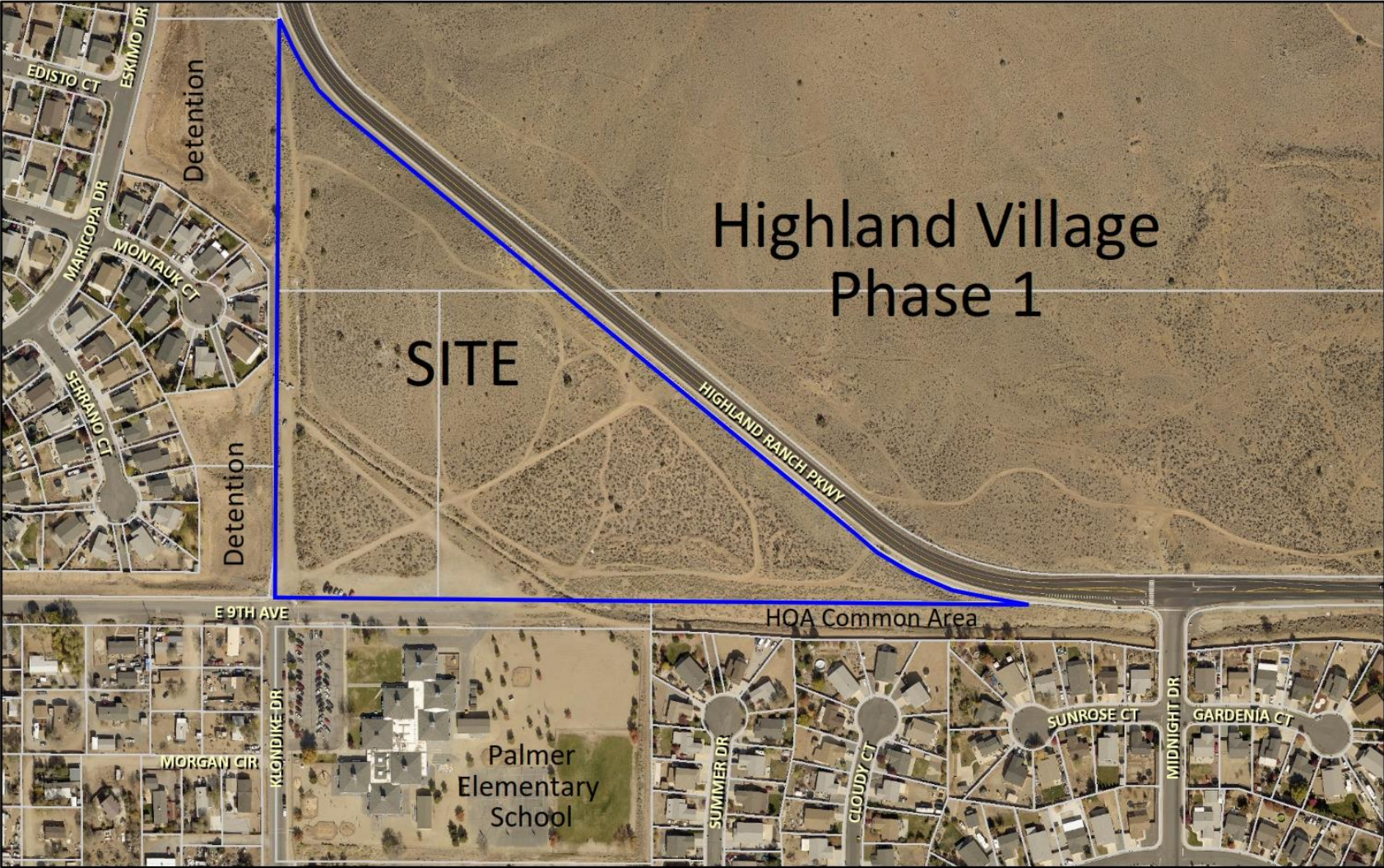




MASTER PLAN AMENDMENT,
REGULATORY ZONE
AMENDMENT, &
DEVELOPMENT AGREEMENT
FOR
HIGHLAND VILLAGE PHASE 2

Location



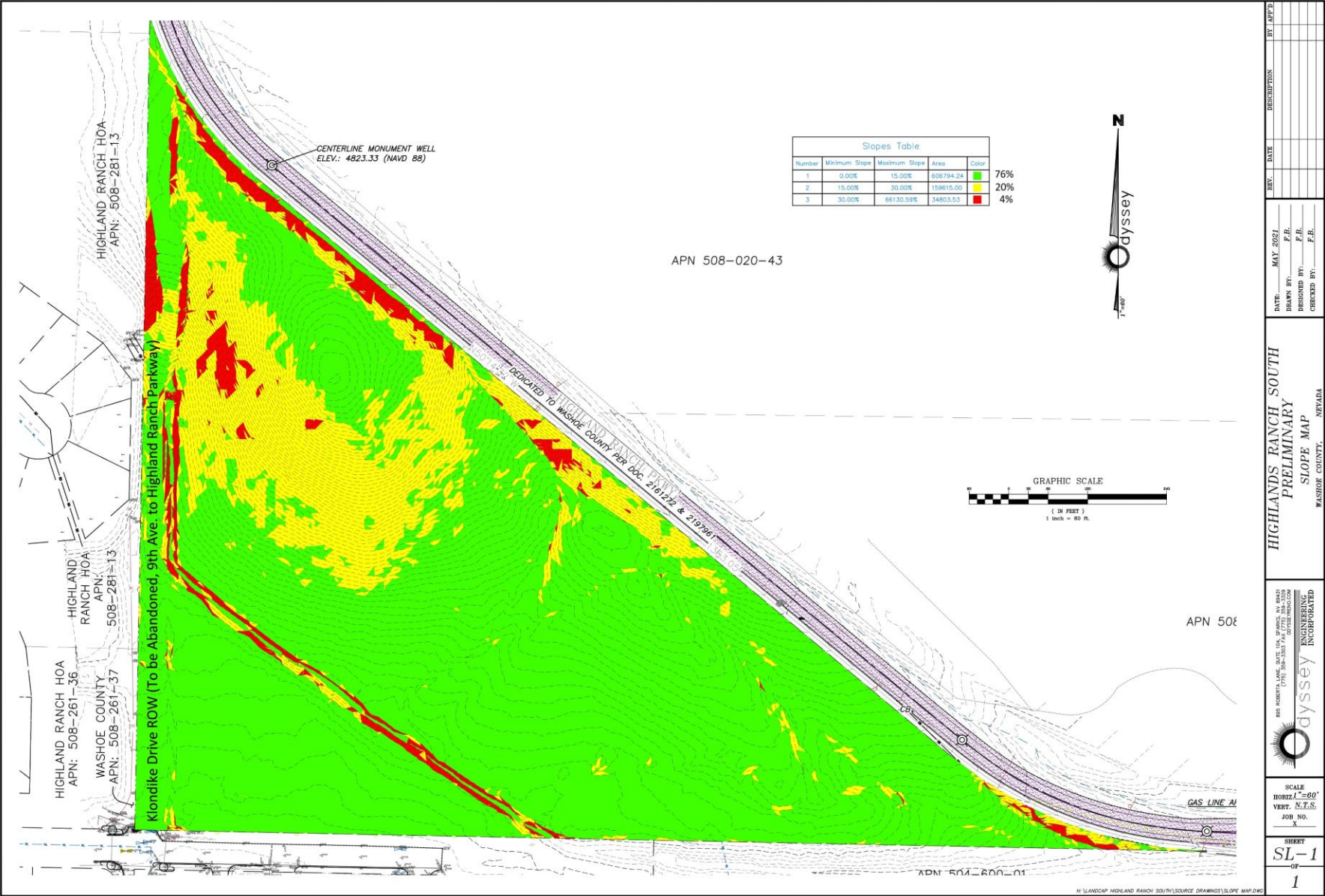
Site Photos



Site Photos,
Cont'd



SLOPE MAP



