

Governing Board

June 26, 2023

AGENDA ITEM NO. __

Amendment to Washoe County's Tahoe Area Plan to Allow Single-Family Condominiums in Special Area 1 of the Incline Village Commercial Regulatory Zone

The Basics

- Washoe County requests an amendment to the Tahoe Area Plan in response to Nine47 development approval
- The amendment allows a multifamily structure to be subdivided into single-owner condominiums in Special Area 1 of the Incline Village Commercial zone





Background

- Amendment approved by Washoe BCC
- APC and RPIC raised issues regarding the definition of mixed-use development and impacts on workforce housing
- Staff presented concepts of mixed-use definition and minimum standards to RPIC
- Staff developed mitigation measures to address these issues and make the required findings

Special Area-1

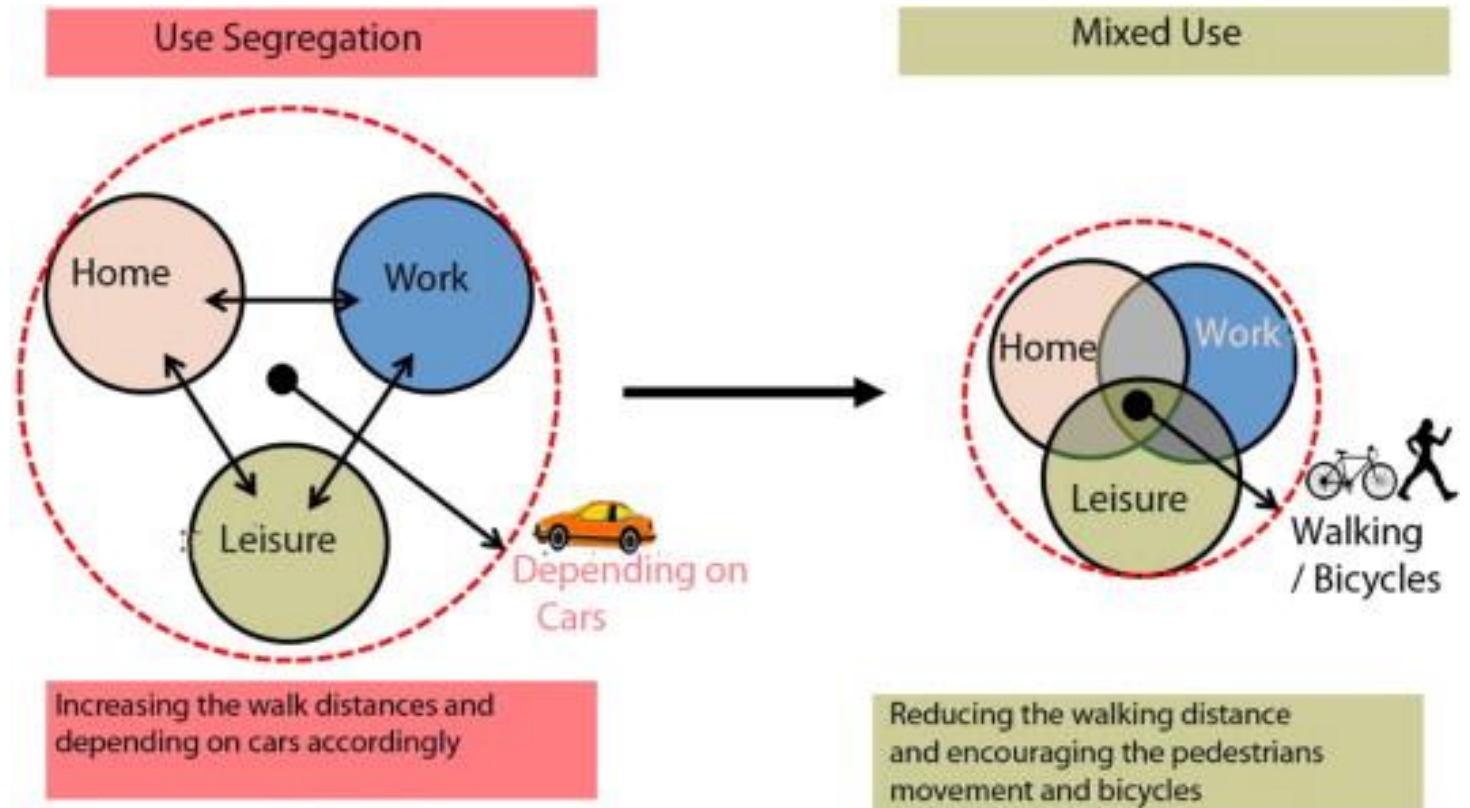


Special Policy LU2-9

“Single family dwellings shall only be allowed in the Incline Village Commercial regulatory zone when they are part of a mixed-use development or when they are affordable housing units.”

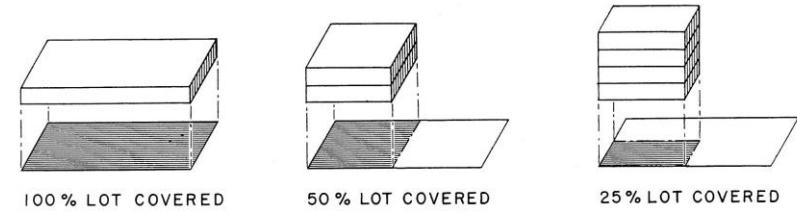
Why Mixed-Use?

