Master Plan Amendment and Regulatory Zone Amendment Requests

“Silver Hills”
WMPA17-0010 and WRZA17-0005

Washoe County Commission
October 22, 2019
Amend the Washoe County Master Plan, North Valleys Area Plan including:

1) Remove from Silver Knolls SCMA
2) Create a “Silver Hills SCMA” (SHSCMA)
3) Amend Character Management Area map
4) Create a new character statement for the SHSCMA.
5) Create a new land use policy: NV.1.8
6) Create a new “Goal Seven”
7) Renumber remainder of the North Valleys Area Plan.
8) Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
9) Create Policy NV.7.2 to require a minimum lot size of 1/2 acre east of Red Rock Rd within the SHSCMA, and to allow a density of 3 dwellings per acre for the area of the SHSCMA located to the west of Red Rock Road.
10) Create Policy NV.7.3 to require an open space buffer of 50 feet next to any dwellings existing prior to the adoption of SHSCMA and require all new parcels within 200 feet of existing parcels match the size of the existing parcels.
11) Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA
RZA Request Overview

- Amend ± 780.32 acres, from LDS to Specific Plan (SP),
- Allowing the development of 1,872 dwelling units.
- Overall density is ±2.4 du/acre.
- Allow lots as small as 3,700 s.f.
- Allow lots as small as ½ acre on east side of Red Rock Rd.
- 45,000 s.f. for commercial uses.
- 15 acres for Personal Storage
- 15 acres for Storage of Operable Vehicles uses types.
Background

- A tentative subdivision map is currently valid on the subject site. (TM09-001)
- Approved in 2011
- Allows 680 residential lots
- Current zoning allows for 780 lots (density)
- Proposed MPA/RZA to allow 1872 lots (density)
Requested Land Use Plan

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

- August 6, 2019 – Planning Commission
- June 10, 2019 – North Valleys CAB
- December 17, 19, & 20, 2018 – Visioning Workshops
The residents of the North Valleys Area Plan, Silver Knolls Suburban Character Management Area, would like to express their vision to the Washoe County Planning Commission and Washoe County Board of Commissioners.

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

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

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

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

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

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

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

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

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

1. Consistency with Master Plan
2. Compatible Land Uses
3. Response to Change Conditions
4. Availability of Facilities.
5. WCC110.422.55.10(f); Adequacy of Public Services, Traffic and Amenities
6. WCC110.422.55.10(f); Schedule Sufficiency
7. NV.20.1(b), NV.20.1(b), NV.20.1(c), NV.20.3(g), NV.20.3(b), NV.20.3(e), NV.20.3(g)
Basis for PC Denial - RZA

1. Consistency with Master Plan
2. Compatible Land Uses
3. Response to Change Conditions
4. Availability of Facilities.
5. No Adverse Impacts
6. WCC 110.442.55.10(a) Consistent with Specific Plan Standards
7. WCC 110.442.55.10(b) Departures from Regulatory Zone Requirements are in the Public Interests
Basis for Appeal

Consistency with Master Plan

1) Master Plan designation under 5 units/acre. (±2.5 du/acre).
2) Will not exceed the policy growth level of 2,000 units.
3) All 30% slopes will be preserved.
4) Supports policy where smaller areas where more intense suburban development permitted.
5) Mixed use, sustainable development are encouraged.
6) Proposal promotes narrow streets with interconnected bicycle and pedestrian uses.
7) Master plan encourages residential in close proximity to commercial.
8) Allows flexibility in development proposals to vary lot sizes.
9) Encourages housing accommodations for young, aging, handicapped and special needs populations.
10) Provides a mix of residential densities and housing types in close proximity to retail/commercial.
11) Provides connection of open space, trail access and bikeway systems.
Compatible Land Uses

1) The proposed land use(s) have a high compatibility rating with all surrounding uses.

2) All developments will include an open space buffer of at least 50 feet in width adjacent to any existing dwellings.

3) Proposed open space and buffers result in a design that is compatible with adjacent developments.
Response to Change Conditions

1) The fiscal impact/market analysis study that was conducted concludes that the proposal represents a more desirable utilization of land.
Basis for Appeal

Availability of Facilities

1) Appropriate water, sewer and stormwater will be provided.

