

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WTM24-002
(Donovan Ranch Estates Tentative Map)

December 3, 2024

Tentative Subdivision Map for a proposed Common Open Space Development

- Four (4) parcels totaling 144.83 acres
- Regulatory zone of Low Density Suburban (LDS) which allows one (1) dwelling unit per acre for a maximum of 144du.
- Proposal is for 144 du with 70.8 acres of open space
- Lots would range in size from 14,500 square feet to 5 acres

Major Grading

- $\pm 756,594$ cubic yards of excavated material and $\pm 715,797$ cubic yards of fill material, with $\pm 40,797$ cubic yards of that fill material imported.

Background

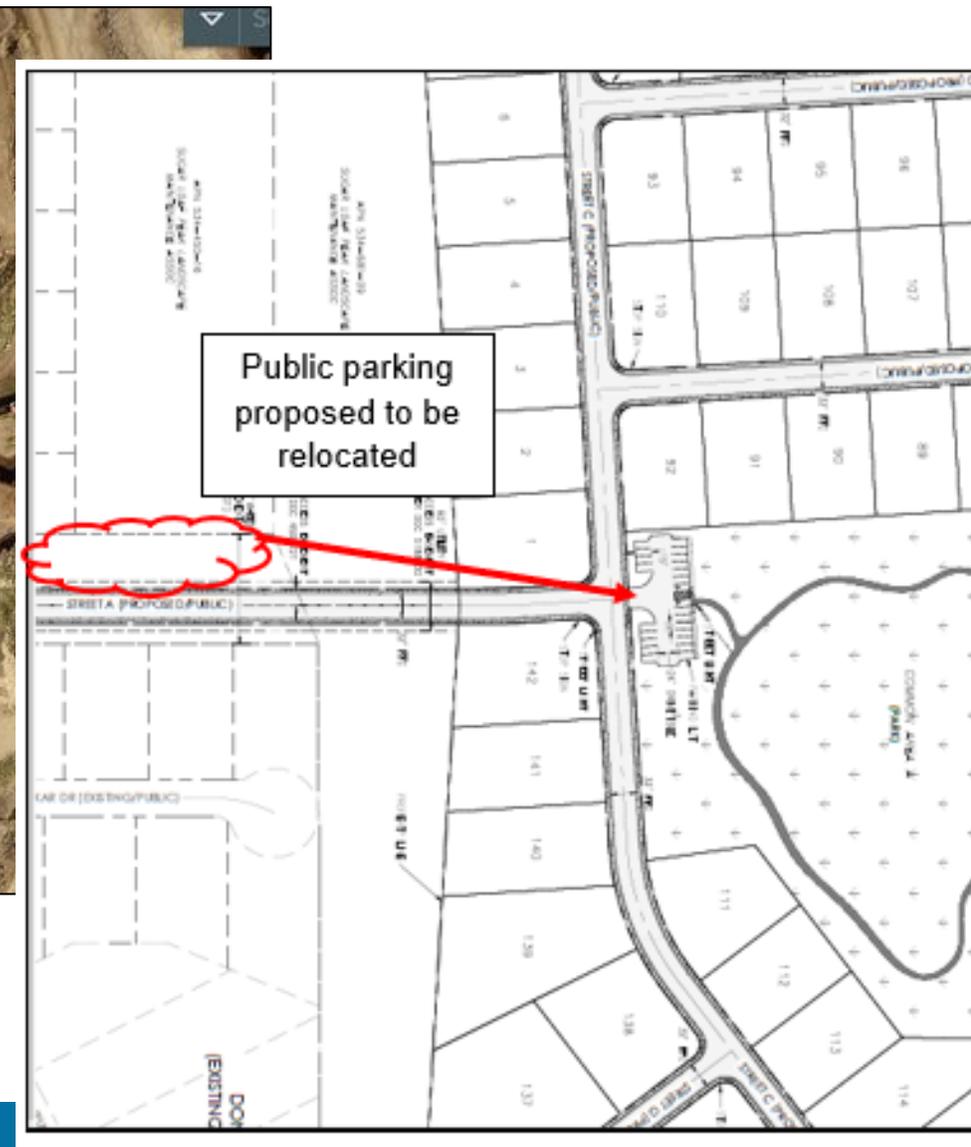
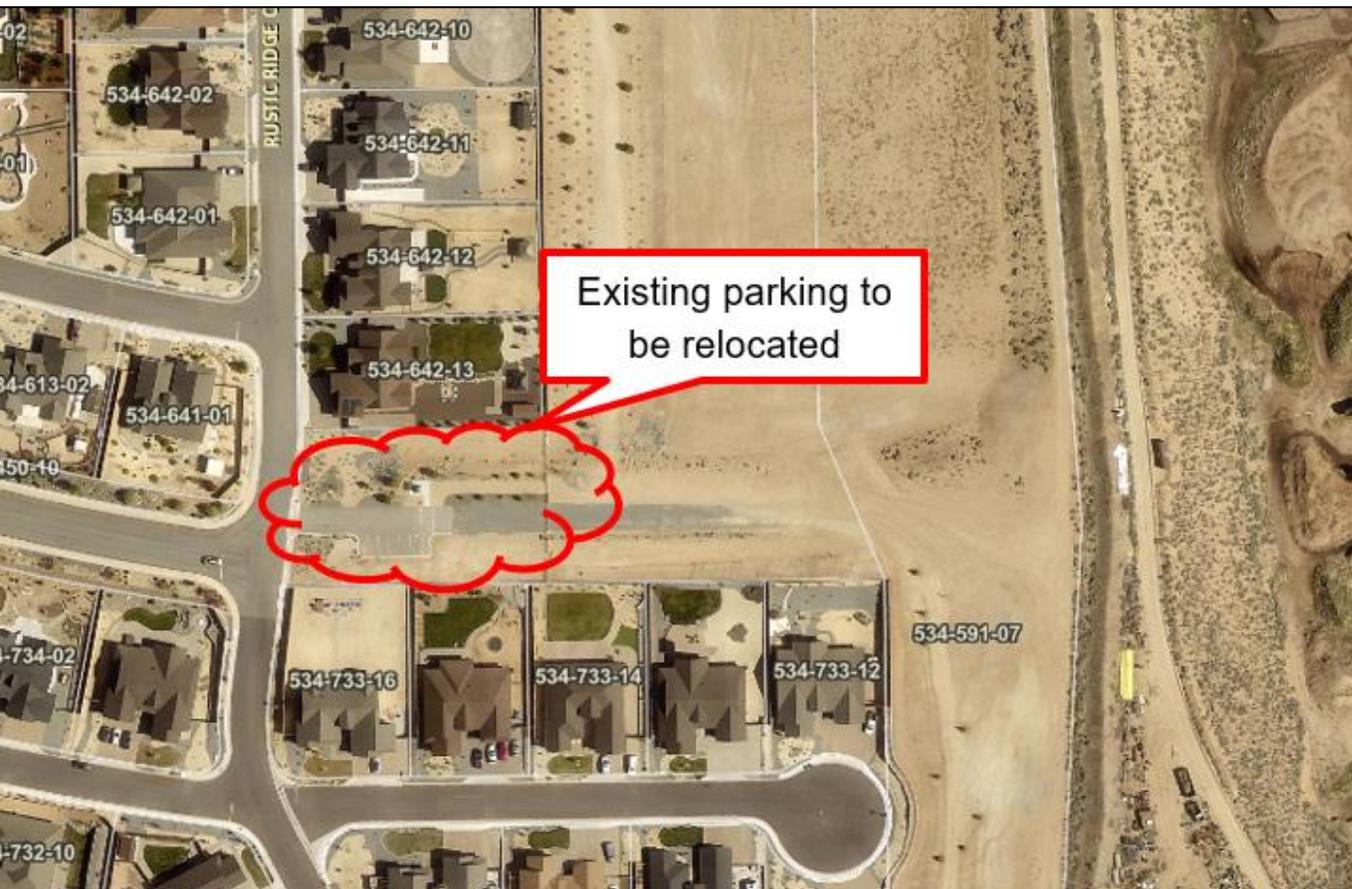
- 144.82 acres: APNs 534-591-01, -02, -03, & -05
- Existing aggregate mining operation with accessory uses and an SFD
- Substantial grading exists
- All parcels are zoned LDS



