

Washoe County Planning Commission



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# **WTM21-013 & WSUP22-0010 (Lakeside Custom Lot Subdivision)**

November 1, 2022

# Tentative Subdivision Map Request & Special Use Permit



This is a request for:

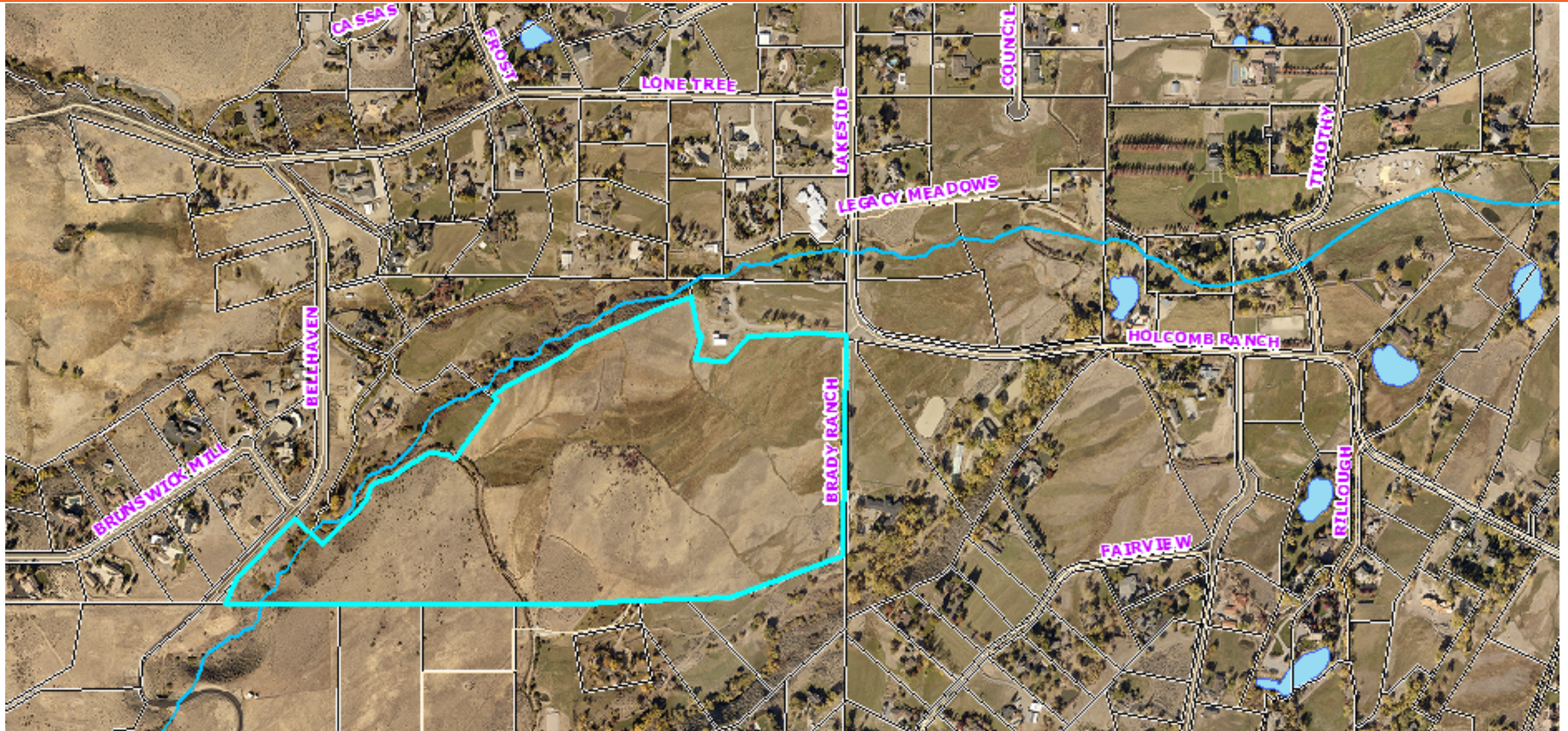
- A tentative subdivision map to divide one parcel of 72.8 acres into 24 lots, with lot sizes ranging from 2.01 to 10.29 acres.
- A special use permit (SUP) for major grading.
- The applicant is also requesting a variance for finish grading to vary from the natural slope by more than ten (10) feet in elevation.



