



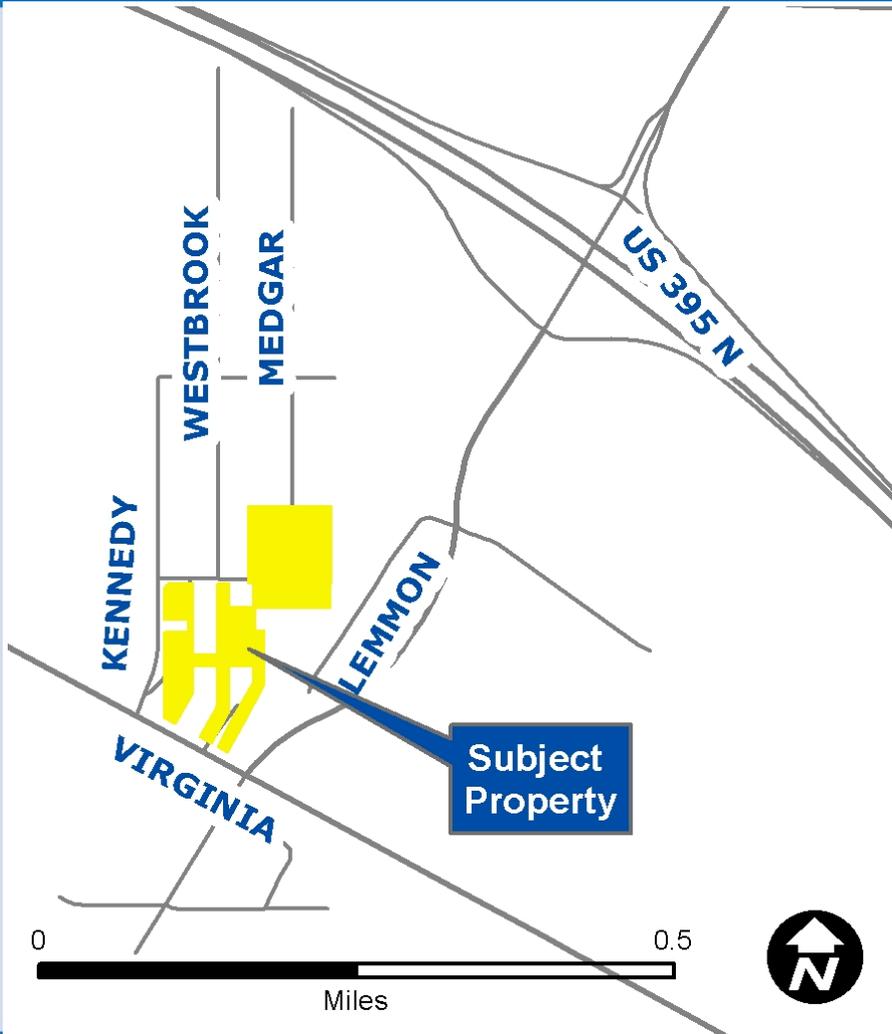
# **Tentative Subdivision Map Case Number WTM20-003**

# **Variance Case Number WPVAR20-0005 Grandview Terrace**

**Washoe County Planning Commission**  
*November 4, 2020*



# Vicinity Map



- Subject Property located off North Virginia and Lemmon Drive
- South of US 395 North



# Tentative Map Request

- 18 lot single-family residential, common-open-space tentative subdivision map
- Lots ranging from 6,122 to 15,242 square feet in size
- Average lot size of 8,471 square feet
- Hillside Ordinance – Triggered by Slopes, but the existing slopes are man made.



# Common Open Space Development

- **Intent of Article 408 is to set forth regulations to permit variation to lot size, including density transfer subdivisions. The following are all required:**
  - Preserve open space;
  - Protect natural and scenic resources;
  - Achieve a more efficient use of land;
  - Minimize road building;
  - Encourage a sense of community.
- The proposed development meets these requirements



# Site Plan





# Density and Site Breakdown

APN	Total Acreage	Density	Allowed Units
570-263-13	2.59	3.00	7.77
082-262-19	0.72	3.00	2.16
082-262-21	3.55	3.00	10.65
<b>Total</b>	<b>6.86</b>		<b>20.58</b>

The proposed Subdivision is 18 lots, which is within the allowed maximum density.

Land Type	Acreage	Percent of Site
Common Open Space	2.63	38%
Developable Area	3.5	51%
Right of Way	1.2	17%



# Proposed Setbacks

- The applicant is requesting to vary setbacks and lot width as part of the application.

