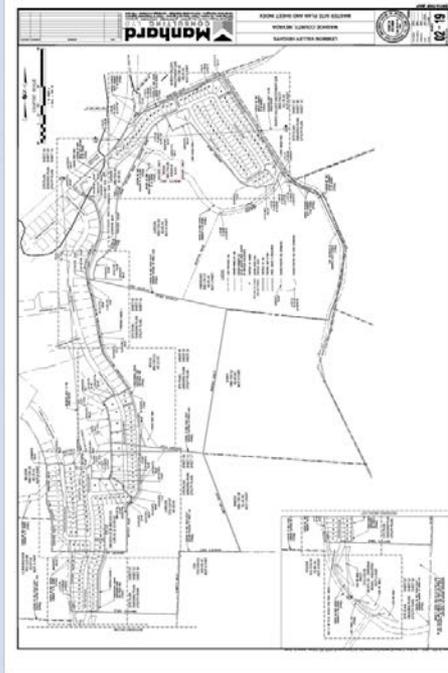




WTM18-001 (Lemmon Valley Heights)



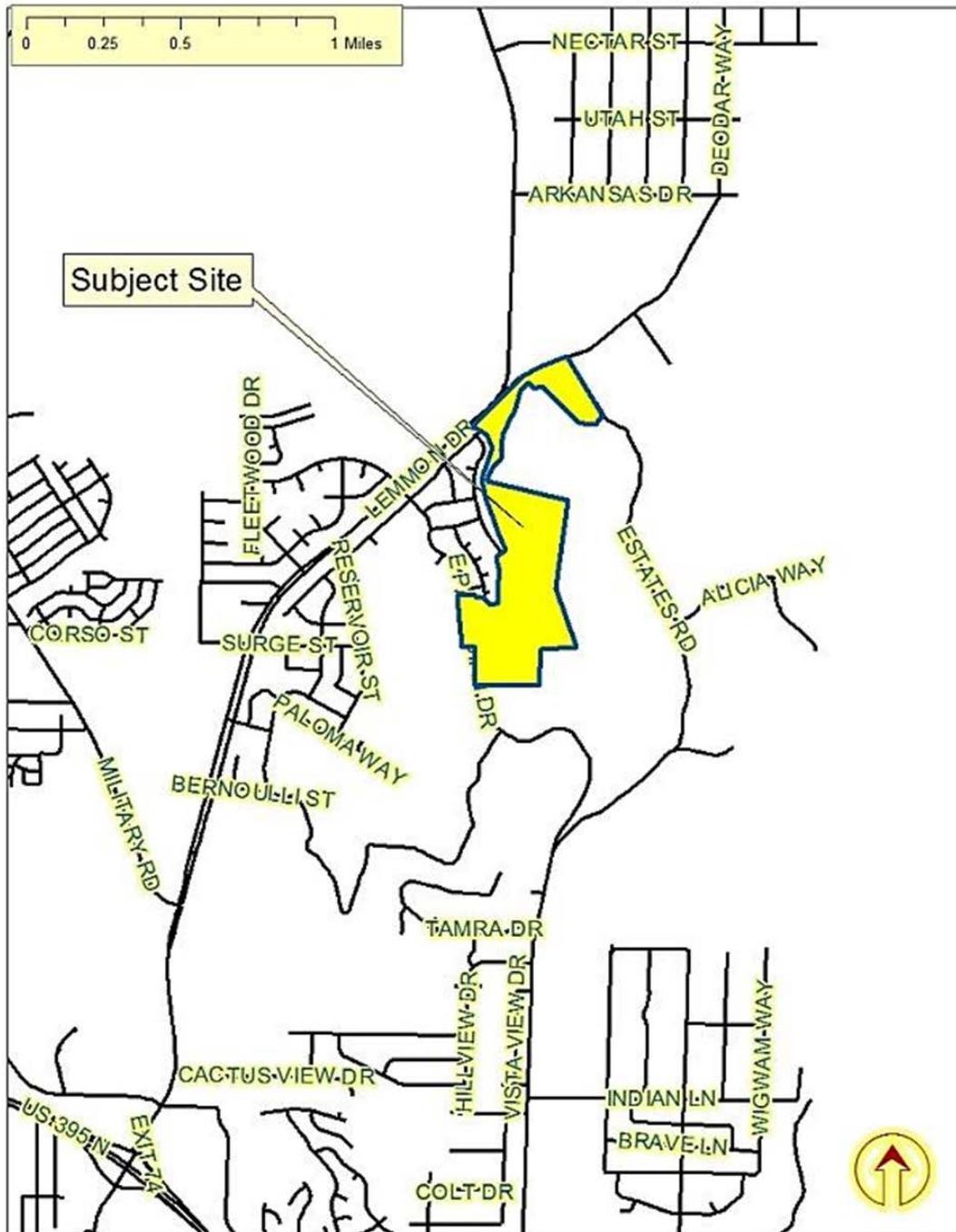
Washoe County Planning Commission
March 6, 2018



