



# Planning Commission Staff Report

Meeting Date: April 20, 2020

Agenda Item: 8A

MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0002 (Woodland Village)

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0002 (Woodland Village)

BRIEF SUMMARY OF REQUEST: To adopt an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan and amend the Cold Springs Regulatory Zone Map for a portion of one parcel

STAFF PLANNER:

Planner's Name: Julee Olander

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## CASE DESCRIPTION

For possible action, hearing, and discussion:

- (1) To adopt an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to change the master plan designation on 71% of a ±4.2-acre parcel (APN: 556-390-05) from Suburban Residential (SR) to Commercial (C) with 29% (1.2 acres) currently SR to remain SR. This proposal, if approved, would result in 71% of the parcel being designated Commercial and the remaining 29% designated Suburban Residential. And, if approved, authorize the chair to sign a resolution to this effect; and
- (2) Subject to final approval of the associated Master Plan Amendment change and a finding of conformance with the Truckee Meadows Regional Plan, to recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to change the Regulatory Zone on 71% of a ±4.2-acre parcel (APN: 556-390-05) from Public & Semi Public Facilities (PSP) to Neighborhood Commercial (NC). The remaining 29% (1.2 acres) of the parcel, which has a zoning designation of PSP will keep the PSP designation. And, if approved, authorize the chair to sign a resolution to this effect.

Applicant: Lifestyle Homes TND LLC

Property Owner: WVC Recreation LLC

Location: 18400 Village Pkwy

APN: 556-390-05

Parcel Size: 4.2 acres

Master Plan: Suburban Residential (SR)

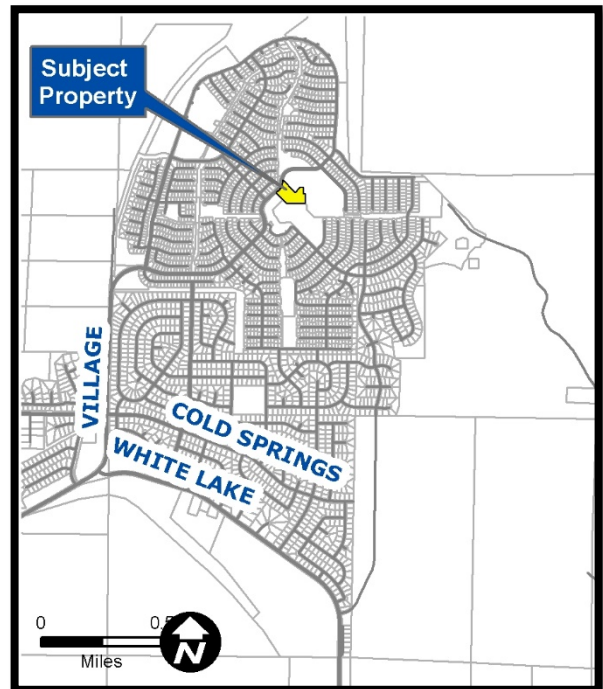
Regulatory Zone: Public & Semi -Public Facilities (PSP)

Area Plan: Cold Springs

Citizen Advisory Board: North Valleys

Development Code: Authorized in Article 820 and Article 821

Commission District: 5 – Commissioner Herman



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**MASTER PLAN AMENDMENT STAFF RECOMMENDATION**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0002 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required Cold Springs Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

*(Motion with Findings on Page 14)*

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**REGULATORY ZONE AMENDMENT STAFF RECOMMENDATION**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0002 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA20-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

*(Motion with Findings on Pages 14 and 15)*

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## **Explanation of a Master Plan Amendment**

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev), then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on page 6.

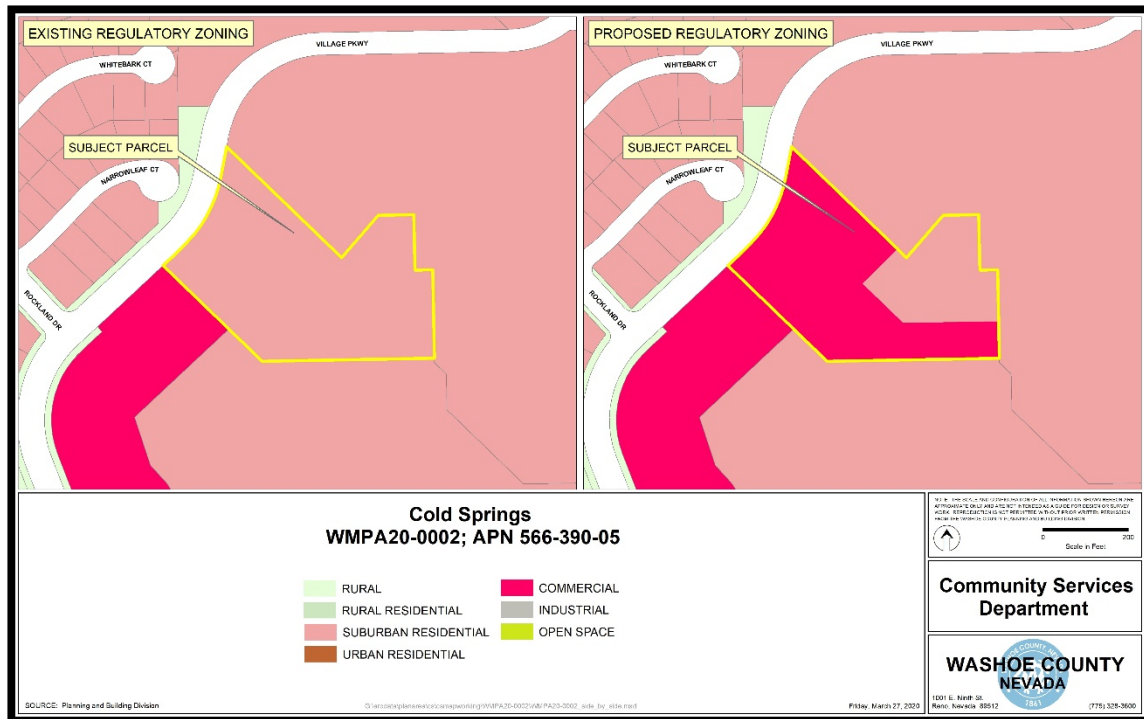
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

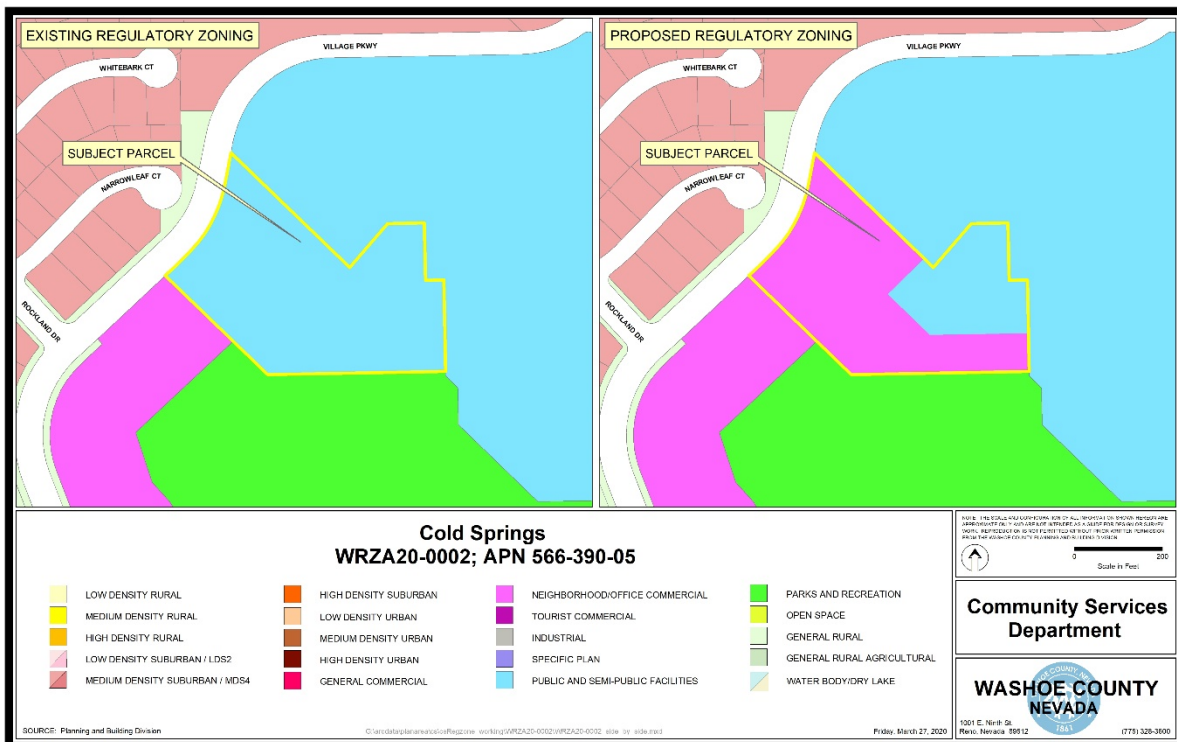
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



**Existing and Proposed Master Plan Designation**



**Existing and Proposed Regulatory Zoning**

## **Analysis**

The request is to change the master plan 71% (totaling 3 acres) of a 4.2 acre parcel (APN: 556-390-05) from Suburban Residential (SR) to Commercial (C) and the regulatory zone from Public/Semi Public Facility (PSP) to Neighborhood Commercial (NC). The remaining 1.2 acres where the existing 12,240 sq. ft. family community center is located will remain master planned SR and zoned PSP. The 3 acres proposed as master planned Commercial with a Neighborhood Commercial regulatory zoning are located adjacent to Village Parkway and include a portion of the existing parking lot and undeveloped land. The overall site is relatively flat with residential homes to the west and Cold Springs Middle School and Village Center park to the east.

The site is identified in the Truckee Meadows Regional Plan (TMRP) as located in Tier 3, which per policy RF-3 allows, "up to three acres of nonresidential master plan use, per amendment". The application is only proposing to amend the master plan category to Commercial for 3 acres, which meets the TMRP requirement.



Looking east towards the Family Center Building

## **Cold Springs Area Plan Requirements**

Master plan amendments are required to be reviewed for compliance with applicable goals and policies of the Cold Springs Area Plan, which is a part of the Washoe County Master Plan. The following goals and policies of the Cold Springs Area Plan are applicable to the proposed amendment requests.

## **Cold Springs Area Plan- Volume Two of the Washoe County Mater Plan**

**Goal One: The pattern of land use designations in the Cold Springs Area Plan will implement and preserve the community character described in the Character Statement.**

CS.1.1 The Cold Springs Character Management Plan map (CSCMP) shall identify the Cold Springs Suburban Character Management Area (CSSCMA) and the Cold Springs Rural Character Management Area (CSRCMA).

CS.1.1.1 All Regulatory Zones, as defined by the Washoe County Master Plan and Development Code, are permitted within the Cold Springs Suburban Character Management Area (CSSCMA).

CS.1.1.2 The General Commercial, Neighborhood Commercial, Tourist Commercial, and Industrial Regulatory Zones must be located within the Cold Springs Suburban Character Management Area (CSSCMA).

*Staff Comment: This parcel is in the CSSMA and the proposed regulatory zone change to 71% of the parcel is NC, which is allowed in the CSSMA.*

**Goal Two: Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.**

### **Policies**

CS.2.2.1 Neighborhood Commercial regulatory zones in the Cold Springs Area Plan are intended to accommodate mixed-use development. Buildings with neighborhood-serving retail, office space, and other uses on the ground floor and residential units above the nonresidential space (vertical mixed-use) are encouraged in these zones. Both attached and detached horizontal mixed-use, as defined by the *Land Use and Transportation Element*, are also encouraged.

CS.2.2.2 Multi-family and single-family attached residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal. A vertical mix of commercial and residential uses within the same building is encouraged. If horizontal mixed-use is proposed, building(s) incorporating commercial uses, and/or the building(s) closest to the primary street frontage, shall be considered the principal building(s). Single family detached residential shall not be allowed in Neighborhood Commercial (NC) regulatory zones.

*Staff Comment: The request is for neighborhood commercial regulatory zone and to develop a mixture of uses, including a variety of housing options and retail/commercial uses.*

**Goal Fourteen: 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.**

### **Policies**

CS.14.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Cold Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- 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.
- c. The amendment will not conflict with the public's health, safety or welfare.



*Staff Comment: The proposed regulatory zone amendment will implement and preserve the Vision and Character Statement, by providing a mixture of uses. Also, the proposal conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan, and the Regional Water Management Plan and will not adversely impact the public’s health, safety or welfare.*

**Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zones. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below:

**Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Closest Adjacent Parcels**

<b>APN</b>	<b>Proposed Regulatory Zone</b>	<b>Existing Regulatory Zones on Closest Adjacent Parcels</b>	<b>Compatibility Rating</b>
556-390-05	Neighborhood Commercial (NC)	Public & Semi Public Facilities (PSP) (located to the north & east)	High
		Parks & Recreation (PR) & NC (located to the south)	High
		Located to the west across Village Pkwy. the parcels are Medium Density Suburban (MDS)	Low

**Availability of Facilities**

The parcel is located in the Cold Springs Hydrographic Basin, Washoe County Code Section 110.208.35 Water Rights Dedication Requirements, states “Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or “will serve” letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Master Plan land use change applications in the Cold Springs Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected”.

The application included a conditional will serve letter from Great Basin Water company, the water purveyor to this proposed site. The letter from Great Basin Water Company identifies the will serve permits associated with their production wells in the Long Valley Hydrographic Basin. These permits are not affected by the State Engineer’s Interim Order # 1307, Temporary Moratorium for approval of developments dependent on the water resources of Cold Springs

Valley. The applicant is in conformance with the Washoe County Development Code regarding water rights and water supply (see Exhibit C).