# Vicinity Map



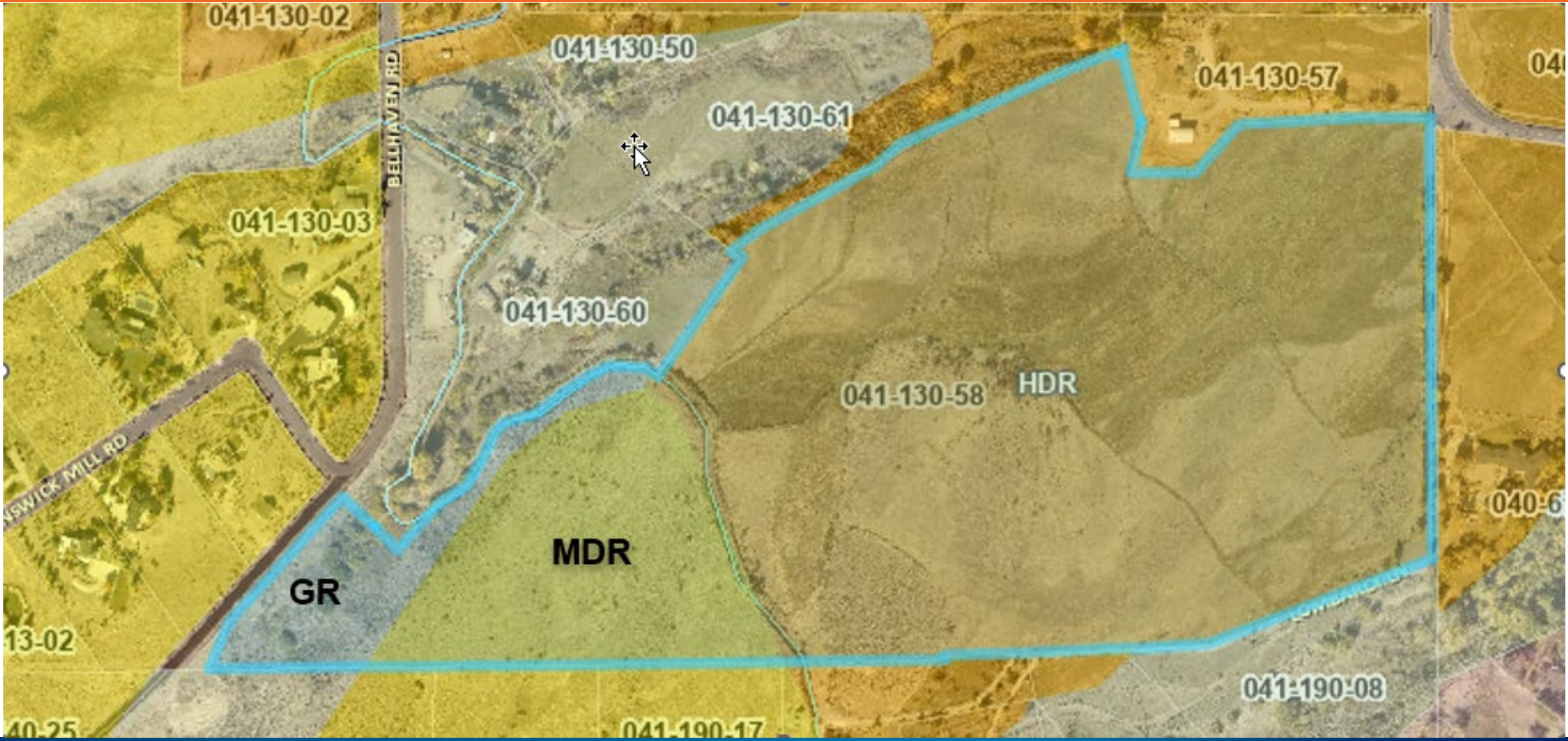
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- The parcel is located within the Southwest Truckee Meadows Area Plan, within the Lakeside/Holcomb Suburban Character Management Area (SCMA).
- The parcel has master plan land use designations of Rural Residential (RR) and Rural (R).
- The surrounding parcels to the west, east, south and north have similar master plan.

