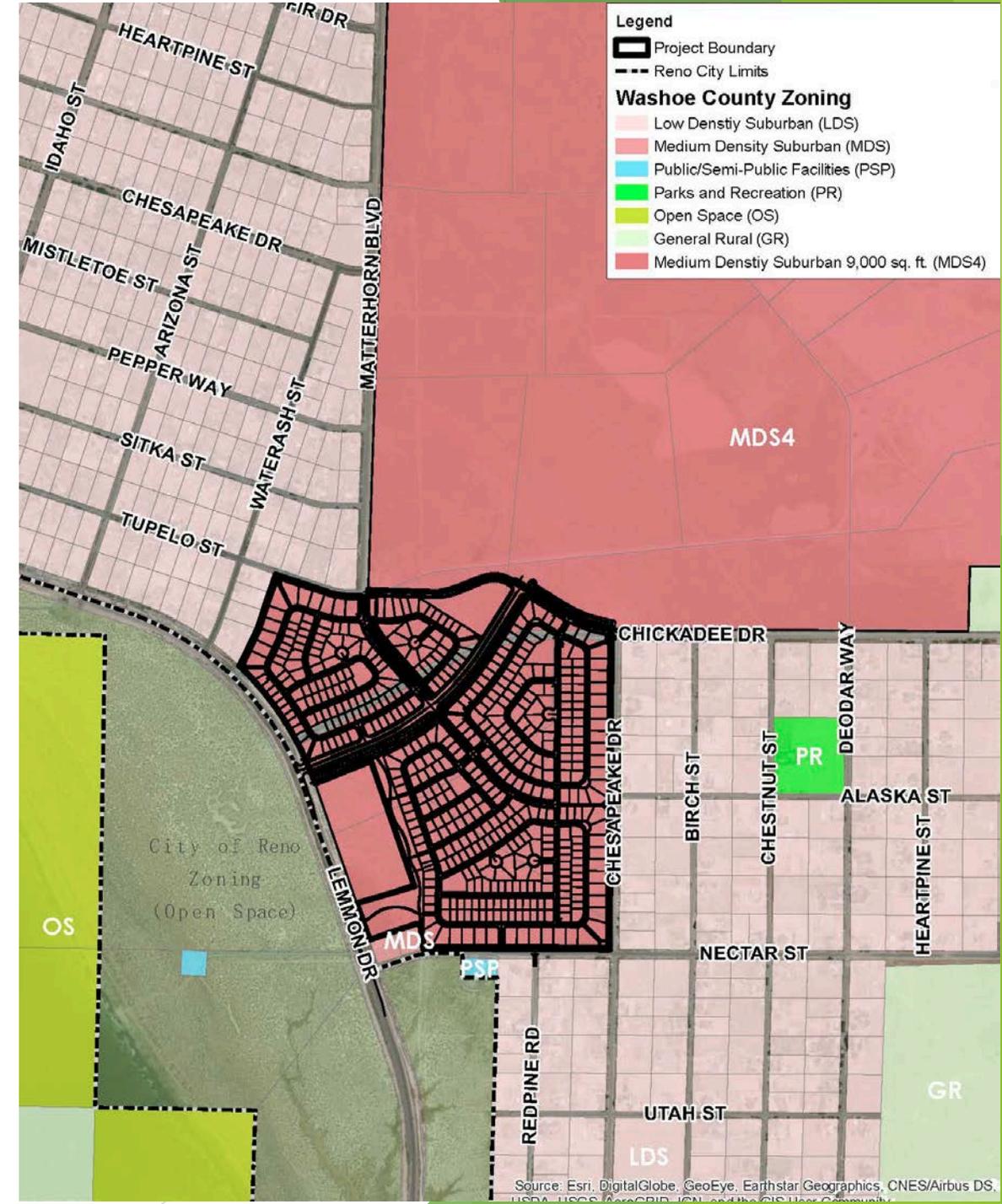


# Prado Ranch North Common Open Space Tentative Map

Washoe County Planning Commission | July 3, 2018

# Site Characteristics

- ❖ Intersection of Chickadee and Lemmon Drive
- ❖ ~1 mile north of Deodar/Lemmon Drive intersection
- ❖ 154± acres
- ❖ Gently slopes east to west
- ❖ Master Plan -
  - North Valleys Area Plan adopted 2010
  - Suburban Residential designation
- ❖ Zoning -
  - Medium Density Suburban 4 (MDS4)
  - Compatible with Master Plan designation
  - Encourages single family detached units at 4 du/ac