DATE: MAY 2021
 DRAWN BY: F.R.
 DESIGNED BY: F.R.
 CHECKED BY: F.R.

HIGHLANDS RANCH SOUTH
 PRELIMINARY
 SLOPE MAP
 WASHOE COUNTY, NEVADA

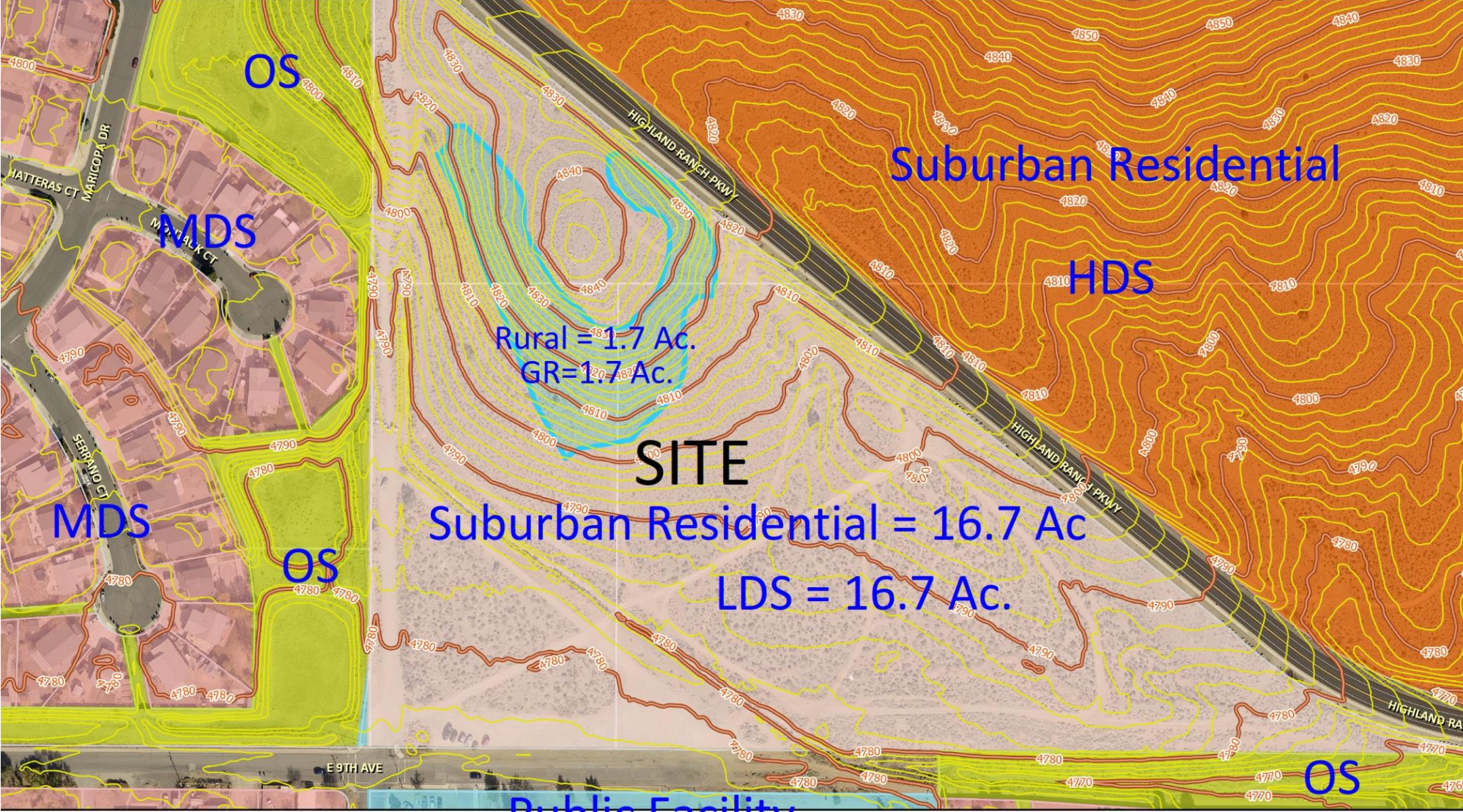
805 KORTELANE, SUITE 104, SPARKS, NV 89411
 (775) 304-3301 FAX: (775) 304-3304