The applicant indicates that there will be some impact to the existing roads. According to the *ITE Trip Generation Manual, 10<sup>th</sup> Edition (2018)* NC zoning will generate 153 weekday trips less than PSP and the NC zoning will generate six more PM peak hour trips than PSP zoning (See Exhibit E, page 8). The applicant does not anticipate a traffic report will be required per Washoe County requirements, as a report is only required for projects that generate more than 200 peak hour trips.

The request is similar to the density and intensity associated with the existing PSP zoning and the existing infrastructure has the ability to support the change to NC. There is no specific proposed development, when that does occur the project will be required to identify the infrastructure needs and requirements for the project.

The application was reviewed by the Washoe County's Engineering and Capital Projects, which made no comments concerning drainage, grading, traffic, or utilities. The sewer service for this site is the Cold Springs Water Reclamation Facility, which is managed by Washoe County.

Washoe County School District reviewed the application and provided capacity information on the zoned schools. The elementary school is Gomes, which is over capacity. The student capacity for the school is 491 students, and there are 610 students, creating the school at 124% base capacity. Temporary school mobiles are on site, which changes the capacity to 95%. The District is planning a new elementary school in the Cold Springs area to be open in 2021 which will address the elementary school capacity issue. The other schools, Cold Springs Middle School and North Valleys High School, are not over capacity.

### **Staff Comment on Required Master Plan Amendment Findings**

WCC Section 110.820.15(d) requires the Planning Commission to make at least seven of the nine findings of fact for master plan amendments in order to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

*Staff Comment:* The proposed amendment does not conflict with the policies and action programs of the Master Plan.

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.

*Staff Comment:* The adjacent parcel to the south is master planned and zoned the same as the proposed amendments are requesting, which is not adversely impacting the public health, safety or welfare.

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.

*Staff Comment:* The Cold Spring Area Plan encourages mix-use development and this amendment will provide the opportunity to develop a mixture of uses for the area, including housing and neighborhood serving commercial uses.

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.

*Staff Comment: The application has been reviewed by the appropriate agencies concerning the availability of facilities and there were no adverse comments. All facilities will be reviewed at the time of development and additional facilities may be required for future development.*

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.

*Staff Comment: The parcel is located within the existing Woodland Village development. The proposed master plan and regulatory zone amendments are consistent with the adjacent parcel to the south and will assist with the area's growth patterns providing a mixture of possible uses.*

### **Cold Springs Area Plan Findings**

Goal Twenty: 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.

*Staff Comment: The Vision and Character Statement recommends providing "a balanced and diverse community that offers a range of lifestyles and economic opportunities". The proposed amendments will allow for a mixture of uses with a variety of possible housing options and commercial uses.*

### **Staff Comment on Required Regulatory Zone Amendment Findings**

Washoe County Code Section 110.821.15 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission for regulatory zone amendments before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the regulatory zone amendment application and has determined that the proposal is in compliance with the required findings as follows.

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

*Staff Comment: The proposed amendment does not conflict with the policies and action programs of the master plan.*

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.

*Staff Comment: The proposed amendment creates a regulatory zone that is compatible with adjacent regulatory zones and existing uses. The proposed amendment conforms to all applicable policies of the Cold Springs Area Plan and the Washoe County Master Plan as described earlier in this report and will adversely impact with the public's health, safety or welfare.*

3. Response to Change Conditions; more desirable use. 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.

*Staff Comment: This proposal supports the Cold Springs Suburban Character Management Area (CSSCMA) and will offer a variety of housing types and neighborhood serving commercial uses to the area.*

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.

*Staff Comment: There are adequate transportation, recreation, utility, and other facilities for the properties as detailed in the staff report.*

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.

*Staff Comment: The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan.*

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.

*Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County as detailed in this staff report.*

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 a military installation.

*Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.*

### **North Valleys Citizen Advisory Board (CAB) and Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held at the regularly scheduled NV CAB meeting on March 9, 2020 and the CAB members voted unanimously in favor of the request (see Exhibit D). The comments made at the CAB meeting included:

- What type of development might happen residential or commercial?
- Need smaller housing units with smaller lots

### **Public Notice**

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for April 10, 2020.

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 140 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. (See Exhibit D)

### **Agency Comments**

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
  - Building and Safety
  - Engineering and Capital Projects
  - Parks and Open Space
  - Water Management
- Washoe County Health District
- Washoe County Sheriff
- State of Nevada
  - Department of Wildlife
  - Environmental Protection
  - Department of Forestry
  - Water Resources
- Truckee Meadows Fire Protection District
- Washoe County School District
- Truckee Meadow Water Authority
- Regional Transportation Commission
- Washoe-Storey Conservation District

Comments were received from: Washoe County Building, Parks, Engineering and Capital Projects, Water Management, Washoe County Health District, Washoe County Sheriff, Washoe-Storey Conservation District, Sun Valley General Improvement District, and Washoe County School District (see Exhibit D). No agency or department recommended denial.

### **Master Plan Amendment Recommended Motions**

#### **Recommendation**

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0002. It is further recommended that the Planning Commission to forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

**Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0002 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required Cold Springs Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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

***Cold Springs Area Plan Required Finding***

Goal Twenty: 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.

**Regulatory Zone Amendment Recommended Motions****Recommendation**

Those agencies which reviewed the application provided commentary in support of approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

**Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0002 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the

resolution and the proposed Regulatory Zone Amendment in WRZA20-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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.
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.
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.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. 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.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: Lifestyle Homes TND, 4790 Caughlin Pkwy. #519, Reno, NV, 89519, Email: rlissner@gmail.com

Property Owner: WVC Recreation LLC, 4790 Caughlin Pkwy. #519, Reno, NV, 89519, Email: rlissner@gmail.com

Consultant: Wood Rodgers, Inc., 1361 Corporate Blvd., Reno, NV 89502, Email: adurling@woodrogers.com



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, COLD SPRINGS AREA PLAN, MASTER PLAN MAP (WMPA20-0002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 20-12

Whereas, Master Plan Amendment Case Number WMPA20-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on April 20, 2020; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA20-0002, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
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.
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.
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.
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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.



Cold Springs Area Plan Required Findings

Goal Fourteen: 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.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA20-0002, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on April 20, 2020

WASHOE COUNTY PLANNING COMMISSION

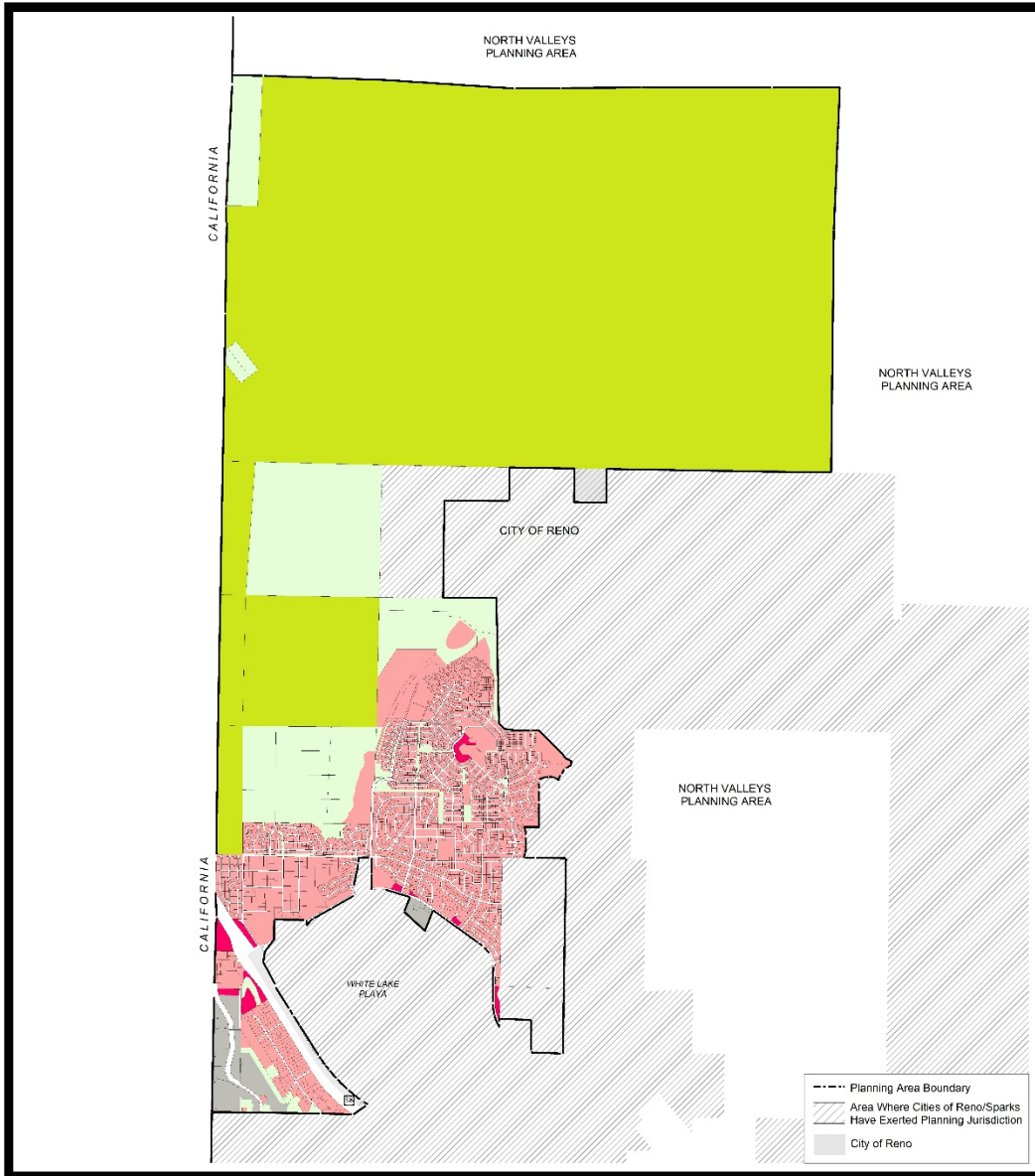
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Larry Chesney, Chair

Attachment: Exhibit A – Cold Springs Area Plan Master Plan Map

# Exhibit A – WMPA20-0002



## COLD SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REVISIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

Community Services  
Department

WASHOE COUNTY  
NEVADA

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA20-0002 AND THE AMENDED COLD SPRINGS AREA PLAN REGULATORY ZONE MAP

Resolution Number 20-13

Whereas Regulatory Zone Amendment Case Number WRZA20-0002, came before the Washoe County Planning Commission for a duly noticed public hearing on April 20, 2020; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA20-0002) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
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;
3. Response to Change Conditions; more desirable use. 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;
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;

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
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; and
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 a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA20-0002 and the amended Cold Springs Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on April 20, 2020.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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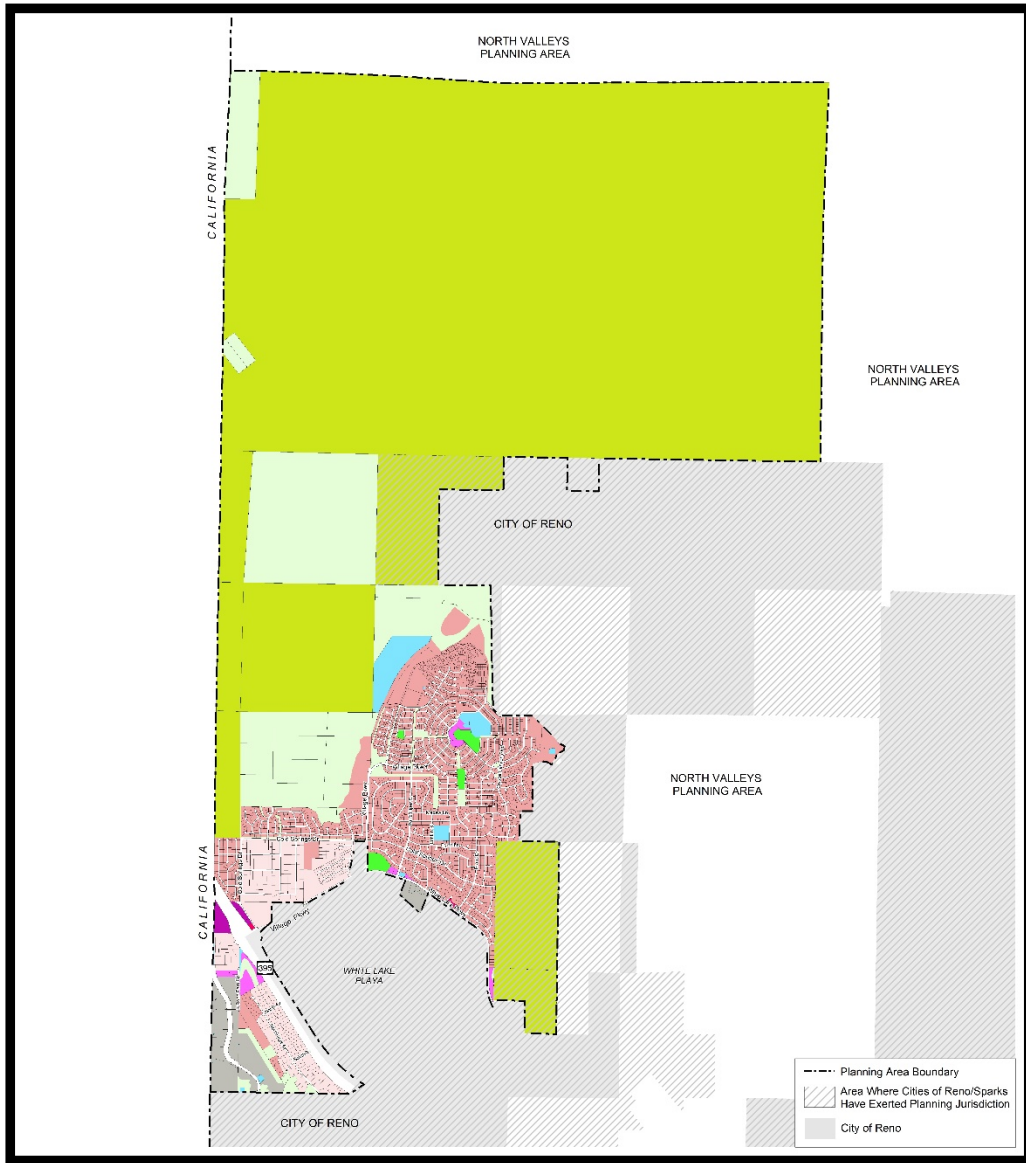
Trevor Lloyd, Secretary