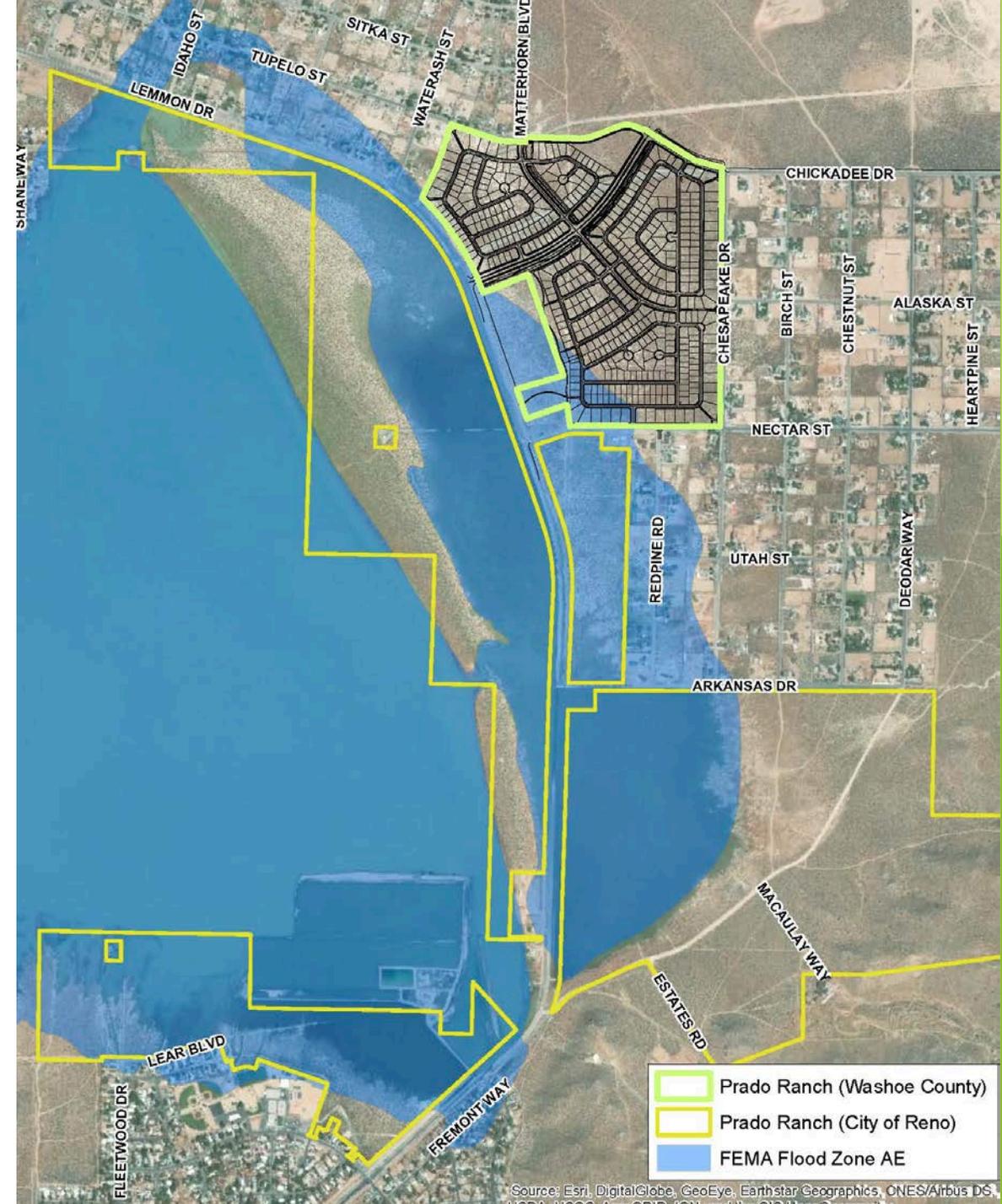


# Site Photos



# Site Characteristics

- ❖ Southwestern portion in flood zone AE
  - ❖ Map reflects FEMA published flood zone impacts to site
  - ❖ Areas shaded “subject to inundation by the 100-year flood” as defined by FEMA
  - ❖ Zone AE per FEMA - Base Flood elevation (water surface elevation) determined to be 4924