# Zoning Map



# Zoning



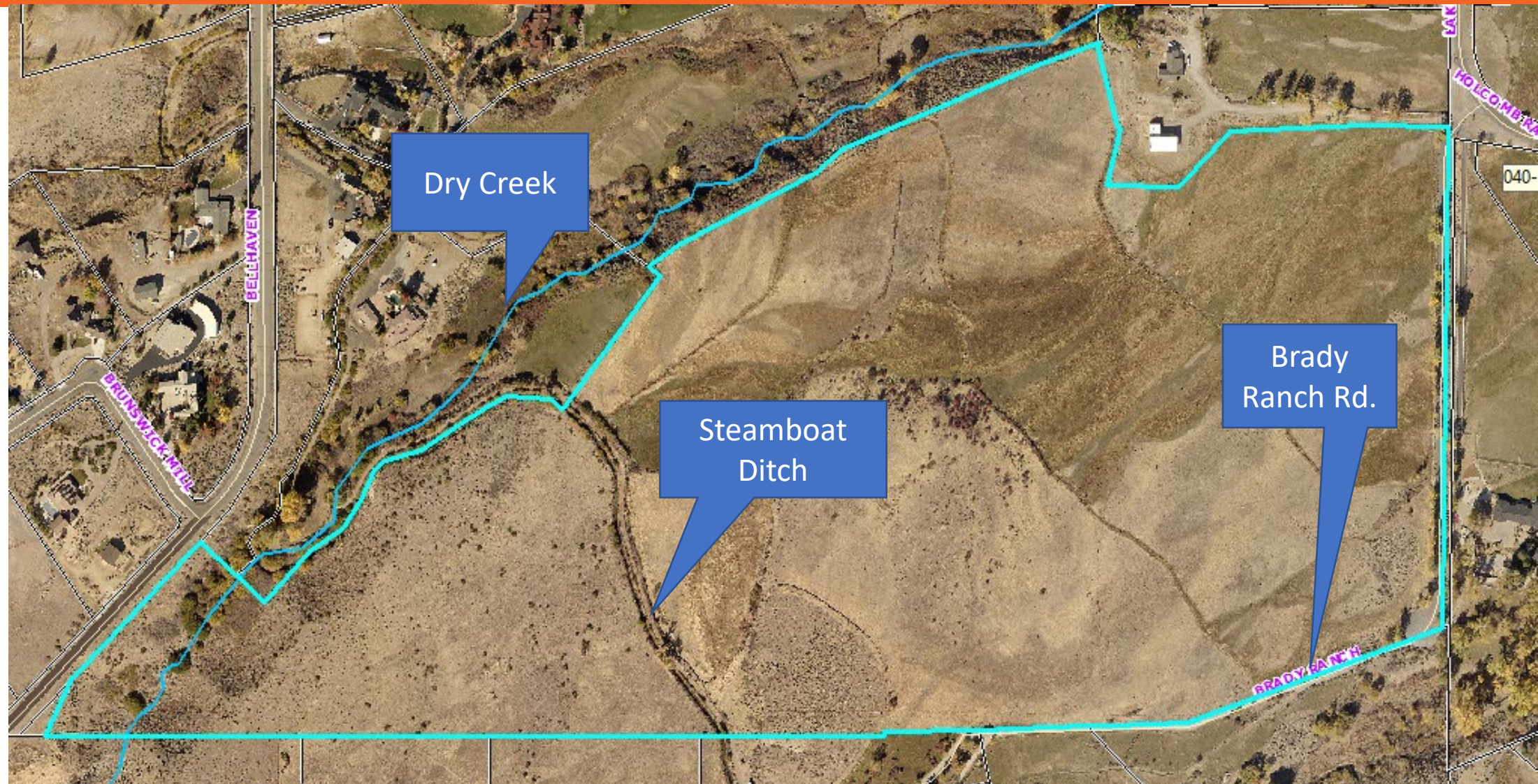
<b>Regulatory Zoning</b>	<b>Minimum Lot Size</b>	<b>Percentage of Site</b>	<b>Total Acreage</b>	<b>Number of Allowed Lots</b>
HDR	2 acres	78%	56.78	22
MDR	4 acres	16%	11.65	2
GR	40 acres	6%	4.37	1
<b>Totals</b>		<b>100%</b>	<b>72.8</b>	<b>25</b>

# Site Characteristics

- The site is vacant, relatively flat with native shrubs and with some trees scattered throughout the site.
- Brady Ranch Road is located on the eastern and a portion of the southern side of the parcel
- Dry Creek, a significant hydrological resource (SHR), is located along the western/northern side.
- The majority of the site is designated as unconstrained by the Southwest Development Constraints/Suitability Map, with some area designated with slopes greater than 15%.



# Site Plan





# From intersection of Lakeside Drive & Holcomb Ranch Road - looking down Brady Ranch Road



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# Site Characteristics



- A NV Energy 120kV transmission power line runs across the property from north to south and the applicant has a Use Agreement with NV Energy for the power line, which will allow the development of a roadway, roadway drainage and to install landscaping.
- The Steamboat Ditch bisects the site north, south and west of the powerline and generally forms the dividing line between the regulatory zones of HDR and MDR.