---

Larry Chesney, Chair

Attachment: Exhibit A – Cold Springs Regulatory Zone Map

# Exhibit A, WRZA20-0002



## COLD SPRINGS REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffe4c4; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffb6c1; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cd5c5c; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a0522d; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8b0000; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/ OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0ffe0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0ffc0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/ WATER BODY</li> </ul>
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SOURCE: Planning and Development Division

NOTE: THE REAL ESTATE COMMISSION ON CH. 11, INFORMATION ON SHOW/HARRISON, ALSO APPROXIMATELY 1/2 MILE, NOT BEING USED AS A SUBJECT FOR OFFICIAL OR A UNIFORM WORK. ALL PRODUCTIONS IN THIS FORM/TYPE WITHOUT PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services Department**

**WASHOE COUNTY NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

JCC Date: April 22, 2020  
RCC Date: May 08, 2020

## Olander, Julee

---

**From:** Holly, Dan  
**Sent:** Wednesday, January 29, 2020 1:32 PM  
**To:** Olander, Julee  
**Subject:** Master Plan Amendment Case Number WMPA20- 0002 and Regulatory Zone Amendment WRZA20-0002 (Woodland Village) –

Hi Julee: I have reviewed the above referenced permit application on behalf of Building and have no comments at this time. Thank You,



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: March 04, 2020

To: Julee Olander, Planner

From: Leo R. Vesely, P.E., Licensed Engineer

Re: Woodland Village Commercial  
Master Plan Amendment WMPA20-0002 & Regulatory Zone Amendment WRZA20-0002  
APN: 556-390-05

**DRAINAGE & GRADING (COUNTY CODE 110.416, 110.420, 110.421 and 110.438)**

Contact Information: Leo Vesely, P.E. (775) 328-2041

There are no drainage or grading related comments.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitch Fink (775) 328-2050

There are no traffic related comments.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments.



**INTEGRITY**



**EFFECTIVE  
COMMUNICATION**



**QUALITY  
PUBLIC SERVICE**

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

January 28, 2020

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Woodland Village; 550-390-05  
Master Plan and Regulatory Zone Amendment; WMP20-0002 & WRZA20-0002

Dear Washoe County Staff:

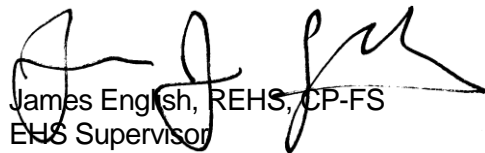
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: WCHD has no conditions or requirements for the Master Plan Amendment Application.
- b) Condition #2: WCHD has no conditions or requirements for the Regulatory Zone Amendment Application.

If you have any questions or would like clarification regarding the foregoing, please contact Choose an item. regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health  
Washoe County Health District





**From:** [Kirschenman, Sophia](#)  
**To:** [Olander, Julee](#)  
**Subject:** Parks Comments Re: Woodland Village  
**Date:** Wednesday, February 05, 2020 3:56:13 PM  
**Attachments:** [Outlook-a5z2kwkt.png](#)  
[Outlook-jrpw05f4.png](#)  
[Outlook-vp42nsns.png](#)  
[Outlook-zzld3tbv.png](#)  
[Outlook-4hbtilla.png](#)

---

Hi Julee,

I've reviewed Master Plan Amendment Case Number WMPA20-0002 and Regulatory Zone Amendment Case Number WRZA20-0002 (Woodland Village) on behalf of the Parks Program and have no comments.

Thanks!



**Sophia Kirschenman**  
**Park Planner | Community Services Department**  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



**From:** [Boster, Mike](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Rodela, Brett A](#)  
**Subject:** RE: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village  
**Date:** Thursday, March 12, 2020 3:25:26 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Julee,

We don't know if Bob Lissner will be adding any residential units here. Biggest immediate concern for any additional units will be Gomes ES, which is overcapacity at this point. WCSD is building a new ES in Cold Springs to be open in 2021, which will address this situation. Here are the current zoned schools:

**Gomes ES**

Capacity = 491 + 150 in mobile classrooms = total capacity 641

**Cold Springs MS**

Capacity = 1440

**North Valleys HS**

Capacity = 2282 + 200 in mobile classrooms = total capacity 2482

Mike Boster  
Washoe County School District-Capital Projects  
Brown Center  
14101 Old Virginia Road  
Reno, NV 89521  
**775.789.3810**

---

**From:** Olander, Julee <JOlander@washoecounty.us>  
**Sent:** Thursday, March 12, 2020 15:04  
**To:** Boster, Mike <MBoster@washoeschools.net>  
**Subject:** RE: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

Mike,

Thanks for getting back- hope the training was good. The proposed zoning is NC, so it could be attached housing. Maybe just provide the existing numbers for the school the property would be zoned for and that will give a baseline.

Thanks!

**Julee Olander**  
Planner | Community Services Department- Planning & Building Division



[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627 | Fax: 775.328.6133  
1001 E. Ninth St., Bldg A., Reno, NV 89512



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---

**From:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>  
**Sent:** Thursday, March 12, 2020 2:46 PM  
**To:** Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>; Rodela, Brett A <[Brett.Rodela@WashoeSchools.net](mailto:Brett.Rodela@WashoeSchools.net)>  
**Subject:** FW: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Julee,

We've been in training today and are just getting to this. How many new or more units will this generate?

Mike Boster  
Washoe County School District-Capital Projects  
Brown Center  
14101 Old Virginia Road  
Reno, NV 89521  
**775.789.3810**

---

**From:** Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>  
**Sent:** Thursday, March 12, 2020 09:21  
**To:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>  
**Subject:** [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

Mike,

Left you a message, but need comments on this case and have attached the application. Let me know if you have any questions.

Thank you,



**Julee Olander**  
**Planner | Community Services Department- Planning & Building Division**  
[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627 | Fax: 775.328.6133  
1001 E. Ninth St., Bldg A., Reno, NV 89512



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**From:** [Boster, Mike](#)  
**To:** [Olander, Julee](#)  
**Subject:** RE: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village  
**Date:** Wednesday, March 25, 2020 4:22:14 PM  
**Attachments:** [image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)  
[image019.png](#)  
[image020.png](#)  
[image021.png](#)  
[image022.png](#)  
[image023.png](#)  
[image024.png](#)

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Hi Julee,

New school will open in August 2021.

Our projections for the upcoming school year (2020-21) are that the school will be at 124% of base capacity (610 students in a 491 student capacity school).

The existing mobile units give us another 150 seats above the base capacity, for a grand total of 641 available seats. Since the mobiles are considered temporary, we always want to state the base capacity first and then add in the available temporary space. So by adding the mobiles to the base, the available capacity increases and gives us the 95% figure.

Is that helpful? Sorry about the confusion!!

Mike Boster  
Capital Projects  
Washoe County School District  
775.789.3810  
[mboster@washoeschools.net](mailto:mboster@washoeschools.net)

---

**From:** Olander, Julee [mailto:[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)]  
**Sent:** Wednesday, March 25, 2020 16:10  
**To:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>  
**Subject:** RE: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

Mike,

The new school will open in 2020 or 2021? And got a little lost- right now the school is at 124% and will change to 95% in 2021 with mobile units??

**Julee Olander**  
Planner | Community Services Department- Planning & Building Division



[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627  
1001 E. Ninth St., Bldg A., Reno, NV 89512  
Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
For Planning call (775) 328-6100  
Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



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---

**From:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>  
**Sent:** Wednesday, March 25, 2020 4:06 PM  
**To:** Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>  
**Subject:** RE: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

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Julee,

For the 20-21 school year, Gomes will be at 124% of base capacity until the new school on New Forest & Briar opens in August of 2021, though we do have an extra 150 seats in the mobile units, which brings the total to 95% of all available capacity.

This will be greatly reduced when the new school opens in August – essentially one school year at the higher levels until the new school is ready.

Mike Boster  
Capital Projects  
Washoe County School District  
775.789.3810  
[mboster@washoeschools.net](mailto:mboster@washoeschools.net)

---

**From:** Olander, Julee [<mailto:JOlander@washoecounty.us>]  
**Sent:** Wednesday, March 25, 2020 15:55  
**To:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>  
**Subject:** RE: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

Mike  
What is Gomes percent of being over capacity?  
Thanks,



**Julee Olander**  
Planner | Community Services Department- Planning & Building Division  
[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627  
1001 E. Ninth St., Bldg A., Reno, NV 89512

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning call (775) 328-6100

Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



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---

**From:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>  
**Sent:** Thursday, March 12, 2020 3:25 PM  
**To:** Olander, Julee <[JOlander@washoecounty.us](mailto:JOlander@washoecounty.us)>  
**Cc:** Rodela, Brett A <[Brett.Rodela@WashoeSchools.net](mailto:Brett.Rodela@WashoeSchools.net)>  
**Subject:** RE: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

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Mike Boster  
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**Sent:** Thursday, March 12, 2020 15:04  
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Thanks!



**Julee Olander**

Planner | Community Services Department- Planning & Building Division

[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



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---

**From:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>

**Sent:** Thursday, March 12, 2020 2:46 PM

**To:** Olander, Julee <[Jolander@washoecounty.us](mailto:Jolander@washoecounty.us)>; Rodela, Brett A <[Brett.Rodela@WashoeSchools.net](mailto:Brett.Rodela@WashoeSchools.net)>

**Subject:** FW: [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

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Mike Boster  
Washoe County School District-Capital Projects  
Brown Center  
14101 Old Virginia Road  
Reno, NV 89521  
**775.789.3810**

---

**From:** Olander, Julee <[Jolander@washoecounty.us](mailto:Jolander@washoecounty.us)>

**Sent:** Thursday, March 12, 2020 09:21

**To:** Boster, Mike <[MBoster@washoeschools.net](mailto:MBoster@washoeschools.net)>

**Subject:** [EXTERNAL] WMPA20-0002 & WRZA20-0002 Woodland Village

Mike,

Left you a message, but need comments on this case and have attached the application. Let me know if you have any questions.

Thank you,



**Julee Olander**

Planner | Community Services Department- Planning & Building Division

[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512

**WMPA20-0002 & WRZA20-0002  
EXHIBIT C**



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## Olander, Julee

---

**From:** Gil, Donald  
**Sent:** Thursday, January 23, 2020 4:29 PM  
**To:** Olander, Julee  
**Subject:** FW: January Agency Review Memo I  
**Attachments:** January Agency Review Memo I.pdf

Julee,

The Washoe County Sheriff's Office Patrol Division has no issues or concerns with Item #1.

Thank you,

Don



**Don Gil**  
**Captain – Patrol Division**  
911 Parr Blvd. Reno, NV 89512  
Desk: 775-328-3354  
Email: [dgil@washoecounty.us](mailto:dgil@washoecounty.us)  
Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)

---

**From:** Stark, Katherine <KRStark@washoecounty.us>  
**Sent:** Thursday, January 23, 2020 9:12 AM  
**To:** Gil, Donald <DGil@washoecounty.us>  
**Cc:** Stark, Katherine <KRStark@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>  
**Subject:** January Agency Review Memo I

Good morning,

Please find the attached Agency Review Memo with cases received in January by Washoe County Community Services Department, Planning and Building.

You've been asked to review the applications for **Items 1, 2, 3, 4 & 5**. The item descriptions and links to the applications are provided in the memo.

For **Item 3**, please note: the applicant is Washoe County, and the blue links will not take you to a typical application. The blue link for the Master Plan Amendment and the blue link for the Regulatory Zone Amendment will both take you to the case description, as well as a map and a list of the affected APNs. Please ask the assigned Planners if you have any questions.

For **Item 5**, the link for the Master Plan Amendment and the link for the Regulatory Zone Amendment will take you to the same, combined application.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Thank you!



**Katy Stark**  
Office Support Specialist, Planning and Building Division | Community Services Department  
[krstark@washoecounty.us](mailto:krstark@washoecounty.us) | Office: 775.328.3618 | Fax: 775.328.6133  
1001 East Ninth Street, Bldg. A, Reno, NV 89512





**Washoe-Storey Conservation District**

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

January 30, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WMPA20-0002 and WRZA20-0002 Woodland Village

Dear Julee,

In reviewing the component of the master plan and regulatory zone amendment to Woodland Village, the Conservation District has the following comments.

We request the applicant conform to Washoe county lighting standards as it relates to night sky. Color selection to the building as well as other structures including fencing will reflect and compliment the surrounding ridgelines and scenic views of the surrounding lands. Additionally xeriscape landscape used to support the character of public lands.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



# WASHOE COUNTY

## COMMUNITY SERVICES

### INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

January 24, 2020

**TO:** Julee Olander, Planner, Washoe County Community Services Department Planning and Building Division

**FROM:** Vahid Behmaram, Water Management Planner Coordinator, CSD

**SUBJECT:** Master Plan Amendment Case Number WMPA20-0002 and Regulatory Zone Amendment WRZA20-0002 (Woodland Village)

**Project description:** For possible action, hearing, and discussion to approve:

- 1) To adopt an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Suburban Residential (SR) to Commercial (C) master plan designation on a parcel totaling approximately 4.2 acres; and
- (2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Public & Semi Public Facilities (PSP) to regulatory zone to Neighborhood Commercial (NC) regulatory zone on a parcel totaling approximately 4.2 acres.