# Project Details

## ❖ Character Management Design Requirements:

- 30' wide open space buffer around perimeter
  - ✓ NV6.1a
- 15,000 sqft perimeter lots
  - ✓ NV6.1a
- Perimeter lots restricted to single story
  - ✓ NV6.1b
- No residential fronting on existing streets
  - ✓ NV6.1d
- Limit use of block, concrete or similar materials to posts, pillars and similar uses
  - ✓ NV6.1g
- Street lighting limited
  - ✓ NV6.1h



# Project Details

## ❖ Common Open Space Tentative Map

- Development Area - 154.65 acres
- Total Lots - 490
- Gross Density - 3.17 du/ac
- Common Open Space - 24.25 acres (15.6%)
  - ✓ Open Space/Parks - 18.64 ac
  - ✓ Open Channels - 5.61 ac

## ❖ Four Villages

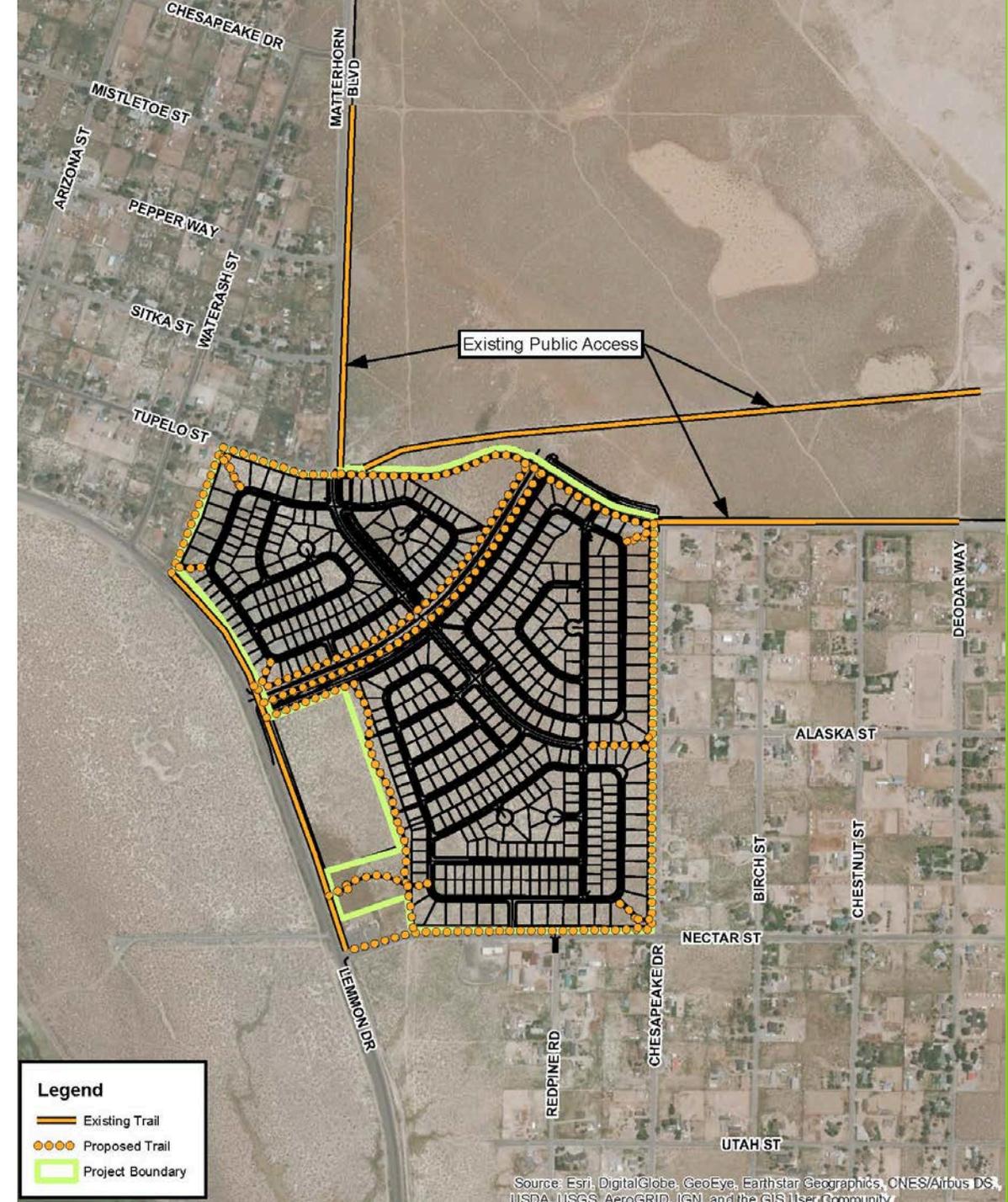
- Villages 1 & 3 - 7,000 sqft min
- Villages 2 & 4 - 6,000 sqft min