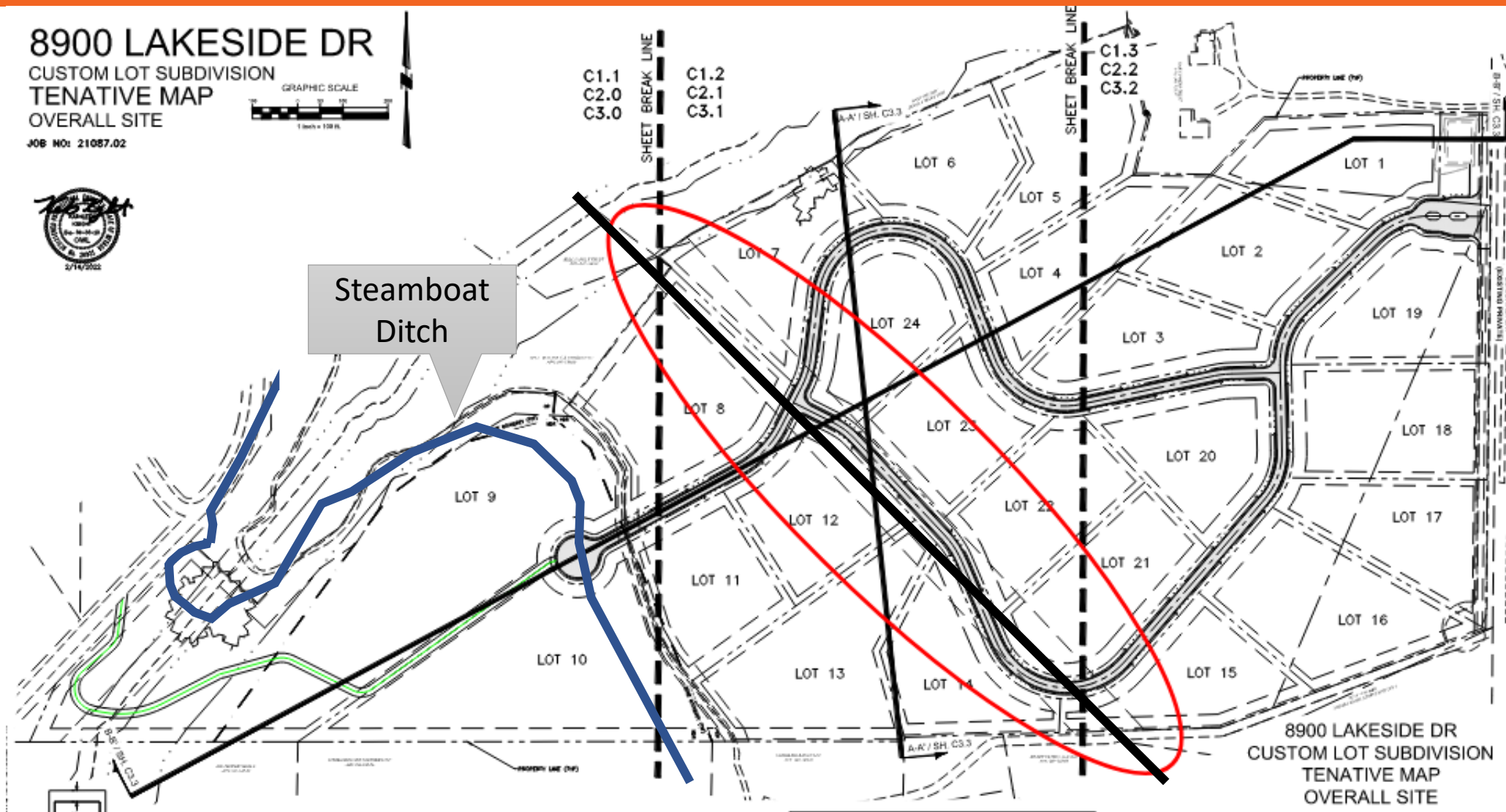
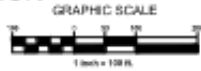
# Site Plan



## 8900 LAKESIDE DR

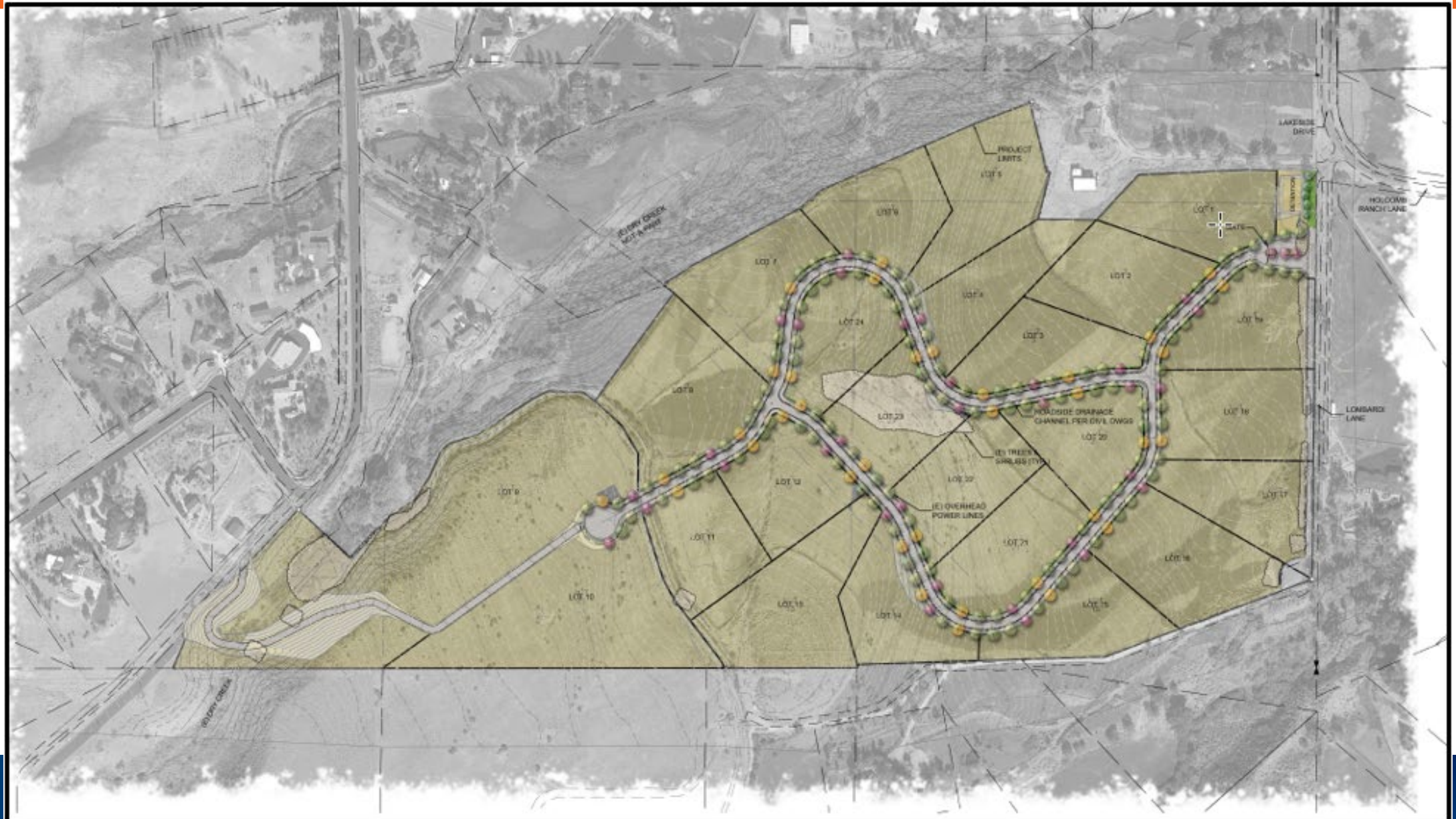
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
OVERALL SITE