Location: 18400 Village Pkwy, Assessor's Parcel Number: 556-390-05.

***The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:***

*Comments:* The North Valleys Area Plan in part states that:

*Section 110.208.35 Water Rights Dedication Requirements.*

*(b) Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Master Plan land use change applications in the Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected*

The application as filed includes a conditional will serve letter from Great Basin Water



# WASHOE COUNTY

## COMMUNITY SERVICES

### INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

company, the water purveyor to this proposed project. The permit numbers identified in the will serve letter are from Great Basin Water Company's permits associated with their production wells in the Long Valley Hydrographic Basin. As such these permits are not affected by the State Engineer's Interim Order # 1307, Temporary Moratorium for approval of developments dependent on the water resources of Cold Springs Valley.

The application is in conformance with the Washoe County Development Code regarding water rights and water supply.



## NORTH VALLEYS CITIZEN ADVISORY BOARD

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held **March 9, 2020**, at the North Valleys Regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

**1. \*CALL TO ORDER/DETERMINATION OF QUORUM** - The meeting was called to order at 6:03 p.m. by Pat Shea. A quorum was present.

**Present:** Kenji Otto, Rob Pierce, Pat Shea, Teresa Aquila, Wes Johnson, Roger Edwards

**Absent:** Craig Durbin (alternate)

**2. \*PLEDGE OF ALLEGIANCE** - The pledge was recited.

**3. \*PUBLIC COMMENT** –

Denise Ross spoke on behalf Tammy Holt-Still read from a prepared statement which is included below: Cold Springs is another Closed Basin with Whites Lake full. Why?

It was NOT "Unprecedented" precipitation as Washoe County and City of Reno has tried to lead everyone to believe. The Last three years are as follows per Reno/Stead Airport: 2017 12.31 inches; 2018 9.56 inches; 2019 11.22 inches. Per the airport the average is 10.35 inches. Those are not unprecedented.....

It's because of all of the high-density development around the lake and rapid infiltration of the Cold Springs sewer plant.

The flooding of Whites Lake will only increase if high density development continues either by it being homes or commercial development.

There is also the issue of water rights for this development or any other.

Washoe County and the City of Reno have destroyed the ECO balance.

Another Swan Lake on the way with no fix.

Thank you for your time.

Tammy Holt-Still

Lemmon Valley Swan Lake Recovery Committee

775 450-1204

There were no more requests for public comment. Pat Shea closed the public comment period.

**4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 9, 2020**– Teresa Aquila moved to approve the agenda for the meeting of **MARCH 9, 2020**. Roger Edwards seconded the motion to approve the agenda. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF January 13, 2020** - Roger Edwards moved to approve the meeting minutes of **January 13, 2020**. Teresa Aquila seconded the motion to approve the meeting minutes. The motion carried unanimously.

**6. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application.

**6.B. Master Plan Amendment Case Number WMPA20-0002 and Regulatory Zone Amendment WRZA20-0002 (Woodland Village)** - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board members comments to Washoe County staff on a request:

community and Citizen Advisory Board members comments to Washoe County staff on a request:

(1) To adopt an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Suburban Residential (SR) to Commercial (C) master plan designation on 71% of a parcel totaling approximately 4.2 acres; and

(2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Public & Semi Public Facilities (PSP) to regulatory zone to Neighborhood Commercial (NC) regulatory zone on 71% of a parcel totaling approximately 4.2 acres. (for Possible Action)

- Applicant\Property Owner: Lifestyle Homes TND LLC\WVC Recreation LLC

- Location: 18400 Village Way

- Assessor’s Parcel Number: 556-390-05

- Staff: Julee Olander, Planner, (775) 328-3628; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

- Reviewing Body: Tentatively scheduled for the Planning Commission on April 7, 2020

This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Andy Durling, Wood Rogers, Lifestyle Homes representative, provided a project overview. He showed project maps. He reviewed the Woodland Village spoke design with central core, middle school, large village center park, family center, and commercial. He said they are looking at land by the family center. He said there is ample parking. There were graded pads left over for future development. It’s zoned MPSR and Commercial. He said they want to designate the remaining family center into commercial. He said it’s part of Cold Springs Area Plan. It’s a town center element and will allow for more appropriate uses. He said the public facility zoning is a misnomer.

Julee Olander, Washoe County planner, stated she is available to answer procedural questions.

Teresa Aquila asked about the paved access and the bare and open land on the other side of the family center. Andy Durling showed on a map the vacant area proposed to be rezoned to commercial. She asked what is planned to go in there. Andy Durling said commercial uses or types of housing. He said there could be a mix of uses – commercial and residential together. Julee Olander said the Cold Springs Area Plan has language about mixed use in the area. It is supported by the area plan. It promotes walkability. She provided examples of mix uses such as retail, office spaces with residential upstairs. She wasn’t sure they have the density to support that mixed use. Perhaps a coffee shop, duplex, dentist office. It’s more like neighborhood commercial type uses such as real estate, lawyer, restaurant.

Andy Durling said commercial is currently 5.5 acre and this will add 3 acres more of commercial; he spoke about existing commercial businesses – tea shop, day care.

Kenji Otto said it might be complimenting the neighborhood with services that are needed. Andy Durling said yes, or smaller housing. Andy Durling said single family attached such as a duplex. He said they are looking at the options and don’t have a firm plan.

Rob Pierce stated the application says 4.2 acres, but Andy Durling said 3 acres. Andy Durling said we originally, we included the entire property but backed off to 3 acres. He said the family center will stay the same. Rob Pierce said the application said the project name was 'townhomes.' Andy Durling said we anticipate more commercial. He said attracting commercial use is hard. He said we are looking at a different housing products.

Pat Shea spoke about traffic. He advised they review the drop off and pick up in the roundabout area in morning and afternoon for the middle school. He asked how is this going to change that. Andy Durling said that is good feedback and will look into that.

Public member asked if this will attract jobs to the area; Andy Durling said commercial and residential is proposed.

Kenji Otto said he lives out there and appreciates the idea of more possible businesses that will service the community. The smaller units may provide accent to the community for those who aren't looking for large homes.

MOTION: Kenji Otto moved to recommend approval for Master Plan Amendment Case Number WMPA20-0002 and Regulatory Zone Amendment WRZA20-0002. Wesley Johnson seconded the motion. The motion passed unanimously.

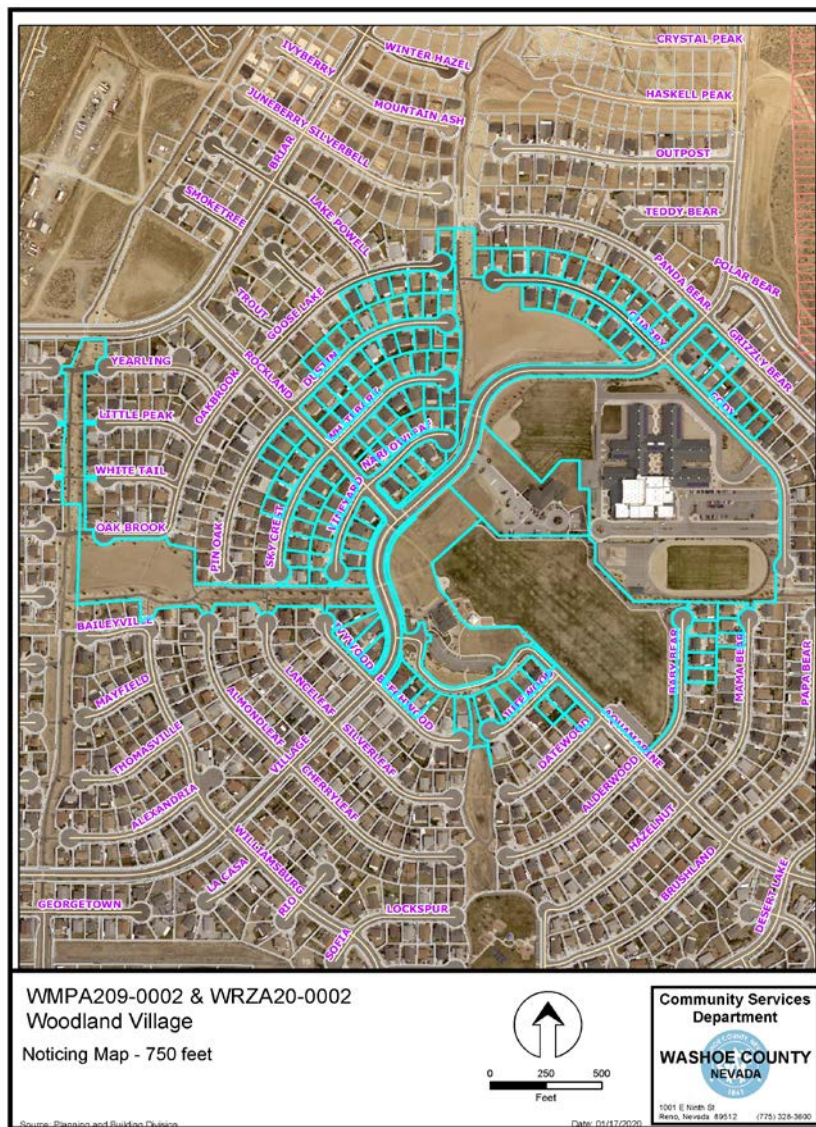
**Adjournment – meeting adjourned at 6:32 p.m.**

CAB members: 6  
Staff members: 1  
Elected officials: 0  
Public Members: 25

# Exhibit E

## Public Notice

Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750 foot radius of the subject property. This proposal was noticed within a 750 foot radius of the subject property, noticing 140 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



NOTICING MAP



# Master Plan and Regulatory Zoning Map Amendment **Woodland Village Town Center**

Re-Submitted to Washoe County  
February 24, 2020

Prepared for

Lifestyle Homes TND LLC

4790 Caughlin Parkway #519

Reno, NV 89519

Prepared by



**WOOD RODGERS**

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.333.2093 • [www.woodrogers.com](http://www.woodrogers.com)

**EXHIBIT F**

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### Section 1

- Washoe County Master Plan and Regulatory Zoning Map Amendment Application
  - Owner Affidavits
  - Proof of Property Tax

### Section 2

- Project Description
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  - Background
  - Washoe County Master Plan and Zoning
  - Project Request
  - Land Use Compatibility
  - Utilities
  - Public Services
  - Traffic Impacts
- Washoe County Master Plan Compatibility
- Cold Springs Area Plan Findings
- Regulatory Zoning Amendment Findings

### Section 3

- Maps
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  - Aerial Map
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  - Existing Master Plan Map
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### Section 4

- Notice of Intent to Serve (Great Basin Water Co.)

# 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Woodland Village Town Center Master Plan and Regulatory Zoning Map Amendment			
Project Description: This is proposing to amend the master plan designation of Suburban Residential to Commercial and the zoning of Public/Semi-Public, to Neighborhood Commercial on a portion (71%) of APN 556-390-05			
Project Address: 18400 Village Parkway			
Project Area (acres or square feet): 4.2 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project is located at 18400 Village Parkway approx. 1,000 ft northeast of the intersection of Rockland Dr and Village Pkwy			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-390-05	4.2		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Woodland Village 13 LT L		Name: Wood Rodgers, Inc.	
Address: 4790 Caughlin Parkway #519		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Andy Durling	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Lifestyle Homes TND LLC		Name:	
Address: 4790 Caughlin Parkway #519		Address:	
Reno, NV	Zip: 89519		Zip:
Phone:	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Robert Lissner		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

The request is to change 3.0 acres of the existing 4.2 acre site from Suburban Residential (SR) to Commercial (C).

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Although a portion of the site has been developed the other has remained vacant since 2007. This will allow for a greater rang of uses.

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

The project is located at 18400 Village Parkway approx. 1,000 ft northeast of the intersection of Rockland Dr and Village Pkwy within the Woodland Village development in Cold Springs.

b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
550-390-05	Suburban Residential	4.2 acres	Commercial	3.0 acres

c. What are the adopted land use designations of adjacent parcels?

North	Suburban Residential
South	Suburban Residential/Commercial
East	Suburban Residential
West	Rural/Suburban Residential

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

A portion of the site is developed as a community center with parking and landscaping, the undeveloped portion is vacant land.

5. 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.

Since this is an infill site, the entire site has been disturbed and there is very little natural vegetation or wildlife habitat.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

Yes  No

Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

Yes  No

Explanation:

--

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

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

Explanation:

--

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

--

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. 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
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #	65056 and 65058	acre-feet per year	13.47
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

Sufficient water rights are owned by the applicant and available to serve the request.

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input checked="" type="checkbox"/> Private water	Provider:	Great Basin Water Co.
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

10. 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 Spring Water Reclamation Facility

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently 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.

