



Planning Commission Staff Report

Meeting Date: August 6, 2024

Agenda Item: 8B

TENTATIVE SUBDIVISION MAP CASE NO: WTM18-002 (Prado Ranch North)

BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number WTM18-002

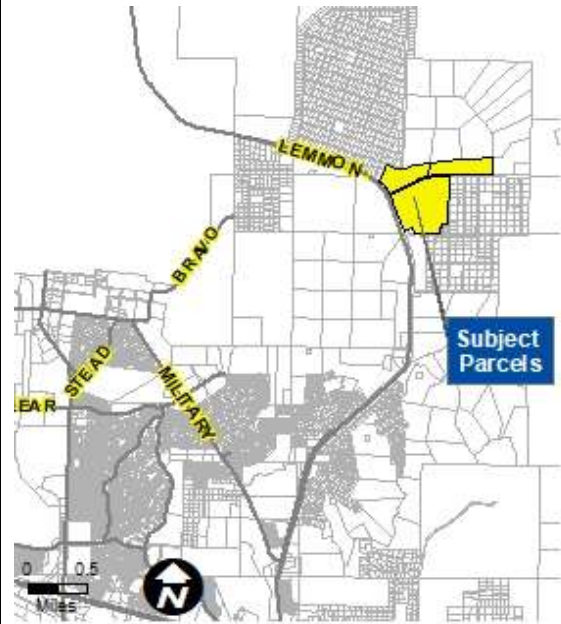
STAFF PLANNER: Julee Olander, Planner
Phone: 775.328.3627
Email: jolander@washoecounty.gov

CASE DESCRIPTION

Extension of Time Request for Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North)

– For hearing, discussion, and possible action to approve an extension of time for the approval of the subdivision, for two years, from September 9, 2024 until September 9, 2026. The subdivision was originally approved by the Washoe County Board of County Commissioners on September 11, 2018. The Planning Commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360(1)(c).

Applicant/Owner: Lansing-Arcus, LLC
Location: Intersection of Lemmon Dr with Nectar St and Chickadee St
APN: 540-051-01, 080-721-03 & 04
Parcel Size: 116.9, 40.8, & 44 acres
Master Plan: Suburban Residential (SR)
Regulatory Zone: Medium Density Suburban (MDS4-four units per acre)
Planning Area: North Valleys
Development Code: Authorized in Article 608 Tentative Subdivision Maps
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that the Washoe County Planning Commission approve the two-year extension of time request until September 9, 2026, for Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North), subject to the conditions of approval, having determined that the final map for TM18-002 has progressed in accordance with NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

(Motion with Findings on Page 3)

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Legal Provisions Governing Extensions of Tentative Subdivision Maps

Section 110.608.30 Expiration Date. If the subdivider fails to record a final map for any portion of the tentative map within the time required by NRS 278, all proceedings are terminated and a new application is required. The Planning Commission may grant extensions as allowed by NRS.

NRS 278.360 Requirements for presentation of final map or series of final maps; extensions of time.

1. Unless a longer time is provided in an agreement entered into pursuant to NRS 278.0201 or 278.350:
 - (a) Unless the time is extended, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, within 4 years after the approval of a tentative map:
 - (1) A final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved; or
 - (2) The first of a series of final maps covering a portion of the approved tentative map. If the subdivider elects to present a successive map in a series of final maps, each covering a portion of the approved tentative map, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps:
 - (I) A final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or
 - (II) The next final map in the series of final maps covering a portion of the approved tentative map.
 - (b) If the subdivider fails to comply with the provisions of paragraph (a), all proceedings concerning the subdivision are terminated.

- (c) The governing body or planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired.
2. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare.

Project Evaluation

Tentative Subdivision Map Case Number WTM18-002 was originally approved by the Washoe County Board of County Commissioners on September 11, 2018. A final map for the first phase of the project, consisting of 7 lots, was recorded on September 9, 2022 as Tract Map #5507. The current expiration date for the next (second) final map is September 9, 2024. The tentative map remains valid at this time.

The approved subdivision was for 490 lots. As 7 lots have been recorded, there are 483 lots remaining. The applicant stated that an “extension is needed because further coordination (regarding sewer and flooding issues on Lemon Drive) with agencies such as RTC, City of Reno, and Washoe County is still needed”. This coordination has caused a delay in submitting and recording the next final map. Thus, the applicant is requesting an extension of time to record the next (second) final map. Based upon the current valid approval, staff recommends that the Planning Commission grant a two-year extension, until September 9, 2026, in accordance with WCC 110.608.30 and NRS 278.360(1)(c).

Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North) is being recommended for an extension of time from September 9, 2024 until September 9, 2026. Staff offers the following motion for the Commissions’ consideration.

Motion

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until September 9, 2026, for Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North), subject to the conditions of approval, having determined that the final map for TM18-002 has progressed in accordance with NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant/Owner: Lansing-Arcus, LLC; Email: wroberts@lansingcompanies.com

Consultant: Sebastian De La Torre, Email: sdelatorre@summitnv.com



June 10, 2024

Washoe County Community Services Department
1001 E. Ninth St.,
Reno, NV 89512

To whom it may concern,

This letter is to provide clarification for submitting a tentative map extension request for the Prado Ranch North tentative map (WTM18-002). The original decision date for the tentative map was September 12, 2018. The tentative map for this subdivision consists of 490 lots. Of the 490 lots, 7 have been recorded. An extension is needed because further coordination (regarding sewer and flooding issues on Lemon Drive) with agencies such as RTC, City of Reno, and Washoe County is still needed. This has prevented further recordation of final maps. Over the last 12 months there has been a concentrated effort in coordination with the City of Reno and Washoe County regarding sewer effluent and plans for expansion. There has also been an unfavorable economic climate and downturn in the housing market, along with an increase in construction costs and higher interest rates. The project was also approved before the pandemic, which caused a delay in progress for recordation and coordination. Due to these concerns, the project was not finished within the approved timeframe and a tentative map extension request is required.

Sincerely,
SUMMIT ENGINEERING CORPORATION

Sebastian De La Torre, P.E.
Project Manager

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Prado Ranch North (WTM18-002)			
Project Description: 490 Lot single family tentative subdivision map			
Project Address: 95 A Nectar St			
Project Area (acres or square feet): 155 ac			
Project Location (with point of reference to major cross streets AND area locator): Lemmon Valley in Washoe County at the intersection of Lemmon Dr with Nectar St and Chickadee St			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
540-051-01	116.9	080-721-04	44
080-721-03	40.8		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTM18-002, Tract Map T5507			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lansing-Arcus, LLC		Name: Sebastian De La Torre	
Address: 505 Loma Santa Fe Dr, Suite 230		Address: 5405 Mae Anne Ave	
Solana Beach, CA	Zip: 92075	Reno, NV	Zip: 89523
Phone:	Fax:	Phone: 775-787-4333	Fax:
Email: wroberts@lansingcompanies.com		Email: sdelatorre@summitnv.com	
Cell:	Other:	Cell:	Other:
Contact Person: Will Roberts		Contact Person: Sebastian De La Torre	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lansing-Arcus, LLC		Name:	
Address: 505 Loma Santa Fe Dr, Suite 230		Address:	
Solana Beach, CA	Zip: 92075		Zip:
Phone:	Fax:	Phone:	Fax:
Email: wroberts@lansingcompanies.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Will Roberts		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	