



Tentative Map Case No. WTM16-002

Washoe County Planning Commission

March 7, 2017

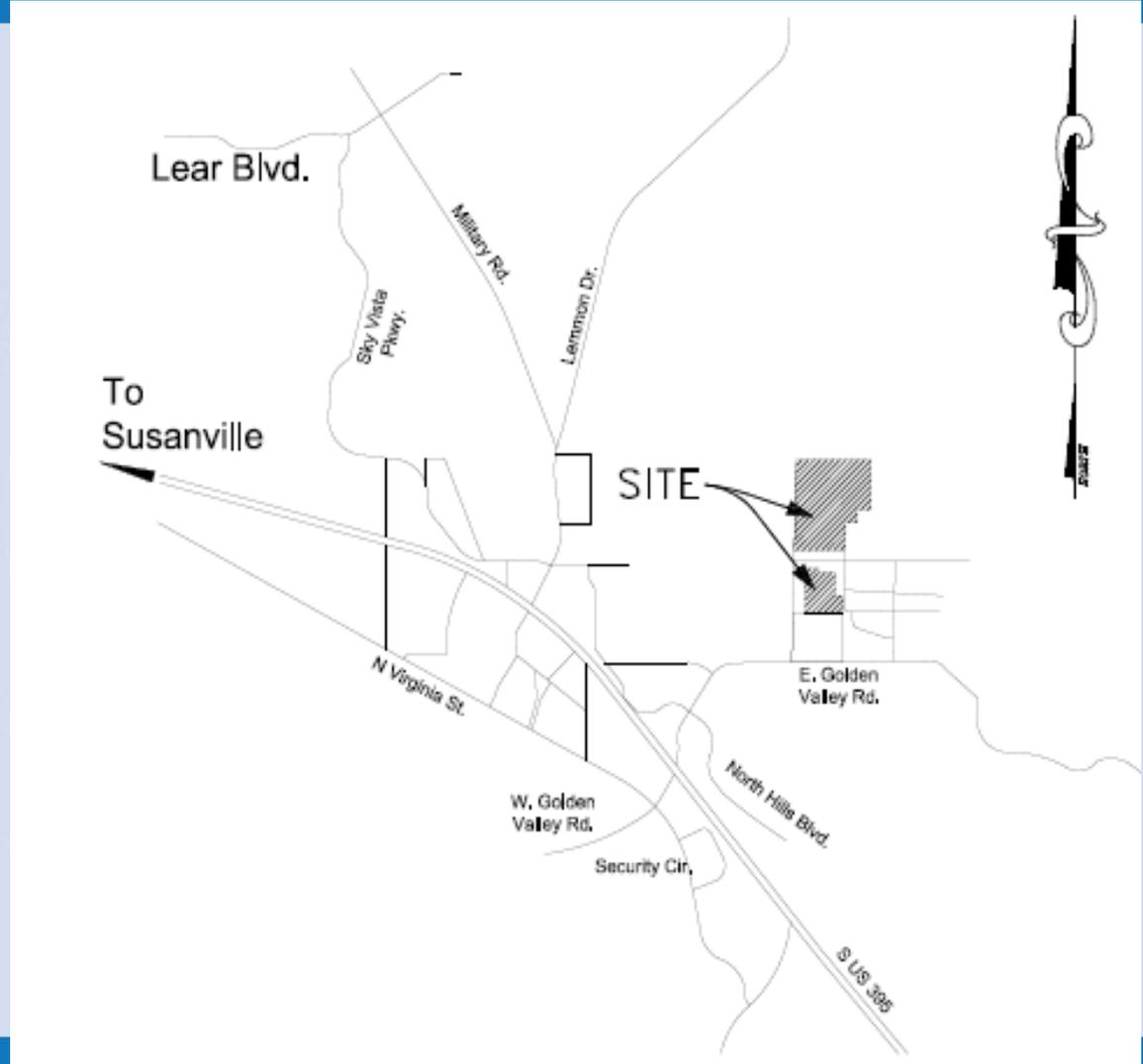
Golden Mesa North Subdivision





Vicinity Map

North of Golden
Valley Road and
East of Estates
Road





Proposed Tentative Map

Golden Mesa North:

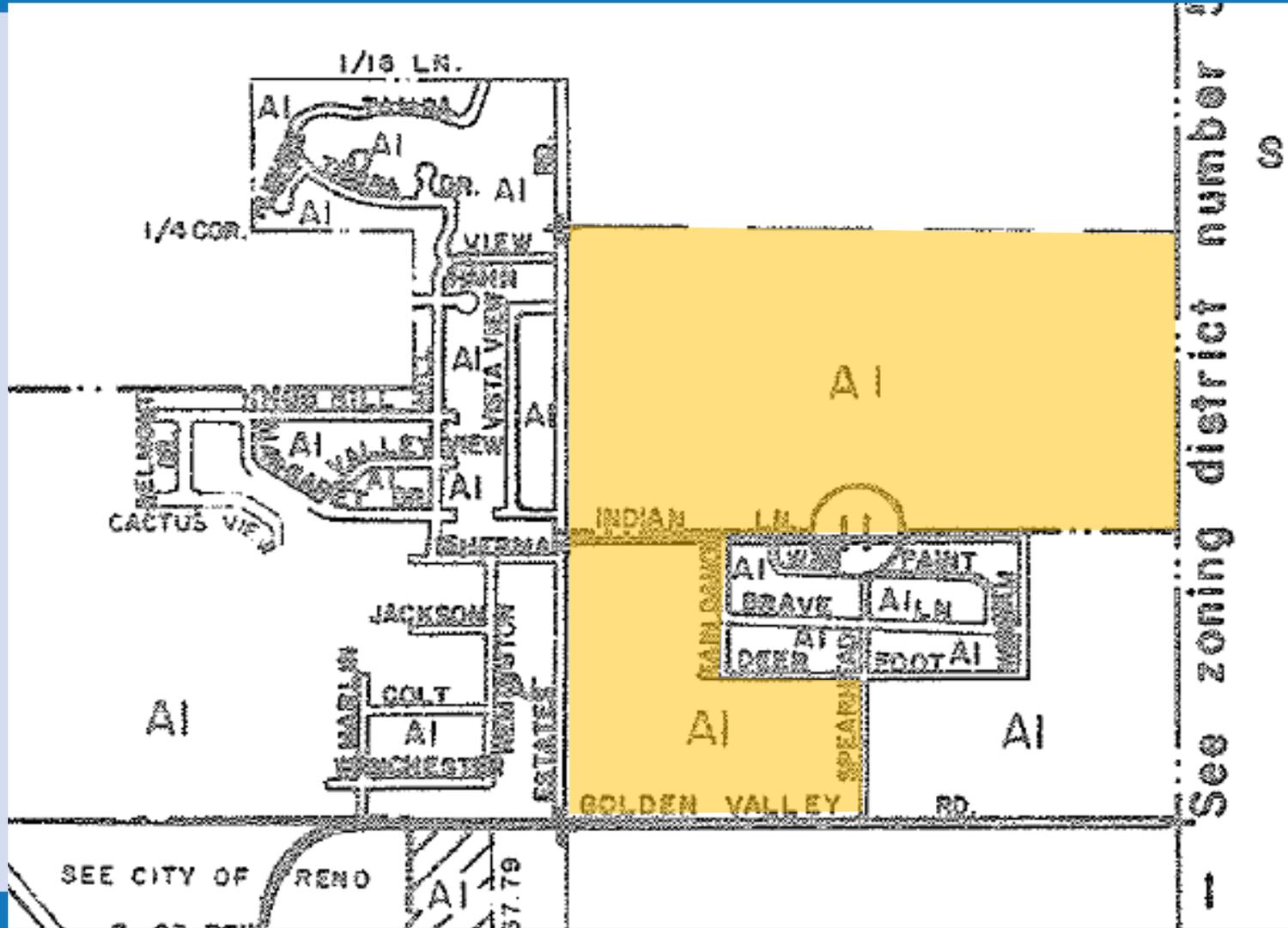
- 115 residential lots
- 35,000 s.f. min. lot size
- 39,984 s.f. average lot size
- Low Density Suburban (LDS) zoning
- 1.04 d.u per acre
- 4.89 acres of open space
- 3 large stormwater detention ponds.
- Equestrian Trail to connect to BLM property



NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.



1963 Zoning Map





Golden Valley Character Statement

The **Golden Valley Community** is characterized by a generally **low-density residential suburban land use pattern**. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. **Access to equestrian and multi-use trails is an important component of the local character**. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, **providing vistas and lands access to public utilized by equestrians and hikers**. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.



