



WMMPA21-0001 & WRZA21-0001 (Woodland Village)

Board of County Commissioners
April 13, 2021



Master Plan Amendment Request

- **The request is for a master plan and regulatory zoning amendment for four parcels**
- **The request concerns the location of 30 housing units**
- **The request will allow 27 housing units to be re-located in another area within the development**



556-290-24

556-290-35

087-520-02

087-520-01



MPA & RZA Changes

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	R	SR	R	MDS
556-290-24	±171 acres	±3 acres	SR	No change	MDS	Re-establish density



27 units

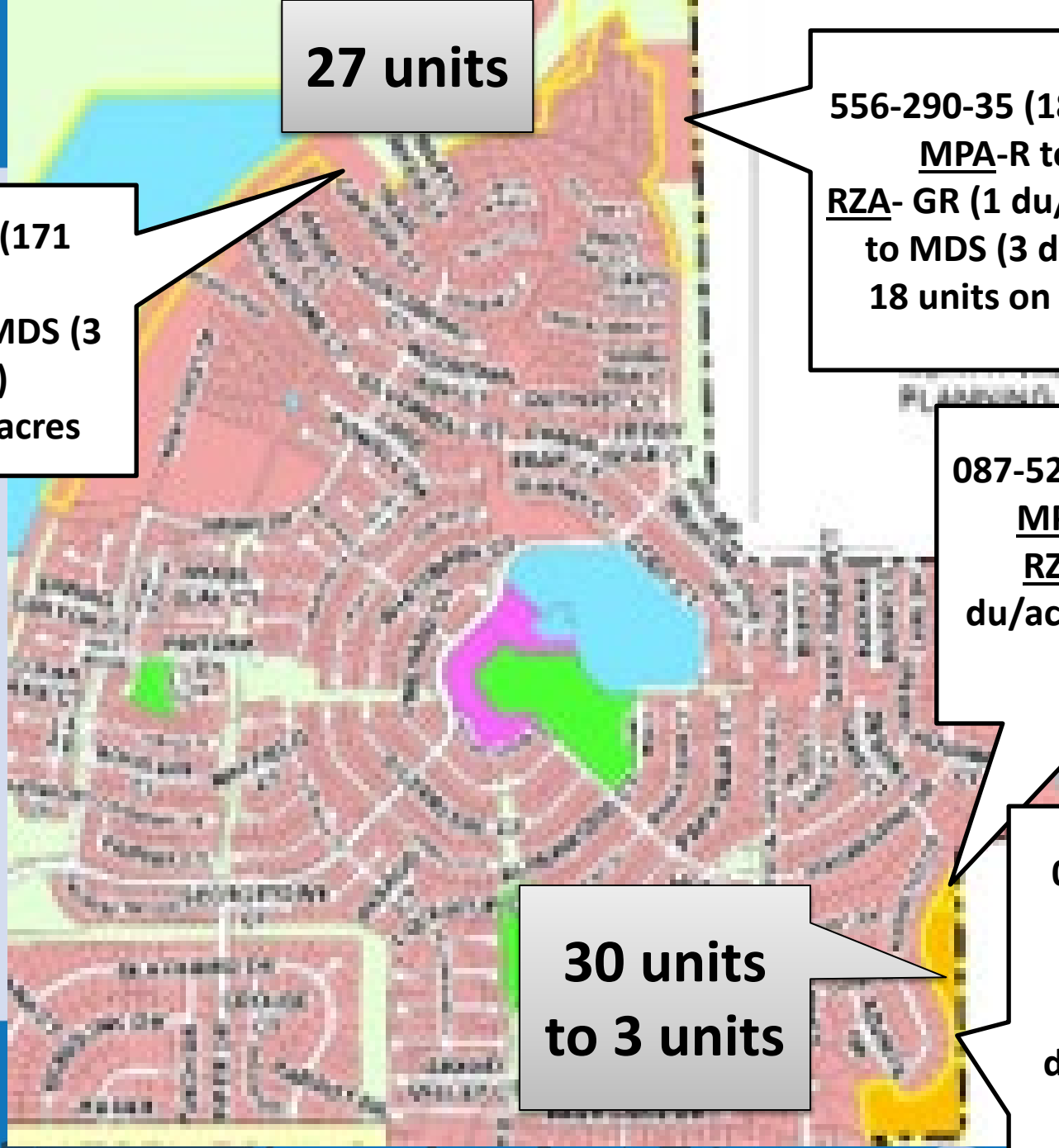
556-290-35 (18.5 acres)
MPA-R to SR
RZA- GR (1 du/40 acres)
to MDS (3 du/acre)
18 units on 6 acres

