



Pickleball Facility

Administrative Permit

Board of Adjustment Presentation
December 3, 2020



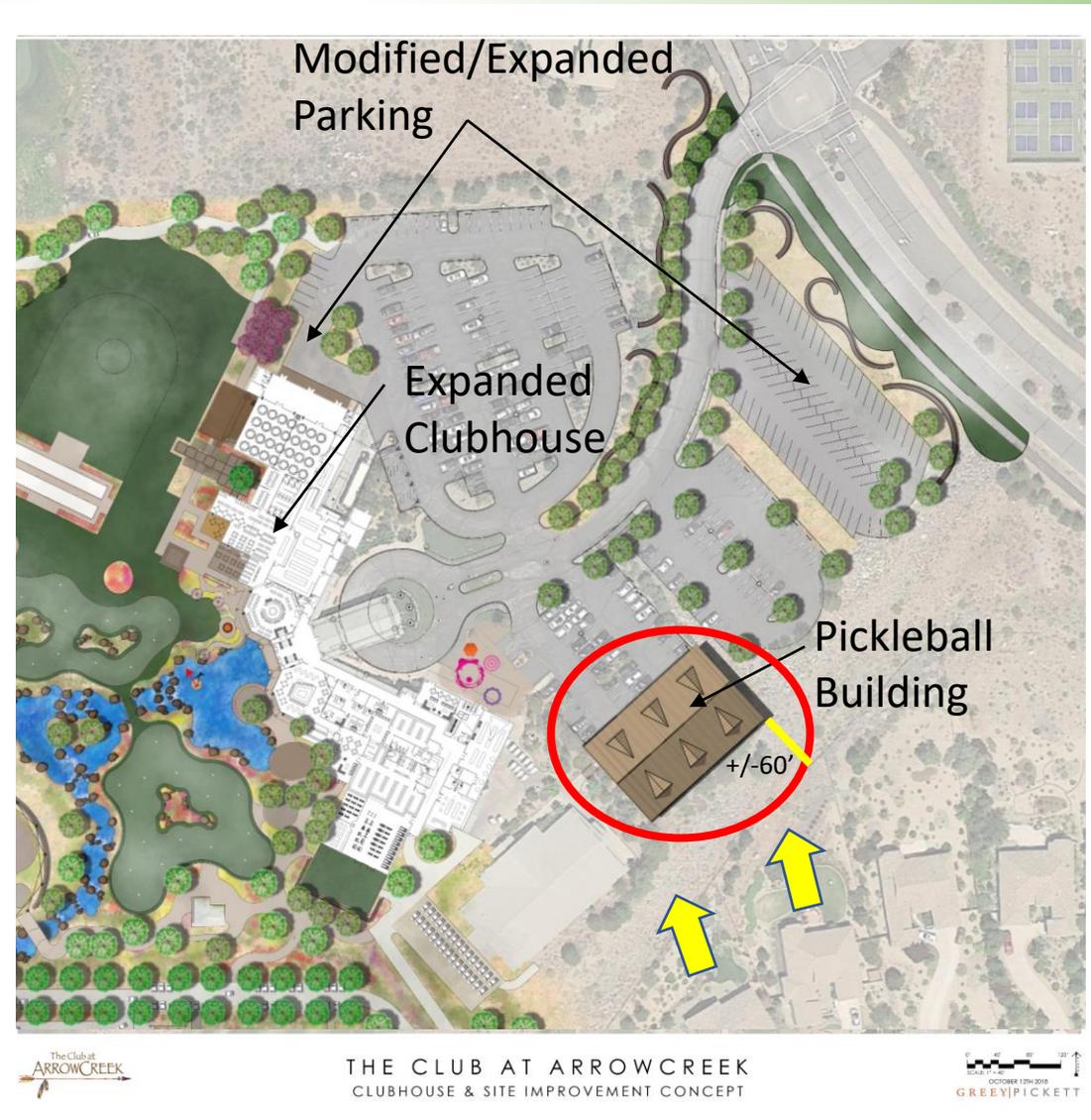
The Pickleball Facility Background

- **7,000 s.f. pickleball building/facility was previously reviewed and approved in April 2019 under WSUP18-0020 and WADMIN18-0015.**
- **It was determined, after approval that the location of the Pickleball building would:**
 - (1) present some view blockage for a couple residents to the south of the existing Clubhouse facility, and**
 - (2) would eliminate approximately 20-member parking spaces that are nearest to the club facilities.**
- **A new site was south on the 149+ acre parcel for the Club at ArrowCreek (APN 152-021-03)**
- **The entire 149+ acre parcel is zoned PR (Parks and Recreation), which allows for Indoor Sports and Recreation with the review and approval of an administrative permit.**
- **The proposed pickleball facility is 9,000 s.f. to accommodate for bathrooms and some additional storage space that is needed within the building, rather than relying upon the facilities at the Clubhouse (as had previously been planned).**