2) 2040 Regional Transportation Plan identifies that Red Rock Road will be widened to four lanes. Impact fees collected from Silver Hills will help pay for the widening.
Basis for Appeal

Desired Pattern of Growth

1) The proposal will not exceed the North Valleys policy growth level of 2,000 units.

2) The proposal will not exceed a maximum of 5 du/acre.

3) The proposal is consistent with policy that Washoe County should “define smaller areas where more intense suburban development is permitted...”
Basis for Appeal

North Valleys Area Plan Policies

1) The amendment will further implement and preserve the Vision and Character Statement.

2) The amendment conforms to all applicable policies of the North Valleys Area Plan, Washoe County Master Plan and the Regional Water Plan.

3) The proposal will not conflict with the public’s health, safety or welfare.

4) A feasibility study as been conducted and submitted with this application. – TMWA’s concerns have been resolved.

5) A Traffic Study was conducted and provided to Washoe County.

6) For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving in nature.
Basis for Appeal

North Valleys Area Plan Policies - Continued

7) For residential land use intensifications, the potential increase in residential units will not exceed Washoe County’s applicable policy growth level of the North Valleys Area Plan.

8) Proposed intensification will result in a drop below the established policy LOS for transportation: The necessary improvement required to maintain the established level of service are scheduled in either the Washoe County CIP or the Regional Transportation Improvement Program...

9) Roadways impacted by the proposed intensification are currently operating at or above adopted levels of service.

10) The applicant offered the following stipulation to the handbook: “prior to the approval of any Silver Hills tentative map, the applicant shall prepare a facilities plan, to the satisfaction of Washoe County...

11) The Washoe County School District anticipates being able to meet the needs of the development
Basis for Appeal

Washoe County Code

1) The Planning Commissioners did not ask a single question of the applicant and did not clearly articulate which findings under section 110.820.15(d) & that he/she could not make; and did not state the reason for denial per section 110.820.15(c)(2)(ii)
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 Board of Commissioners uphold the decision of the Planning Commission and deny Master Plan Amendment Case Number WMPA17-0010 being unable to make at least three of the six general findings of fact required at WCC Section 110.820.15(d) and all twelve findings required by the North Valleys Area Plan.
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 Board of Commissioners uphold the decision of the Planning Commission and deny Regulatory Zone Amendment Case Number WRZA17-0005 being unable to make all of the following findings in accordance with Washoe County Code Section 110.821.15 and all eight findings required by WCC Section 110.442.55.10.
Questions for Staff?
Silver Hills
Master Plan and Specific Plan

Lifestyle Homes

Presenters: Garrett Gordon (Legal Findings) and Mike Railey (Specific Plan)
Community Outreach

• Community Meetings
  • 10-12 meetings with private citizens
  • 2 Silver Lake Homeowners Association Meetings
  • 1 Community Open House (Cold Springs Family Center)
  • 4 North Valleys Citizen Advisory Board Meetings
  • 3 Visioning Workshops

• Compromises
  • Reduce density from 2,340 units to 1,872 units (including 1 du/acre on Silver Hills East)
  • Create new Silver Hills SCMA (not amend Silver Knolls SCMA)
  • Retain most of the Silver Knolls goals and polices
  • Stringent Silver Hills Character Statement
Legal Findings

• Washoe County Development Code (3 of the 6 findings)
  • Substantial Compliance with Master Plan
  • Compatible Land Uses
  • Response to Changes Conditions
  • Availability of Facilities (there are or “are planned”)
  • Desired Pattern of Growth
  • Effect on Military Installation

• North Valleys Area Plan (9 findings)
  • Implement and Preserve Character Statement (new); Conforms to Area Plan (new); Public health, safety and welfare; Feasibility studies; Traffic analysis; Commercial is community serving; Not exceed population growth; Levels of service; Long range facilities plan; School capacity
- North Valleys Area Plan: Changes to the established regulatory zones will not add more than 2,000 new residential units of land use capacity through 2025.

- Per staff report, approval of Silver Hills would result in total of 1,092 new units and remaining capacity of 831 new residential units.

- Project is in compliance with the Master Plan and Desired Pattern of Growth in the North Valleys Area Plan.

