

Washoe County Planning Commission



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**COMMUNITY  
SERVICES DEPARTMENT**

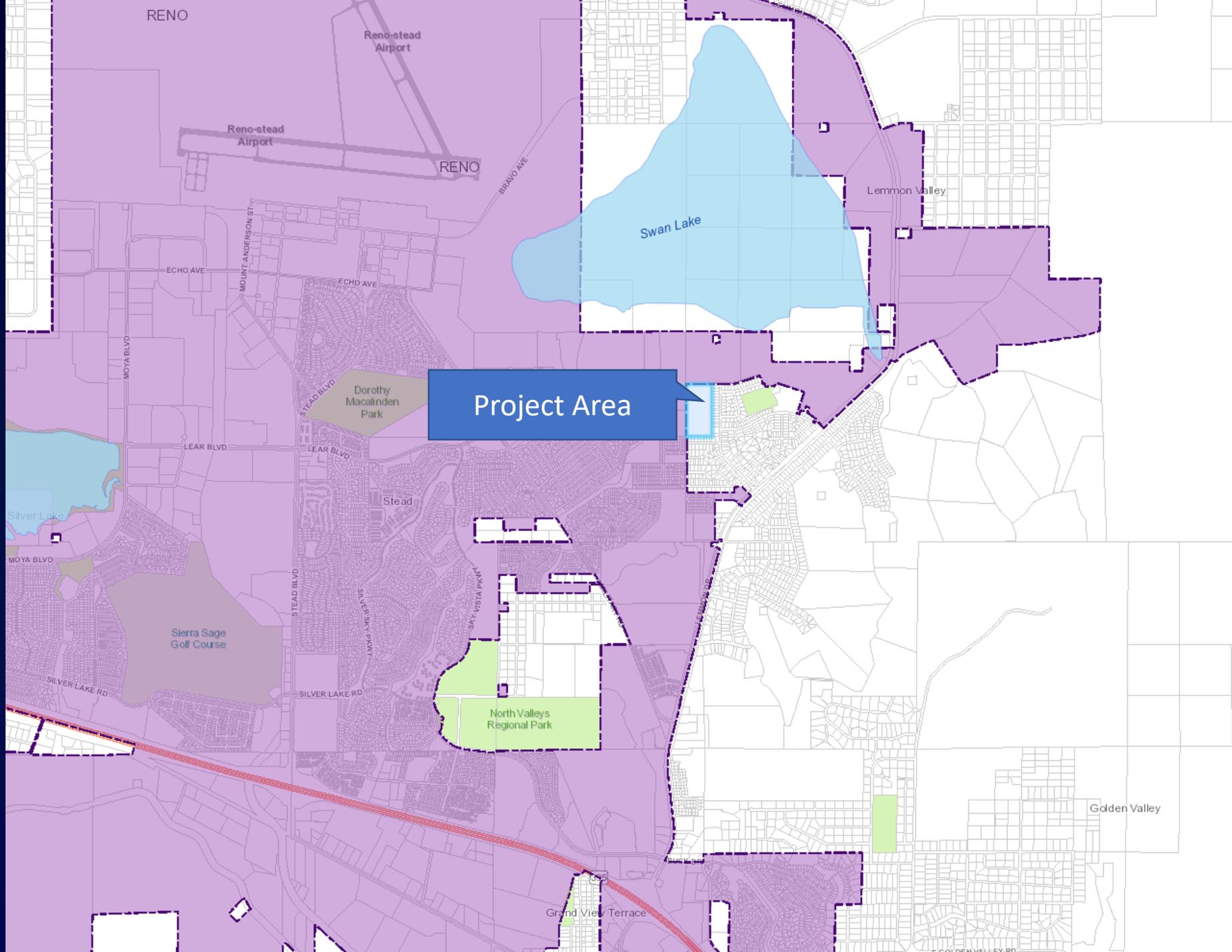
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**WTM23-001  
(Learner-Lemmon Tentative Map)**