Washoe County Schools

Alice Smith Elementary School

Estimated project impact = 32 new Elementary School students

Base Capacity = 699

2016-2017 Enrollment = 769

% of Base Capacity = 110%

O'Brien Middle School

Estimated project impact = 6 new Middle School students

Base Capacity = 1,025

2016-2017 Enrollment = 616

% of Base Capacity = 60%

North Valleys High School

Estimated project impact = 15 new HS students

Base Capacity = 1,861

2016-2017 Enrollment = 2,035

% of Base Capacity = 109%



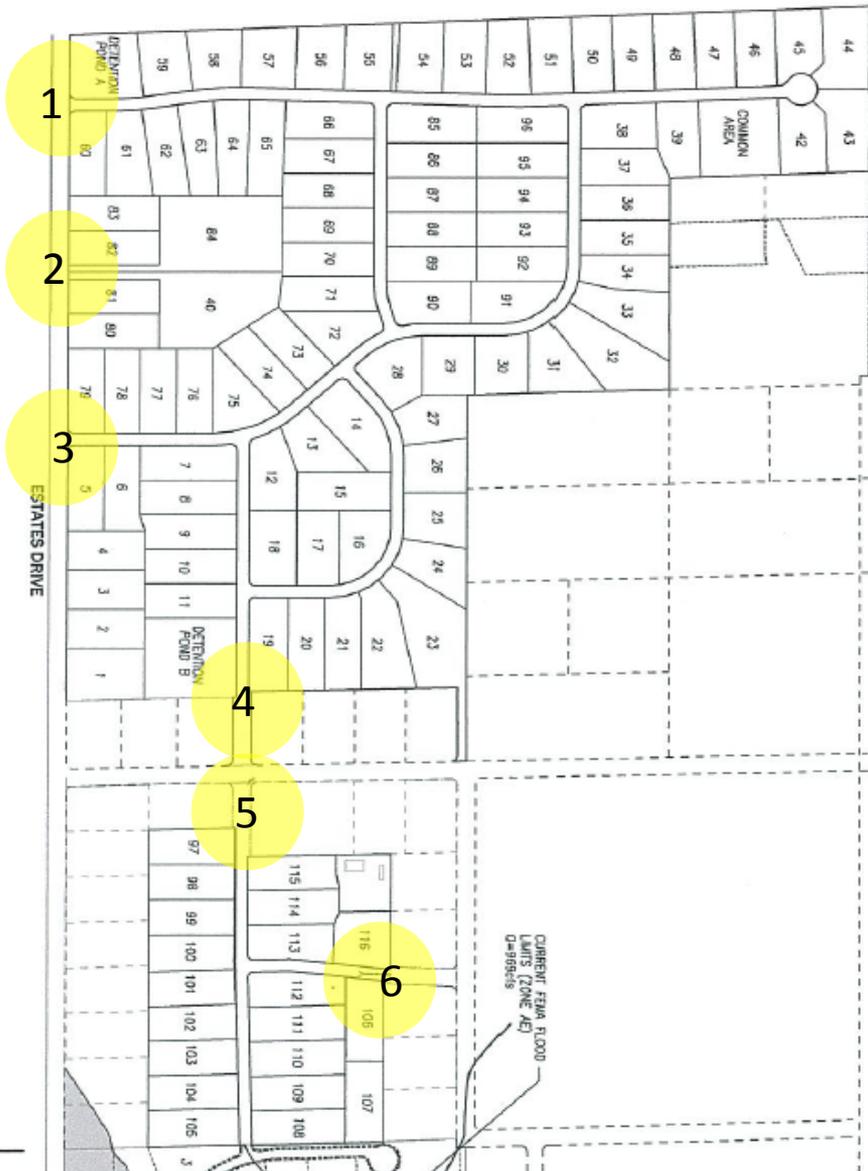
Traffic

- **1,600 Average Daily Trips (ADT)**
- **120 AM and 158 PM peak hour trips**
- **Based on 158 single family dwellings**

6 points of access will help to evenly distribute the traffic, avoiding overloading one access point.