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

Village Parkway to US 395



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

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

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 42, 3680 Peak Drive, 0.6 miles
b. Health Care Facility	Renown Urgent Care, 280 Vista Knoll Pkwy #106, 16.2 miles
c. Elementary School	Nancy Gomes Elementary School, 3870 Limkin Street, 0.8 miles
d. Middle School	Cold Springs Middle School, 18235 Cody Court, adjacent
e. High School	North Valleys High School, 1470 E Golden Valley Road, 13.0 miles
f. Parks	Village Center Park, adjacent
g. Library	North Hills Library, 1075 North Hills Boulevard, 11.7 miles
h. Citifare Bus Stop	Route 7 - Silver Lake Rd and Stead Boulevard, 9.5 miles

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

a. Population Element:

See attached project description for a-f

b. Conservation Element:

c. Housing Element:

d. Land Use and Transportation Element:

e. Public Services and Facilities Element:

f. Adopted area plan(s):

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

See attached project description

### Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Woodland Village Town Center Master Plan and Regulatory Zoning Map Amendment			
Project Description: This is proposing to amend the regulatory zoning designation of Public/Semi-Public to Neighborhood Commercial on a portion (71%) of APN 556-390-05			
Project Address: 18400 Village Parkway			
Project Area (acres or square feet): 4.2 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): The project is located at 18400 Village Parkway approx. 1,000 ft northeast of the intersection of Rockland Dr and Village Pkwy			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
556-390-05	4.2		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Woodland Village 13 LT L		Name: Wood Rodgers, Inc.	
Address: 4790 Caughlin Parkway #519		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Andy Durling	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Lifestyle Homes TND LLC		Name:	
Address: 4790 Caughlin Parkway #519		Address:	
Reno, NV	Zip: 89519		Zip:
Phone:	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Robert Lissner		Contact Person:	
<b>For Office Use Only</b>			
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)?

The project is located at 18400 Village Parkway approx. 1,000 ft northeast of the intersection of Rockland Dr and Village Pkwy within the Woodland Village development in Cold Springs.

- 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
550-390-05	Suburban Residential	Public/Semi-Public	4.2	Neighborhood Commercial	3.0 acres

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	Public/Semi-Public	Cold Springs Middle School
South	Parks & Rec./ Neighborhood Commercial	Village Center Park/Vacant/Retail
East	Medium Density Suburban/General Rural	Single-Family Residential/Common Area
West	Public/Semi-Public	Cold Springs Middle School

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

A portion of the site is developed as a community center with parking and landscaping, the undeveloped portion is vacant land.

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.

Since this is an infill site, the entire site has been disturbed and there is very little natural vegetation or wildlife habitat.

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
---	--

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
------------------------------	--

Explanation:

The site has been previously graded and a portion has been developed.
---

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
---	-----------------------------

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

a. Permit #	6506 and 65058	acre-feet per year	13.47
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):

See Notice of Intent to Serve within Section 4 of this submittal packet.
--

- 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.

Sufficient water rights are owned by the applicant and available to serve the request.
--

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 checked="" type="checkbox"/> Private water	Provider:	Great Basin Water Co.
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

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

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

--

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 Spring 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
---	------------------------------------	------------------------------------	-----------------------------------

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

<input type="checkbox"/> Yes	<input checked="" 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 sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

--

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

Village Parkway to US 395
---------------------------

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

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

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Truckee Meadows Fire Station 42, 3680 Peak Drive, 0.6 miles
b. Health Care Facility	Renown Urgent Care, 280 Vista Knoll Pkwy #106, 16.2 miles
c. Elementary School	Nancy Gomes Elementary School, 3870 Limkin Street, 0.8 miles
d. Middle School	Cold Springs Middle School, 18235 Cody Court, adjacent
e. High School	North Valleys High School, 1470 E Golden Valley Road, 13.0 miles
f. Parks	Village Center Park, adjacent
g. Library	North Hills Library, 1075 North Hills Boulevard, 11.7 miles
h. Citifare Bus Stop	Route 7 - Silver Lake Rd and Stead Boulevard, 9.5 miles

## 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 checked="" type="checkbox"/> No
------------------------------	--

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

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

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

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

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

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

# Property Owner Affidavit

**Applicant Name:** WVC Recreation LLC

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 MANAGER  
(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): 556-390-05

Printed Name Robert LISSNER

Signed RJLISSNER

Address 4790 Caughlin Pkwy Reno

[Signature]  
(Notary Stamp)

Subscribed and sworn to before me this  
9 day of JANUARY, 2020

Washoe, Nevada  
Notary Public in and for said county and state

My commission expires: 8/22/20



\*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

Washoe County Treasurer  
 Tammi Davis

Account Detail

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**Disclaimer**

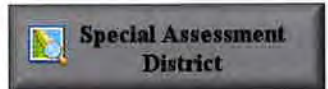
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, 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



**CollectionCart**

Collection Cart	Items	Total	<a href="#">Checkout</a>	<a href="#">View</a>
	0	\$0.00		

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

Parcel ID	Status	Last Update
55639005	Active	1/14/2020 2:09:04 AM

**Current Owner:**  
 WVC RECREATION LLC

**SITUS:**  
 18400 VILLAGE PKWY  
 WASHOE COUNTY NV

4790 CAUGHLIN PKWY PMB 519  
 RENO, NV 89519

**Taxing District**  
 4000

**Geo CD:**

Legal Description

Block Section Range 18 SubdivisionName WOODLAND VILLAGE PHASE 10 Lot L Township 21

**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	\$11,113.90	\$11,113.90	\$0.00	\$0.00	\$0.00
2018	\$17,578.14	\$17,578.14	\$0.00	\$0.00	\$0.00
2017	\$17,685.34	\$18,304.33	\$0.00	\$0.00	\$0.00
2016	\$17,918.40	\$17,918.40	\$0.00	\$0.00	\$0.00
2015	\$17,991.36	\$17,991.36	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>



# Section 2

## **Project Description**

### **Location**

The project site is within unincorporated Washoe County, in the Cold Springs area. The 4.2± acre site includes Washoe County Assessor Parcel Number (APN) 556-390-05. The site is located approximately 1,000 feet northeast of the intersection of Rockland Drive and Village Parkway, within the Cold Springs Area Plan/Suburban Character Management Area. The site is partially developed and includes the Cold Springs Family Center located on the eastern portion of the site; this development will not be included in the proposed request. The site is surrounded by Public Facilities including Cold Springs Middle School, and Village Center Park to the south and east, a Single-Family Residential development to the west, and Neighborhood Commercial including a restaurant to the south, (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

### **Background**

The parcel totaling 4.2± acres (project site) is within the Cold Springs Area Plan (CSAP). The parcel was originally planned to provide public services to the growing community. However, the project site, including Cold Springs Middle School, Village Center Park, and Cold Springs Family Center provides over 38± acres of public facilities to the area. When compared to the size of the population within Cold Springs, the amount of public facilities has proven to be more than satisfactory and it seems that the need for further public facilities within this area is no longer needed.

As with most areas in Northern Nevada this area too is in a housing crisis, including a lack of 'missing middle' or alternative housing options. Although there are a large number of single-family detached homes being constructed within the Cold Springs Area, a lack of housing diversity, as well as commercial/retail services to accommodate those houses is available. Although other properties within Cold Springs have seen development in the past couple of years, the project site has not seen any development since 2007 despite being centrally located and surrounded by existing infrastructure. At this time, a change is needed to help serve the increase need in alternative housing demands as well as other retail/commercial services that could support the growing community. To help encourage development in an infill site, the applicant is seeking a master plan and regulatory zone amendment on 3.0± acres (71%) of the project site. This request will not impact the Cold Springs Family Center located within the project site.

### **Washoe County Master Plan and Zoning**

According to Washoe County mapping the current master plan designation consists of Suburban Residential (SR). Conforming with the existing master plan designations, the current zoning designations include Public/Semi-Public (PSP), (*Refer to Section 3 of the submittal packet for Existing Master Plan and Zoning Maps*).

### **Project Request**

The applicant is requesting a Master Plan Amendment to include Commercial (C) and a Regulatory Zone Amendment to include Neighborhood Commercial (NC) on 3.0± acres (71%) of the western portion of the project site. This request is comparable to the density and intensity in uses that are associated with the current land use and conforming zoning designations. Therefore, the existing infrastructure will be

## Woodland Village Town Center

### Request for Master Plan Amendment & Regulatory Zone Amendment

able to accommodate the traffic and utility services (water and sewer), when compared to the proposed request. The request will affect the project site as follows:

**Master Plan Designation**

- Existing:
  - Suburban Residential (SR) 4.2± Acres (100%)
- Proposed:
  - Suburban Residential (SR) 1.2± Acres (29%)
  - Commercial (C) 3.0± Acres (71%)

**Zoning Designation**

- Existing:
  - Public/Semi-Public (PSP) 4.2± Acres (100%)
- Proposed:
  - Public/Semi-Public (PSP) 1.2± Acres (29%)
  - Neighborhood Commercial (NC) 3.0± Acres (71%)

The proposed change in land use and zoning designations are compatible with the surrounding area and provide additional opportunity for residential and commercial development to help address regional housing needs and serve the existing community, (*Refer to the Proposed Master Plan and Proposed Zoning Maps in Section 3 of this submittal packet*).

**Land Use Compatibility**

The project site is located within the CSAP. Surrounding land uses include existing single family residential to the north and west, vacant neighborhood commercial to the south, and public facilities to the north, south, and east. The current and proposed land use and zoning designations are conforming with and allowed within the CSAP.

<b>ADJACENT PROPERTY DESCRIPTION</b>			
	<b>Land Use Designation</b>	<b>Zoning</b>	<b>Use</b>
<b>North</b>	SR	PSP	Cold Springs Middle School
<b>South</b>	C/SR	NC/PR	Vacant/Village Center Park
<b>East</b>	SR	PSP	Cold Springs Middle School
<b>West</b>	SR/C/R	MDS/NC/GR	Single-Family Detached, Common Area, & Vacant

The proposed amendment on the project site is a continuation of the land use and zoning designations to the south and will be compatible with the surrounding uses which include single-family residential, commercial and public facilities.

**Utilities**

Public utilities currently exist within the project site, currently serving the Cold Spring Family Center. Other utilities are located within Village Parkway. As the request at this time is only for land use and zoning and does not yet propose a development plan, it is not necessary to demonstrate the future ability to serve the project. However, as stated earlier, the surrounding infrastructure including Village Parkway was constructed in anticipation of similar development in intensity and density and would be able to accommodate the request. Since the proposed amendment includes comparable uses when

## Woodland Village Town Center

### Request for Master Plan Amendment & Regulatory Zone Amendment

compared to the existing, it is not anticipated that the existing utilities will require any new improvements. Detailed utility plans to serve future development will be addressed with future development processes.

#### **Public Services**

Fire service is currently provided by Truckee Meadows Fire District. The closest fire station is Truckee Meadows Fire Station 42 located approximately 1.5 miles to the south at the intersection of Diamond Peak Drive and Cold Springs Drive. Police is provided by Washoe County Sheriff.

#### **Traffic Impacts**

While the proposed land use change may have some impacts on the existing street network, the existing infrastructure and street networks are able to accommodate this amendment. Assuming that the 3.0± acre site was developed to include parking and landscaping it is estimated that the largest building it could accommodate would be a ±26,000 sq ft building (20% of the site). A clear comparison of the differences between trip generation of PSP versus NC zoning designations can be determined using estimated trip generation rates found in the *ITE Trip Generation Manual, 10<sup>th</sup> Edition (2018)*. The table below provides estimates of trip rates for the two highest-volume traffic generators for each use within the existing and proposed zoning designations:

Zoning Designation	Allowed Use (highest-volume)	Units	Average Weekday Trip Rate	Average Peak Hour Rate	Estimated Peak Weekday Trips	Estimated PM Peak Hour Trips
Existing: Public/Semi-Public	Public Library (26,000 sq. ft.)	Per 1,000 Sq. Ft.	48.85	4.75	<b>1,270</b>	<b>124</b>
Proposed: Neighborhood Commercial	Shopping Center (26,000 sq. ft.)	Per 1,000 Sq. Ft.	42.94	4.97	<b>1,117</b>	<b>130</b>
<b>CHANGE IN TRIPS =</b>					<b>-153</b>	<b>6</b>

Although the uses included in the table above are not proposed with this request, it is a good comparison to show the similarity in intensity of uses associated with the proposed amendment. From this comparison, it is safe to say the total project is expected to generate 153 weekday trips less than the existing PSP zoning designation and four PM peak hour trips more. This is a clear indication that this request will not trigger the need for a Traffic Impact Report as indicated in the Washoe County application requirements.

**Washoe County Master Plan Compatibility**

The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan. The proposed master plan amendment fosters, promotes, or complies with the following policies of the adopted area plans and elements of the Washoe County Master Plan.

**Population Element**

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

**Response:** The project site is located in the center of a single-family detached subdivision. The proposed amendment will allow for a greater range of commercial and retail uses including housing options that include the “missing middle” which is generally considered to be more affordable by design. Housing opportunities, particularly affordability, is a regional concern in northern Nevada. The commercial opportunities will serve the surrounding uses and provide employment opportunities that is limited in the Cold Springs area. These areas will be accessible using the existing pedestrian facilities within and surrounding the project site. The trails will provide connectivity to uses including Village Center Park adjacent to the project site, as well as the Cold Springs Family Center.

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

**Response:** This site is surrounded by development and is considered an infill development. Existing infrastructure including community water, sanitary sewer, and an extensive road and pedestrian transportation network. Truckee Meadows Fire Station 42 is located approximately 1.5 miles south of the project site. Law enforcement services are 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. 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.

**Conservation Element**

**C.2** – *Conduct development so that an area’s visual features and amenities are preserved.*

**Response:** The project site is surrounded by development and should be considered an infill development. The site has been graded in the past 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 parcels in the area are relatively flat and developed, they will remain unaffected by this development. This amendment will encourage infill development providing the added benefit of incidentally preserving other areas with scenic or natural resources, by accommodating development in areas with the least impact to these resources.

**C.3** – *Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.*

**Response:** The project site is an infill development. The site has been previously graded and is partially developed. This site contains no environmentally sensitive and/or critical land, water or wildlife resources. The site is in an area that is identified as, “most suitable” within the development suitability map identified within the Cold Springs Area Plan.