March 5, 2024

For hearing, discussion, and possible action to approve a **tentative subdivision map** to allow the subdivision of one parcel totaling **19.92 acres** into an **85-lot common open space** residential development with lots ranging in size from **4,500 to 7,750 square feet**; and for **major grading**:

- **±19.926 acres**
- **±20,000** cubic yards of cut
- **±55,000** cubic yards of fill
- **±35,000** cubic yards of import

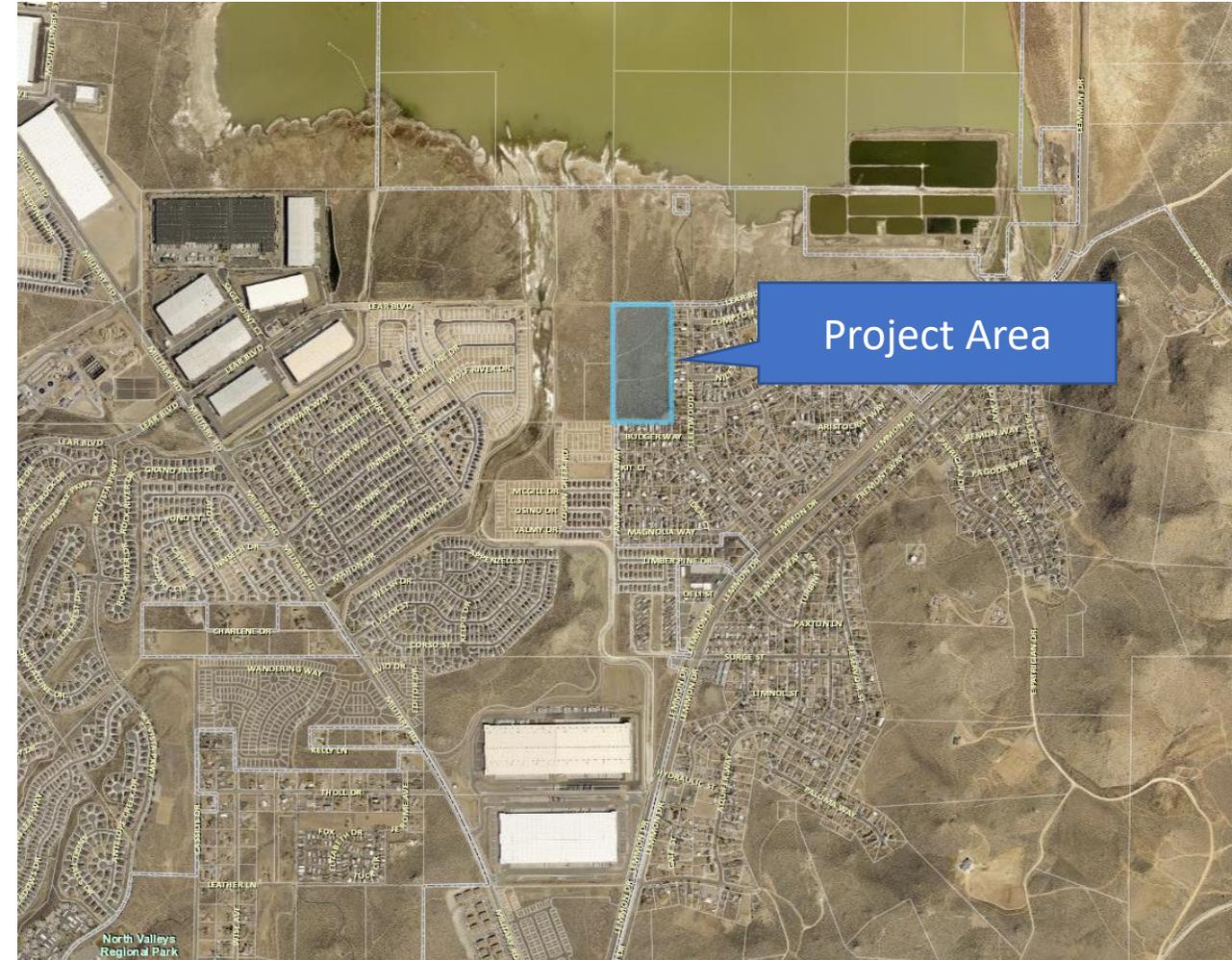


Project Area

# Background



- APN: 080-461-08
- Undeveloped
- Relatively flat
- Within the Lemmon Valley Suburban Character Management Area (LVSCMA)
- Zoned 28% MDS, 53% HDS, and 19% OS

