



Appeal of Denial of WTM18-005 Autumn Wood Phase 2 and WSUP18-0005 Jeppson Lane Storm Water Detention Basin

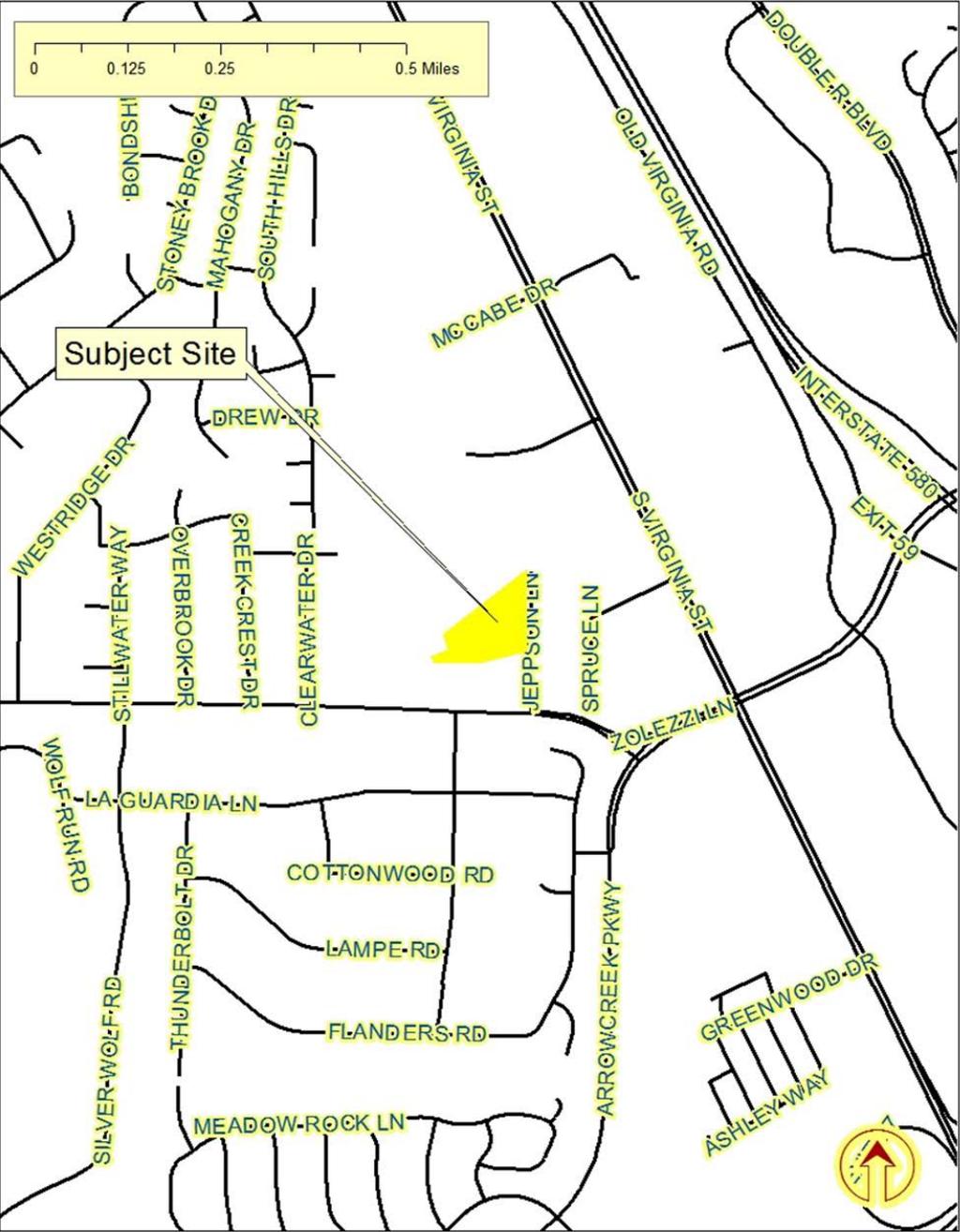
*Washoe County Commission
September 11, 2018*



Overview

- **Seventeen-lot common open space, single-family residential subdivision**
- **Major Grading to facilitate construction of storm water detention improvements**
- **Continuation of approved (unbuilt) Autumn Wood subdivision**
- **Storm water detention proposed to serve both subdivisions**

Vicinity Map





Site Plan





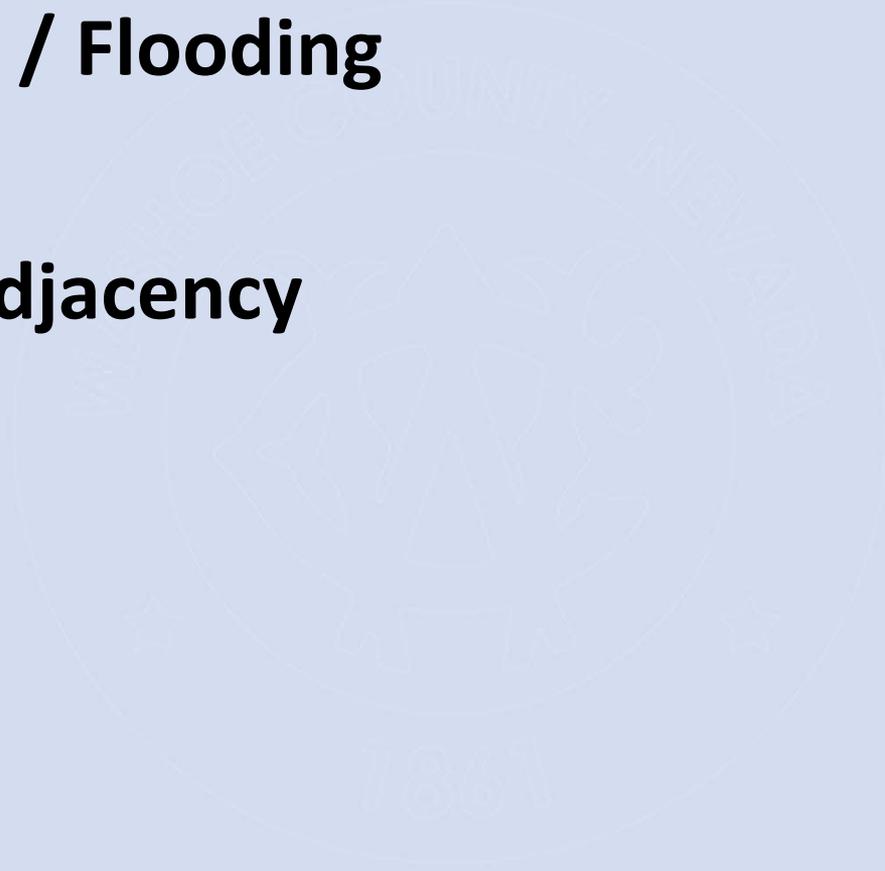
Project Evaluation

- **17-lots Attached single family residences**
- **Private streets**
- **Continuation of previously-approved (unbuilt) Autumn Wood Subdivision**
- **Many trees on site**
- **Topography essentially flat**
- **Grading for storm water detention will take up 2/3 of the site**



