

Washoe County Parcel Map Review Committee



WTPM23-0001 (Carol Drive)

March 9, 2023

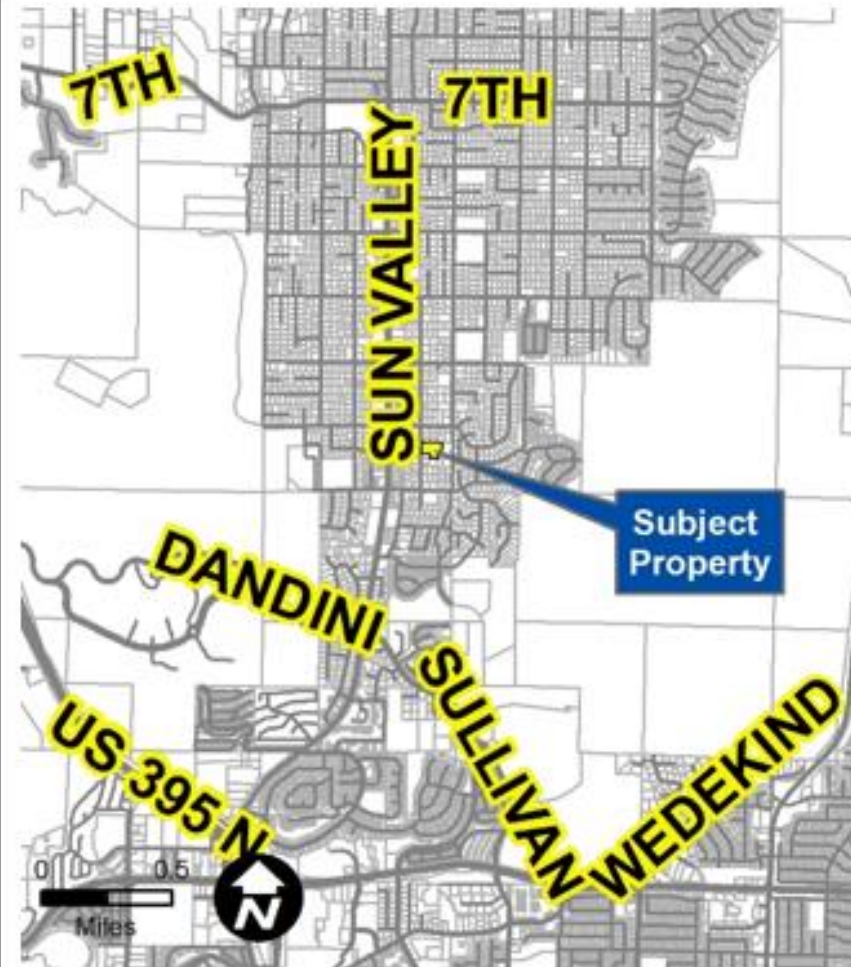
Case Description



CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 2.47-acre parcel into 4 parcels of 0.28 acres, 0.28 acres, 0.28 acres and 1.64 acres.

