



# WTM20-005 & WSUP20-0021 (Woodland Village)



*Washoe County Planning Commission*  
*January 5, 2021*



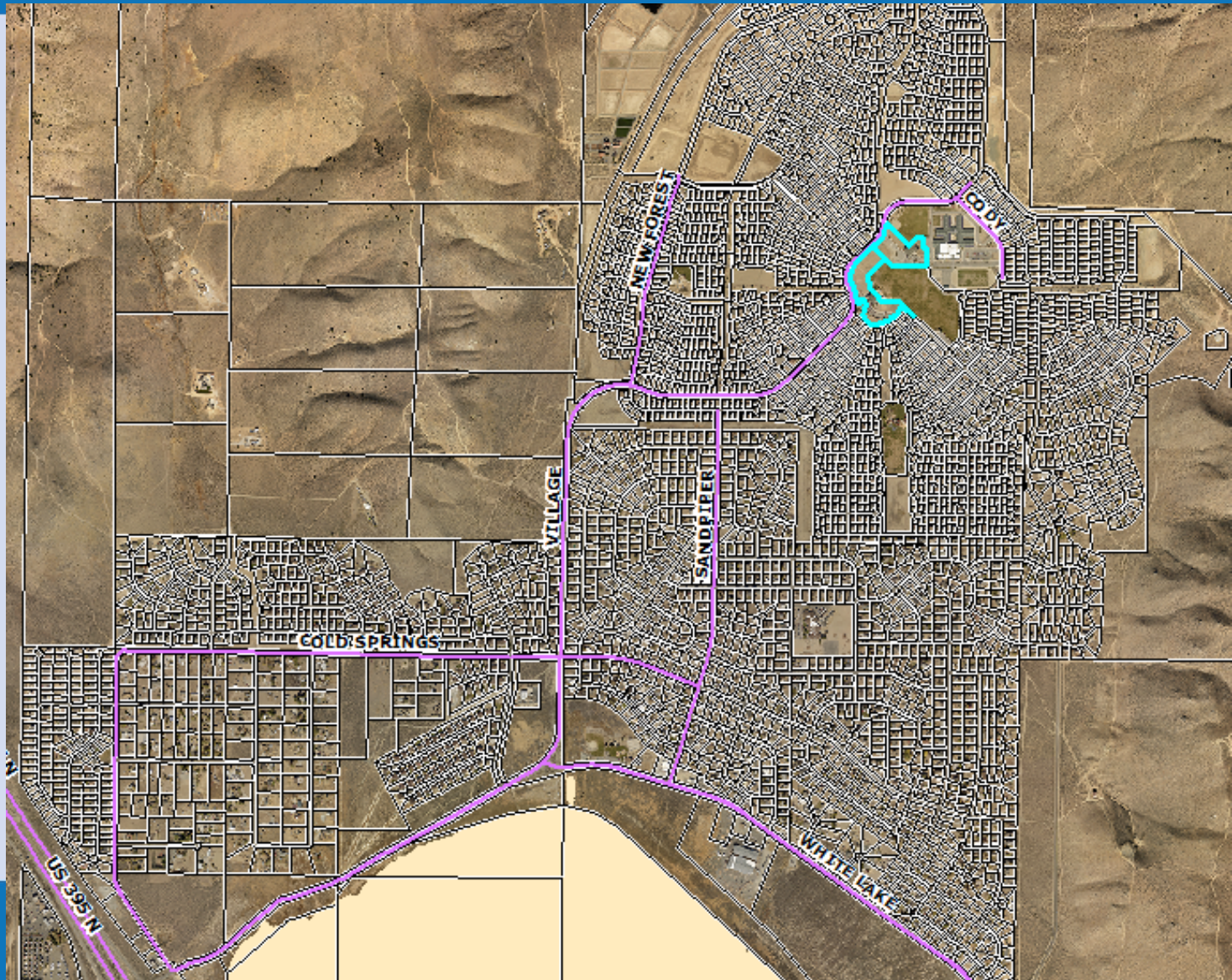
# Request

- **The applicant is requesting a tentative subdivision map for 111 attached residential lots; and**
- **A special use permit to allow:**
  - 1. Single family, attached use per WCC Table 110.302.05.1;**
  - 2. To allow up to 14 dwelling units per acre per Cold Springs Area Plan policy CS.2.2.2; and**
  - 3. to vary building placement standards (WWC 110.406)**