Overview

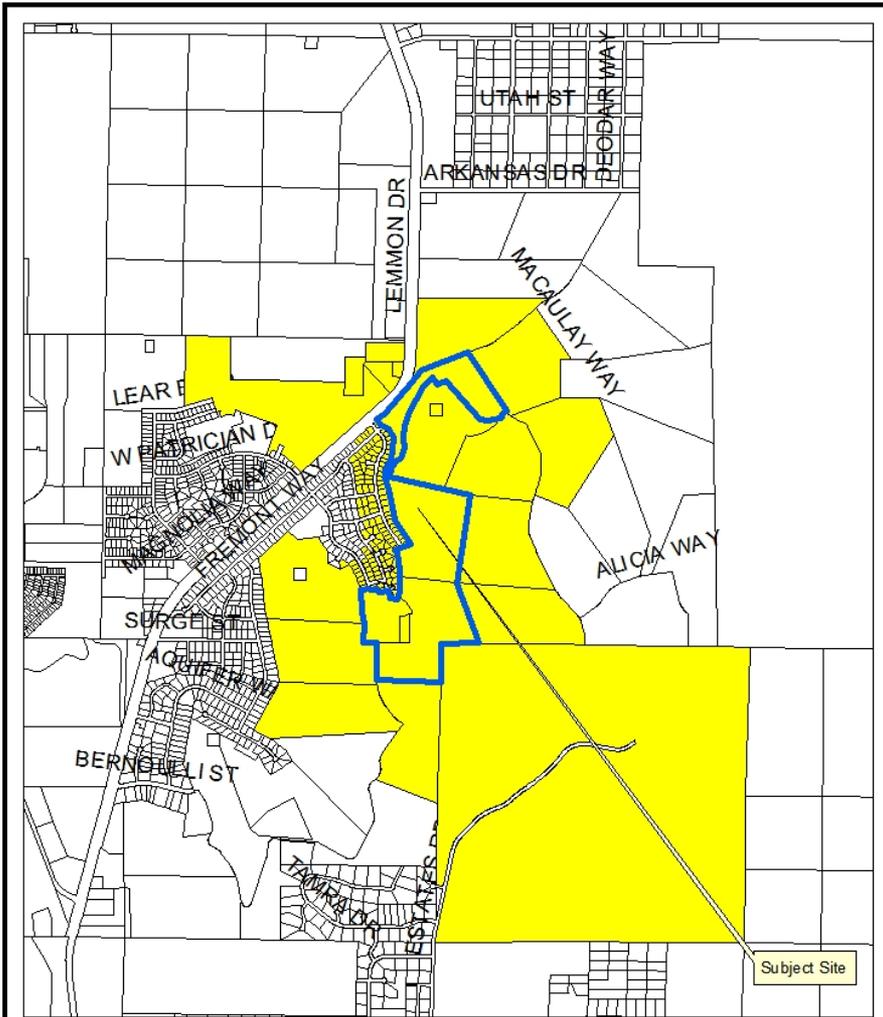
206-lot single-family residential, common open space subdivision. Lot sizes are proposed to range from a minimum size of 4,500 square feet (\pm .10 acres) to a maximum size of 17,206 square feet (\pm .39 acres) with an average size of 6,540 square feet (\pm .15 acres). Side yard setbacks are proposed to be reduced from a minimum of 8 feet to a minimum of 5 feet, and lot widths from 80 feet to 45 feet minimum.