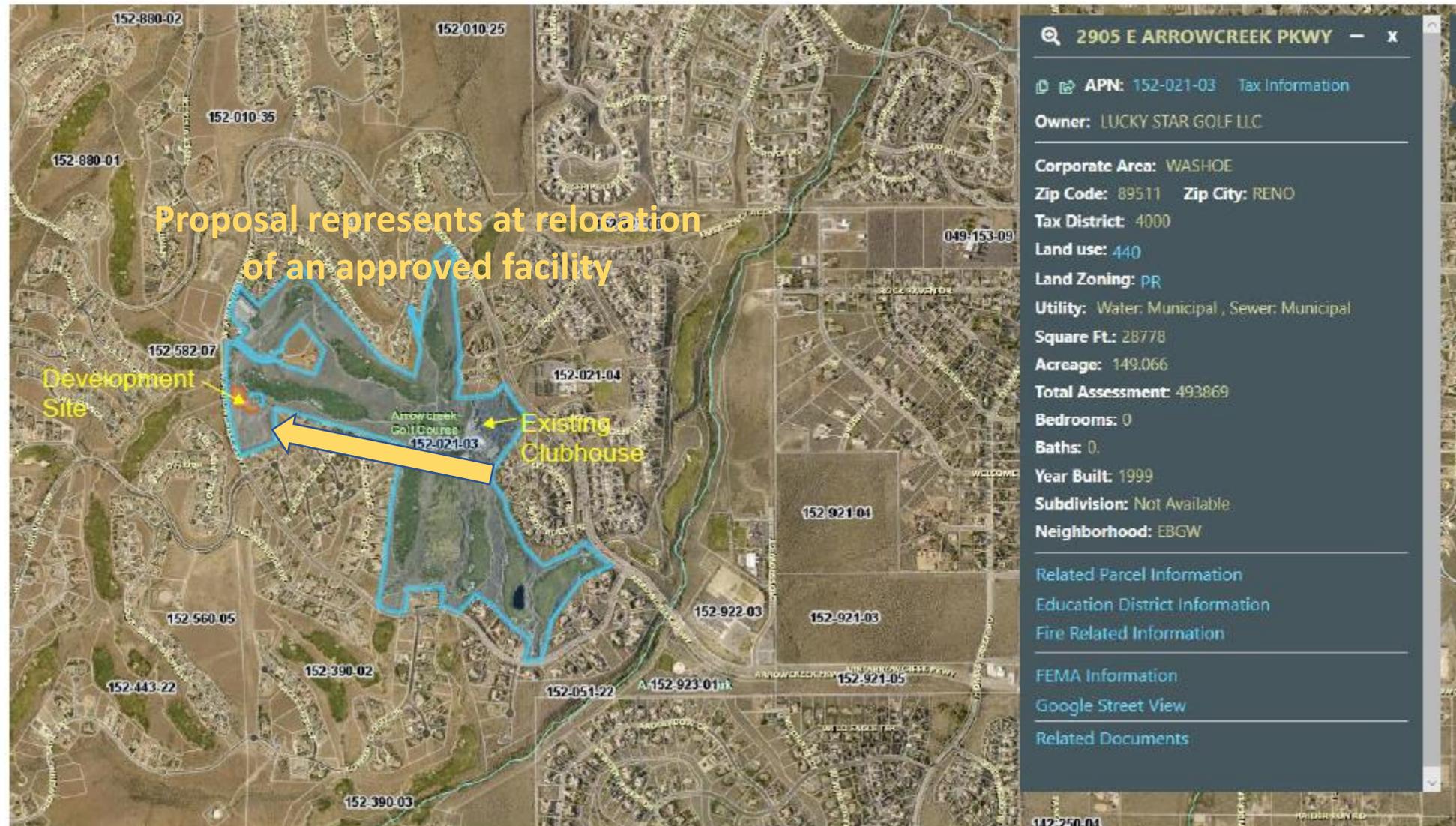
Clubhouse Site Layout (Approved) – Including Pickleball Building

The pickleball facility was previously approved at the southeastern corner of the existing clubhouse building in the existing parking lot.

All other approved components of the past approval will remain at the Clubhouse. Only the Pickleball Facility will be relocated.