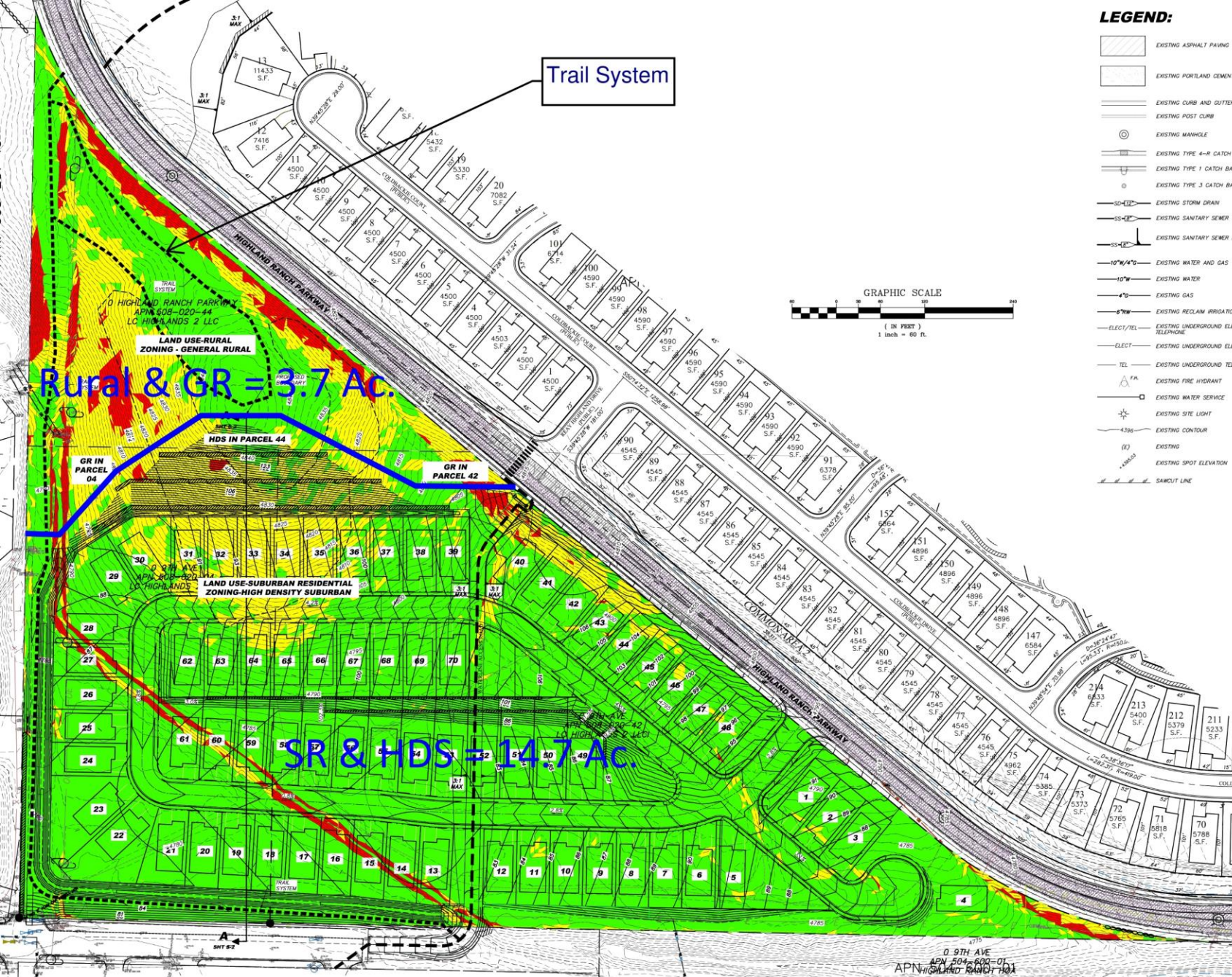
 INCORPORATED

SCALE
 HORIZ: 1" = 80'
 VERT: N.T.S.
 JOB NO. 3

SHEET
 SL-1
 OF
 1

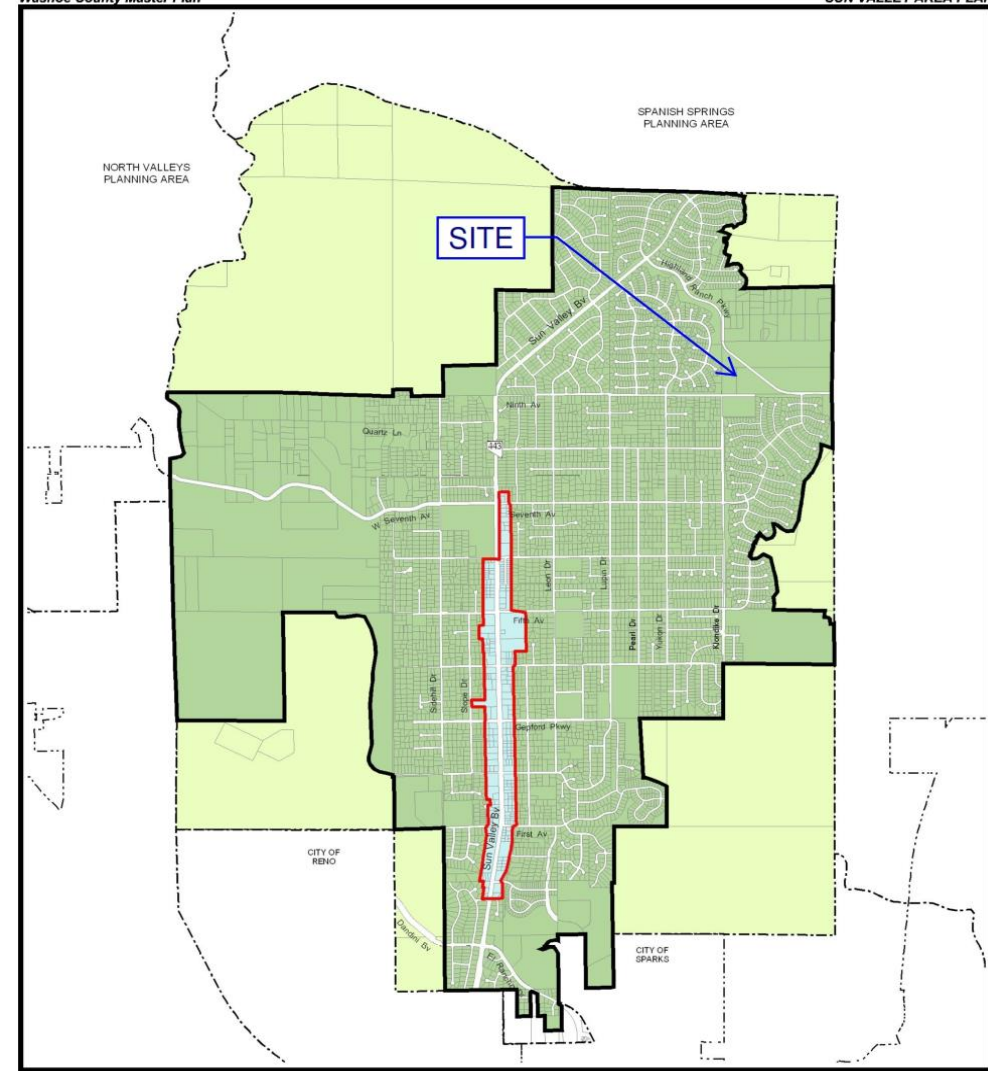
EXISTING LAND USE & ZONING





PROPOSED LAND USE & ZONING

- Existing Zoning
 - GR = 1.7 Acres
 - No Trail System
- Proposed Zoning
 - GR = 3.7 Acres
 - With Trail System
- Proposed Density
 - Gross – 3.8 du/ac
 - Net – 4.76 du/ac



Sun Valley Area Plan

- The Site lies Wholly Within the Sun Valley Area Plan.
- The Site is Located within the Suburban Character Management Area of the Sun Valley Area Plan.
- Traffic Study Completed (Although not technically required).
- Detailed Soils Report Completed.

SUN VALLEY CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DOWNTOWN CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (SUN VALLEY AREA PLAN)

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



Department of
Community Development

WASHOE COUNTY
NEVADA

Reno, Nevada 89520 Post Office Box 11130
(775) 328-3600

including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal. Underground placement of public utilities in general, including electrical power distribution lines, is dictated by Section 110.604.30 of the Washoe County Development Code.

