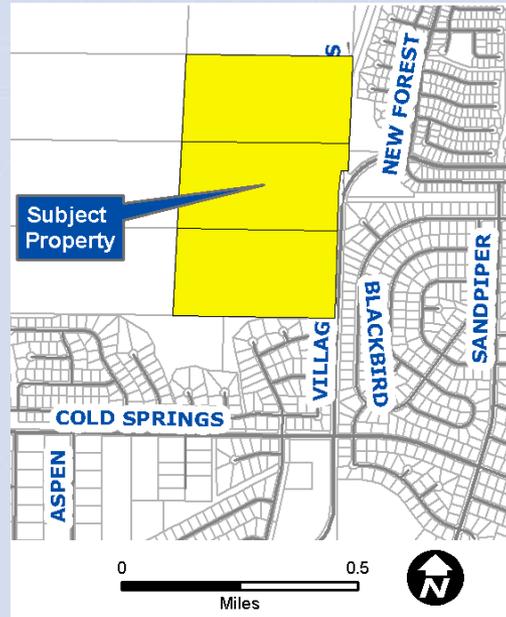




# WTM21-007 Village Parkway



Planning Commission

Sept 7, 2021



# Request

- **349 Unit Common Open Space Subdivision**
  - 183 attached single family residential
  - 166 detached single family residential
- **Total Site**
  - 124.6 acres
- **Major Grading**
  - 57.5 acres of ground disturbance
  - 326,548 cy of cut
  - 255,214 cy of fill
  - Director's Modification of Standards for height changes of 10ft+ (separate but dependent)



# Illustrative Site Plan





# Background

- **This plan has gone through substantial revisions based on input from staff and the public**
  - CAB meetings
    - April 12th
      - Trails, landscape buffering, cul-de-sac design
    - May 10th
      - RTC turn lane, trail access, pedestrian safety, affordability
  - Applicant initiated neighborhood meeting
    - Aug 23<sup>rd</sup>
      - Building heights, potential for fire apparatus, HOA management



# Consultation Process

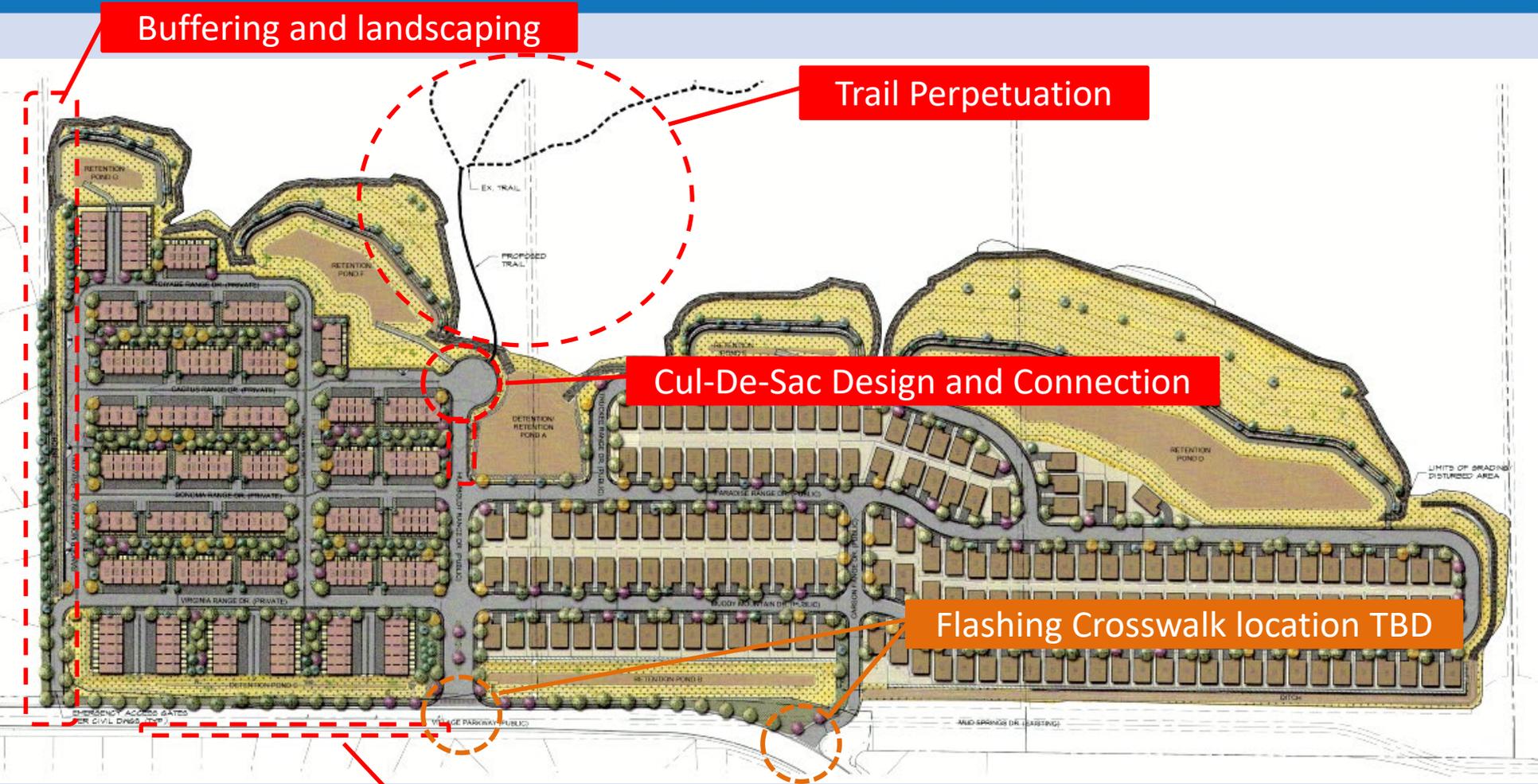
Buffering and landscaping

Trail Perpetuation

Cul-De-Sac Design and Connection

Flashing Crosswalk location TBD

Turn Lane





# Article 302/304 Uses

- **Allowed Uses**
  - Single Family Attached
  - Single Family Detached
- **There is **NO** multi-family proposed in this development**
  - Multi-family is not allowed in High Density Suburban regulatory zones