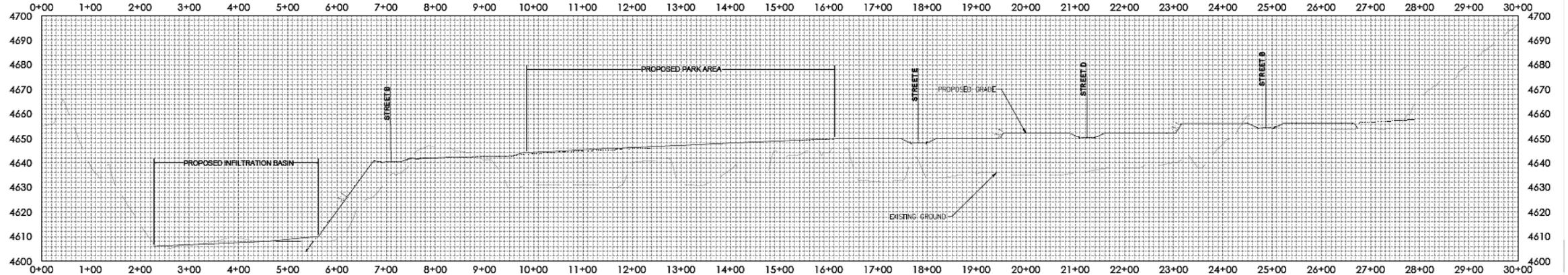
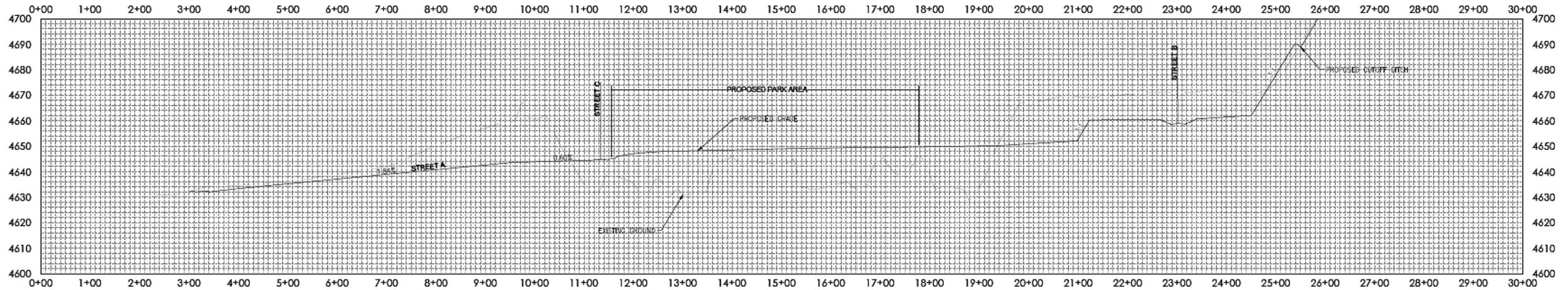
Landscaping