556-290-24 (171 acres)
Re-establish MDS (3 du/acre)
9 units on 3 acres

087-520-02 (0.6 acres)
MPA- SR to RR
RZA – MDS (3 du/acre) to HDR (2.5 du/acre)

30 units to 3 units

087-520-01 (9.5 acres)
MPA- SR to RR
RZA – MDS(3 du/acre) to HDR (2.5 du/acre)





Azurite Drive Parcels

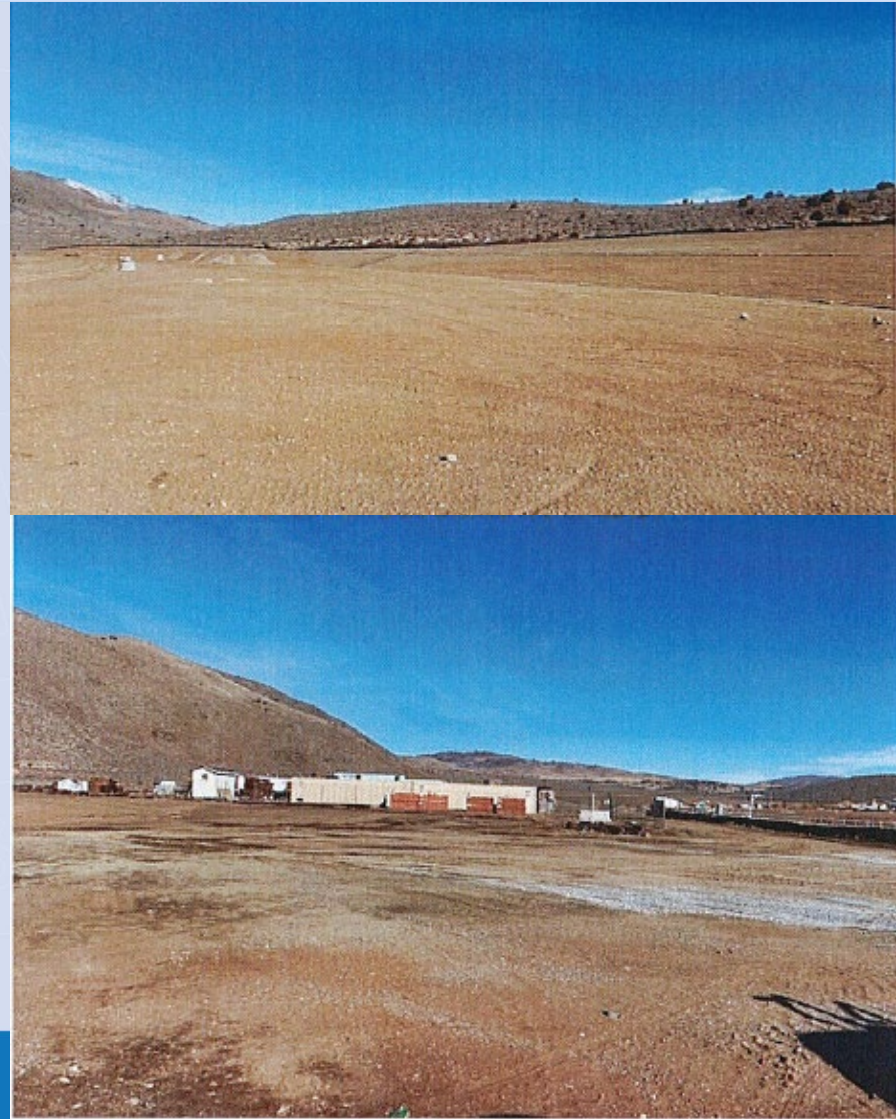
- The parcels off Azurite have a rolling terrain and are better suited for a lower density
- SR to RR master plan designation & MDS to HDR regulatory Zoning
- 30 units to 3 units





Parcels off Alpine Walk & Briar

- The parcels off Alpine & Briar, have been graded
- APN: 556-290-24- will re-establish MDS
- APN: 556-290-35 –R to SR master plan & MDS
- 27 new units





Analysis

- The applicant indicates that the request is essentially a “clean-up” within Woodland Village
- The applicant is requesting to move permitted housing units from one location to another and MPA & RZA is required to accomplish the change
- The density associated with Medium Density Suburban (MDS) has been accounted for within Woodland Village development and no more density is available



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 and relocating 27 units from one location to another and is not anticipated to impact the infrastructure**