	Proposed Setbacks	Standard Setbacks (MDS)
<b>Front</b>	20' to Garage 10' to Building	20'
<b>Side</b>	5'	8'
<b>Rear</b>	15'	20'
<b>Lot Width</b>	50'	80'



# School District Impact

- **Project is expected to add:**
  - 4 Elementary School Students
  - 2 Middle School Students
  - 2 High School Students
- **Development is currently zoned for Lemmon Valley Elementary, O'Brien Middle, and North Valleys High**



# Evaluation

## **Grading (Article 438):**

- **9,600 cubic yards of cut**
- **21,300 cubic yards of fill**
- **12,000 cubic yards of import**
  
- **Variance is being requested on grading standards to better accommodate the proposed infill development.**



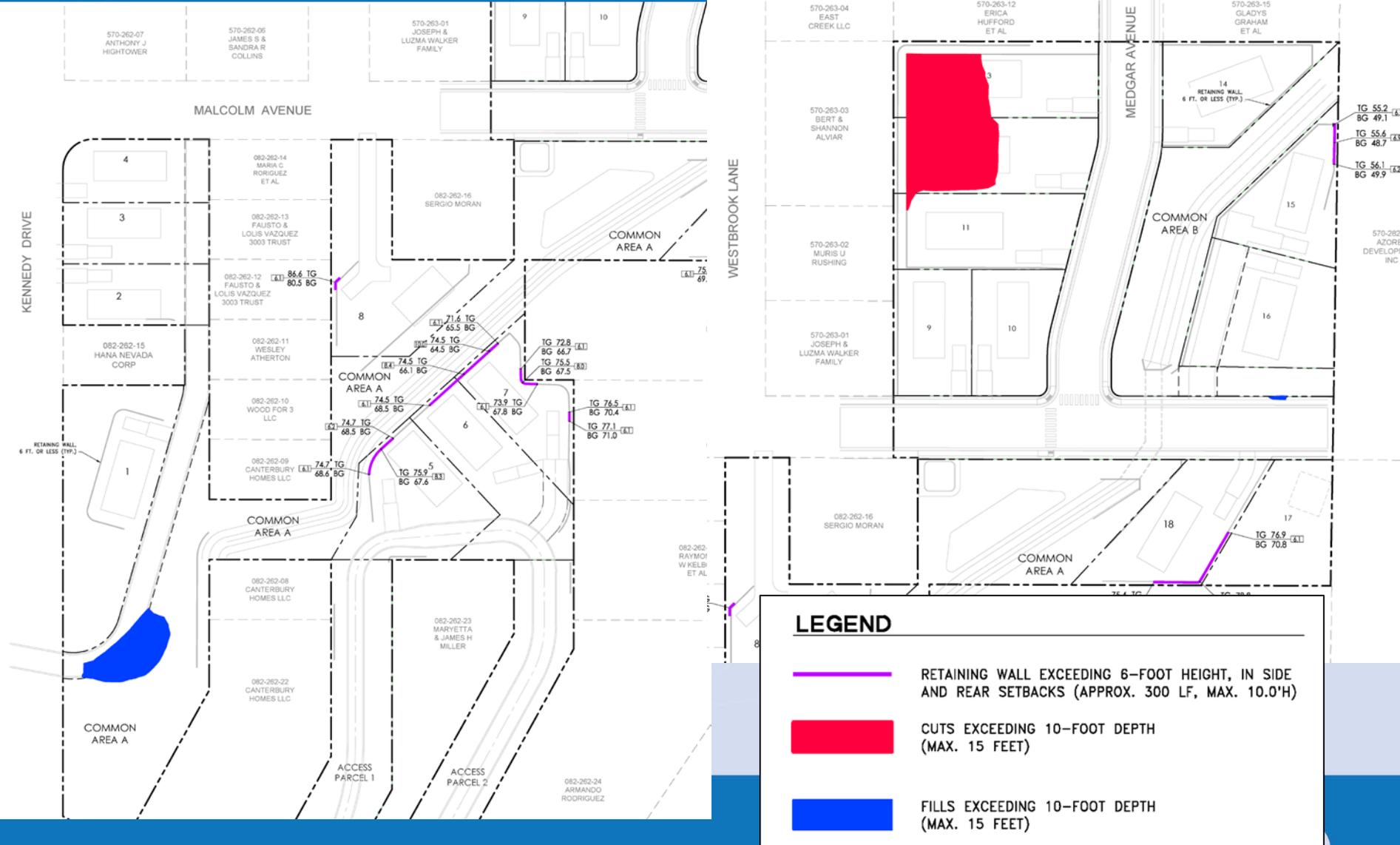


# Variance Request

- **WCC Section 110.438.45 (b)**; to allow fill to differ from the natural or existing grade by more than 48 inches within the yard setbacks;
- **WCC Section 110.438.45(c)** to allow the finished grade to vary from the natural slope by more than 10 feet in elevation (maximum of 15 feet);
- **WCC 110.438.45(e)** to allow retaining walls within the side and rear yard setbacks to exceed 4.5 feet in height (maximum of 10 feet).