Proposed Facility Location – Vicinity Map



Existing Site Conditions



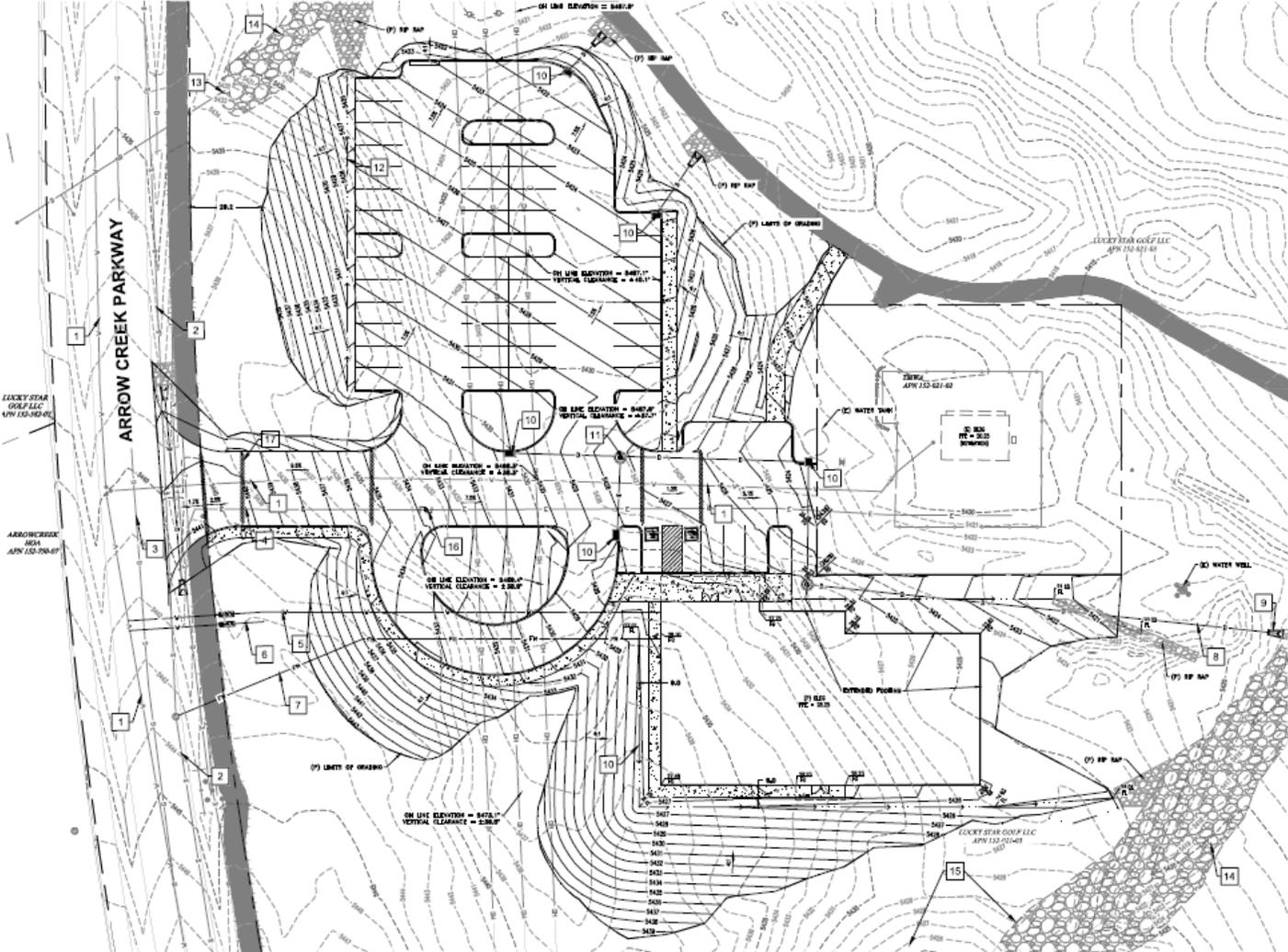
Preliminary Site/Grading Plan

THE CLUB AT ARROWCREEK PICKLEBALL FACILITY

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT/FILL TO FINISH GRADE	1.000	1.000	73147 Sq. Ft.	5628 Cu. Yd.	645 Cu. Yd.	4983 Cu. Yd. <Cut>
Totals			73147 Sq. Ft.	5628 Cu. Yd.	645 Cu. Yd.	4983 Cu. Yd. <Cut>

GRAPHIC SCALE



KEYNOTES

- | | |
|-------------------------------------|---------------------------------------|
| 1 (X) 12" WATER MAIN | 11 (P) STORM DRAIN TIE-IN |
| 2 MAINTAIN MIN COVER | 12 (P) STORM DRAIN MANHOLE |
| 3 (C) 10" SANITARY SEWER MAIN | 13 (P) REMAINING SHALE |
| 4 (C) GAS MAIN | 14 (C) DRAINAGE AND DRAIN PIPE |
| 5 (C) ELECTRICAL LINE | 15 (C) RIP RAP |
| 6 (P) DOMESTIC WATER LATERAL | 16 (C) STORMWATER DETENTION POND |
| 7 (P) IRRIGATION WATER LATERAL | 17 LOWEST TOP OF BERM CL. = 5428.00 |
| 8 (P) FORCE MAIN - CM | 18 OVERFLOW WEIR CL. = 5427.42 |
| 9 (P) STORM DRAIN PIPE | 19 24" RIP OUTLET CL. = 5425.81 |
| 10 (P) CONCRETE FLEAVED END SECTION | 20 (C) CLCC EQUIPMENT TO BE RELOCATED |
| | 21 (P) GRACK BREAK (TYP) |

GRADING NOTES

EXCESS CUT MATERIAL TO BE REPOSED OF CHUTE IN ASSOCIATION WITH THE EXISTING GOLF COURSE ON THE SUBJECT PARCEL OR OTHER COMMONLY GOLF COURSE OWNED PARCELS

STORMWATER QUALITY NOTES

- STANDARD NOTE NO. 1: THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT REMOVAL, STORAGE, HANDLING, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN RECHARGED TO, OR ACCUMULATED IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- STANDARD NOTE NO. 2: ADDITIONAL CONSTRUCTION SITE DEGRADING BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND/OR HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- STANDARD NOTE NO. 3: TEMPORARY ON PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY. REFER TO STORMWATER GENERAL PERMIT NV10100000, SECTION 1.8.1.8-(2).
- STANDARD NOTE NO. 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE TRAFFIC AND EXIT LOCATIONS AND ALL BMPs IMMEDIATELY PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WORKER INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND RESTORATION ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NV10100000, SECTION 1.8.1.9.
- STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN 30 DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- STANDARD NOTE NO. 6: UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PERMANENTLY REVEGETATE ALL AREAS DISTURBED WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
- TEMPORARY BMPs SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.

