

STAFF REPORT

RW-12-05

1. **SUBJECT:**

A zone change request submitted by Alan Means as agent for RJB Partnership to rezone property from R-1-9 (Single-family residential 9,000 square foot minimum lot size) to R-1-9 PD (Single-family residential 9,000 square foot minimum lots size planned development).

2. **LOCATION:**

The parcel is located off of Great Basin Avenue east of Jacobsen Estates (east end Schreiner Drive), in Winnemucca, Nevada. Assessor's parcel #'s 016-411-35.

3. **BACKGROUND INFORMATION:**

Previous Applications:

Current Zoning: R-1-9 (Single-Family Residential 9,000 square foot minimum lot size)

Proposed Zoning: R-1-9 PD (Single Family Residential 9,000 square foot minimum lot size planned development)

Master Plan: MHDR (Medium High Density Residential)

Lot Area: 52.310 acres

Access: Access is obtained from Schreiner Drive to the west, Great Basin Avenue to the east, Foothill Drive to the south.

Utilities:

Sierra Pacific Power currently supplies electricity to this area
The City of Winnemucca provides water and sewer service to the site.
Southwest Gas provides natural gas to the area.

Response From Referrals:

No comments have been received from referrals as of June 6, 2012.

Applicable Regulations:

The R-1-9 zoning district allows single family residences; manufactured homes in compliance with Chapter 17.34; group homes. The uses allowed with a special use permit are home based businesses, public and semi-public buildings, temporary sales offices for homes or lot sales and child care facilities for 4-6 children. The minimum lot size in the R-1-9 zoning district is 9,000 square feet. The set-backs for this zoning district are 10 feet front, 5 feet sides and 10 feet rear.

The R-1-9 PD zoning districts allows the same uses and special uses. The set-backs are the same. The purpose of the planned development zoning district is to increase the flexibility of planning with appropriate safeguards and controls. The intent is to encourage and permit preplanned development and the use of new concepts of land development through a mixture of compatible uses meeting the principals of the master plan.

When the city council finds that a proposed subdivision of land meets the intent and purpose of this title and is in conformance with the goals and principals of the master plan, approval may be given to process a subdivision pursuant to NRS Chapter 278, recognizing that lot sizes, yard and other development standards do not comply with the zoning regulations.

4. ANALYSIS & FINDINGS:

- A. The applicant is requesting a planned development designation which will allow him to incorporate modern planning techniques and to provide a housing mix targeted to the specific needs of the expanding local real estate market. The applicant is proposing to develop a 3-phase subdivision with approximately 246 lots which will include a clustering of townhomes buffered by single family homes.
- B. The properties adjacent to this site are zoned R-1-9 and E. This parcel is currently vacant. Uses in the area are residential. The Master Plan designation for this area is MHDR (Medium High Density Residential) which allows 8 units per acre (5,445 square foot lots). The property is 52.310 acres in size.
- C. The Master Plan for this property is MHDR (8 units per acre; 5,445 square foot lots). Zoning in the immediate vicinity is R-1-9 and E. This zone change to add a planned development designation would not impact the uses on properties adjacent to this property. There is no information to indicate this action will be detrimental to properties surrounding or adjacent to the area requested for the zone change.
- D. This zone change does conform to the Master Plan designation of MHDR, in terms of minimum lot size and the allowed use of single-family residences, for this area.
- E. Public sewer and water systems service this property. Therefore, this zone change will not adversely affect the public health, safety and general welfare of the area.
- F. This zone change will not alter the development pattern or the types of uses allowed in the area. This zoning will not be out of place with the zoning surrounding it. Therefore, the newly proposed zone will have no effect on the existing developed land use pattern in the immediate area, specifically, with respect to the question of land use compatibility.

5. STAFF RECOMMENDATION:

After careful consideration, staff recommends **approval** of this zone change application to rezone this property from R-1-9 to R-1-9 PD.

6. SUPPORT MATERIAL:

- A. Application
- B. Assessor's parcel map

Betty Lawrence/BL
Senior Planning Technician

APPLICATION FOR REZONING

Note: The applicant is responsible for the accuracy of the information provided. Please fill in all the spaces. If an item does not apply, please put N/A (not applicable) on the line. Include the parcel number and/or the address of the property. Please provide a clear, legible, location map and a copy of the Assessor's Parcel map of the property with this application, if available. **PLEASE USE BLACK INK.**



City of Winnemucca



Humboldt County

Applicant/Agent ALAN MEANS

Location/Address of Property EAST END SCHREINER DR. TO GREAT BASIN AVE.

