

Donovan Ranch Estates

Tentative Subdivision Map (with Common Open Space Development)

Washoe County Planning Commission

Public Hearing on December 3, 2024

Summary:

- A Tentative Map with a Common Open Space Development, with current LDS zoning that allows one (1) dwelling unit per acre and the 144 lots on 144.8 acres of which 70.8 acres of open space and an average lot size of 19,480 square feet (.45 acres).



Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting (in person or by Zoom) to discuss a request for a Tentative Subdivision Map on a site that proposes 143 lots on a total of 144.8 acres. This is your opportunity to review the proposed request, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

5:30 p.m., Monday August 12th, 2024 at Spanish Springs Library (Paiute Room)

7100-A Pyramid Highway, Sparks Nevada

Online meeting via Zoom (click on link below)

Meeting ID: 885 0007 0622 Passcode: 5QH2bx

Request Description:

This project is located at 11500 Pyramid Highway, parcel number(s) 534-591-01, 02, 03 and 05. This request is for a Tentative Map with a Common Open Space Development, with current LDS zoning that allows one (1) dwelling unit per acre and the 143 dwelling units with 76.9 acres of open space and a minimum lot size of 12,500 square feet.

If you have questions about the meeting or would like to discuss the proposed request, please contact: John Krmpotic, 775.857.7710, johnk@klsdesigngroup.com.

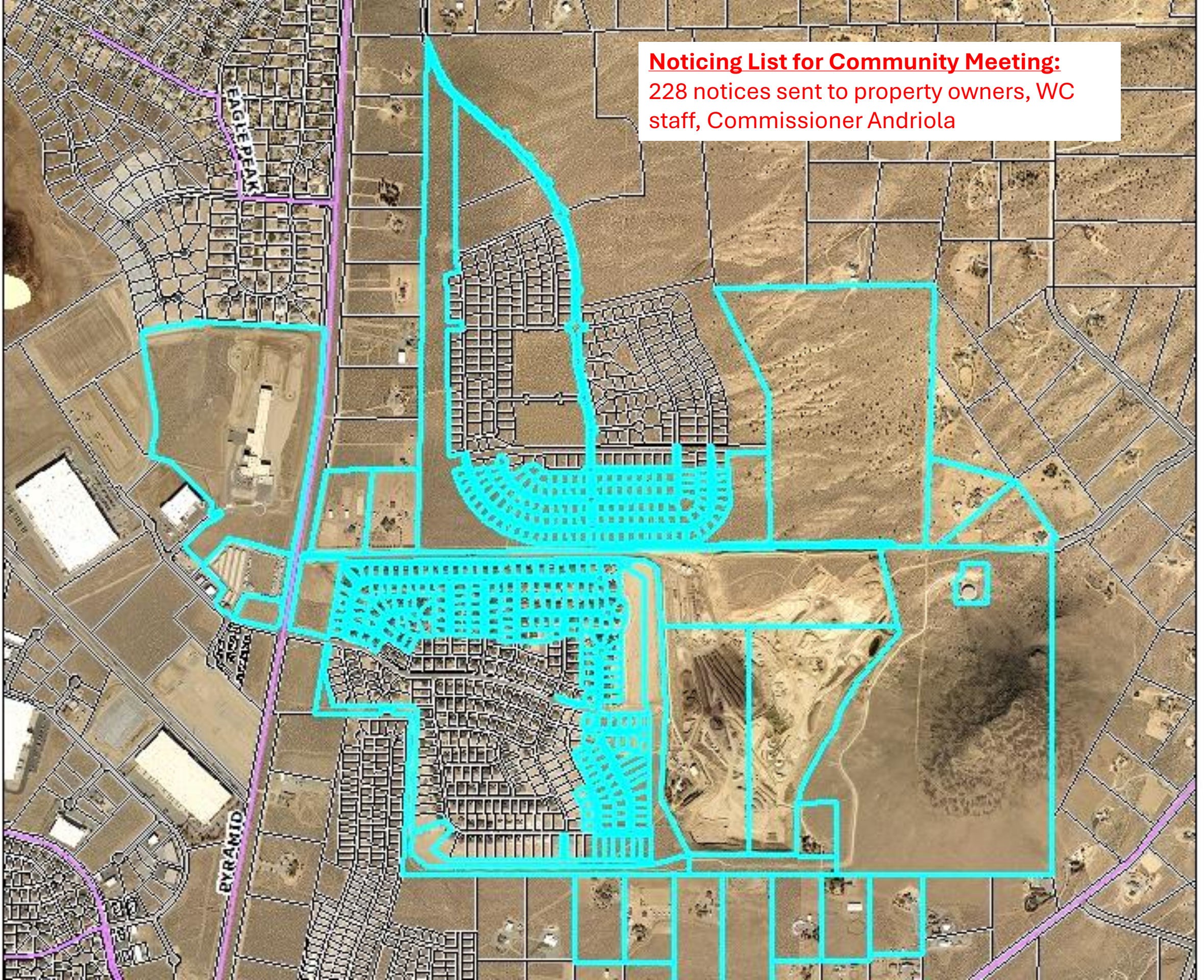
This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the request: Julee Olander, 775.328.3627, Jolander@washoecounty.gov.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

