

# BAILEY CREEK ESTATES TENTATIVE MAP

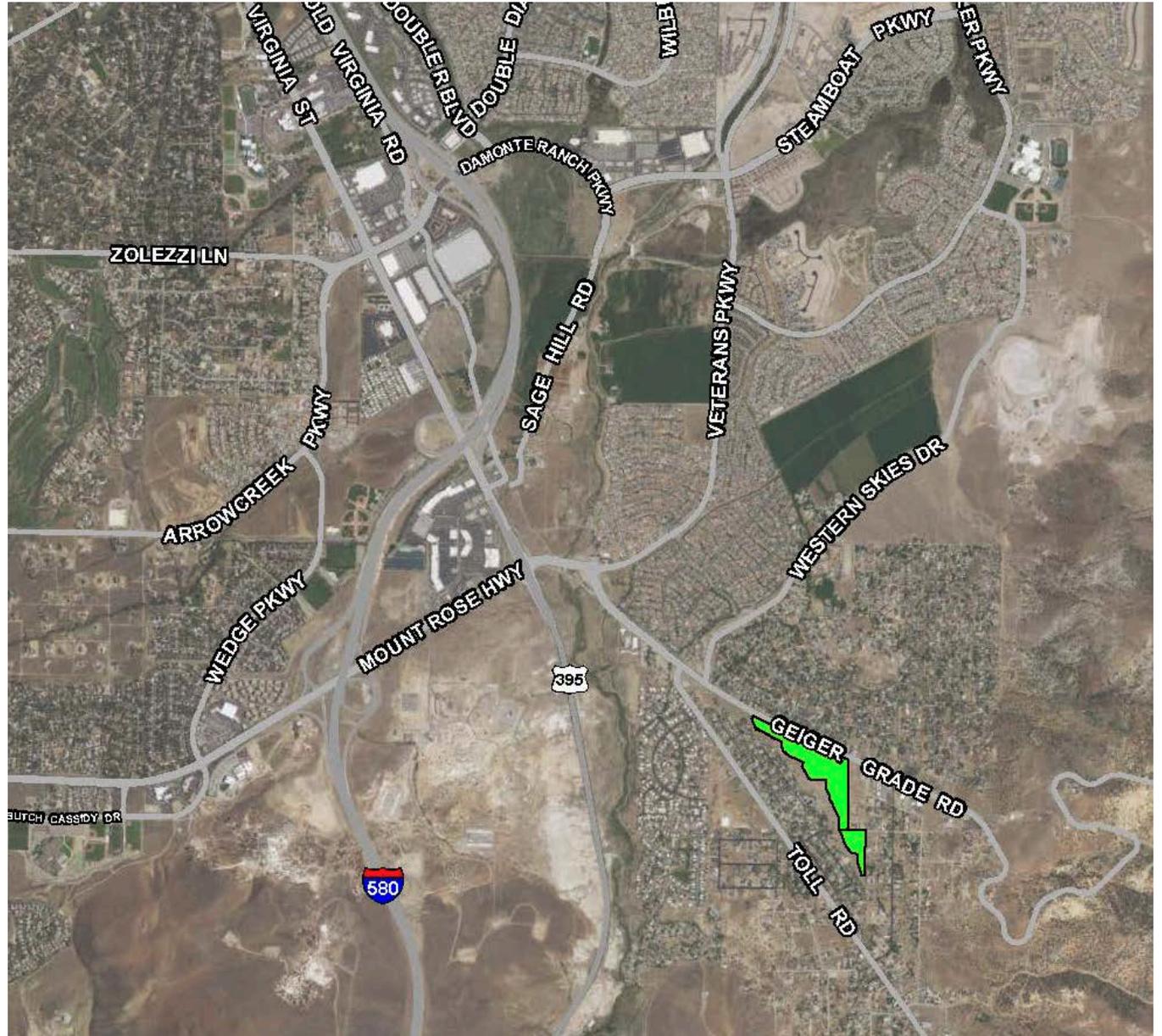
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WASHOE COUNTY PLANNING COMMISSION | FEBRUARY 7, 2017



WOOD RODGERS

- 28.76 acre undeveloped site
- Located south Reno
  - ❖ east of Geiger Grade/Toll Road intersection