Vicinity Map





Public Notice & CAB



- North Valleys CAB met on 2/12 recommended approval.
- Notice provided to 146 parcels within 500 feet of the proposed subdivision.

Mailing Label Map
Tentative Subdivision Map Case Number WTM18-0001
Lemmon Valley Heights
146 Parcels selected at 500 feet.

Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NEVADA
Post Office Box 11120
Reno, Nevada 89520
(775) 325-2500

Source: Planning and Development Division Date: January 2018





Reviewing Agencies

- **Washoe County Community Service**
 - Planning and Building Division
 - Engineering and Capital Projects
 - Water Rights
- **Washoe County Sheriff**
- **Washoe County Health District**
 - Emergency Medical Services
 - Environmental Health Services
- **Nevada Department of Environmental Protection**
- **Washoe County School District**

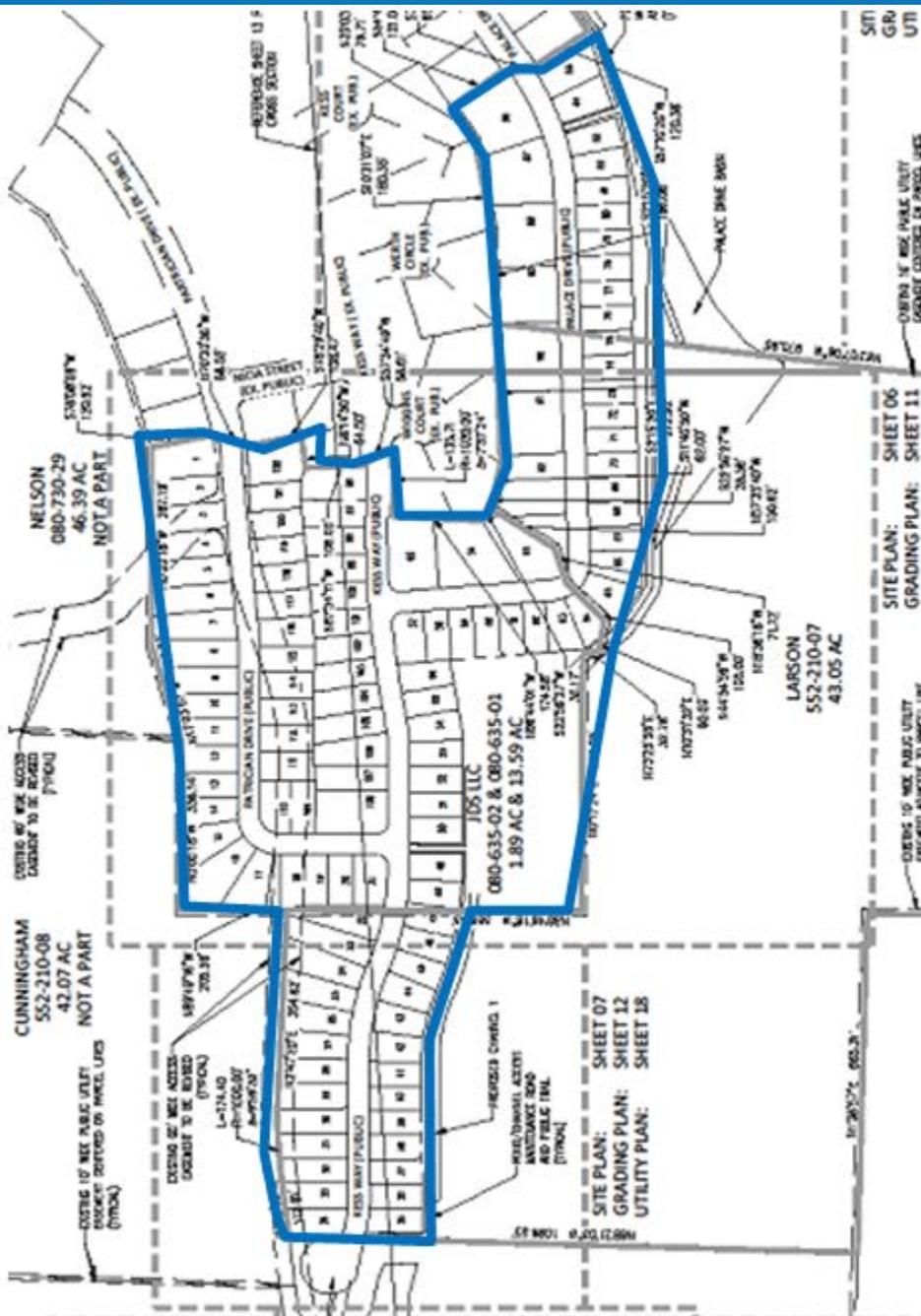


Reviewing Agencies

No recommendations for denial were received. Appropriate conditions of approval have been included with the recommendation.



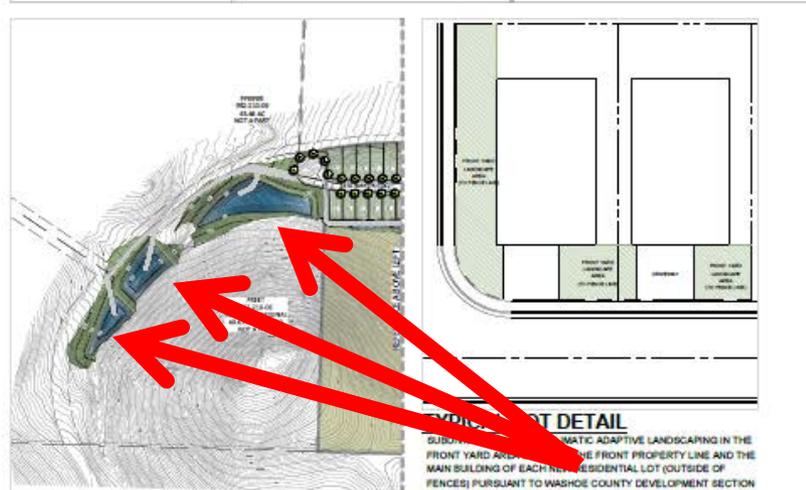
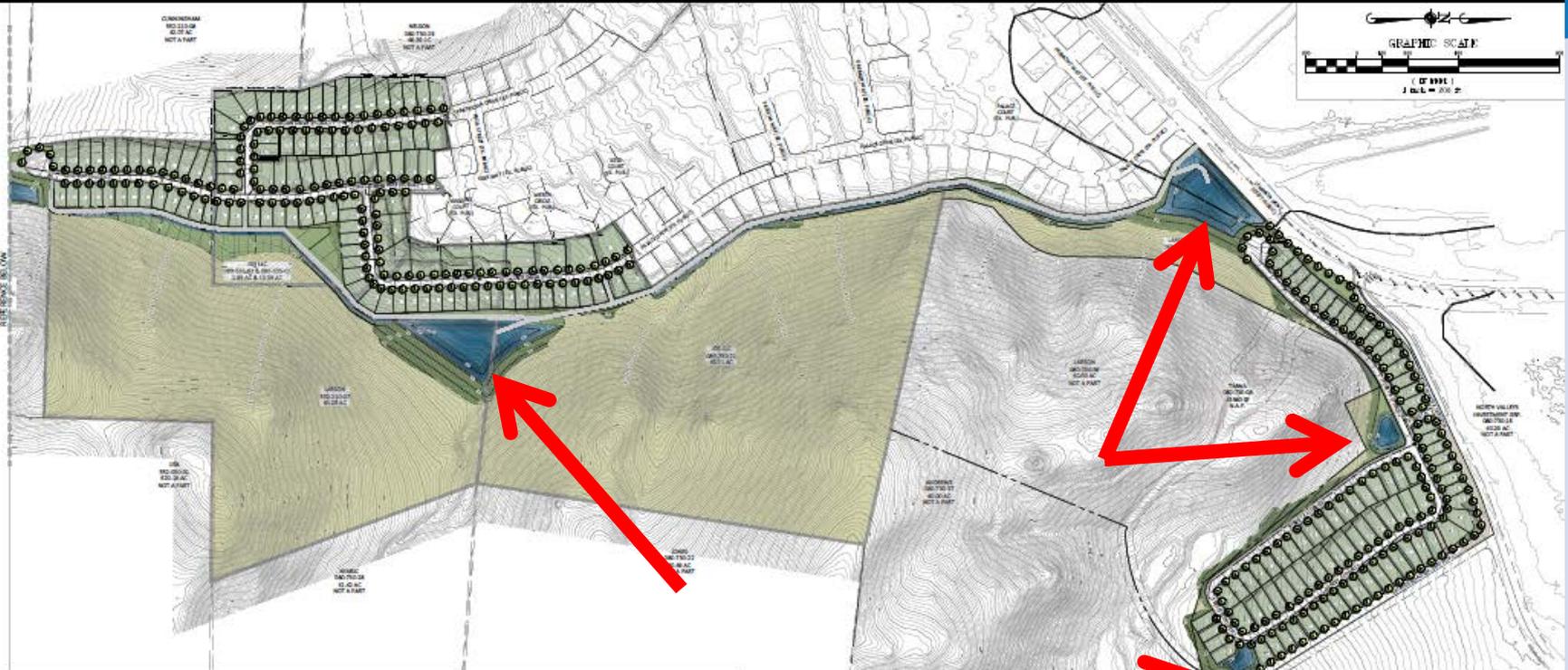
Project Evaluation



