



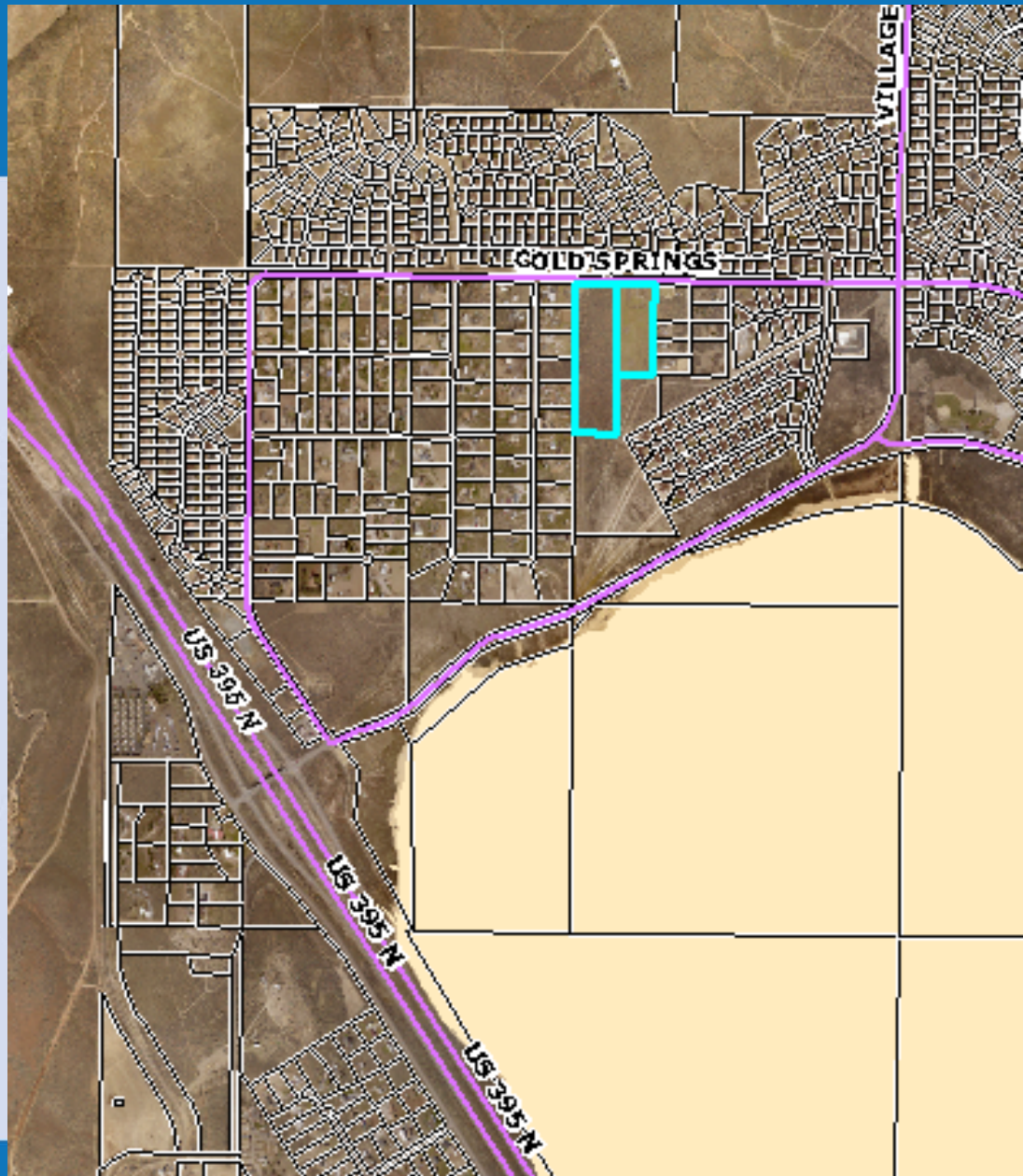
WRZA19-0006 (Lifestyle)