JOB NO: 21087.02



8900 LAKESIDE DR  
CUSTOM LOT SUBDIVISION  
TENATIVE MAP  
OVERALL SITE

# Site Plan- Landscaping





The proposed grading exceeds the threshold for major grading per Article 438:

- The applicant is proposing to disturb 8.31 acres, with 20,000 CY of cut material and 16,583 CY of fill material to soften grades for roadways. There will be a net of 3,421 CY of fill that will either be used on site or imported to another site.
- Roads are proposed with a slope 30% or greater to access Lots 9 & 10, which will cross Steamboat Ditch and a gated emergency access road crossing Dry Creek.
- Earthen structures are proposed that are greater than 4.5 feet in height in various front yards in some areas.
- Grading is proposed to cross Dry Creek, which is identified as a Significant Hydrologic Resources (SHR) and to grade in the Critical Stream Zone Buffer Area to construct a gated emergency access roadway to connect with Bellhaven Road.

# Cut and Fill Map



8900 LAKESIDE DR  
 CUSTOM LOT SUBDIVISION  
 TENTATIVE MAP  
 CUT & FILL MAP



JOB NO: 21087.00



*Elevations Table*

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-16.50	-10.00	7612.28	Red
2	-10.00	-6.00	15545.74	Orange
3	-6.00	-4.00	21316.85	Yellow
4	-4.00	-2.00	31491.17	Light Green
5	-2.00	0.00	114054.09	Green
6	0.00	2.00	96875.72	Light Cyan
7	2.00	4.00	44224.12	Cyan
8	4.00	6.00	14440.31	Blue
9	6.00	10.00	9856.61	Dark Blue
10	10.00	14.60	4805.97	Purple



