



# WRZA19-0010 (Highland Village)

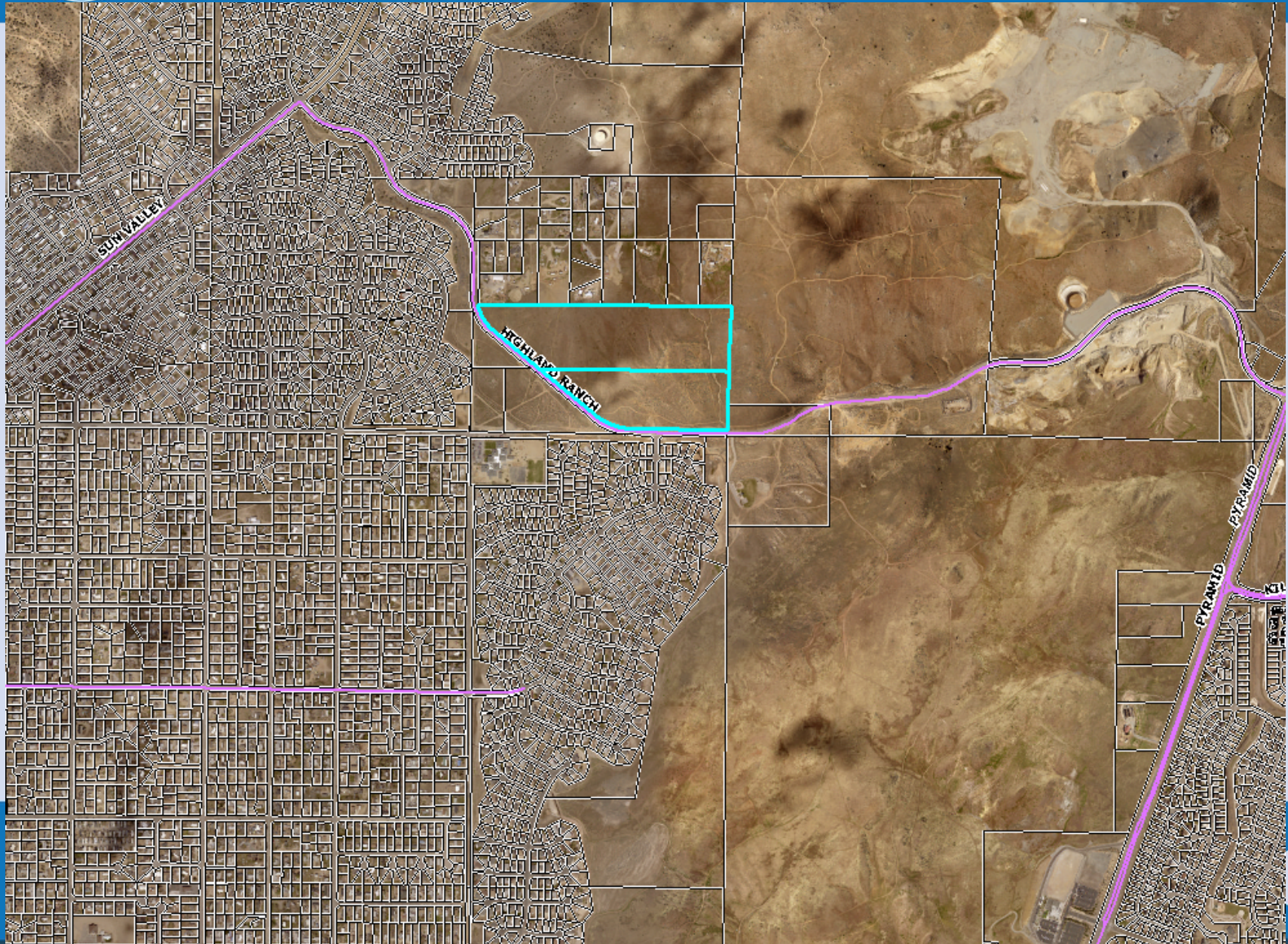


*Washoe County Planning Commission*  
*March 3, 2020*





# Vicinity Map







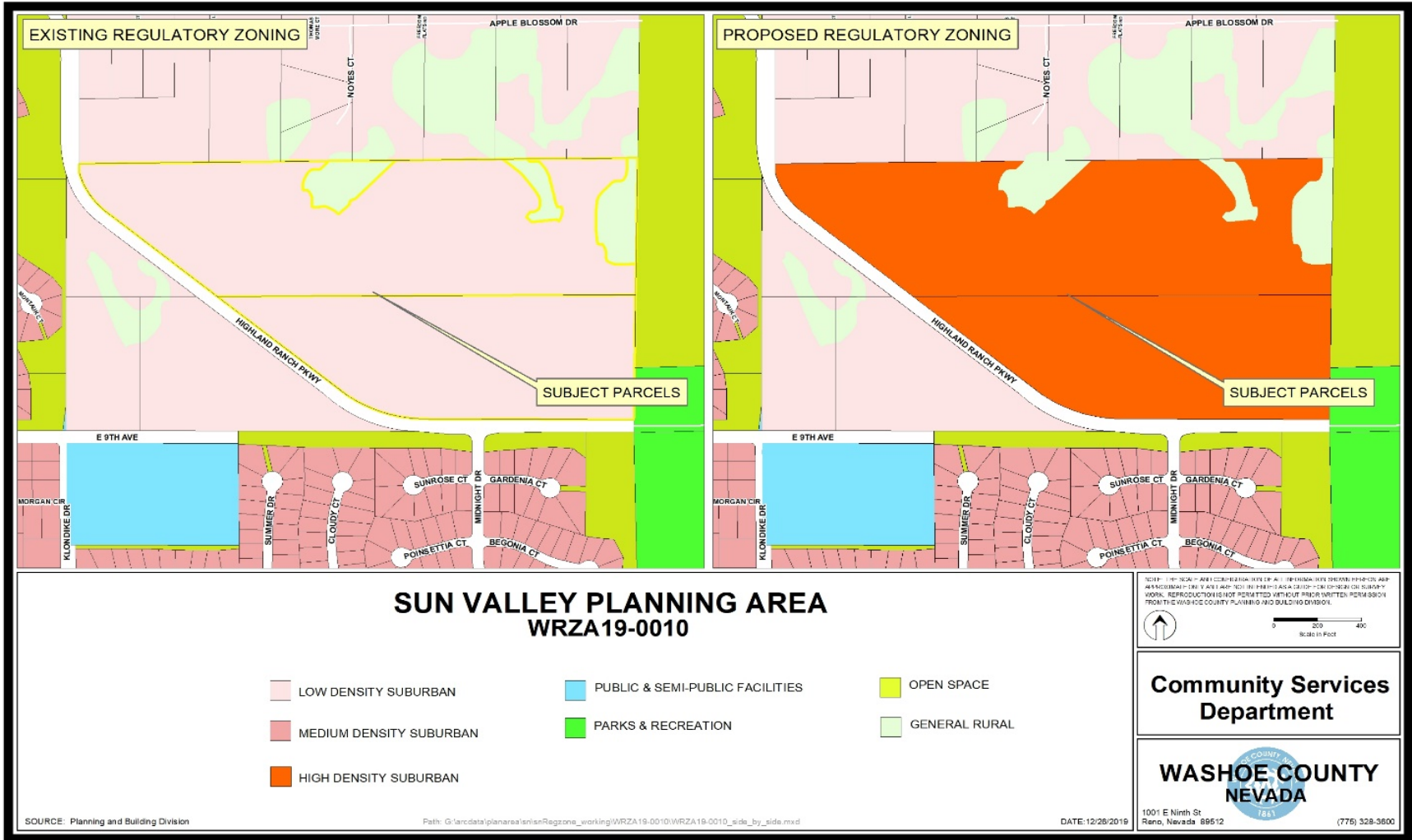
# Request

## Regulatory Zone Amendment:

- To change the regulatory zoning from Low Density Suburban (LDS - 1 unit per acre) to High Density Suburban (HDS - 7 units per acre) on two parcels of land, totaling approximately 54.6 acres
- 3.13 acres of the larger parcel are zoned General Rural (GR) and these areas will remain GR.



# Request





# Analysis

- **The two parcels and surrounding parcels have a master plan designation of Suburban Residential (SR).**
- **The proposed regulatory zone HDS is allowed within SR designation**
- **The proposed HDS regulatory zoning has a high compatibility rating with the surrounding regulatory zones of LDS, OS and also MDS for the housing developments to the south and east**



City of Sparks

Highland Ranch Park





# Analysis

- **The two parcels are currently vacant.**
- **The parcels are in the Sun Valley Area Plan and within the Sun Valley Suburban Character Management Area which allows High Density Suburban (HDS).**
- **The applicant states that there is a need for affordable and workforce housing, and smaller lots tend to be more affordable.**



# Availability of Facilities

- **Water and sewer service will be provided by the Sun Valley General Improvement District (SVGID).**
- **The SVGID has stated that the parcels will need to be annexed into the SVGID service area, and SVGID will then provide water and sewer service, which will go to Truckee Meadows Water Reclamation Facility (TMWRF) in Sparks.**





