



WRZA18-0009 The Club at ArrowCreek



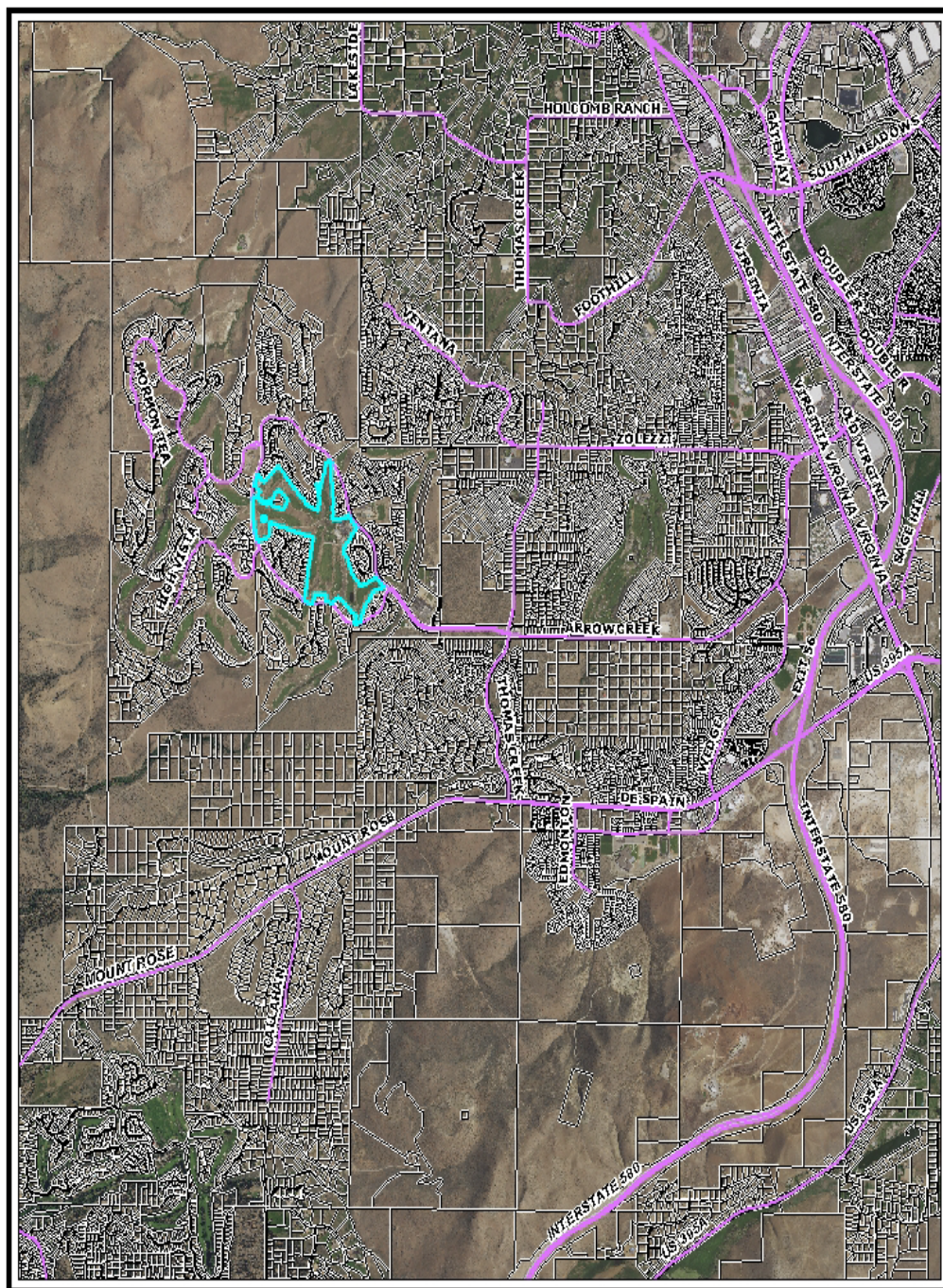
Washoe County Planning Commission
February 5, 2019





Request

The application is requesting to change the zoning from High Density Rural (HDR) on ± 140.12 acres and Low Density Suburban (LDS) on ± 8.94 acres to Park and Recreation (PR) on ± 149.06 acres.