Traffic

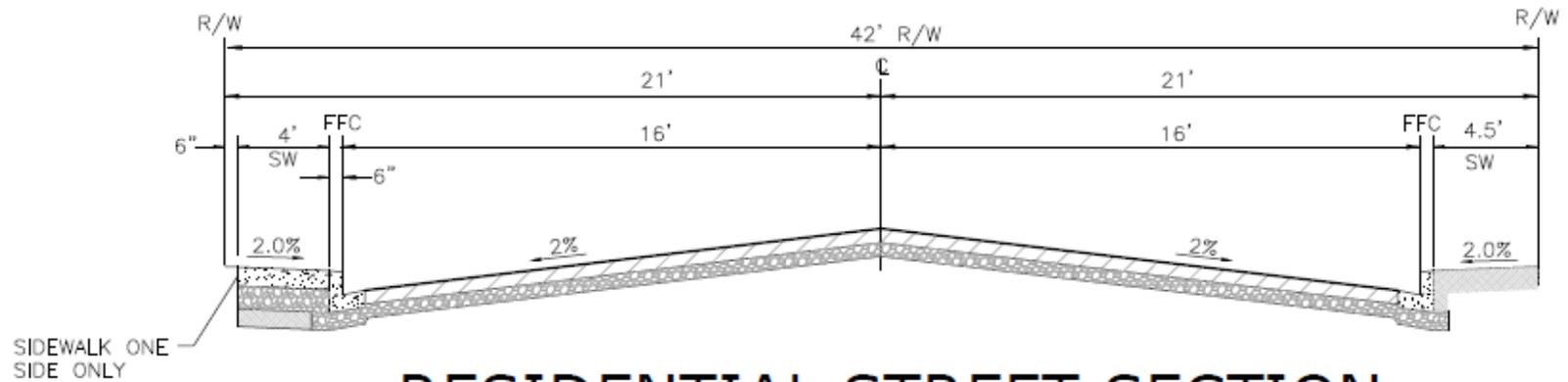


Points of Access:

1. Estates Road
2. Estates Road
3. Estates Road
4. Indian Lane
5. Indian Lane
6. Brave Lane



Street Cross Section



RESIDENTIAL STREET SECTION



Drainage and Common Areas

Detention Pond A

Detention Pond B

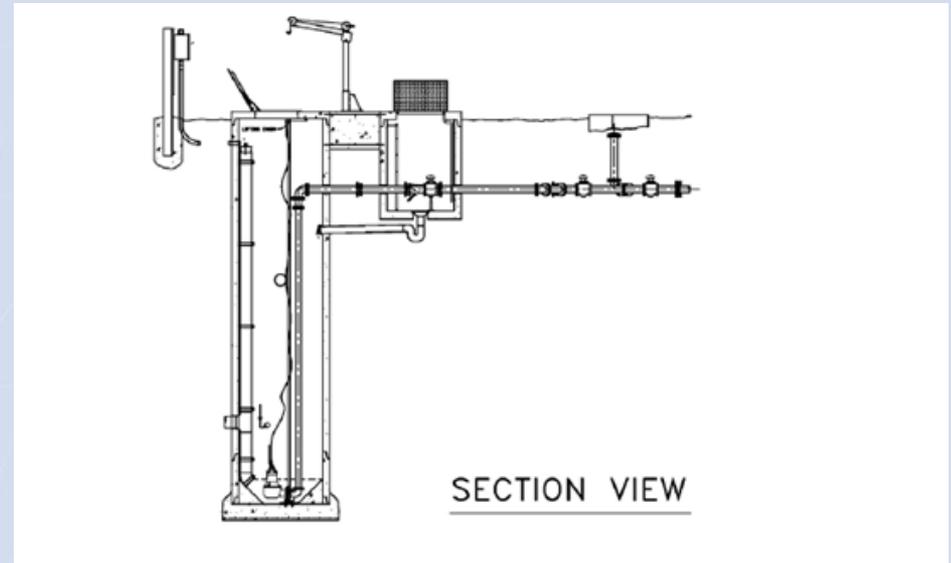
Detention Pond C

Common Area





Sewer Lift Station



Proposed Lift Station:

1. Within a 2,800 square foot area
2. Site will be fenced
3. Primarily underground
4. Operated and Maintained by the City of Reno
5. Sewer conveyed to the Truckee Meadows Water Reclamation Facility



Community Meeting

- **Golden Valley Property Owners Association (GVPOA) Meeting – February 9, 2017**
- **North Valley’s Citizen Advisory Board Meeting – February 13, 2017**
 - Community has a rural feel; roadside ditches are preferred to curb and gutter;
 - Is property zoned for horses; Future owners should be aware of existing livestock;
 - Traffic concerns, increase to traffic volumes, 395 is over capacity;
 - Traffic study incorrect; Golden Valley Road is posted at 35mph not 40mph;
 - The development should not be accessed from Indian Lane, people will speed;
 - A zone change and density transfer (as originally discussed) were not welcome here;
 - Which other agencies were reviewing this request (numerous);
 - Concerns were raised regarding drainage and flooding;
 - This will impact Swan Lake which is already flooding;
 - More community discussion is needed;
 - Pedestrian and equestrian access is desired;
 - Schools are overcrowded;



New Conditions

Planning Condition:

1(r) The final construction drawings submitted for each final map shall ensure compliance with all design standards enumerated in policies NV.5.1 thru NV.5.8 of the North Valleys Area Plan.

