



Appeal of Denial of WTM21-006 Silver Hills, Village 1

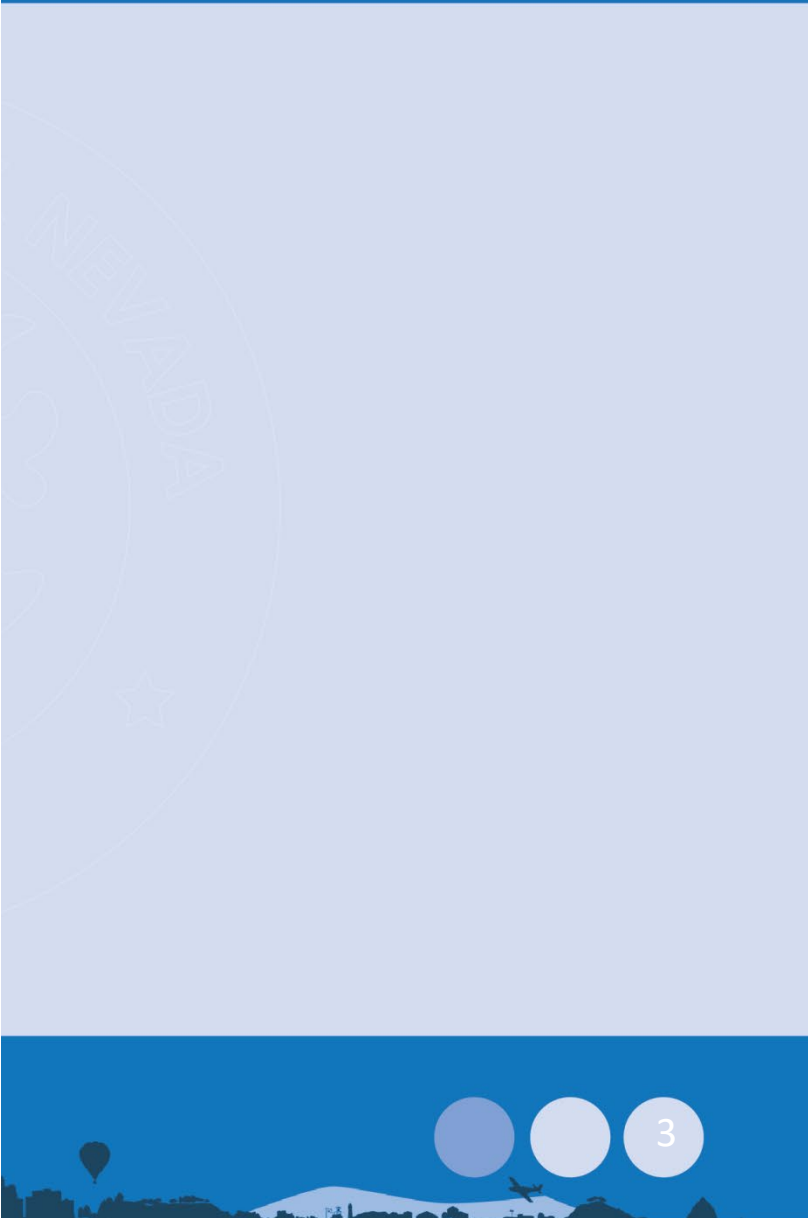