Site Location





Background

- **The 149 acre parcel is part of the Club at ArrowCreek that is located in the ArrowCreek Master Planned Community, which was originally approved in 1999.**
- **The Club at ArrowCreek was formed in 2000 when the two 18-hole golf courses were separated from the existing Arrowcreek Resident Club.**



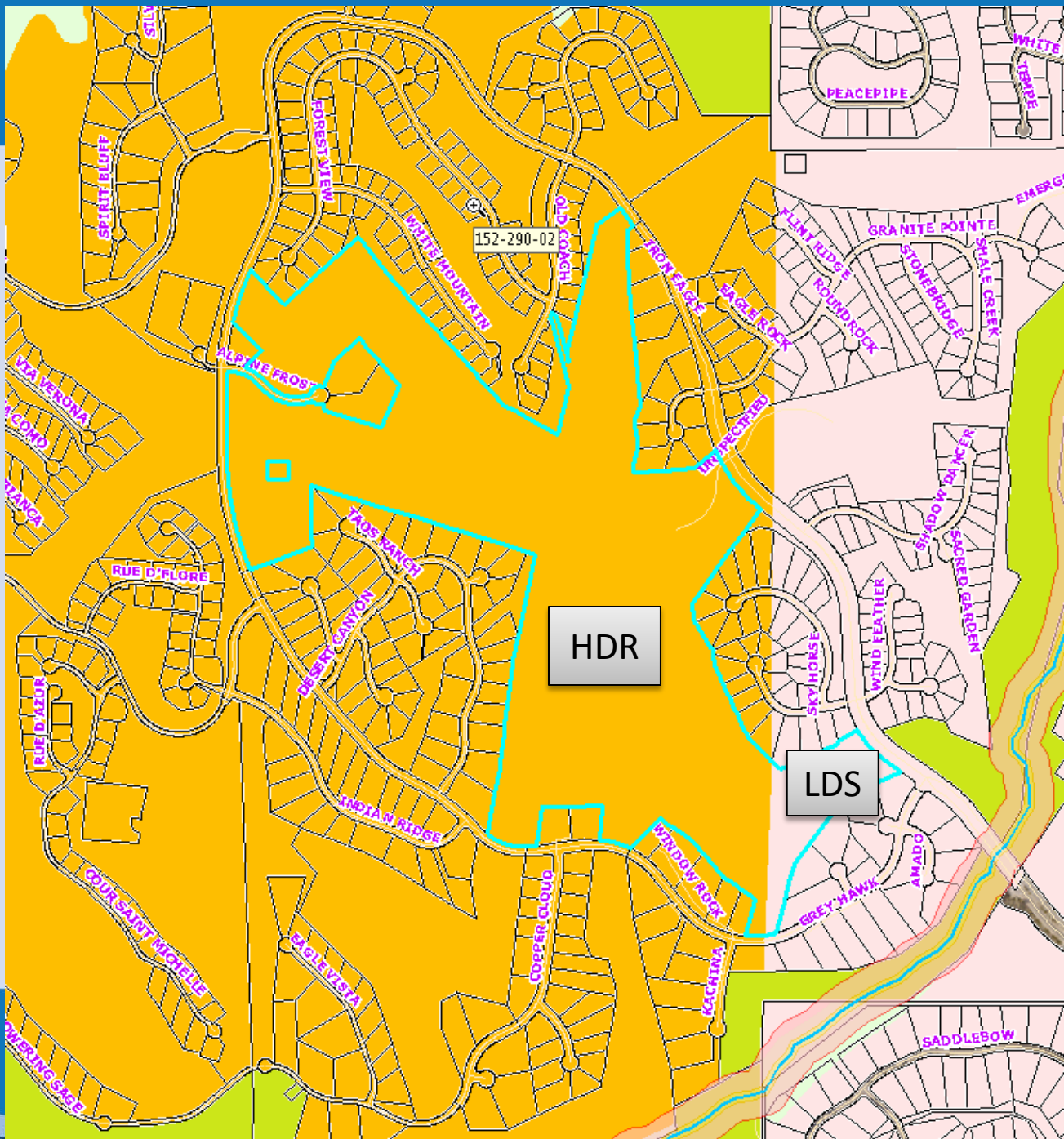
Background

- **The Club at ArrowCreek is a member only facility with two 18-hole golf courses and associated facilities, including a driving range, putting green and clubhouse.**
- **A Special Use Permit (SUP) was approved on September 6, 2018 by the Board of Adjustment for the expansion of outdoor sports and recreation uses, including a pool and pool house and grading on the property.**