# Article 406 Building Placement Standards

Zoning	% of Development	Acreage	Max Dwelling Units	Proposed Dwelling Units
General Rural	62.1%	77.3766	2	0
High Density Suburban	37.9%	47.2234	425 attached	349
<b>Total</b>	<b>100%</b>	<b>124.6</b>	<b>427 attached</b>	<b>349 detached/attached</b>

- Per WCC 110.406.05
  - Standards MAY be modified pursuant to Article 408.
  - If a lot does not meet the minimum lot size for the regulatory zoning for the lot, the yard requirements and setback dimensions shall be based on the lot size for the next densest regulatory zone for which the lot does meet minimum size for lots in that zone.

Regulatory Zoning	Dwelling Units Per Acre	Minimum Lot Size	Min Lot Width	Front Setback	Side Setback	Rear Setback	Height
HDS	7 detached, 9 attached	5000sf	60ft	20ft	5ft	20ft	35ft
GR	0.025	40 acres	660ft	30ft	50ft	30ft	35ft
LDU	Not Applicable	3700sf	60ft	15ft	5ft	10ft	35ft



# Article 408 – Common Open Space

Article 408 Purpose Requirement	Meets Purpose Requirement
1) Preserve or Provide Open Space	Yes
2) Protect Natural and Scenic Resources	Yes
3) Achieve a More Efficient Use of Land	Yes
4) Minimize Road Building	Yes
5) Encourage A Sense of Community	Yes



# Single Family Attached

- **Lot Size**
  - 800sf – 1,348sf
  - Necessary to achieve a more efficient use of land
- **Lot Width**
  - 16-24ft
  - Required for construction purposes and more efficient use of land
- **Setbacks**
  - Staff agrees with 10ft rear yard setback and 0ft side yard setback
  - Some confusion over code definition and design
- **Recommended conditions**
  - Expand lot size to include 15ft front yard setback
  - Avoids technical issues of public parking in the easement

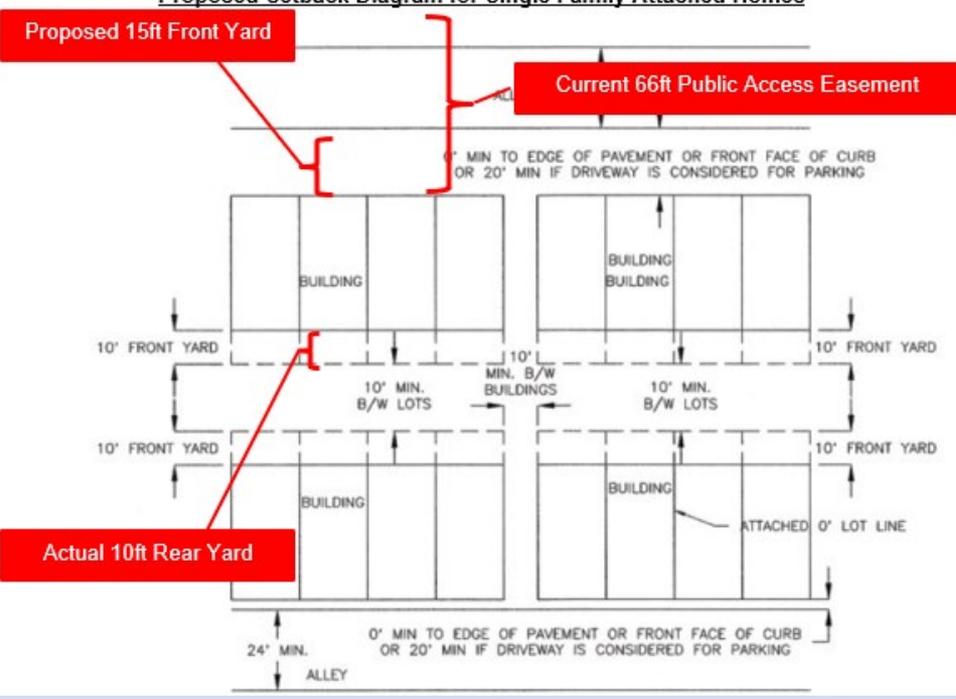
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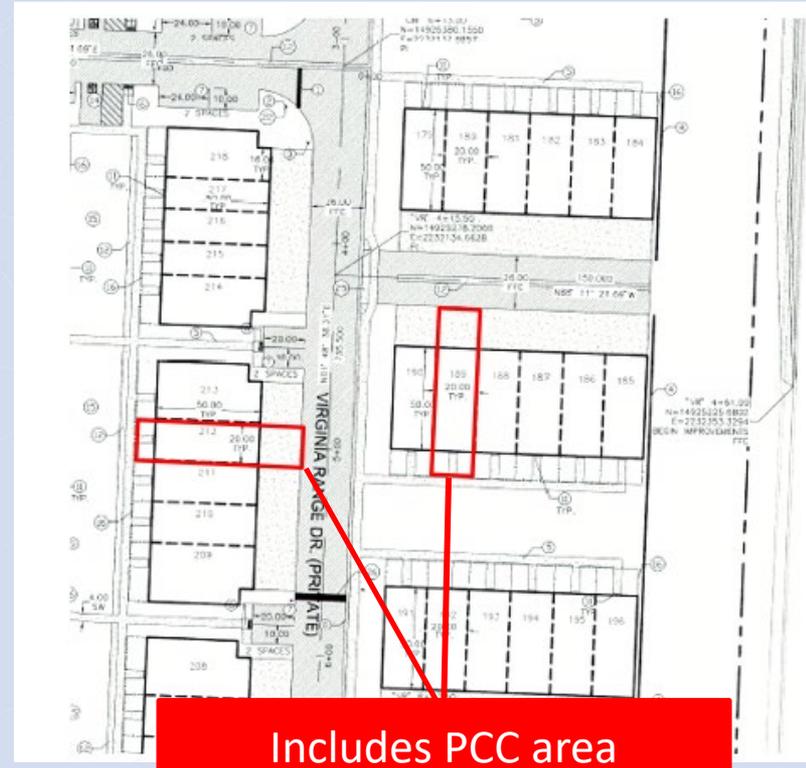
# Single Family Attached Visualization

