

BROKEN HILLS SPECIAL USE PERMIT (WSUP20-0024)

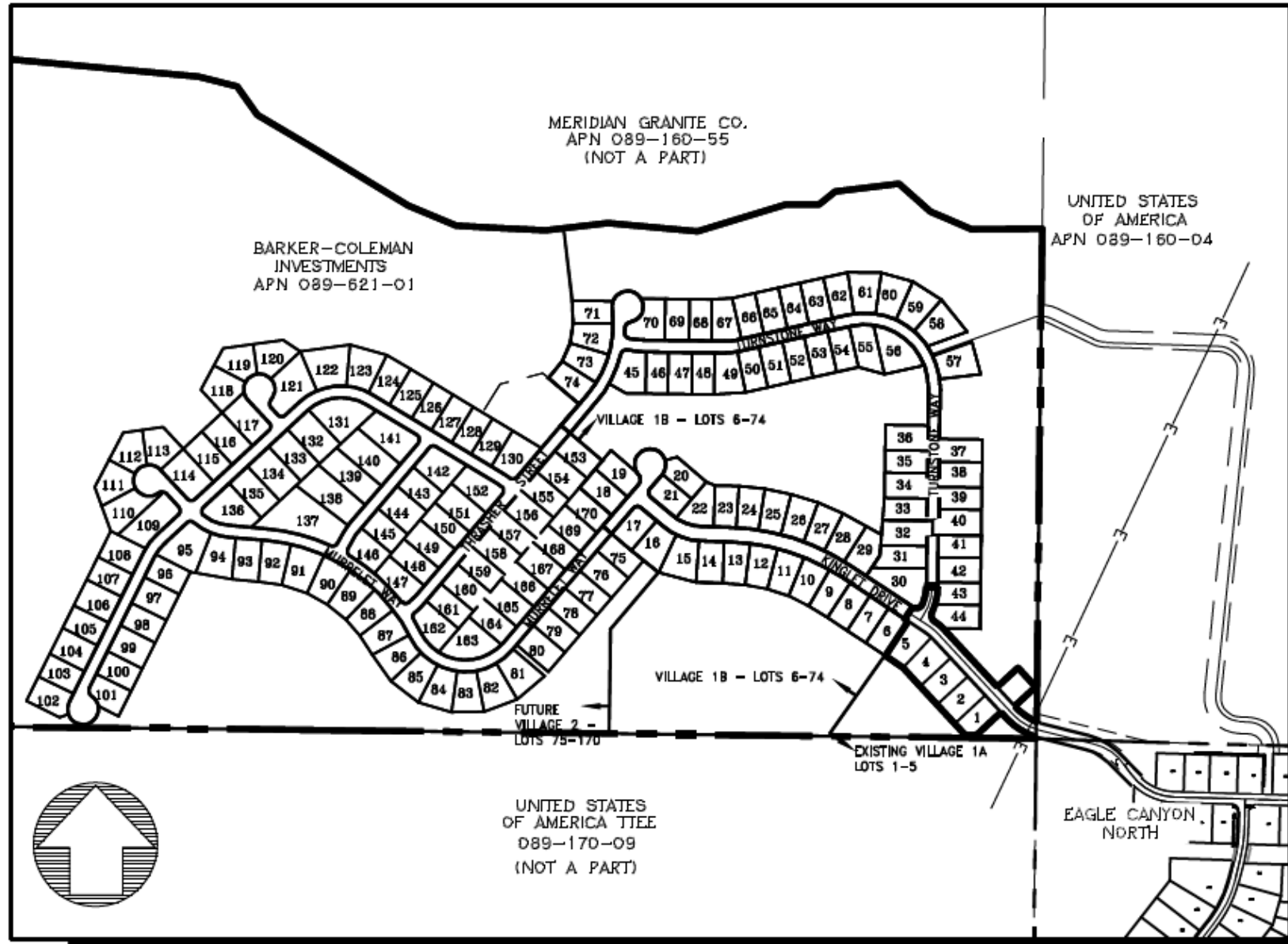
WASHOE COUNTY PLANNING COMMISSION | FEBRUARY 2, 2021

- Located ½-mile west of the W Calle De La Plata and Kinglet Drive intersection, at the current terminus of Kinglet Drive
- West of the Spanish Springs Airport property
- Zoning = Low Density Suburban (LDS); allows 1 du/ac