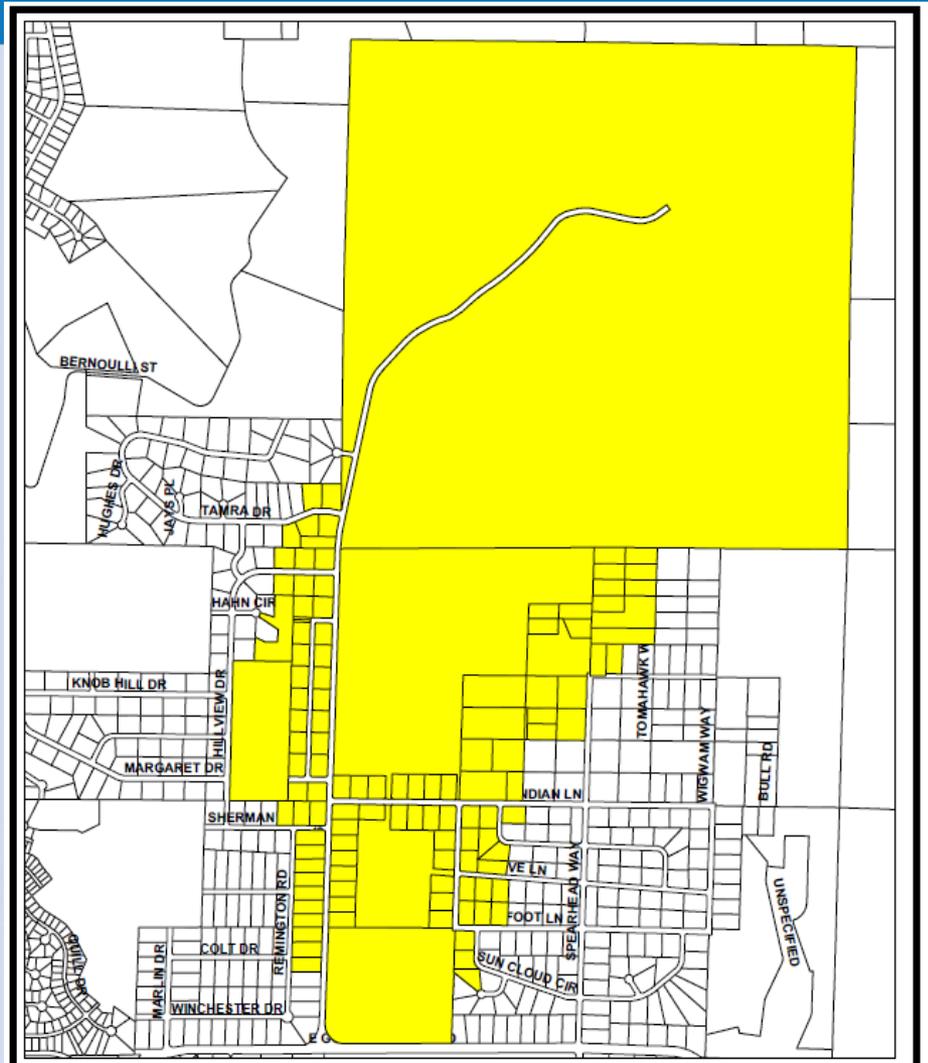
Engineering Condition:

2(vv) Development shall account for the increased volume of runoff generated as well as for flood plain storage volumes within the 100-year flood plain. The hydrology report will identify the required volume mitigation to achieve no net increase of water surface elevation within Swan Lake. Volumetric analysis is to be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event.



Notice Map

- ◆ 500 feet from Property
- ◆ 115 Different Property Owners
- ◆ Meets all noticing requirements of Article 608



MAIL MAP

WTM16-002
Golden Mesa North

Department of
Community
Development
**WASHOE COUNTY
NEVADA**

Point Office Box 11130
Reno, Nevada 89520
(775) 328-3600

Source: Current Planning Program
Date: December 2016



Findings

- **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- **Type of Development.** That the site is physically suited for the type of development proposed;
- **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- **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;
- **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- **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;
- **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.



Possible Motion for WTM16-002

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM16-002 for Golden Mesa North, with the Conditions of Approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25.



Possible Motion for WSUP16-0002

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP16-0002 for Golden Mesa Sewer Lift Station, having made all five findings in accordance with Washoe County Development Code Section 110.810.30.