## Proposed Lots

Proposed Setback Diagram for Single Family Attached Homes

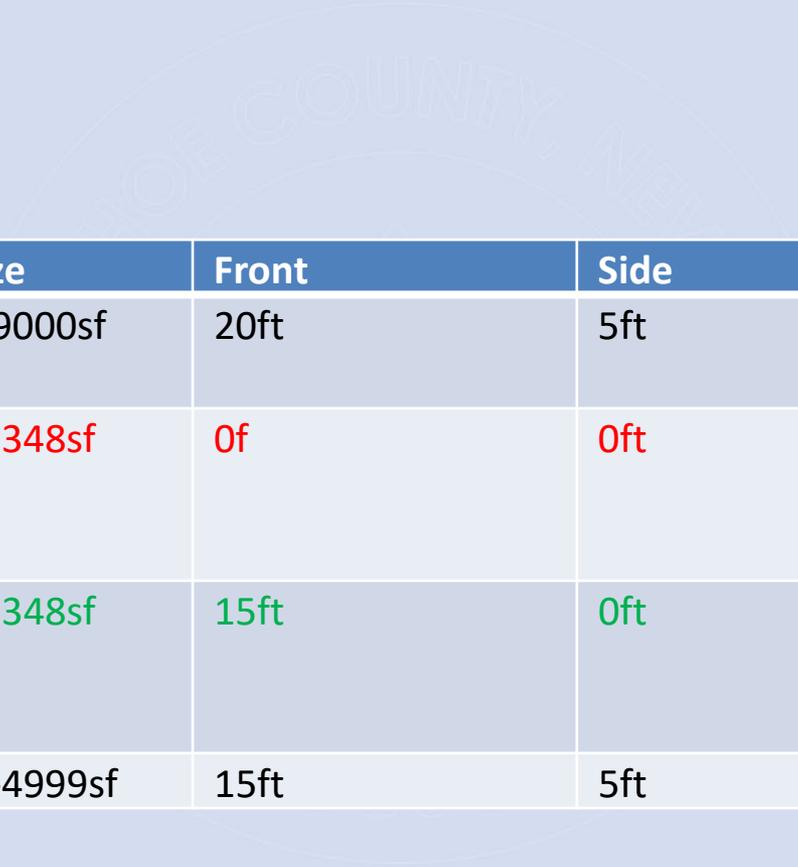


## Conditioned Lots





# Single Family Attached Setbacks Table

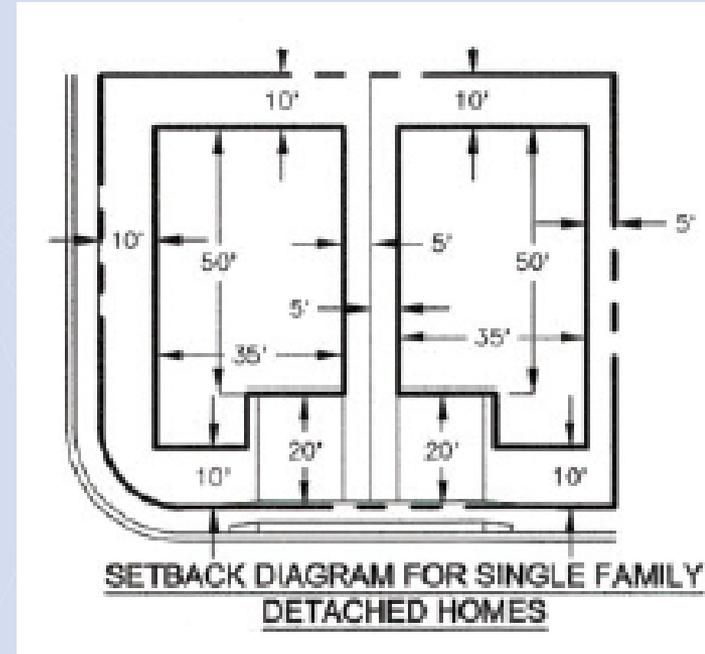


Type	Lot Size	Front	Side	Rear
High Density Suburban	5000-9000sf	20ft	5ft	20ft
Applicant Proposed Setbacks	800-1,348sf	0ft	0ft	10ft
Staff Conditioned Setbacks	800-1,348sf	15ft	0ft	10ft
Low Density Urban	3,700-4999sf	15ft	5ft	10ft



