



Planning Commission Staff Report

Meeting Date: March 2, 2021

Agenda Item: 8C

MASTER PLAN AMENDMENT CASE NUMBER: WMPA21-0001 (Woodland Village)

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA21-0001 (Woodland Village)

BRIEF SUMMARY OF REQUEST: To adopt an amendment to the Cold Springs Area Plan which is a component of the Washoe County Master Plan, and to amend the Cold Springs Regulatory Zone Map for four parcels.

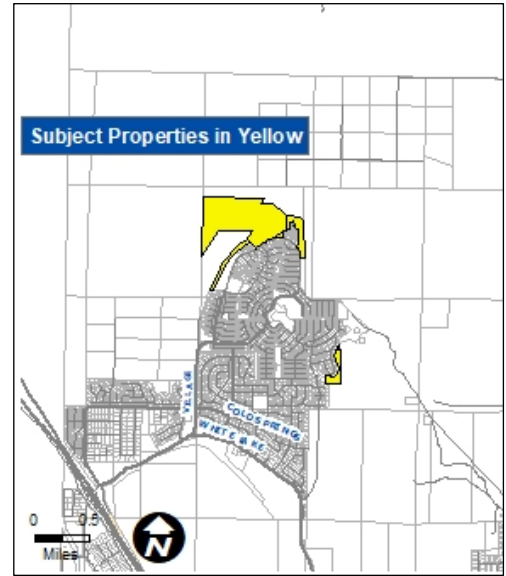
STAFF PLANNER: Planner's Name: Julee Olander
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CASE DESCRIPTION

For hearing, discussion and possible action to:

- (1) Adopt an amendment to the Cold Springs Area Plan, which is a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Rural (R) to Suburban Residential (SR) master plan designation on ±6 acres of an 18.5 acre parcel (APN: 556-290-35) and Suburban Residential (SR) to Rural Residential (RR) master plan designation on 2 parcels (APN:087-520-01 & 02) totaling ±10.13 acres; and
- (2) Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Medium Density Suburban (MDS) regulatory zone to the High Density Rural (HDR) regulatory zone for 2 parcels (APN:087-520-01 & 02) totaling ±10.13 acres; to approve a Regulatory Zone Amendment from the General Rural (GR) to MDS for ±6 acres of an ±18.5 acre parcel (APN: 556-290-35); and re-establish MDS density on ±3 acres of a ±171 acre parcel (APN:556-290-24). And, if approved, authorize the chair to sign a resolution to this effect.

Applicant: Woodland Village North, LLC
 Property Owner: Woodland Village North, LLC
 Location: various locations within Woodland Village
 APN: 087-520-01 & 02 and 556-290-35 & 24
 Parcel Sizes: ±9.52, ±0.61, ±6, & 3± acres
 Master Plan: Suburban Residential (SR) & Rural (R)
 Regulatory Zones: Medium Density Suburban (MDS) & General Rural (GR)
 Area Plan: Cold Springs
 Citizen Advisory Board: North Valleys
 Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
 Commission District: 5 – Commissioner Herman



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 WMPA21-0001 having made at the 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 WMPA21-0001 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 16)

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 WRZA21-0001 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 WRZA21-0001 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 17)

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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 <http://www.washoecounty.us>, select departments, planning and building, 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 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.

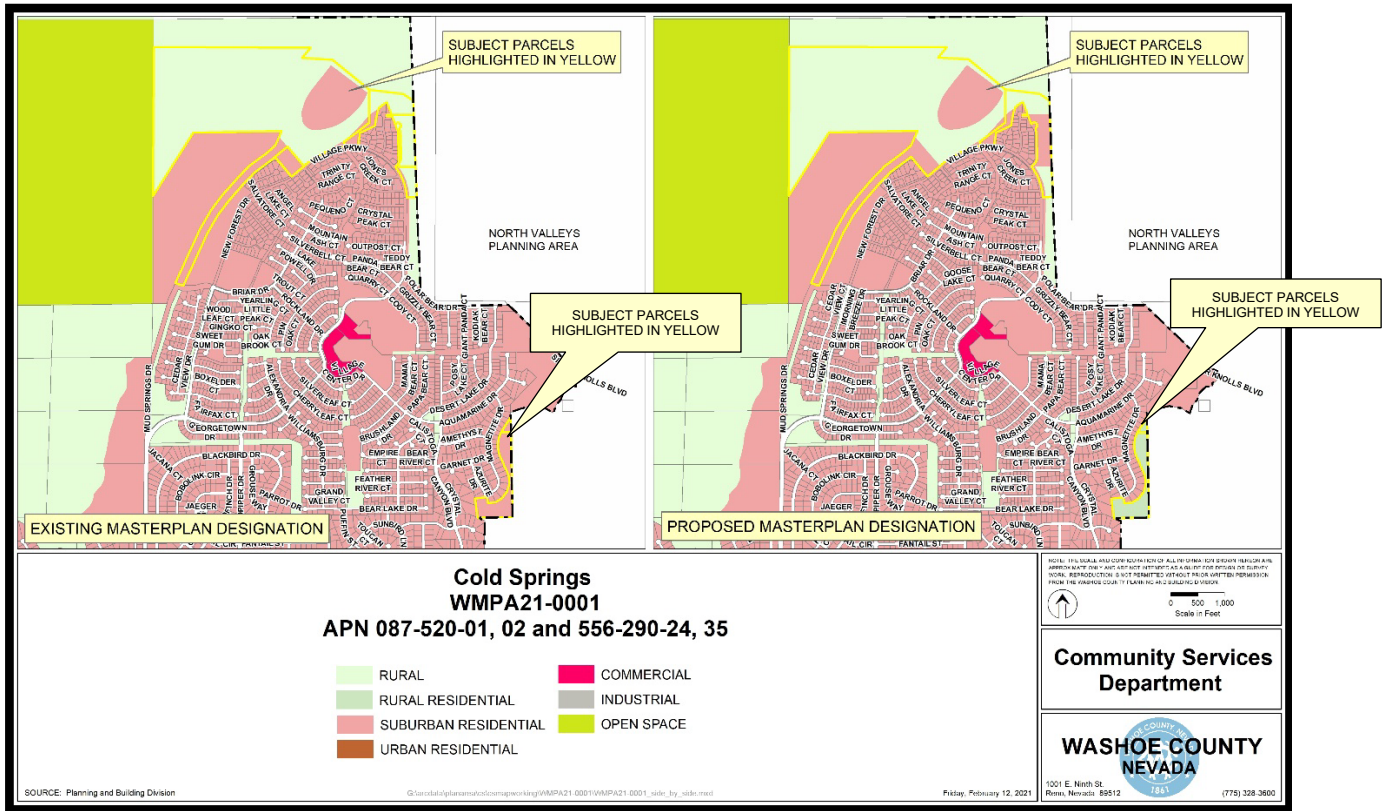
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish 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 Chapter 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

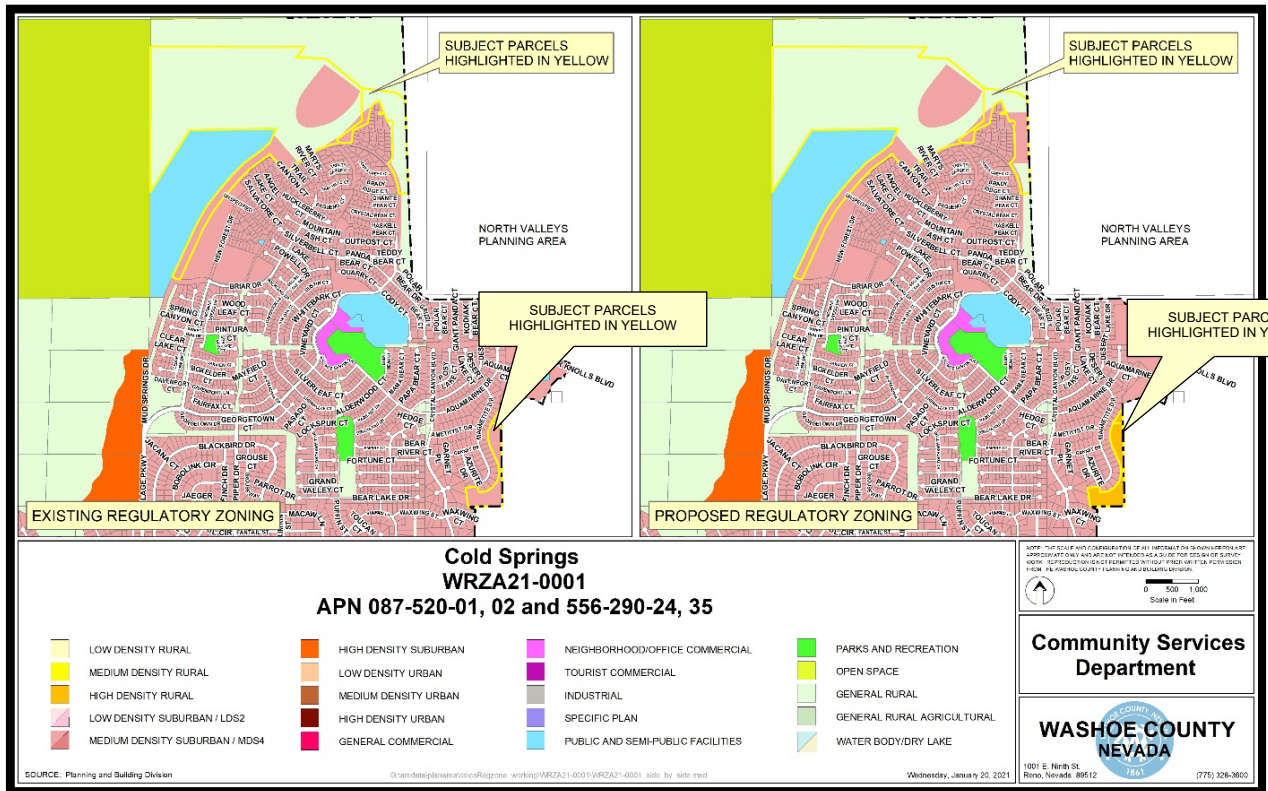
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, 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.

