• Woodland Village Town Center

• 9.8± 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
- Infill development
- Mostly vacant
- Village Grill and Cold Springs Family Center
- Surrounded by:
  - CS Middle School
  - Village Center Park
  - Single-Family Neighborhoods
  - Village Parkway and Village Center Drive
• MPA and RZA unanimously approved by the PC (4/20/2020) & BCC (5/26/2020)

• MPA and RZA were in anticipation of this request

• Master Plan = Commercial (C) & Suburban Residential (SR)

• Zoning = Neighborhood Commercial (NC) & Public-Semi Public (PSP)
Requesting:

i) A Special Use permit to allow up to a maximum of 14 dwelling units per acre (du/ac) within the Neighborhood Commercial (NC) regulatory zoning designation in accordance with the Cold Springs Area Plan (CS.2.2.2),

ii) A Special Use Permit to modify the minimum yard standards to allow for single-family attached units in accordance with Washoe County Municipal Code Section 110.406.23; and

iii) A Tentative Map for a 111-unit single-family attached development within the Neighborhood Commercial (NC) regulatory zoning designation.
• 111 townhomes mixed use development

• Cold Springs Family Center and the Village Grill will remain

• 12.9 du/ac (14 du/ac max.)

• Setbacks:
  - 0 ft side
  - 0 ft rear
  - 8 ft front

• Pedestrian trails will provide connectivity to park and surrounding neighborhoods
• Architecture will be designed to blend with the surrounding neighborhood

• Landscaped common area

Project Details

Village Center Drive
• Stepped Two and Three Story buildings to match the existing neighborhood

• Continued pedestrian connectivity throughout the project
• Parking will not be reduced

• Parking provided 410 spaces:
  - 294 residential
  - 45 Village Grill
  - 70 Family Center

• Traffic generated will be 851 average daily trips and 71 PM peak hour trips

• Traffic improvements along Village Parkway

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Project Details
The project meets Policies within the WC Master Plan and Cold Springs Area Plan

- Land Use & Transportation Element
- Housing Element
- CS.2.2.2 Allows this type of development

WC Planning Staff determined it meets ALL of the legal findings

- Consistency
- Site Suitability
- Availability of services

Unanimous approval at CAB

**Project Compatibility**

“Multi-family and single-family attached residential development at up to 14 dwelling units per acre shall be allowed with the approval of a special use permit in all Neighborhood Commercial regulatory zones provided there is a commercial use included in the development proposal.”

Cold Springs Area Plan
Policy 2.2.2
✓ Requesting an SUP for:
  i. Single-Family attached in the NC zoning
  ii. Modification to setback standards

✓ And requesting a TM for:
  iii. An 111 unit attached single-family development

✓ It meets ALL of the legal findings

✓ The applicant has reviewed and agrees with the proposed conditions

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Project Review
Thank you!