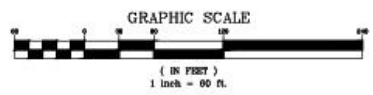
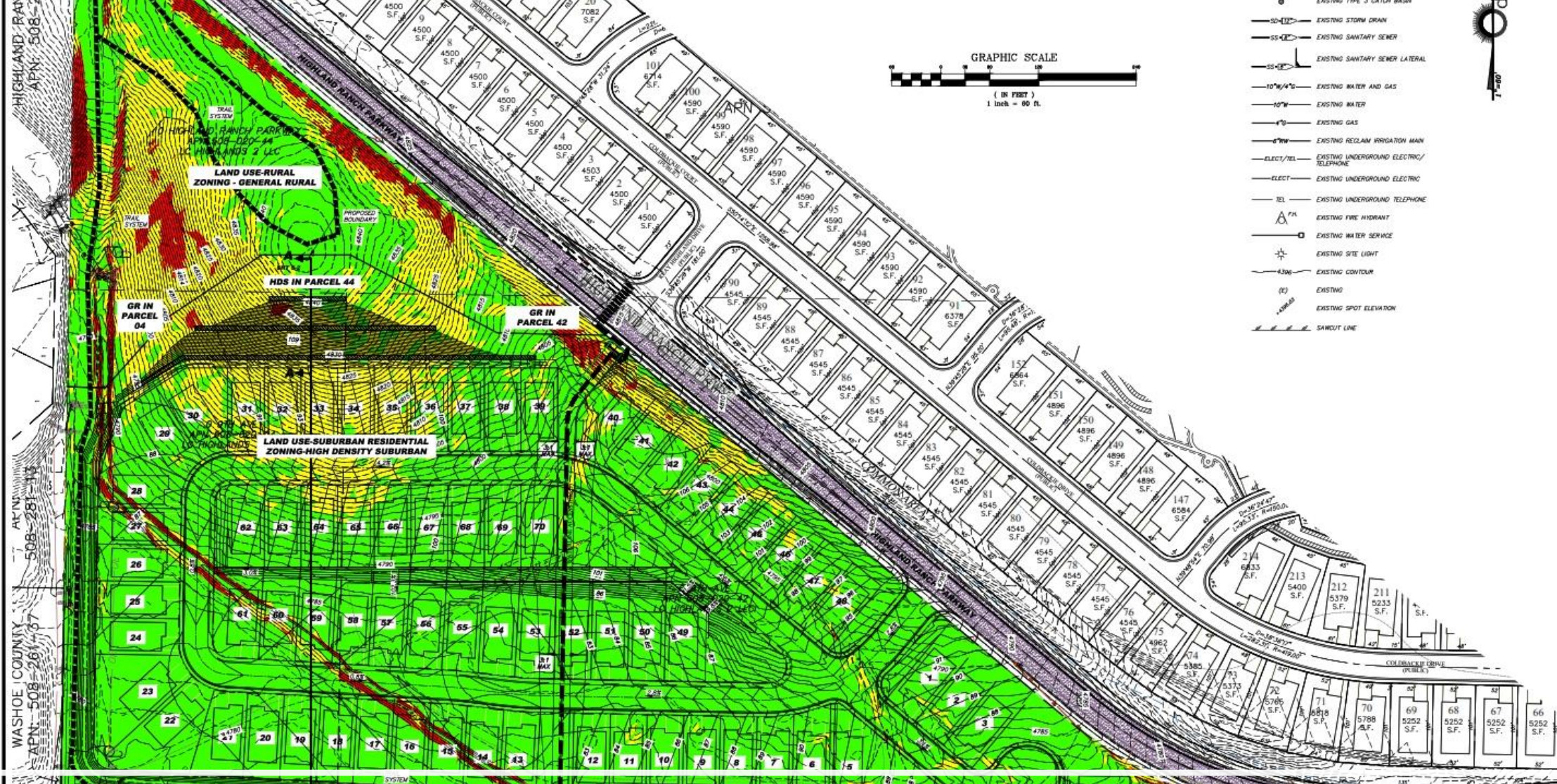
- SUN.4.2 Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state. A 2:1 slope will be proposed on the north edge of the site to minimize the impacts to the rocky knoll.
- SUN.4.3 Significant ridgelines in the Sun Valley planning area are to be protected from future development.
- SUN.4.4 Structures shall be located to eliminate or minimize silhouettes against the skyline.
- SUN.4.5 Disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope; hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours. No fill slope will exceed 3:1.
- SUN.4.6 Soils disturbed through the development process shall be revegetated no later than the next spring and, during the winter, shall be treated to prevent the blowing of soil from the site by wind or the movement of soil by precipitation. Drought tolerant/fire resistant plant species should be used where appropriate (refer to the "Recommended Plant List" in Appendix A). Disturbed soils will be revegetated along with the disturbed portion of Klondike Drive to be abandoned.