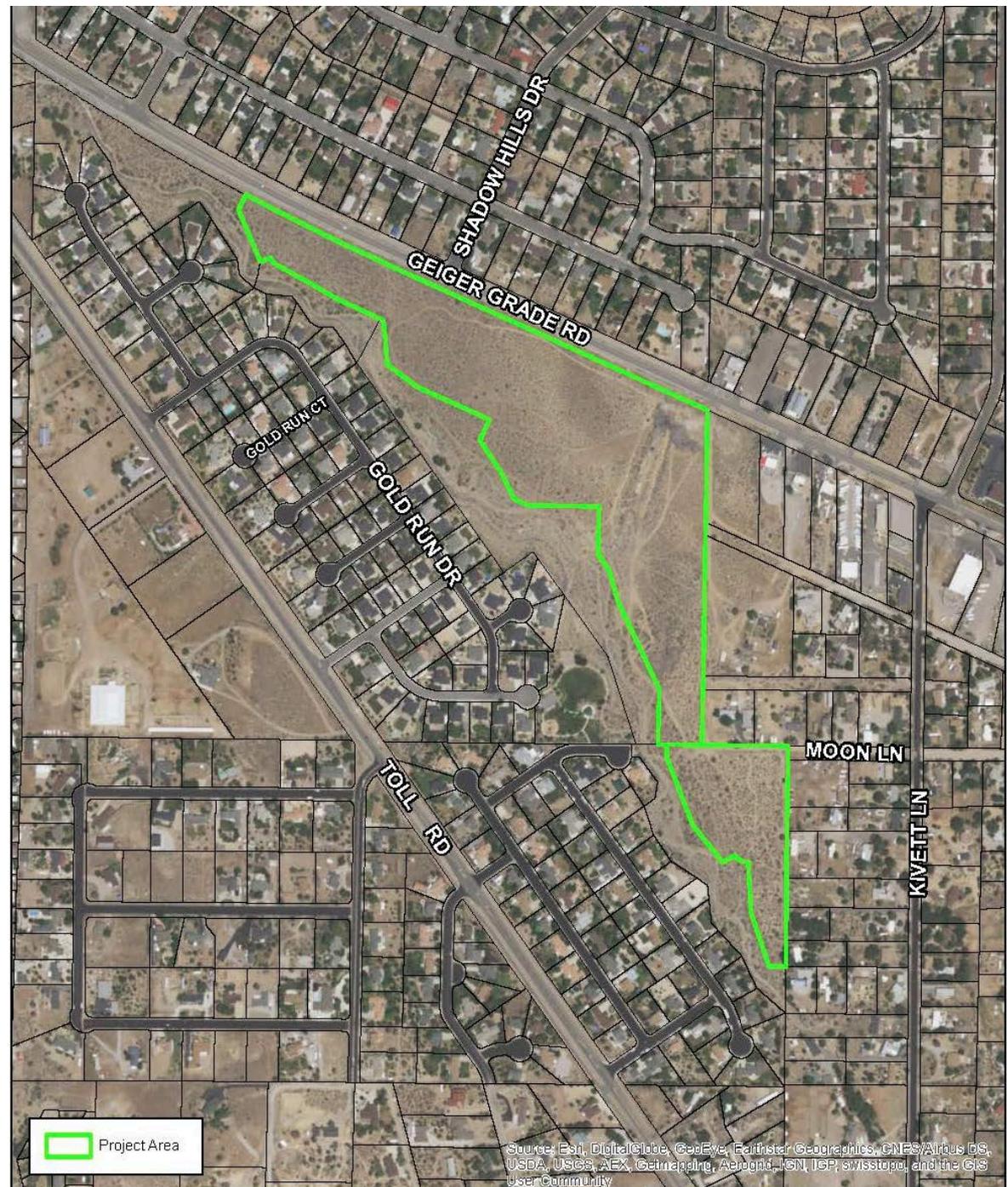


## Project Area

- Bound by
  - ❖ Geiger Grade (north)
  - ❖ Toll Road (west)
  - ❖ Kivett Drive (east)
- Surrounding uses:
  - ❖ Single Family (north)
  - ❖ Single Family/Vacant/Commercial (east)
  - ❖ Common area/Single Family (south)
  - ❖ Single Family (west)