The Zoom link is:

<https://us02web.zoom.us/j/88500070622?pwd=JEn0QsObUECvY2J3Q3qHVk48np7WYm.1>

Noticing List for Community Meeting:
228 notices sent to property owners, WC
staff, Commissioner Andriola





Hawco Industrial

Harris Ranch

Shadow Ridge

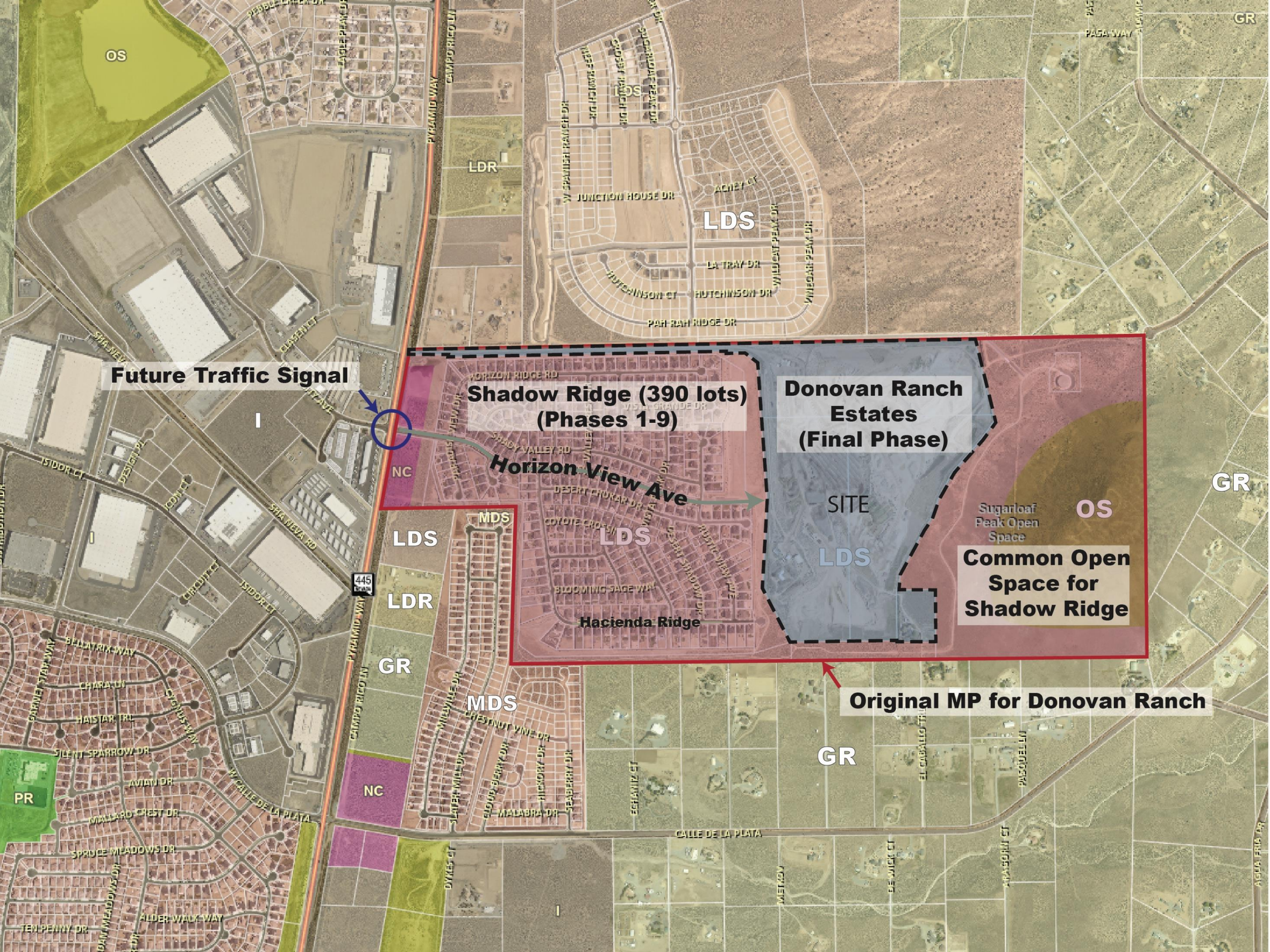
SITE

Hawco Industrial

U-Haul

Pinecrest Academy

Silver Canyon



Zoning (E)