Detail Site Plan (Southern Development Area)



Storm Water Retention Basins



LEGEND

- STREET TREE
- PRIVATE LOTS
- REVEGETATED / COMMON OPEN SPACE
- UNDISTURBED AREAS (NATIVE)
- POND LANDSCAPING / DITCH LANDSCAPING
- ACCESS ROAD / TRAIL

PRELIMINARY LANDSCAPE PLAN NOTES:

1. ALL AREAS DISTURBED BY GRADING ACTIVITIES (REVEGETATED / COMMON OPEN SPACE) ARE TO RECEIVE EROSION CONTROL DRYLAND NATIVE REVEGETATION SEED MIX IMMEDIATELY AFTER GRADING UNLESS SHOWN OTHERWISE. EXISTING VEGETATION SHALL NOT BE DISTURBED MORE THAN 15 DAYS BEFORE GRADING IS SCHEDULED TO BEGIN.
2. ALL POND / DITCH AREAS ARE TO BE TREATED WITH A COMBINATION OF RIP-RAP AND NATIVE REVEGETATION SEED MIX.
3. ALL LANDSCAPED AREAS OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
4. STREET TREES ARE SHOWN AT 50' SPACING PER WASHOE COUNTY STANDARDS AND ARE TO BE LOCATED 8' FROM RDW. TREES WITHIN LOTS ARE TO BE MAINTAINED BY HOMEOWNER. TREES OUTSIDE OF LOTS ARE TO BE MAINTAINED BY THE HOA.
5. COMMON AREA TREE IRRIGATION TO BE BY METEDED, DRIP IRRIGATION SYSTEM.
6. STREET TREES TO BE IRRIGATED BY INDIVIDUAL LOT-OWNER'S METER.
7. PRIVATE LOTS TO BE LANDSCAPED AND MAINTAINED BY OWNER AND SHALL MEET MINIMUM STANDARDS AS SHOWN IN "TYPICAL LOT DETAIL"



Storm Water Management

Washoe County Engineer, Dwayne Smith, would like to address the Commission regarding changes to the proposed conditions of approval regarding Storm Water management.