# Single Family Detached

- **Lot Size**
  - 3,645-8,257sf
  - Reductions required to protect environmentally sensitive areas
- **Lot Width**
  - 45-70ft
  - Required to meet a more efficient development pattern
- **Setbacks**
  - Staff opines that setback modifications are unnecessary to advance the purpose of 408
  - This adds unnecessary complication to administration of setbacks.
- **Recommended Condition**
  - Setbacks to match lot size

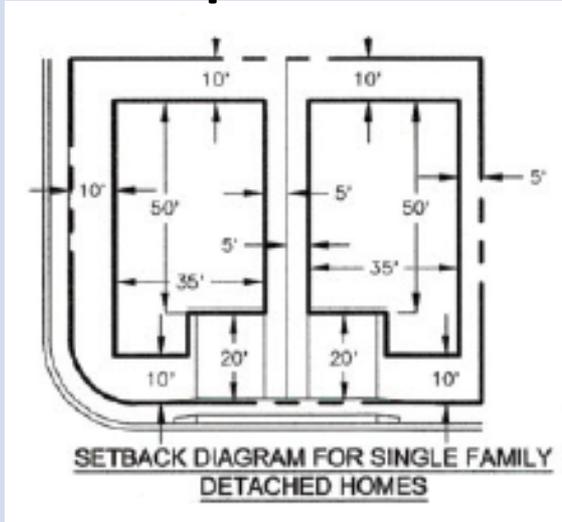


Regulatory Zoning	Dwelling Units Per Acre	Minimum Lot Size	Min Lot Width	Front Setback	Side Setback	Rear Setback	Height
HDS	7 detached, 9 attached	5000sf	60ft	20ft	5ft	20ft	35ft
GR	0.025	40 acres	660ft	30ft	50ft	30ft	35ft
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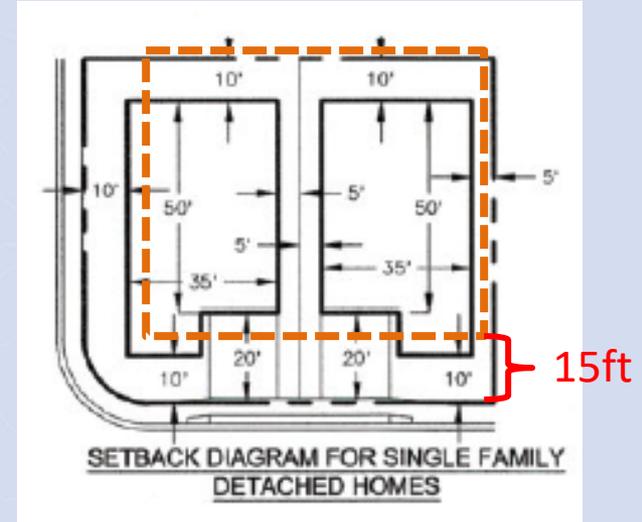


# Single Family Detached Setbacks Table

## Proposed Lots



## Conditioned Lots



Type	Lot Size	Front	Side	Rear
High Density Suburban	5000-9000sf	20ft	5ft	20ft
Applicant Proposed Setbacks	3,645-8,257sf	10ft main residence, 20ft garage	5ft	10ft
Low Density Urban	3,645-4999sf	15ft	5ft	10ft