# Open Space Areas

## ❖ Trail System

- Area Plan Goal 10 - System of Trails
  - New trail established around perimeter will accommodate horse, bike and pedestrian  
(NVAP 10.2)
  - Project trails/sidewalks provide connectivity to existing trails  
(NVAP 10.6)
- All trails/paths/sidewalks associated with project will open to public use



# Open Space Areas

## ❖ 24± acres of Common Open Space

- Open Space/Parks - 18.64 ac
- Open Channels - 5.61 ac
- Perimeter landscaping per Code
- 5 parks including one 3.5 acre neighborhood park
- All parks open to public
- All Open Space maintained by HOA or LMA



# Project Details

- ❖ Development phased
  - Backbone roads and drainage channel initial part of development
- ❖ Project anticipated to generate 4,939 ADT; 478 PM Peak - at **BUILD OUT**
  - Received comments from RTC and Washoe County Engineering
  - Improvements include new Prado Ranch Pkwy and improvements along Lemmon at Nectar Street
  - Ties into existing Matterhorn Blvd to perpetuate access
  - Although not required by the Traffic Study or current Development Code, Developer fixing an existing problem by elevating Lemmon Drive 2 feet higher than existing



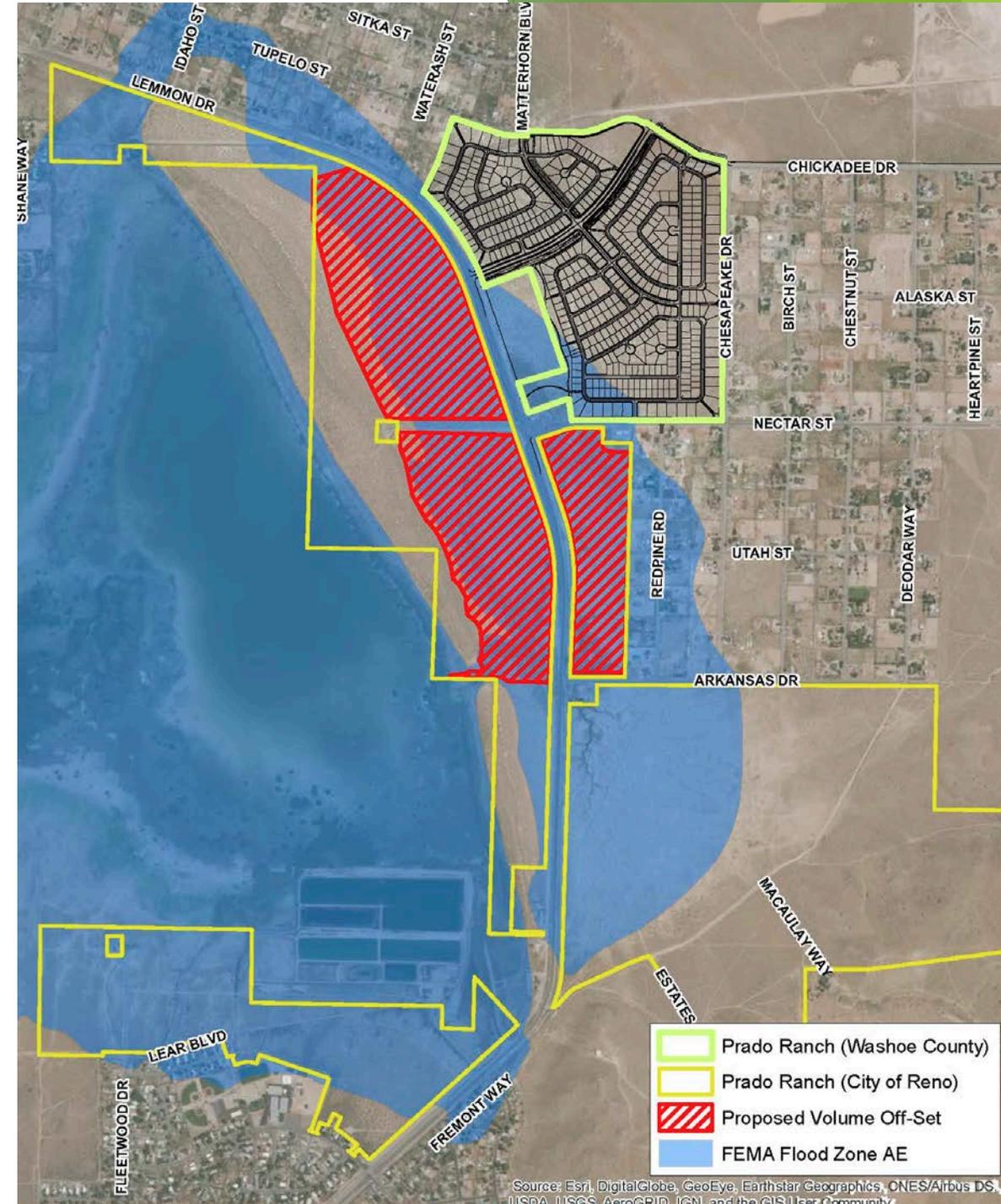
# Project Details

- ❖ All sewer to Reno Stead Wastewater Treatment Plant
  - Currently treating 1.7 mgd
  - COR moving forward with diversion of 0.5 mgd of raw sewage to TMWRF (complete 2018);
  - Results in treatment of 1.2 mgd
  - Has capacity for up to 2 mgd
- ❖ ~110,250 gpd sewer to Reno Stead Wastewater Treatment Plant
