



WMPA18-0007, WRZA18-0007 – Upland Estates





WMPA18-0007, WRZA18-0007 – Upland Estates

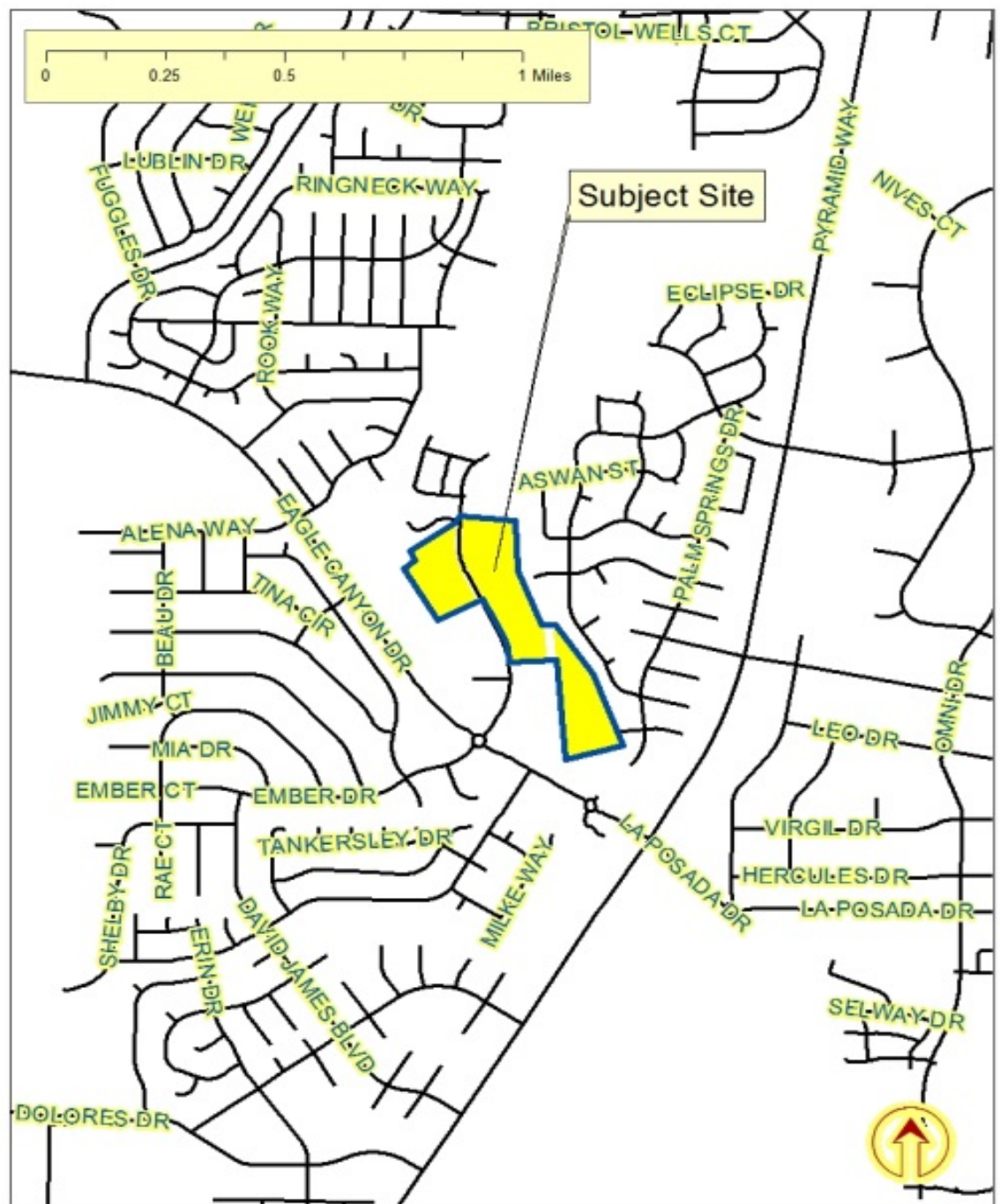
Master Plan Amendment and Regulatory Zone Amendment:

- To change the Master Plan Category from the “Commercial” to “Suburban Residential” Master Plan designations on three parcels of land, totaling 46.3 acres
- To change the Regulatory Zone from “Neighborhood Commercial” and “Open Space” to the “Medium Density Suburban” regulatory zone on three parcels of land, totaling 46.3 acres



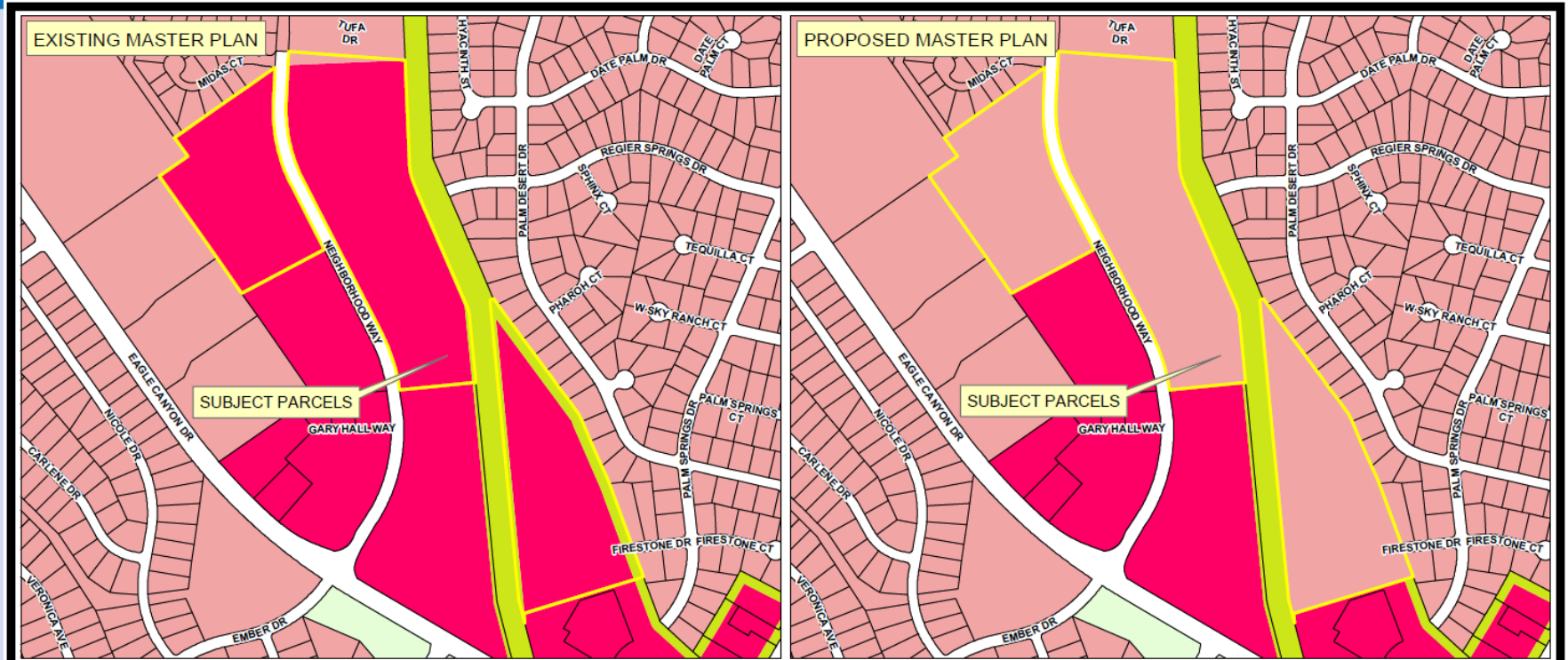
Vicinity Map

- East and West sides of Neighborhood Way
- North of the Eagle Canyon Drive roundabout