**DEVELOPMENT CODE FINDING:** “Compliance with Master Plan/Desired Pattern of Growth”
- Single family residential development limited to a maximum of five (5) dwelling units per acre

- Per staff report, request is for a **maximum of 3 du/acre units** (total 2.4 units per acre)

- Per staff, our request is consistent with this policy

**DEVELOPMENT CODE FINDING:** “Compliance with Master Plan/Desired Pattern of Growth”
Legal Finding: “Compatible Land Uses”

- Compatibility Rating per Washoe County Development Code ("HIGH" so little or no screening or buffering)

- Per staff report, no change in compatibility rating

### Chart: Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

<table>
<thead>
<tr>
<th>Subject Site Proposed Regulatory Zone</th>
<th>Existing Adjacent Regulatory Zone</th>
<th>Compatibility Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Open Space (OS)</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>South: Open Space (OS), Public and Semi-Public Facilities (PSP), Parks and Recreation (PR), Low Density Suburban (LDS)</td>
<td>OS=High; PSP=Medium; PR=High; LDS=High</td>
<td></td>
</tr>
<tr>
<td>Low Density Suburban (LDS) one dwelling to the acre residential density</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>East: Low Density Suburban (LDS)</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>West: City of Reno Open Space</td>
<td>High</td>
<td></td>
</tr>
</tbody>
</table>

**High Compatibility:** Little or no screening or buffering necessary.

**Medium Compatibility:** Some screening and buffering necessary.

**Low Compatibility:** Significant screening and buffering necessary.
Legal Finding: “Compatible Land Uses”

-Despite having a “HIGH” compatibility rating, Silver Hills still provides:

(1) 50 foot open space buffer, and

(2) 200 foot matching density buffer.
Legal Finding:

“Response to Changed Conditions”

The Silver Hills project proposes to increase the density of its residential units by building 1,872 units compared to 780 units currently planned. While actual sales prices for the project are currently unknown, smaller lots will make the project comparable to the existing Woodland Village, which is building and selling single-family homes in close proximity to the project under the same developer. The 42 new units sold in Woodland Village in 2018 had an average of 1,960 square feet per home and an average sales price of $275 per square foot, for an average unit price of $539,000.

If the Silver Hills project offers a similar price, a qualifying income for the family to afford homes in the project will be $80,740. This is only slightly higher than the median family income in the region. The price is significantly lower than the median price for new homes in the region of $597,009 and lower even than the price of existing homes at $550,006. This lower price will allow the project to provide housing to many workforce families moving to the region.

This analysis indicates that the Silver Hills development will provide much needed lower priced housing, with average home prices below the new and existing single-family home prices in the region. These homes will be priced slightly above homes affordable by families earning median wages in the region, attracting the type of workforce employees valuable to the region, such as police officers, nurses, librarians, accountants, and other occupations.

The estimated home price for the project reflects additional density proposed for the Silver Hills project. Should the project be developed at existing lower density (780 versus 1,872 units), an approximately 10% larger lot price increase is expected, resulting in an estimate average price for the project of $372,600. Table 10 shows this price would price out multiple occupations making the project less affordable to many current and potential residents of the region.
"Development Feasibility"

The table shows an estimated revenue surplus for the TMFPD of $0.4 million over the 20-year analysis period. The analysis estimates a positive revenue surplus for the Fire District in every year of analysis.
AREA PLAN
FINDING:

“Availability of Planned Facilities”

North Valleys Area Plan:

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

and

“Weasibility studies that identify improvements likely to be required to support intensification”

Storm Water →
“Availability of Planned Facilities”

and

“Feasibility studies that identify improvements likely to be required to support intensification”

Water and Effluent →
“Availability of Planned Facilities”

and

“Feasibility studies that identify improvements likely to be required to support intensification”

Roads →

Transportation

Goal Seven: The regional and local transportation system in the North Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the North Valleys Vision and Character Statement.

Policies

NV.7.1

Washoe County’s policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS “C.” All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.

➢ RTC Plan → Red Rock Road widened from 2 to 4 lanes from Moya Boulevard to Evans Ranch in 2022 - 2026.