Concerns Expressed

- **Drainage / Flooding**
- **Traffic**
- **School Adjacency**

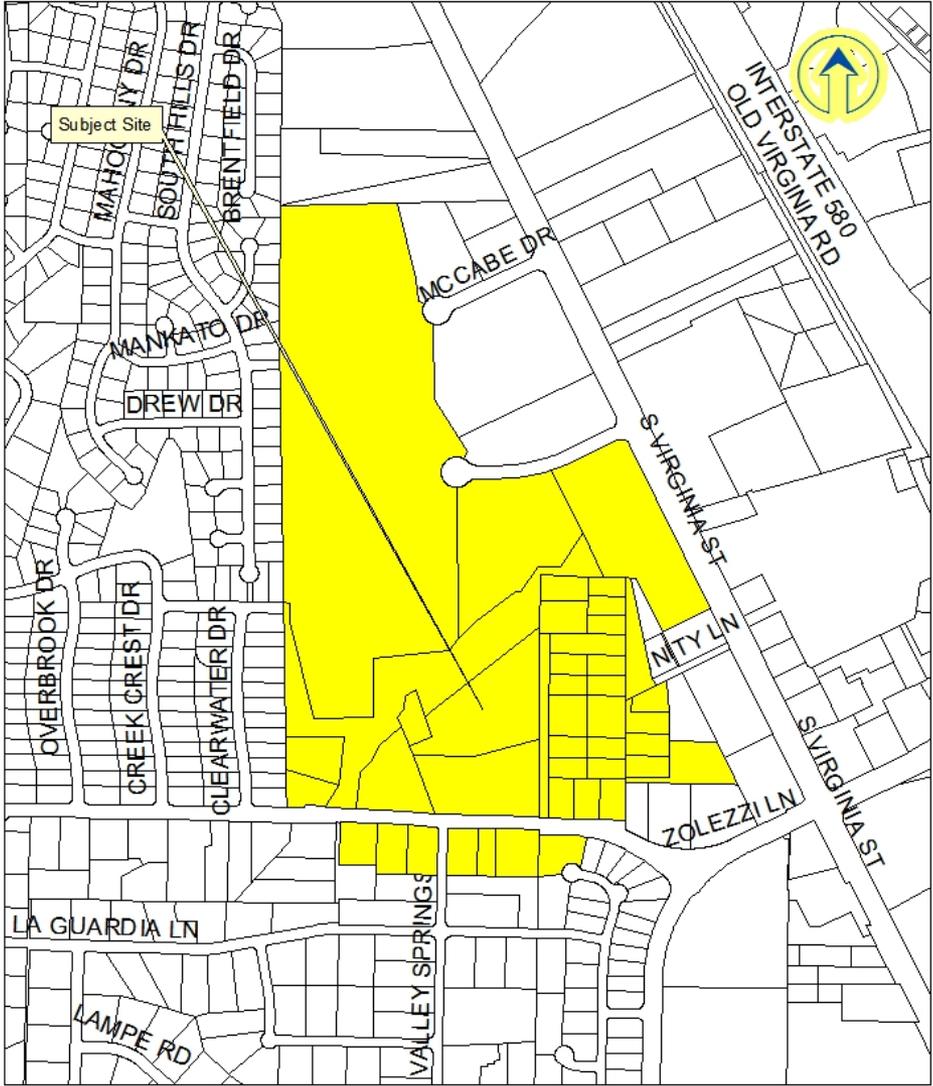




Conditions Recommended to PC

- **Revegetation**
- **Staining of rip-rap areas**
- **Tree replacement**
- **V-ditch within Washoe County Open Space to be in a culvert for $\frac{1}{2}$ of its length to facilitate passive recreation, hiking**

Public Notice



Mailing Label Map

Tentative Subdivision Map Case Number WTM18-0005
(Autumn Wood Phase 2) & Special Use Permit Case Number
WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)

43 Parcels selected at 500 feet.

Date: May 2018

Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NEVADA

Post Office Box 11120
Reno, Nevada 89520
(775) 228-2600

Source: Planning and Building Division



Reviewing Agencies

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation
- City of Reno
- City of Sparks



Tentative Subdivision Map Findings

- 1. Plan Consistency.**
- 2. Design or Improvement.**
- 3. Type of Development.**
- 4. Availability of Services.**
- 5. Fish or Wildlife.**
- 6. Public Health.**
- 7. Easements.;**
- 8. Access.**
- 9. Dedications.**
- 10. Energy.**

Included on pages 13-16 of Staff Report



Special Use Permit Findings

- 1. Consistency.**
 - 2. Improvements.**
 - 3. Site Suitability.**
 - 4. Issuance Not Detrimental.**
 - 5. Effect on a Military Installation**
 - 6. Community Character**
- Included on pages 13-16 of Staff Report**



Recommendation

It is recommended that the Board of County Commissioners affirm the decision of the Planning Commission and deny Tentative Subdivision Map Case Number WTM18-004 (Lemmon Drive Estates), being unable to make the required findings of fact.



Subdivision Possible Motions

Agreeing with the decision of the Planning Commission: Page 3 of your staff report.

Disagreeing with the decision of the Planning Commission: Pages 3 and 4 of your staff report.



Questions?