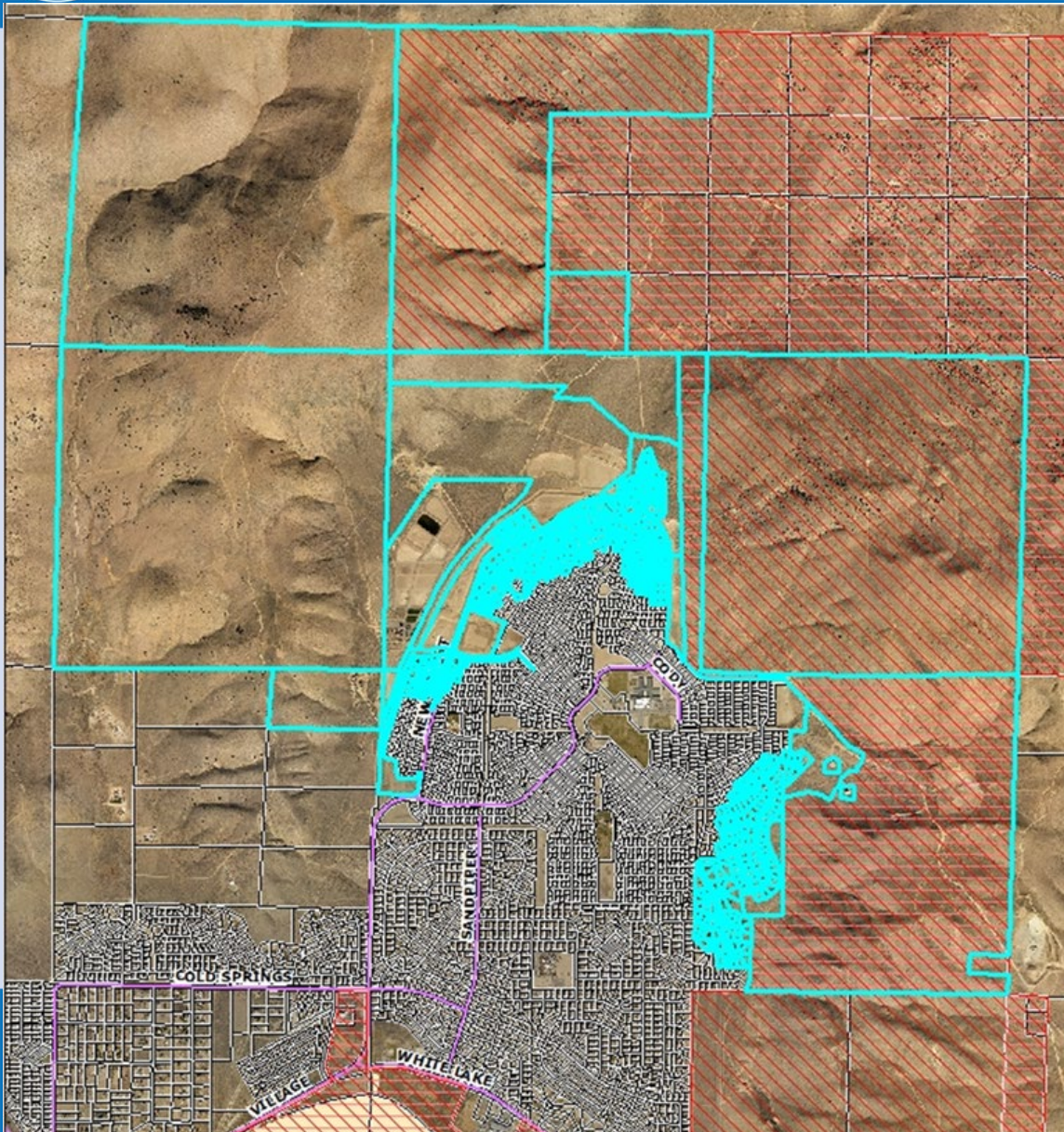


Public Comment & CAB

- **The amendments were presented to the North Valleys CAB on February 8, 2021 , which also served as the required neighborhood meeting.**
- **The CAB members voted unanimously in favor of the request.**
- **Comments included:**
 - Asked for clarification concerning the density
 - Overall thought it sounded good



Public Notice



- Notices 750 feet from parcels
- 361 parcels noticed



Reviewing Agencies

- **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**
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**

No recommendations for denial were received



MPA Findings

- 1. Consistency with the Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions**
- 4. Availability of Facilities**
- 5. Desired Pattern of Growth**

And

**Cold Springs Area Plan Required Finding, Goal
Fourteen**



RZA Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions; more desirable use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**
- 7. Effect on a Military Installation When a Military Installation is Required to be Noticed**



Possible Motions

Possible motions are provided in the staff report