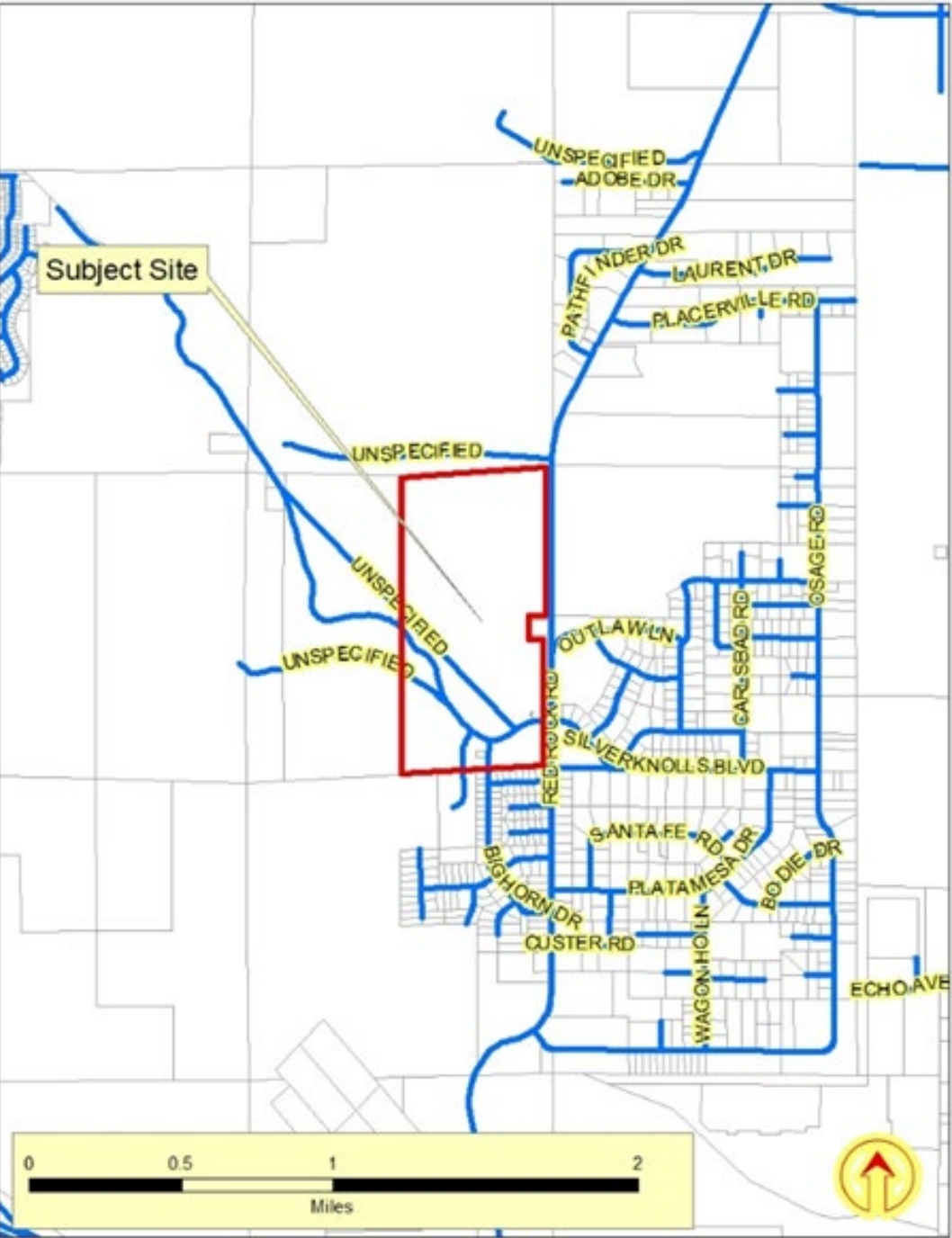
Washoe County Commission
August 24, 2021