Trail Connectivity and Parks



Grading

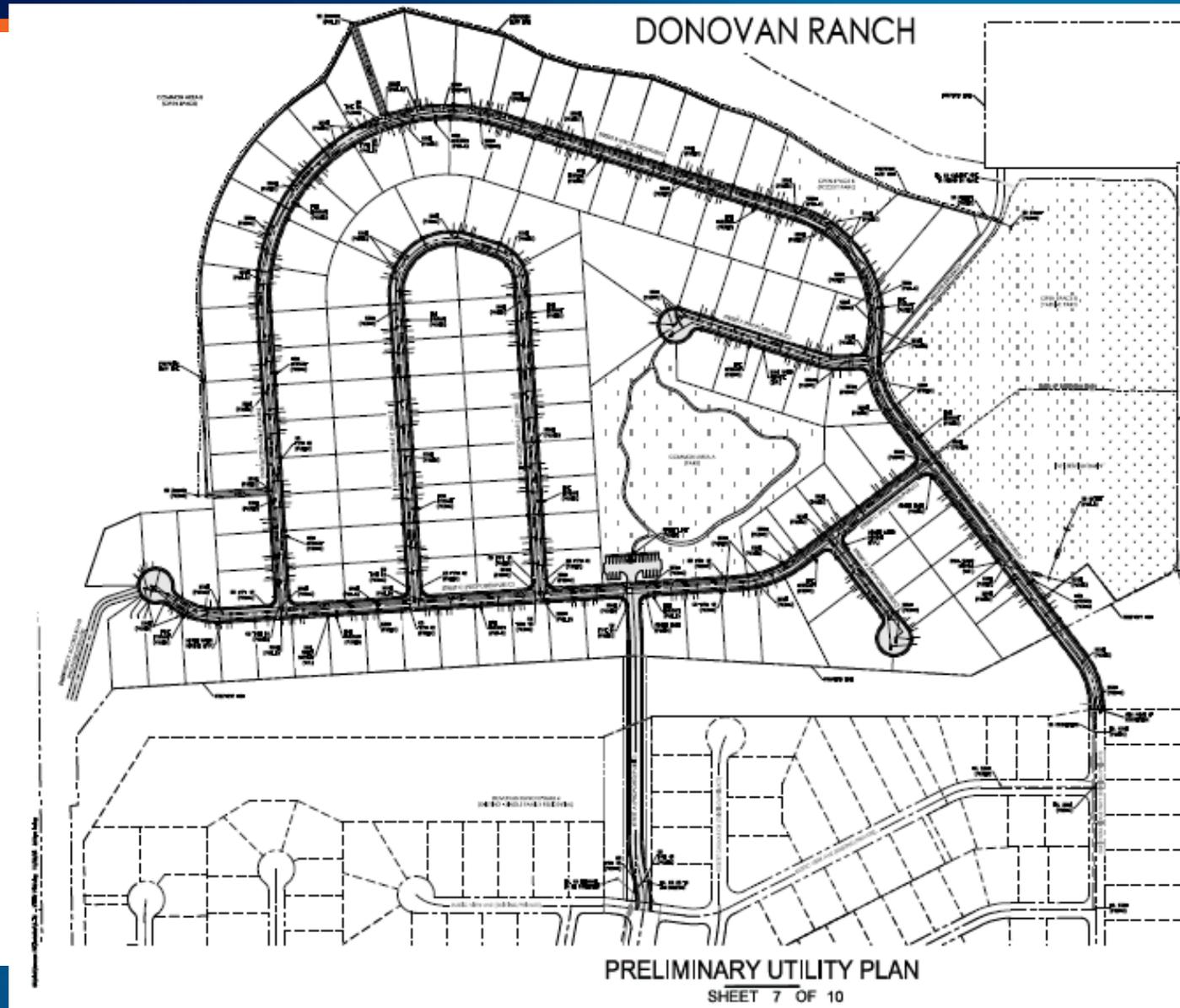


CROSS SECTION B-B
SCALE: 1"=50' HORIZ. / 1"=10' VERT.

Facilities: Sewer & Water



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Facilities: Roads



Table 7: Opening Day Plus Project Intersection Level of Service

Int. ID	Intersection	Control	AM		PM	
			Delay ¹	LOS	Delay ¹	LOS
1	Pyramid Hwy/Ingenuity Ave/Horizon View Ave	Side Street Stop				
	Northbound Left		9.7	A	8.5	A
	Southbound Left		8.1	A	10.0	A
	Eastbound Approach		13.7	B	16.4	C
	Westbound Left		>300	F	>300	F
	Westbound Right		12.7	B	17.7	C
2	Horizon View Ave/Paradise View Dr	All-Way Stop				
	Overall	Stop	7.7	A	8.2	A

Notes: 1. Delay is reported in seconds per vehicle for the worst approach/movement for side street stop controlled intersections.
Source: Headway Transportation, 2024

Table 8: Future Year Plus Project Intersection Level of Service

Int. ID	Intersection	Control	AM		PM	
			Delay ¹	LOS	Delay ¹	LOS
1	Pyramid Hwy/Ingenuity Ave/Horizon View Ave	Side Street Stop				
	Northbound Left		10.7	B	8.8	A
	Southbound Left		8.4	A	10.7	B
	Eastbound Approach		16.7	C	29.5	D
	Westbound Left		>300	F	>300	F
	Westbound Right		16.1	C	20.5	C
2	Horizon View Ave/Paradise View Dr	All-Way Stop				
	Overall	Stop	7.7	A	8.2	A

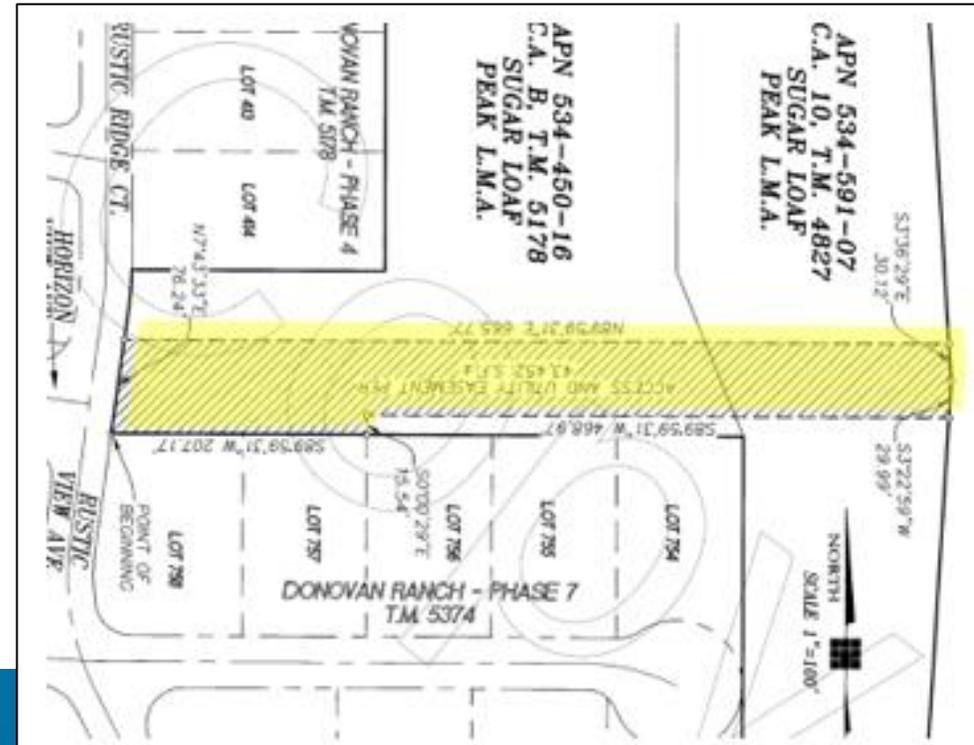
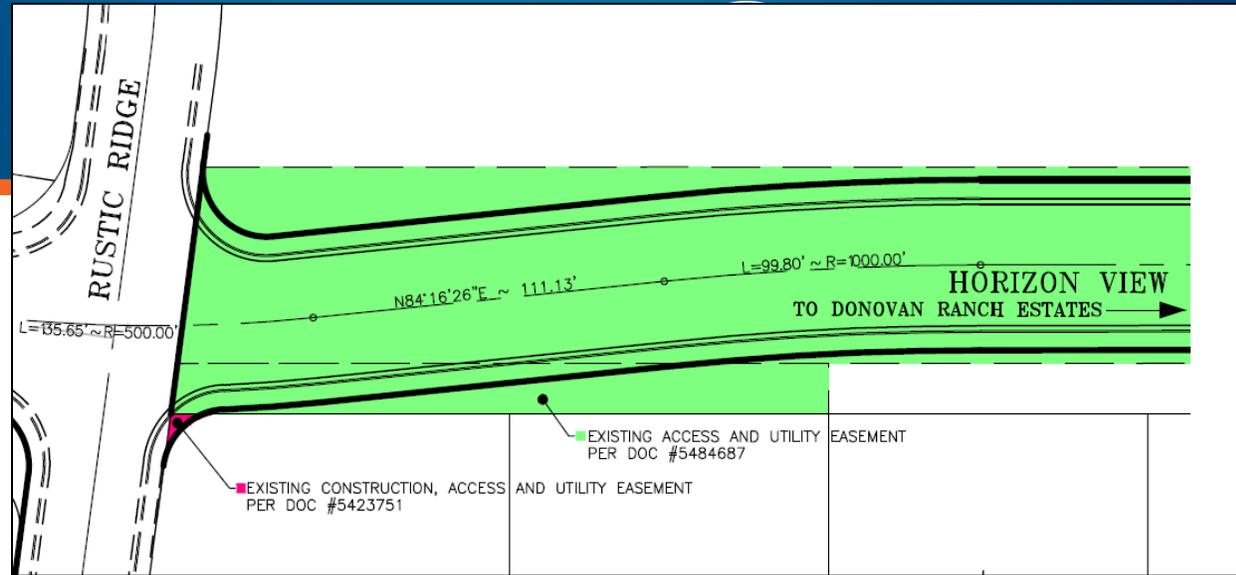
Notes: 1. Delay is reported in seconds per vehicle for the worst approach/movement for side street stop controlled intersections.





