

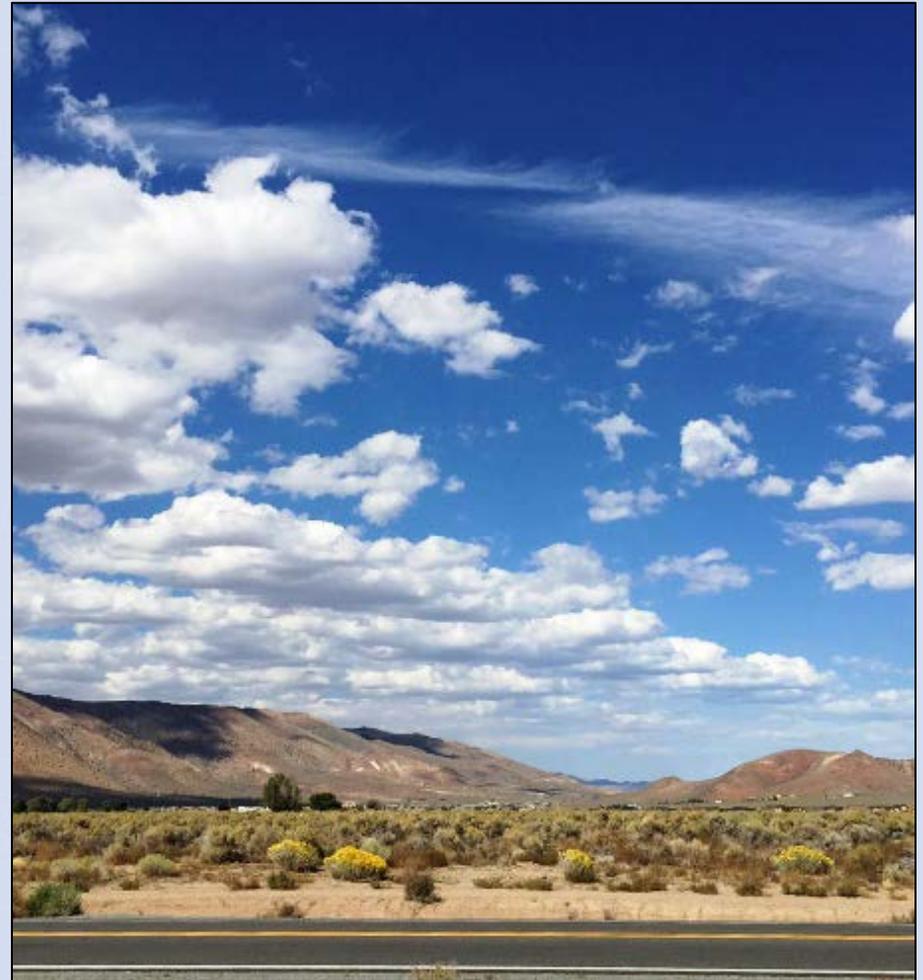


# Amendment of Conditions WAC19-0002

## Washoe County Planning Commission

*May 7, 2019*

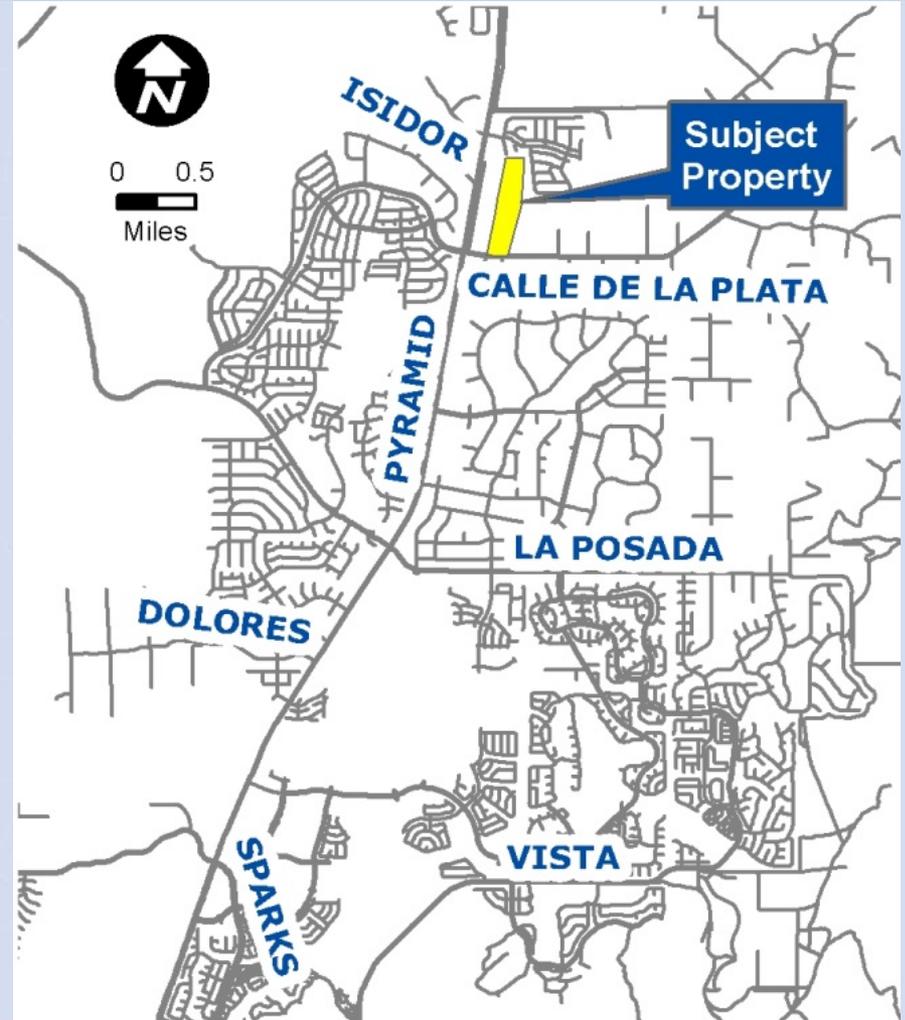
**BLACKSTONE ESTATES  
(TM15-001)**





# Vicinity Map

- Within Spanish Springs
- 350 Calle de la Plata
- Just east of Pyramid
- Medium Density Suburban
- ±58.5-acres





# Overview of Request

- **Blackstone Estates approved by PC Nov. 2016 as 161-lot common open space subdivision**
- **Included 1.5-ac. neighborhood park along western boundary**
- **Original conditions required it to be constructed prior to recordation of 80<sup>th</sup> lot**
- **Request seeks to change this to prior to recordation of 107<sup>th</sup> lot, or C of O on 80<sup>th</sup> home**



# Site Plan



Proposed park area



# Change to Condition 1(y)

- y. As proposed by the applicant, the ±3.19-acre common open space area located along the western property boundary is intended serve as a neighborhood park. Prior to recordation of the 107<sup>th</sup> lot, or the issuance of a Certificate of Occupancy for the 80<sup>th</sup> lot within this subdivision, whichever comes first, at least 1.5-acres of this area or another common open space area within the subdivision site shall be developed as a neighborhood park, providing passive and active recreational opportunities for residents. Development shall include landscaping, shaded areas, seating and other amenities common to neighborhood parks. Maintenance of the area shall be perpetually funded by the homeowners association.