Washoe County Planning Commission
December 3, 2019



Vicinity Map





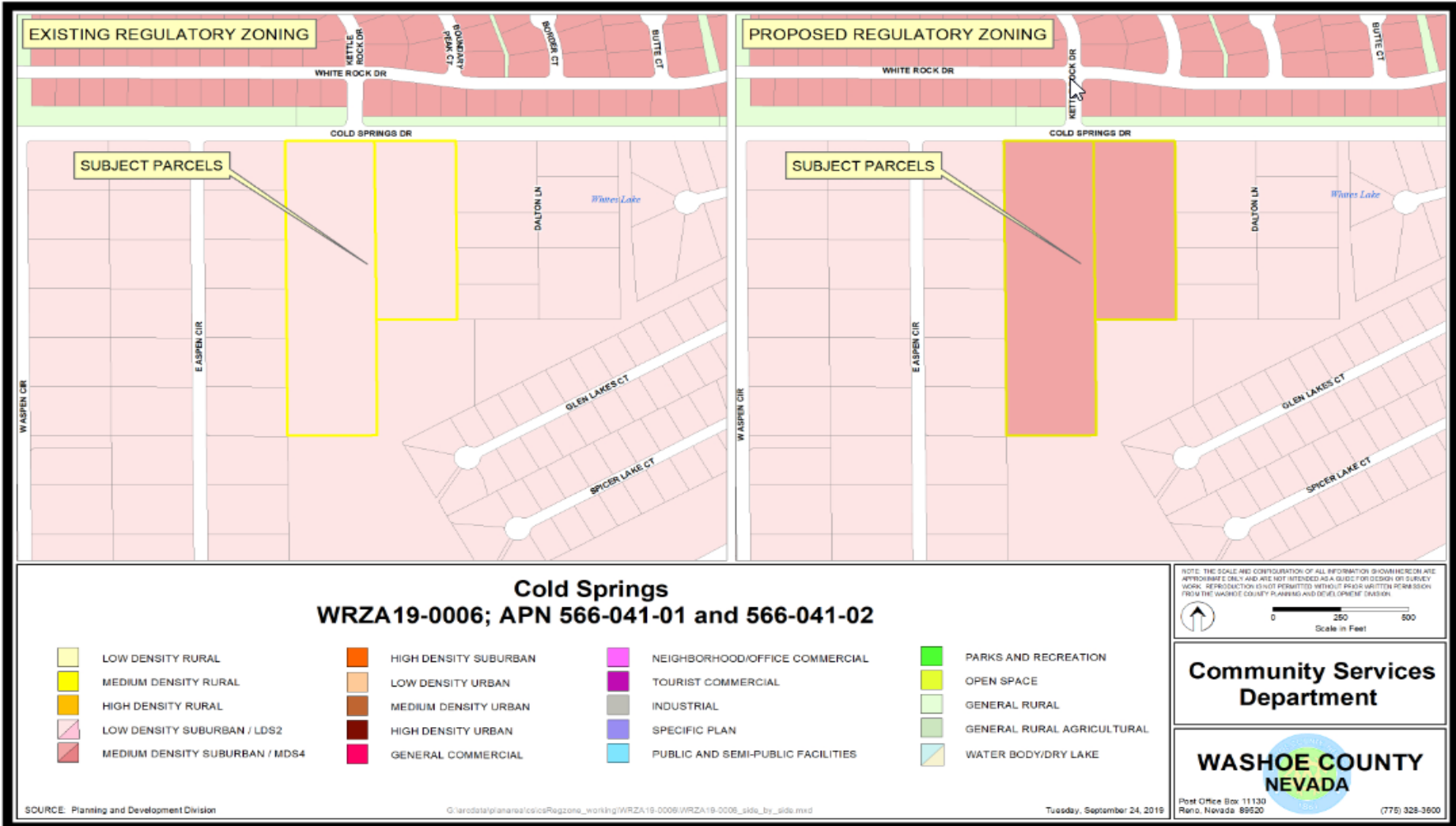
Request

Regulatory Zone Amendment:

- To change the Regulatory Zone from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling unit/acre maximum) on two parcels of land, totaling approximately 14.05 acres**



Request





Analysis

- **The two parcels are currently vacant, except for an accessory structure, fencing and a driveway on the smaller 5 acre parcel**
- **The applicant states that there has been a shift in the area from larger lots to smaller and denser development**
- **Cold Springs Area Plan anticipates that residential development with varying density will occur on the northern half of the White Lake Playa, where these parcels are located**



Compatibility

- **The surrounding parcels regulatory zoning is LDS to the east, west and south**
- **To the north fronting Cold Springs Drive there is a strip of area with regulatory zoning of General Rural (GR) with the adjacent parcels zoned MDS**
- **The proposed MDS regulatory zoning has a high compatibility rating with the surrounding regulatory zones of MDS and LDS**



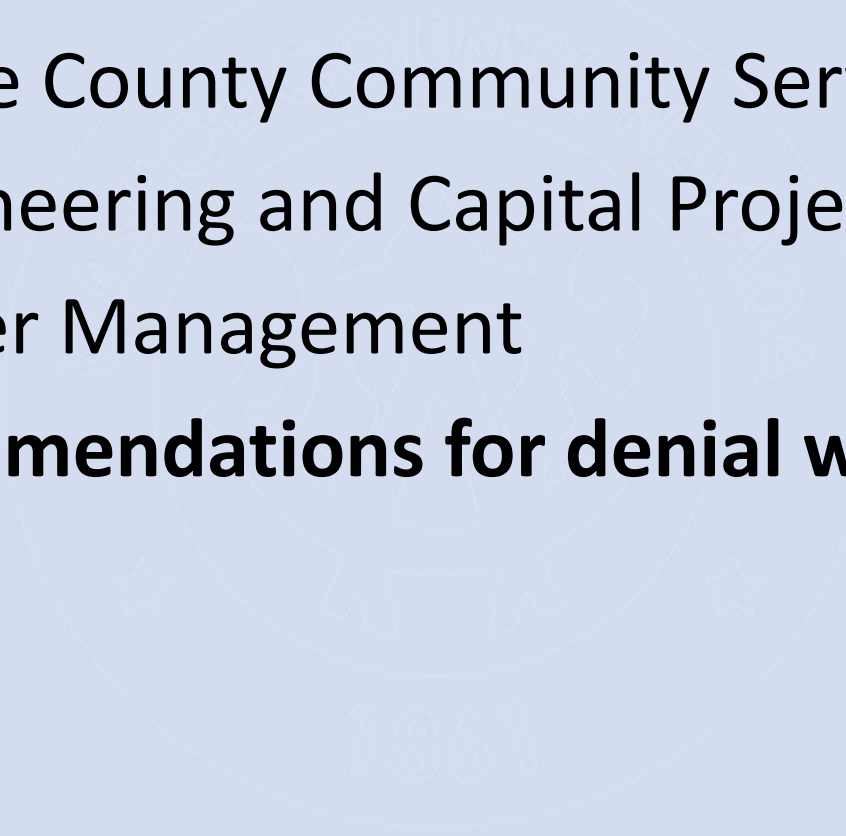
CAB

- **North Valley CAB reviewed the application on October 14, 2019 and two members were in favor of the application and three members recommended to deny.**
- **The comments included:**
 - Surrounding zoning is LDS
 - The area is more suburban and smaller lots are more affordable



Reviewing Agencies

- **Comments were received from:**
 - Washoe County Community Service
 - Engineering and Capital Projects
 - Water Management
- **No recommendations for denial were received**





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 Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0006 having made all of the following findings in accordance with Washoe County Code Section 110.821.15 and having made the findings in accordance with the Cold Springs Area Plan. I further move to certify the resolution and the proposed regulatory zone amendment in WRZA19-0006 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.