Appeal Request

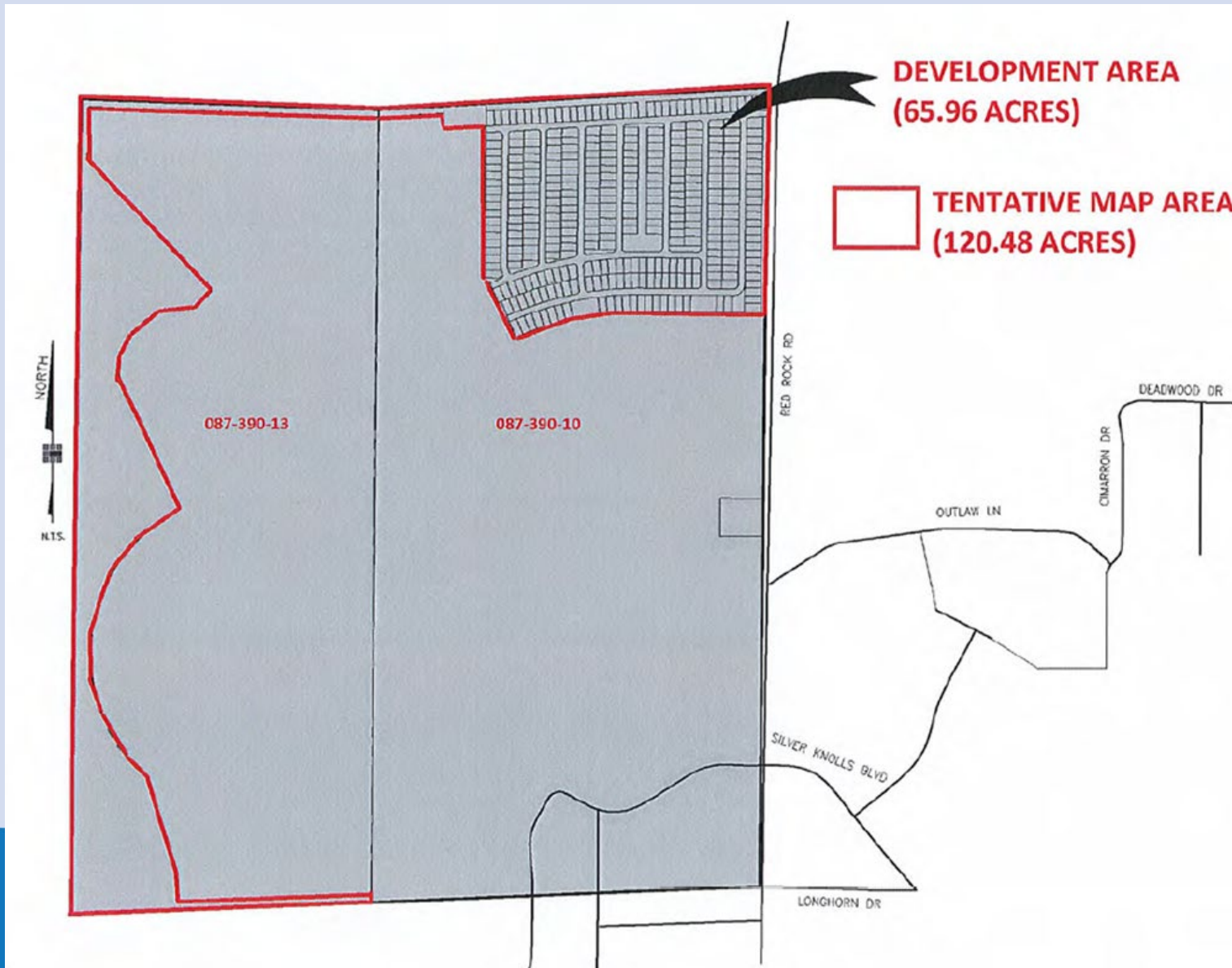
Appeal of the denial, by the Washoe County Planning Commission of Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1) which sought approval of a tentative subdivision map to allow a 358-lot, single-family residential, common open space subdivision, with lots ranging in size from 5,000 square feet to 8,072 square feet.

Vicinity Map





Site Plan





Site Plan





Analysis

- Project is within the Silver Hills Specific Plan Area
- Required to comply with Silver Hills Specific Plan Development Standards Handbook
- Required to comply with North Valleys Area Plan



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North Valleys Character Statement

The Silver Hills Community is characterized by a medium density residential land use pattern that will (i) provide for a variety of housing options to meet the needs of a broad range of the area's population, and (ii) preserve the area's character and quality of life with design standards such a density matches, open space buffers and maintaining natural open spaces. The existing ridgelines and rolling terrain provide for a "mountain ranch" themed residential development that accentuates the views and natural topography and incorporates site features that promote farm to-table living in a cooperative environment. A portion of the community was removed from the City of Reno and is still bounded by the City of Reno to its west. Limited commercial land use designations that are community-serving are desired if within a Specific Plan (with a special use permit). The North Valleys area has rapidly become one of the largest employment centers in the region and the Silver Hills community intends to (i) improve the housing/jobs balance to the area, (ii) improve fire and police protection to the area, (iii) provide support to the Silver Knolls Mutual Water Company customers, (iv) design the sanitary sewer and storm water systems to maintain levels that are at or below pre-development flows into Swan and Silver Lakes; (v) designate a school site for the Washoe County School District, and (vi) create a vibrant, balanced community.