# Vicinity Map





# Background

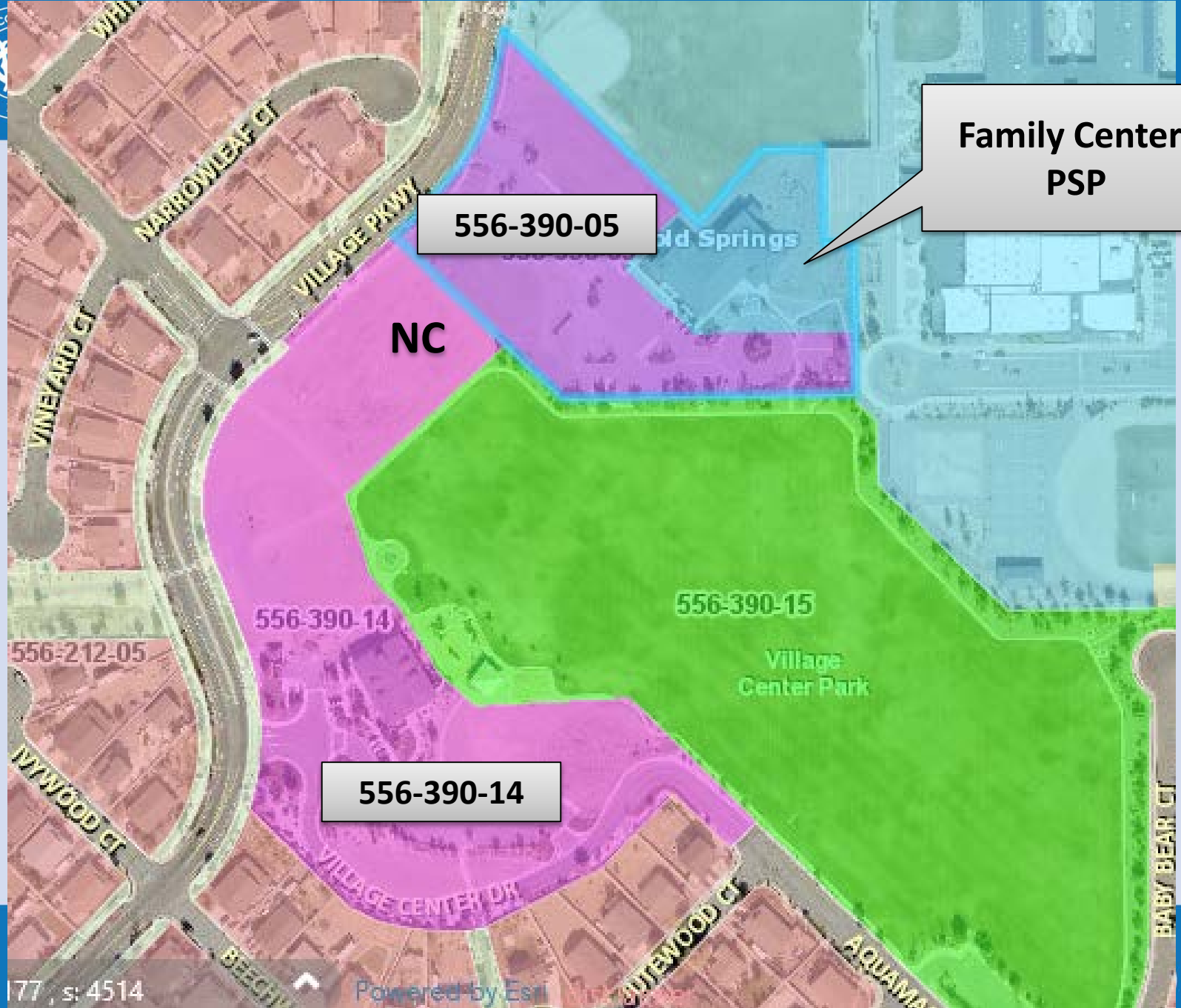
- The applicant had previously applied for a master plan and regulatory zone amendment (WMPA20-0002 & WRZA20-0002) for a portion of APN: 556-390-05
- The master plan amendment request was to change the designation on 71% of the 4.2-acre parcel from Suburban Residential (SR) to Commercial (C) and the remaining 29% (1.2 acres) of the parcel to remain SR
- The regulatory zone amendment request was to change the regulatory zone on 71% of the parcel from Public & Semi-Public Facilities (PSP) to Neighborhood Commercial (NC) and the remaining 29% (1.2 acres) of the parcel to remain PSP