  - Only if/when City of Reno Will Serve letter is issued
- ❖ Effluent
  - ~123.5 AF/year effluent = 0.9" rise in lake elevation over a full year
  - Lake typically evaporates ~4' /year



# Stormwater Mitigation

- ❖ Must mitigate for increased storm runoff due to development and fill in the floodplain
  - Per Truckee Meadows Regional Design Manual, mitigation may be retention, detention or increased volume within the 100-year water surface area
  - To mitigate for increased storm runoff peak flows, Volume off-set area to be provided in retention basin on private property along west side of Lemmon Drive
    - ✓ ~300 acres of designated Open Space available for off-set area
  - Based on Master Hydrology analysis of existing watershed
    - ✓ ~30,000 cubic yards (19 AF) to be removed from adjacent open space as mitigation for fill within floodplain
  - Fill required for this project is 1.2M cubic yards; can take Fill from adjacent Open Space (through City of Reno standard grading permit); enough area to mitigate well above requirements



# Regional Benefits

- ❖ Lemmon Drive elevated above flood level from north project boundary to Deodar Way to improve the existing situation with a safe and viable roadway in the region
- ❖ Utility infrastructure extended
- ❖ 24 acres of usable open space for community and surrounding residents
- ❖ Additional 300 acres available as Open Space to provide additional capacity and mitigate for flooding within Swan Lake
- ❖ Minimum \$5.5M in impact fees