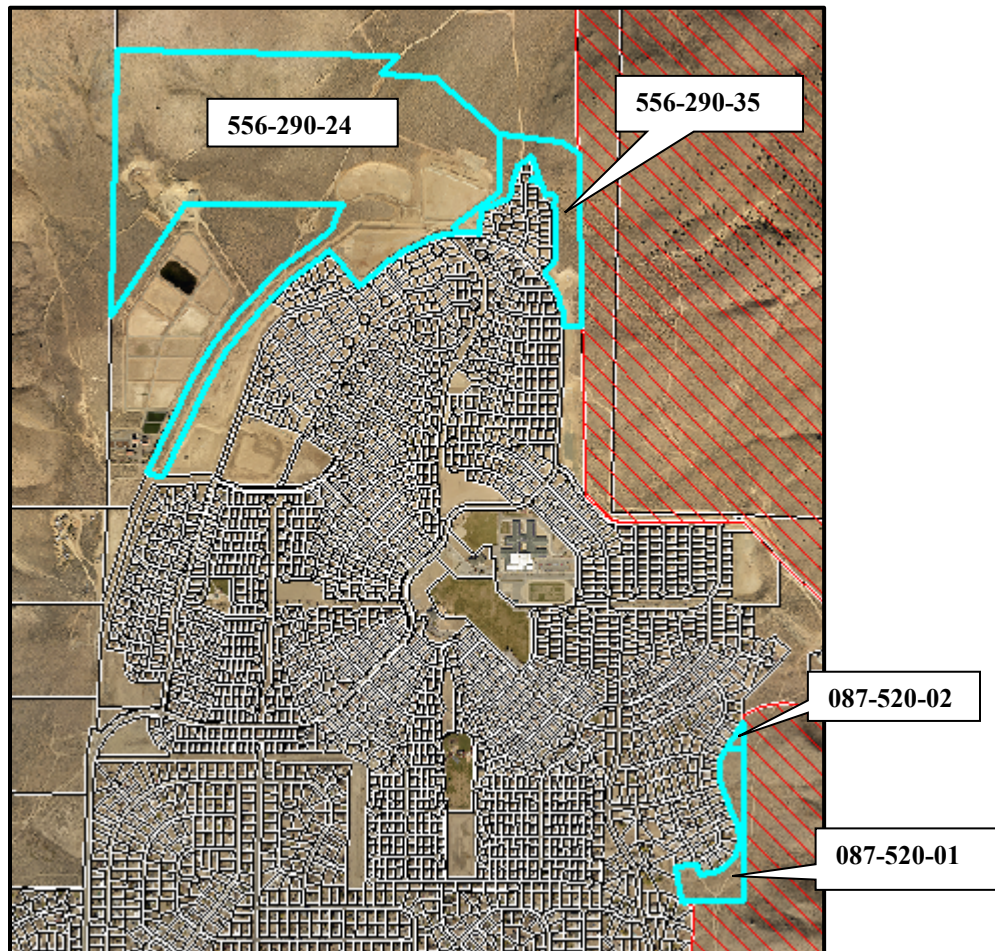
The Planning Commission may deny a regulatory zone amendment, or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which 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



Vicinity Map

Analysis

The request is for a master plan and regulatory zoning amendment on four parcels. The master plan amendment is requesting:

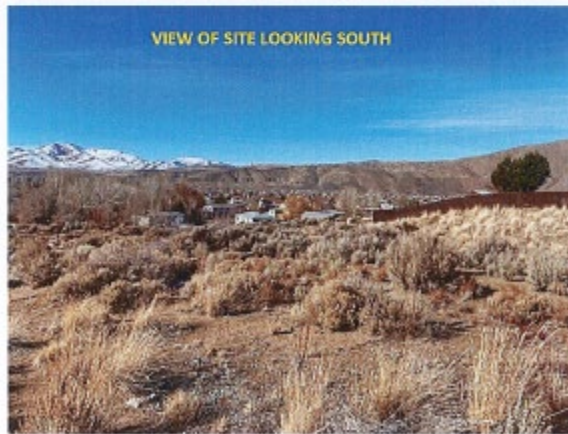
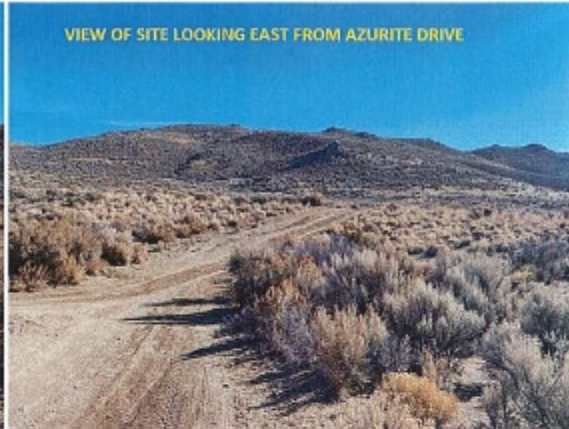
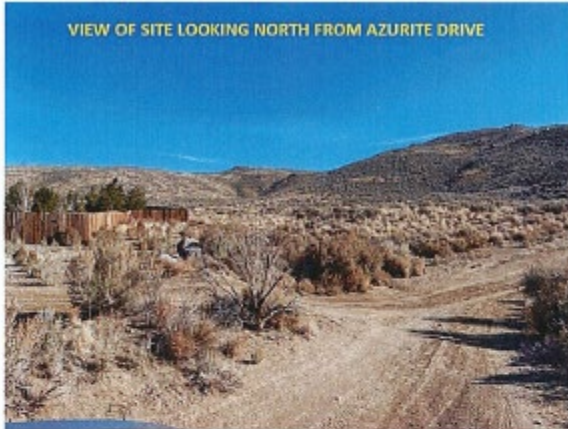
1. To redesignate two parcels totaling ± 10.13 acres (APNs: 087-520-01 & 02) from Suburban Residential (SR) to Rural Residential (RR).
2. To redesignate ± 6 acres of a ± 18.5 acre parcel (APN: 556-290-35) from Rural (R) to Suburban Residential (SR); and

The regulatory zoning amendment is requesting the following three changes:

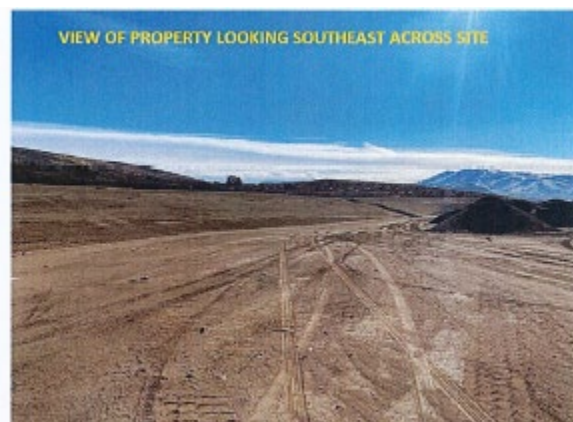
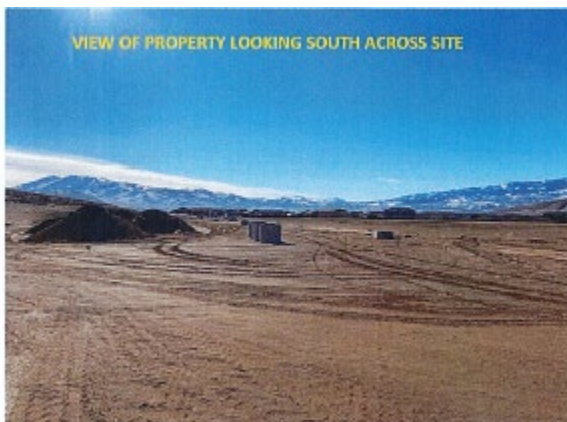
2. For 2 parcels (APN: 087-520-01 & 02) totaling ± 10.13 acres from the Medium Density Suburban (MDS- 3 units per acre) regulatory zone change to the High Density Rural (HDR- 2.5 units per acre) regulatory zone;
3. For ± 6 acres of a ± 18.5 acre parcel (APN: 556-290-35) from the General Rural (GR) regulatory zone change to MDS regulatory zone; and
4. Re-establish MDS density on ± 3 acres of a ± 171 acre parcel (APN: 556-290-24).

The four parcels subject to this request are within the Cold Springs Planning Area. Two adjacent parcels off of Azurite Drive (APN: 087-520-01 & 02) have a master plan designation of Suburban Residential (SR) and a regulatory zone of Medium Density Suburban (MDS). The two other adjacent

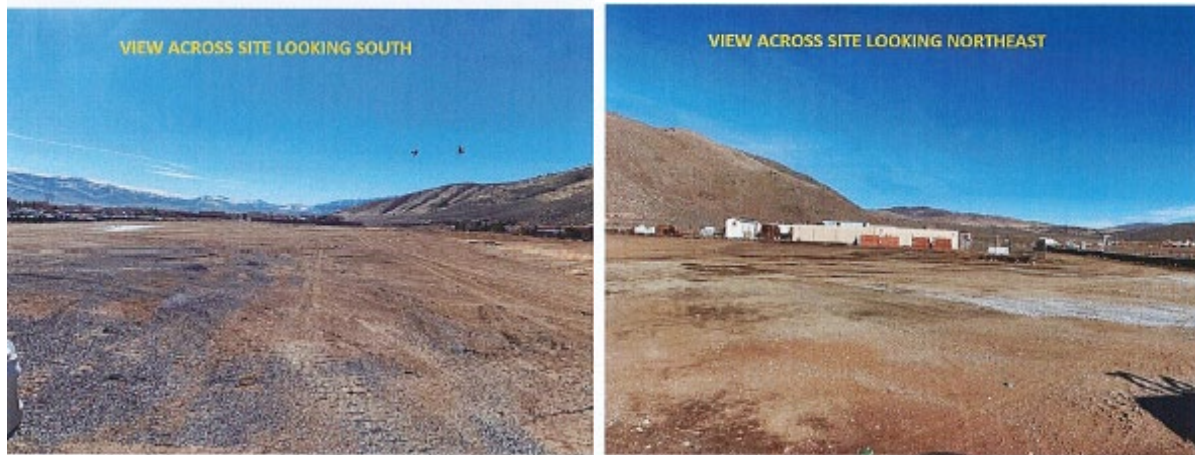
parcels (APN:556-290-24 & 35) have a master plan designation of Rural (R) and Suburban Residential (SR) and a regulatory zoning of General Rural (GR) and MDS (See Vicinity Map above). All four parcels are vacant with varying terrain. The two parcels adjacent to each other off Azurite Drive (APN: 087-520-01 & 02) have a rolling terrain, becoming steep towards the eastern property boundary. The other two parcels have been graded with previous phases of the development for Woodland Village (See photos below and on the following page).



Parcels 087-520-01 & 02 off Azurite Drive



Parcel 556-290-35 north of Alpine Walk Court



Parcel 556-290-24 off Briar Drive

The applicant indicates that the request is essentially a “clean-up” within Woodland Village. The development is near full build-out and there are just a few remaining areas within the development that the applicant would like to adjust to create a better development. The density associated with Medium Density Suburban (MDS) has been accounted for within Woodland Village development and no more density is available per the application. However, two MDS zoned parcels (APN: 087-520-01 & 02) off Azurite Drive, totaling 10.13 acres were not included in the Woodland Village tentative map and 30 MDS units are permitted on Azurite Drive. The application is proposing to change the regulatory zone of these two parcels from MDS to HD.