Goal Five: The Sun Valley planning area will contain a system of parks and trails that provides the community and the region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the regional trail system, public lands and schools; and contributes to the enhancement and implementation of the community character.

Policies

- SUN.5.1 Updates to the Parks District Master Plan for the Sun Valley planning area (District 2D) will look to Goal Five for direction. The Parks District 2D Master Plan will seek to enhance and implement the community character.
- SUN.5.2 The Washoe County Department of Regional Parks and Open Space shall support and schedule the construction of a multi-purpose trail system within the valley (see Recreational Opportunities Plan map). The ultimate goal is connection of existing and new trails required to complete a Sun Valley Rim Trail.
- SUN.5.3 New trails will be designed to accommodate equestrian, pedestrian and mountain bike traffic, unless technical or severe economic hardships warrant construction of a more limited use. A trail system is proposed that will access the top of the ridge that has tremendous views of the Truckee Meadows.
- SUN.5.4 Parking will be provided at all trailheads unless technical or safety issues preclude the construction of parking facilities.
- SUN.5.5 Washoe County will work collaboratively with the Cities of Sun Valley and Reno to determine appropriate trail alignments and connections between the City of Reno, Washoe County and properties within the cities corporate limits and areas of influence.
- SUN.5.6 Access to existing and future trails will be protected.

Excerpts from the Sun Valley Area Plan



- EXISTING TYPE 3 CATCH BASIN
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER LATERAL
- 10" W/4" G EXISTING WATER AND GAS
- 10" W EXISTING WATER
- 4" G EXISTING GAS
- 6" W EXISTING RECLAIM IRRIGATION MAIN
- ELECT/TEL EXISTING UNDERGROUND ELECTRIC/ TELEPHONE
- ELECT EXISTING UNDERGROUND ELECTRIC
- TEL EXISTING UNDERGROUND TELEPHONE
- EXISTING FIRE HYDRANT
- EXISTING WATER SERVICE
- EXISTING SITE LIGHT
- 430K EXISTING CONTOUR
- (E) EXISTING
- EXISTING SPOT ELEVATION
- SAWCUT LINE

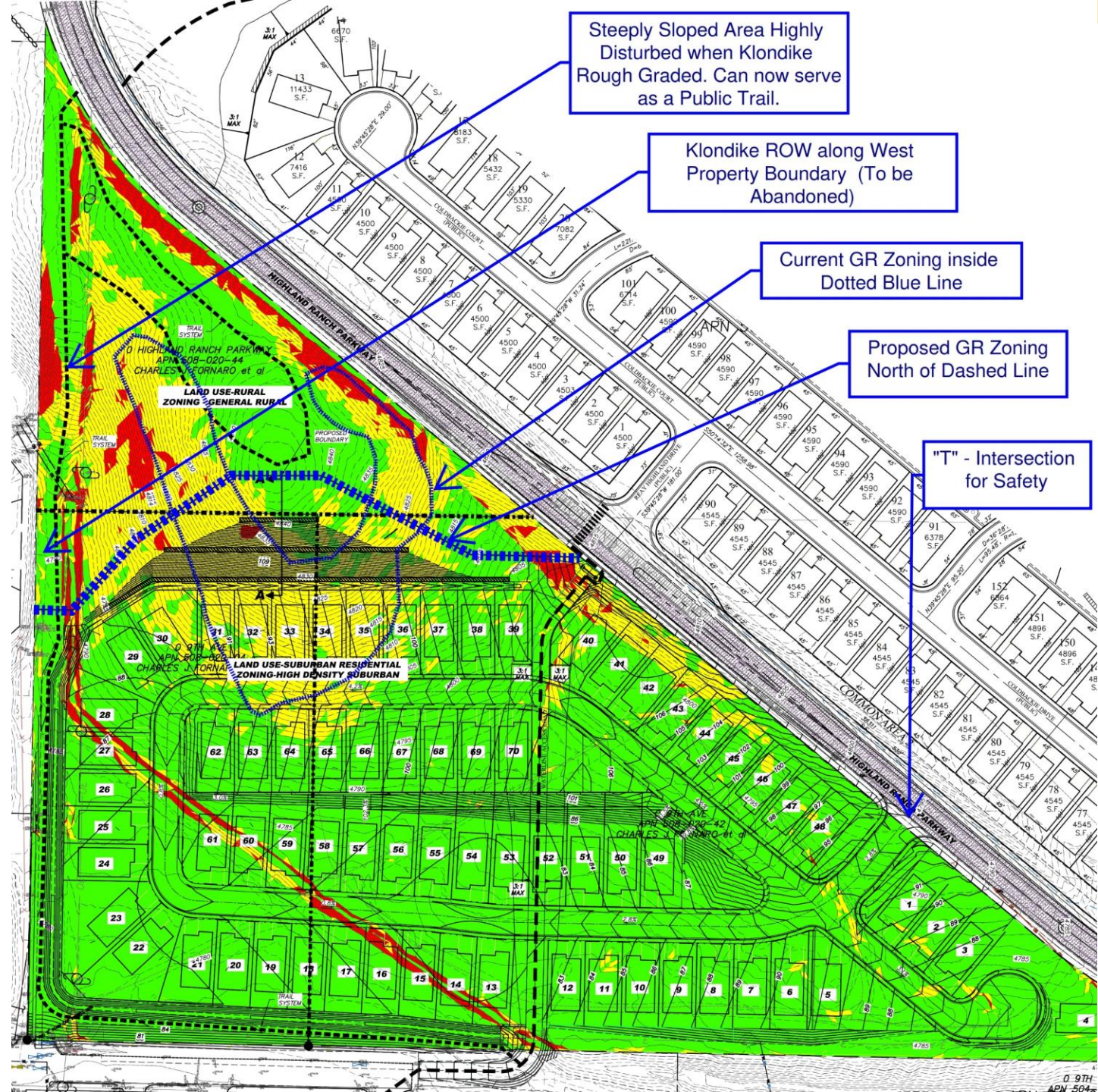
DATE: SEPTEMBER 2021
 DRAWN BY: F.B.
 DESIGNED BY: F.B.
 CHECKED BY: F.B.