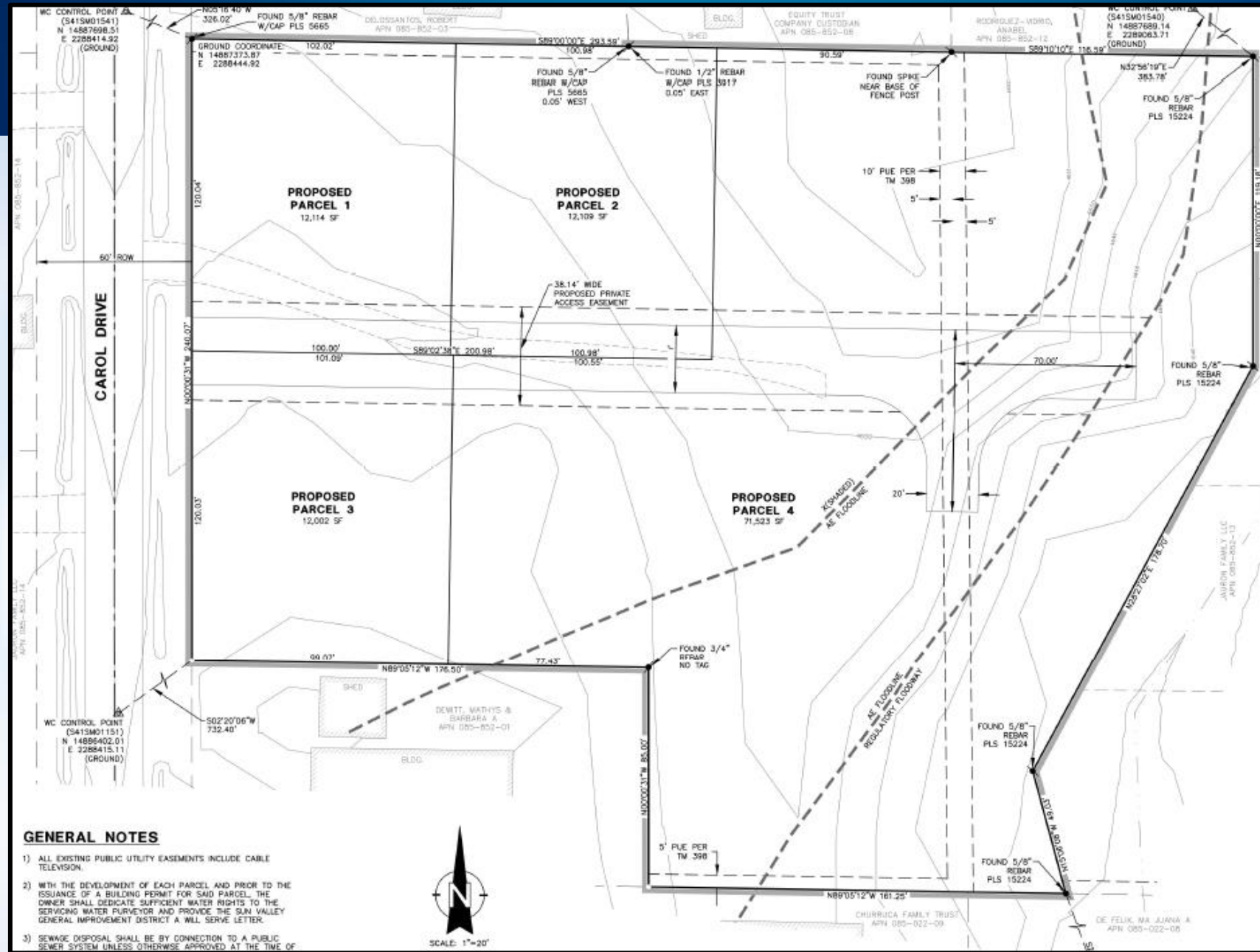
Applicant/Owner:	Jauron Family LLC
Location:	5160 Carol Drive
APN:	085-852-14
Parcel Size:	2.47 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Sun Valley
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	3 – Commissioner Garcia



Vicinity Map

Site Plan

- Parcels 1, 2 & 3 are 0.28 acres
- Parcel 4 is 1.64 acres
- None of the parcels have been developed