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

**Response:** 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.**

**Response:** Although this 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.**

**Response:** The project site is located outside of the floodplain.

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

**Response:** 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 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 parcel.

### **Housing Element**

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

**Response:** The current growth the area is experiencing has not been seen on the project site. This amendment seeks to allow a comparable density but will allow for a greater flexibility in uses including single-family attached, multi-family, and other neighborhood commercial uses that are associated with higher densities than the surrounding residential development. Furthermore, this amendment would allow for a greater range of options to help serve the surrounding community in a location that has the capacity to support this density. Existing infrastructure is located within the property, including municipal sewer and water. A road network already exists in this area and the project site is already served by other public services like schools, fire, and police.

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

**Response:** Although this is a master plan amendment and not attached to a current project, future development is likely to help with affordable/workforce housing issues. As the designations allow a greater range of housing options including higher density or the missing middle, which is generally more affordable by design and will support greater housing attainability.

### **Land Use and Transportation Element**

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

**Response:** A key component to sustainability in land use practices is reducing sprawl by using existing land in the most efficient manner possible. Encouraging development on an underutilized piece of land on an infill site surrounded by existing development and infrastructure. The project site is able to provide necessary services to the region without

developing land further from the developed community. This site is in an area that is identified as most suitable for development within the CSAP and will help reduce automobile usage and encourage residents to utilize the existing pedestrian amenities to complete daily activities.

**LUT.2** - *Standards ensure that land use patterns are compatible with suburban development and incorporate mixed-use.*

**Response:** The purpose of the amendment is to further encourage and allow a mixed-use development within the suburban development. The proposed amendments encourage a greater variety of uses that allow more flexibility compared to the allowed uses that are currently designated on the project site, including commercial and retail that can support the existing residents.

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

**Response:** This site is an infill development and surrounded by typical suburban development. Necessary housing to the region can be provided in this area without developing land further from the existing communities. Increasing the allowed uses on the project site will allow future development to utilize the existing infrastructure and promote smart growth practices.

**LUT.4** – *Land use patterns allow for a range of housing choices and interconnected streets.*

**Response:** This amendment will increase the allowed uses to include alternative housing types other than what is typically being constructed in the Cold Springs area. Furthermore, as an infill project, any new development will provide supporting services to the existing community while maintaining and encouraging the use of the existing multi-modal transportation network that currently exists.

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

**Response:** The project site currently has existing utilities and is surrounded by existing infrastructure. Future development would require minimal improvements to connect to the existing utilities.

**LUT.6** - *Land use and transportation decisions support a healthy economic base.*

**Response:** The project area is in the heart of a community that promotes a healthy local economy and contributes to a unique quality of life. This amendment seeks to increase and encourage the land use to help accommodate this further.

**LUT.14** – *Washoe County will, to the extent possible, create a cohesive interconnected trail network.*

**Response:** The project site is in a neighborhood with an extensive network of interconnected trails. Connecting not only neighborhoods and households, but also retail/commercial, schools, and parks. This amendment will not negatively impact this trail system.

**Public Facilities Element**

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

**Response:** 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.*

**Response:** 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 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.*

**Response:** 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 that is 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.*

**Response:** 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 including open space and scenic views. This 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.*

**Response:** This amendment will not impact any of the existing transportation systems already constructed. Any future project will incorporate and improve connectivity and will not negatively affect the safety or efficiency of the transportation system including access to the area.

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

**Response:** This project site is relatively flat and is surrounded by development with similarly flat land. This amendment will not require any impact to hillsides. Vistas will not be obscured by the future development of this property.

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



**Response:** No cultural or historical resources will be affected by this request. The site has been previously graded and is partially developed. However, future development will be conscientious of any unanticipated discovery of archaeological or historical resources during the planning, design and construction phases of the project site.

**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.*

**Response:** An extensive trail system currently exists in the surrounding properties and within the project site. This amendment will not negatively impact these systems. Any future development will require connections to these trails and will be contemplated during the planning and design phases of any future development. This trail network already provides access to the public land that surround the suburban planning area found within the Cold Springs Area Plan.

**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.*

**Response:** This is an infill property within the Cold Springs Valley and is adjacent to existing roadways, residents, and 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.*

**Response:** This amendment will not impact any geological hazards. Furthermore, this site is not in proximity to any known geologic hazards.

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

**Response:** This is an infill development. The project site contains no significant wildlife resources. Encouraging and promoting infill develop contributes to the preservation and conservation of additional wildlife resources that could exist on the edge of the developed land.

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

**Response:** 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.*

**Response:** 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. Existing infrastructure exists within and adjacent to the project site. 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.*

**Response:** 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.*

**Response:** 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*

**Response:** The project site was originally planned to provide public services to the Cold Springs Community. The project site, including the adjacent parcels provides over 38 acres of public facilities to the area. Despite the area experience a period of rapid growth, the project site has not seen any development since 2007 with the construction of the Cold Springs Family Center. With such an abundance of public facilities already serving the area and the fact that the project site has not been developed during a period of rapid growth, it seems the need for further public facilities within this area has been met. This request is to change 3.0± acres (71%) of the project site from Suburban Residential (SR) to Neighborhood Commercial (NC). This, along with a regulatory zoning map amendment will allow the project site to provide the area with a range of uses including; alternative housing types, commercial, and retail services to accommodate the existing residents and encourage infill development. This request will not impact the Cold Springs Family Center within the project site and will fulfill the following findings outlined within the Cold Springs Area Plan.

### **Cold Springs Area Plan Findings**

**Finding 1.A** - *The amendment will further implement and preserve the Vision and Character Statement.*

**Response:** 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 uses that support residential uses and contribute to a strong mixed-use suburban center within the region without affecting the precious natural resources of the Cold Springs area. This site, as discussed throughout this application, is an infill property of the community with existing infrastructure already surrounding it. This request is seeking to

improve the development potential of this site and improve the efficiency of land use on a property capable of serving the existing residents. This request is not in conflict with the underlying master plan or the Cold Springs Area Plan.

**Finding 1.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.*

**Response:** 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 land use and 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 1.C** - *The amendment will not conflict with the public's health, safety or welfare.*

**Response:** 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.

**Finding 3.A** - *Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Cold Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.*

**Response:** The request seeks an amendment with comparable density and intensity of uses associated with the designations and should not negatively impact the existing infrastructure or strain the resource capacity. 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. Existing infrastructure exists within and adjacent to the project site. 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.

**Finding 3.B** - *Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.*

**Response:** 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. Existing infrastructure exists within and adjacent to the project site. 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.

**Finding 3.C** - *The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.*

**Response:** This project site has obtained an ‘intent to serve’ letter from the Great Basin Water Co. It is included in Section 4 of this application packet.

**Finding 3.D** - *A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Cold Springs 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 may request any information it deems necessary to make this determination.*

**Response:** While the proposed land use change may have some impacts on the existing street network, the existing infrastructure and street networks are able to accommodate this amendment. Assuming that the 3.0± acre site was developed to include parking and landscaping it is estimated that the largest building it could accommodate would be a ±26,000 sq ft building (20% of the site). A clear comparison of the differences between trip generation of PSP versus NC zoning designations can be determined using estimated trip generation rates found in the *ITE Trip Generation Manual, 10<sup>th</sup> Edition (2018)*. The table below provides estimates of trip rates for the two highest-volume traffic generators for each use:

Zoning Designation	Allowed Use (highest-volume)	Units	Average Weekday Trip Rate	Average Peak Hour Rate	Estimated Peak Weekday Trips	Estimated PM Peak Hour Trips
Existing: Public/Semi-Public	Public Library (26,000 sq. ft.)	Per 1,000 Sq. Ft.	48.85	4.75	<b>1,270</b>	<b>124</b>
Proposed: Neighborhood Commercial	Shopping Center (26,000 sq. ft.)	Per 1,000 Sq. Ft.	42.94	4.97	<b>1,117</b>	<b>130</b>
<b>CHANGE IN TRIPS =</b>					<b>-153</b>	<b>6</b>

Although the uses included in the table above are not proposed with this request, it is a good comparison to show the similarity in intensity of uses associated with the proposed amendment. From this comparison, it is safe to say the total project is expected to generate 153 weekday trips less than the existing PSP zoning designation and four PM peak hour trips more. This is a clear indication that this request will not trigger the need for a Traffic Impact Report as indicated in the Washoe County application requirements.

**Finding 3.E** - *If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).*

**Response:** The existing and surrounding infrastructure was designed to accommodate a land use designation that is comparable to the existing designation. It is not anticipated that this request will require any necessary improvements as identified above. Future development projects not associated with this request will be further evaluated during the review process

and contribute to the Regional Transportation Improvement Program as required by Washoe County.

**Finding 3.F** - *If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).*

**Response:** Since there is minimal, if any traffic generated through this amendment it is not anticipated that the existing road network will be significantly impacted. Any future project will be further evaluated during the review process and contribute to the Regional Transportation Improvement Program as required by Washoe County.

**Finding 3.G** - *For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.*

**Response:** By design the surrounding developed neighborhood in relation to the project site is set-up to serve the local community. The proposed commercial land use in combination with the proposed Neighborhood Commercial zoning designation is intended to limit the allowed uses to serve the existing local community, connect to the existing local trails network, and will help to promote a town center amenity within the existing neighborhood.

**Finding 3.H** - *For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.*

**Response:** This is not applicable to the master plan amendment. The proposed master plan designation of Commercial (C) is not associated with any residential use.

**Finding 3.I** - *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 Board of Trustees, may waive this finding.*

**Response:** This request will not have any impact on the school capacity. By nature this request cannot add residential to the proposed uses without obtaining a Special Use Permit. Any increase in student capacity to the school system would be evaluated at that time.

**Finding 3.J** - *The Planning Commission may waive findings (a) through (j) if the amendment is initiated by the local government to respond to emerging or unforeseen land use needs; -or- the amendment is part of the required 5-year update.*

**Response:** This is not applicable to this request.

**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.**

**Response:** 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.**

**Response:** The purpose of this request is to encourage development on an infill site that is more compatible with the surrounding area. The Neighborhood Commercial zoning is proposed to provide supporting services to the existing community. As this is an infill development the amendment is intended to complement the surrounding uses and will not adversely impact the health, safety, or welfare of the 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.**

**Response:** The zoning amendment is the second part of this request and is in response to the pending Master Plan Amendment. 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. Although the surrounding area has seen development, especially single-family detached, this infill site has remained vacant. Rather than encouraging development of land not in areas further from existing development and infrastructure, this site presents an opportunity to better utilize the existing land in the Cold Springs Valley to accommodate the existing development.

- 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.**

**Response:** Utilities are located within and nearby the subject property, as this is an infill parcel. The site is shown within the Suburban Community Water and Sanitary Sewer Service Area on the Cold Springs Public Services and Facilities Plan map. The change from PSP to NC would be similar in density and intensity and would be supported by the current infrastructure.

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

**Response:** 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.**

**Response:** 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. The proposed amendment is similar in density and intensity compared to the existing zoning designation but provides the area with a wider range of more appropriate uses. Furthermore, this is an infill site and is prime for development. If the Cold Springs area is to be developed further to 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 and to encourage development within the areas if they remain vacant. This will allow supporting services to be provided to the residents without contributing to sprawl.

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

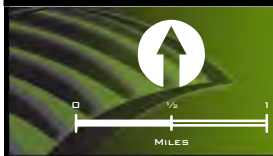
**Response:** Not applicable.

# Section 3





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



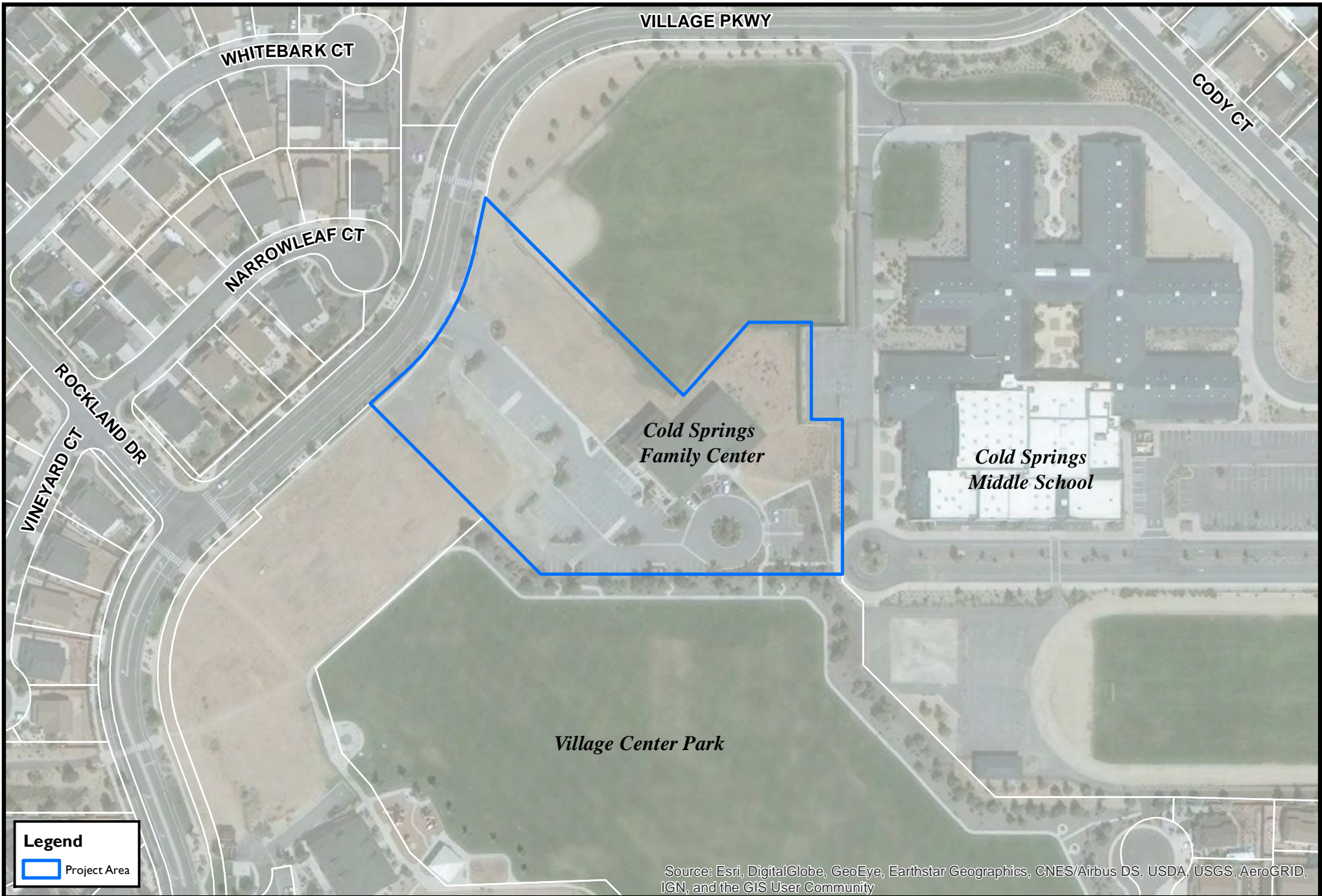
# Vicinity Map

## Woodland Village MPA and RZA

January, 2020



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



**Aerial Map**  
**Woodland Village MPA and RZA**  
 January, 2020

0 95 190  
FEET

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Redwood City, CA 94063  
 Tel: 775.823.4068  
 Fax: 775.823.4066