**HIGHLAND RANCH SOUTH
 PRELIMINARY
 2:1 GRADING PLAN**
 WASHOE COUNTY, NEVADA

805 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 329-3303 FAX (775) 329-3329
 ODYSSEY ENGINEERING INCORPORATED

SCALE
 HORIZ. 1" = 60'
 VERT. 1/4" = 10'

2:1 SLOPE BELOW KNOB



Steeply Sloped Area Highly Disturbed when Klondike Rough Graded. Can now serve as a Public Trail.

Klondike ROW along West Property Boundary (To be Abandoned)

Current GR Zoning inside Dotted Blue Line

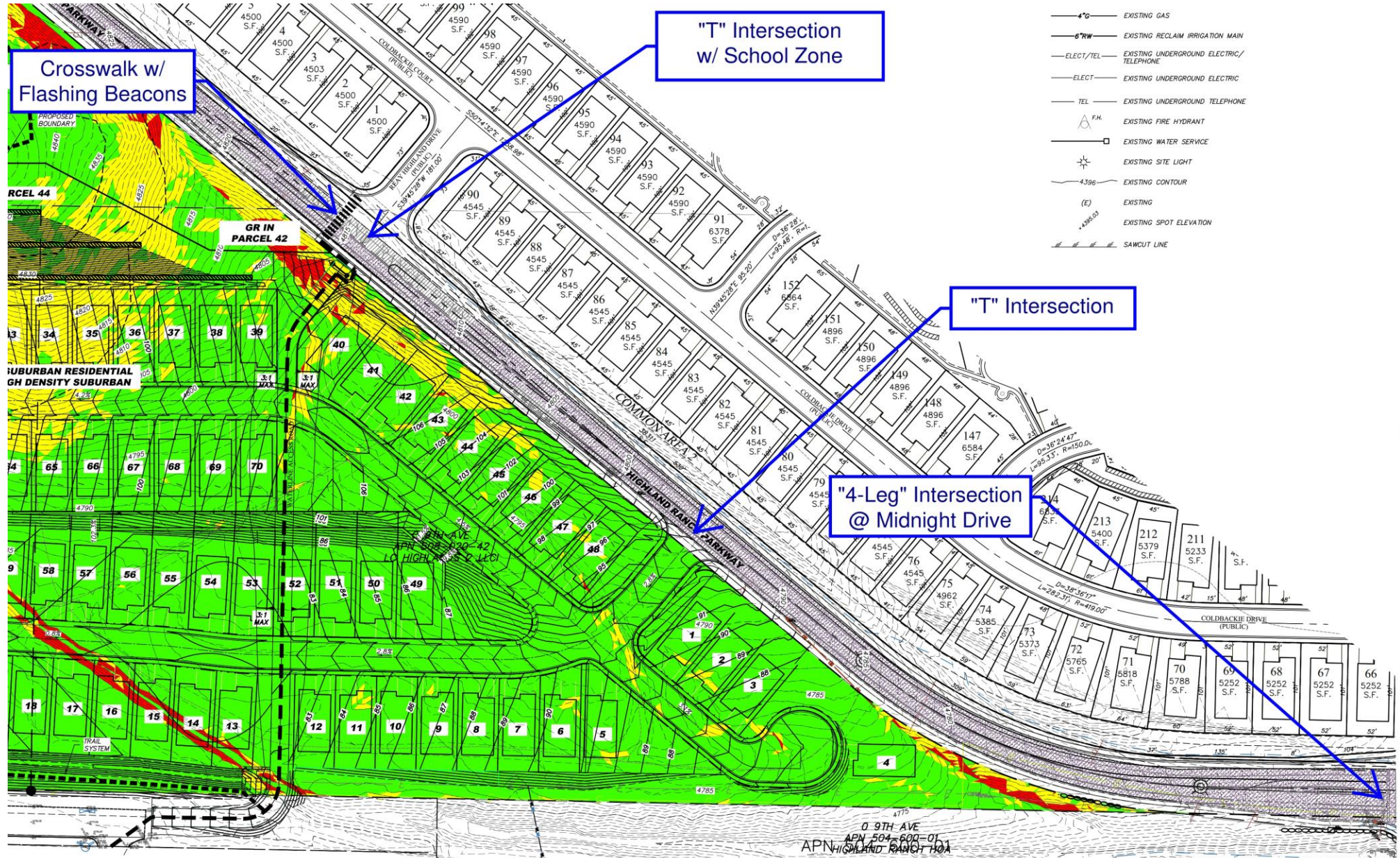
Proposed GR Zoning North of Dashed Line