Master Plan Category Map



Spanish Springs Planning Area WMPA18-0007

- | | |
|--|--|
|  RURAL |  COMMERCIAL |
|  RURAL RESIDENTIAL |  INDUSTRIAL |
|  SUBURBAN RESIDENTIAL |  OPEN SPACE |
|  URBAN RESIDENTIAL | |

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**Community Services
Department**



SOURCE: Planning and Building Division

Path: G:\arodata\planareals\issmapworking\WMPA18-0007\WMPA18-0007_side_by_side.mxd

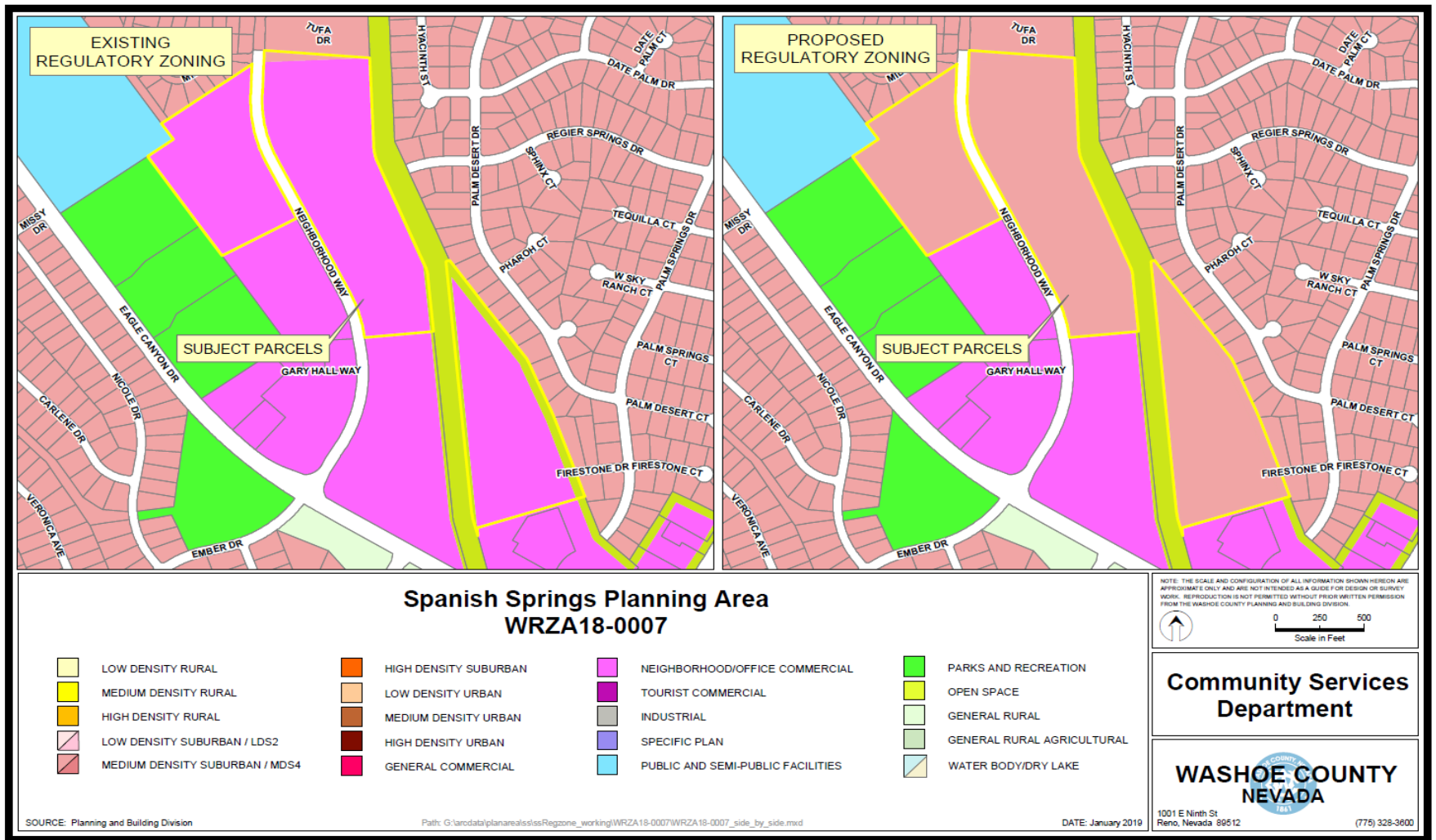
DATE: January 2019

1001 E Ninth St
Reno, Nevada 89512

(775) 328-3800



Regulatory Zone Amendment Map





Compatibility

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating Existing (NC)	Compatibility Rating Proposed (MDS)
Medium Density Suburban (MDS)	Neighborhood Commercial (NC)	High	Low
	Medium Density Suburban	Low	High
	Open Space (OS)	High	High
	Parks and Recreation (PR)	High	High
	Public and Semi-Public Facilities (PSP)	High	Medium

The table above demonstrates that the changes proposed by the applicant will result in greater compatibility in some cases and lesser in others, overall the result is similar to the existing condition, with perhaps a slight decrease overall.



Reviewing Agency Concerns

- **EMS Impacts:** Washoe County Health District, Emergency Medical Services (EMS) Oversight Program believes the proposed project will impact EMS responses to the area, particularly during peak hours. EMS stated that the addition of 129 dwellings may increase the use of the healthcare system in the region. REMSA is the primary ambulance service in the area and have a Franchise response requirement for life-threatening calls at 8 minutes, 59 seconds for 90 percent of calls. The closest hospital is Renown Regional Medical Center which is approximately 12 miles away from the parcel should individuals require service.



Reviewing Agency Concerns

- Washoe County Parks noted an existing trail easement in the northwest corner of APN 532-031-16 which provides access from Neighborhood Way to the regional trail system, Eagle Canyon Park and Shaw Middle School. Pedestrian access should be provided at time of development. Parks also noted well-defined social trails crossing APN 532-032-05.



Reviewing Agency Concerns