To accomplish these changes the applicant is requesting a master plan amendment and regulatory zone amendment as shown on the following table:

Parcel Number	Total acreage	Proposed Acreage	Current Master Plan Designation	Proposed Mater Plan Designation	Current Regulatory Zoning	Proposed Regulatory Zoning
087-520-01	±9.5 acres	±9.5 acres	SR	RR	MDS	HDR
087-520-02	±0.6 acres	±0.6 acres	SR	RR	MDS	HDR
556-290-35	±18.5 acres	±6 acres	SR & R	SR	GR-83%/ MDS-17%	MDS
556-290-24	±171 acres	±3 acres	SR & R	No change	GR 78% / MDS 22%	Re-establish density

These amendments would allow 3 units to be located on the HDR zoned parcels (APN: 087-520-01 & 02) off Azurite Drive and 27 units would be allowed on the MDS zoned parcels (APN: 556-290-35 & 24). The application indicates that 18 units would be added to the parcel off Alpine Walk Court (APN: 556-290-35) and 9 units off Briar Drive (APN: 556-290-24). The overall density of the development will not change, only the location of 27 units will change.

The application is requesting the change, to re-located 27 units, to areas that the applicant believes are better for residential housing units. The changes will be more compatible with the parcels’ terrain. The parcels (APN: 556-290-35 & 24) where the MDS regulatory zone is proposed has been graded, while the other two parcels (APN: 087-520-01 & 02) have a rolling terrain and are better suited for a lower density development utilizing the HDR regulatory zone. Also, the proposed adjustments will better conform with surrounding development. The parcels (APN: 556-290-35 & 24) off Alpine Drive

and Briar Drive can appropriately be included in the next phase of the Woodland Village development. This area is vacant as shown in the photos above and the changes will not impact any existing property owners. While there are existing homes adjacent to the parcels (APN: 087-520-01 & 02) off Azurite Drive, adding only 3 homes will likely be more agreeable to the surrounding existing property owners.

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

APN	Proposed Regulatory Zone	Existing Regulatory Zones on Closest Adjacent Parcels	Compatibility Rating
087-520-01 & 02	High Density Rural (HDR)	Open Space (OS) located to the east and south	High
		Medium Density Suburban (MDS) located to the west and north	High
556-290-35	Medium Density Suburban (MDS)	Medium Density Suburban (MDS) locate to the west	High
		General Rural (GR) located to the north and south	High
		City of Reno	NA

Availability of Facilities

The parcels are located in the Cold Springs Hydrographic Basin and since this is only a reallocation of densities within Woodland Village and there is no net increase of densities, no water demand is needed. Also, the Woodland Village development has addressed infrastructure and facility needs through the tentative map process. These amendments are only proposing to relocate 27 units from one location to another and is not an intensification of development. There are no anticipated changes that will impact the infrastructure or the facilities that have not already been reviewed.

Change of Conditions

The conditions in the area have changed over the past years and the location of residential housing has been re-evaluated. The applicant would like to adjust the location of residential housing to better fit the overall development of Woodland Village. The applicant believes that the proposed amendments will benefit the existing and future community.

Desired Pattern of Growth

This request is in response to the pattern of development in Woodland Village. The area off Alpine Walk Court and Briar Drive is relatively flat and has been graded. Residential houses are planned in the area and the addition of 27 more units should not impact the area. Also, houses are already planned for the west side of Alpine Walk Drive and Alpine Walk Court can be designed with the typical double-loaded homesites, with homes on both sides of the street. The parcels off Azurite Drive have not been graded and the terrain is more steeply sloped. There are existing homes in the area and the addition of 30 more homes adjacent to Azurite Drive would impact the area. The addition of 3 homes would be less impactful.

Consistency with Master Plan and Regulatory Zone Map

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 Master 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.1.1.3 Any residential land use more dense than one dwelling unit per five acres (1du/5 acres) must be located within the Cold Springs Suburban Character Management Area (CSSCMA).

Staff Comment: These parcels are located in the Cold Springs Suburban Character Management Area (CSSCMA) and the proposed regulatory zoning is allowed in the CSSMA.

Goal Five: Public and private development will respect the value of cultural and historic resources in the community.

Policies

CS.5.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the Cold Springs planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

Staff Comment: The request was sent to the Nevada Department of Conservation and Natural Resources and no comments were received.

Goal Six: 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.

Policies

CS.6.1 All development and planning activities, regardless of agency, shall be reviewed for compatibility with, and potential implementation of, the Recreational Opportunities Plan map.

Staff Comment: The request was sent to the Washoe County Parks and Parks had no comments concerning the location of the proposed amendments.

Goal Nine: Preserve, conserve, and enhance wildlife resources and habitat.

Policies

CS.9.1.2 Prior to the approval of master plan amendments, tentative maps, or public initiated capital improvements in the Cold Springs planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the proposal.

Staff Comment: The request was sent to the Nevada Department of Wildlife and no comments were received.

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.

CS.14.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use (i.e. a master plan amendment), the following findings must be made:

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

- 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.
- h. For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.
- 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.
- 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.

Staff Comment: The proposal has been reviewed by Washoe County Water Management, Washoe County Engineering and Capital Projects, RTC, and other reviewing agencies and no comments or recommendations were received. The proposal is not for commercial uses and there will be no residential intensification.

Staff Comment on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact 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 proposed amendments will be more compatible with the adjacent land uses in Woodland Village and will not adversely impact the public health, safety or welfare.

3. Response to Changed 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 proposed amendments are responding to the changes of Woodland Village since the original plan was approved and the request is a more desirable use of the 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.

Staff Comment: *The application has been reviewed by the appropriate agencies concerning the availability of facilities and no adverse comments were provided. The proposal is not an intensification of development and the existing and planned facilities will adequately serve the proposal.*

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 proposal is a response to the pattern of growth of Woodland Village and will promote a better growth pattern for the community.*

Cold Springs Area Plan 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.

Staff Comment: *The Vision and Character Statement provides that “Cold Springs Suburban Character Management Area (CSSCMA) will be the designated growth area in the unincorporated area of Cold Springs Valley”. The proposed amendments are within the CSSCMA.*

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 amendments do not conflict with the policies and action programs of the master plan and the Cold Springs Area 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 amendments create regulatory zones that are compatible with adjacent regulatory zones and existing uses. The proposed amendments conform to all applicable policies of the Cold Springs Area Plan and the Washoe County Master Plan as described earlier in this report and will not adversely impact the public’s health, safety or welfare.*

3. **Response to Changed 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 is a response to the changes of the Woodland Village development.*

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 amendments will promote a better pattern of growth for Woodland Village and will promote an orderly physical growth of the area 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 Valley 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 February 8, 2021 and the CAB members voted unanimously in favor of the request). The comments made at the CAB meeting included:

- Asked for clarification concerning the density
- Overall thought it sounded good

Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210; and 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: 361 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing (See Exhibit D- Noticing Map).

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
- Truckee Meadows Regional Planning Agency
- 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, Truckee Meadow Fire District, Truckee Meadows Regional Planning Agency, and Washoe-Storey Conservation District (see Exhibit D). No agency or department recommended denial.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0001. It is further recommended that the Planning Commission 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:

Master Plan Amendment 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 WMPA21-0001 having made at the 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 WMPA21-0001 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 Changed 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 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:

Regulatory Zone Amendment 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 WRZA21-0001 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 WRZA21-0001 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: Christy Corporation, Ltd., 1000 Kiley Pkwy., Sparks, NV 89436. Email: mike@christynv.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, COLD SPRINGS AREA PLAN, MASTER PLAN MAP (WMPA21-0001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-01

Whereas, Master Plan Amendment Case Number WMPA21-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on March 2, 2021; 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 WMPA21-0001, 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 WMPA21-0001, 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 March 2, 2021

WASHOE COUNTY PLANNING COMMISSION

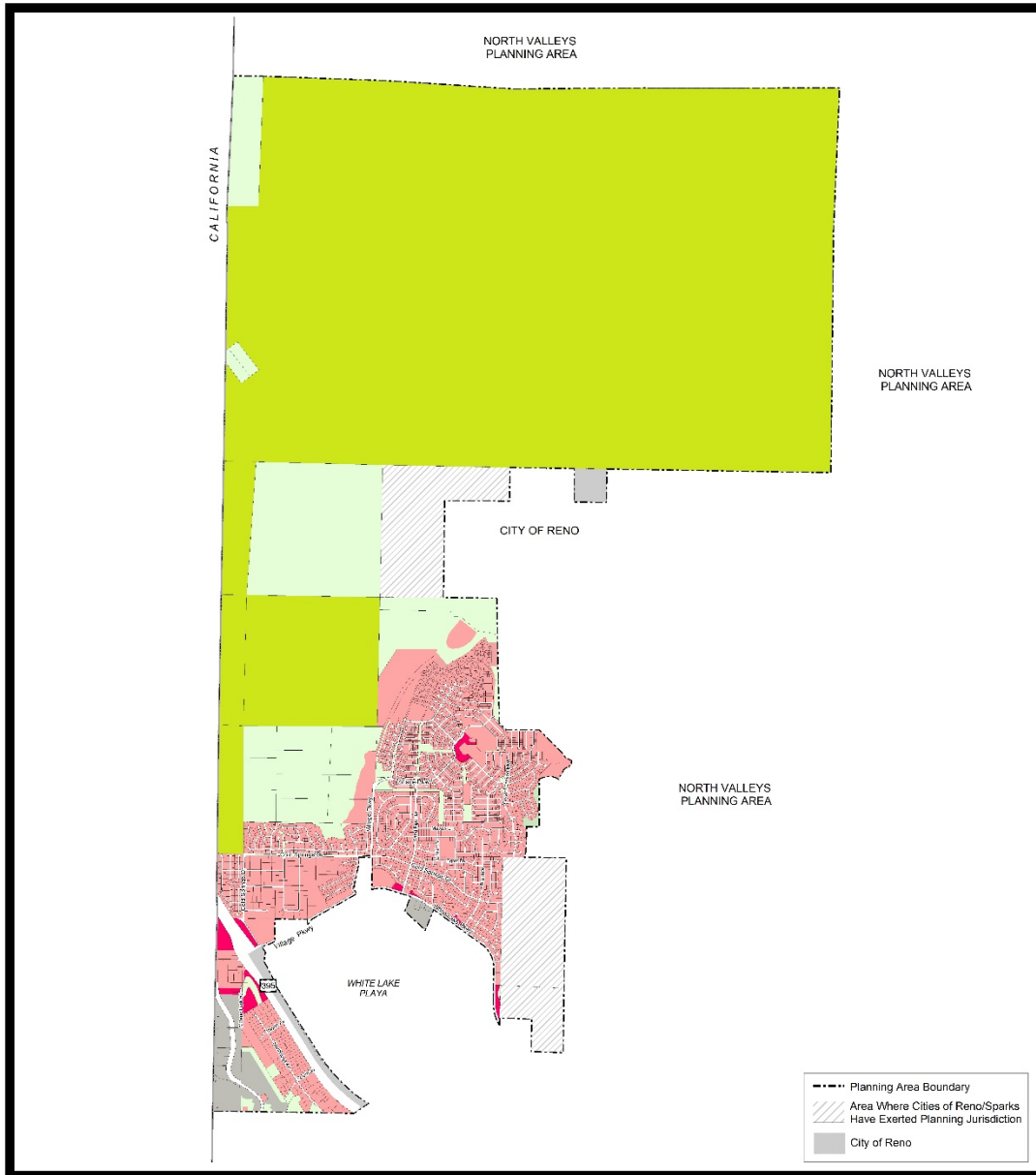
ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

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

Exhibit A, WMPA21-0001



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 HEREBY ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR CONSTRUCTION. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY 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 WRZA21-0001 AND THE AMENDED COLD SPRINGS AREA PLAN REGULATORY ZONE MAP

Resolution Number 21-02

Whereas Regulatory Zone Amendment Case Number WRZA21-0001, came before the Washoe County Planning Commission for a duly noticed public hearing on March 2, 2021; 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 (WMPA21-0001) 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 WRZA21-0001 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 March 2, 2021.