"T" - Intersection for Safety

HIGHLAND RANCH PARKWAY
APN 508-020-44
CHARLES J. TORIARO et al
LAND USE-RURAL
ZONING-GENERAL RURAL

LAND USE-SUBURBAN RESIDENTIAL
ZONING-HIGH DENSITY SUBURBAN

Traffic & Safety Improvements



Traffic Calming

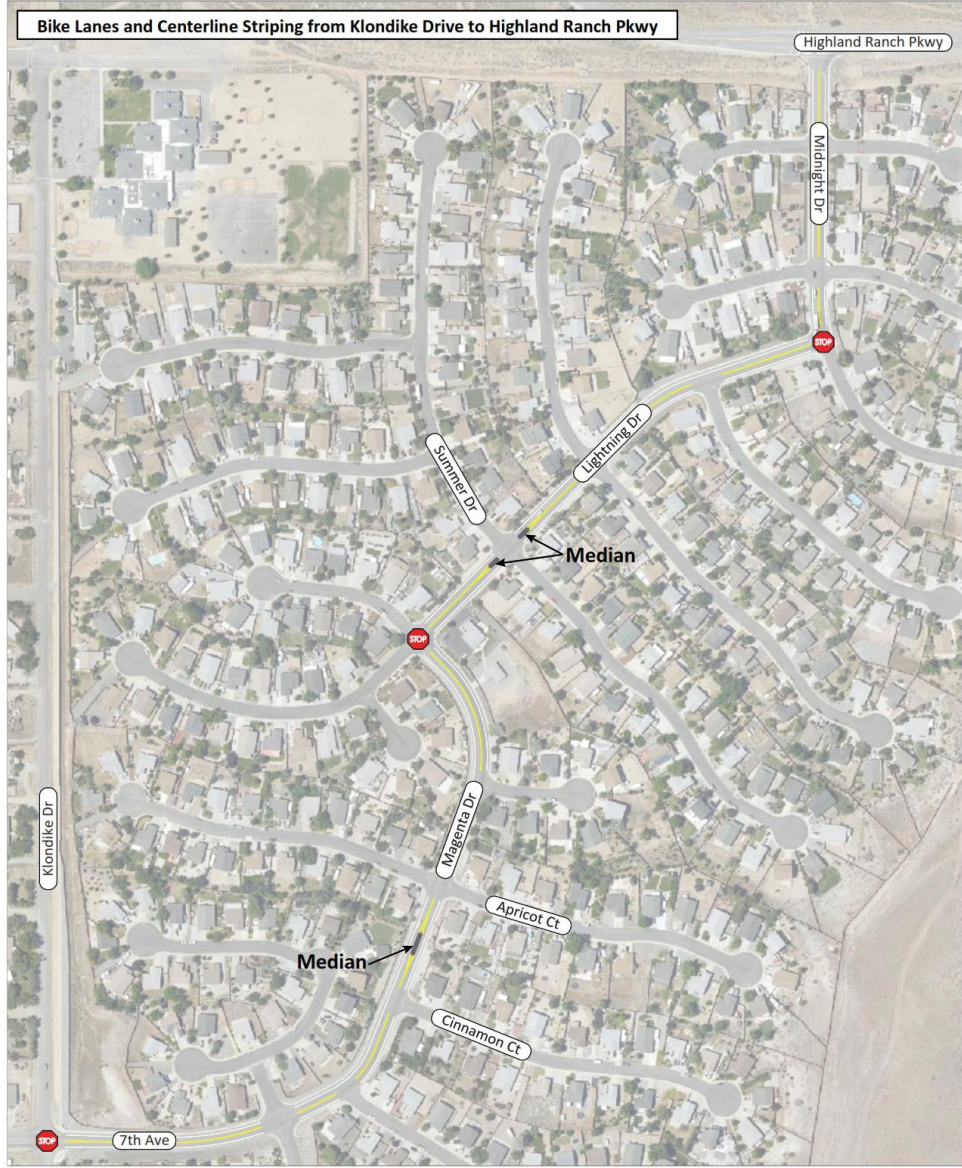


Figure 8
 Highland Village
 Traffic Impact Study Update
 Traffic Calming Concept

HEADWAY TRANSPORTATION
 NO SCALE
 Existing All-Way Stop



Figure 9
 Highland Village
 Traffic Impact Study Update
 Lightning Drive / Summer Court Concept