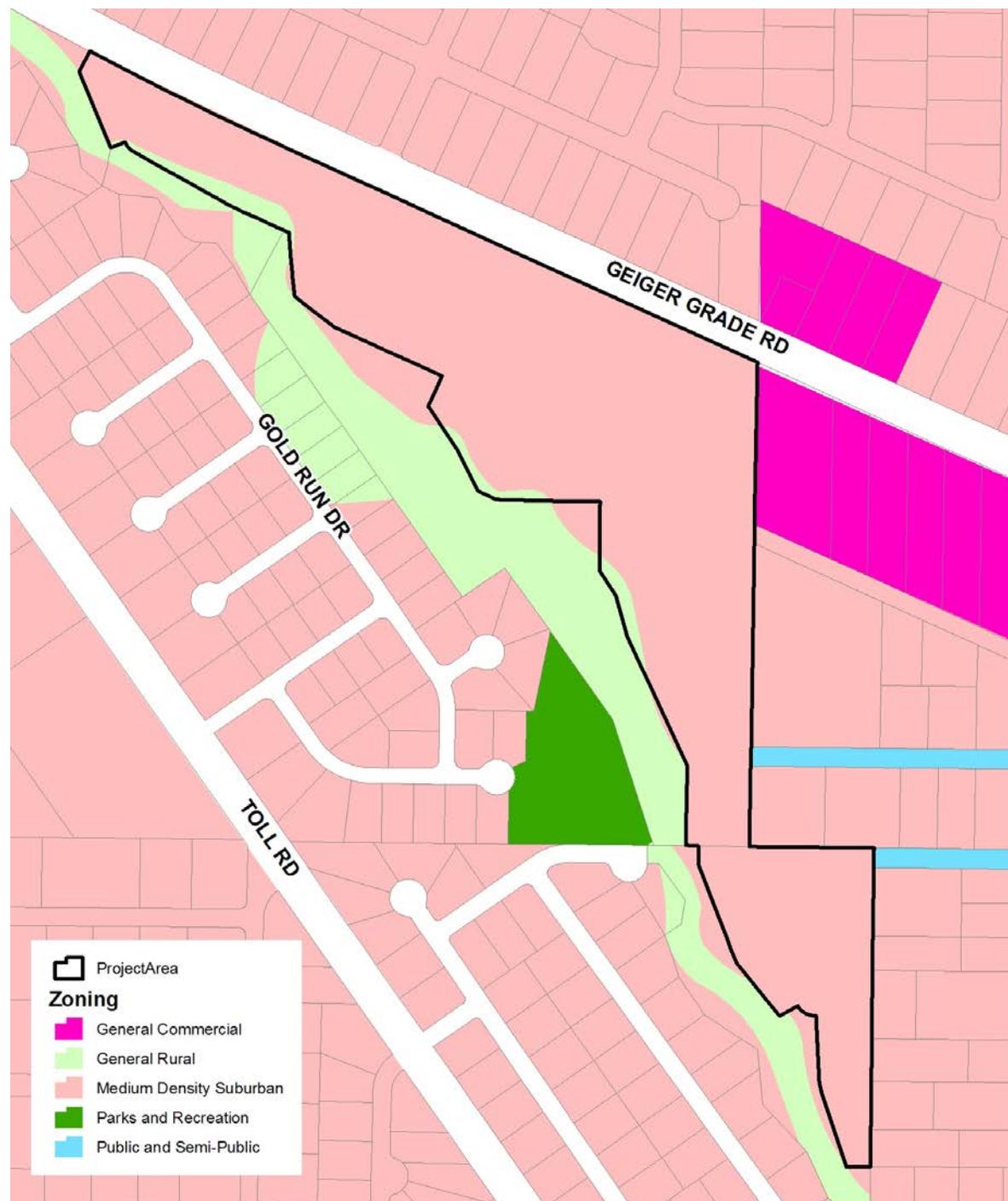
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## Project Area



- County Land Use Designation
  - ❖ Southeast Truckee Meadows Area Plan
    - General Rural (GR) = 0.90 ac
    - Medium Density Suburban (MDS) = 27.815 ac
      - Restricts density to 2 dwelling units/acre
- Surrounding Land Use Designations:
  - ❖ North – MDS
  - ❖ East – GC & MDS
  - ❖ South – GR & MDS
  - ❖ West - MDS