- **Traffic**: There were concerns raised at the Citizen Advisory Board meeting on this item including that the addition of residential land use in this location would increase traffic at peak times due to the two nearby schools, in comparison to commercial which spreads traffic out throughout the day. While it is unclear whether the proposed changes will provide a net gain or net decrease in overall traffic counts, additional impact during peak hours is likely.



Reviewing Agency Concerns

- **The City of Sparks expressed concerns related to the intensity of the use and how it will impact Washoe County's sewer allocation; the request also includes the requirement of outlining the calculations of the treatment of sewage that will be required for this development. The City of Sparks has also requested that the applicant outline how policies 3.5.1 and 3.5.2 of the Truckee Meadows Regional Plan (TMRP) are being complied with.**



Spanish Springs Area Plan

- **The Spanish Springs Area Plan intends for this location to be commercial to provide services to the surrounding residents. If the proposed MPA and RZA are approved the loss of commercial is significant, in that it may be unlikely that the County will be able to increase commercial land uses in the future, as this may be in conflict with the Truckee Meadows Regional Plan. Future growth surrounding the area is residential. This could indicate additional required commercial in the future.**



Spanish Springs Area Plan

	2005 PLU	2018 Regzone							
RZ_Cod	AcreGIS	Acre_GIS	Acre_DIFF	Unit_Pot					
10	188.42	30.01	(158.41)	(15.84)					
11	33.34	28.28	(5.05)	(1.01)					
12	28.01	14.05	(13.96)	(5.59)					
13	3,253.45	3,314.75	61.30	61.30					
14	1,801.30	1,906.74	105.44	316.32					
15	131.75	131.81	0.06	0					
16	40.61	40.62	0.02	0					
20	37.16	37.09	(0.07)	0					
21	105.00	143.86	38.86	0					
30	428.68	630.56	201.89	0					
50	121.33	111.09	(10.25)	0					
60	407.95	383.52	(24.43)	0					
65	13,122.89	13,026.30	(96.59)	0					
90	20,452.82	18,851.87	(1,600.95)	(40.02)					
91	85.73	85.77	0.03	0					
Total	40,238.45	38,736.34		355.19	Added Unit Potential				
				1500	Policy Growth Level				
				1,144.81	Remaining Acres/Units Available for Intensification				