# Background

- **An existing family center is located on the portion of the parcel where the master plan and regulatory zone was not changed**
- **The request was approved by the Washoe County Board of County Commissioners on May 26, 2020, with a final approval of the master plan amendment by the Truckee Meadows Regional Planning Commission on July 23, 2020**



Family Center-  
PSP

556-390-05

NC

556-390-14

556-390-15

Village  
Center Park

556-390-14



# Request

- **The applicant is now requesting a tentative subdivision map and special use permit for two parcels totaling 9.8 acres**
- **The request includes the portion of the parcel (4.2 acres) with the approved regulatory zoning of NC and the adjacent 5.57-acre parcel to the south that has a regulatory zoning of NC**
- **The request will allow the applicant to develop 111 attached single-family units on 8.6 acres**



# Special Use Request

- **The Cold Springs Area Plan policy CS.2.2.2 states, “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.”**
- **Commercial uses are existing within the commercial building where the Village Grill, day care and tea shop are located**
- **The density of the development will be 12.9 units per acre for the 8.6-acre site**





# Building Placement Standards

Requirement	Woodland Village	Neighborhood Commercial (NC)
Front setback	8ft.	15 ft.
Rear setback	0 ft.	20 ft.
Side setback	0 ft.	15 ft.
Minimum lot size	800 sf.	10,000 sf.
Minimum width	16 ft.	75 ft.
Height	2-3 stories	60 ft.



# Proposal

- **Woodland Village is planned to help create a “true town-center”**
- **The application states that there will be 20 buildings that will be 2-3 stories high**
- **The buildings will have 2 to 10 units in each building and the units will have 2-3 bedrooms**
- **The buildings will be alley-loaded with either 1 to 2 car garages with a majority having a 20-foot-long driveways**



# Proposal

- **The front door for the units will be opposite of the garage with a private front yard area**
- **The applicant is proposing a network of trails connecting the new buildings to existing trails, which will be maintained by a homeowner's association (HOA) or landscape management association**





# Architectural Look



### LANDSCAPE DATA

- SITE AREA = 428,800 SQ FT
- DEVELOPPABLE SITE = 300,000 SQ FT
- ZONING = NCSP-1 (NEIGHBORHOOD COMMERCIAL SPRINGFIELD AREA)
- REQUIRED LANDSCAPE AREA = 37% OF DEVELOPPABLE SITE
- PROPOSED LANDSCAPE
  - PROVIDED LANDSCAPE AREA = 37%
  - EXISTING LANDSCAPE AREA = 10%
- REQUIRED TREES = 280
  - 1 TREE PER 100 SQ FT OF REQUIRED LANDSCAPE AREA = 371
  - PARKING TREES = 14
  - 1 TREE PER 10 PARKING SPACES (138 SPACES PROVIDED)
- PROPOSED TREES = 280
  - PROVIDED TREES = 188
  - EXISTING ON SITE TREES TO REMAIN = 27
  - EXISTING STREET TREES TO REMAIN = 75

Family Center

### PLANT LEGEND

- EXISTING TREES TO REMAIN
- RECYCLED BIOMASS TREES
- PLANNING TREE
- EXISTING TREES
- LANDSCAPE AREA
- EXISTING LANDSCAPE AREA

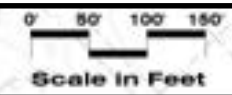
1. TREES TO BE PLANTED SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SPRINGFIELD LANDSCAPE PLAN. THE LANDSCAPE PLAN IS A REQUIRED PART OF THE DEVELOPMENT CODE. THE LANDSCAPE PLAN IS AVAILABLE AT THE CITY OF SPRINGFIELD DEVELOPMENT CODE OFFICE. THE LANDSCAPE PLAN IS AVAILABLE AT THE CITY OF SPRINGFIELD DEVELOPMENT CODE OFFICE.

2. TREES SHALL BE PLANTED WITHIN THE LANDSCAPE PLAN. THE LANDSCAPE PLAN IS A REQUIRED PART OF THE DEVELOPMENT CODE. THE LANDSCAPE PLAN IS AVAILABLE AT THE CITY OF SPRINGFIELD DEVELOPMENT CODE OFFICE. THE LANDSCAPE PLAN IS AVAILABLE AT THE CITY OF SPRINGFIELD DEVELOPMENT CODE OFFICE.

### GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- TREES
  - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
  - 80% OF EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 7 FEET. THE REMAINDER SHALL HAVE A MIN. HEIGHT OF 5 FEET.
  - TREES SHALL BE A MIXTURE OF CONIFEROUS AND DECIDUOUS VARIETIES.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOILS, HORTICULTURE, PLANTING, AND MAINTENANCE TO MAINTAIN QUALITY, SOIL, AND WATER RESOURCES. ALL TREES WILL BE STAKED 30 INCHES TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR SURVEY STOCK (ANSI Z60.1-1990).
- ALL SHRUB BEDS WILL RECEIVE 2" DEPTH MULCH WITH WEED CONTROL.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE GRAFT IRRIGATED BASED ON THE SPECIFIC PLANT TYPE. REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- PLANS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF SPRINGFIELD REQUIREMENTS. FINAL SPECIES SELECTION AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

Commercial Building





# Analysis

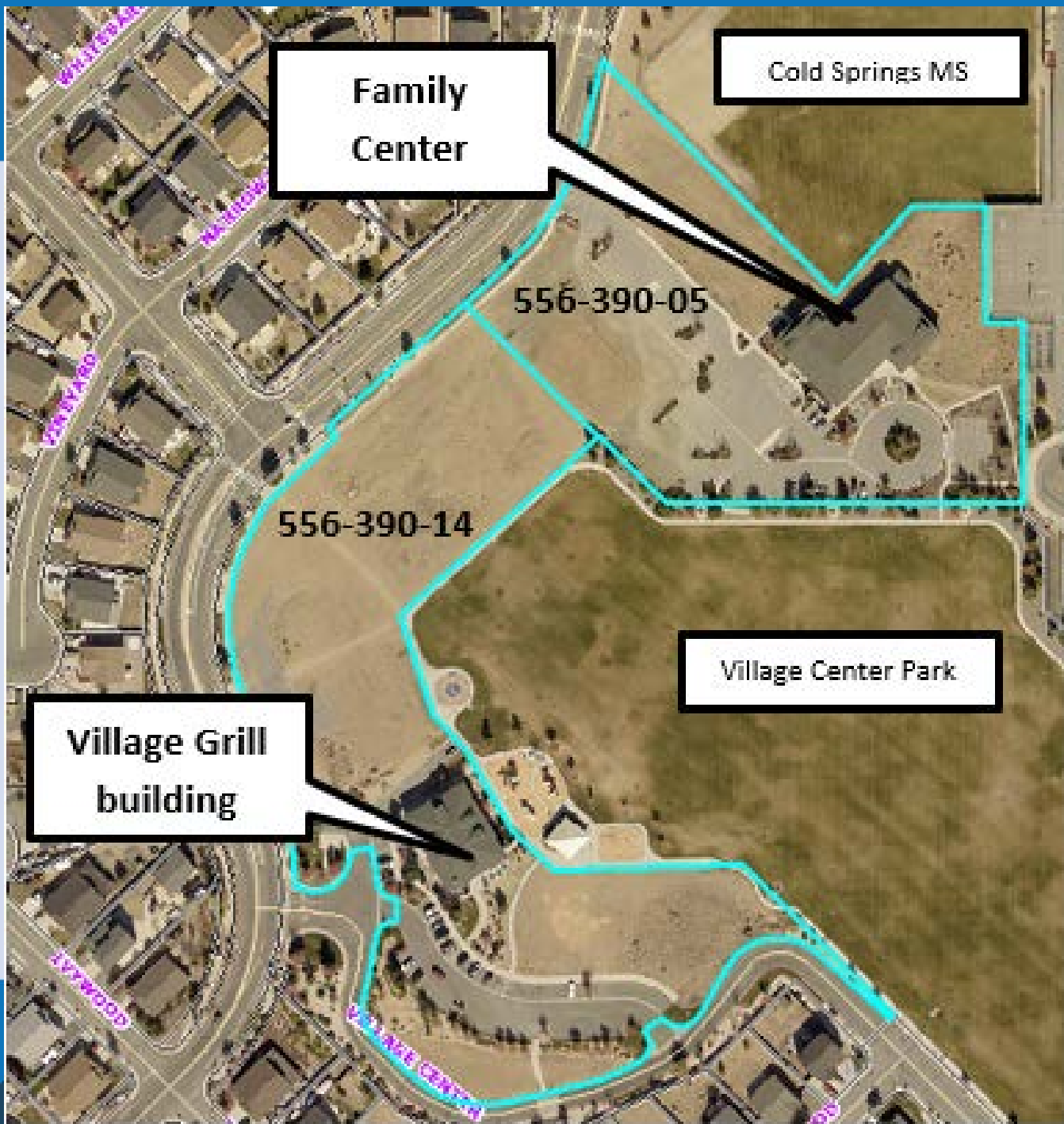
- **The applicant indicates that the 111 attached single-family units will be more affordable and will provide an alternative from the typical single-family detached housing found in the area**
- **Though the development will be primarily residential with some commercial uses, the applicant is willing to look at adding more commercial space in the future if there is demand**