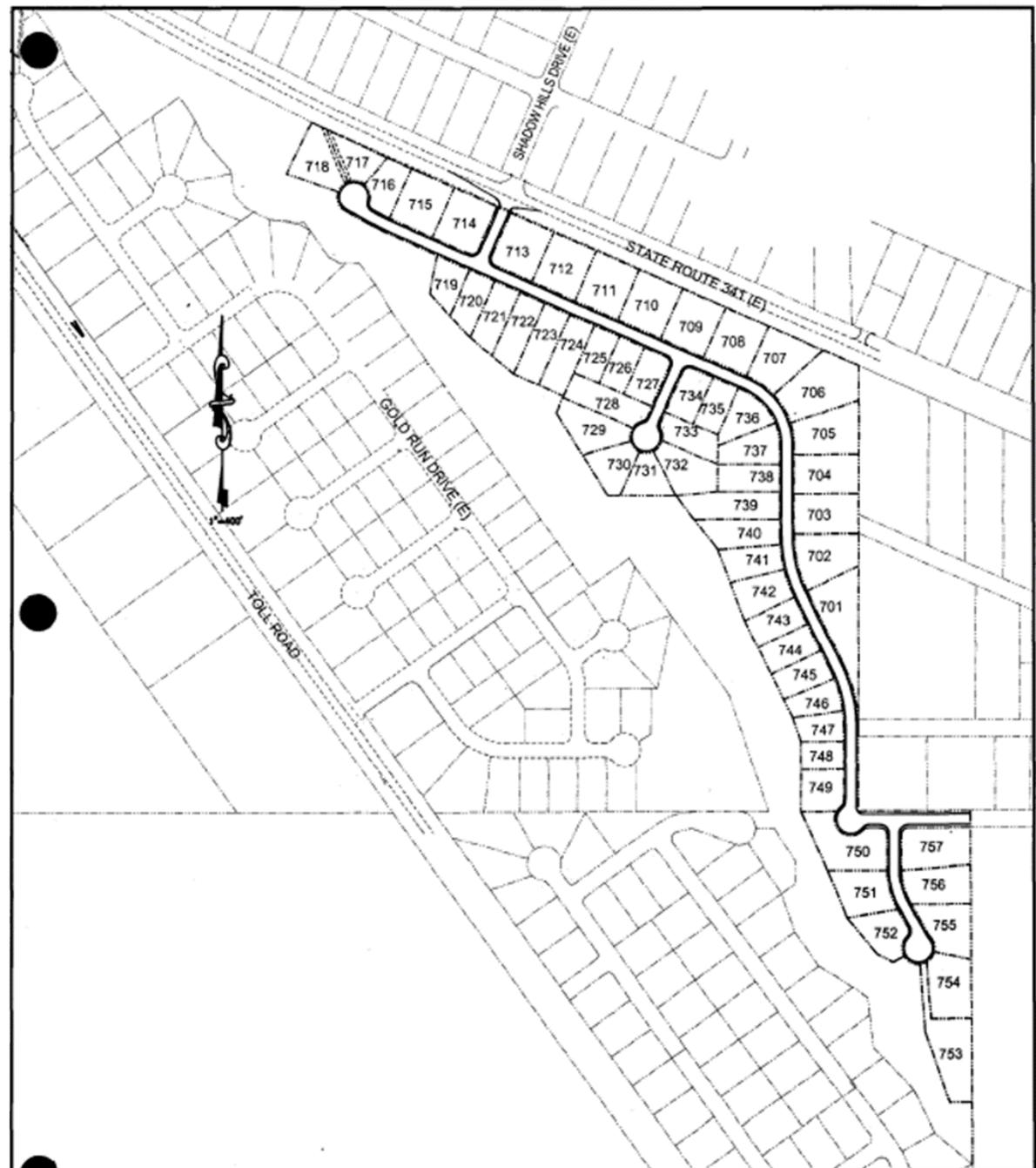
## Project Area



- Comstock Estates North (TM6-11-94) – Expired
- Cottonwood Creek (TM03-012)
  - ❖ Approved December 2003
  - ❖ 28.66 ± acres
  - ❖ 57 lots (2 du/acre)
  - ❖ Lots ranged from 9,988 – 32,302 sqft
  - ❖ Access via Shadow Hills Drive and Moon Lane
- Tentative Map expired before built out