Assessor's Parcel # 16-411-33

Rezone said property from R-1-G to R-1-G PD

Note: If more than one zone change is being requested, describe each parcel separately and indicate the zone requested for each.

Record Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner JACOBSEN FAMILY LIMITED PARTNERSHIP
C/O ARDIS MOHRSCHLADT

Mailing Address 1008 E. BALBOA BLVD.

NEWPORT BEACH, CA 92661 Phone 714-843-0423

FOR DEPARTMENT USE

Received By J. Wright Date Received 5.14.12

Application No. RW-12-05 Name RJB Partnership

REQUIRED INFORMATION

The following information is required for this application. If the material is missing, Staff is authorized to return the application and take no further action until a complete application has been filed. (Enter N/A next to any item that does not apply - Use additional pages as necessary)

1. Reason for request: (Include any changes that have occurred in the area that would warrant granting this request.) REQUEST IS TO PERMIT P.D. IN THE R-19 ZONE. P.D. SUBMITTAL & PRELIMINARY SUBDIVISION MAP SUBMITTED CONCURRENT WITH THIS REQUEST.

2. Will the newly proposed zone change have any affect upon the existing developed land use pattern in the immediate area, specifically, will the zone change affect land use compatibility?

Yes No

If yes, please state how it will. PROPERTY TO BE DEVELOPED UNDER EXISTING R-19 ZONE WITH A P.D. WHICH WILL INCLUDE CLUSTERING OF TOWNHOMES BUFFERED BY SINGLE FAMILY HOMES.

3. Will the proposed zone change adversely affect the public health, safety and general welfare?

Yes No

If yes, state how it will. _____

4. Will the proposed zone change conflict with the adopted General Plan for the area?

Yes No

If yes, please explain how it will. _____

PROJECT DESCRIPTION AND RATIONALE:

FRONTIER VILLAGE, the project:

Frontier Village is a Planned Development, incorporating modern planning techniques, to provide a housing mix targeted to the specific needs of the expanding Winnemucca real estate market, which is a direct offshoot of the area's rapidly growing, mining based industry. The project consists of a blend of 110 single-family homes and 136 townhomes. The lots, averaging approximately 9700sf in size, surround the townhome portion of the project, providing a harmonious buffer between the townhome section of the project and the existing single-family neighborhoods adjacent to the site. The townhomes consist of a blend of two bedroom and three bedroom units, each with a two-car garage utilizing a tandem format. The townhomes have generally been placed 24 feet from the adjacent street, and include small, individual backyards surrounded by ample, landscaped open space. This format creates a combination of garage, driveway on street parking of approximately 4 spaces per unit, providing more than ample parking with abundant storage options. The landscaped open space, combined with a small neighborhood park, afford the townhome portion of the project a very pleasant, open environment, ideal for young families and others to start out or scale down, with upward mobility provided by the surrounding single family homes within the development. The result is a diverse blend of two, three, and four bedroom homes designed to meet the present and future housing needs of Winnemucca. The homes will be built by Homecrafters, a highly respected, progressive, award winning Reno firm, owned and operated by a three generation, native Nevada family.

FRONTIER VILLAGE, the rationale:

The genesis for Frontier Village stems from extensive research conducted around numerous areas in the Northeastern portion of the State with local City Managers and Planning Directors, Mining Company Executives, and Real Estate Specialists. The principles that drove the design concept are found in the Humboldt County Master Plan. The vehicle by which it is all brought together is the Humboldt County, City of Winnemucca, Planned Development Ordinance.

Market research revealed a substantial current and growing need for new housing driven by the rapid expansion of the Silver State's mining based industry. A typical mining family was described as early 40's in age with an average of two children. Though blessed with substantial income, today's national economic reality dictates a more modest home, with the ample storage that a modern, growing family with outdoor interests requires. This profile also fits a number of other existing and future residents of Winnemucca that are in search of new housing opportunities. In response to these criteria, we sought out a site in an established family neighborhood, close to schools, with good access and convenient to town.

As stated above, the design itself was driven by the general context of the Humboldt County Regional Master Plan, as expressed through it's goals and policy statements. Some applicable excerpts from the Master Plan are listed as follows:

INTRODUCTION (pp1)

The fundamental purpose of the Humboldt Regional Master Plan is to promote the general health, safety, welfare, convenience and prosperity of the region and it's residents. It provides guidance for decisions by staff, committees, Regional Planning Commission, City Council, Board of County Commissioners, and the community at large regarding future land use and community and economic development in Humboldt County and the City of Winnemucca.

Goal and policy statements provide the essential content of the master plan. Goals are broad general statements on what is ultimately desired. A policy is a course of action adopted and pursued to achieve the goals of the community.

The "Trails to the Future" activities produced community consensus on a common vision for a sustainable Winnemucca and Humboldt County based on the ideals of a livable community, healthy environment and diverse economy:

Provide orderly growth and development for the citizens of Humboldt County. Ensure the health, safety and welfare of those who reside here through sound planning and regulation. Encourage community development and downtown redevelopment. Diversify our economic base through incentives, private partnerships and governmental cooperation.

APPLICABILITY: Provides guidance for decisions by staff, the Regional Planning Commission, and the City council to achieve the goals of the community through sound planning, community development, developer incentives and government cooperation.

Statement of Economic Development Goals and Policies (pp30)

GOAL: To achieve a diversified and stable economy that is compatible with planned growth and quality of life objectives, provides adequate employment and business opportunities for current and future generations, and strengthens the tax base.

Policy: Use innovative and flexible land use regulations, expedited permit processing and planned capital facility improvement programming to implement the City's and County's economic goals.

Policy: Provide public facilities and sites necessary to retain or expand existing businesses and to attract targeted industries.

GOAL: To maintain and enhance natural resource-based industries including mining, agriculture, ranching, recreation and tourism, and seek value-added manufacturing of those resources.

Policy: Promote opportunities for additional products based on local resources and to increase production of resources that are underutilized within the region.

GOAL: To support and promote the vision and goals of the Humboldt Development Authority as follows:

VISION: Economic Development is our commitment to identify, develop and use resources to create sustainable prosperity.

MISSION: The mission of the Humboldt Development Authority is to assist in the retention, expansion and growth of business in the City of Winnemucca and Humboldt County while attracting new business, which is compatible with the development area.

GOAL: Ensure adequate infrastructure to support existing and potential future business.

APPLICABILITY: To encourage natural-based industries including mining to expand and increase the production of resources in the area to stabilize the economy and increase the tax base. To ensure adequate infrastructure (i. e. housing) to support existing and future business through the use of innovative and flexible land use regulations and expedited processing.

Statement of land Use Goals and Policies: (pp18)

GOAL: To ensure an adequate supply of land to meet the community's growth for the next 20 years while managing urban expansion and maintaining a small community atmosphere.

Policy: Increase average density of residential uses within the City boundaries to five dwelling units per acre.

Policy: Increase multi-family housing to ten percent of total housing.

Policy: Encourage infill development to maximize use of land and infrastructure.

GOAL: To provide for a high quality, compatible and functional mix of land uses including urban and rural residential, commercial, industrial, agricultural and open space.

Policy: Provide incentives to developers willing to provide urban services to redevelop areas of the central community, to increase density along utility corridors.

URBAN RESIDENTIAL: (pp19)

Policy: Identify a wide range of residential types and densities in various parts of the city to meet the needs of a diverse population.

Policy: Encourage neighborhood planning and development including school, day care and recreational sites.

Policy: Ensure privacy and noise reduction in residential areas through separation distances and buffers including trees, hedges and walls.

APPLICABILITY: Frontier Village is an infill project along existing utility corridors. It achieves a high quality, compatible, functional mix of residential uses within one project by incorporating a townhome use buffered by landscaped open space, a neighborhood park, and two rows of single family homes to increase the density to 4.7 units per acre while respecting and ensuring the privacy of the adjacent neighborhoods. The net effect is to maximize the use of existing infrastructure to help provide a diverse supply of housing adequate to meet the City's current and future needs while retaining a small community atmosphere.

Implementation: (pp46)

Implementation is the process that translates the vision of the community as expressed in the Humboldt County Regional Master Plan into action. The strategies listed below provide the road map for fulfillment of that vision.

2) Amend Zoning and Subdivision ordinances to include tools such as: Cluster development, mixed use development, density bonuses, planned unit developments, purchase of development rights, conservation easements and other strategies to increase density, provide for public services and facilities, protect the natural environmental and preserve property rights.

3) Develop management policies, regulations and incentives to direct development to environmentally appropriate areas with adequate public services including sewer, water, utilities and roads.

APPLICABILITY: Frontier Village is a prime example of a Planned Development utilizing the principles of cluster development to create a mixed use of housing in a way that is sensitive to neighboring property rights and the environment by directing development to an appropriate site that has existing sewer, water, utilities and schools, and is served access by five existing roadways. It provides for the orderly completion of Schreiner Drive, which creates an additional East/West

collector street between Great Basin Avenue and Highland Drive, thus achieving a city priority.

In summary, Frontier Village is in lockstep with the fundamental theme of the Humboldt County Master Plan as well as the goals and policies as stated therein. It incorporates many innovative modern planning techniques to achieve a diverse housing mix at or near the desired density as expressed in the master plan, utilizing existing infrastructure, in a fashion that is respectful both to the environment and the neighboring properties. It represents orderly growth within an infill area while providing much needed housing specifically targeted toward the rapidly expanding mining industry helping to assist the industry in the strengthening the community's economy and to broaden it's tax base. As the name implies, Frontier Village is a testament to an era gone by, while at the same time a vision of the "Trail to the Future" of Winnemucca.

IMPLEMENTATION OF THE PLAN: THE PLANNED DEVELOPMENT ORDINANCE

17.100.010 Purpose.

The PD planned development district may be established in combination with any other land use district and is designed to increase the flexibility of planning with appropriate safeguards and controls. The intent is to encourage preplanned development and the use of new concepts of land development through a mixture of compatible uses meeting the principals of the general plan. Variations from the standards specified elsewhere in this title, may be allowed with final approval from the City council, after a public hearing for that purpose. (Ord. 617 ss 1.1 Exh. A (part), 1996)

17.100.020 Allowed Uses.

A. The PD planned development district may be applied to any other land use district. In addition to those specified for such district, other uses excluding those uses allowed in the M-1 industrial zoning district, may be allowed when they are found by the City Council to be in keeping with the principles and goals of the general plan.

17.100.030 Standards applied to subdivisions.

A. Planned development applied to subdivisions:

1) When the city council finds that a proposed subdivision of land meets the intent and purpose of this title and is in conformance with the goals and principles of the general plan, approval may be given to process a subdivision

pursuant to NRS Chapter 278, recognizing that lot sizes, yard and other development standards do not comply with the Zoning regulations.

2) A planned development which is intended to be subdivided as a condominium or other type of joint ownership development, may be approved, provided the condominium complies in all respects to State requirements, and copies of all documents are submitted to the governing body for review and approval.

B. In order that buildings, structures, signs, landscaping and other improvements will be developed in an orderly manner and will be in harmony with other structures and improvements in the area, the following items may be considered in approving plans of proposed improvements in the PD district.

- 1) The uses proposed
- 2) The height, size and area of the buildings
- 3) Building lines and distances between buildings
- 4) Signs, locations. Size and styles
- 5) Parking; location, access and design

17.100.040 Preliminary Development Plan

A. The plan shall be classified as a zone change and the appropriate filing fees shall be charged.

APPLICABILITY: The PD planned development district states " the intent is to encourage and permit preplanned development and the use of new concepts of land development through a mixture of compatible uses meeting the principals of the general plan". As demonstrated in the text above, the proposed plan for Frontier Village is in lockstep with the overall theme as well as the goals and policies expressed in the Master Plan. The PD ordinance specifically allows variations in lot sizes and other standards within the zoning ordinance as well as condominium or other types of joint ownership development such as townhomes. We believe that Frontier Village is uniquely designed to fill the needs of the expanding Winnemucca community and is in substantial compliance the substance and the intent of both the Humboldt County Regional Master Plan and the Planned Development Ordinance.

PLANNED DEVELOPMENT ZONING AMENDMENT FINDINGS:

We believe that Frontier Village as described herein and as shown on the accompanying exhibits is in substantial conformance with the spirit and the intent of the PD ordinance, and provides for orderly and harmonious growth, and that the Planning Commission and the City Council will find sufficient warrants that:

- 1) There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements:**

Response. The proposed development represents a preplanned development incorporating new and innovative types of design to create a variety of housing types answering the current and future needs of the local market in a manner that is compatible with the surrounding neighborhoods and the intent of the ordinance.

- 2) The resulting development will not be inconsistent with the comprehensive plan provisions or the zoning objectives of the area.**

Response: The proposed development is in direct response to the expressed goals of the master plan to create a wide variety of housing types, to create more multi-family housing, and to raise the density in infill areas to five density units per acre. The PD district encourages this type of orderly planning, which is in harmony with the surrounding area.

- 3) The area around the development can be planned to be in substantial harmony with the proposed plan.**

Response: In this circumstance, the proposed plan is an infill project within an existing neighborhood, which has the benefit of existing roads, schools and utilities. The proposed project utilizes buffering through the use of abundant open space, a neighborhood park and double rows of single family lots to achieve compatibility with the existing neighborhoods per the master plan and PD zoning guidelines.

- 4) The plan can be completed within a reasonable period of time, and what that time period should be.**

Response: The plan calls for the project to start construction of the first phase consisting of 41 lots homes and 84 townhomes as soon as practicable upon receipt of final approval from the City Council, and to proceed through consecutive phases as the market dictates. We anticipate that the project will be totally built out within a five- year period.

- 5) The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.**

Response: The project is served access by five existing streets, which will spread the site-generated traffic over a wide area. None of the effected streets is any where near approaching capacity, and the additional traffic generated by the development will not bring them any where near capacity. In addition, Schreiner Drive will be completed within the first phase of the development to collector status, creating an additional East/West collector street between Great basin Avenue and Highland Drive which completes a major goal of the City.

- 6) **Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.**

Response: Initial meetings with City Staff, Southwest Gas and NV Energy have revealed that capacity exists within the adjacent sewer, storm drain, water, gas and electric and communications utilities adequate to serve the project's needs.

- 7) **If the Planning Commission determines that the project should go forward, they will adopt a resolution approving the project, with a specific time frame for the submission of the final plan.**

Response: We respectfully request that the Planning commission find that the project meets the spirit, intent and warrants of the PD and Zoning Ordinance, and approve the project and expedite it for final action by the City Council at their June 19, 2012 meeting. Upon receipt of approval from the City Council, it is our intent to begin immediately with the preparation of the final plat and construction drawings and pursue them diligently to conclusion, whereupon construction is to begin as soon as practicable.

Preliminary Plat Findings:

- a) **The proposed development will not result in undue water or air pollution.**

Response: Based on the information provided on the preliminary plat and the exhibits thereto, and based on the fact that the proposed development will be connected to the City water, sewer and storm drain systems, and based on the fact that the soils have adequate capacity to support the proposed structures, the project will be in compliance with all applicable health laws and regulations and will not create flood or effluent seepage damage.

- b) **There exists sufficient water, meeting the applicable health standards, for the reasonably foreseeable needs of the subdivision.**

Response: In meetings with City staff, it has been represented that the City will supply a "will serve" letter for the development upon receipt of preliminary approval, and that the City has sufficient water resources and system capacity to serve the project as proposed.

- c) **The development will not cause an unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition will result.**

Response: The nature of the soils and the grading proposed for the project along with the landscaping proposed will not negatively impact the site, will not result in excessive erosion, and will not create an unhealthy condition to arise.

- d) **The development will not cause an unreasonable burden on an existing water supply.**

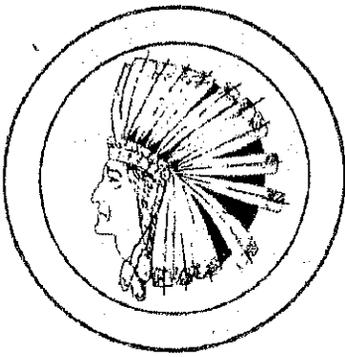
Response: The proposed development is to be served by the City of Winnemucca municipal water system, which has the capacity to serve the project without creating an unreasonable burden on the system.

- e) **The project will not cause unreasonable street or highway congestion or unsafe conditions with respect to use of the streets or highways existing or proposed.**

Response: The project is currently served access from five existing streets. The design as submitted spreads the traffic generated by the project out over all the effected streets in such a manner which will not result in any undue congestion or unsafe conditions.

- f) **The project is in conformance with the duly adopted general plan.**

Response: The project has been designed utilizing innovative planning methods to create a mixed use development that will be consistent with the goals and policies as expressed in the general plan and the PD Zoning Ordinance, and will be in harmony with the surrounding neighborhoods.



REGIONAL PLANNING DEPARTMENT

HUMBOLDT COUNTY COURTHOUSE
OFFICE (775) 623-6392

WINNEMUCCA, NV 89445
FAX (775) 623-6395

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON **THURSDAY, JUNE 14, 2012** at 5:30 P.M. the **Humboldt County Regional Planning Commission** will hold a public hearing in the Meeting Room, Humboldt County Courthouse, Second Floor, Winnemucca, Nevada to consider the following:

RW-12-05 A rezone application submitted by Alan Means to change the zoning from R-1-9 (Single Family Residential District, lot area 9,000 sq. ft.) to R-1-9 PD (Single Family Residential District, lot area 9,000 sq. ft. Planned Development). Property located on East Schreiner Drive to Great Basin Avenue; assessor's parcel #016-411-33.

"SUBJECT TO CHANGE"

NOTE: If you plan to attend this meeting, please contact the Planning Department office before the meeting to verify this agenda item has not been withdrawn or rescheduled.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the **COUNTY ADMINISTRATOR** in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 at least one (1) day in advance of the meeting.