# Site Analysis

- **The site is relatively flat and most of the site is vacant except for the family center, commercial building and parking areas**
- **The family center and commercial building will remain**
- **Adjacent to the site is Shaw Middle School to the northeast, Washoe County's 13-acre Village Center Park to the east and single-family residential housing to the south and west**





# Grading

- **The site had been previously graded in anticipation of future development and minimal grading will be needed to construct the proposed buildings**
- **There will be some grading with the removal of some parking areas, streets and for the excavation and grading for the proposed building pads**





# Parking

Use type	WWC parking requirement	Woodland Village
111 Residential units -2 spaces for each residence	222 spaces	294 spaces
6,000 sf. Commercial Building- (Retail use- 5 spaces for every 1,000 sf of building and 1 space per employee during peak employment shift	30+ spaces	45 spaces
12,240 sf. Community Center -5 spaces for every 1,000 sf of building and 1 space per employee during peak employment shift	68 spaces	70 spaces
<b>Total</b>	<b>320+</b>	<b>409 spaces</b>



# Landscaping

- **The site will be fully landscaped to meet Washoe County Code and the applicant indicates that 81,229 sq. ft. (20%) of the site will be landscaped with 285 trees**
- **The areas between the residential buildings will be landscaped and will be maintained by the HOA**



# Water & Sewer

- **The proposed development will be served by Great Basin Water Company for water and Washoe County for sewer service**
- **Utility service has been planned for this site and the infrastructure will accommodate the density of the proposed development.**





# Roadways & Traffic

- There will be several access points to the development primarily from Village Parkway and one access point from Village Center Drive
- The applicant indicates that the various accesses points will disperse traffic
- The main access to the development will be at the intersection of Rockland Drive and Village Parkway
- The access for the family center will be moved and is not anticipated to have any adverse impacts
- The streets and off-street parking areas will be privately owned and maintained by the development



# Traffic Study

- The project is anticipated to generate 851 average daily trips with 61 trips occurring during the AM peak hour and 71 trips occurring during the PM peak hour and will have some impacts to the area
- The traffic study recommends that the applicant provide mechanisms to mitigate the impacts and the applicant is proposing improvements at the ingress and egress intersections on Village Parkway to include signage, striping, crosswalks and turn lanes.



# Schools

- **The proposed development is zoned for Inskeep Elementary School, Cold Springs Middle School and Spanish Springs High School**
- **The development will generate approximately 14 elementary school students, 7 middle school students, and 7 high school students**



# Schools

School	2020/2021	2021/2022	2024/2025	2029/2030
Inskeep ES	N/A	63%	71%	72%
Cold Springs MS	65%	70%	77%	93%
North Valleys HS	98%	101%	104%	120%





- **The school district is in discussion with developers of Stonegate in Cold Springs to acquire a property parcel for the purposes of a high school.**
- **Also, the school district expects to see some relief to North Valleys High School with the renovation of current Hug High School into a career and technical academy once New Hug High School opens up in the Fall of 2022**



