

WOODLAND VILLAGE LAND USE AMENDMENTS

MASTER PLAN AMENDMENT

REGULATORY ZONE AMENDMENT



WASHOE COUNTY BOARD OF COMMISSIONERS

APRIL 13, 2021



PROJECT LOCATION

THREE INDIVIDUAL SITES WITHIN WOODLAND VILLAGE



PROJECT AREAS ARE HIGHLIGHTED IN RED.

The following request has been made to Washoe County:

- A **Master Plan Amendment** to redesignate 6± acres within the Cold Springs Area Plan from Rural to Suburban Residential.
- A **Regulatory Zone Amendment** to rezone 10.13± acres within the Cold Springs Area Plan from Medium Density Suburban (MDS) to High Density Rural (HDR), rezone 6± acres from General Rural (GR) to MDS, and reestablish MDS density on 3± acres located within the boundaries of Woodland Village.



PROJECT REQUEST

EXISTING CONDITIONS

AZURITE PARCELS

VIEW OF SITE LOOKING NORTH FROM AZURITE DRIVE



VIEW OF SITE LOOKING EAST FROM AZURITE DRIVE



VIEW OF SITE LOOKING SOUTH



EXISTING CONDITIONS

ALPINE WALK COURT

VIEW OF PROPERTY LOOKING SOUTH ACROSS SITE



VIEW OF PROPERTY LOOKING SOUTHEAST ACROSS SITE



VIEW OF PROPERTY LOOKING NORTH ACROSS SITE



EXISTING CONDITIONS

VILLAGE PARKWAY @ BRIAR DRIVE

VIEW ACROSS SITE LOOKING NORTHEAST

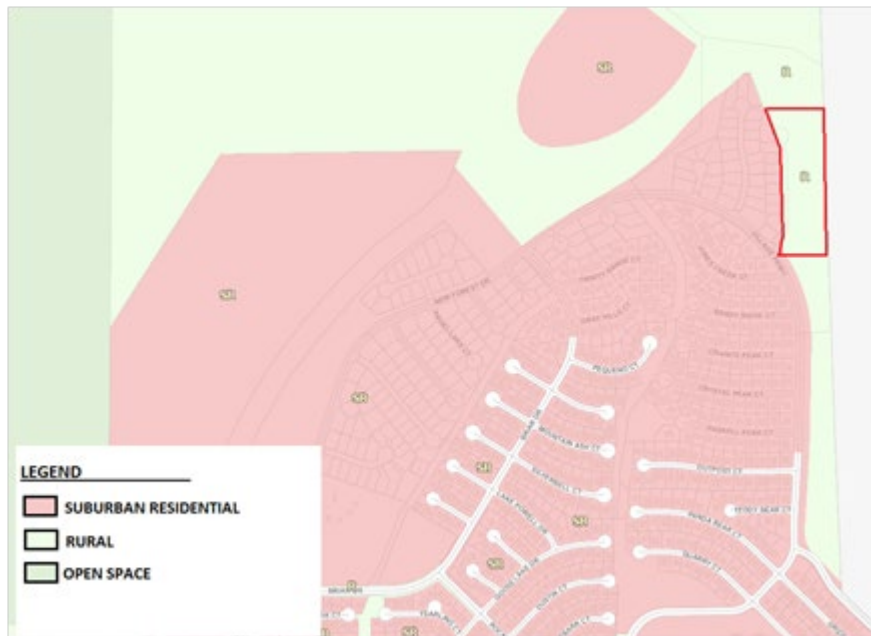


VIEW ACROSS SITE LOOKING SOUTH



MASTER PLAN AMENDMENT

EAST SIDE OF ALPINE WALK COURT (6 ACRES)



EXISTING



PROPOSED

ZONE CHANGE

REZONE 6 "NEW ACRES" AND REESTABLISH 3 ADDITIONAL ACRES OF MDS. DOWN ZONE AZURITE TO HDR



EXISTING



PROPOSED

PROJECT SUMMARY

- Provides a “clean up” of existing remnant zoning.
- No net gain in density or allowed units.
- Existing neighborhood around Azurite Drive won't be impacted.
- Maintains character of existing neighborhood.
- Zoning proposed within Woodland Village are areas under construction – no impact to existing residents.
- No additional traffic, school, or facility impacts.
- Consistent with the Area Plan and Policies.
- Received unanimous support from NVCAB and Planning Commission.

FUTURE PROJECT(S)

- Allows for reallocation of 27 units within final phases of Woodland Village.
- Reduces density at Azurite site by 27 units to a total of 3 large lots.
- Relocated units will be added along east side of Alpine Walk Court and other areas that retain MDS zoning, north of Village Parkway.
- Relocated units will be created through a tentative map and/or parcel map process.



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