# Variance Request



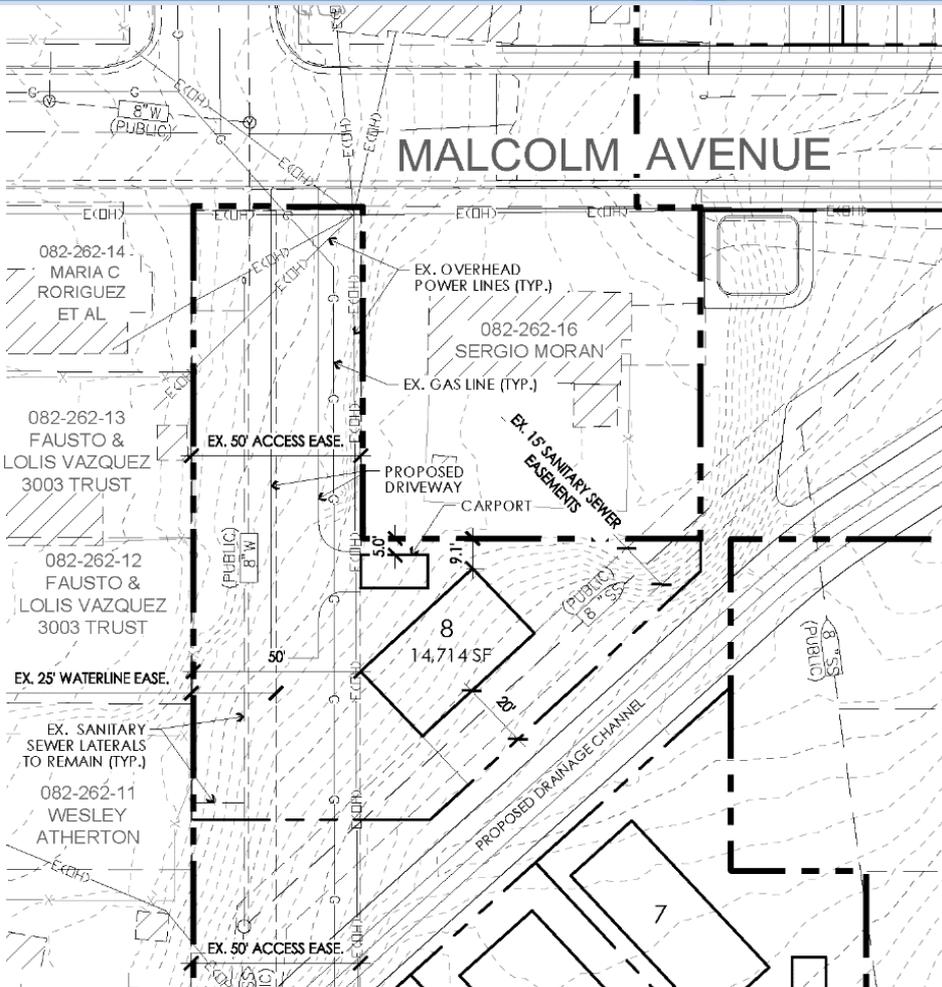


# North Valleys CAB and Public Notice

- Notice sent to 70 affected property owners
- Presented at the North Valleys Citizen Advisory Board meeting on September 14, 2020.
- Updated plans and a Variance were presented to the North Valleys Citizen Advisory Board meeting on October 12, 2020.
- Comments included sidewalks being provided, mitigation for drainage, traffic, type of walls being used, permanency of the manufactured houses, and questions about the floor plans.
- The Citizen Advisory Board voted unanimously to recommend approval to the Planning Commission.



# Amended Conditions of Approval



## Proposed Condition Change:

### 1. Planning/Building:

- o. Structures within the existing 50' access easement are not permitted. **The access easement shall be partially abandoned prior to development of Lot 8.**

There is an existing 50' access easement located within Lot 8 of the proposed development. Currently with the access easement, Lot 8 would be unable to be developed due to the structures needing to meet required setbacks.



# Tentative Map Findings

- **Plan Consistency** – That the proposed map is consistent with the Master Plan and any specific plan
- **Design or Improvement** – That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan
- **Type of Development** – That the site is physically suited for the type of development proposed.
- **Availability of Services** – That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System
- **Fish or Wildlife** – That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, substantial and avoidable injury to any endangered plant, wildlife or their habitat
- **Public Health** – That the design of the subdivision or type of improvement is not likely to cause significant public health problems. The application was routed to the Nevada Department of Wildlife, the Nevada Division of Environmental Protection, and the Nevada Division of Forestry – Endangered Species, staff received no comments back from these agencies regarding environmental damage, or endangered species present.
- **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.
- **Access** – That the design of the subdivision provides any necessary access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles
- **Dedications** – That any land or improvements to be dedicated to the county is consistent with the Master Plan
- **Energy** – That the design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. Additionally, the homes will be oriented in such a way to take advantage of passive/natural heating and cooling opportunities



# Variance Findings

- **1. Special Circumstances.** Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.
- **2. No Detriment.** The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.
- **3. No Special Privileges.** The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.
- **4. Use Authorized.** The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.
- **5. Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



# Recommendations

## ■ **Tentative Map Recommendation**

– After a thorough analysis and review, Tentative Subdivision Map Case Number WTM20-003 is being recommended for approval with conditions.

## ■ **Variance Recommendation**

– After a thorough analysis and review, Variance Case Number WPVAR20-0005 is being recommended for approval with conditions.