Future Traffic Signal

**Shadow Ridge (390 lots)
(Phases 1-9)**

**Donovan Ranch
Estates
(Final Phase)**

Horizon View Ave

SITE

LDS

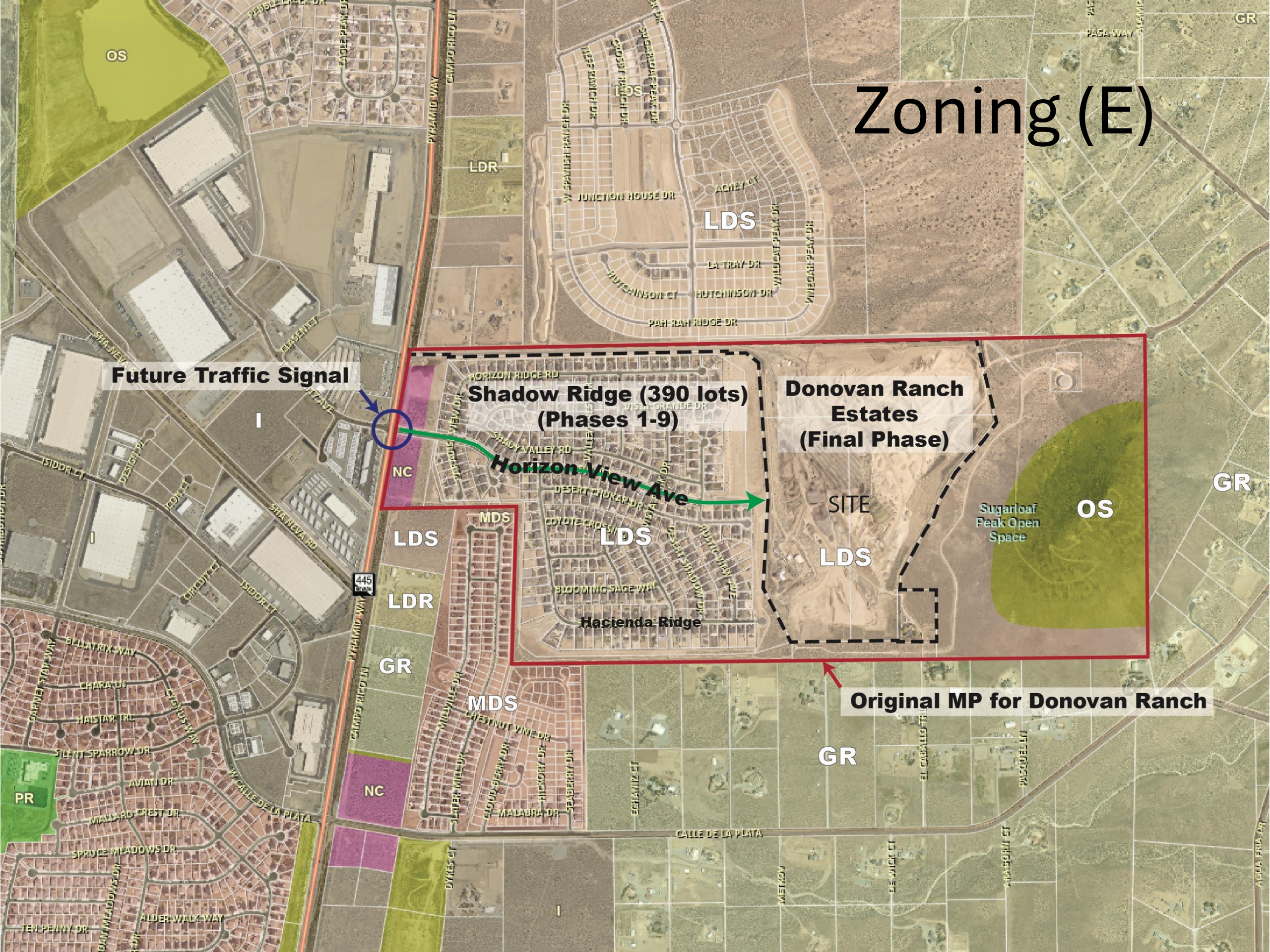
Sugarloaf
Peak Open
Space

OS

GR

Original MP for Donovan Ranch

GR

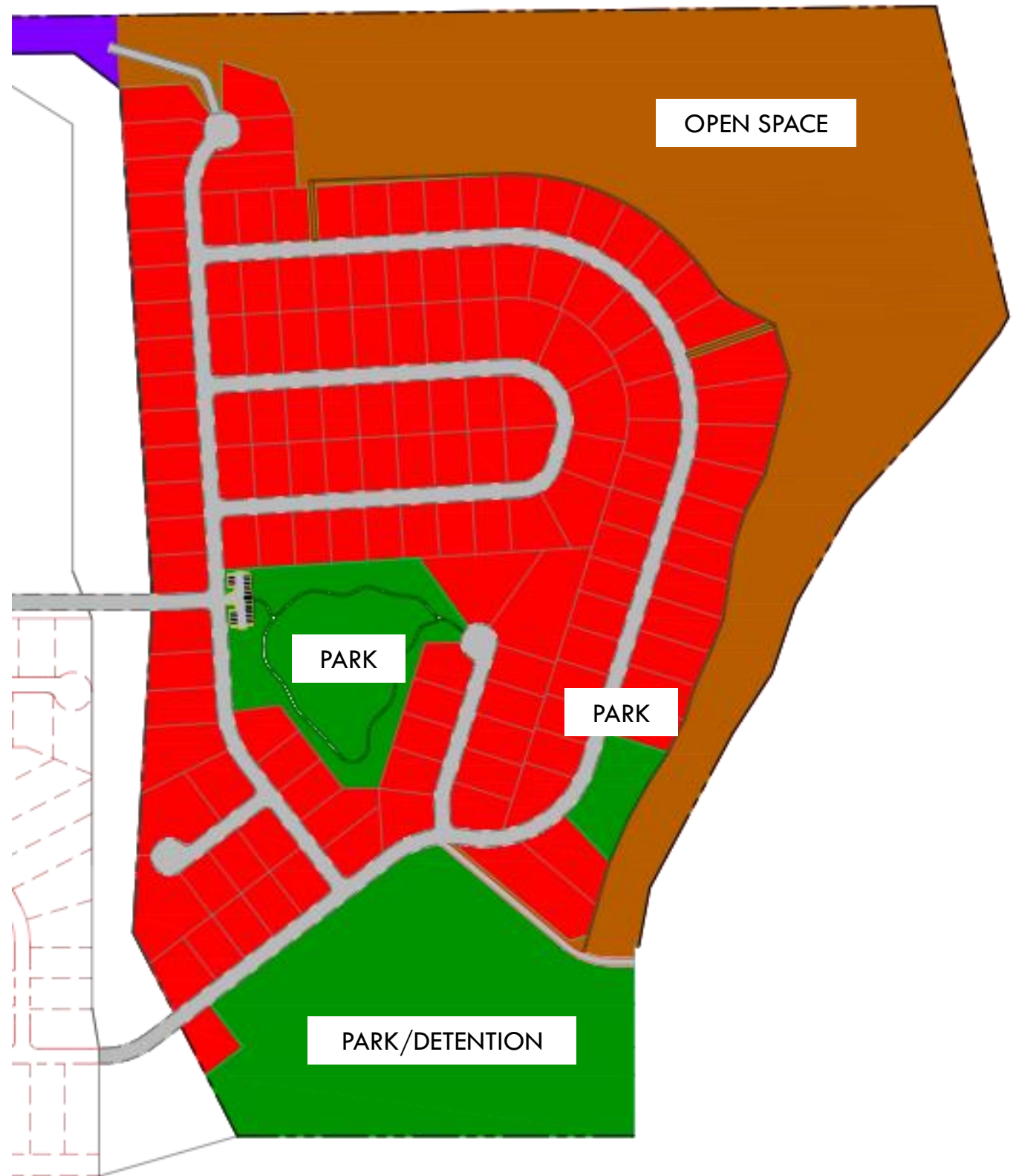


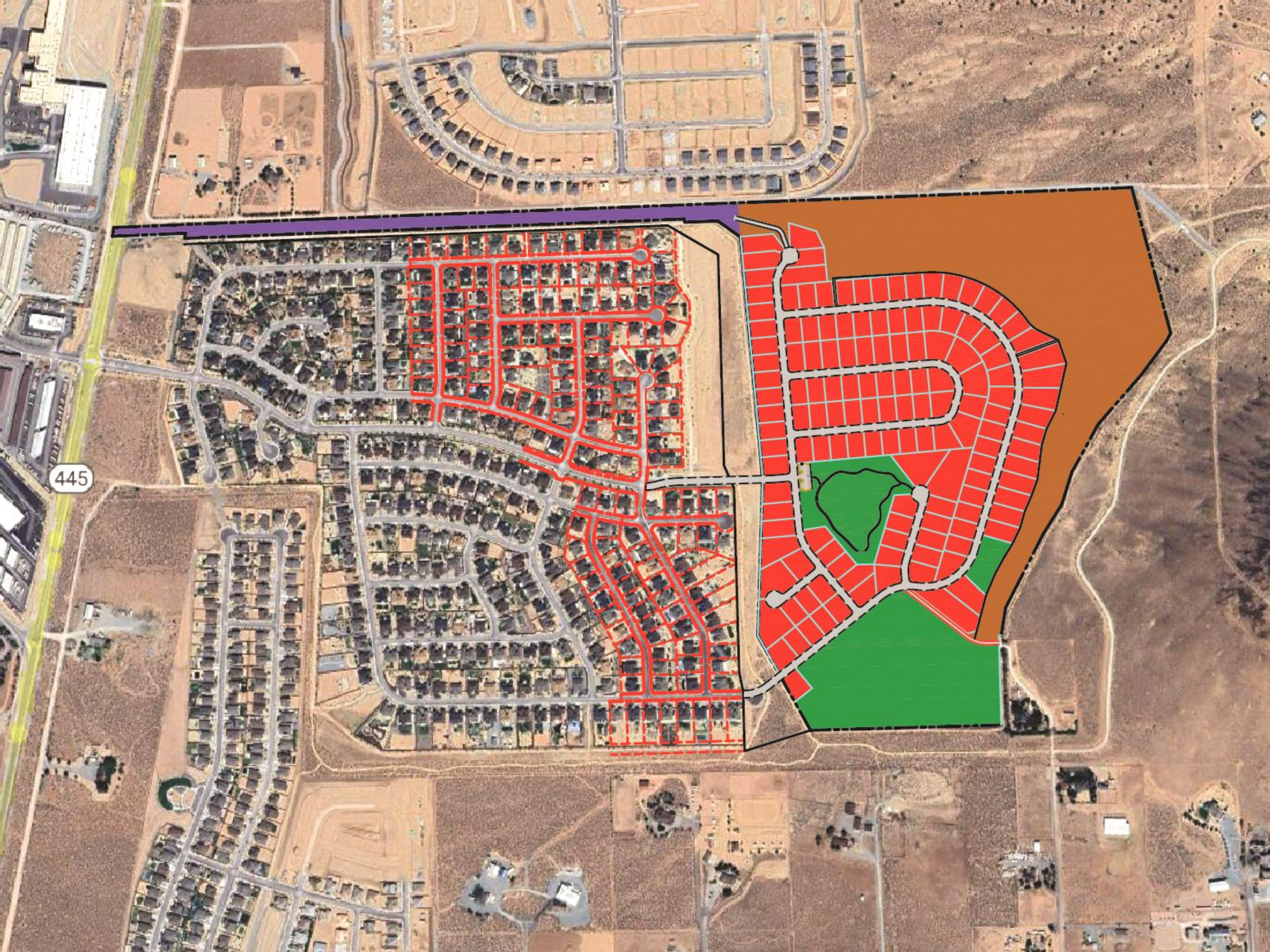
Common Open Space Development

Section 110.408.00 Purpose. The purpose of this article, Article 408, Common Open Space Development, is to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.

Per Staff & Applicant:

- No development constraints (on natural resources)
- More efficient use of land / condensed development footprint
- Provides community amenity (park, pocket park, trails)
- OS is 49% of the site (70.8 acres)





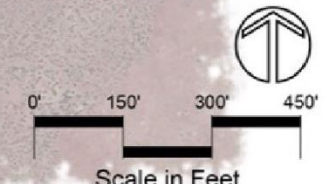
445



Horizon View Ave facing Donovan Ranch



Marc A. Chapelle PLA
Digitally signed by Marc A. Chapelle PLA
DN: cn=Marc A. Chapelle PLA, o=L.A. Saville Nevada LLC, email=marc@lasavilledenewada.com, ou=US
Date: 2024.12.02 11:56:18 -08'00'