# Availability of Facilities

- **The Regional Transportation Commission (RTC) reviewed the application, and increased housing units are not projected to cause capacity issues.**
- **Highland Ranch Parkway is a 2-lane moderate access control facility with Policy LOS D, and capacity for LOS D is typically 17,500 ADT.**
- **RTC's Travel Demand Model currently shows Highland Ranch Parkway with 7,200 ADT and future 2040 volumes as 4,000 ADT.**
- **The decrease in volumes is likely due to planned capacity improvements in the area.**



# Availability of Facilities

- **The area is currently zoned for Palmer Elementary School, Desert Skies Middle School and Spanish Spring High School and the future Hug High School at Wildcreek.**
- **The increased housing units are not projected to cause capacity issues at any of the schools, and the schools will remain under capacity.**



# CAB

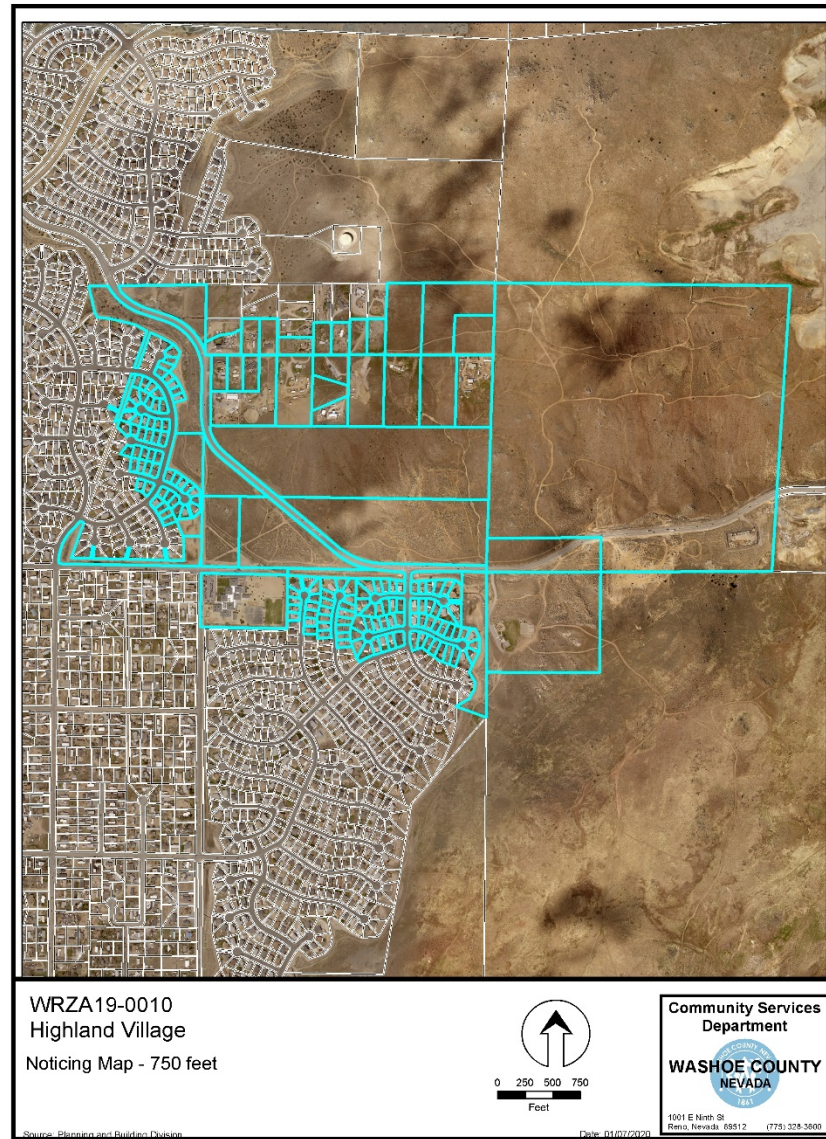
- **Sun Valley CAB reviewed the application on January 21<sup>st</sup> and all members recommended MDS and not HDS zoning.**
- **The comments included:**
  - Traffic
  - Infrastructure concerns
  - Number of allowed units





# Public Notice

- Notices were sent to 160 affected property owners.
- No phone calls, emails or other correspondence was received.





# Reviewing Agencies

**Comments were received from:**

- **Washoe County Community Services**
  - Engineering and Capital Projects
  - Water Management
  - Building
  - Parks
- Washoe County Health District
- Regional Transportation Commission (RTC)
- Washoe County School District
- Sun Valley General Improvement District (SVGID)
- Washoe-Storey Conservation District

**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 WRZA19-0010 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 Sun Valley Area Plan. I further move to certify the resolution and the proposed regulatory zone amendment in WRZA19-0010 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.**