WASHOE COUNTY PLANNING COMMISSION

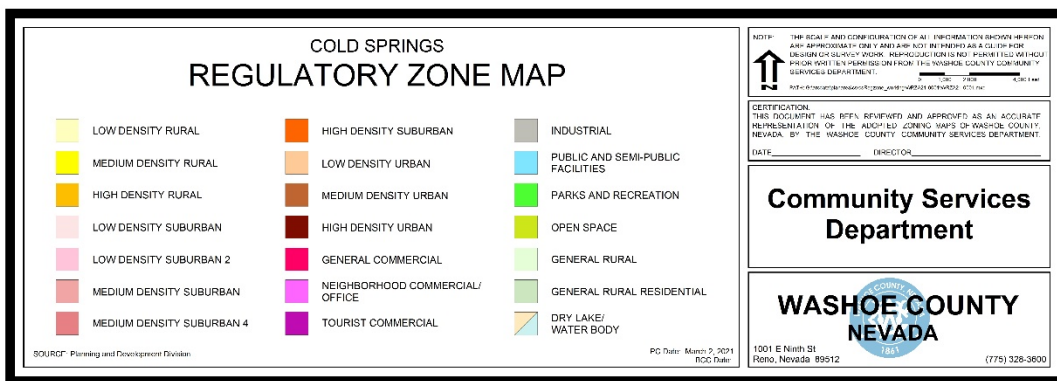
ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Attachment: Exhibit A – Cold Springs Area Plan Regulatory Zone Map

Exhibit A, WRZA21-0001





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

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

Date: January 25, 2021

To: Julee Olander, Planner

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

Re: Woodland Village Residential
Master Plan Amendment WMPA21-0001 & Regulatory Zone Amendment WRZA21-0001
APN: 087-520-01 & 02 and 556-290-24 & 35

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**

From: [Rosa, Genine](#)
To: [Olander, Julee](#)
Subject: RE: Jan Agency Review AQ Comments
Date: Monday, January 25, 2021 9:01:09 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Revised...thank you.

Master Plan Amendment Case Number WMPA21-0001 and Regulatory Zone Amendment WRZA21-0001 (Woodland Village) –

No comments

Genine

Environmental Engineer II
O: (775) 784-7204

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.



From: Olander, Julee <JOlander@washoecounty.us>
Sent: Monday, January 25, 2021 8:58 AM
To: Rosa, Genine <Grosa@washoecounty.us>
Subject: RE: Jan Agency Review AQ Comments

Gennie,

Just noticed you have a condition for Master Plan Amendment Case Number WMPA21-0001 and Regulatory Zone Amendment WRZA21-0001 (Woodland Village) and you cannot condition a master plan or zoning amendments. These are changes to the property's designation, however no work is done on the property.

Please revise.

Thank you,



Please tell us how we did by taking a [quick survey](#)

Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627

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

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



Connect with us: [cMail](mailto:Planning@washoecounty.us) | [Twitter](https://twitter.com/washoecounty) | [Facebook](https://www.facebook.com/washoecounty) | www.washoecounty.us

From: Rosa, Genine <Grosa@washoecounty.us>

Sent: Friday, January 22, 2021 3:32 PM

To: Olander, Julee <JOlander@washoecounty.us>

Subject: Jan Agency Review AQ Comments

Master Plan Amendment Case Number WMPA21-0001 and Regulatory Zone Amendment WRZA21-0001 (Woodland Village) –

Dust Control Permit will be required for grading work.

Tentative Subdivision Map Case Number WTM21-005 (Lupin & Pearl Streets)

No Comments

Special Use Permit Case Number WSUP21-0002 (Sage Ridge Gym) –

Dust Control Permit will be required for grading work.

Possible AQ Permit to Operate depending on emission sources and potential to emit.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.us | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com

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



From: [Way, Dale](#)
To: [Olander, Julee](#)
Cc: [Lemon, Brittany](#); [Lee, Brett](#)
Subject: WMPA21-0001 & WRZA21-0001 (Woodland Village) - Conditions of Approval
Date: Friday, January 22, 2021 11:58:42 AM

Julee,

We have no specific comments on these requests beyond adopted codes and amendments.

Thank you.

Dale Way

Deputy Fire Chief – Fire Prevention | Truckee Meadows Fire & Rescue

dway@tmfpr.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: [Gil, Donald](#)
To: [Olander, Julee](#)
Subject: FW: January Agency Review Memo I
Date: Thursday, January 21, 2021 10:49:16 AM
Attachments: [January Agency Review Memo I.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Julee,

The Washoe County Sheriff's Office Patrol Division does not have any 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

Web: www.WashoeSheriff.com

From: Stark, Katherine <KRStark@washoecounty.us>
Sent: Tuesday, January 19, 2021 3:48 PM
To: Gil, Donald <DGil@washoecounty.us>
Cc: Stark, Katherine <KRStark@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>; McQuone, Alice <AMcQuone@washoecounty.us>
Subject: January Agency Review Memo I

Good afternoon,

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 and 4**. The item descriptions and links to the applications are provided in the memo.

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
Planner Trainee, Planning and Building Division
Community Services Department

krstark@washoecounty.us | Office: 775.328.3618

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-6100

Email: Planning@washoecounty.us



Connect with us: cMail | [Twitter](https://twitter.com) | [Facebook](https://facebook.com) | www.washoecounty.us



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 25, 2021

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WMPA21-001 & WRZA21-0001 Woodland Village

Dear Julee,

In reviewing the master plan amendment and Regulatory Zone Amendment, the Conservation District has no comments. When the applicant submits a project application, we would like to review the project for grading and revegetation purposes including infrastructure that impacts conservation elements.

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

Sincerely,

Tyler-Shaffer

INITIAL REVIEW MEMORANDUM

TO: Julee Olander, Washoe County

FROM: Nate Kusha, TMRPA

DATE: January 27, 2021

SUBJECT: TMRPA initial review of the Washoe County case WMPA21-0001 (Woodland Village)

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA21-0001), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as identified by the Washoe County, is the following:

Master Plan Amendment Case Number WMPA21-0001 and Regulatory Zone Amendment WRZA21- 0001 (Woodland Village) – 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 Rural (R) to Suburban Residential (SR) master plan designation on 1 parcel (APN: 556-290-35) totaling 6 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 Medium Density Suburban (MDS) regulatory zone to High Density Suburban (HDS) regulatory zone on 2 parcels (APN: 087-520-01 & 02) totaling 10.3 acres and from General Rural (GR) to Medium Density Suburban (MDS) regulatory zone on a portions of 2 parcels (APN: 556-290-35 & 24) totaling 9 acres.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

The subject site lies within the Tier 3 Regional Land Designation. Per Policy RF 3 – Density Requirements and Nonresidential Standards, the maximum density for lands within Tier 3 is the currently existing maximum. In addition, alternative density usage is not allowed within the Tier 3 designation.

In order to amend the land use on the subject site to a higher density, a Regional Plan Amendment is needed to change the Regional Land Designation from Tier 3 to Tier 2 (See Regional Plan Policy RF 5).

Alternatively, because the Suburban Residential (SR) land use designation already exists on the amendment parcel, a swap in the location of the Rural land use designation and the SR land use designation is permissible however, the total acreage of the proposed SR must be no greater than the current total acreage of SR that currently exists on the subject parcel.

Related Regional Plan policies

Please review the list of policies provided in this section, as the requirements of each should be addressed (or connected to the implementing policy in the Washoe County Master Plan) in the analysis presented for the subject case.

RF 3 - Density Requirements and Nonresidential Standards

RF 5 – Regional Land Designation Amendments

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 3

Request for comment from other local government and/or affected entities

None at this time.

Other information for review

None at this time.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.

From: [Olander, Julee](#)
To: [Olander, Julee](#)
Subject: FW: Parks Comments Re: Woodland Village
Date: Friday, January 29, 2021 10:24:20 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

From: Kirschenman, Sophia <SKirschenman@washoecounty.us>
Sent: Wednesday, January 27, 2021 3:27 PM
To: Olander, Julee <JOlander@washoecounty.us>
Subject: Parks Comments Re: Woodland Village


Hi Julee,

I've reviewed WMPA20-0001 and WRZA20-0001 (Woodland Village) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

You've probably already caught this, but just in case -- the agency review memo states that they're trying to change the regulatory zone on APNs 087-520-01 and -02 from MDS to HDS, but it looks like they're actually trying to change it from MDS to HDR. They mixed it up a couple of times in the application as well, but their whole argument is about downzoning those parcels, so that they can upzone the other parcels and still maintain the existing overall density.

Hope you're having a great day and enjoying watching the snow fall!



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

Tell us how we did by taking a quick [survey](#).

Please consider the environment before printing this e-mail.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

January 26, 2021

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 WMPA21-0001 and Regulatory Zone Amendment WRZA210001 (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 Rural (R) to Suburban Residential (SR) master plan designation on 1 parcel (APN: 556-290-35) totaling 6 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 Medium Density Suburban (MDS) regulatory zone to High Density Suburban (HDS) regulatory zone on 2 parcels (APN: 087-520-01 & 02) totaling 10.3 acres and from General Rural (GR) to Medium Density Suburban (MDS) regulatory zone on a portions of 2 parcels (APN: 556-290-35 & 24) totaling 9 acres.

Location: various locations within or adjacent to Woodland Village, Assessor's Parcel Numbers: 087-520-01 & 02 and portions of 556-290-35 & 24.

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



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

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 an explanation which was verified by County Planning staff. This application (on page 5) describes the request as a reallocation of densities within the Woodland Village master plan and has no net increase of densities, nor any increase in water demand.