Analysis

- **One type of housing proposed**
- **Overall density 3 du/ac with open space**
- **Architecture to be approved by Silver Hills Design Review Committee**
- **150 lots maximum per year until I580 improvements undertaken by NDOT**
- **Front setbacks to alternate between 15 and 17 feet.**

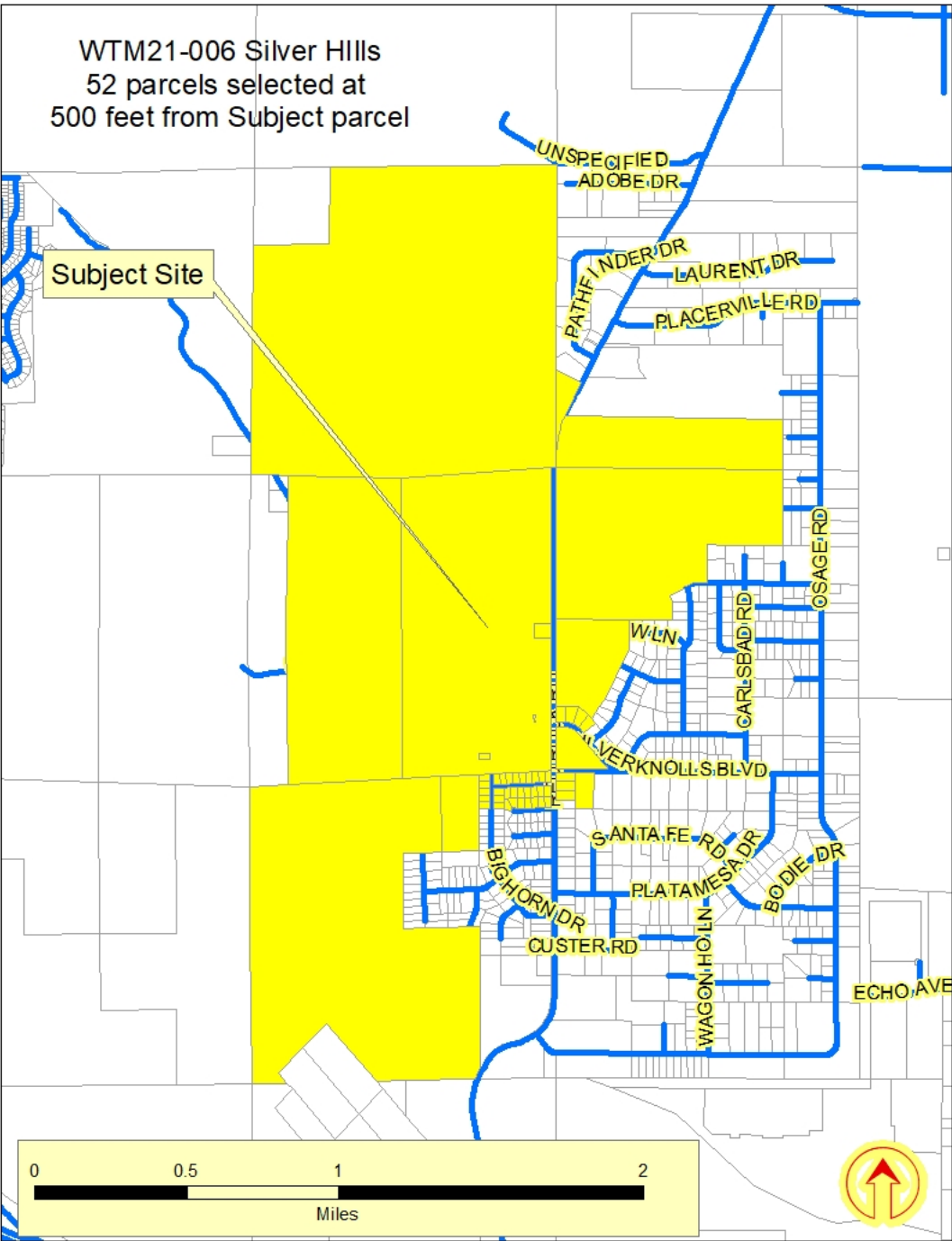


Analysis

- **Trails to be constructed with this phase of development, all trails must be within dedicated common open space**
- **North Valleys Area Plan Policies are included on pages 7-9 of staff report.**
 - Complies with some but not all