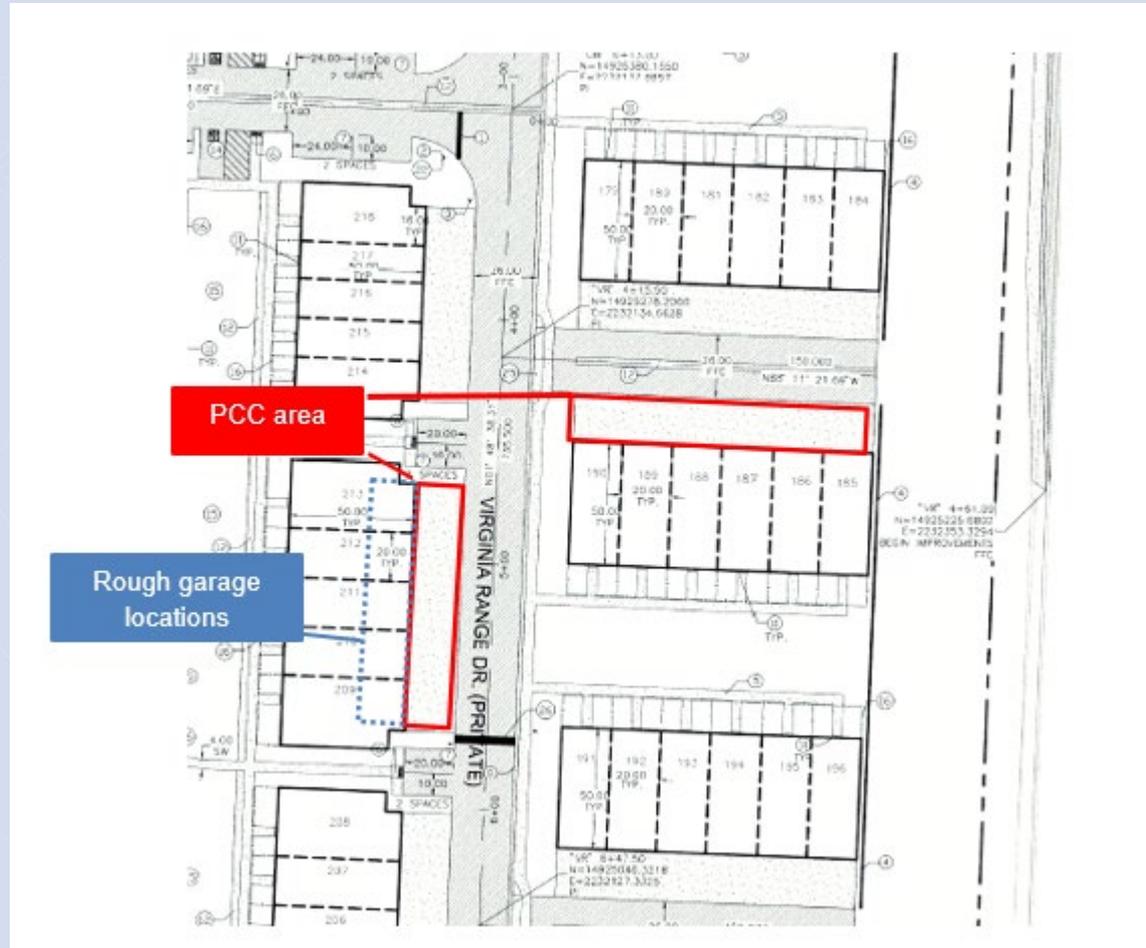
# Article 410 - Parking

- Meets parking requirements as conditioned

Type	Garage Parking	Driveway Parking	Off Street Parking	Total	Required
Single Family Detached	332	332	NA	664	332
Single Family Attached	326	302	106	734	366

# Parking Diagram

- Without conditions the following would apply:
  - Tree plantings
  - Buffering





# Article 412 - Landscaping

- Meets code provisions as conditioned
  - Conditions related to WUI landscaping



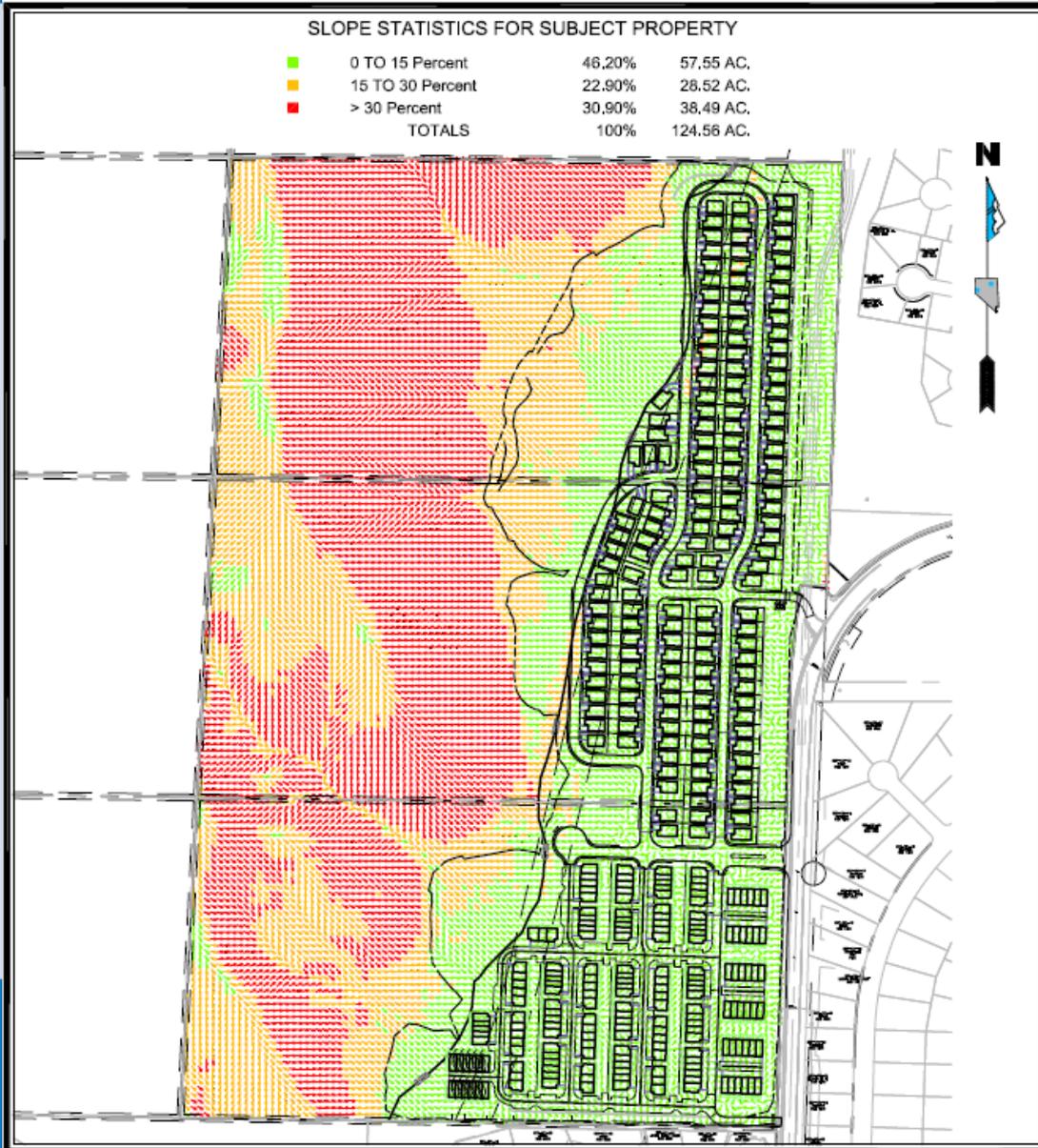


# Article 424 - Hillside Development

- **Meets the requirements as conditioned**
  - Trails need to meet Washoe County trail standards
    - Conditioned to meet Greenbook standards
  - Landscaping and fire
    - Staff has prohibited the plants on TMFPD's plants to be avoided list to be included in the landscaping