Storm Water Management

1. REMOVE CONDITION yy
2. ADD THE FOLLOWING CONDITION AS A REPLACEMENT TO yy

The portions of Lemmon Drive adjacent to the project boundary shall be raised and reconstructed to provide 2 travel lanes at an elevation of 4926' above mean sea level. All existing or new culvert pipes located within this area shall include the ability to close providing a water-tight seal, designed and constructed to the satisfaction of the County Engineer and the City of Reno Public Works Director. Following Washoe County and City of Reno roadway design and permitting requirements, the roadway subgrade shall be constructed for the 4-lane ultimate road improvement



Project Evaluation

- **Development on flatter areas**
- **Steep areas to remain as open space permanently**
- **Compliance with Grading Code (Art 438) will be required at Final Map**
- **Community Water and Sewer services are available**



Project Evaluation

- **Storm water run off will be reduced after development of the proposed subdivision in comparison to the undeveloped condition**
- **Parcels proposed adjacent to existing development will match the size of existing parcels**



Project Evaluation

- **Washoe County School District [including new students from the proposed subdivision]**
 - Lemmon Valley Elementary School - 96% capacity
 - O'Brien Middle School - 80% capacity
 - North Valleys High School - 99% capacity



Tentative Subdivision Map Findings

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

Staff Comment: The proposed map is consistent with all goals and policies of the Master Plan including the residential density and lot design required by the Master Plan and the North Valley Area Plan. There are no specific plans associated with this property.

- 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: As detailed in this report all applicable design features that are required to be included in subdivisions in the "Lemmon Valley Suburban Character Management Area" have been included in the application submittal.



Tentative Subdivision Map Findings

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

Staff Comment: The number of dwellings and configuration of the proposed subdivision is consistent with the requirements of the master plan, impacts associated with the proposed subdivision will be appropriately mitigated, based upon the imposition of appropriate conditions of approval as included at Exhibit A to this report. For this reason it is the opinion of staff that the site is physically suited for the type of development proposed.

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

Staff Comment: The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System, as sanitary sewer service will be provided to all new dwellings and there is sufficient capacity in the sewage system to accommodate the sewage created.



Tentative Subdivision Map Findings

- 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: Neither the design of the proposed 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, because the proposed subdivision is located adjacent to existing development of a similar pattern and sufficient open space is being preserved within and around the development.

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

Staff Comment: Community water service and community sewer service will be provided to all proposed dwellings. The proposed subdivision application was provided to the Washoe County Health District, and no recommendations for denial were received. Therefore staff has determined that the design of the subdivision or type of improvement is not likely to cause significant public health problems.



Tentative Subdivision Map Findings

- 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: Walking trails and emergency access have been included in the proposed subdivision application materials. Therefore staff has determined 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.

- 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: Walking trails, emergency access and public roadways have been included in the proposed subdivision application materials. Therefore staff has determined that the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.



Tentative Subdivision Map Findings

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

Staff Comment: The open space associated with this proposed subdivision will remain in the ownership of the proposed Home Owners Association (HOA). Infrastructure improvements built to County standards may be accepted by the appropriate agencies. For this reason staff has determined that any land or improvements to be dedicated to the County is consistent with the Master Plan.

- 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: To the extent feasible, the design of the subdivision provides for future passive or natural heating or cooling opportunities.



Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number WTM18-001 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.



Possible Motion

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 WTM18-001 for JDS LLC, **with conditions and with the change to condition #3yy as specified by the County Engineer**, having made all ten findings in accordance with Washoe County Code Section 110.608.25



Questions?