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

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

January 27, 2021

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

RE: Woodland Village; APN 087-520-01
Master Plan & Zone Amendment; WRZA21-0001

Dear Washoe County Staff:

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

Contact Name – Wesley Rubio - wrubio@washoecounty.us

- a) WCHD has reviewed the above referenced project and has no objections to the approval of the project as proposed.
- b) All building plans must be reviewed and approved by WCHD Environmental Health Services.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

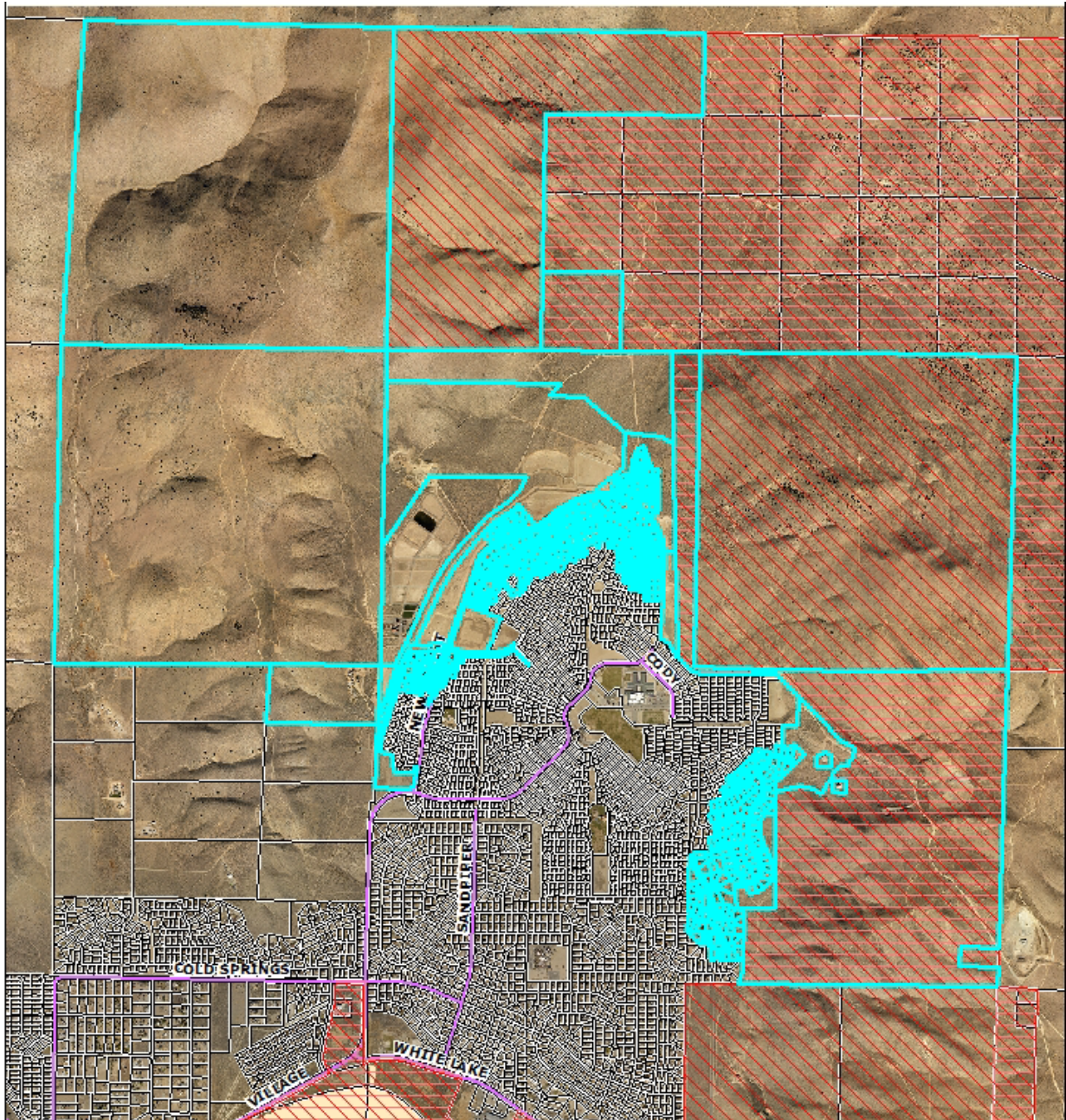


Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Washoe County Health District



Public Notice

Washoe County Code requires that public notification of a master plan and regulatory zoning map amendments be mailed to a minimum of 30 separate property owners within a minimum 750 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 750-foot radius of the subject property, noticing 363 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

WOODLAND VILLAGE LAND USE AMENDMENTS



MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT REQUESTS

Prepared by:



JANUARY 8, 2021

**WMPA21-0001 & WRZA21-0001
Exhibit E**

WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AND REGULATORY ZONE AMENDMENTS

Prepared for:

Woodland Village North, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

January 8, 2021

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Appendices:

- Washoe County Development Application
- Owner Affidavit
- Master Plan Amendment Application
- Regulatory Zone Amendment Application
- Property Tax Verification

Attachments:

- Electronic Files (USB Flash Drive)

WOODLAND VILLAGE LAND USE AMENDMENTS

Introduction/Executive Summary

This application includes the following requests within or adjacent to Woodland Village, moving 27 units of density to land better suited for development (adding no additional units):

- A **Master Plan Amendment** to redesignate 6± acres within the Cold Springs Area Plan from Rural to Suburban Residential.
- A **Regulatory Zone Amendment** to rezone 10.13± acres within the Cold Springs Area Plan from Medium Density Suburban (MDS) to High Density Rural (HDR), rezone 6± acres from General Rural (GR) to MDS, and reestablish MDS density on 3± acres located within the boundaries of Woodland Village.

Project Location

The proposed requests involve four individual parcels located within or adjacent to Woodland Village in Cold Springs. This includes 10.13± acres located at the southern terminus of Azurite Drive, east of Magnetite Drive (APN #'s 087-520-01 and 02), a 6± acre portion of APN # 556-290-35 located on the east side of Alpine Walk Court, and a 3± acre portion of APN # 556-290-24 located on the north side of Village Parkway at Briar Drive. Figure 1 (below) depicts the parcels included in this request.



PROJECT AREAS ARE HIGHLIGHTED IN RED.

Figure 1 – Vicinity Map

WOODLAND VILLAGE LAND USE AMENDMENTS

Existing Conditions

The Azurite Drive Parcels (APN #'s 087-520-01 and 02) are currently vacant and are characterized by rolling terrain, becoming steep at the eastern property boundary. Azurite Drive currently terminates at the western property boundary with single family residences adjoining the site to the west. Figure 2 (below) depicts the existing onsite conditions at the Azurite properties.

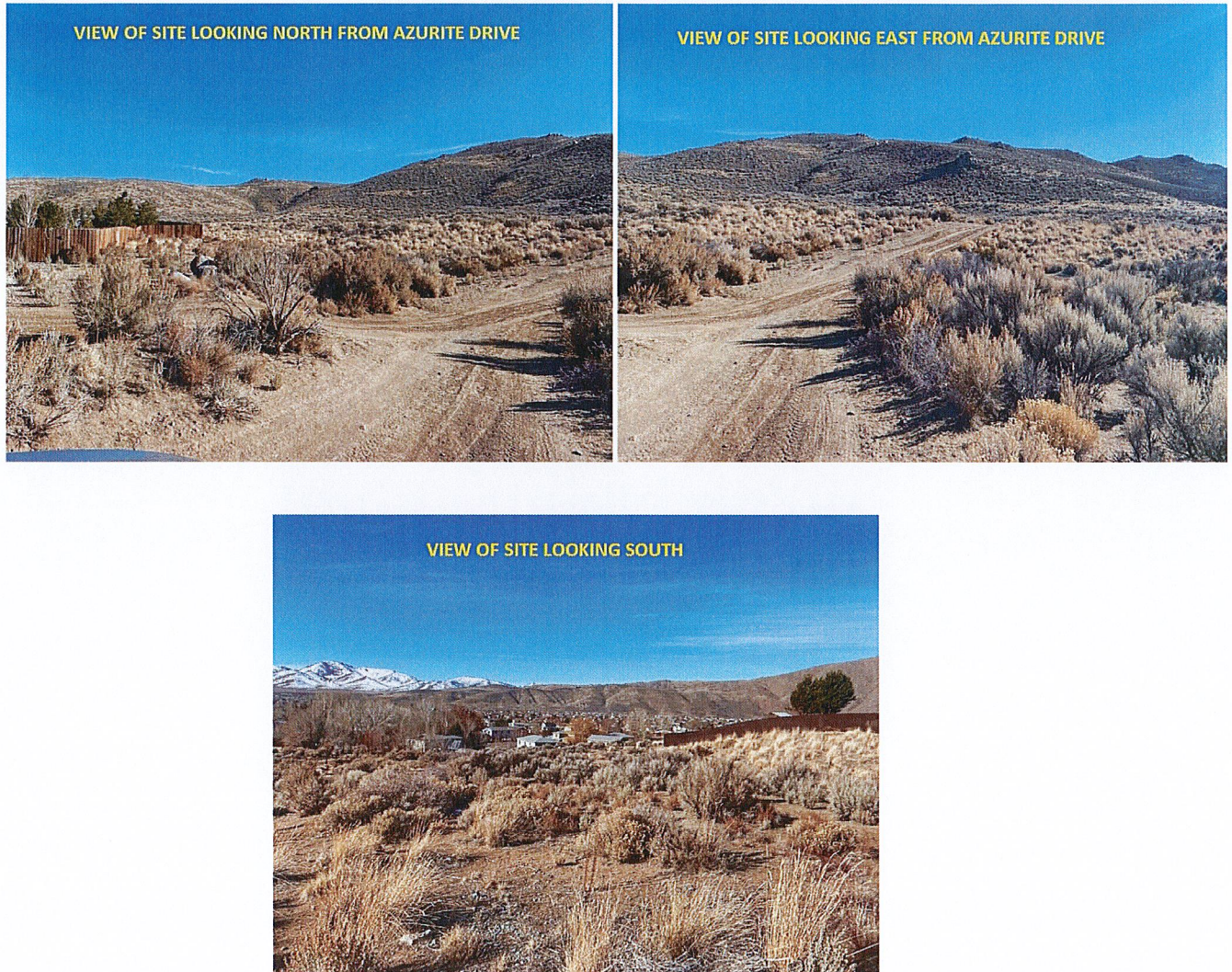


Figure 2 – Existing Conditions (Azurite Parcels)

WOODLAND VILLAGE LAND USE AMENDMENTS

The Alpine Walk Court site (6± acre portion of APN # 556-290-35) is located directly east of Woodland Village Phase 23. In fact, grading of the property has already occurred and was approved with the Phase 23 final map. The site is essentially graded flat with a 2:1 to 3:1 slope on the east side. Figure 3 (below) depicts the Alpine Walk property.

