• Single Parcel
• 4.2± acres
• Located in the heart of Woodland Village approx. 400 ft northeast of the intersection of Rockland Drive and Village Parkway
• Cold Springs Area Plan
Requesting:

1. Master Plan Amendment: from Suburban Residential (SR) to Commercial (C) on 71% of parcel

2. Regulatory Zoning Amendment: from Public/Semi-Public (PSP) to Neighborhood Commercial (NC) on 71% of parcel
- Partially vacant land
- Cold Springs Family Center will not be impacted
- Along an existing collector street that provides direct access to US 395
- Existing water and sewer services already within project boundaries
**Current Designations**

**Master Plan:**
- Suburban Residential (SR)

**Zoning:**
- Public/Semi-Public (PSP)
Proposed Master Plan

Suburban Residential (SR) & Commercial (C)

- 1.2 ± acres (29%) remain SR, Community Center will not be impacted
- 3.0 ± acres (71%) Commercial (C)
- Commercial is compatible with the land use to the south
- Commercial is ideal, centrally located within the towncenter
- Help to provide a mix of land use within the Cold Springs area
Public/Semi-Public (PSP) & Neighborhood Commercial (NC):

- 1.2 ± acres (29%) remain PQP, Community Center will not be impacted
- 3.0 ± acres (71%) NC
- NC is conforming designation with proposed the land use
- NC will provide the towncenter with a range of uses including ‘missing middle’ housing options and low impact commercial uses
• Consistent with the Washoe County Cold Spring Area Plan

• Continuation of the existing land use and zoning to the south

• An Infill development that will encourage development within the towncenter

• Supporting infrastructure make it an ideal location

Project Impacts
Project Summary

- Master Plan: SR to C (71%)
- Zoning: PSP to NC (71%)
- Allowed within the Cold Springs Area Plan
- Infill development, supporting infrastructure already available and can support the change
- Changing community needs support the change
- Meets all the required findings
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