Assessor's Map Number

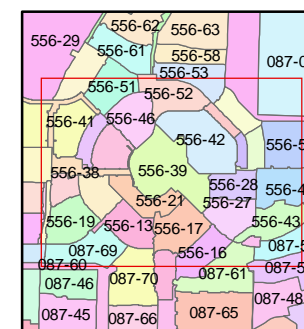
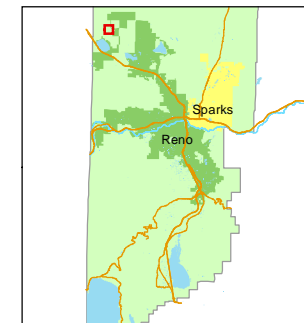
**556-39**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 300 feet



created by: NLH 07/31/2009

last updated: EMG 5/20/15 SR 8/29/17

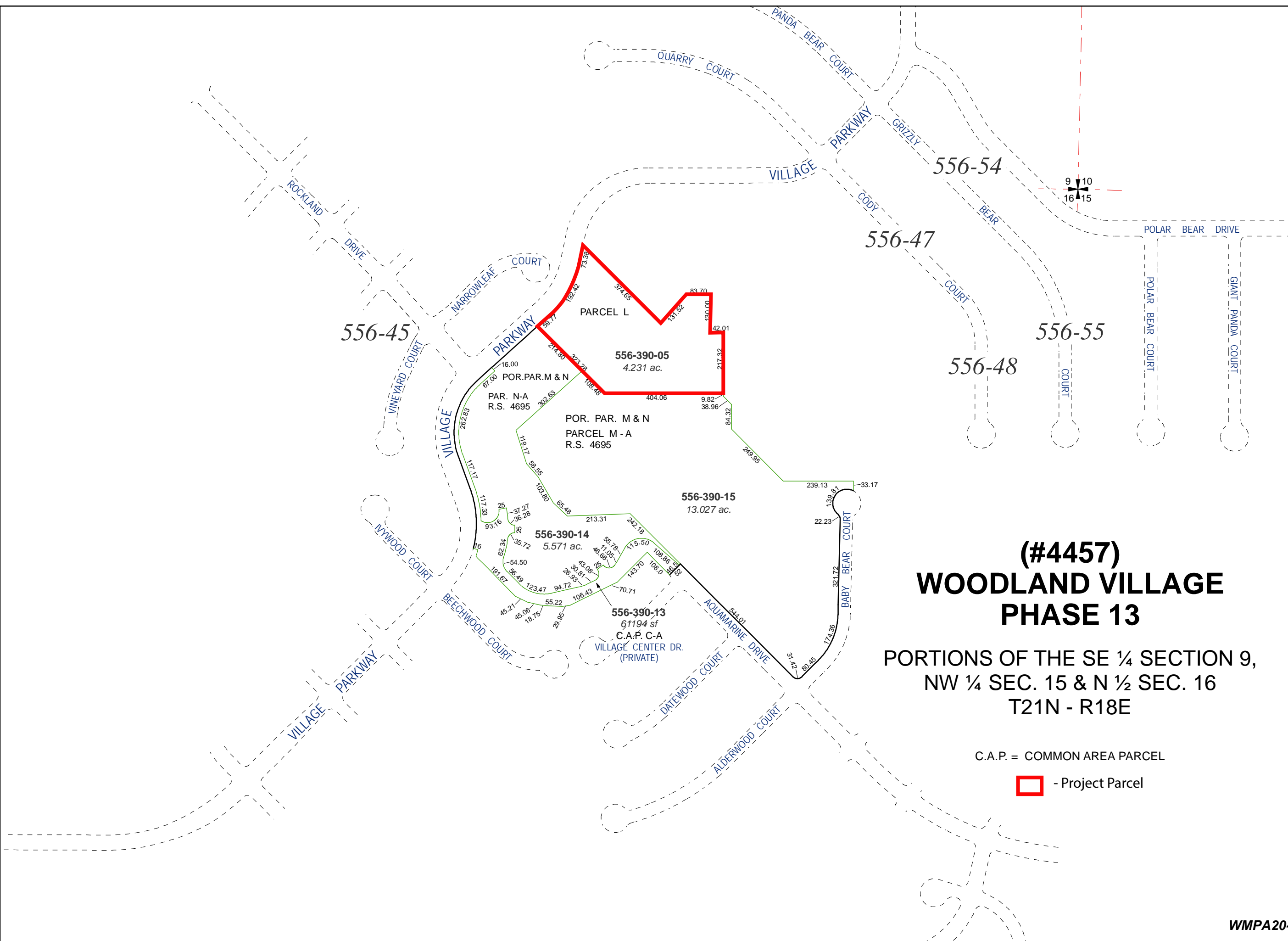
area previously shown on map(s)

556-29

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for errors or omissions in the data delineated hereon.

WMPA20-0002 & WRZA20-0002

EXHIBIT F



# (#4457) WOODLAND VILLAGE PHASE 13

PORTIONS OF THE SE ¼ SECTION 9,  
NW ¼ SEC. 15 & N ½ SEC. 16  
T21N - R18E

C.A.P. = COMMON AREA PARCEL

- Project Parcel

**556-390-05**  
4.231 ac.  
PARCEL L

**556-390-15**  
13.027 ac.  
POR. PAR. M & N  
PARCEL M - A  
R.S. 4695

**556-390-14**  
5.571 ac.  
PAR. N-A  
R.S. 4695

**556-390-13**  
61194 sf  
C.A.P. C-A  
VILLAGE CENTER DR.  
(PRIVATE)

ROCKLAND DRIVE

556-45

556-47

556-54

556-55

556-48

VINEYARD COURT

ILYWOOD COURT

BEECHWOOD COURT

VILLAGE PARKWAY

PARKWAY

DATEWOOD COURT

ALDERWOOD COURT

QUARRY COURT

VILLAGE PARKWAY

PARKWAY

AQUAMARINE DRIVE

BABY BEAR COURT

PANDA BEAR COURT

GRIZZLY COURT

CODY COURT

BEAR COURT

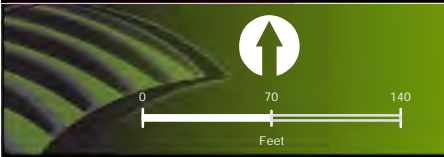
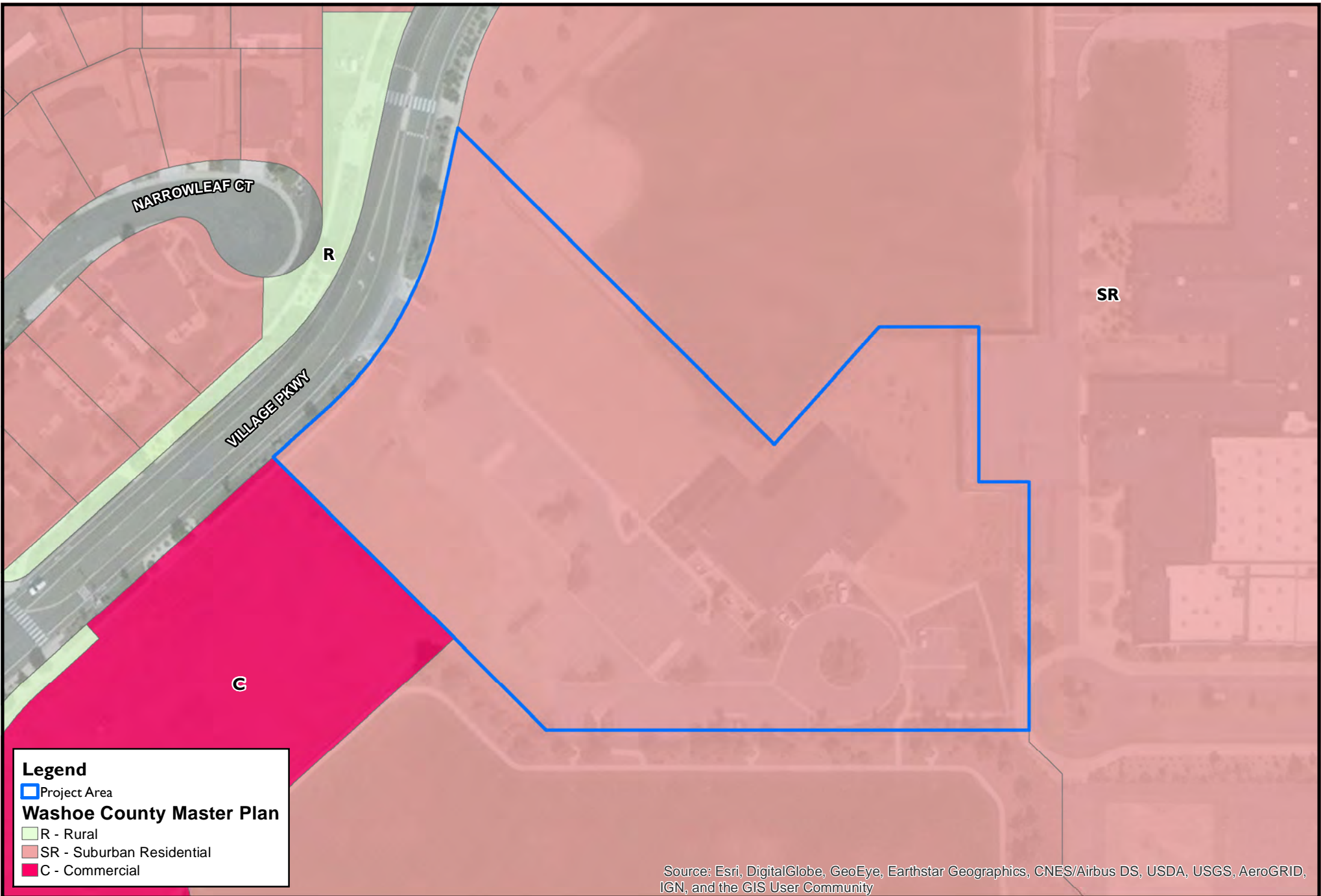
POLAR BEAR DRIVE