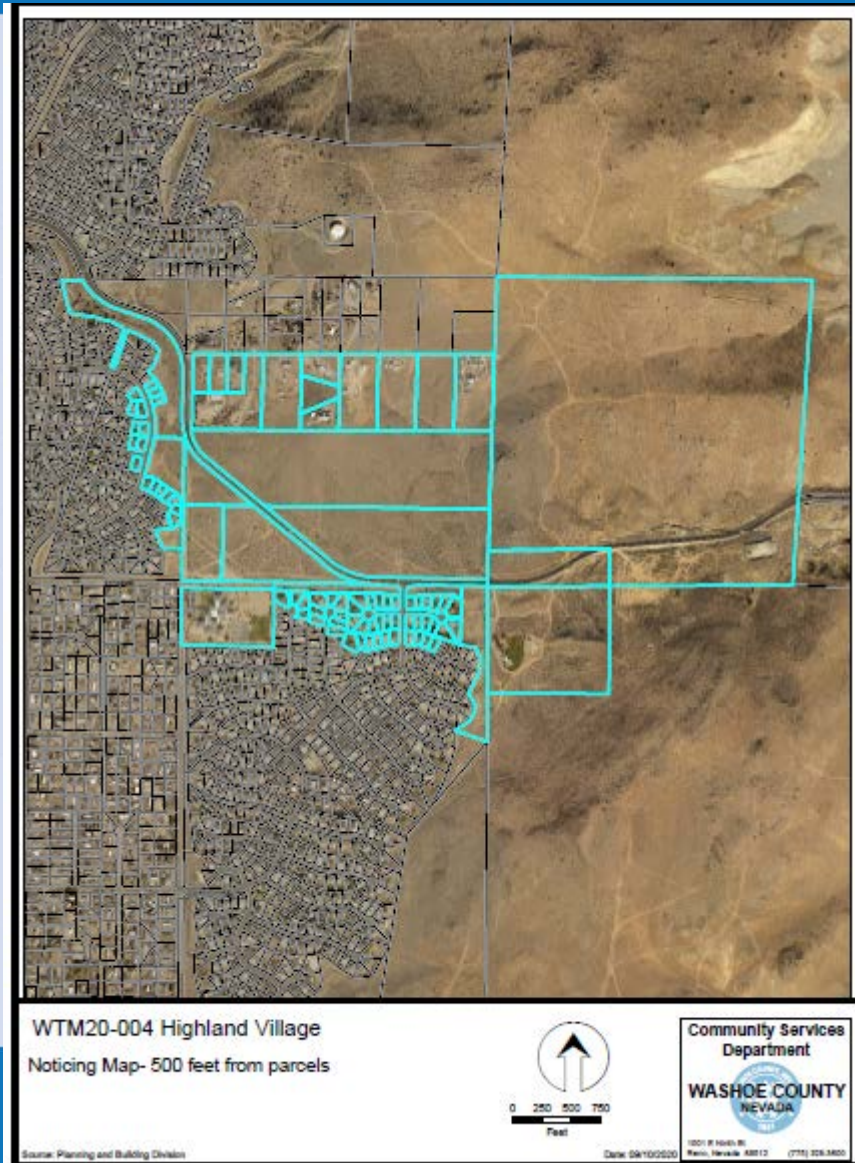
# North Valley CAB

- **North Valley CAB reviewed the application on December 14<sup>th</sup> and all members unanimously recommended the application.**
- **The comments included:**
  - Traffic on US-395
  - Availability of infrastructure
  - Bus service



# Public Notice

- Notices were sent 500 feet from the site to 77 affected property owners





# Reviewing Agencies

**Comments were received from:**

- **Washoe County Community Services**
  - Engineering and Capital Projects
  - Water Management
  - Parks
- Washoe County Health District
- Regional Transportation Commission (RTC)
- Washoe County School District
- Sun Valley General Improvement District (SVGID)
- Washoe-Storey Conservation District
- Nevada Division of Water Resources

**No recommendations for denial were received.**





# Tentative Subdivision Map Findings

- 1. Plan Consistency;**
- 2. Design or Improvement;**
- 3. Type of Development;**
- 4. Availability of Services;**
- 5. Fish or Wildlife;**
- 6. Public Health;**
- 7. Easements;**
- 8. Access;**
- 9. Dedications; and**
- 10. Energy.**



# Tentative Subdivision Map 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 approve Tentative Subdivision Map Case Number WTM20-005 for Woodland Village North, LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25**



# Special Use Permit Findings

- 1. Consistency.;**
- 2. Improvements;**
- 3. Site Suitability;**
- 4. Issuance Not Detrimental; and**
- 5. Effect on a Military Installation.**



# Special Use Permit 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 approve, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP20-0021 for Woodland Village North, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:**