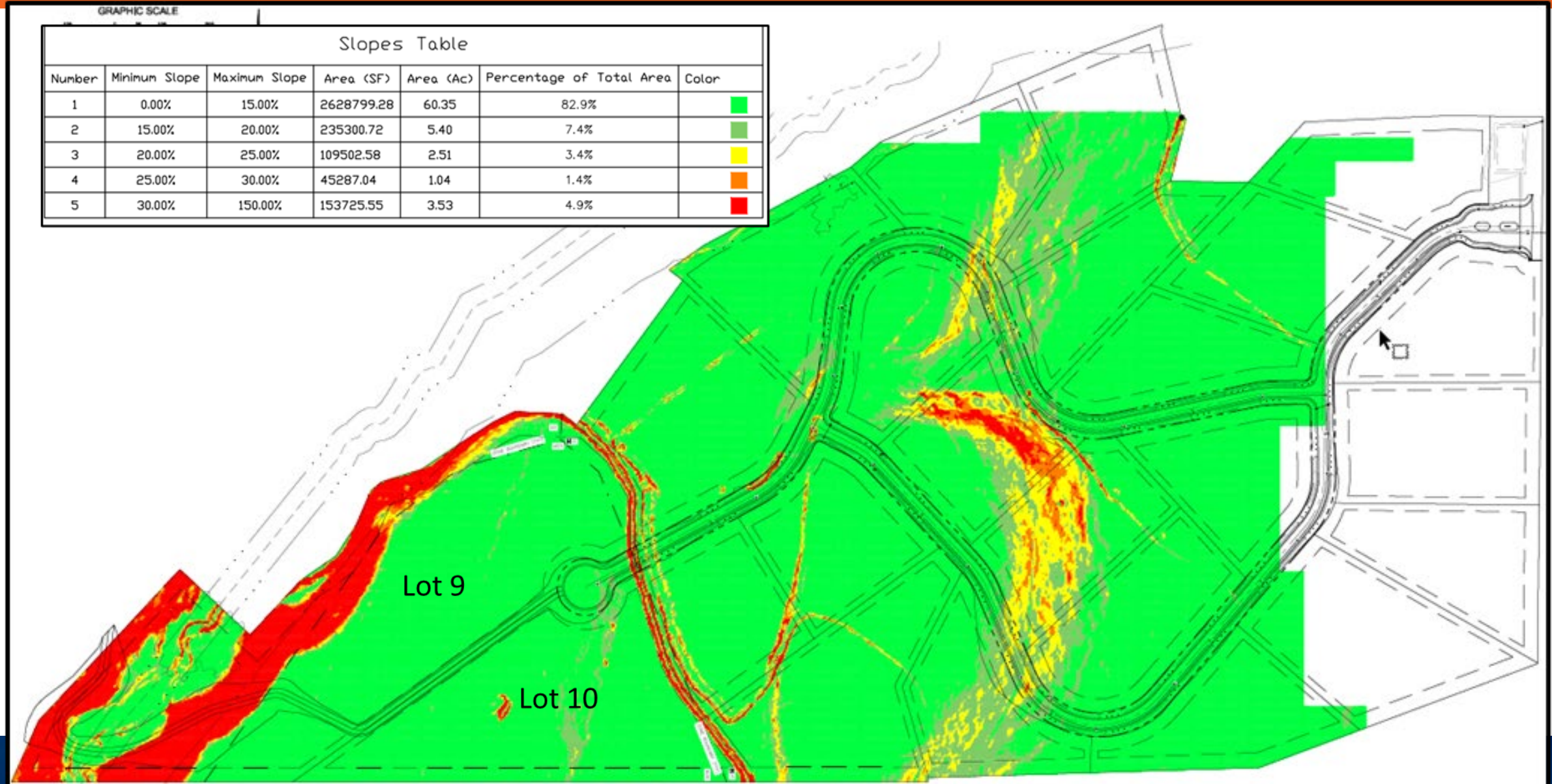
# Slope Map



GRAPHIC SCALE

Slopes Table

Number	Minimum Slope	Maximum Slope	Area (SF)	Area (Ac)	Percentage of Total Area	Color
1	0.00%	15.00%	2628799.28	60.35	82.9%	Green
2	15.00%	20.00%	235300.72	5.40	7.4%	Light Green
3	20.00%	25.00%	109502.58	2.51	3.4%	Yellow
4	25.00%	30.00%	45287.04	1.04	1.4%	Orange
5	30.00%	150.00%	153725.55	3.53	4.9%	Red



- The applicant is proposing to re-route over-flow away from the Steamboat Ditch to a detention pond in the northeast corner of the site.
- The applicant states the “runoff will be routed away from the Steamboat Ditch to the extent practical and directed to appropriately sized detention pond on site. By bypassing the Steamboat Ditch, the potential for flooding of downstream properties that abut the Steamboat Ditch is minimized”.
- The detention pond will protect onsite and offsite runoff and downstream parcels along the Ditch.
- The roadways within the development will also collect run-off water and will transfer the water to the detention pond.





- Water service for this project will be provided with private individual wells on each lot.
- Wastewater from the site will be collected in an on-site public gravity sanitary sewer pipeline that will be owned and maintained by Washoe County that is located at Lakeside Drive and Kinney Court, approximately  $\frac{3}{4}$  mile north of the project site.



# Roadways and Traffic



- The main access point will be a gate entry off Brady Ranch Road, 250 feet off Lakeside Drive/Holcomb Ranch Road.
- Residents will be provided with technology-based access and a keypad will be provided for visitors.
- The estimated average daily trips (ADTs) is 227 ADTs, with 18 AM peak hour trips and 24 PM peak hour trips.
- Traffic Impact Report is required for development with 80 or more weekday peak hour trips and no report was required for this development.
- All the streets within the development will be private and will be maintained by the development.
- A gated emergency access will be provided at the southwest area of the development and will cross Dry Creek and connect with Bellhaven Road, which is public access.

# Access



Holcomb Ranch Lane

Brady Ranch Road

Lakeside  
Drive





The following table outlines current and future-projected student enrollment capacity percentages for each school:

School	2021/22	2026/27	2031/32
Huffaker ES	62%	70%	75%
Pine MS	75%	64%	67%
Reno HS	88%	77%	70%

- The project is calculated to generate 3 students at Huffaker Elementary, 2 students at Pine Middle, and 2 students at Reno High
- The school district anticipates no conflicts with the ability to accommodate students possibly generated by this project.