POLAR BEAR COURT

GIANT PANDA COURT

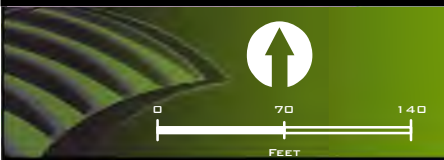
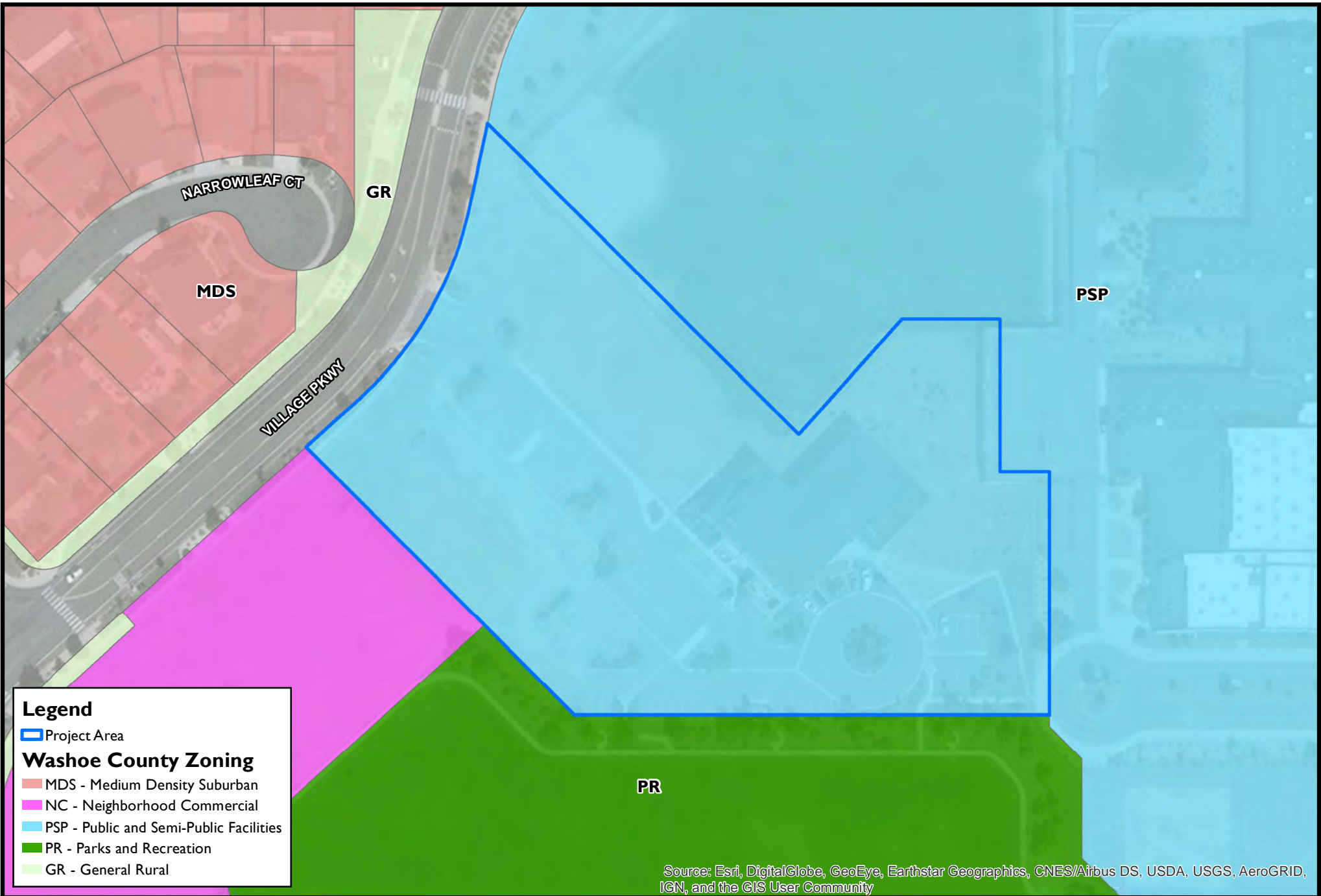
COURT

9 10  
16 15



**Master Plan**  
**Woodland Village Center MPA and RZA**  
 January, 2020

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Reno, NV 89425 Tel: 775.823.4068  
 Fax: 775.823.4066

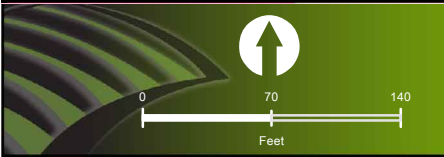
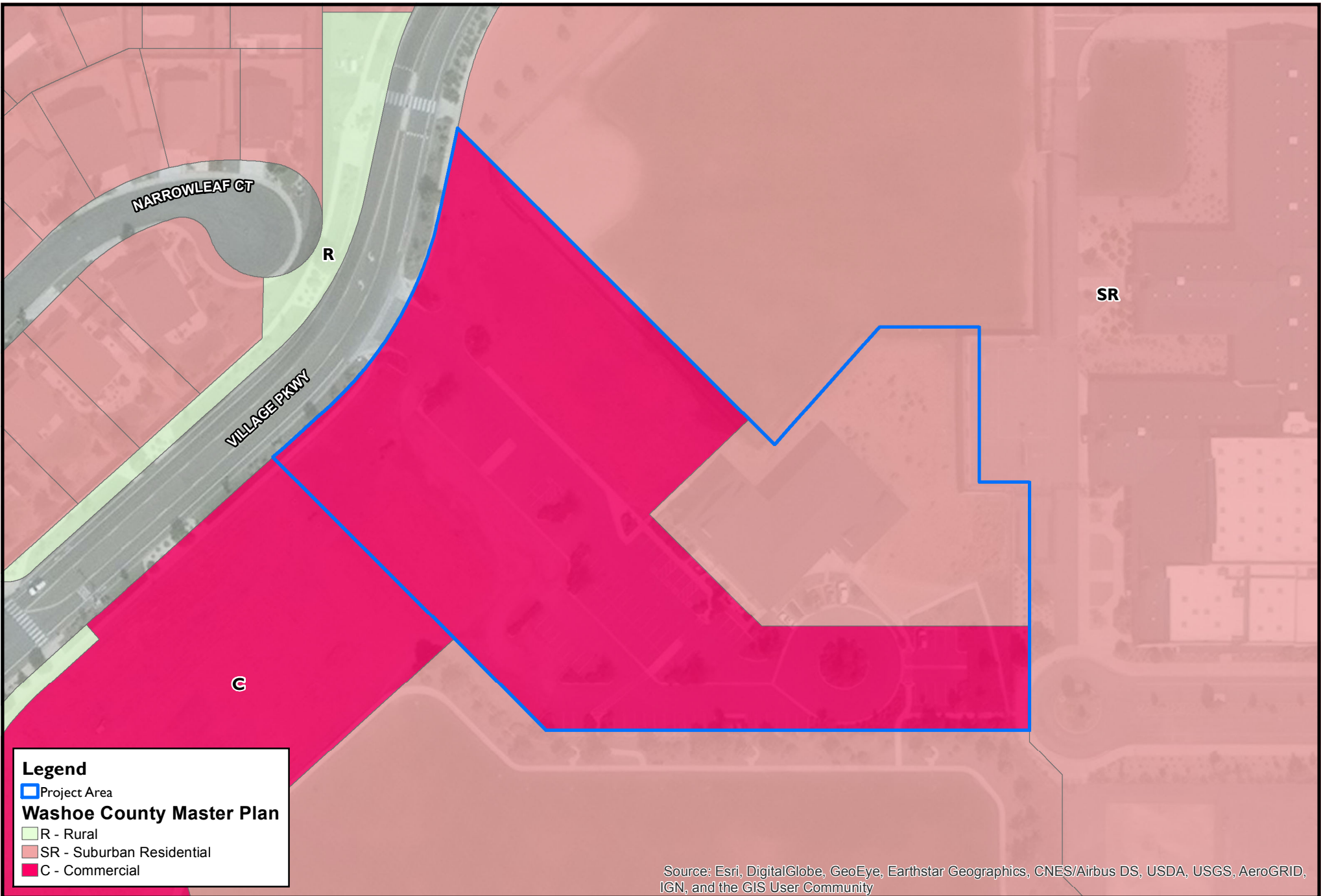


# Existing Zoning

## Woodland Village MPA and RZA

January, 2020

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 1361 Corporate Boulevard Reno, NV 89425  
 Tel: 775.823.4068 Fax: 775.823.4066



# Proposed Master Plan

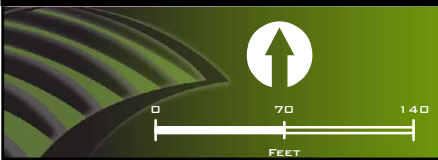
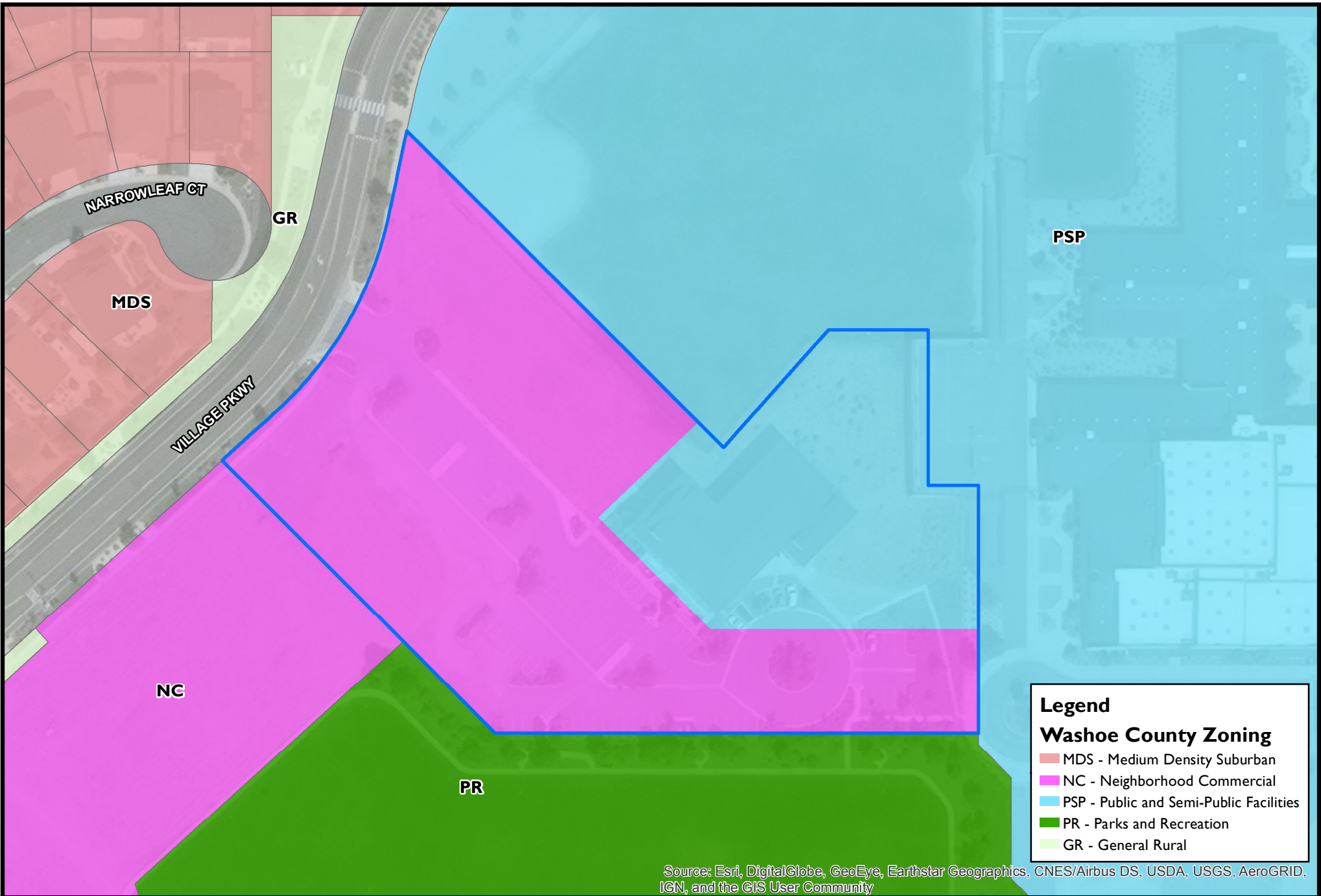
## Woodland Village Center MPA and RZA

February, 2020

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

WMP 2020 - WRZA2020

**EXHIBIT F**



**Proposed Zoning**  
**Woodland Village Center MPA and RZA**

February, 2020

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

# Section 4





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## NOTICE OF INTENT TO SERVE

**Re: Village Center Townhouses**

**98 Townhouses – Washoe County Parcels 556-390-14 and 556-390-05**

**Type:** Central Water

**Utility Service Provider Name:** Great Basin Water Co.

The undersigned Utility Service Provider agrees to provide the aforementioned Village Center Townhouses project (“the Project”) water service in accordance with the terms and conditions of the then current utility tariffs approved by the Public Utilities Commission of Nevada (PUCN) and subject to the conditions set forth herein and agreed to by the developer of the Project (“Developer”) who has countersigned below.

This commitment to serve is conditioned upon the Utility Service Provider’s receipt of necessary approvals from all required government agencies, including but not limited to the annexation approval from the PUCN, the Developer’s satisfaction of all tariff and development requirements of Utility Service Provider. Such development requirements of Utility Service Provider include the Developer’s payment of all appropriate fees and Developer’s dedication and Utility Service Provider’s acceptance of any and all required infrastructure and water rights in good standing with the Nevada Division of Water Resources (“NDWR”) and adequate for provision of water service to the Project. For the avoidance of doubt, Utility Service Provider shall have no obligation to provide service to the Project unless and until all Developer obligations are satisfied which shall include any necessary regulatory approvals from NDWR or any other agency with jurisdiction for Utility Service Provider’s use of the water rights Developer dedicates to the Utility Service Provider for its provision of service to the Project..

Utility Service Provider intends to service the proposed development with potable water service for 98 Townhouses. This Project requires an estimated 13.47 AFA (using Permit Nos. 65056 and 65058) calculated at .12 AFA per unit, plus .5 acres of at 3.41 AFA per acre based on GBWC Tariff 1-W (Water) Rule No. 21, C. Water Rights Dedication Requirements for an Intent to Serve Cold Springs – Spanish Springs. Utility Service Provider’s intent to serve is conditioned upon the availability and adequacy of water under these water rights dedicated by Developer.

This document is agreed to under the signature of an agent of the Utility Service Provider authorized to sign the agreement and Developer’s authorized agent. This notice of Intent to Serve will expire and become null and void if the service for the aforesaid parcel is not applied for with the Utility Service Provider within two years of the date of this document in accordance with the terms of the utility’s tariffs in force at such time.

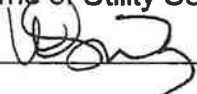
[SIGNATURES ON FOLLOWING PAGE]

Name of Woodland Village North, LLC agent: Robert Lissner

\_\_\_\_\_  
Signature of Authorized Agent of Developer

\_\_\_\_\_  
Date

Name of Utility Service Provider's authorized agent: Wendy Barnett, President, GBWC

  
\_\_\_\_\_  
Signature of Authorized Agent of Water Provider

1-8-20  
\_\_\_\_\_  
Date