NOT FOR CONSTRUCTION

THE CLUB AT ARROWCREEK
PICKLEBALL FACILITY
GRADING AND UTILITY PLAN
ADMINISTRATIVE PERMIT

WASHOE COUNTY NEVADA

CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
1700-CORPORATE BOULEVARD - SUITE 2000-2000
770-880-1800 FAX 770-880-1800

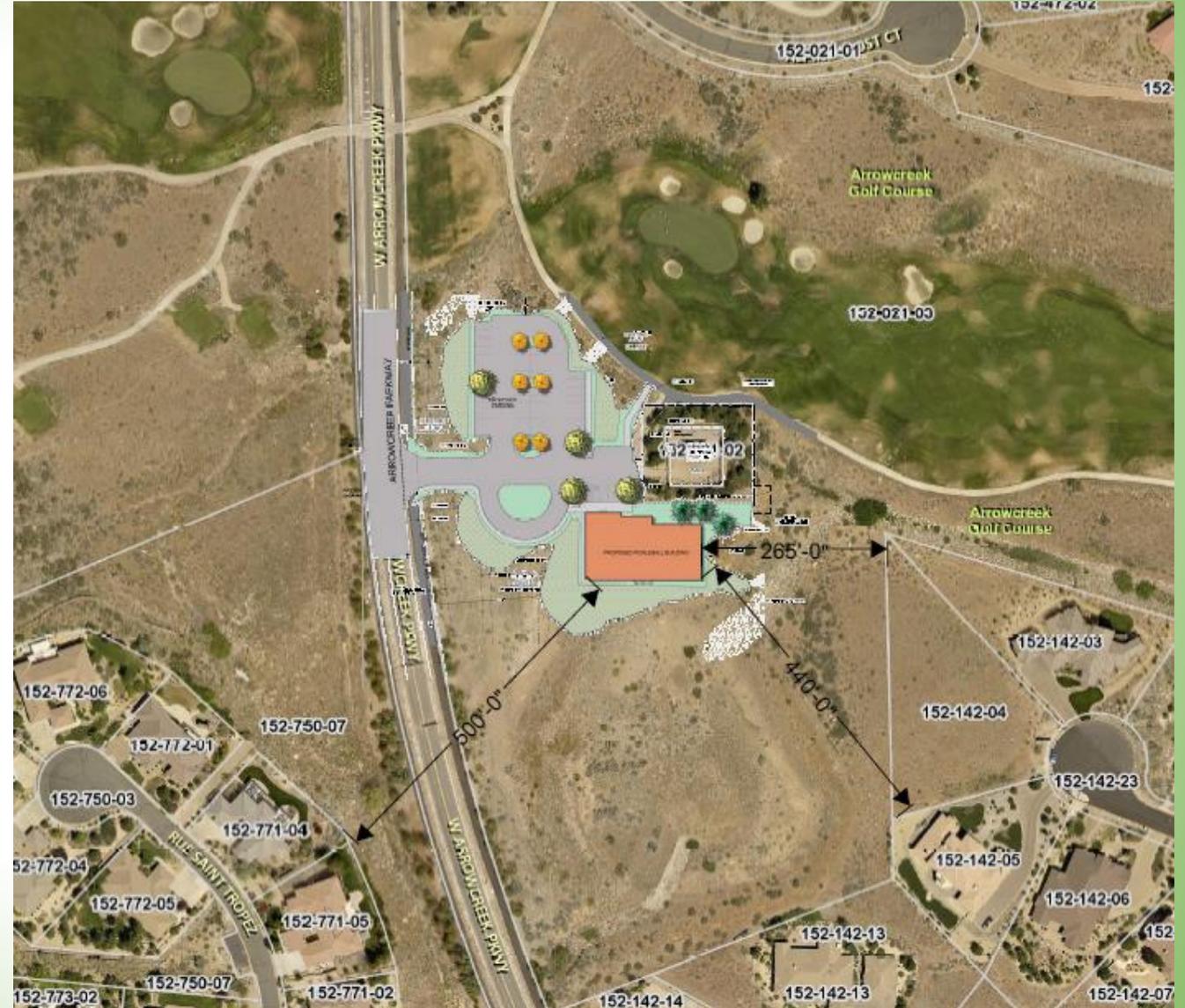
JOB NO: 88004.89 DATE: 10-08-2020

SHEET 3 OF 3

Residential Distance Exhibit

The previously approved pickleball facility was approximately 60 feet from the nearest residential property line.

The nearest residential property lines with the relocated site are:
East – 265+/- feet
Southeast – 440+/- feet
Southwest – 500+/- feet



SUP & Administrative Permit – Clubhouse Floor Plan



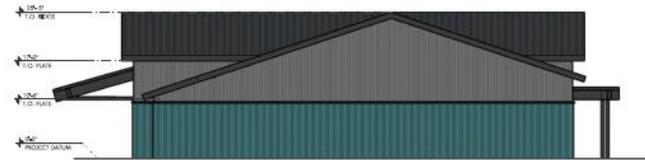
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT PERSPECTIVE
NOT TO SCALE



2 BACK PERSPECTIVE
NOT TO SCALE

Closing Thoughts

The applicant believes that the proposed relocation of the Pickleball Facility will:

- (1) Provide greater separation to existing residential lots;
- (2) Provide very reasonable hours of operation (7 am to 9 pm)
- (3) Provides multi-modal access to the facility (car, golf cart, bike or walk)

The Pickleball Facility was previously approved and is only relocating to another area on the same parcel

We agree with Staff's review that all of the legal findings can be made and we are accepting of the conditions of approval, as presented by staff.