Existing Access from Horizon Ave.





Neighborhood Meeting

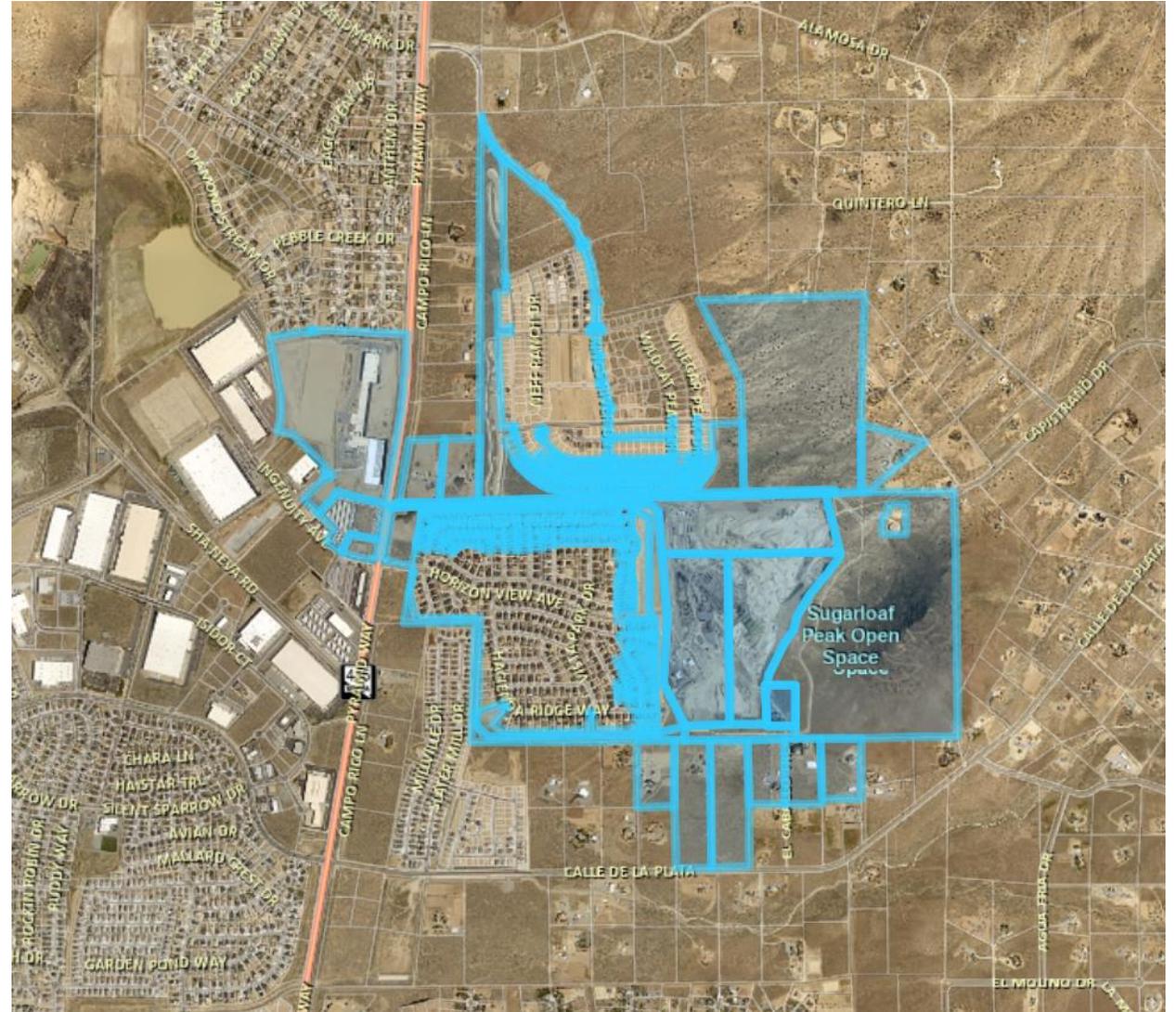


- August 12, 2024 at 5:30pm
- Notices were mailed to two hundred and twenty-nine (229) property owners within 750 feet of the subject parcel
- Public comments, related to the map, predominantly centered around traffic, specifically onto Pyramid Highway and the adjacent neighborhood streets (Horizon View Avenue and Hacienda Ridge).
- The applicant stated the neighborhood meeting sign-in sheet was “taken by a citizen – possibly by accident”; and therefore, they do not have an accurate number of attendees.

Public Noticing



- 233 property owners within 500 feet



- Thirty-three public comments were received in response to the notice of application.
- Comments generally reiterated those comments heard at the neighborhood meeting.
- Many stating the Shadow Ridge Landscape Maintenance Association (LMA) violated their CC&R's by granting easements within LMA commonly owned property
 - Local governments have no authority to enforce private restrictive covenants (such as CC&Rs)

- A petition, with over 400 signatures, was also submitted citing opposition to the map specifically for violating **NRS278A.040** “Open Space Defined” and **WCDC 110.408.45** Common Open Space “shall not include streets devoted to public or private use”
- ****Shadow Ridge subdivision is not a Planned Unit Development within the meaning of NRS Chapter 278A, please see Exhibit I – Specific Plan History Memo for a detailed response and history.****
- A detailed historical timeline of the legally recorded access to the subject site was included in the staff report.

- (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 WTM24-002 for R.T. Donovan Company Inc., 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:

Thank you

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