# Significant Hydrologic Resource (SHR)



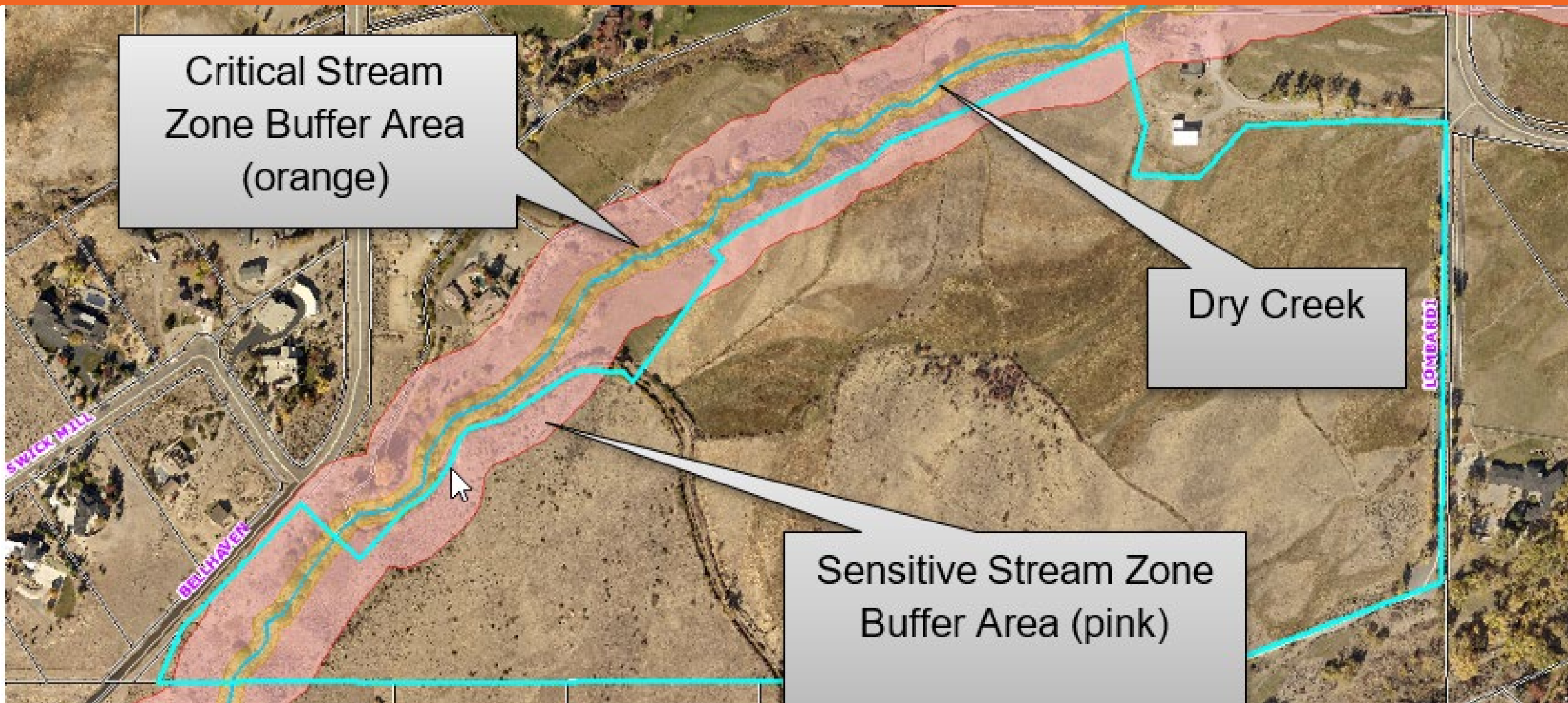
- The proposed development is proposing a gated emergency access road that will cross Dry Creek and lots are located along Dry Creek that are within the critical stream zone buffer area and the sensitive stream zone buffer area.
- The definition of the critical stream zone buffer area is “all land and water surface within thirty (30) feet from the centerline of the perennial stream”.
- The definition of sensitive stream zone buffer area is “all land and water surface between the critical stream zone buffer area boundary of thirty (30) and one hundred fifty (150) feet from centerline or thalweg of the perennial stream”.
- The conditions of approval require the applicant to address the requirements of Article 418 for all development within the critical and sensitive stream zone buffer areas for Dry Creek.



Critical Stream  
Zone Buffer Area  
(orange)

Dry Creek

Sensitive Stream Zone  
Buffer Area (pink)



# SHR - 110.418.30 Findings

- SHR requires special review considerations are addressed “for development in the critical stream zone buffer area or the sensitive stream zone buffer area”
- The location and the grading for the proposed gated emergency access road requires the applicant to provide comments per 110.418.30 and addressed special review considerations.
- The applicant’s responses are in the staff report.