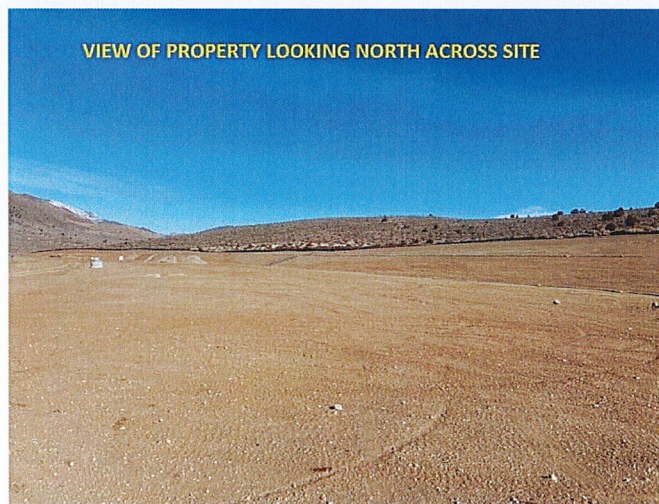
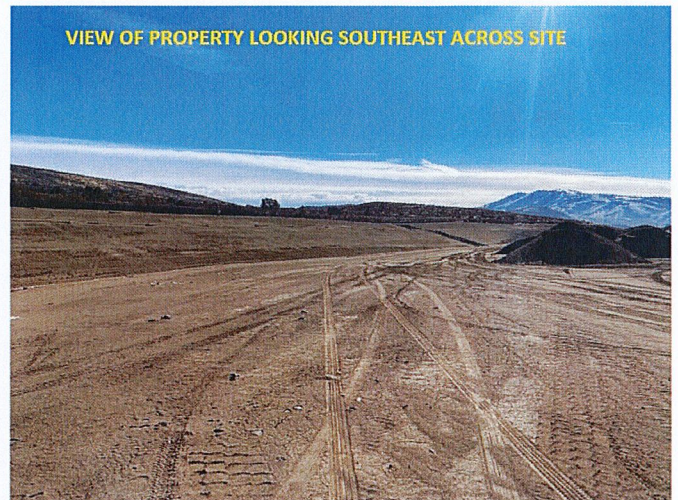
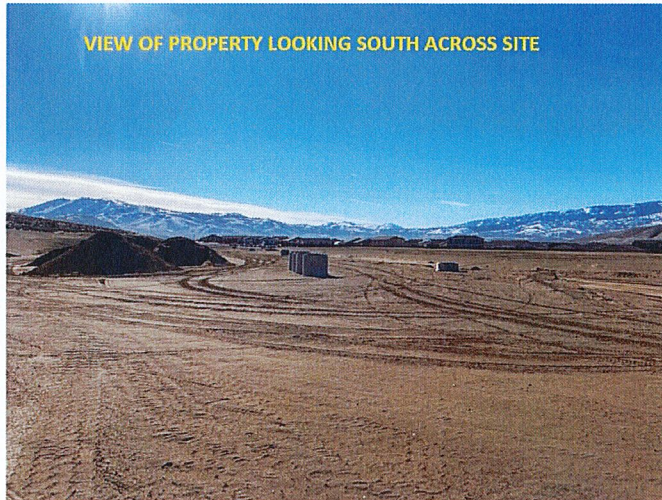


Figure 3 – Existing Conditions (Alpine Walk Property)

WOODLAND VILLAGE LAND USE AMENDMENTS

The final parcel included (a 3± acre portion of APN # 556-290-24) is located on the north side of Village Parkway at Briar Drive. The property has been previously graded with development of the adjoining lots to the west (and Village Parkway) and is currently vacant (Woodland Village common area). Figure 4 (below) depicts the conditions of the Village Parkway/Briar Drive site.

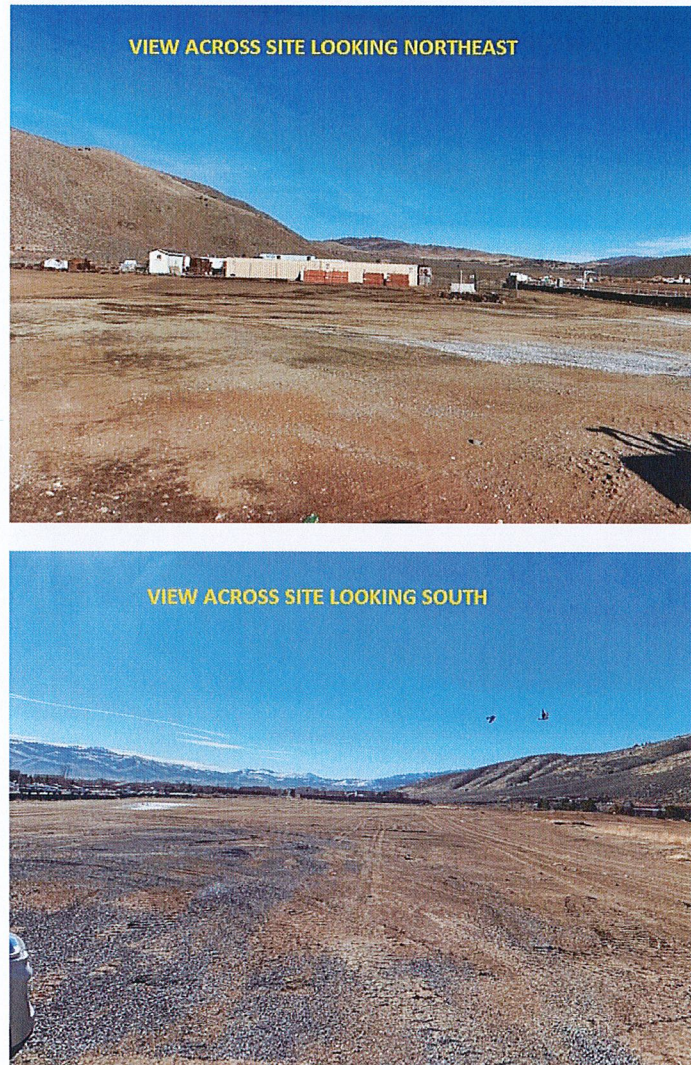


Figure 4 – Existing Conditions (Village Parkway/Briar Drive Property)

WOODLAND VILLAGE LAND USE AMENDMENTS

Project Description

The Master Plan and Regulatory Zone Amendment requests included with this application essentially represent a “clean-up” of land use within Woodland Village. The overall Woodland Village project is a master-planned community that includes single family residential, parks, schools, a village center (limited commercial use), and open space. The project included a single tentative map with a total of 2,028 single family units.

Woodland Village includes a mix of Suburban Residential and Rural Master Plan designations along with corresponding Medium Density Suburban (MDS) and General Rural (GR) zoning. The approved tentative map incorporated a Common Open Space Development that clustered density within the various project phases. In doing so, all density associated with the MDS zoning was accounted for.

Now that Woodland Village is nearing full buildout, there are a variety of “zoning pockets” remaining within the project. This includes areas of MDS that are located within common areas, as well as areas of GR that are well suited for development. However, the density associated with the MDS zoning has already been accounted for and no additional density remains. An exception to this is the Azurite Drive parcels. These MDS-zoned parcels, totaling 10.13± acres, were not included within the Woodland Village tentative map. Under the current MDS designation, a total of 30 units are permitted on the Azurite Drive parcels.

This application proposes to rezone the Azurite Drive parcels from MDS to High Density Rural (HDR) and transfer the MDS density back within Woodland Village. The proposed HDR designation would permit a total of 3 units at the Azurite Drive site, a reduction of 27 units. The 27 units would then be redistributed to the Alpine Walk and Village Parkway/Briar Drive parcels. This results in no net increase in the total number of units/density and provides for the construction of homes on property better suited for development. Also, the density being transferred from the Azurite parcels does not constitute a “double dip” of densities that were previously included in the Woodland Village Common Open Space Development.

As depicted in Figure 2, although the Azurite Drive parcel is certainly developable at MDS densities, the property is characterized by rolling terrain and areas of increased slope. Additionally, the property is located within an established neighborhood. A down-zone of this property to HDS (allowing for 3 homes) is much more logical than a mass grading approach to site development. Development of 3 units (future) will protect the integrity of the neighborhood, maintain privacy for existing residents, and have no noticeable impact to traffic patterns in the area. Transfer of the remaining 27 units (allowed under the current MDS) will ensure that this density is located in areas better suited for development where impacts would be far less.

The Alpine Walk property included with this application is zoned GR. The property was included in the tentative map boundary and thus has no density associated with it. However, as approved with the Phase 23 final map, which includes Alpine Walk Court, the 6± acres included within this request (currently zoned GR) was fully graded to acquire needed fill and is “padded-out.” Under the current conditions, the property is a logical extension of Phase 23. Redesignating this property to MDS would simply allow for Alpine Walk Court to be double-loaded with single family lots (Phase 23 only included lots on the west side of Alpine Walk Court).

WOODLAND VILLAGE LAND USE AMENDMENTS

Redesignation of 6 acres from GR to MDS on the east side of Alpine Walk Court will not result in negative impacts to existing homes, as much of the area is currently under development. Traffic generated by the potential for 18 additional units is minimal and will not have a noticeable impact on area traffic patterns or roadway levels of service.

The Village Parkway/Briar Drive site is currently zoned MDS. However, since this property was included in the tentative map/Common Open Space boundary, density associated with the MDS zoning has been previously transferred. As part of the Regulatory Zoning Map Amendment included with this application, 3 acres of MDS density would be reestablished at the Village Parkway/Briar Drive site. This would result in the potential for 9 units, the remaining density removed from the Azurite parcels.

Similar to the Alpine Walk site, the Village Parkway/Briar Drive site has been previously graded with development of the adjoining phases and is physically well suited for the development of 9 single family units. Future development would directly complement that of adjoining phases. Once again, impacts to existing homes is minimal as construction is currently underway within the surrounding phases (no current resident occupancy) and additional traffic generation is negligible.

Project Requests

In order to accomplish the land use changes previously described, various entitlements are necessitated. This includes a Master Plan Amendment (MPA) for the Alpine Walk property along with Regulatory Zone Amendments (RZA) for all of the parcels. The proposed addition of 27 units within Woodland Village is within the 10% administrative deviation permitted by staff. However, these requests are included to ensure full compliance with Washoe County mapping and Development Code policy/requirements.

Each of these requests are detailed below:

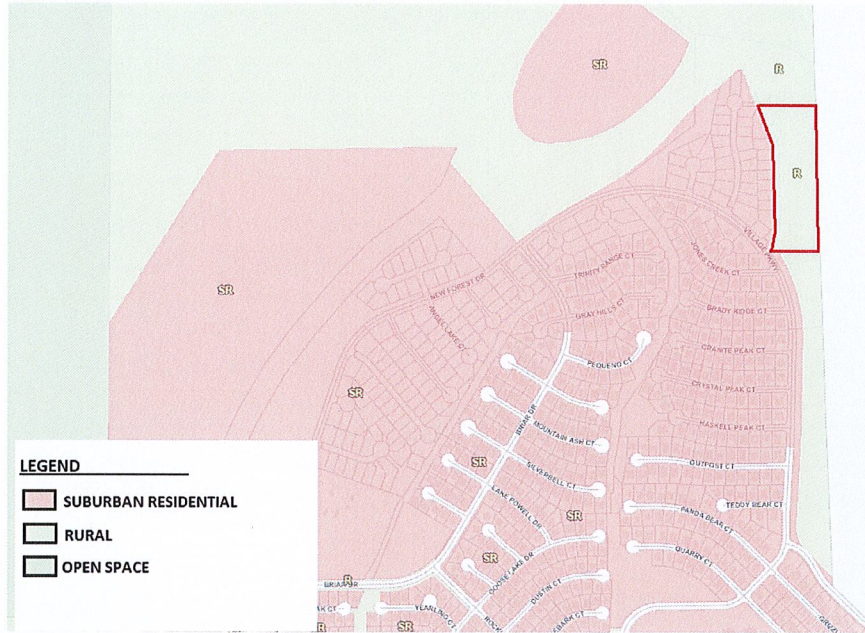
- **Master Plan Amendment**

The MPA request included with this application only applies to the 6± acre Alpine Walk property. Currently, the 6 subject acres are designated as Rural in the Cold Springs Area Plan. This application proposes to redesignate the property to Suburban Residential which will create the underlying land use designation in support of MDS zoning (as detailed in the following section).