Questions



Extra Slides for Questions, If Necessary

LS and Civil Maps

THE CLUB AT ARROWCREEK PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT

RENO, NV 89511

APN: 152-021-03

OWNER/DEVELOPER:

RAYMOND W. CONRAD
 LUCKY STAR GOLF, LLC
 2905 E. ARROWCREEK PARKWAY
 RENO, NV 89511
 rconrad@raycoassociates.com
 CELL: (803) 960-1224

OWNER'S REPRESENTATIVE:

TONY CIORCIARI
 AMC DEVELOPMENT, LLC
 tonyciorciari@gmail.com
 CELL: (775) 771-4544

CIVIL ENGINEER AND PLANNING:

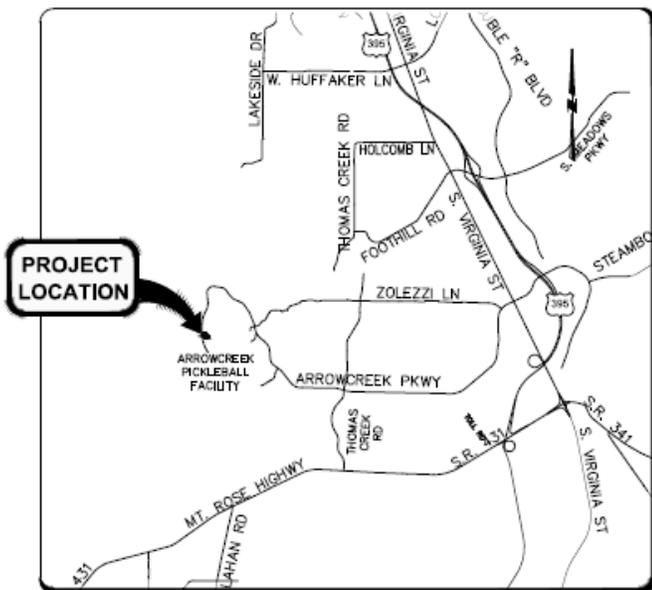


LANDSCAPE ARCHITECT -
 COMMUNITY DESIGN

LA STUDIOS
 1552 C STREET
 SPARKS, NV 89431
 lindsay@lastudionevada.com
 PHONE: (775) 323-2223

ARCHITECT

PHX ARCHITECTURE
 15990 N. GREENWAY/HAYDEN LOOP
 SCOTTSDALE, AZ 85260
 davidp@phxarch.com
 PHONE: (480) 477-1111



VICINITY MAP

SCALE: NTS

SHEET LIST TABLE

Sheet Number	Sheet Title
1	TITLE SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN

ENGINEERS STATEMENT:

TO THE BEST OF MY KNOWLEDGE, THE PLANS PREPARED ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

MATTHEW K. SUTHERLAND, P.E.
 CIVIL



NOT FOR CONSTRUCTION

BASIS OF BEARINGS AND COORDINATES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NORTHING BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS. PILING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREIN ARE AT GROUND LEVEL, BASED ON A COMBINED GROUND TO GROUND FACTOR OF 1.00197524.

BASIS OF ELEVATIONS:

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED UPON GPS OBSERVATIONS UTILIZING GNSS.

THE CLUB AT ARROWCREEK PICKLEBALL FACILITY

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT FILL TO FINISH GRADE	1.000	1.000	73147 Sq. Ft.	5628 Cu. Yd.	645 Cu. Yd.	4983 Cu. Yd. <Cut>
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GRADING NOTES