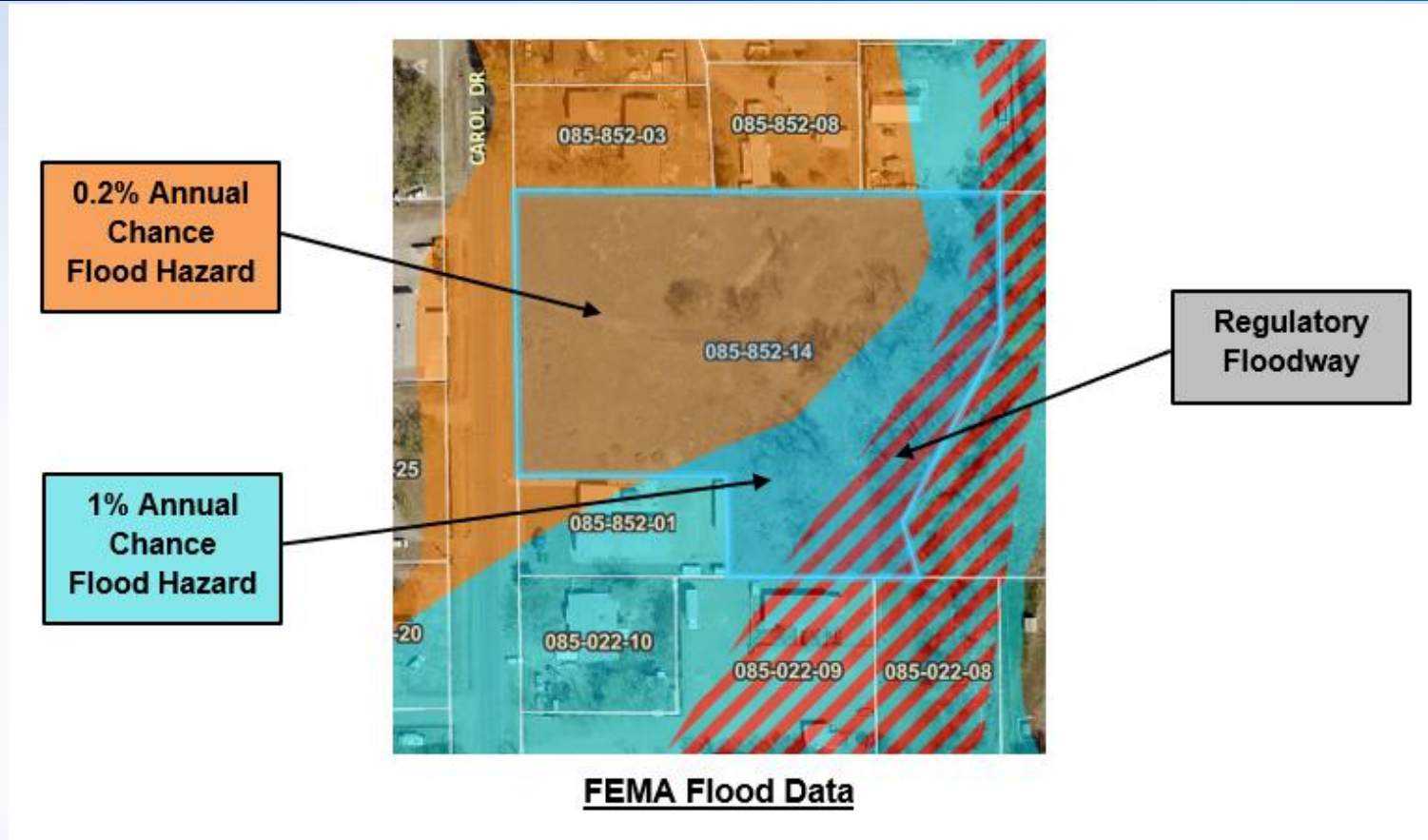
Evaluation



Tentative Parcel Map Evaluation

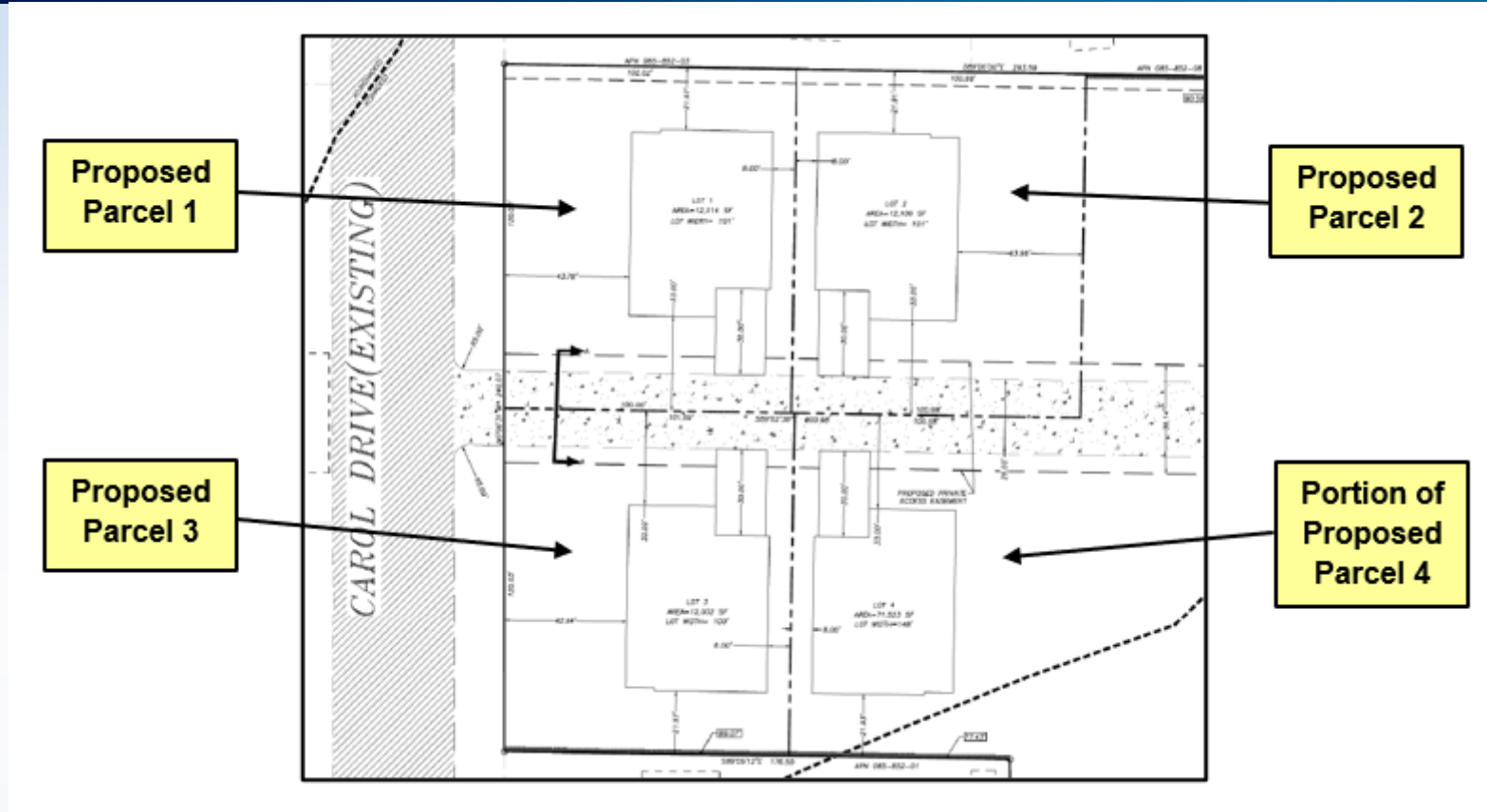
Requirement	Evaluation
Area Plan	Sun Valley
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	7
Number of Lots on Parcel Map	4
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	12,002 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	100 feet
Development Suitability Map	Most Suitable & 100-Year Flood Hazard
Hydrographic Basin	Sun Valley Hydrographic Basin

FEMA Flood Data



- Washoe County Engineering reviewed the parcel map – Condition 2(e) in Exhibit A requires this note be added to the map: “Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.”
- Article 416, Flood Hazards, of the WCC provides requirements for building in flood hazard locations.

Potential Future Development



The applicant is proposing to divide the parcel in such a way that the proposed parcels will be focused on the western side of the current parcel, allowing future development to occur outside of the regulatory floodway.

Sun Valley Area Plan Modifiers



- Water & sewer for the proposed parcels will be provided by Sun Valley General Improvement District (SVGID)
- Conditions (Exhibit A) were provided by SVGID, Washoe County Health District & Washoe County Water Rights to ensure that municipal water and sewer will serve the proposed parcels

Section 110.218.05 Community Water and Sewer. The following types of development shall be served by community water and sewer facilities:

(a) Residential development of one (1) unit or more per acre;

Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

Sun Valley Area Plan Evaluation



- Located within the Sun Valley Area Plan in the Suburban Character Management Area

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SUN.1 0.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community water service.	Yes	The applicant has indicated that water will be provided by SVGID. Conditions to ensure community water service have been provided by SVGID, Washoe County Health District, and Washoe County Water Rights. These conditions are included in Exhibit A.
SUN.1 2.1	Whenever applicable, all development within the Sun Valley Suburban Character Management Area and the Downtown Character Management Area will connect to a community sewer service.	Yes	The applicant has indicated that sewer will be provided by SVGID. Conditions to ensure community sewer service have been provided by SVGID and Washoe County Health District. These conditions are included in Exhibit A.

Reviewing Agencies



Various agencies reviewed the application. Conditions are included in Exhibit A.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
Washoe County Engineering & Capital Projects	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Street Naming	X	X	X	Stephen Hein, shein@washoecounty.gov
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov ; Wes Rubio, wrubio@washoecounty.gov ; David Kelly, dakelly@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us ; Brittany Lemon, BLEmon@tmfpd.us
Sun Valley GID	X	X	X	Brad Baeckel, bbaeckel@svgid.com

Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Parcel Map Review Committee carefully consider all aspects of Tentative Parcel Map Case Number WTPM23-0001 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

Thank you

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