➢ Applicant Contribution → Payment of approx. $8 million in impact fees used for improvements

➢ Applicant Construction → Enter to a RRIF Offset Agreement for construction of improvements
Silver Hills Community Suburban Character Management Area

Character Statement

Identifiable communities in the North Valleys include:

The **Silver Hills Community** is characterized by a medium density residential land use pattern that will (i) provide for a variety of housing options to meet the needs of a broad range of the area’s population, and (ii) preserve the area’s character and quality of life with design standards such as density matches, open space buffers and maintaining natural open spaces. The existing ridgelines and rolling terrain provide for a “mountain ranch” themed residential development that accentuates the views and natural topography and incorporates site features that promote farm-to-table living in a cooperative environment. A portion of the community was removed from the City of Reno and is still bounded by the City of Reno to its west. Limited commercial land use designations that are community-serving are desired if within a Specific Plan (with a special use permit). The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company customers, (iv) design the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.
“Availability of Planned Facilities”

Additional condition in the Specific Plan:

- “Prior to the approval of any Silver Hills tentative map, the applicant shall prepare a Facilities Plan, to the satisfaction of Washoe County, that ensures the concurrency of infrastructure, facilities and services with the proposed development.....”
Summary of Applicable Goals and Policies

LUT.1.1 - Washoe County should define smaller areas where more intense suburban development is permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA).

LUT.1.2 - Mixed-use, sustainable developments are extremely encouraged.

LUT.1.3 - Streets should be narrowed and interconnected with bicycle lanes to provide more opportunity for walking and cycling as viable as well as desirable and safe modes of transportation.

Goal Two: - Standards ensure that land use patterns are compatible with suburban development and incorporate mixed-use.

Goal Three: - The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

LUT.3.1 - Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

LUT.4.2 - Encourage new developments to provide appropriate design to accommodate the needs of all users, including young, aging, handicapped and special needs populations.

Policy 1.5: Encourage development at higher densities where appropriate.
LUT.2.2 Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan.
Article 442

SPECIFIC PLAN STANDARDS AND PROCEDURES

Section 110.442.00 Purpose. The purpose of this article, Article 442, Specific Plan Standards and Procedures, is to implement the provisions of NRS chapter 278A, Planned Development, by, among other things, setting forth the standards and conditions to evaluate a proposal to create planned unit developments. A planned unit development is referred to herein as a Specific Plan and is effected through adopting the Specific Plan Regulatory Zone over a parcel or group of parcels. Flexibility of development is a prime directive of the Specific Plan Regulatory Zone. This regulatory zone is a specialized regulatory zone that allows Washoe County to provide greater flexibility in allowed uses, design, lot size, density and intensity and other development standards than may otherwise be allowed in other regulatory zones. This greater flexibility shall be utilized to create a coordinated development that provides public benefits that are not likely to be available through the standard development process. These public benefits are derived from better and more comprehensive implementation of the goals and policies of the Master Plan, particularly as they relate to sustainability, natural resource conservation, desired land use patterns, economic development and community character. All provisions in this article shall be interpreted in a manner consistent with NRS chapter 278A, and all provisions required by NRS chapter 278A shall be applicable to the implementation of this article.
1. Facilities Plan

   - Prior to the approval of any Silver Hills tentative map, the applicant shall prepare a Facilities Plan, to the satisfaction of Washoe County Department of Engineering and Capital Projects, that ensures the concurrency of infrastructure, facilities and services with the proposed development, including:
     - (i) evaluate the need for a new sewer treatment facility or improvements to existing facilities;
     - (ii) determine what critical storm water improvements are necessary on the east side of Red Rock Road;
     - (iii) review all emergency access alternatives;
     - (iv) confirmation that storm water retention is 1:1.5, and
     - (v) extend water infrastructure to the Washoe County Park in Silver Knolls.

2. U.S. 395 North Valleys Project

   - Upon final approval of this Specific Plan, applicant may only construct 150 units per year (cumulatively) until construction commences on the NDOT U.S. 395 North Valleys Project - Phase 1B.
Additional Specific Plan Conditions

3. Fire Department

- $300 per unit fire assessment fee to be paid at the time of final map or building permit as determined by Washoe County Department of Planning and Development
- Installation of fire hydrants/system along path of the required water infrastructure as required by the Fire Chief

4. Sheriff Department

- $300 per unit sheriff assessment fee to be paid at the time of final map or building permit as determined by Washoe County Department of Planning and Development
5. **Landscaping**

- The CC&Rs will severely restrict water use in front yards and require drought tolerant landscaping options. In some cases, the HOA may own and maintain some landscape strips and yards.