Sugarloaf Trails

The trail traverses flat ground for approximately 2 miles to begin the climb to the top of Sugarloaf Peak. This peak offers stunning views of the Spanish Springs area.

Directions: From the intersection of Interstate 80 and Pyramid Way (H-445) in Sparks, travel north on Pyramid Way (highway) approximately 10 miles to right turn on Horizon View Ave, just past Calle de la Plata. Turn right on Paradise View Drive. Trail begins at the end of the cul-de-sac.



SUGARLOAF TRAIL

Length: 2.65- mile one way to the top of the Peak

Allowed use: Hiking, equestrian

Management: Washoe County

Surface type: Natural

Amenities: Trail Signage

ADA accessibility: No

Dogs: Yes, on leash

RTP. The need for signalization is well beyond the scope/scale of the Donovan Ranch project alone. Additionally, the traffic signal would serve future developments on both Ingenuity Avenue and Horizon View Avenue.

CONCLUSIONS

The following is a list of our key findings and recommendations:

- ▶ The proposed project consists of up to 144 single-family residential units and is anticipated to generate approximately 1,358 Daily, 101 AM peak hour, and 135 PM peak hour trips.
- ▶ The project proposes to extend Horizon View Avenue east to the project site. All project traffic is anticipated to travel to/from Pyramid Highway via Horizon View Avenue. Emergency access will be provided via Donovan Pit Road which currently functions as the haul road for the aggregate pit.
- ▶ Under Opening Year and Future Year conditions, the Pyramid Highway / Ingenuity Avenue / Horizon View Avenue intersection is anticipated to operate at poor levels of service (LOS “F”) during both the AM and PM peak hours, with or without the proposed project.
- ▶ NDOT, Washoe County RTC, or the Donovan Ranch Project should construct a traffic signal system at the Pyramid Highway/Ingenuity Avenue/Horizon View Avenue intersection when traffic signal warrants are officially met.
 - » A waiver of NDOT’s Intersection Control Evaluation policy for further study is requested due to Pyramid Highway being a signalized corridor that should operate in signal coordination.
 - » It is anticipated that traffic signal warrant will be met with the 51st dwelling unit of the proposed project.
 - » The project will pay standard Regional Road Impact Fees (RRIF) based on 144 single family dwelling units (estimated at approximately \$819,000) as mitigation for its impacts on the regional roadway network. The traffic signal improvement at the Pyramid Highway/Ingenuity Avenue/Horizon View Avenue intersection, if constructed by the project, should be eligible for RRIF credits as capacity improvements (at least a southbound lane between Ingenuity and Egyptian) are currently listed at the subject intersection within Washoe County RTC’s 2050 RTP. The need for signalization is well beyond the scope/scale of the Donovan Ranch project alone.
- ▶ The project should reconfigure the Horizon View Avenue / Rustic View Avenue intersection as side-street stop control on Rustic View Avenue which is consistent with other intersection