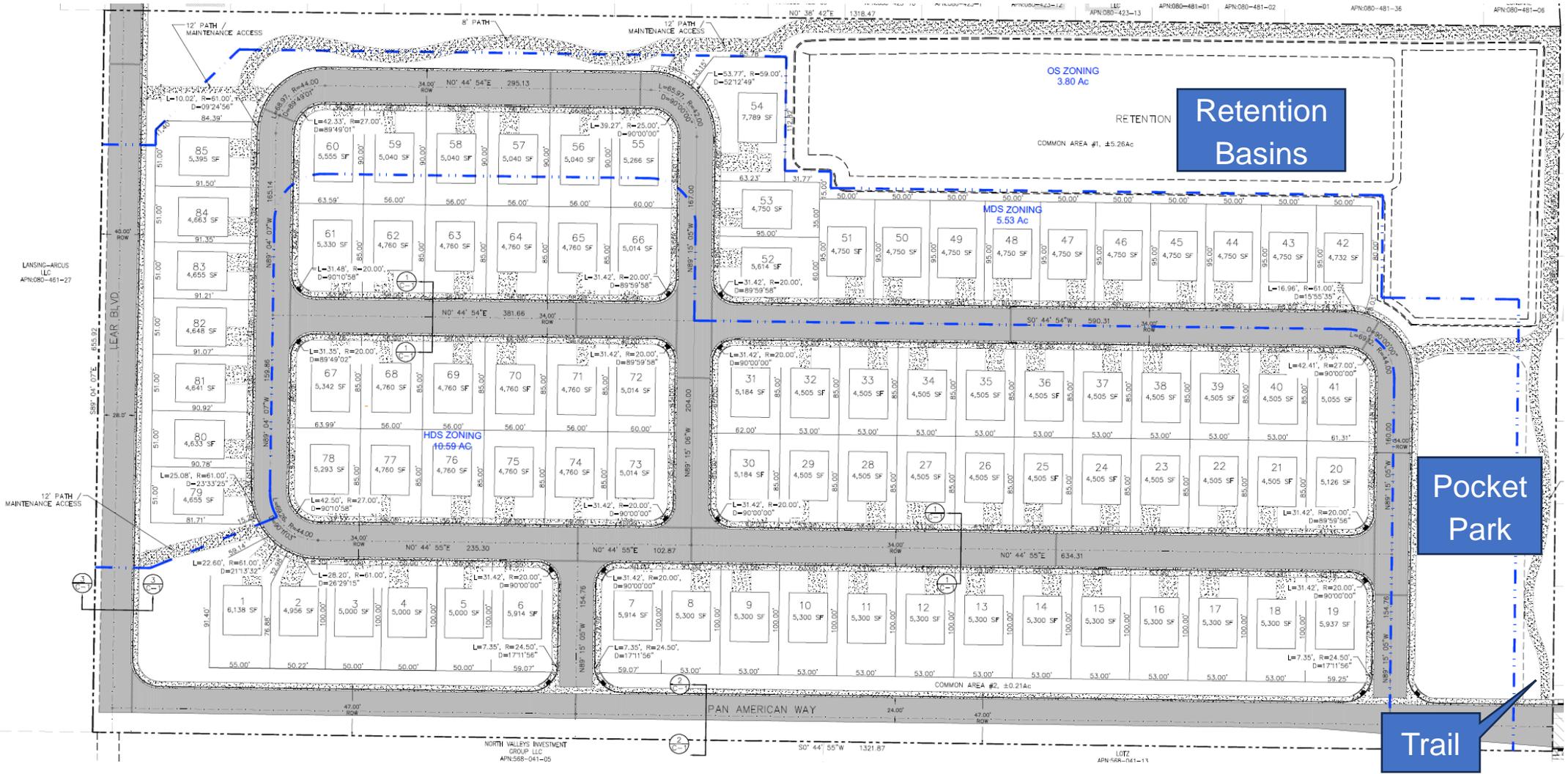


# Tentative Map



## Setbacks

- Front: 15', 20' for garages
- Rear: 15'
- Side: 5'



# Common Open Space



Allows variation in lot size and setbacks in order to:

- Preserve and provide open space
- Protect natural and scenic resources
- Achieve efficient use of land
- Minimize Road Building
- Encourage sense of community

<b>Regulatory Zoning</b>	<b>Total Acreage</b>	<b>Density (du/acre)</b>	<b>Allowed Units</b>