2012 Truckee Meadows Regional Plan

- **The 2012 Truckee Meadows Regional Plan includes Policy 1.3.3 which reads, “To conform with the Regional Plan, in unincorporated areas within the TMSA, local master plans may allow commercial uses of appropriate scale to serve the local community and not the greater region. The appropriate scale of commercial development shall be based on a market analysis illustrating a local-serving trade area submitted with master plan amendments proposing commercial areas.” Thus, only local serving commercial development is appropriate; the subject site consists of appropriate commercial land use that would allow local-serving uses.**



MPA Findings

- **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- **Staff Comment:** *The proposed amendment is neither supported by, nor prohibited by the policies and action programs of the Master Plan.*



MPA Findings

- **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
- **Staff Comment:** *The proposed amendment would result in a slight overall decrease in compatibility of existing and planned land uses. The overall decrease in compatibility of existing and planned land uses may adversely impact the public health, safety or welfare.*



MPA Findings

- **Response to Change Conditions.** The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
- **Staff Comment:** *The proposed amendment does not respond to further studies that have occurred since the plan was adopted by the Board of County Commissioners. The requested amendment does not necessarily represent a more desirable utilization of land. The change is more desirable to the applicant, who indicates that the market for commercial land in the area is less than the demand for residential land.*



MPA Findings

- **Availability of Facilities.** There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
- **Staff Comment:** *Roads, sewer and water systems are in place at this time and were designed with the intensity of Neighborhood Commercial uses on the subject site. The applicant has provided an analysis indicating an overall decrease in demand upon such services. As noted, there may be some disagreement as to the effect of the proposed changes, particularly upon the road system during peak hours of pick-up and drop-off at the two nearby schools.*



MPA Findings

- **Desired Pattern of Growth.** The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- **Staff Comment:** *The pattern of growth proposed is, overall, not desirable. The Spanish Springs Area Plan intends for this location to be commercial to provide services to the surrounding residents. If the proposed MPA and RZA are approved the loss of commercial is significant, in that it is unlikely that the County will be able to increase commercial land uses in the future, as this may be in conflict with the Truckee Meadows Regional Plan.*



Spanish Springs Area Plan

- **The amendment will further implement and preserve the Vision and Character Statement [of the Spanish Springs Area Plan].**
- ***Future commercial land use designations will be aimed at providing services and employment opportunities to the local community and not the greater region.”***
- ***The proposed reduction in Commercial land use does not implement and preserve the ability to, “provide a range of employment opportunities” nor does it help to provide, “services and employment opportunities to the local community.”***



RZA Findings

- **Due to staff being unable to make the findings for the Master Plan Amendment and the Spanish Springs Area Plan, staff is unable to make the findings for the Regulatory Zone Amendment.**
- **The related regulatory zone amendment, specific comments related to the findings can be found within the Staff Report.**