- Provides three or more revenue-producing uses
- Fosters integration, density, and compatibility of land uses
- Creates walkable community with uninterrupted pedestrian connections

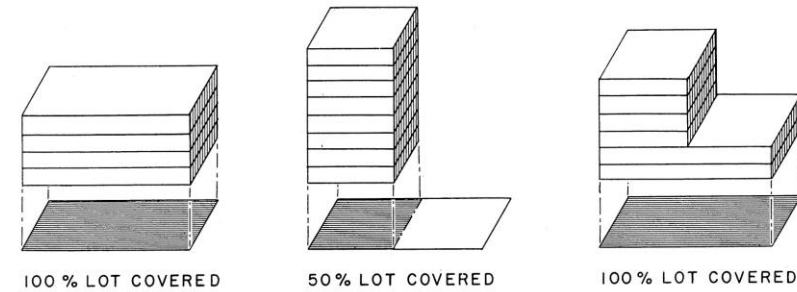


Mitigation: Mixed-Use Definition

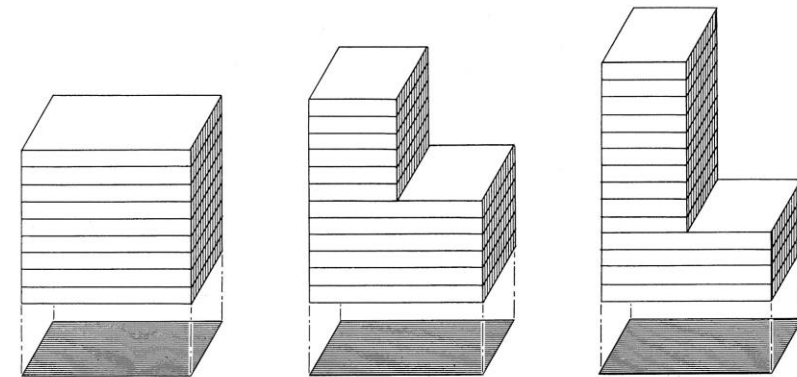
- Pedestrian-oriented non-residential uses on ground floor street frontage
- Or minimum 60% of ground floor frontage
- Maximum floor area ratio (FAR) 1.3



F.A.R. 1.0



F.A.R. 4.0



F.A.R. 9.0

Mitigation: Mixed-Use Standards

- Non-residential uses may include retail, restaurant, personal services, offices, entertainment
- Lobbies, sales offices, and gymnasiums may be permitted if open to the public
- No TRPA minimum parking
- Designed to promote pedestrian accessibility



TRPA Deed-Restriction

- **Affordable**– below 80% AMI; \$71,200 for a 3-person family (HUD)
- **Moderate**– below 120% AMI; \$106,920 for a 3-person family (HUD)
- **Achievable**– local employment requirement; no income limit
- TRPA is initiating a third-party review of deed-restriction tracking and enforcement




Mitigation: Affordable Housing

- Deed-restricted units shall be substantially similar to the project's market-rate units
- However, two or more small affordable units may be substituted for one larger unit
- **Result**– 10 percent of residential floor area and at least 10 percent of residential units are deed-restricted

Mitigation: Deed- Restriction Options

- **Option A:**
 - 10 percent deed-restricted affordable or mix of affordable and moderate
 - Must be built concurrently on-site or elsewhere in SA-1
- **Option B:**
 - 10 percent deed-restricted achievable on site
 - Offsite parcel of equal total unit capacity deed-restricted affordable
 - When offsite housing built, on-site deed-restriction may be lifted

Architectural blueprints are shown on the left side of the slide, partially unrolled. They feature various technical drawings, including floor plans and site layouts, with numerous numerical dimensions and annotations. The blueprints are set against a light blue, textured background that resembles a wooden surface.

Applicability to Nine47 Tahoe

- Development already approved as mixed-use multifamily
- Will not be required to comply with new mixed-use standards
- Will be required to comply with affordable housing standards in order to subdivide

Governing Board

June 28, 2023

Agenda Item No. ____

Public Comment



Washoe Tahoe Area Plan Amendments: Motions *Agenda Item No. ____*

- 1) A motion to approve the Required Findings, as described in Attachment D, including a Finding of No Significant Effect, for adoption of the Area Plan amendment as described in the staff report; and
- 2) A motion to adopt Ordinance 2023-__, amending Ordinance 2021-06, to amend the Washoe County Tahoe Area Plan as shown in Attachment C.

Condominium Subdivision Process

- Area Plan zoning differentiates between separate-owner condominiums and renter-occupied multi-family
- Subdivision of land is not permitted if it increases development potential (LU-2.2)
- But conversion of existing structures into condominiums is allowed if no further development potential is created (LU-2.2 E)
- Multi-family structures must be built before they can be converted to condos (LU-2.2 G)