Public Notice

WTM21-006 Silver Hills
52 parcels selected at
500 feet from Subject parcel





Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Conditions provided by reviewing agencies are included in the Exhibit A**
- **County Engineering staff are present to answer technical questions on traffic, drainage, streets and similar standards**



TM Findings (pages 16-17 of staff report)

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

Staff Comment: The proposed tentative map meets the minimum criteria for a stand-alone common open space development at a density of 3 dwellings to the acre. The proposed map however, does not provide for a variety of housing options. Conditions of approval have been recommended to implement other goals of the Silver Hills Specific Plan, by means of CC&Rs and the creation of a Silver Hills Design Review Committee.



TM Findings (pages 16-17 of staff report)

- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

Staff Comment: The technical design elements such as streets, sewer, and stormwater control appear to meet minimum Code requirements and conditions have been included to ensure compliance at the final map. Conditions of approval have been provided to provide for compliance with the goals and intent of the Silver Hills Specific Plan by means of adoption of CC&RS and the creation of the Silver Hills Design Committee which will provide for enforcement of standards of the specific plan.



TM Findings (pages 16-17 of staff report)

- 3) Type of Development. That the site is physically suited for the type of development proposed.

Staff Comment: There are no topographic constraints that hinder the development of a 358-lot, single-family residential, common open space subdivision, with lots ranging in size from 5,000 square feet to 8,072 square feet, at the subject site.

- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

Staff Comment: Conditions of approval have been included to ensure that all minimum requirements are met.



TM Findings (pages 16-17 of staff report)

- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

Staff Comment: There are no endangered species identified in the project area.

- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

Staff Comment: The project is proposed to be served by community water and sewer services.

- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

Staff Comment: All required easements will be maintained. Additional public trails are proposed.



TM Findings (pages 16-17 of staff report)

- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

Staff Comment: Trail access to adjacent public land is proposed with this tentative map. Secondary access for emergency vehicles is also proposed and will be required to be shown on any final map.

- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

Staff Comment: All common areas within the development are proposed to remain the property of the developer, but conditions have been included to ensure that common areas are dedicated for common benefit only.





TM Findings (pages 16-17 of staff report)

10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Staff Comment: The design of the developed portion of the proposed subdivision is a traditional lot-and-block layout. No particular emphasis was explained in the application materials in relation to providing for future passive or natural heating or cooling opportunities.



Planning Commission Findings

The PC expressed that this map is a small piece of the entire subdivision and in and of itself, the map doesn't comply with all components of the Specific Plan. For that reason, the PC could not find that #1 and #2 were met because they only had 1 piece of the puzzle in front of them and had no way of knowing whether future development will create a whole that will comply with the Specific Plan because of the method in which this is being brought forward.



Recommendation

Lifestyle Homes TND, LLC has appealed the Planning Commission's denial of Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1). Accordingly, Planning staff is presenting the decision of the PC to the BCC for its review. The PC's denial is based upon the inability to make the required findings of fact (number 1 and number 2, as shown on page 2 of this report). Accordingly, staff recommends that the Board hold a public hearing on this appeal in accordance with WCC 110.608.15(d) and WCC 110.912.20.



Possible Motion to Affirm Decision of Planning Commission

Move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of County Commissioners affirm the decision of the Planning Commission, and deny Tentative Subdivision Map Case Number WTM21-006 for Lifestyle Homes, TND, LLC, being unable to make all ten findings in accordance with Washoe County Code Section 110.608.25



Possible Motion to Reverse Decision of Planning Commission

Move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of County Commissioners reverse the decision of the Planning Commission, and approve Tentative Subdivision Map Case Number WTM21-006 for Lifestyle Homes, TND, LLC, with the conditions of approval included as Attachment D to the Staff Report, having made all ten findings in accordance with Washoe County Code Section 110.608.25.