Citizen Advisory Board

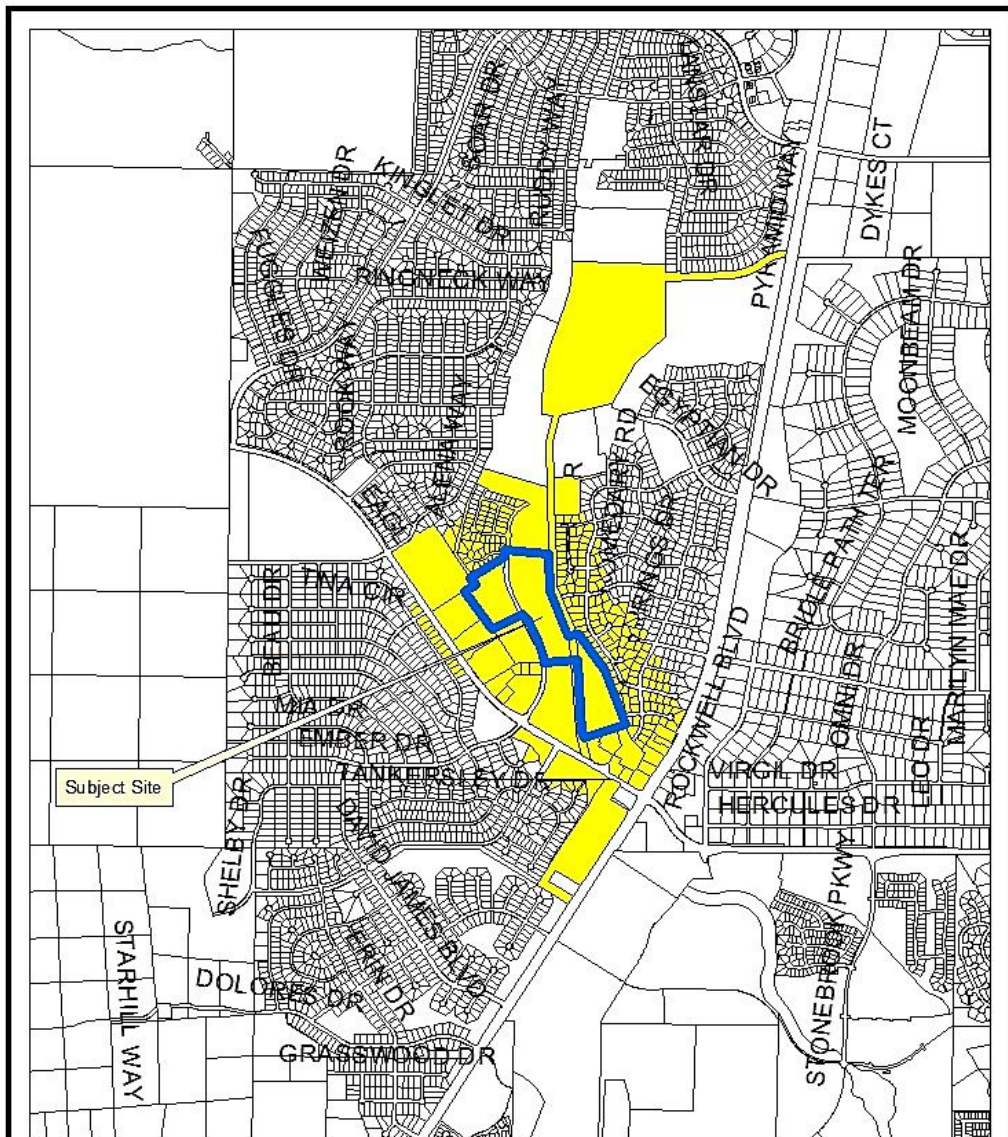
■ Spanish Springs

- Presented at the November 7, 2018 meeting
- Recommended Approval, Concerns related to traffic, and residential density.



Notice

- 243 Parcels selected at 750 Feet



Mailing Label Map

Master Plan Amendment Case Number WMPA18-007 &
Regulatory Zone Amendment Case Number WRZA18-007
(Upland Estates)

243 Parcels selected at 750 feet.

Source: Planning and Development Division

Date: September 2017



Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520
775.235.3655



WMPA18-0007 Motion

It is recommended that the Washoe County Planning Commission deny Master Plan Amendment Case Number WMPA18-0007 being unable to make the required findings in accordance with Washoe County Code Section 110.820.15(d) and the required findings of the Spanish Springs Area Plan, Policy ss.17.1 (a-c).



WRZA18-0007 Motion

It is recommended that the Washoe County Planning Commission deny Regulatory Zone Amendment Case Number WRZA18-0007 being unable to make all of the required findings in accordance with Washoe County Code Section 110.821.15.



Questions?