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## Background

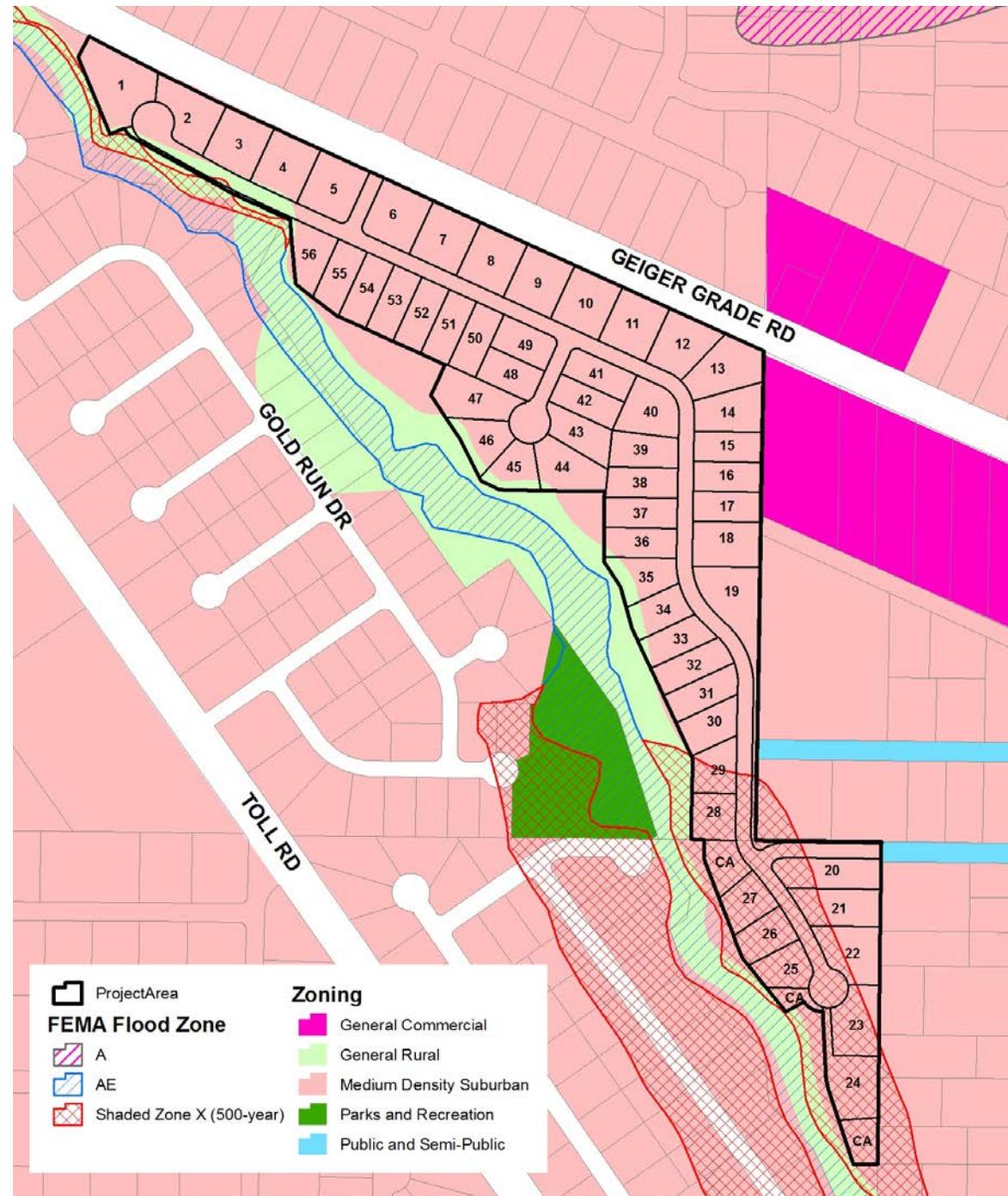


SITE PLAN

# Tentative Map for 56 lots

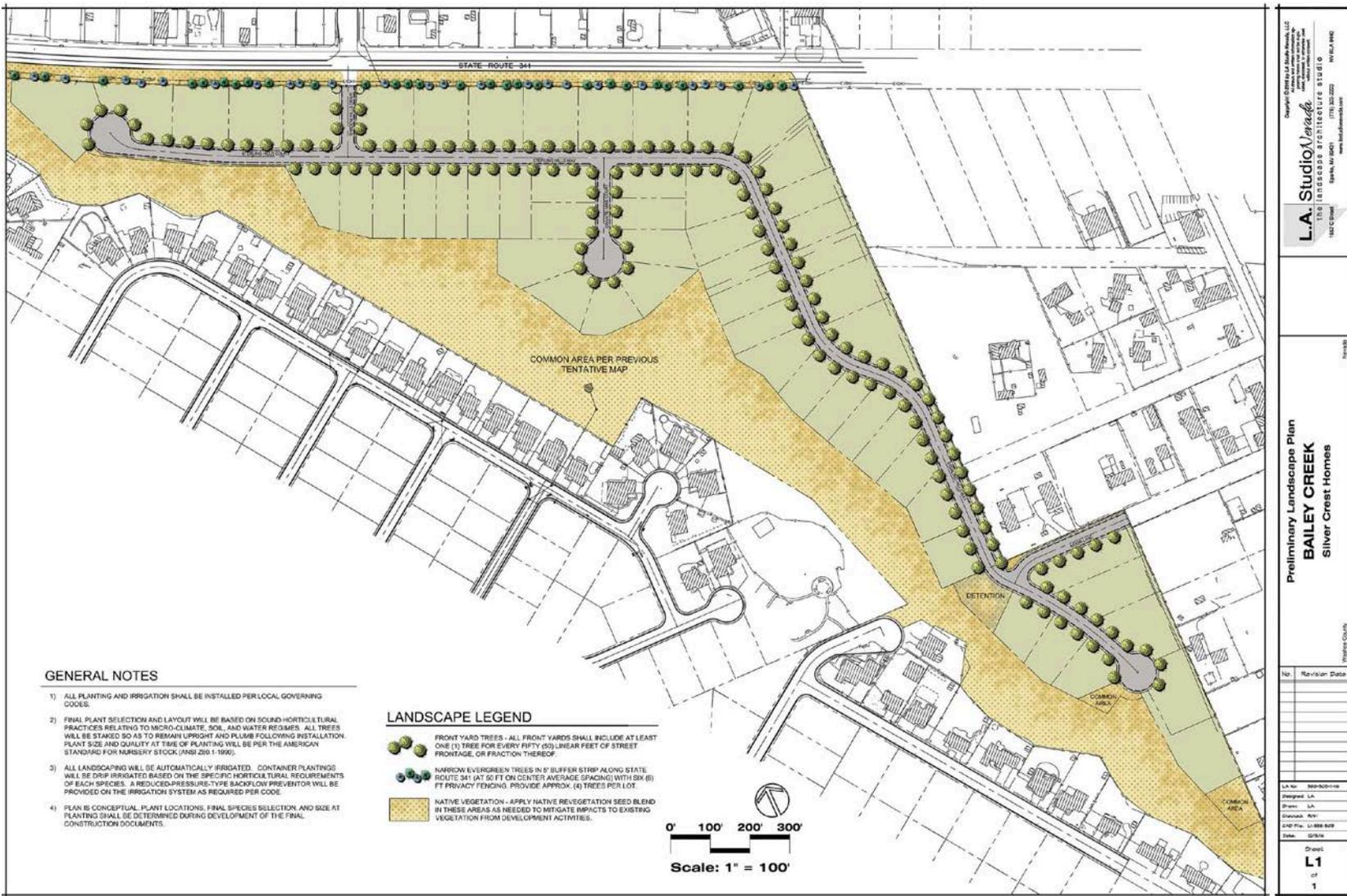
- 1.95 du/ac (2 du/ac allowed)
  - ❖ Lot sizes range from 0.33 to 0.81
    - 0.50 ac min along Geiger
    - 0.33 ac min along Creek
  - ❖ Average lot size = 0.41 ac
  - ❖ 0.75 acre of common area for detention and drainage
- FEMA Flood zones
  - ❖ Shaded Zone X (500-year)
  - ❖ AE – Bailey Creek
  - ❖ A – north of site