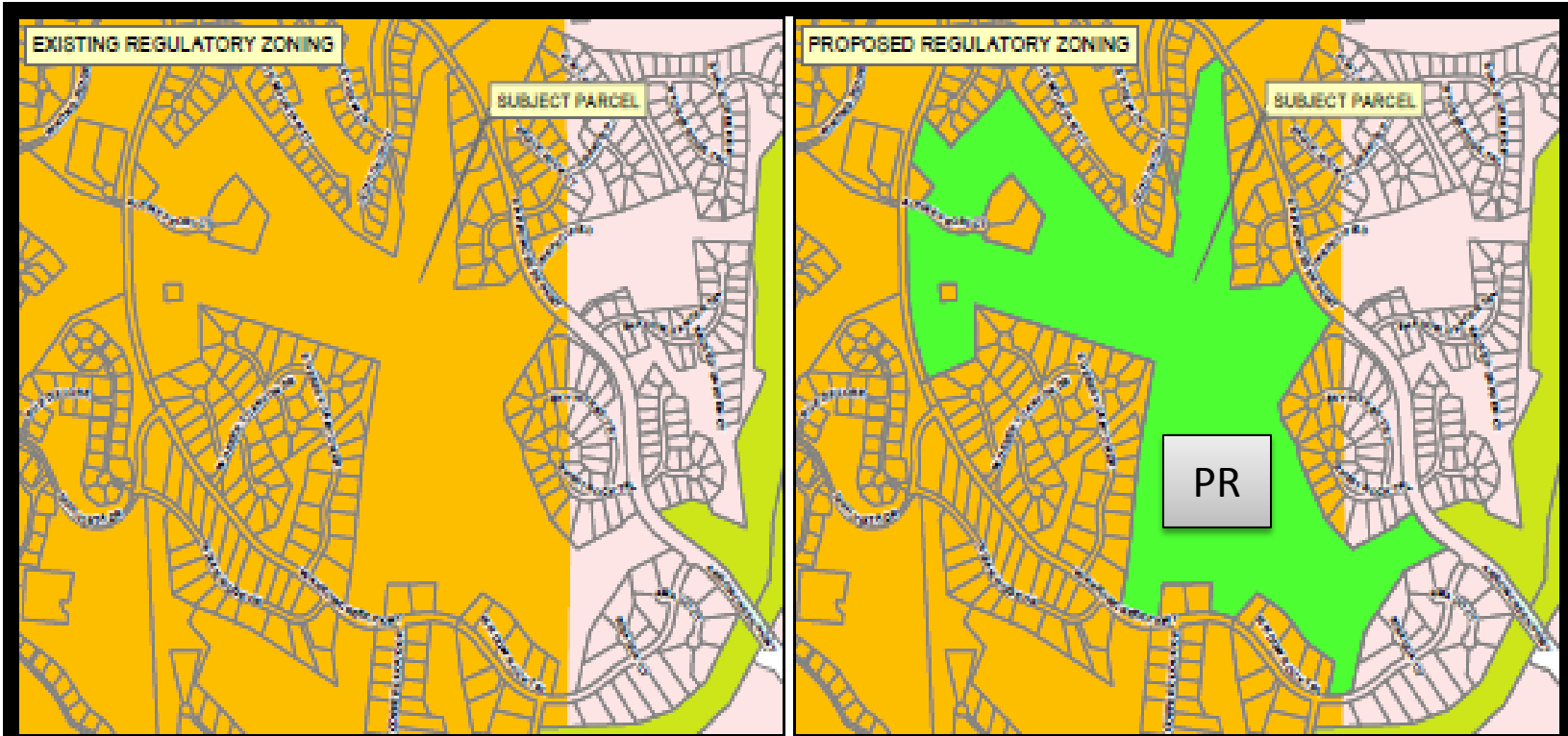
Background

- **The applicant is planning further expansion on the site including expanding the clubhouse to accommodate weddings and meeting areas and indoor sports facilities, including a pickleball court; these uses are not allowed with the current zoning.**
- **The HDR and LDS is primarily for residential uses.**
- **The regulatory zoning for the area was done before many of the uses or parcels had been considered.**





Current & Proposed Zoning



SOUTHWEST WRZA18-0009; APN 152-021-03

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN (LDSB) | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN (MDSB) | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/RY LAKE |

NOTE: THE ABOVE ARE PROPOSED REGULATORY ZONING CHANGES AND ARE SUBJECT TO THE LOCAL GOVERNMENT'S REVIEW AND APPROVAL. THE LOCAL GOVERNMENT SHALL HAVE THE FINAL AUTHORITY TO APPROVE OR DENY ANY PROPOSED REGULATORY ZONING CHANGES. THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.

Community Services
Department

WASHOE COUNTY
NEVADA

SOURCE: Planning and Building Division

File: C:\work\GIS\workspace\workspace\zoning\zoning\2018\2018\WRZA18-0009\zoning_03_000.aprx