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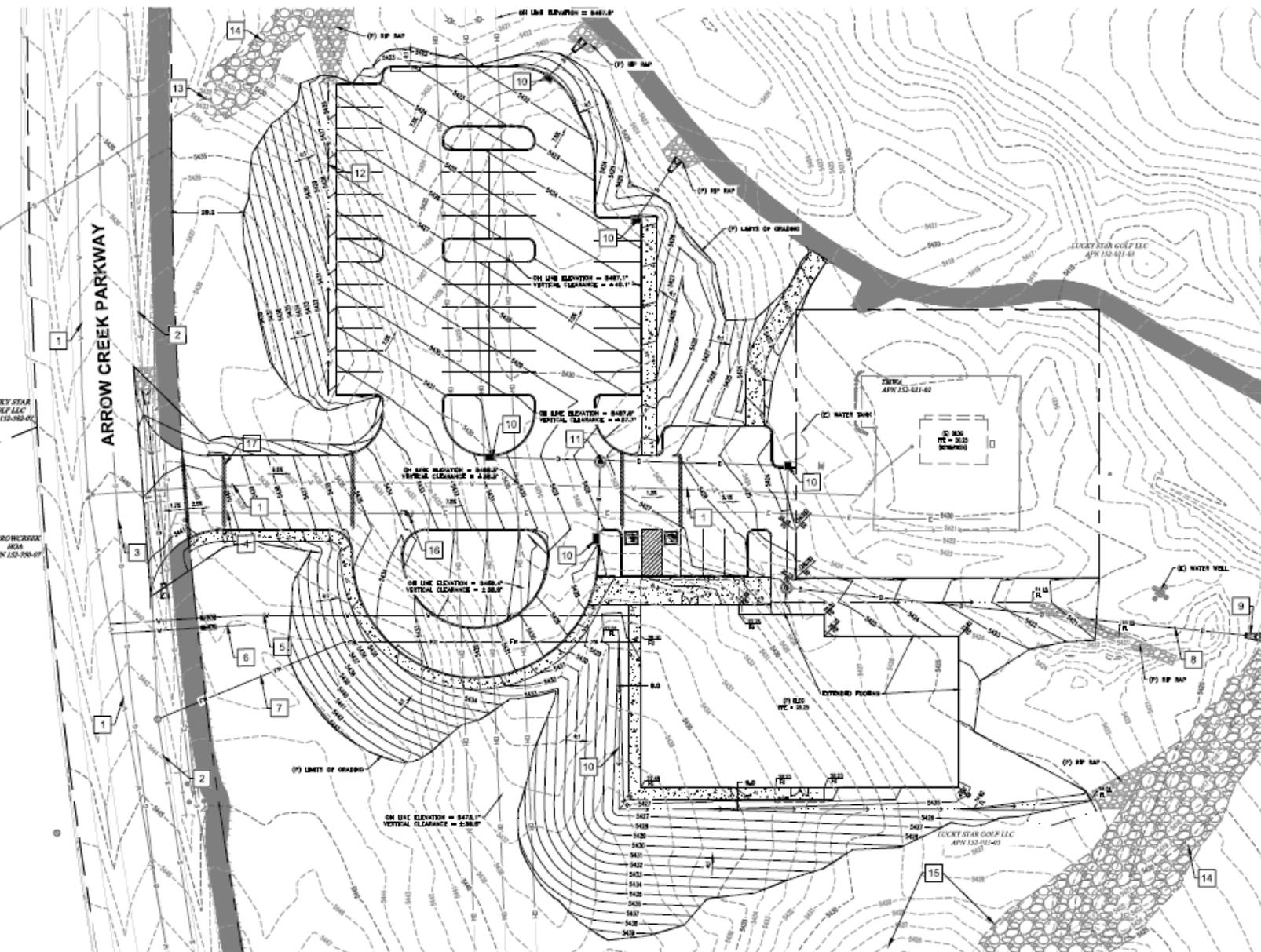
THE CLUB AT ARROWCREEK
PICKLEBALL FACILITY
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WASHOE COUNTY NEVADA

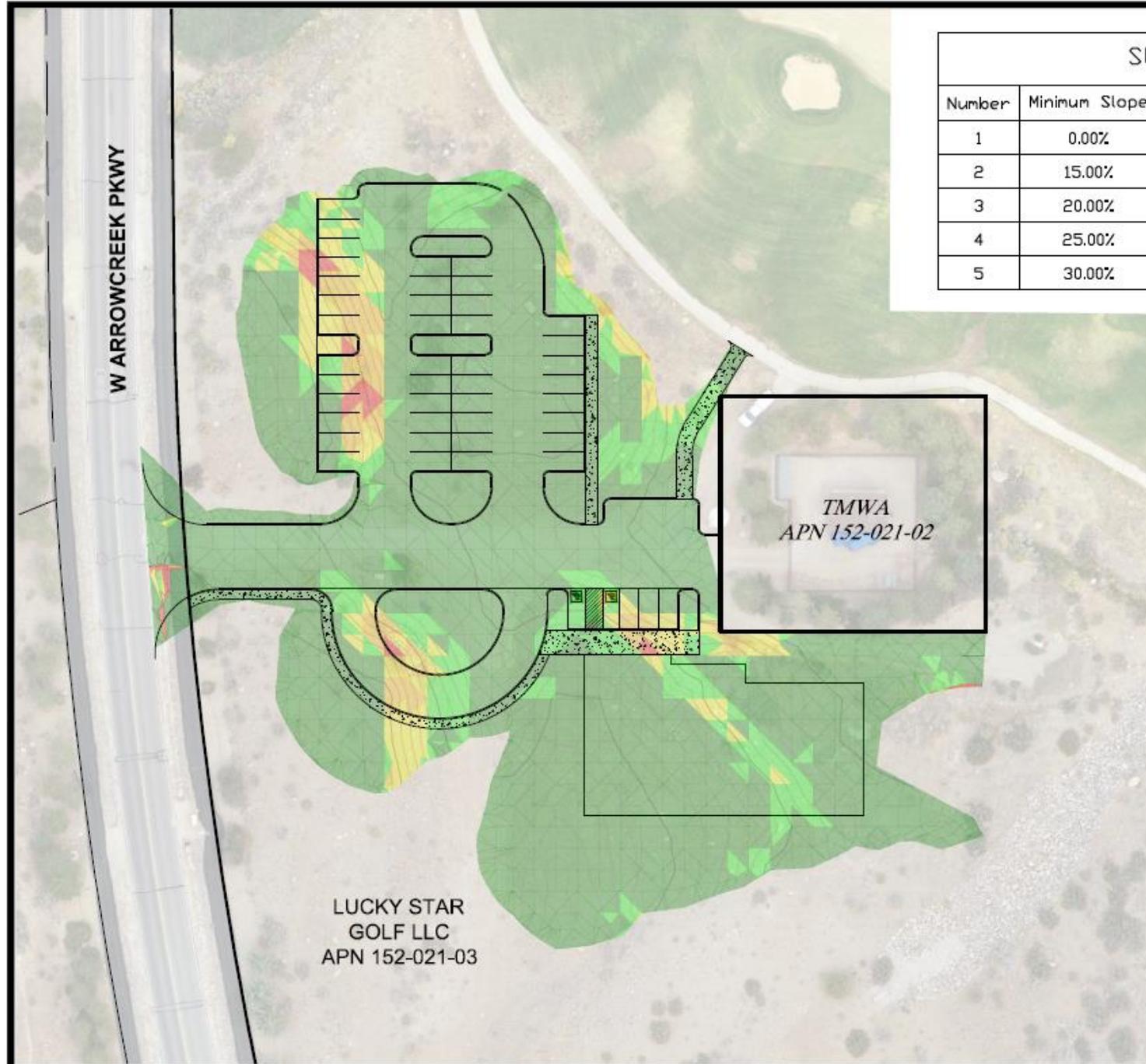
GFA, INC.
LAND SURVEYING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
100 COMPASS BOULEVARD • SUITE 2000 • RENO, NEVADA 89502
775-333-1888 • 775-333-1889 • FAX 775-333-1888

