

Autumn Wood - Phase 2
Washoe County
Board of County Commissioners
September 11, 2018



Bill Pearce
Motors

Bishop Manogue
Catholic High School

St Rose of Lima

Walmart

SITE

Montessori
School

Autumn
Wood

ZOLEZZI LN

695

ARROWCREEK PKWY

Bishop Manogue
Catholic High School

St Rose of Lima

SITE

Proposed Autumn Wood
Phase II

Montessori
School

Autumn Wood

(Approved 46 lots in 2006)

ZOLEZZI LN





Public Open Space

Open Space

Autumn Wood
Phase II

Autumn Wood

School

ZOLEZZI LN

JEPPSON LN

17

WC Zoning Map





Project Concept

- Individual lots with 17 SF townhomes. All homes are 3 bedroom and 1,700 to 2,100 sf, w/garages
- Zoning allows 3 du per acre, proposed is equal to 2.91 du/acre
- Streets are Private
- 2nd Phase is an extension of 1st phase, which is the basis of compatibility
- Landscape and Open Space is about 2/3rds of the site which is precisely the Purpose of a Common Open space Development

Bishop Manogue
Catholic High School

St Rose of Lima

Drainage
Diversion
Channel

Detention
Areas

SITE

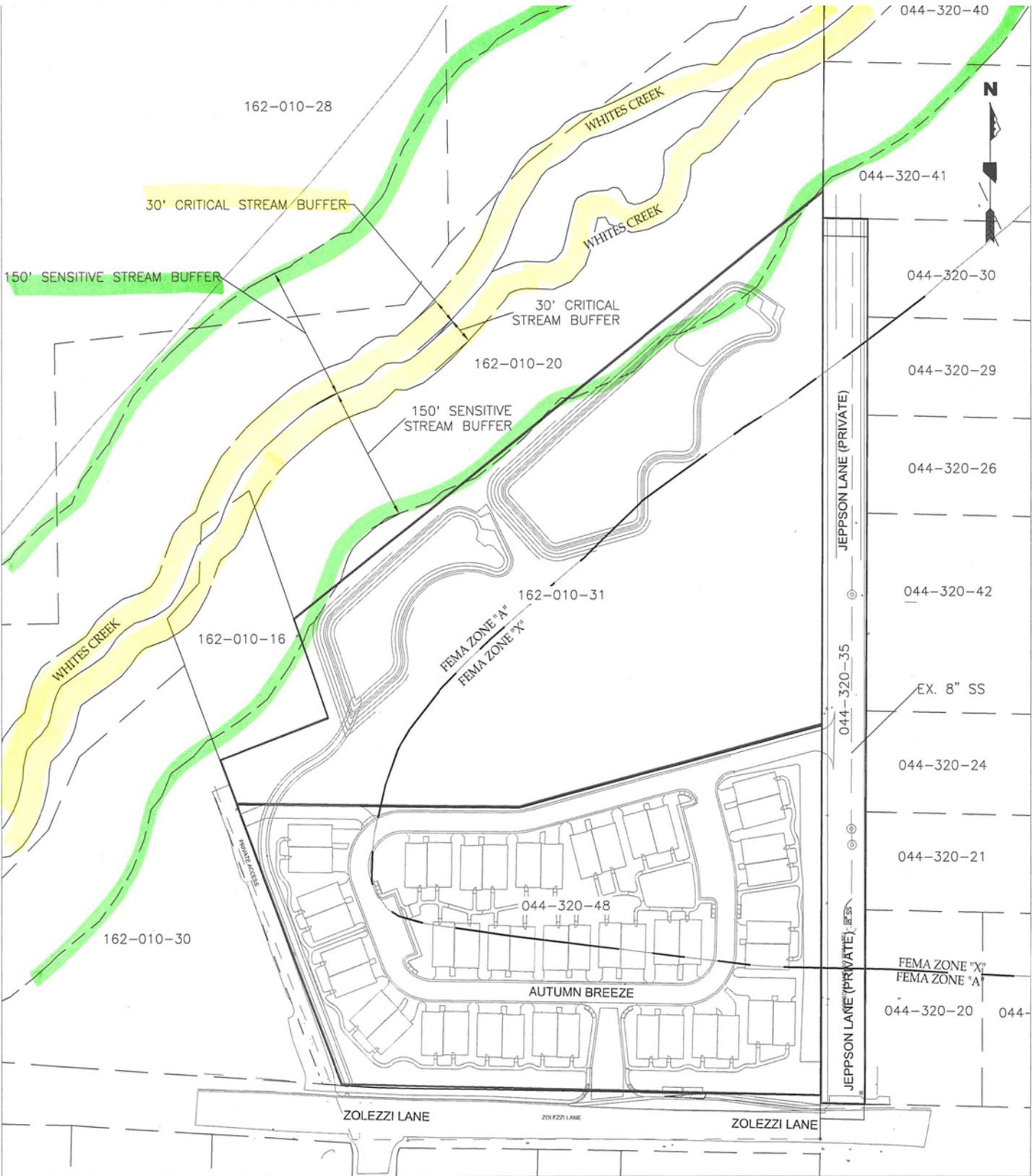
Montessori
School

Autumn Wood

ZOLEZZI LN

100 Year Flood Plain issue

The SUP provides a significant public benefit as we are solving a regional flooding issue with the Diversion Channel to benefit many surrounding properties



**ZOLEZZI PH1
PROPOSED LAND PLAN
DISPLAY**

N.T.S.
46 UNITS
4.75 ACRES TOTAL AREA
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SHEET
1
OF
1