# Project Request



# Drainage

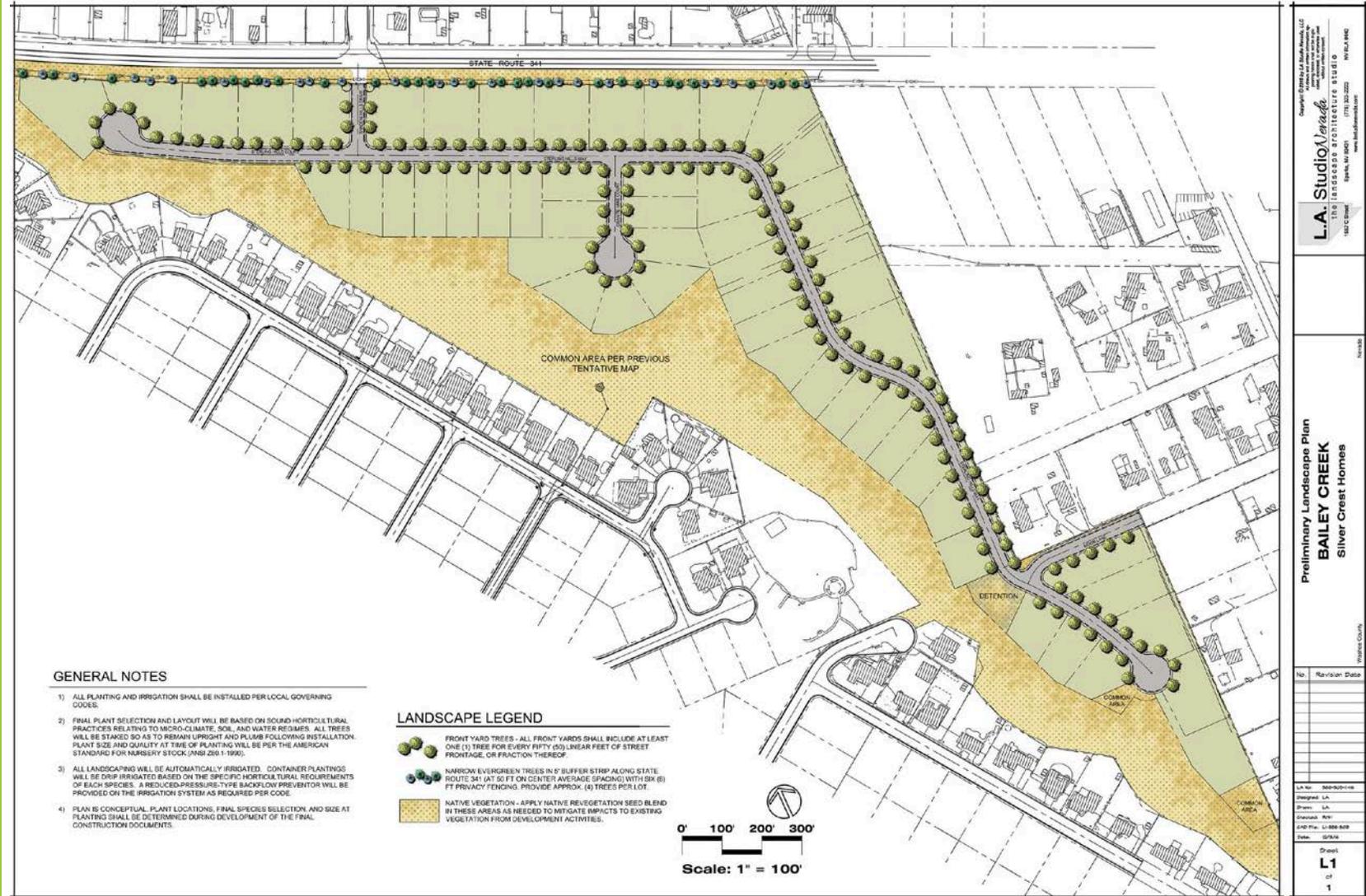
- Onsite drainage directed to detention basins or Bailey Creek via underground storm drain pipes
- V-ditches will be provided along the project eastern boundary
- All runoff from adjacent properties and developed portions of the project site will be directed into detention basins.
- Impacts mitigated per Truckee Meadows Drainage Manual and WC Code.



# Project Specifics



- Drainage
- Utility Availability
- Schools
- Views & Open Space
- Horse Migration
- Access & Traffic



# Key Points



WOOD RODGERS

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