September 9, 2024

Scott Christy, P.E.
Christy Corporation
1000 Kiley Parkway
Sparks, NV 89436

RE: Acknowledgement of Water Service
Donovan Ranch Tentative Map
(Tentative Map Review – 144 Lots)

Mr. Christy:

The referenced project is located within the Truckee Meadows Water Authority's (TMWA) retail water service territory. **TMWA will provide water service to the project**, subject to certain conditions precedent, including, without limitation, the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a service contract, payment of fees, and the construction and dedication of infrastructure in accordance with our rules and tariffs.

Review of conceptual site plans or tentative maps by TMWA does not constitute an application for service, nor implies a commitment by TMWA for planning, design or construction of the water facilities necessary for service. The extent of required off-site and on-site water infrastructure improvements will be determined upon TMWA receiving a specific development proposal or complete application for service and upon review and approval of a water facilities plan. After submittal of a complete Application for Service, the required facilities, the cost of these facilities, which could be significant, and associated fees will be estimated and will be included as part of the Water Service Agreement for the project. All fees must be paid to TMWA prior to water being delivered to the project.

Regards,

A handwritten signature in blue ink that reads "Holly M. Flores".

Holly M. Flores, P.E.
Principal Engineer



September 9, 2024

Washoe County
Community Services Department
1001 E. 9th Street,
Reno, NV 89512

Wastewater Generation-Donovan Ranch

Introduction

Set forth below are the wastewater generation calculations for the sanitary sewer facilities for the above project, which consists of 143 single family units on 144.82± acres. The project is within the Donovan Ranch development area, located in Section 24, Township 21 N., Range 20 E., within Washoe County, Nevada. The site is located east of Pyramid Way and north of Calle De La Plata.

Previous Studies

Master Sanitary Sewer Report for Donovan Ranch; by Matrix Engineering & Consulting; June 2004
Sanitary Sewer Report for Donovan Ranch Phase IV; by TEC Engineering; March 2015
Sanitary Sewer Report for Donovan Ranch Phase VII; by TEC Engineering; August 2019

Wastewater Generation

Sewage generation for the project was calculated utilizing Washoe County Community Services Department standards for estimating flow rates. The average daily design flow for a residence is 270 gallons per day. This figure includes inflow and infiltration. The projected average daily flow for this project is 38,610 gallons per day (gpd) or 0.039 million gallons per day (MGD). Utilizing a peak factor of 3.0, the calculated peak hour flow rate for sewer main design is 115,830 gpd or 0.116 MGD. The estimated rate of peak flow for offsite sewer interceptors is reduced to 250 gpd per dwelling unit for an estimated peak flow in sewer interceptor mains of 107,250 gpd or 0.107 MGD.

Collection System

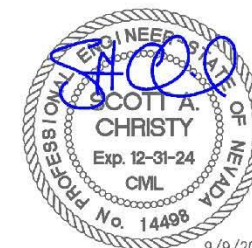
Onsite collection systems will be designed and constructed in accordance with Washoe County Community Services Department standards. All sewer flow will be conveyed to the southwest portion of the development and into existing sewer main located on Hacienda Ridge Way. The existing sewage system was designed to accommodate 583 residential units with a more conservative flow generation of 350 gpd per capita and a peaking factor of 3. Washoe County design standards call for 270 gpd per capita with a peaking factor of 3, leaving adequate capacity in the system for development. The existing 7 phases of Donovan Ranch include 390 residential units with the proposed 143 units putting total development at 533 units, well under the initial master design of 583 units. The sewage flows generated by this project will be conveyed in conformance with the Master Matrix Engineering and Consulting study as well as subsequent Donovan Ranch Phase I-VII studies.

