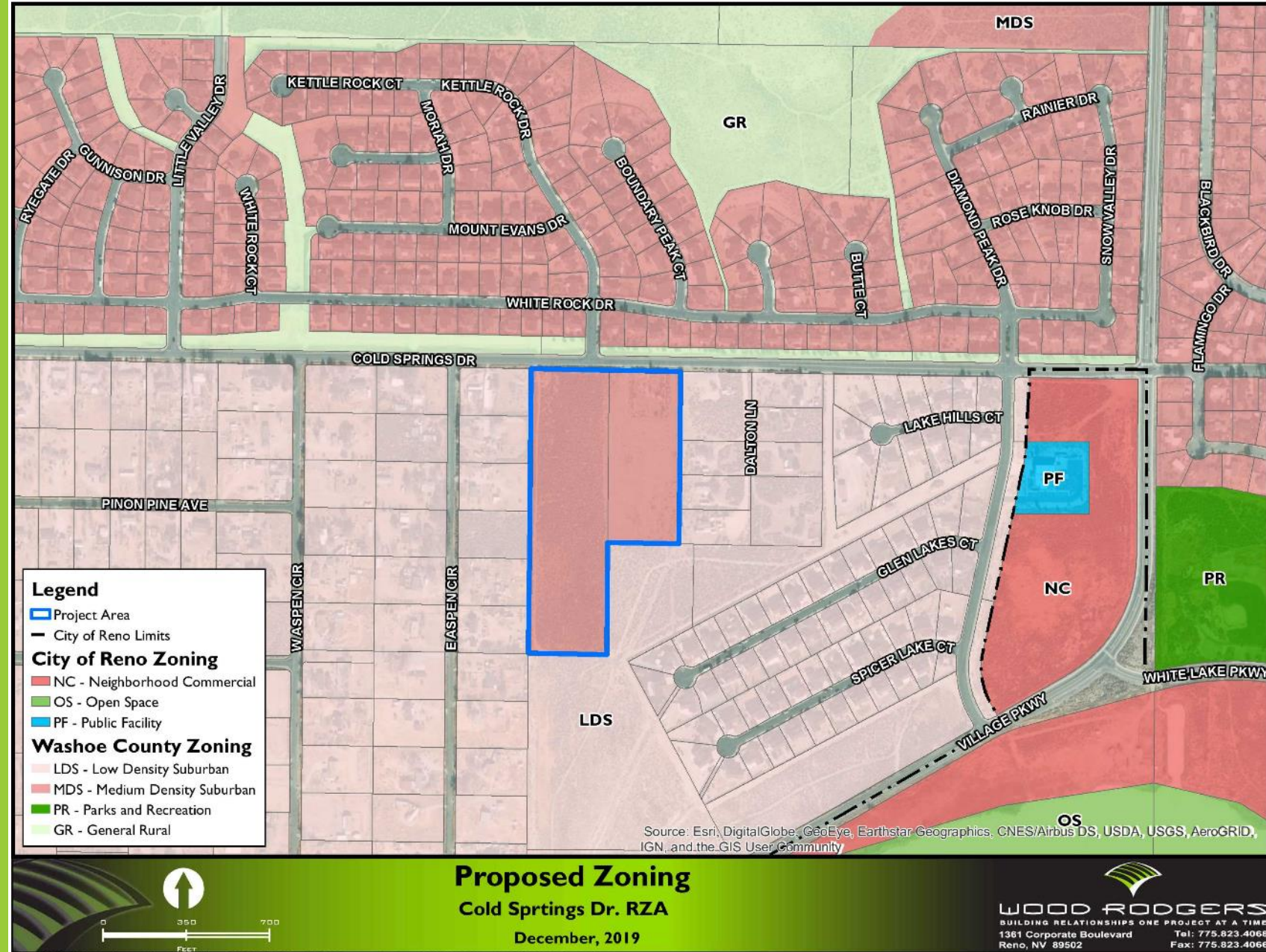
- MDS along entire north side of Cold Springs Drive
- MDS-like development to the southeast



Existing Zoning

Proposed Medium Density Suburban zoning provides:

- Consistency with most recently developed lands to the north and southeast
- More effective use of the land
- More reflective use given market conditions



Proposed Zoning

Consistent with the Washoe
County Cold Spring Area
Plan...

" Sporadic large lot parcel maps followed these initial subdivisions until the 1970s when several new subdivisions established a change in the residential land use pattern to predominately 1/3-acre lots and density, a land use pattern that has been perpetuated ever since in the Cold Springs Valley."

- Cold Springs Area Plan, Character Statement

Proposed Zoning

- LDS to MDS
- Allowed within the Cold Springs Master Plan
- Consistent with Surrounding Densities:
 - Woodland Village (2004)
 - Peavine View Estates (1997)
 - Lake Hills (1998)
 - Canyon Hills (2004)
- Existing infrastructure can support the change
- Meets all the required findings



Project Summary

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WOOD RODGERS