# Neighborhood Meeting & Public Comment



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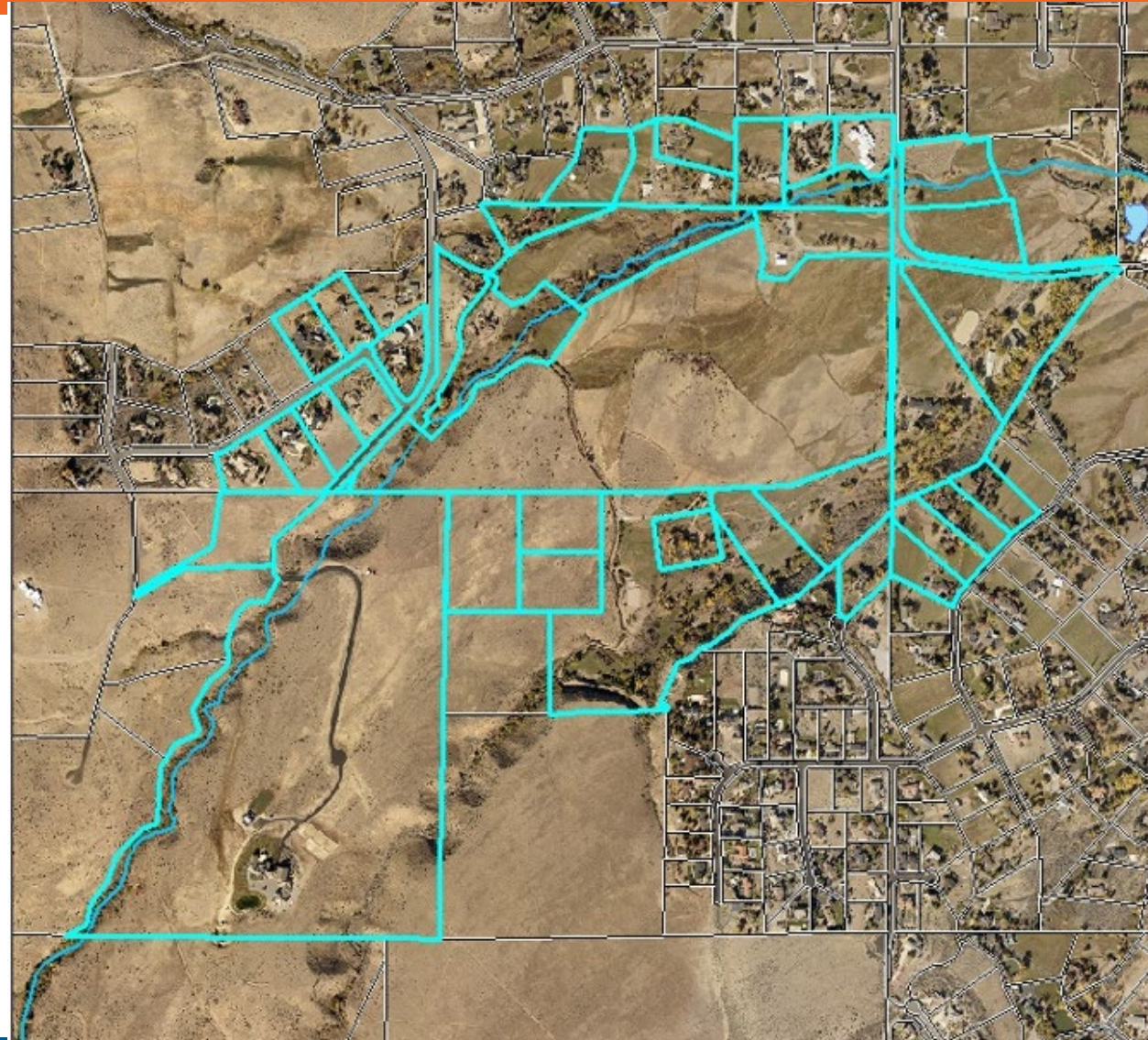
- The applicant noticed an area 1,500 feet from the site for a neighborhood meeting.
- The meeting was held at the South Creek Wedding & Event Facility on March 9, 2022, from 6:00 p.m. to 7:00 p.m.
- The meeting was held in person with 35+ attendees.
- There were numerous questions concerning traffic/access, wildlife, sewer service, and wells and the impact to existing wells.
- Staff has received public comment that the Planning Commissioners have received.



# Noticing



- Property owners within 500 feet of the site were noticed and 39 notices were sent out.



# Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report

## **Tentative Subdivision Map 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 Tentative Subdivision Map Case Number WTM21-013 for 8900 Lakeside, LLC, 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.

## **Special Use Permit 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 conditions Special Use Permit Case Number WSUP22-0010 for Lakeside, LLC, and the requested variance to WCC 110.438.45(c), with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and having addressed the Special Review Considerations in Washoe County Code Section 110.418.30.



# Thank you

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