WMPA18-0007, WRZA18-0007 – Upland Estates
Master Plan Amendment and Regulatory Zone Amendment:

- To change the Master Plan Category from the “Commercial” to “Suburban Residential” Master Plan designations on three parcels of land, totaling 46.3 acres.

- To change the Regulatory Zone from “Neighborhood Commercial” and “Open Space” to the “Medium Density Suburban” regulatory zone on three parcels of land, totaling 46.3 acres.
- East and West sides of Neighborhood Way
- North of the Eagle Canyon Drive roundabout
Regulatory Zone Amendment Map

Spanish Springs Planning Area
WRZA18-0007

- Low Density Rural
- Medium Density Rural
- High Density Rural
- Low Density Suburban / LDS2
- Medium Density Suburban / MDS4
- High Density Suburban
- Neighborhood/Office Commercial
- Tourist Commercial
- Industrial
- Specific Plan
- Public and Semi-Public Facilities
- Parks and Recreation
- Open Space
- General Rural
- General Rural Agricultural
- Water Body/Dry Lake

Source: Planning and Zoning Division

Community Services Department
Washoe County, Nevada
1501 E North St
Reno, Nevada 89512
(775) 328-9602

Date: January 2019

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The table above demonstrates that the changes proposed by the applicant will result in greater compatibility in some cases and lesser in others, overall the result is similar to the existing condition, with perhaps a slight decrease overall.
EMS Impacts: Washoe County Health District, Emergency Medical Services (EMS) Oversight Program believes the proposed project will impact EMS responses to the area, particularly during peak hours. EMS stated that the addition of 129 dwellings may increase the use of the healthcare system in the region. REMSA is the primary ambulance service in the area and have a Franchise response requirement for life-threatening calls at 8 minutes, 59 seconds for 90 percent of calls. The closest hospital is Renown Regional Medical Center which is approximately 12 miles away from the parcel should individuals require service.
Washoe County Parks noted an existing trail easement in the northwest corner of APN 532-031-16 which provides access from Neighborhood Way to the regional trail system, Eagle Canyon Park and Shaw Middle School. Pedestrian access should be provided at time of development. Parks also noted well-defined social trails crossing APN 532-032-05.
Traffic: There were concerns raised at the Citizen Advisory Board meeting on this item including that the addition of residential land use in this location would increase traffic at peak times due to the two nearby schools, in comparison to commercial which spreads traffic out throughout the day. While it is unclear whether the proposed changes will provide a net gain or net decrease in overall traffic counts, additional impact during peak hours is likely.
The City of Sparks expressed concerns related to the intensity of the use and how it will impact Washoe County’s sewer allocation; the request also includes the requirement of outlining the calculations of the treatment of sewage that will be required for this development. The City of Sparks has also requested that the applicant outline how policies 3.5.1 and 3.5.2 of the Truckee Meadows Regional Plan (TMRP) are being complied with.
The Spanish Springs Area Plan intends for this location to be commercial to provide services to the surrounding residents. If the proposed MPA and RZA are approved the loss of commercial is significant, in that it may be unlikely that the County will be able to increase commercial land uses in the future, as this may be in conflict with the Truckee Meadows Regional Plan. Future growth surrounding the area is residential. This could indicate additional required commercial in the future.
## Spanish Springs Area Plan

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**Added Unit Potential:** 355.19

**Policy Growth Level:** 1500

**Remaining Acres/Units Available for Intensification:** 1,144.81
The 2012 Truckee Meadows Regional Plan includes Policy 1.3.3 which reads, “To conform with the Regional Plan, in unincorporated areas within the TMSA, local master plans may allow commercial uses of appropriate scale to serve the local community and not the greater region. The appropriate scale of commercial development shall be based on a market analysis illustrating a local-serving trade area submitted with master plan amendments proposing commercial areas.” Thus, only local serving commercial development is appropriate; the subject site consists of appropriate commercial land use that would allow local-serving uses.
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 is neither supported by, nor prohibited by the policies and action programs of the Master Plan.
Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed amendment would result in a slight overall decrease in compatibility of existing and planned land uses. The overall decrease in compatibility of existing and planned land uses may adversely impact the public health, safety or welfare.
Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed amendment does not respond to further studies that have occurred since the plan was adopted by the Board of County Commissioners. The requested amendment does not necessarily represent a more desirable utilization of land. The change is more desirable to the applicant, who indicates that the market for commercial land in the area is less than the demand for residential land.
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: Roads, sewer and water systems are in place at this time and were designed with the intensity of Neighborhood Commercial uses on the subject site. The applicant has provided an analysis indicating an overall decrease in demand upon such services. As noted, there may be some disagreement as to the effect of the proposed changes, particularly upon the road system during peak hours of pick-up and drop-off at the two nearby schools.
MPA Findings

- 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 pattern of growth proposed is, overall, not desirable. The Spanish Springs Area Plan intends for this location to be commercial to provide services to the surrounding residents. If the proposed MPA and RZA are approved the loss of commercial is significant, in that it is unlikely that the County will be able to increase commercial land uses in the future, as this may be in conflict with the Truckee Meadows Regional Plan.
The amendment will further implement and preserve the Vision and Character Statement [of the Spanish Springs Area Plan].

*Future commercial land use designations will be aimed at providing services and employment opportunities to the local community and not the greater region.*

*The proposed reduction in Commercial land use does not implement and preserve the ability to, “provide a range of employment opportunities” nor does it help to provide, “services and employment opportunities to the local community.”*
Due to staff being unable to make the findings for the Master Plan Amendment and the Spanish Springs Area Plan, staff is unable to make the findings for the Regulatory Zone Amendment.

The related regulatory zone amendment, specific comments related to the findings can be found within the Staff Report.
Spanish Springs

— Presented at the November 7, 2018 meeting
— Recommended Approval, Concerns related to traffic, and residential density.
Notice

- 243 Parcels selected at 750 Feet
It is recommended that the Washoe County Planning Commission deny Master Plan Amendment Case Number WMPA18-0007 being unable to make the required findings in accordance with Washoe County Code Section 110.820.15(d) and the required findings of the Spanish Springs Area Plan, Policy ss.17.1 (a-c).
It is recommended that the Washoe County Planning Commission deny Regulatory Zone Amendment Case Number WRZA18-0007 being unable to make all of the required findings in accordance with Washoe County Code Section 110.821.15.
Questions?