DATE: January 2018

GIS: F. K. Smith, Jr.
Data: K. Smith, Jr. (775) 326-3888



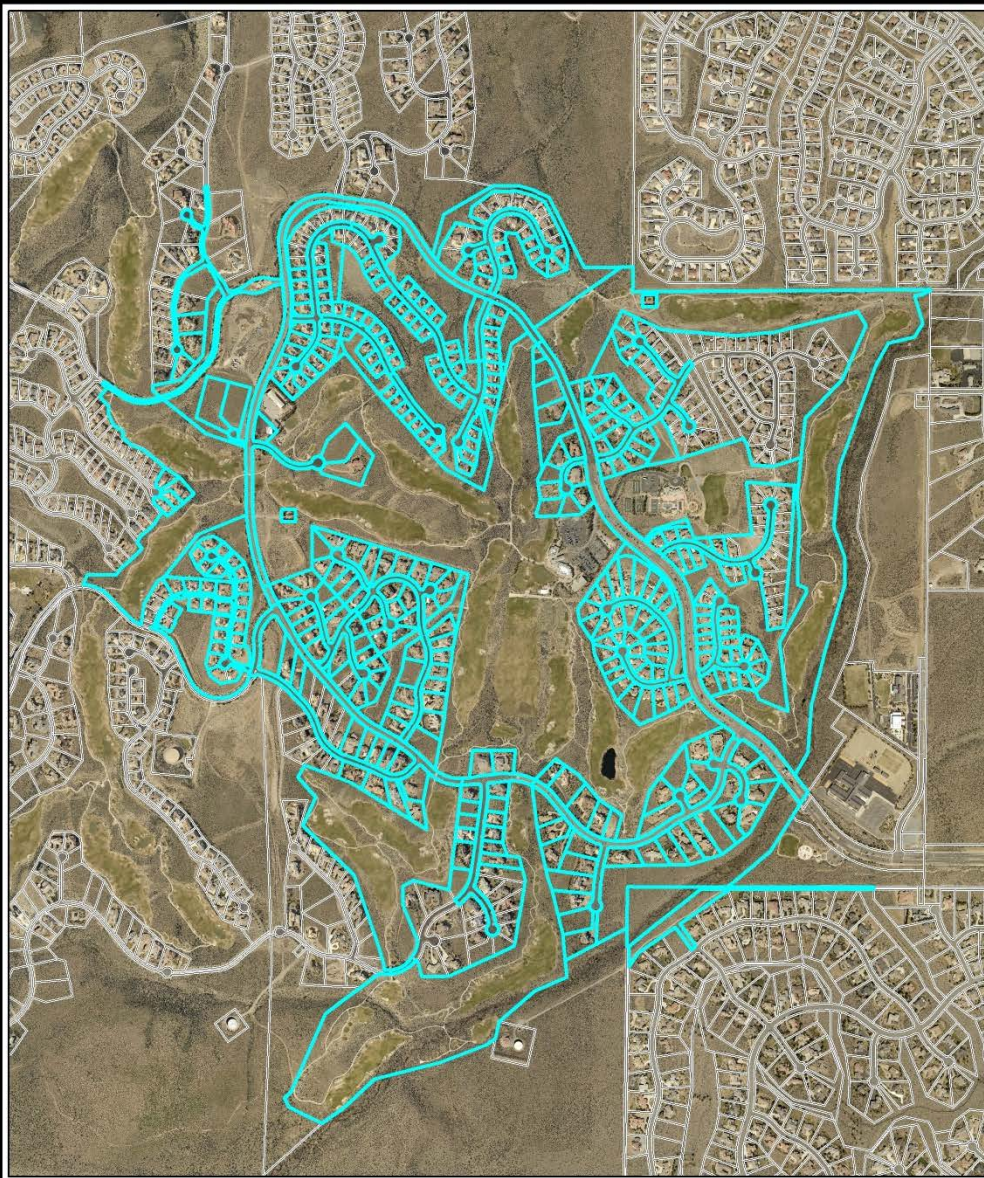
Analysis

- **The request is to change the regulatory zone to Parks and Recreation (PR) on the whole 149.06 acre site.**
- **PR regulatory zoning is intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities.**
- **The change to the PR regulatory zone would reflect the current uses and will enable future expansion to be oriented to the current activities that are on site.**

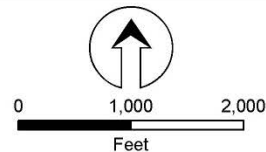


Public Notice & CAB

- **Notices were sent to 389 affected property owners within 750 feet of the site.**
- **The South Truckee Meadows/Washoe Valley CAB reviewed the application on January 3, 2019 and was in support of the request and commented on the benefits of the request for the community and the area.**
- **The CAB voted unanimously in favor of the request.**



WRZA18-0009 (Club at Arrowcreek)
Noticing Map
750 feet from site and 389 parcels noticed



Community Services
Department
WASHOE COUNTY
NEVADA
Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division

Date: January 2018



Reviewing Agencies

- **State of Nevada**
 - Environmental Protection
 - Division of Forestry, Endangered Species
 - Division of Parks
 - Division of Water Resources
 - Department of Wildlife
- **Washoe County Community Services Department**
- **Engineering and Capital Projects**
- **Traffic**
- **Parks and Open Space**
- **Planning and Building**
- **Water Rights**
- **Washoe County Health District**
 - Environmental Health Services
 - Air Quality
- **Truckee Meadows Fire Protection District**
- **Regional Transportation Commission**
- **Washoe-Storey Conservation District**



Regulatory Zone Amendment Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Changed Conditions; More Desirable Use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**

Staff was able to make the findings as detailed in the staff report.



Possible Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0009 to the Washoe County Board of Commissioners, having made all of the appropriate findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA18-0009 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution included as Exhibit B for this matter on behalf of the Planning Commission.