# Slope Map



- Green = 0-15%
- Orange – 15-30%
- Red – 30%+

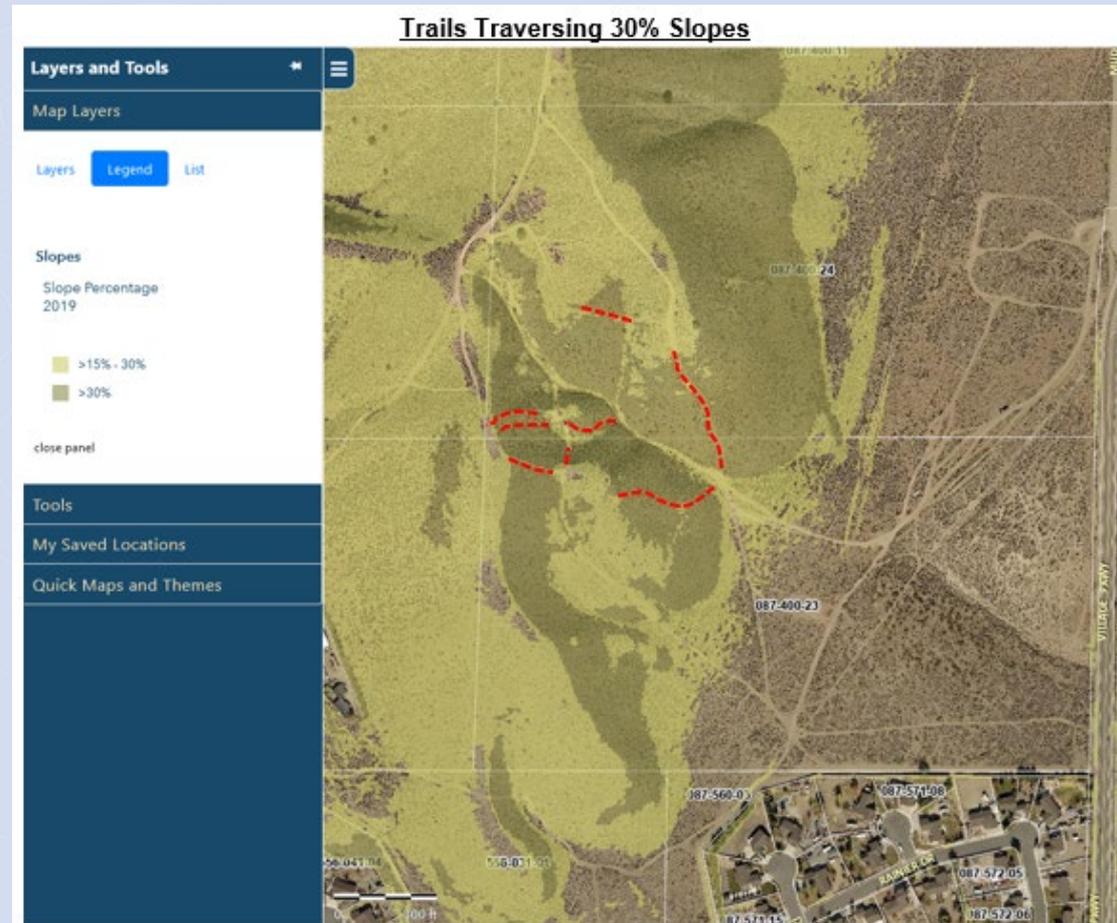
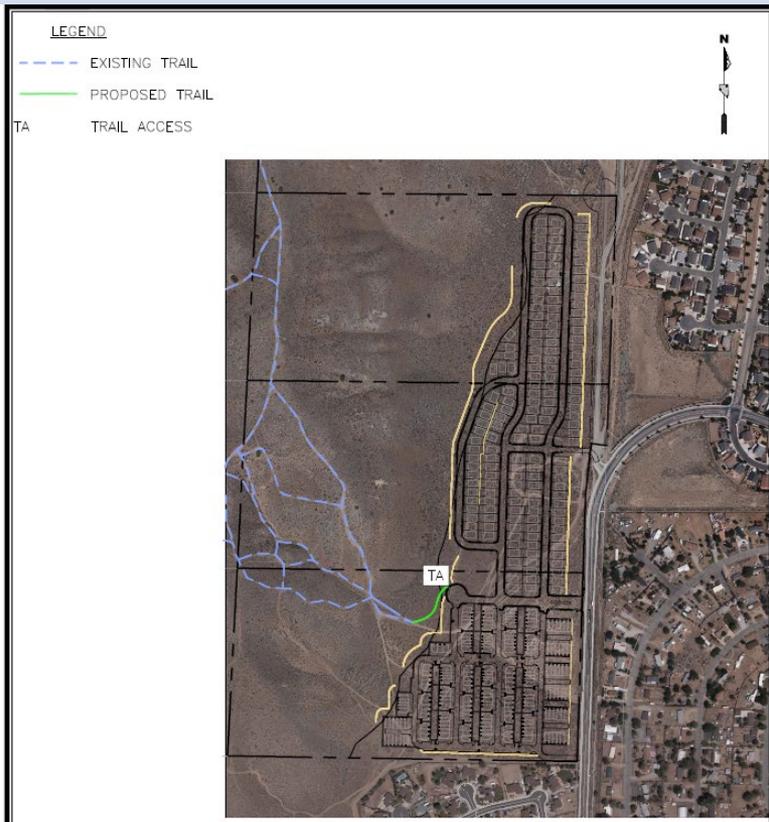