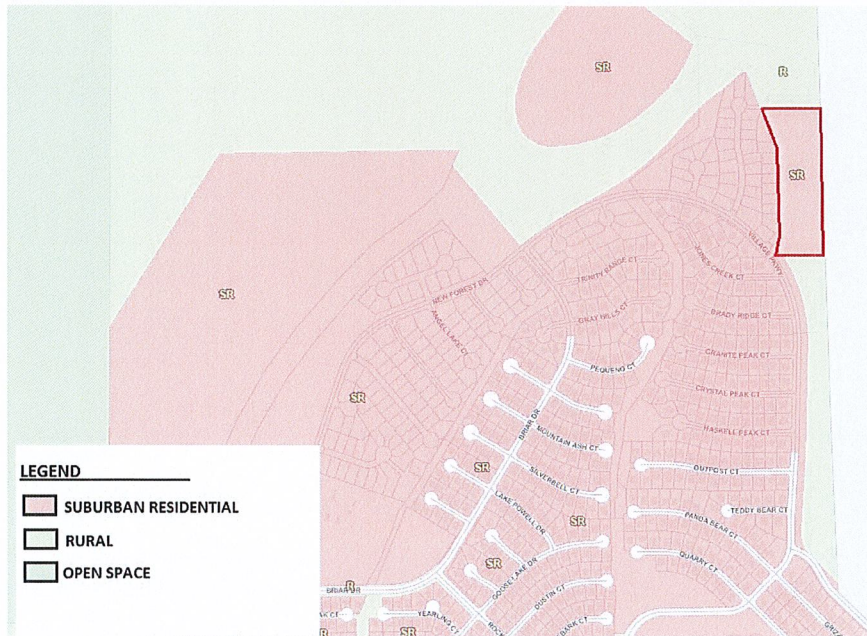
The proposed Suburban Residential (SR) land use directly matches that of the surrounding area, including the west side of Alpine Walk Drive (phase 23). As depicted previously, the property has already been graded and all necessary infrastructure needed to serve an intensification in density is in place. By redesignating the property to SR, Alpine Walk Court can be double-loaded with homesites, as is common practice throughout Woodland Village.

WOODLAND VILLAGE LAND USE AMENDMENTS

Figure 5 (below) depicts the existing and proposed Master Plan land use for the Alpine Walk property.



Existing Master Plan



Proposed Master Plan

Figure 5 – Existing/Proposed Master Plan Designations

WOODLAND VILLAGE LAND USE AMENDMENTS

- **Regulatory Zone Amendment**

The second component of the requests included with this application is a Regulatory Zone Amendment (RZA) that applies to all three parcels previously described. First, it is proposed to redesignate the Alpine Walk property from GR to MDS, mimicking the proposed MPA request. Incorporating 6 acres of MDS will allow for a maximum of 18 units along the east and northern side of Alpine Walk Court. This is entirely consistent with the west side of the street, as approved with the Phase 23 final map.

The second RZA component is to reestablish 3 acres of MDS density at the Village Parkway/Briar Drive site. As previously noted, this property is already designated as MDS. However, all density associated with the parcel was transferred elsewhere within Woodland Village. This application simply requests that 3 acres of MDS density (up to 9 units) be reestablished at the site.

The final RZA request is to rezone the Azurite parcel (10.13± acres) from MDS to High Density Rural (HDR). The HDR designation is much better suited for the site given access and topographical restraints. HDR will allow for a maximum of 3 single family homes at the site, a reduction of 27 allowed units. This is a key consideration as it is proposed to transfer the 27 units removed from the Azurite property to the Alpine Walk and Village Parkway/Briar Drive site.

The net result of the proposed RZA is no additional gain in density within the Area Plan. This application simply represents a reallocation of units within Woodland Village. This reallocation better reflects real world built conditions and the unit transfers proposed are situated in areas that are far more appropriate for MDS development. Essentially, the requested changes are a “clean-up” of zoning patterns to reflect the buildout of Woodland Village.

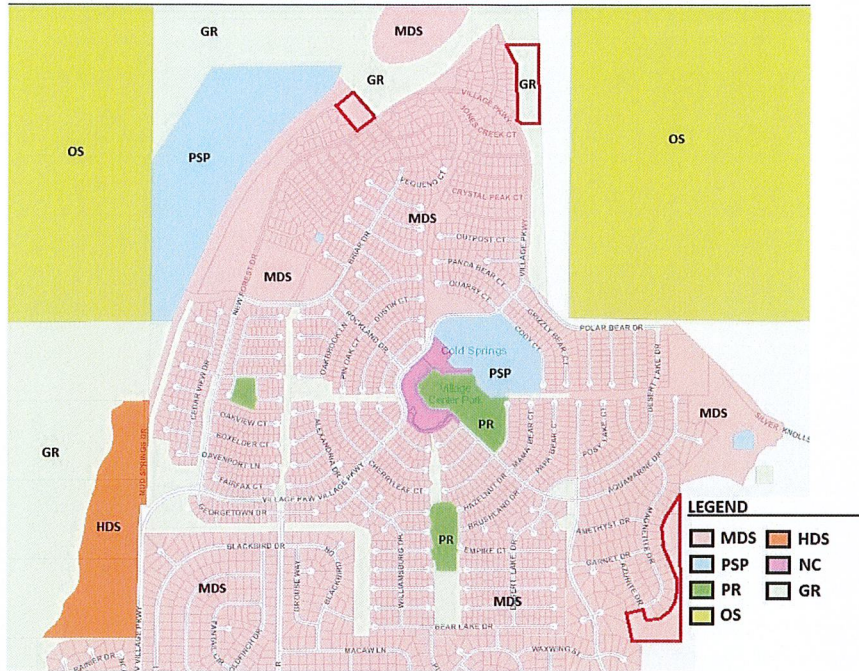
Figure 6 (following page) depicts the existing zoning patterns within Woodland Village and that proposed with this application.

Potential Impacts

As noted previously, the potential impacts of the requested changes are very minimal. In fact, the proposed changes to the Azurite property will reduce potential impacts to the existing established neighborhood. Under the current zoning configuration, 30 units could be developed at the Azurite site. This equates to an estimated traffic volume of 286 average daily trips (ADT) with 23 am and 30 pm peak hour trips. Under the proposed HDR designation, the estimated traffic generation drops to 29 ADT with 2 am and 3 pm peak trips, an approximate 90% reduction.

Reallocation of the 27 units to the Alpine Walk and Village Parkway/Briar Drive sites will have no impact to existing residents as these areas are still under development. Additionally, the small increase in traffic is better accommodated at these locations based on the hierarchy of collector roadways that serve this area of Woodland Village. The transfer of units will not negatively impact traffic patterns in the area or alter existing levels of service for local roadways.

WOODLAND VILLAGE LAND USE AMENDMENTS



Existing Zoning



Proposed Zoning

Figure 6 – Existing/Proposed Zoning

WOODLAND VILLAGE LAND USE AMENDMENTS

In terms of site suitability impacts, the proposed zoning patterns are much more sensitive to the existing site conditions. The Azurite properties are characterized by limited access and topographical constraints. Also, the property is located within a long established neighborhood. Development of the site with up to 30 homes has the potential to alter the character of the neighborhood while the 3 units allowed under the proposed HDR zoning will complement the surrounding neighborhood, allow for adequate/appropriate access, and preserve steeper portions of the site.

Similarly, increasing density at the Alpine Walk and Village Parkway/Briar Drive sites is entirely appropriate given the site conditions. Both properties have been previously graded and all utilities, infrastructure, and services needed to serve new units is in place. These areas of Woodland Village are still under development. As such, impact to existing residents is zero.

As noted, infrastructure is in place to serve the proposed reallocation of units. This includes, sewer, water, gas, electric, and roadway infrastructure. There is no net increase in overall density which ensures that no additional impacts to local schools will occur as a result of this request. The RZA simply reflects a more logical allocation of units within the overall Woodland Village project.

Cold Springs Area Plan

The MPA and RZA requests included with this application are supported by goals and policies contained within the Cold Springs Area Plan and conflict with none. The proposed HDR zoning at the Azurite site and the reallocation of MDS within Woodland Village is consistent with the Cold Springs Character Management Plan (CSCMP), including policy CS.1.1.1 (related to allowed regulatory zones). All of the properties included within this application are located within the Cold Springs Suburban Character Management Area (SCMA), ensuring full compliance with policy CS.1.1.3. Development of the properties proposed for MDS reallocation will not hinder access to public lands, consistent with policy CS.1.2.3.

Goal Two of the Area Plan states: *“Development in the Cold Springs Area Plan will implement, preserve, and enhance the community character described in the Character Statement.”* By redesignating the Azurite property to HDS and reallocating those units within the Woodland Village areas described, this goal is directly implemented. The character of the existing neighborhood adjoining the Azurite property will be fully preserved and new units will be located within the final expansion areas of Woodland Village. All of the zoning patterns proposed are directly compatible with the Character Management Statement included in the Area Plan.

Given the fact that no net increase in total permitted units will occur, this proposal retains consistency with policies CS.3.1 through CS.3.8 related to traffic and roadway capacities. Future development is proposed within areas already graded and/or disturbed. As a result, these requests will not result in impacts to cultural or scenic resources, consistent with Goal Four and policies CS.4.1 through CS.4.5. In fact, this proposal fully supports policy CS.4.3 which states: *“Encourage techniques such as transfer of development rights and conservation easements to protect sensitive areas.”* By reducing density from the Azurite site, steeper slopes will be protected, and density will be transferred to properties well suited for suburban development.

WOODLAND VILLAGE LAND USE AMENDMENTS

Area Plan Findings

The Cold Springs Area Plan is somewhat unique in that it contains specific findings within the Plan Maintenance section related to land use changes. These findings are embedded in policies CS.14.1 through CS.14.5. These policies are listed below and addressed in **bold face** type.

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.

This proposal is fully consistent with the Vision and Character Statement and provides for residential density within the SCMA and in an area of existing infrastructure and services. The proposed MPA and RZA do not conflict with any polices or goals included in the Area Plan.