JOB NO: 88004.89 DATE: 10-08-2020

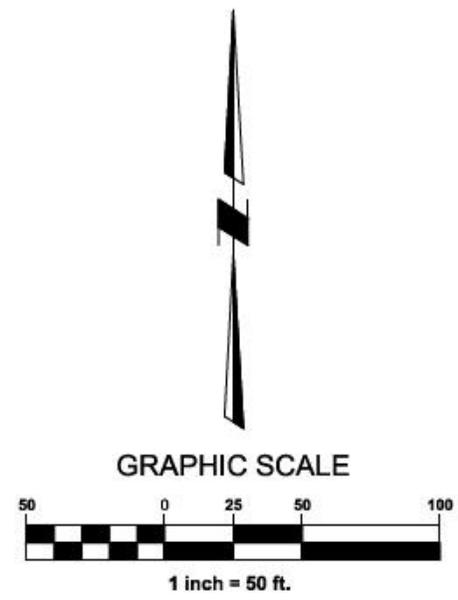
SHEET 3 OF 3



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Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	57217.16	
2	15.00%	20.00%	8799.27	
3	20.00%	25.00%	4273.50	
4	25.00%	30.00%	2335.94	
5	30.00%	2194.75%	669.85	



CFA, INC.
 LAND SURVEYORS
 CIVIL ENGINEERS
 LAND USE PLANNERS



1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-844-1150 MAIN • 775-844-1140 FAX • CFA@CFAINC.COM

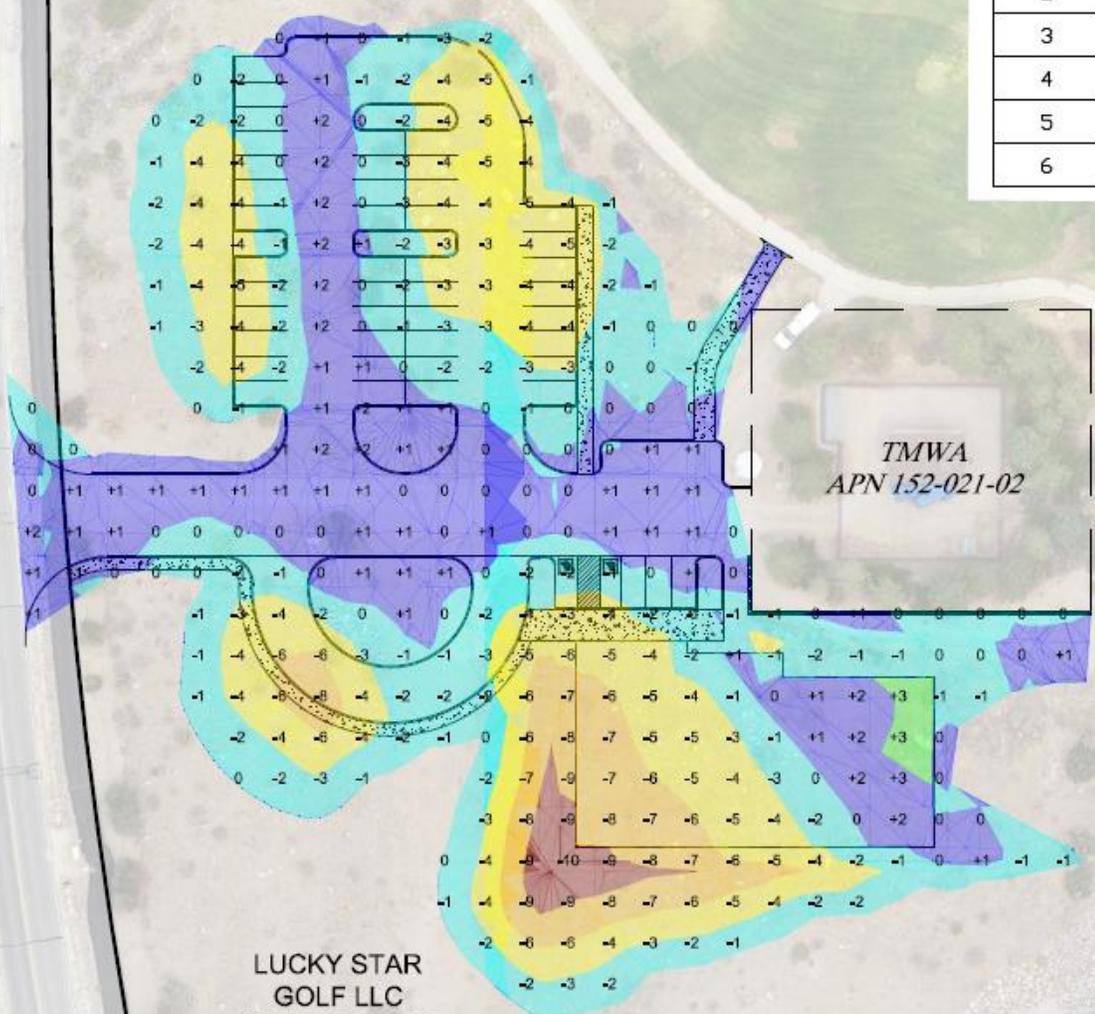
EXISTING SLOPE MAP
 FOR
THE CLUB AT ARROWCREEK
 PICKLEBALL FACILITY
 APN 152-021-03
 WASHOE COUNTY