# Article 438 - Grading

- **Trails**
  - Not allowed to traverse slopes greater than 30% per CS 4.1.4
- **Proposed Director's Modification of Standards**
  - Response to drainage requirements of 1 : 1.3 retention requirement
  - Cuts more than 10ft from existing grade
- **General Grading Standards**



# Trails



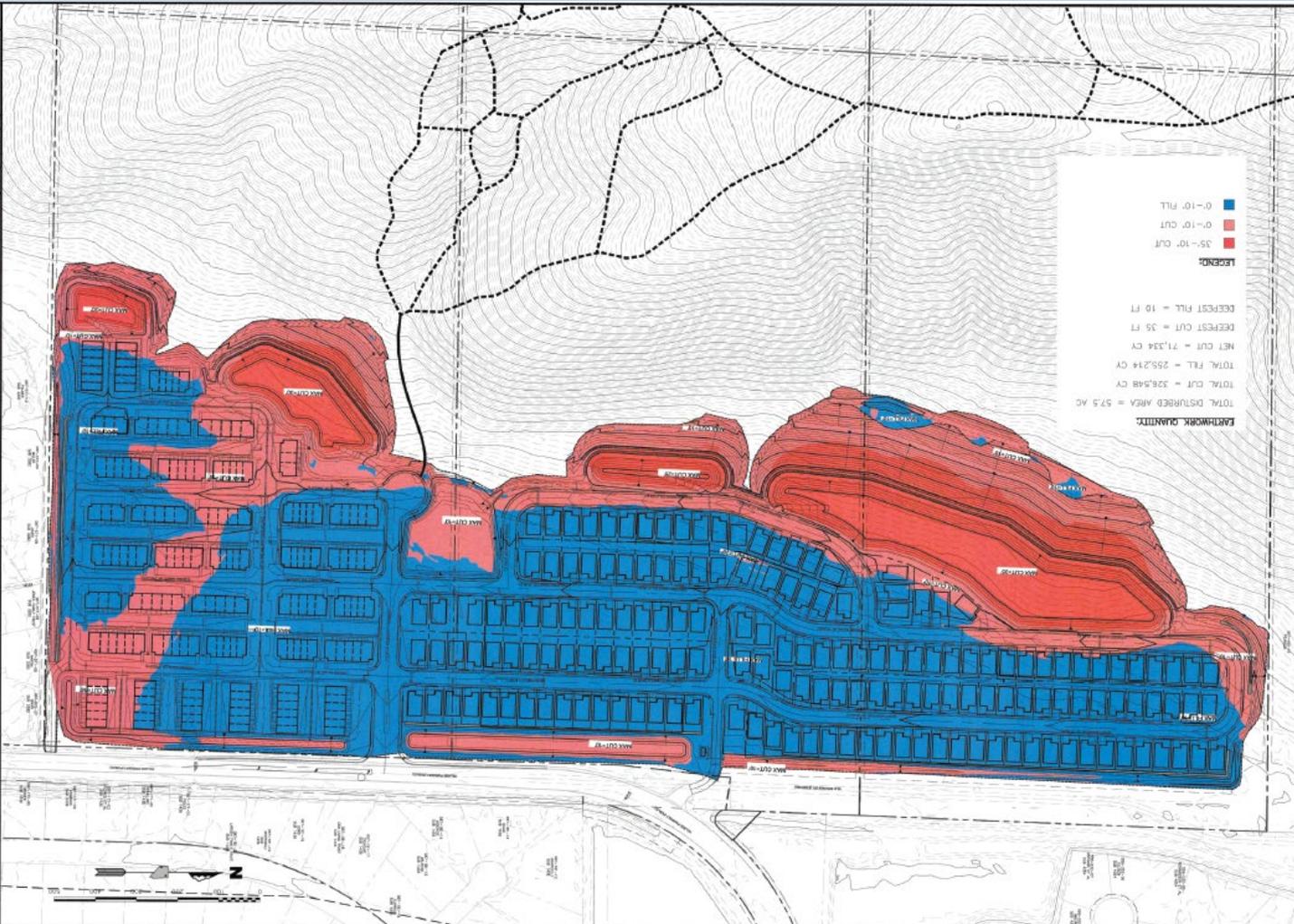


# Cuts and Fills

C-0 22  
SHEET  
JOB NO. 91887  
DATE  
SCALE  
DESIGNED BY: MS  
CHECKED BY: MS

TENTATIVE MAP PLANS FOR  
VILLAGE PARKWAY HOMES  
CUT/FILL MAP  
WASHOE COUNTY  
NEVADA

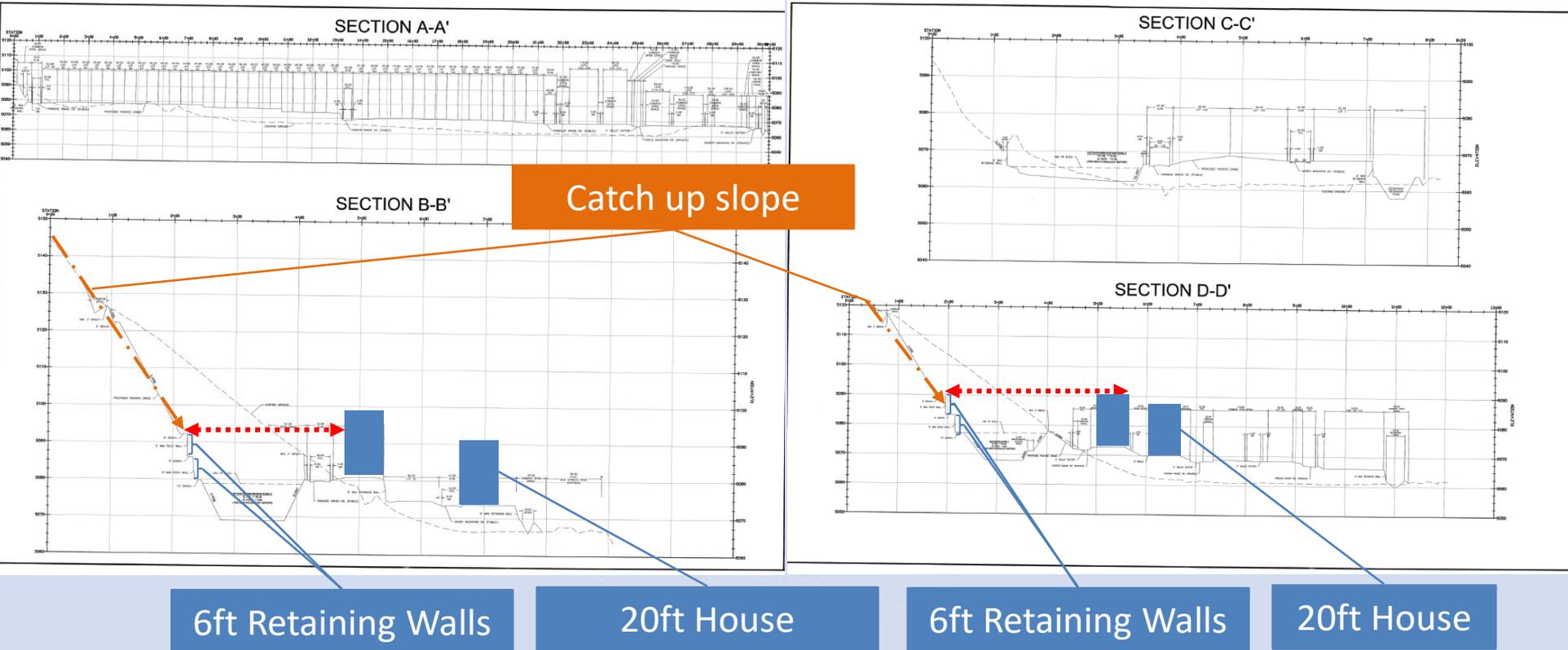
REV.	DATE	DESCRIPTION	BY	APP'D



- Red  
10-35ft cuts
- Light Red  
0-10ft cut
- Blue  
0-10ft fills



# Director's Modification of Standards



6ft Retaining Walls

20ft House

6ft Retaining Walls

20ft House



# Grading

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	10ft max (Director's Modification)			
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured



# Article 604 – Design Requirements

## ■ Pedestrian Circulation

– Pedestrian circulation plan required as a condition of approval

- Used to determine location of flashing crosswalk

## ■ Street lighting

– Street lighting required at major/hazardous street intersections identified in the conditioned circulation plan



# Reviewing Agencies - Water

- **State Water Rights**

- Water rights not sourced within the Cold Springs Hydrographic Basin as required

- **Washoe County Water Rights**

- Intent to serve provided from Great Basin Water Company for 46.3 acre-feet annually



# Reviewing Agencies – Roads/Traffic

- **NDOT**

- Requested updated traffic study to include impacts to US 395/Border Town exchange
  - Conditioned by engineering

- **RTC Washoe**

- 340 ft exclusive northbound to westbound left turn
  - Included in the plans under current revision

- **Engineering**

- Street and sidewalk standards



# Reviewing Agencies – Fire/EMS

## ■ TMFPD

- High WUI zone
- Provide a list of plants/trees to be avoided
  - Included in conditions of approval for landscaping

## ■ EMS

- Response time is in the 5-7:30 min response range
