



WTM19-004

Falcon Ridge North



***Washoe County Planning Commission
October 1, 2019***



Background/Request

- **The applicant is requesting a tentative map for a common open space development on 6.1 acres for 52 lots with townhouses.**
- **The development is part of the Falcon Ridge Specific Plan (SP), which is a part of the Sun Valley Area Plan.**
- **The Falcon Ridge development to the south has been approved for 142 lots with townhouses.**



Project Details

- The 52 lots will vary in size from 960 square feet to 1,477 square feet.
- ±3.22 acres of the 6.1 acre site will remain undeveloped with a path around the development accessing the surrounding areas and open space.
- A homeowner association (HOA) will be created for all of Falcon Ridge.
- The Falcon Ridge Specific Plan (SP) has specific standards, and the site will be developed according to the plan.



Elevations of homes



Site





Infrastructure

- **Water will be provided by Truckee Meadows Water Authority and sewer from Washoe County.**
- **The main access will be through the approved Falcon Ridge development on Falcon Ridge Lane from El Rancho Drive.**



Traffic

- **The 52 houses are anticipated to generate 302 average daily trips, with 23 trips during the AM peak and 27 trips during the PM peak.**
- **The traffic was reviewed with the original development, and conditions were established to mitigate traffic and address the intersection of El Rancho, which is in City of Sparks jurisdiction.**
- **Also, a traffic light is planned at the intersection of El Rancho and Falcon Ridge Lane per the Falcon Ridge Specific Plan with the recordation of the 143rd dwelling unit.**



School Information

- **Schools for the project are Allen Elementary School, Desert Skies Middle School and Hug High School.**
- **According to the school district all three schools are currently under capacity and the proposed development should not change this status.**



CAB Meeting

- **The Sun Valley CAB did not meet during the month of September, and the applicant was not able to present to the CAB.**
- **The CAB was notified of the application, however no comments were received.**



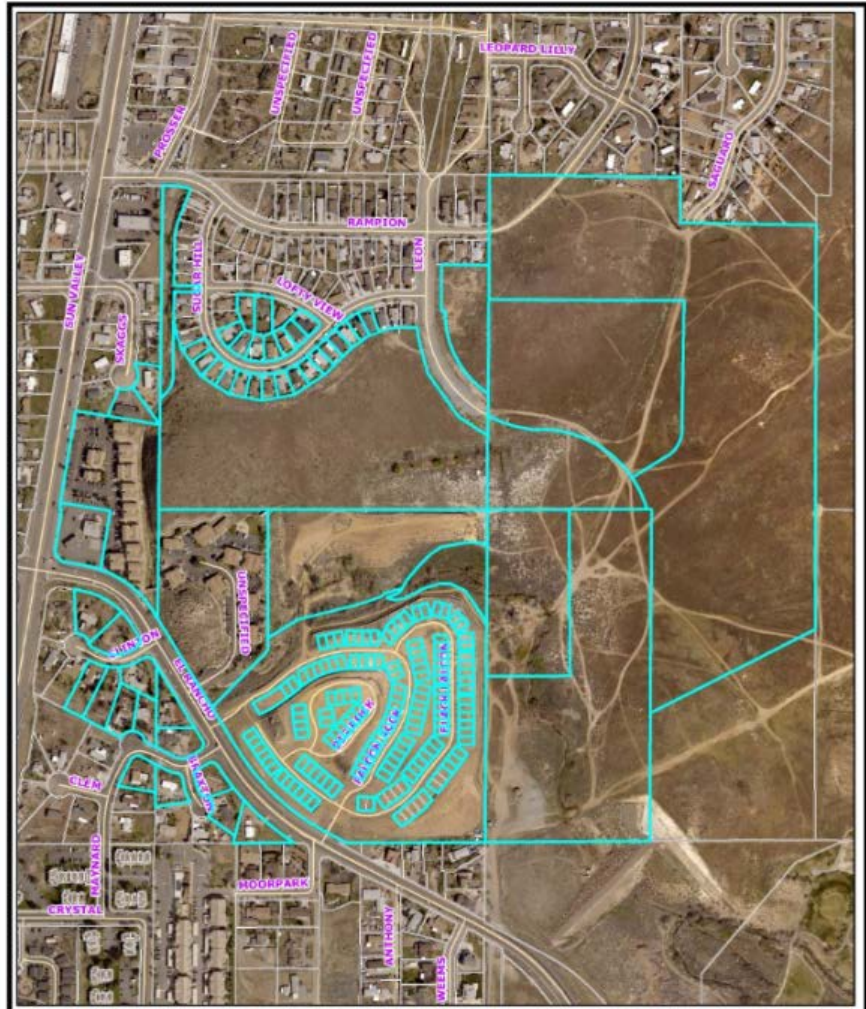
Reviewing Agencies

- **Agencies/departments submitted responses which are included in the staff report and conditions of approval.**
- **There were no recommendations for denial.**

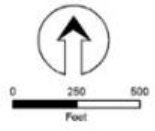


Notice Map

- Properties 700 feet from site were noticed.



WTM19-004 Falcon Ridge North
Noticing Map- 700 feet



Community Services
Department
WASHOE COUNTY
NEVADA
1861

809 S. HARRIS ST.
Reno, Nevada 89512 (775) 335-1800

Source: Planning and Building Division

Date: 08/09/2019



Recommendation

Staff is able to make all 10 required findings, as shown in the staff report on pages 9-10, and recommends approval.



UPDATED Conditions of Approval

1. The addition the following condition:

The HOA will be responsible for keeping the drainage area free of debris and maintaining the fire defensible space area for the site.

2. Remove 1.j.



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, with the conditions included as Exhibit A to this matter and with an additional condition for the HOA, Tentative Subdivision Map Case Number WTM19-004 for Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25