Open Space (OS)	3.8	0	0.00
High Density Suburban (HDS)	10.59	7	74.13
Medium Density Suburban (MDS)	5.53	3	16.59
Total	19.92	4.55	90.72

<b>Land Type</b>	<b>Acreage</b>	<b>Percent of Site</b>
Common Open Space	5.27	26.5%
Developable Lots/Roads	14.63	73.5%

# Landscaping



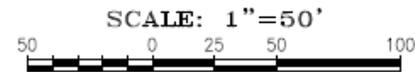
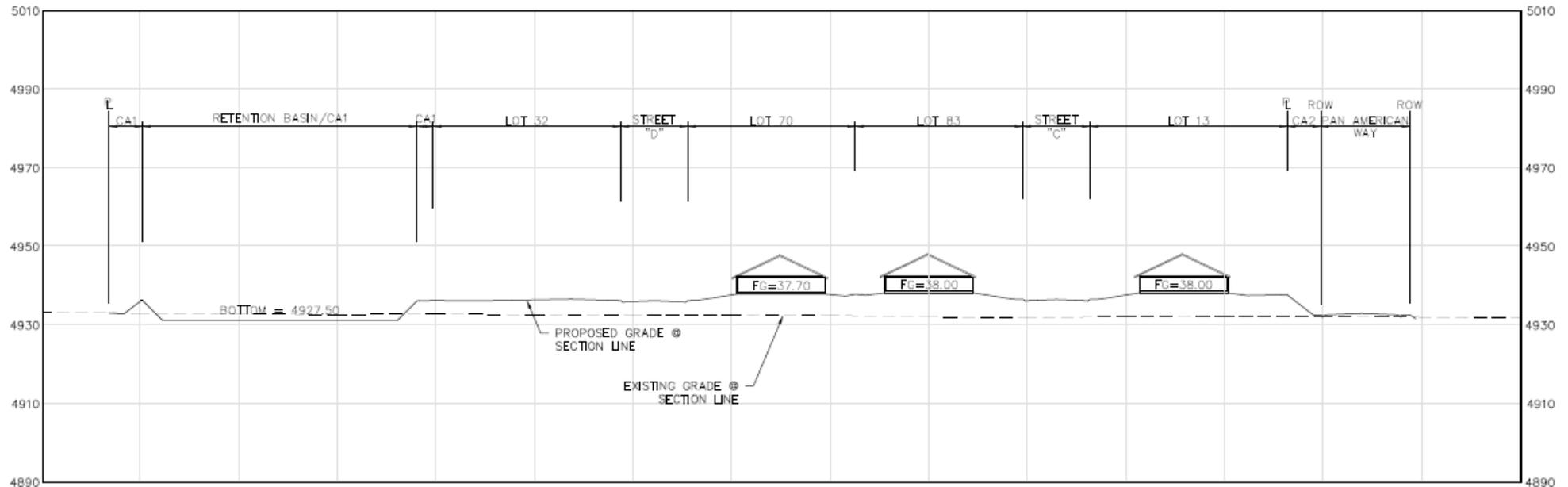
- LUT.17.5— Condition 1.s
- NV.6.1— 50' open space buffer