Conclusion

The master plan for the Donovan Ranch subdivision was designed with the capacity for 583 units and 350 gpd per capita. The existing sanitary sewer system has adequate capacity for the proposed 143 units and is in compliance with the master sewer study and subsequent reports.

If you have any questions or require any additional information, please contact me by email at heath@christynv.com or by telephone at 775-224-9647.

Regards,
CHRISTY CORPORATION, LTD.
Heath Pate, El
Staff Engineer



Section 110.608.25 Findings.

Prior to approving an application for a tentative map, the Planning Commission shall find that all of the following are true:

- a) Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Envision Washoe 2040 and included Spanish Springs Planning Area. The project implements policies of that plan by providing an open space buffer between the proposed residential lots and existing county development, and through other elements of the design. There is no applicable 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;

Staff Comment: The design of the proposed subdivision is consistent with the Master Plan. Several Conditions of Approval are proposed to ensure consistency with the master plan, including conditions regarding landscaping, and open space maintenance. The design as proposed incorporates many requirements of the Spanish Springs Planning Area, including an open space buffer between the new residential lots and adjacent development and access to on-site and regional trails.

- c) Type of Development.** That the site is physically suited for the type of development proposed;

Staff Comment: The subject site is physically suitable for the proposed 144-lot residential development. There are no development constraints in the proposed development area and the site is generally flat.

- d) Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

Staff Comment: The Washoe County Engineering Division reviewed the proposed development for sanitary sewer considerations and recommended appropriate Conditions of Approval to ensure appropriate infrastructure development on the site. Wastewater treatment capacity is available and adequate and will be provided by Washoe County. The subdivision therefore meets the requirements of Article 702.

Section 110.608.25 Findings.

Prior to approving an application for a tentative map, the Planning Commission shall find that all of the following are true:

- 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;

Staff Comment: The Nevada Division of Wildlife (NDOW) received a request to review this application and had no comments. There is no known habitat of any endangered plant or wildlife species on the subject parcel and the subdivision and associated improvements are not likely to cause environmental damage to those species.

- f) Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;

Staff Comment: The subdivision is not likely to cause significant public health problems. There are sufficient facilities and capacity for wastewater generated by the proposed development. Appropriate air quality permitting and mitigation will occur at the time of grading and construction. Pavement will be shaded by trees, reducing potential urban heat effects. No negative public health impact is anticipated.

- 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;

Staff Comment: The proposed development has taken all easements into consideration and will not conflict with the easements in regard to utility purposes or public access.

Section 110.608.25 Findings.

Prior to approving an application for a tentative map, the Planning Commission shall find that all of the following are true:

- h) Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;

Staff Comment: The design of the subdivision provides access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles. Horizon View Avenue and Hacienda Ridge Way will be extended through the middle and along the southern edge of the existing Shadow Ridge subdivision respectively, connecting to the internal roadways of the proposed development and all adjacent existing local roads. Trails are proposed on the southern and eastern property boundaries which will also provide public access to surrounding lands where appropriate.

- i) Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and

Staff Comment: The application states that the roadways are to be dedicated to the County. In the event that the roads or other lands are dedicated to the County, the lands will be improved such that they are consistent with the Master Plan and/or built to County standards.

- 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.

Staff Comment: The design of the developed portion of the proposed subdivision is a traditional lot-and-block layout. No particular emphasis was explained in the application materials in relation to providing for future passive or natural heating or cooling opportunities.

Questions & Comments Please !



Horizon View Ave at Project Connection Point

Contacts

Civil Engineer

Christy Corporation

Contact Person: Scott Christy

775-502-8552



Scott@christynv.com

Planner

John Krmpotic, AICP

KLS Planning

775-857-7710



Johnk@klsdesigngroup.com