# Reason for Request

- **Applicant working with County Parks and Open Space regarding potential use of residential construction tax**
- **Resulted in slight delay and current request**
- **Parks Commission will review any such agreement**
- **No negative impacts are anticipated due to change in condition; staff supports request**



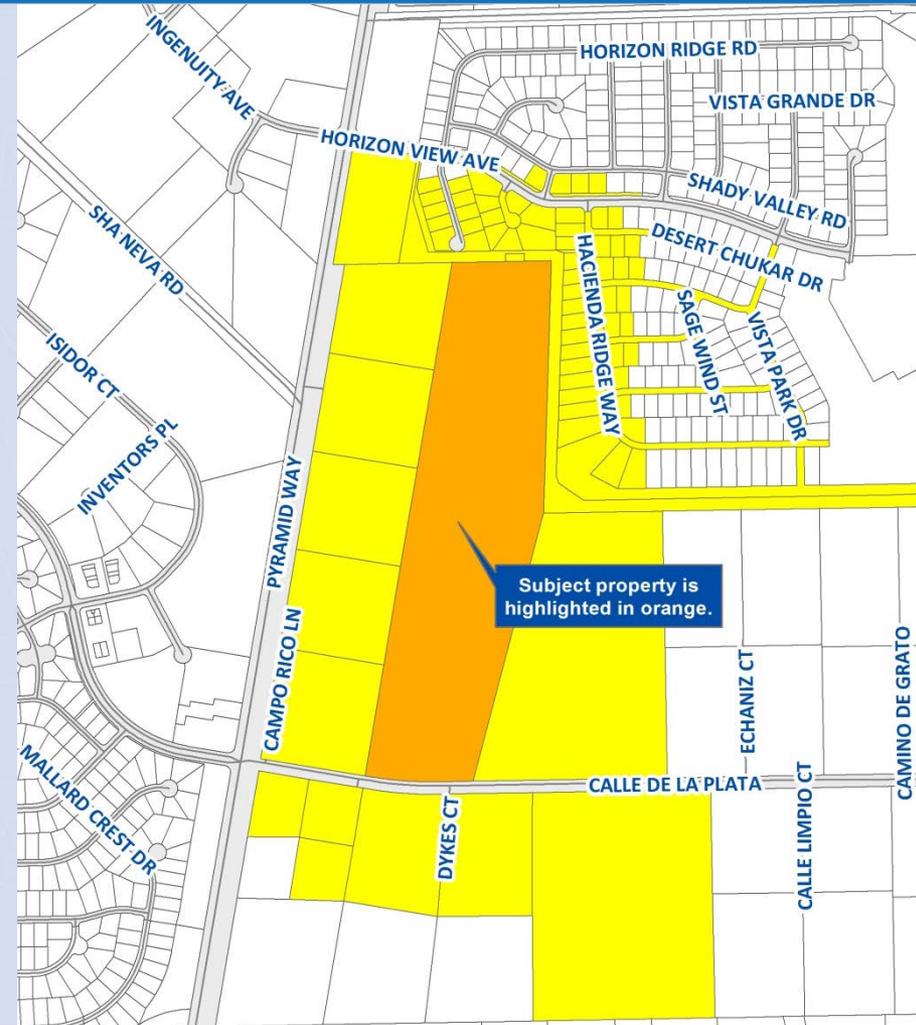
# Citizen Advisory Board (CAB)

- **April 3: Spanish Springs CAB**
- **Questions on reasoning for request**
- **CAB voted unanimously to recommend approval**



# Public Notice

- Notice provided to 41 owners of 80 parcels within 500-ft.





# Reviewing Agencies

- **Washoe County Community Services Department**
  - Planning and Building
  - Engineering and Capital Projects
  - Parks and Open Space
  - Utilities/Water Rights
- **Truckee Meadows Fire Protection District**
- **Washoe County Health District**
- **Regional Transportation Commission**
- **City of Sparks Community Services Department**
- **Truckee Meadows Water Authority**
- **Washoe-Storey Conservation District**



# Tentative Map Findings

1. Plan Consistency
2. Design or Improvement
3. Type of Development
4. Availability of Services
5. Fish or Wildlife
6. Public Health
7. Easements
8. Access
9. Dedications
10. Energy

**Motion for approval on page 6**



# 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 Amendment of Conditions Case Number WAC19-0002 for Tentative Subdivision Map TM15-001 for Blackstone Estates, with the amended conditions as included in Exhibit A, having made all ten findings in accordance with Washoe County Code Section 110.608.25.