- Conditioned labeling of street addresses on curb and street.



# Reviewing Agencies – Schools

- **Washoe County School District**

- Not projected to have a significant impact on enrollment at NVHS

### Projected Capacity

School	2020/21	2025/26	2030/31
Inskeep ES	63%	75%	84%
Cold Springs MS	47%	53%	69%
North Valleys HS	102%	100%	117%



# Reviewing Agencies – Natural Resources/Parks

- **NDOW**
  - Wildlife mitigation plan is required
- **Parks**
  - Conditioned:
    - Fill materials must be certified weed free
    - Existing trails shall be owned by the HOA in perpetuity
- **USACE**
  - No jurisdictional determination



# Reviewing Agencies – Health

- **AQM**
  - Dust permit required
- **EHS**
  - Community water required
  - Sewage disposal will serve required
- **Engineering**
  - Plant rated for 0.7MGD (700,000gallons per day), currently at .37MGD (370,000 gallons per day)
  - Estimated to add approximately .08MGD to existing capacity (80,000 gallons per day)



# Public Notice

- **Notice provided to 126 property owners with 500ft of the site**





# Required Findings

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. 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**;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements are likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
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;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
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.



# Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM21-007 is being brought to the Planning Commission with a recommendation for **approval with conditions**.

Staff recommends that the Planning Commission evaluate the analysis provided in the staff report, the application materials, consider the public testimony at the hearing, and determine whether or not the proposal meets the required findings of fact.



# Possible Motion for Approval

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 WTM21-007 for Lifestyle Homes TND, with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25: