



# WRZA18-0009 The Club at ArrowCreek



**Board of County Commissioners**  
*March 12, 2019*





# Request

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





# Site Location



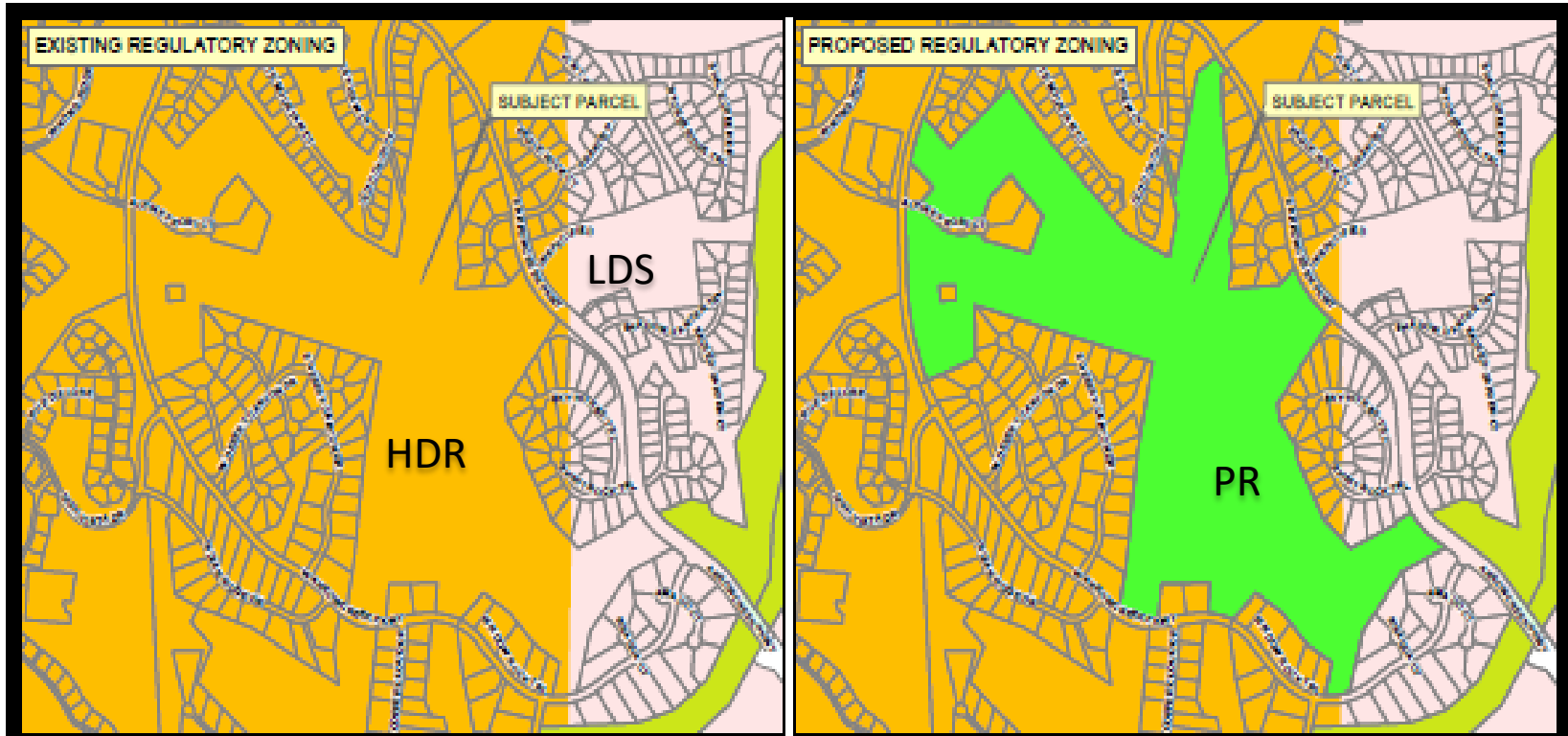


# Background

- **The 149 acre parcel is part of the Club at ArrowCreek, a member only facility with two 18-hole golf courses and associated facilities**
- **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 the 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 (LDS2)    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN (MDS4) | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE        |

NOTE: THE SHADE AND PATTERN INDICATES THE CURRENT ZONING AND PROPOSED ZONING. THE SHADE AND PATTERN WILL GUIDE THE OWNER TO CORRECTLY IDENTIFY THE CURRENT ZONING AND PROPOSED ZONING. THE SHADE AND PATTERN WILL NOT BE USED TO DETERMINE THE EXACT ZONING OF A PARCEL. THE EXACT ZONING OF A PARCEL WILL BE DETERMINED BY THE COUNTY PLANNING AND ZONING DEPARTMENT.

**Community Services  
 Department**

**WASHOE COUNTY  
 NEVADA**

SOURCE: Planning and Building Division

Path: C:\work\GIS\workspace\wrza18\_0009\wrza18\_0009\wrza18\_0009\_021\_03.aprx

DATE: January 2018

02118 021-03  
 Date: January 2018 (276) 228-0000





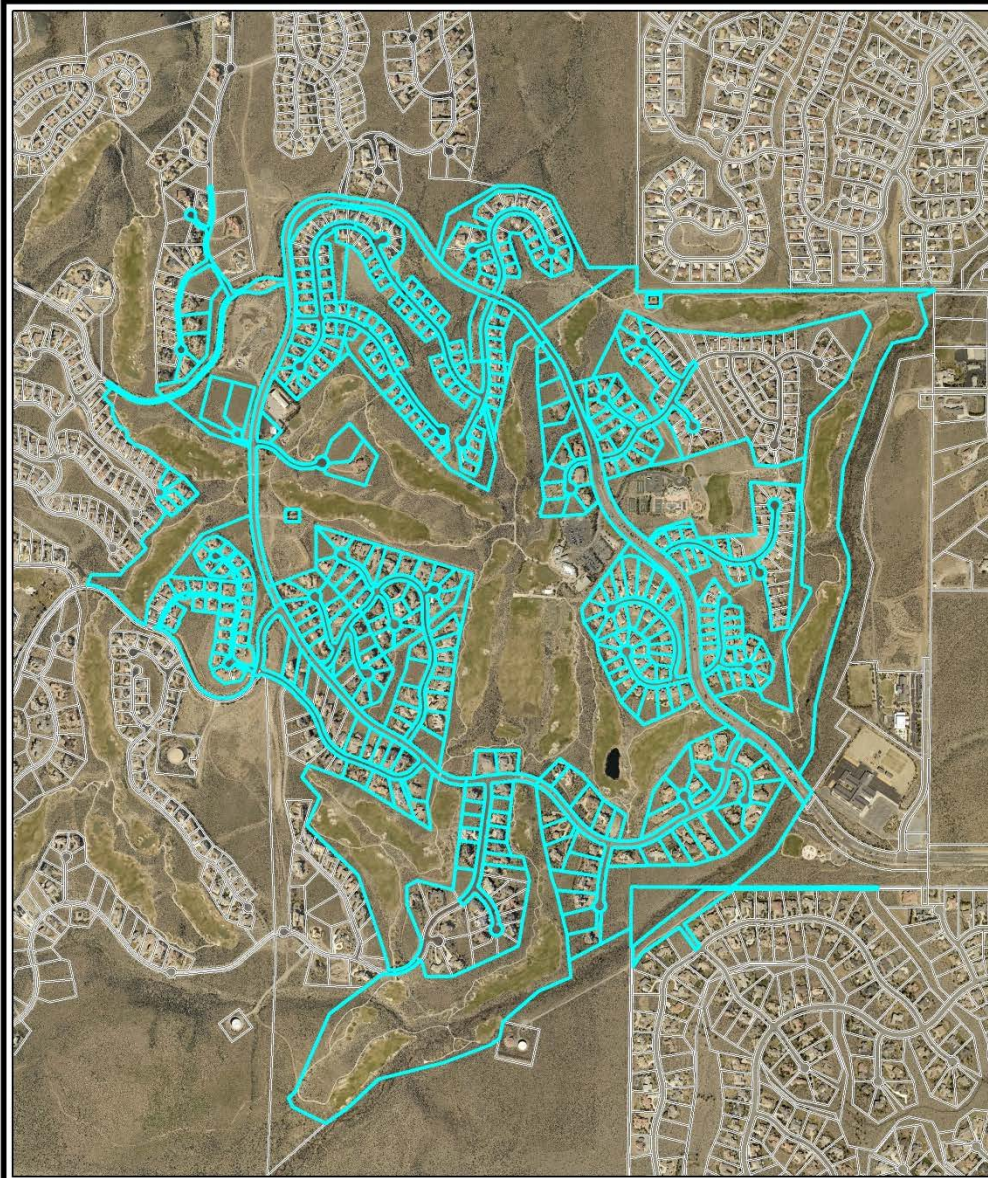
# Analysis

- **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 allow the current uses and will enable future expansion to be oriented to the current activities that are on site**

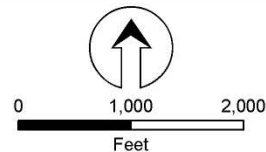


# Public Notice & CAB

- **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





# 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

**Move to adopt an amendment to the Southwest Truckee Meadows Regulatory Zone Map, changing the regulatory zone High Density Rural (HDR) (1 dwelling unit / 2 acre) on  $\pm 140.12$  acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on  $\pm 8.94$  acres to Park and Recreation (PR) on  $\pm 149.06$  acres located at 2905 E. Arrowcreek Pkwy.; to affirm the findings of fact of the Washoe County Planning Commission as outlined in the staff report for this item; to direct the Director of the Planning and Building Division to sign and certify the amended Southwest Truckee Meadows Regulatory Zone Map; and to authorize the Chair to sign a Resolution included as Attachment A to the staff report for this item adopting the amendment to the Southwest Truckee Meadows Regulatory Zone Map**