6. **Dog Park**

- The project shall include at least one dog park.
SILVER HILLS SPECIFIC PLAN

GOALS AND OBJECTIVES

• Create a strong sense of place and community
• Implement Smart Growth principles and environmentally sustainable design
• Provide high quality housing that is attainable to a wide range of the population
• Create a balanced community
• Provide new housing options in proximity to major employment centers
• Provide compatibility with existing neighborhoods and development
COMMUNITY CHARACTER

- SMART GROWTH CONCEPTS
- COMMUNITY GREENS
- UNIQUE DESIGN
- ENVIRONMENTALLY FRIENDLY
OPEN SPACE

- OVER 150 ACRES OF PRESERVED OPEN SPACE
- EXTENSIVE TRAIL AND PEDESTRIAN PATH NETWORK
- EQUESTRIAN ACCESS

- DEDICATED TRAIL HEADS
- ACCESS TO PUBLIC LANDS
- NEIGHBORHOOD CONNECTIVITY
GREEN SPACE AND COMMON AREAS

EFFLUENT REUSE ALLOWS FOR IRRIGATION OF COMMON AREAS, BENEFITS SWAN LAKE, ADDS BEAUTY, AND REDUCES FIRE DANGER BY CREATING LARGE DEFENSIBLE SPACE BUFFERS
INCLUSION OF NEIGHBORHOOD PARKS AND COMMUNITY GREEN SPACES

DEDICATION OF LAND TO ALLOW FOR THE EXPANSION OF SILVER KNOLLS PARK, INCLUDING NEW TRAIL CONNECTIONS

Actual park design may vary depending on location and Washoe County input.
AGRIHOOD
AGRIHOOD

- COMMUNITY GARDENS
- ORCHARDS
- GREEN SPACE
- COMMUNITY GATHERING AREAS
- WATER RECYCLING/GREEN DESIGN
BALANCED LAND USE

NEIGHBORHOOD COMMERCIAL USE REINFORCES THE AGRIHOOD THEME AND PROVIDE FOR SMALL SCALE RETAIL AND SERVICES.
PUBLIC FACILITIES

- DESIGNATE A NEW SCHOOL SITE
- EXPANSION OF FIRE STATION
- PUBLIC TRAILS, TRAILHEADS, AND ACCESS
- NEW PUBLIC PARKS
A VARIETY OF SINGLE FAMILY OPTIONS

• INNOVATIVE PRODUCTS NOT CURRENTLY AVAILABLE IN THE NORTH VALLEYS
• HIGH QUALITY DESIGN
PERIMETER INTERFACE

- LOT MATCHING
- PERIMETER BUFFERS
- LARGE LOTS
RESPONSIBLE DEVELOPMENT

SPECIFIC PLAN REQUIRES:

• A FULL FACILITIES PLAN AND ANALYSIS PRIOR TO TENTATIVE MAP
• CONCURRENCY OF INFRASTRUCTURE
• REDUCTION OF OFFSITE FLOWS (DRAINAGE) WITH NEW DEVELOPMENT
• ONSITE DETENTION AND RETENTION BASINS
IMPLEMENTATION OF SMART GROWTH

SILVER HILLS WILL CREATE A COMMUNITY UNLIKE ANY OTHER IN THE REGION

• Silver Hills will feature a wide range of single-family offerings, providing housing choices for families and individuals in every stage of life.
• Clustering of development creates opportunity for open space and amenities and better utilization of infrastructure.
• Directly addresses the current housing crisis and “missing middle.”
• Helps to create a jobs/housing balance in the area.
• Creates a sense of place and community through common design elements, green spaces, amenities, and balanced land use.
• Provides a full facilities plan to ensure proper infrastructure planning and implementation.
• Incorporates innovative design to reduce drainage and reuse effluent.
• Provides better environmental design for future generations.