RENO NEVADA

JOB NO. 88004.89
 DRAWN BY JLM
 CHECKED BY DS

SHEET
1 / OF **1**

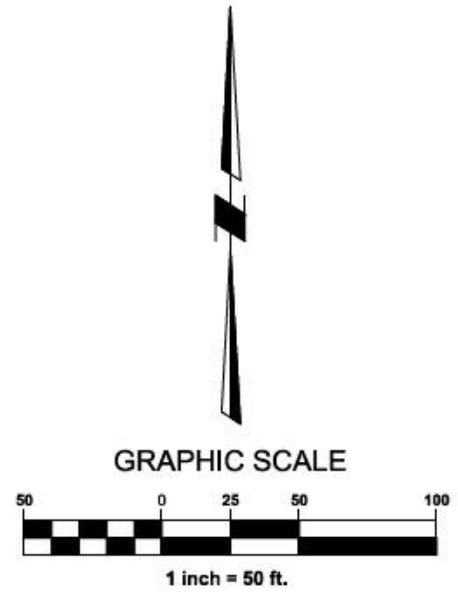
W ARROWCREEK PKWY



LUCKY STAR
GOLF LLC
APN 152-021-03

TMWA
APN 152-021-02

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.00	-9.00	1138.08	Red
2	-9.00	-6.00	4946.11	Orange
3	-6.00	-3.00	16720.95	Yellow
4	-3.00	0.00	28245.04	Cyan
5	0.00	3.00	21532.38	Blue
6	3.00	6.00	563.88	Green



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS



1840 CORPORATE BOULEVARD - RENO, NEVADA 89608
775-866-7190 MAIN - 775-866-7190 FAX - CFA@CFAINC.COM

PROPOSED CUT/FILL MAP
FOR
THE CLUB AT ARROWCREEK
PICKLEBALL FACILITY
APN 152-021-03
WASHOE COUNTY

RENO NEVADA

JOB NO. 88004.89
DRAWN BY JLM
CHECKED BY DS

SHEET **1** / OF **1**

Surrounding Topography



Legal Findings Review

Administrative Permit Findings

(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

The proposed uses and grading proposed with this special use permit are consistent with the Rural Residential master plan designation and the Parks and Recreation zoning designations on the subject parcel.

The proposed development is consistent with the following policies of the SWTMAP:

SW 1.4 – the zoning of the property is PR, which is conformant with the ArrowCreek Wildland Transition Suburban Character Management Area

SW 2.5 – As is the current case with TCAC facility, all lighting will conform to “dark sky” lighting standards and be provided at low or pedestrian level.

SW 2.13 – The proposed pickleball facility will utilize “dark sky” lighting standards and be provided on a pedestrian scale. Traffic was previously reviewed and approved as part of the clubhouse expansion and pickleball facility application (WSUP18-0020/WADMIN18-0015). The overall traffic increase with the clubhouse and pickleball facility was not foreseen to exceed the original approved traffic volumes from the original approval for the Arrowcreek Community (AKA Southwest Pointe).

Administrative Permit Findings (Cont.)

(b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

All necessary utilities and facilities defined in finding (b) are adjacent to the development site. No new roadways are necessary to serve the proposed pickleball facility. The site is currently served by private streets that were appropriately sized and approved with the original community approval in the late 1990's.

(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Approximately 78% of the site consists of slopes in the 0% to 15% range, which is identified to be "most developable." The site consists of less than 1% of steep slopes (greater than 30%) and those areas that are steep and moderately sloped were largely man-made with the creation of an access road to provide access to the overhead power line that runs across the site from north to south. The proposed site is easily accessible to residents/members within the community with access of the main loop road serving Arrowcreek Parkway. This roadway is designed with no homes fronting directly on it and serves as the main artery for all travel into and out of the Arrowcreek Community. The location of the site provides access to the site using golf carts and the cart paths of the ArrowCreek Golf Course. As such, pickleball players could use a club or private golf cart to access the site and not have to use the private streets within the Arrowcreek development, and access from the existing clubhouse would not necessitate a crossing of Arrowcreek Parkway at any point to reach the pickleball facility site.

Administrative Permit Findings (Cont.)

(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

The ArrowCreek Community has benefitted by the sports and recreational opportunities, whether offered at TCAC or at the Resident's Center. Both facilities are located on the eastern side of the community and the location of this indoor facility containing four pickleball courts helps to distribute one of the recreational opportunities toward the western part of the community. The proposed use includes four (4) pickleball courts that are fully enclosed within a building that will keep noises associated with the play of pickleball minimized to non-audible.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.