HEADWAY TRANSPORTATION
 NO SCALE

Traffic Calming, Cont'd



Figure 10
Highland Village
Traffic Impact Study Update
Magenta Drive Concept

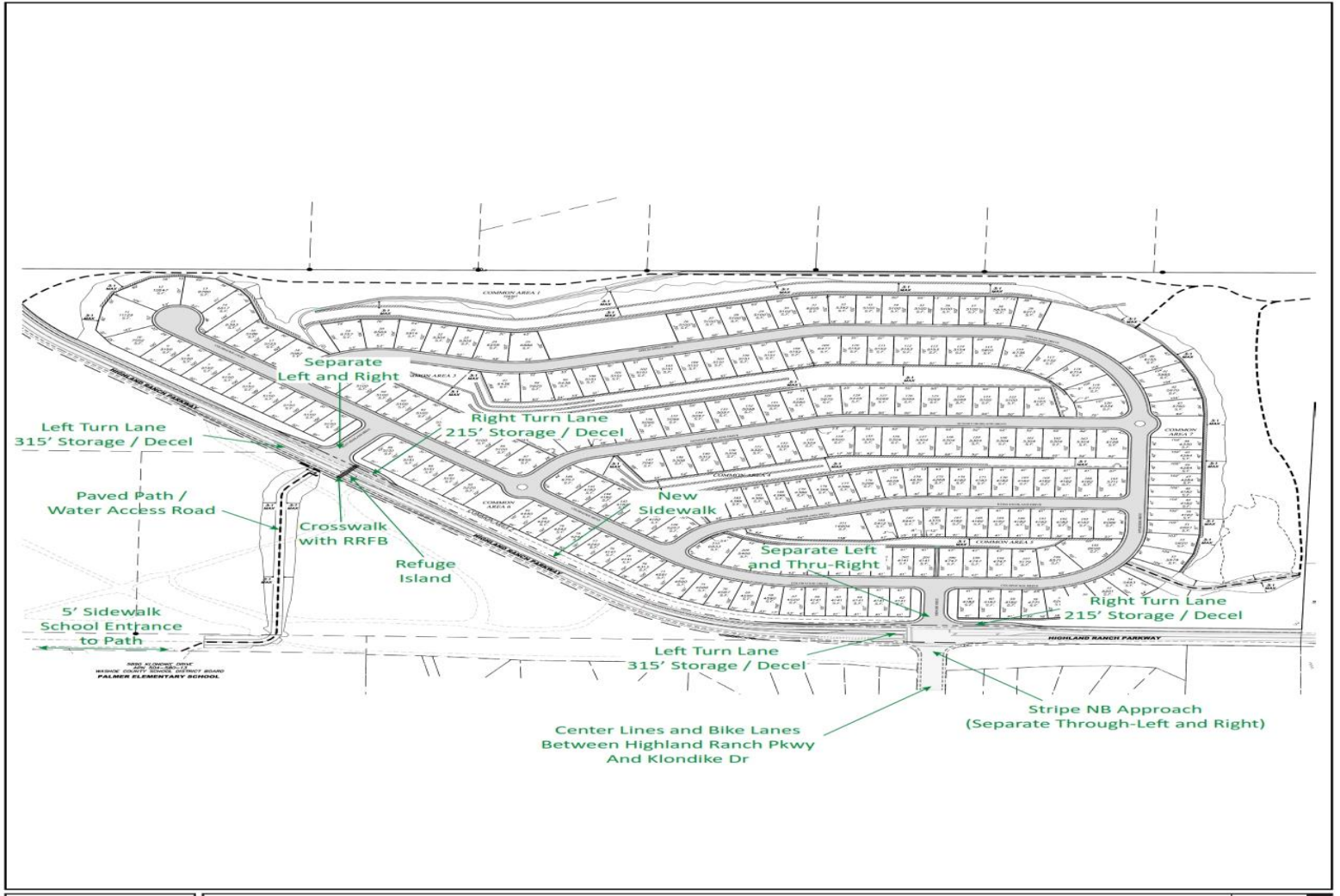


Figure 11
Highland Village
Traffic Impact Study Update
Proposed Project Improvements

Neighborhood Meetings

1. General Neighborhood Meeting – October 25th, 2021 (NRS 278.210)

A. Main Issues

- a. **Traffic Calming** for cut through traffic from Highland Ranch Parkway to Klondike via Midnight Drive, Lightning Dr., Magenta Dr., and 7th Ave. – We discussed the Traffic Report and its recommendations for striping & raised medians. These measures have been vetted with county engineering staff and are a condition of approval of Highland Village to the north (Final Map to be submitted this month).
- b. **Flashing Beacons at Ped Crossings** – This is a condition of approval of the Highland Village subdivision, and this will be achieved with the installation of two Rectangular Rapid Flashing Beacons, one at each intersection with a Pedestrian Crossing.
- c. **Possible School Zone on Highland Ranch Parkway** – Initial comments from the Washoe County School District are that said school zone is not desired but we will have crosswalks and the Flashing Beacons.
- d. **Street Lighting at the Highland Ranch Parkway intersections** – We met with county staff to initiate discussion on how many lights should be installed at each intersection along with required wattage for the LED lights. Internally, lighting will be the minimum required for safety and all lights will be fully shielded and dark sky certified.

Neighborhood Meetings, Cont'd.

- e. **Concern over the presence of junk cars and motorcycle riding near homes**— Klondike Drive will be abandoned and disturbed areas will be revegetated. A new public trail system will be constructed within the old Klondike Drive ROW that links Palmer Elementary School with Highland Ranch Parkway and the rocky knoll. Development will eliminate the presence of junk cars and motorcycle riding near homes.
- f. **Drainage**— The meeting was held right after the heavy October rainfall event and neighbors expressed concern about how drainage will be handled - Drainage will be closely studied and will comply with all Washoe County requirements. In addition, we hired a second civil engineering firm well versed in county standards to do a quality control check on the plans to ensure adequate drainage provisions are provided in accordance with Washoe County requirements.
- g. **Future Widening of Highland Ranch Parkway**— The applicant will work with Washoe County to ensure that the Highland Ranch Parkway improvements will be installed per county standards with all safety considerations addressed. In addition, we asked the Regional Transportation Commission to review our plans to help minimize any future impacts associated with widening. This project will pay Regional Road Impact Fees to help fund the future widening project.
- h. What will a **future Tentative Map** bring forward— We have prepared detailed site and grading plans to tray and accurately depict to the neighbors our future plans. Although not a part of this application, we will have to live with what we presented including the trail system, 2:1 slope below the Knoll, single “T” intersection for primary access and emergency/pedestrian access to 9th Avenue.

Presentation to the Sun Valley GID

We also presented our project to the Officers of the Sun Valley General Improvement District at their November 10, 2021 regular monthly meeting. Questions and concerns included:

1. **Pedestrian Connectivity**. (Will be provided via both Sidewalks and a Public Trail System)
2. **Street Lighting**. (Dark Sky/Fully Shielded with Street Lights on Highland Ranch Parkway)
3. **Reasoning behind the HDS zoning**. (For Lot Sizes, not density at 3.8 du/ac Gross)
4. **Proposed Lot Sizes** in Comparison with Highland Village. (Very similar)
5. **Potential Home Pricing**. (Housing Priced to help fill the void in the market for housing geared to a broader segment of the market)

In summary, we feel that our presentation was well received, that we adequately addressed Officer concerns, and that we will deliver a very good project to Sun Valley and the Surrounding Neighborhood.

Development Agreement

- Caps Density to 4.5 dwelling units per acre, less than the 5.0 units per acre originally requested by the BCC.
- This equates to 82 units maximum.

QUESTIONS?

- One Final Note – We plan to work with Washoe County Parks staff and the Sun Valley General Improvement District to identify priority park projects that can be further advanced with the park taxes generated by this project and Highland Village (Residential Construction Tax).
- Thank you!