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.

As noted in the previous section of this report, the requested changes are consistent with all applicable goals and policies outlined in the Area Plan.

c. The amendment will not conflict with the public's health, safety or welfare.

With no increase in overall density, no negative impacts are anticipated. In fact, this proposal will significantly reduce potential impacts upon established neighborhoods with the proposed down-zone of the Azurite parcels.

CS.14.2 For amendments that propose to revise either the Vision and Character Statement or Goal One and its associated policies, a series (e.g. at least three meetings) of community visioning workshops with the Cold Springs Citizen Advisory Board (CAB) must be conducted. The public input resulting from these workshops shall be included and discussed in the staff analysis of the proposed amendment.

Not applicable. No change to the Vision and Character Statement or Goal One of the Area Plan is proposed.

WOODLAND VILLAGE LAND USE AMENDMENTS

CS.14.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use (i.e. a master plan amendment), the following findings must be made:

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.

The proposed density reallocations occur within areas of Woodland Village that are currently under construction. Therefore, all necessary infrastructure and services needed to serve additional uses is in place with capacity to serve a future project.

b. Amendment requests that will rely upon an imported water resource to serve the proposed use must demonstrate compliance with policy CS.11.6.

No net increase in water demand will occur.

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.

With no net increase in density, no increase in water or sewer demand beyond that already contemplated within the Area Plan is proposed.

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.

Once again, no net increase in density will occur. The proposed reallocation of density will actually allow for better traffic circulation that will not impact established neighborhoods.

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).

Not applicable.

WOODLAND VILLAGE LAND USE AMENDMENTS

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).

Not applicable.

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.

Not applicable.

h. For residential land use intensifications, the potential increase in residential units is consistent with Policy 11.1.2.

Although increased density is proposed at the Alpine Walk and Village Parkway/Briar Drive sites, no increase in overall unit counts will occur within the Area Plan. Therefore, this proposal is consistent with policy 11.1.2.

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.

The proposed change will not result in additional student generation beyond that already contemplated within the Area Plan.

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.

Not applicable.

CS.14.4 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change to a Character Management boundary, the following findings must be made:

a. A series (e.g. at least three meetings) of community visioning workshops with the Cold Springs Citizen Advisory Board (CAB) has been conducted and the public input resulting from these workshops has been included and discussed in the staff analysis of the proposed amendment; and,

Not applicable. The proposed changes do not require amendment to the Character Management boundary.

WOODLAND VILLAGE LAND USE AMENDMENTS

b. Proposed boundary changes must include a proposed land use change for the land to be included in the new boundary. The proposed land use change must meet the findings enumerated in Policy CS.14.3 and other applicable policies and findings of the Cold Springs Area Plan; and,

Not applicable.

c. If the proposed land use change has been determined to not be in compliance with existing resource and facility plans, then the applicable resource and facility plans have been updated, at the applicants expense, and the proposed change can be accommodated by the updated plans. Proposals that cannot be accommodated by updates to the resource and facility plans shall be denied.

Not applicable.

CS.14.5 The Cold Springs Area Plan shall be updated every five (5) years from the date of adoption.

Not applicable.

Master Plan Amendment Findings

Section 110.820.15(d) of the Washoe County Development Code established findings for Master Plan Amendment requests. Similar to the Area Plan findings, these are listed below and addressed in **bold face** type.

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact:

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

As described previously in this report, the proposed amendment fully complies with the goals and polices of the Cold Springs Area Plan and supports Master Plan policies related to land use, development suitability, availability of infrastructure, etc.

- (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.

The proposed amendment provides for high compatibility with surrounding uses and will reduce impacts to established neighborhoods within the Area Plan. No negative impacts to the public's health, safety, or welfare will result from this request.

WOODLAND VILLAGE LAND USE AMENDMENTS

- (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.

As noted, the proposed changes are essentially a “clean-up” of land use designations to reflect the ultimate buildout of the Woodland Village master plan. The proposed changes are minor in nature and will protect established neighborhoods while reallocating density to parcels better suited for development.

- (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.

All infrastructure and services needed to serve the areas where density is proposed are in place with capacity to accommodate the potential future units. No net increase in overall units/density within the Area Plan is proposed.

- (5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The reallocation of density represents orderly physical growth by locating new units in areas best suited for development. This will preserve the character of existing neighborhoods and avoid development of slope/hillside areas within the Area Plan boundaries. All services and infrastructure to serve the reallocation areas is in place and will not result in natural resource impairment or the expenditure of public funds.

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

Not applicable.

WOODLAND VILLAGE LAND USE AMENDMENTS

Regulatory Zone Amendment Findings

Like the MPA findings previously addressed, The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners to approve Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

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

The requested zoning is consistent with the underlying Suburban Residential Master Plan designation and all goals and policies of the Area Plan. The MPA request included with this RZA is minor in nature and is essentially a “housekeeping” clean up of land use within Woodland Village.

- (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.

The proposed zoning and density reallocation will result in land use that directly complements adjoining parcels.

- (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.

The proposed changes better reflect the ultimate buildout of Woodland Village as well as site suitability. Transfer of units from the Azurite property will protect the character of established neighborhoods and allow for construction of units in areas better suited for development.

- (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.

All facilities, services, and infrastructure needed to serve future units is currently under development with the final phases of Woodland Village and will be available to serve the areas proposed for density reallocation.

WOODLAND VILLAGE LAND USE AMENDMENTS

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

As detailed in previous sections of this report, the project actually serves to implement goals and policies of the Master Plan and Area 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.

The proposed changes will have no impact on the overall population growth but will ensure that natural resources and established neighborhoods are protected. The changes will focus new development at sites best suited for MDS use and will not result in impacts to adjoining properties. No net increase in overall density within the Area Plan is proposed.

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Woodland Village Land Use Amendments			
Project Description: A MPA and RZA to allow for the transfer/reallocation of 27 units from land adjacent to Woodland Village to property better suited for development within Woodland Village (with no net gain in overall units). See attached project description.			
Project Address: Southern terminus of Azurite Drive, east side of Alpine Walk Court, and north side of Village Parkway at Briar Drive in Cold Springs			
Project Area (acres or square feet): Total area affected by requests is 19.13 acres (see attached description)			
Project Location (with point of reference to major cross streets AND area locator):			
<small>The application includes properties at the southern terminus of Azurite Drive, east side of Alpine Walk Court, and north side of Village Parkway at Briar Drive. See attached vicinity map.</small>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
087-520-01	9.52 acres	portion of 556-290-35	6 acres
087-520-02	0.61 acres	portion of 556-290-24	3 acres
Indicate any previous Washoe County approvals associated with this application: Case No.(s). portions of the property were previously included within Woodland Village			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Woodland Village North LLC and Woodland Village Phase 22 LLC		Name: Christy Corporation, Ltd.	
Address: 4790 Caughlin Pkwy. # 519		Address: 1000 Kiley Pkwy.	
Reno, NV	Zip: 89519	Sparks, NV	Zip: 89436
Phone: 775-750-5537	Fax:	Phone: 775-502-8552	Fax:
Email: rlissner@gmail.com		Email: mike@christynv.com	
Cell: 775-750-5537	Other:	Cell: 775-250-3455	Other:
Contact Person: Bob Lissner		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Woodland Village North, LLC		Name:	
Address: 4790 Caughlin Pkwy. # 519		Address:	
Reno, NV	Zip: 89519		Zip:
Phone: 775-750-5537	Fax:	Phone:	Fax:
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537	Other:	Cell:	Other:
Contact Person: Bob Lissner		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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 MPA would allow for 6 acres of property within Woodland Village to be redesignated from Rural to Suburban Residential. Refer to attached report for a detailed description.

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?

The area proposed for amendment has already been graded and well suited for development without creating negative impacts. Refer to attached report for a detailed analysis.

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 MPA applies to the east side of Alpine Walk Court, north of Village Parkway in Cold Springs. Refer to attached report for maps, descriptions, etc.

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
556-290-35	Suburban Res (SR) and Rural (R)	SR = 3.15/R = 15.37	SR and R	SR = 9.15/R = 9.37

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

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

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

The site has been graded and is located on the opposite side of the the street from Woodland Village Phase 23 (see attached report for additional details).

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.

There are no significant natural resources or constraints onsite. Refer to attached report for additional details.

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
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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
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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
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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
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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 #		acre-feet per year	
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.

Water will serve letters have already been supplied to Washoe County.

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

- b. Available:

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

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- 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 with White Lake Parkway as an alternate

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
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13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District - Cold Springs Station
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Woodland Village (various)
g. Library	Washoe County - North Valleys branch
h. Citifare Bus Stop	N/A

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:

Refer to attached report for a detailed analysis.

b. Conservation Element:

Refer to attached report for a detailed analysis.

c. Housing Element:

Refer to attached report for a detailed analysis.

d. Land Use and Transportation Element:

Refer to attached report for a detailed analysis.

e. Public Services and Facilities Element:

Refer to attached report for a detailed analysis.

f. Adopted area plan(s):

Refer to attached report for a detailed analysis.

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.

Refer to attached report for a full analysis.

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.)

The attached report includes a detailed project description, visual representations of the amendment proposed, analysis of the Cold Springs Area Plan, and analysis of the required findings.

Community Services Department
Planning and Building
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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)?

Properties proposed for amendment are located in and adjacent to Woodland Village, as depicted on the attached vicinity map.

- 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
087-520-01	Suburban Res	MDS	9.52	HDR	9.52
087-520-02	Suburban Res	MDS	0.61	HDR	0.61
556-290-35	Suburban Res and Rural	MDS and GR	3.15 MDS/15.37 GR	MDS and GR	9.15 MDS/9.37 GR
556-290-24	Suburban Res and Rural	MDS and GR	37.63 MDS/133.41 GR	MDS and GR	37.63 MDS/133.41 GR
See note below					

The RZA would allow for the reestablishment of 3 acres of MDS density on APN 556-290-24

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	See attached map	Varies per parcel. See attached map
South	See attached map	Varies per parcel. See attached map
East	See attached map	Varies per parcel. See attached map
West	See attached map	Varies per parcel. See attached map

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

All of the sites included in this request are currently vacant.

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.

The properties are not characterized by any natural constraints. Refer to attached report for additional details.

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
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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:

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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 #		acre-feet per year	
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):

Water rights/will serve letters for Woodland Village are on file with Washoe County.
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- 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.

No net increase in allowed units is proposed. Refer to attached report for additional details.
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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 type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Great Basin Water Co.

- b. Available:

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

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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: Washoe County

- 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 with White Lake Parkway as an alternate

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

a. Fire Station	Truckee Meadows Fire Protection District - Cold Springs Station
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	Gomes Elementary School
d. Middle School	Cold Springs Middle School
e. High School	North Valleys High School
f. Parks	Woodland Village (various)
g. Library	Washoe County - North Valleys branch
h. Citifare Bus Stop	N/A

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

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