Project Location

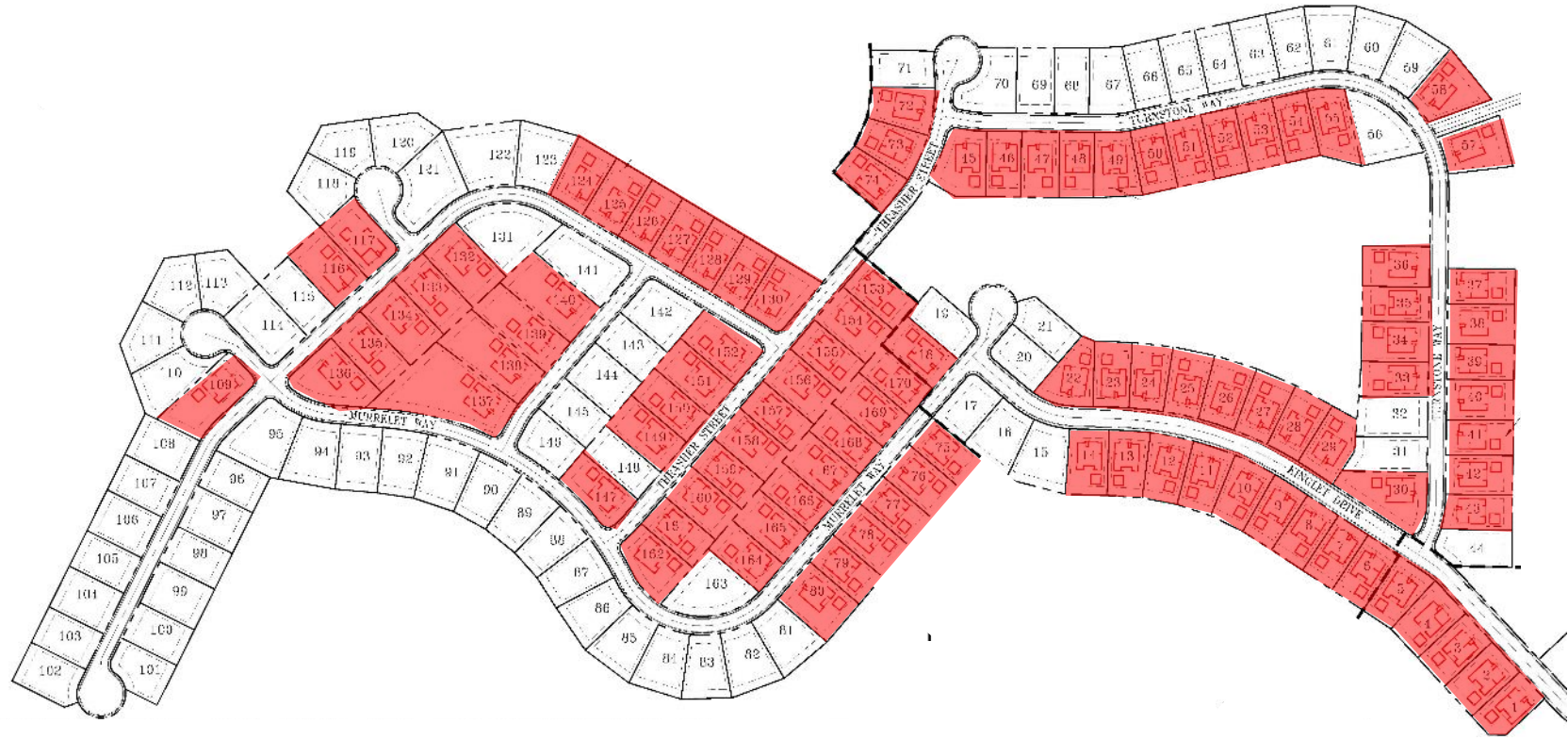
- The Broken Hills development (TM05-12) was originally approved by Washoe County in September 2005.
 - 170-lot common open space development with modified setback standards
 - Lots range from 12,115 – 37,588 sqft; average lot size of 15, 144
 - As designed, 0.67 du/ac (below allowed density in LDS)



Background

A Special Use Permit to allow Detached Accessory Dwelling Units (DADUs) on up to 79 lots within the approved Broken Hills development.

By limiting the number of DADU's, the subdivision will conform with the allowable density of 1 du/ac per the LDS zoning.



Approved Tentative Map Site Plan
With Proposed DADUs on 79 lots (red)

Project Request

Per Washoe County Development Code, a detached accessory dwelling unit (DADU) refers to livable space that includes a permanent kitchen and bathroom facilities, on the same lot as the main dwelling unit, but which is physically separated from the main dwelling unit.

DADUs are allowed with SUP per Spanish Springs Area Plan (SSAP).

DADUs

Allowable Land Uses in the Spanish Springs Area Plan

Residential Use Types (Section 110.304.15)	Residential		
	MDS	LDS	LDR
Residential			
Single Family, Detached	A	A	A
Single Family, Attached	A	A	--
Duplex	--	--	--
Multi-Family	--	--	--
Attached Accessory Dwelling	A	A	A
Detached Accessory Dwelling	S ₁	S ₁	S ₁
Detached Accessory Structure	A	A	A
Residential Group Home	A	A	A
Manufactured Home Parks	--	--	--

S₁ = Planning Commission Special Use Permit required.

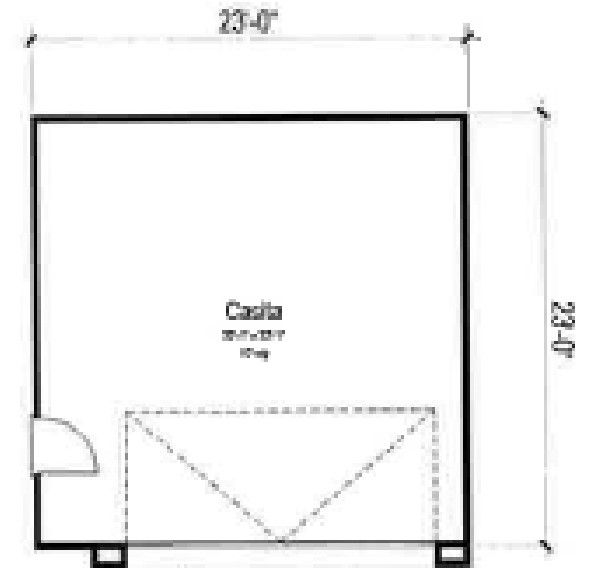
- SUP approval will allow the developer to provide DADUs to homebuyers as additional housing options **without increasing the overall development area.**
- DADUs will be located behind main dwelling units and have been designed to blend with the overall environment.
- SUP approval will not change the overall layout of the project, alter the site plan as approved, or measurably increase water, sewer or traffic demands.



DADU



Garage



Impacts



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