# Grading



- 55,000 cy total fill, 35,000 cy import fill, 20,000 cy cut
- Entire 19.9-acre site to be disturbed
- All grading and drainage facilities meet standards of Article 438



 SECTION C-C

# Facilities: Roads



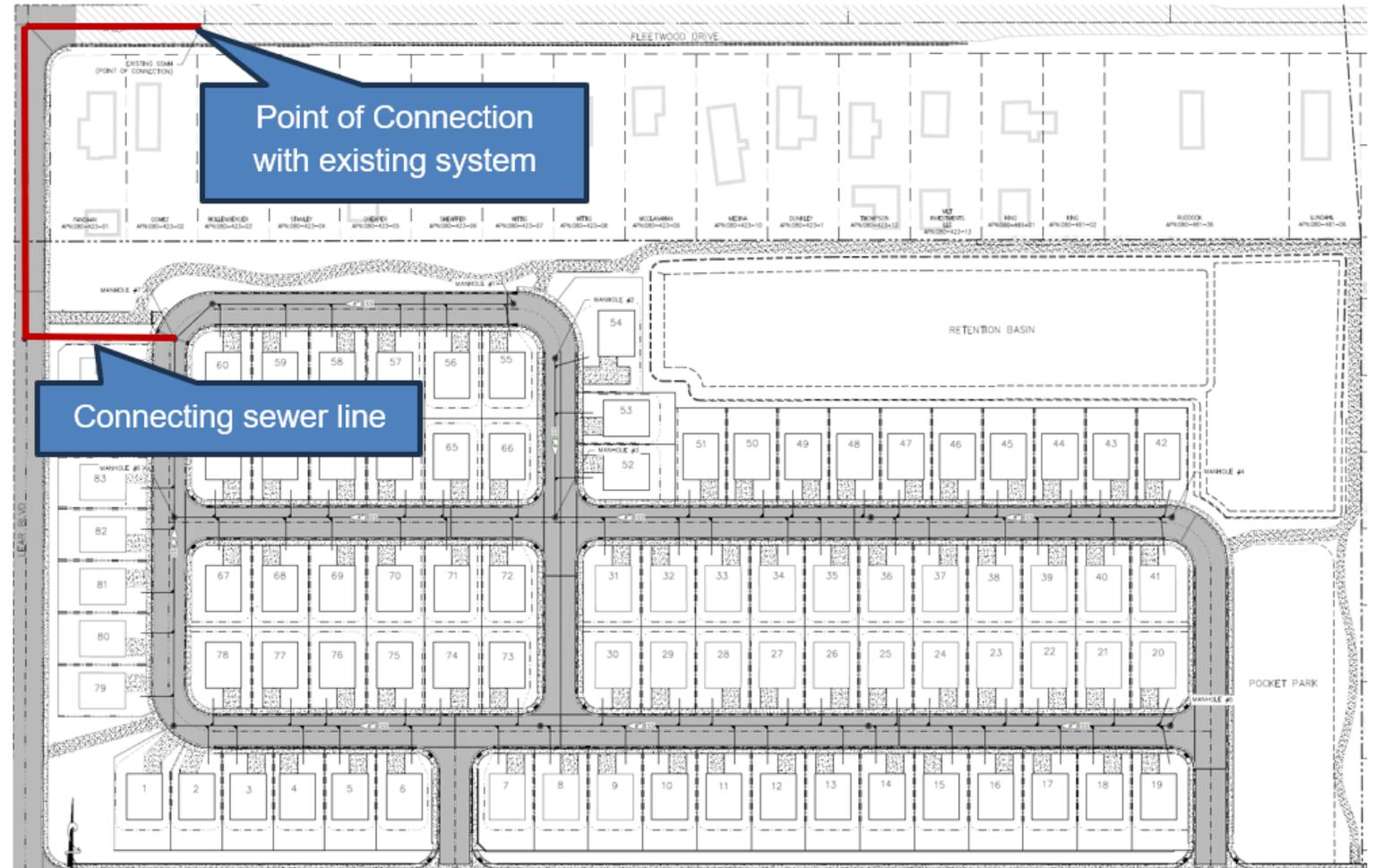
Intersection	2023 Existing		2026 Background		2026 Background Plus Project		2050 Background		2050 Background Plus Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)
<b>Limber Pine Drive and Lemmon Drive (#1)</b> Two-Way Stop Control Northbound Left Eastbound Left	10.4 (B) 10.8 (B)	9.0 (A) 9.7 (A)	10.8 (B) 11.6 (B)	9.2 (A) 10.1 (A)	10.8 (B) 11.6 (B)	9.2 (A) 10.1 (B)	13.7 (B) 12.7 (B)	10.6 (B) 10.6 (B)	14.2 (B) 13.7 (C)	10.5 (B) 10.9 (B)
<b>Budger Way and Pan American Drive (#2)</b> Two-Way Stop Control Southbound Left Westbound	0 (A) 8.6 (A)	5.4 (A) 8.6 (A)	0 (A) 9.0 (A)	7.5 (A) 9.1 (A)	7.3 (A) 8.8 (A)	7.3 (A) 8.8 (A)	0 (A) 8.6 (A)	7.3 (A) 8.7 (A)	7.3 (A) 8.9 (A)	7.3 (A) 8.9 (A)
<b>Fleetwood Drive and Lemmon Drive (#3)</b> Two-Way Stop Control Northbound Left Eastbound	8.2 (A) 10.0 (B)	8.0 (A) 9.3 (A)	8.3 (A) 10.5 (B)	8.1 (A) 9.3 (A)	8.3 (A) 10.6 (A)	8.1 (A) 9.9 (A)	8.8 (A) 11.3 (B)	8.5 (A) 9.8 (A)	8.9 (A) 11.9 (B)	8.6 (A) 10.7 (A)
<b>Fleetwood Drive and Budget Way (#4)</b> Two-Way Stop Control Northbound Left Eastbound	0 (A) 8.9 (A)	7.3 (A) 8.8 (A)	0 (A) 8.9 (A)	7.3 (A) 8.8 (A)	7.4 (A) 8.9 (A)	7.3 (A) 9.0 (A)	0 (A) 9.1 (A)	7.3 (A) 9.0 (A)	7.4 (A) 9.2 (A)	7.4 (A) 9.2 (A)
<b>Fleetwood Drive and Lear Boulevard (#5)</b> Two-Way Stop Control Eastbound Westbound	0 (A) 0 (A)	0 (A) 0 (A)	0 (A) 0 (A)	0 (A) 0 (A)	0 (A) 0 (A)	0 (A) 0 (A)	0 (A) 0 (A)	0 (A) 0 (A)	0 (A) 0 (A)	0 (A) 0 (A)



# Facilities: Sewer



- Served by Lemmon Valley Wastewater Treatment Plant (LVWWTP)
- Washoe County has issued an intent to serve letter



# Neighborhood Meeting



- Meeting held on February 22, 2023 from 6:30-8:00 pm
- Attended by nine members of the public
- Questions regarding backyard access to existing houses, traffic, and height of the houses in subdivision



# Modified Conditions



- Worked with applicant and Engineering Division to update language in some Planning and Engineering conditions
- Redline and clean copy of new conditions provided; no substantive changes

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) 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;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

# 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 WTM23-001 for Krater Consulting Group, PC, with the condition included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25

# Thank you

Kat Oakley, Senior Planner  
Washoe County CSD – Planning Division  
koakley@washoecounty.gov  
775-328-3628



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