

Washoe County Parcel Map Review Committee



WTPM23-0005 (Braninburg)

August 10, 2023

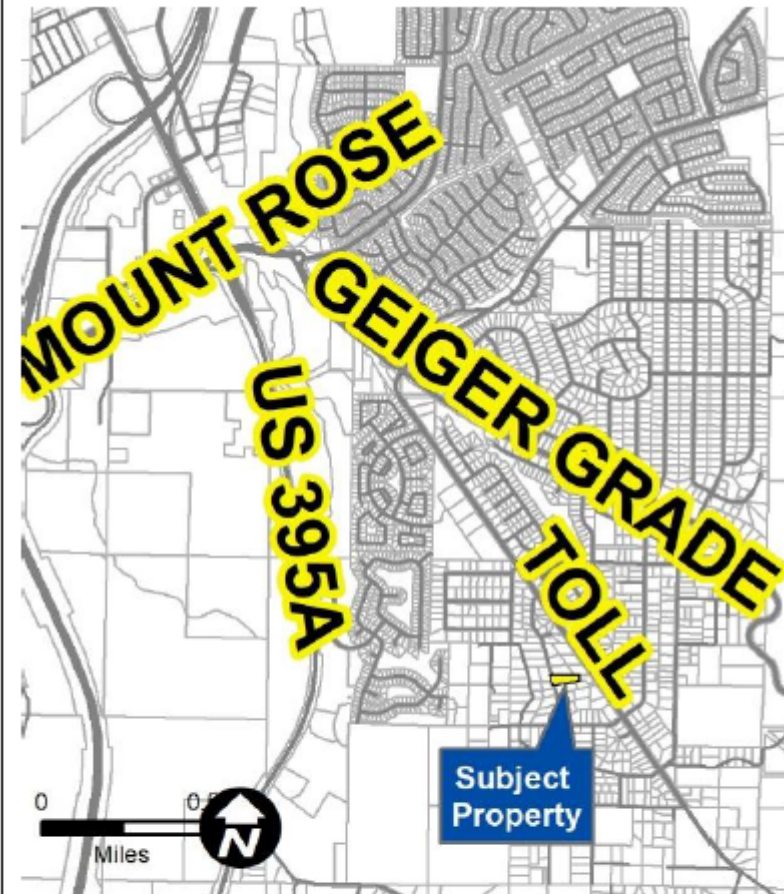
Case Description



CASE DESCRIPTION

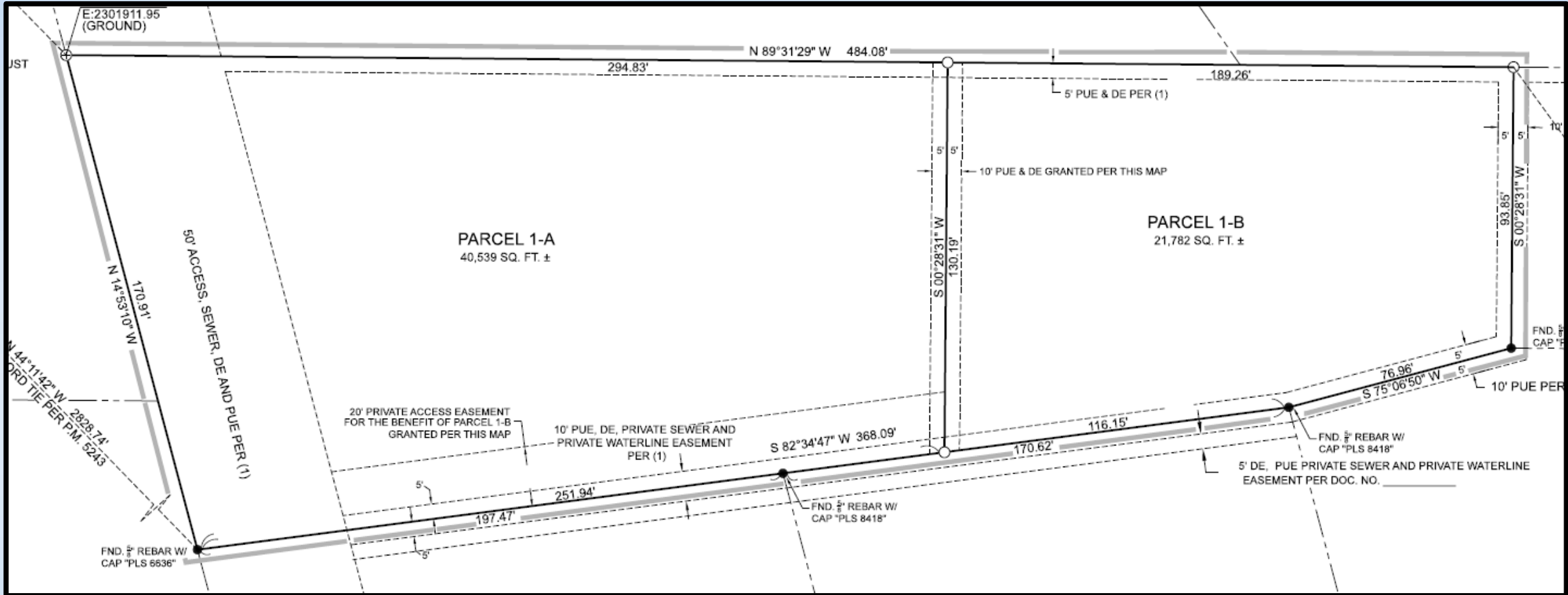
For hearing, discussion, and possible action to approve a tentative parcel map dividing a 1.431-acre parcel into 2 parcels of 21,782 square feet (0.5 acres) and 40,539 square feet (0.93 acres).

Applicant:	Joe Braninburg
Property Owner:	Joseph B. Braninburg Living Trust
Location:	0 Toll Road, Reno, NV 89521
APN:	017-110-84
Parcel Size:	1.431 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Southeast Truckee Meadows
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Clark



Vicinity Map

Site Plan



Parcel 1-A is 40,539 sq. ft. & Parcel 1-B is 21,782 sq. ft.

Evaluation



Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Southeast Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	2
Number of Lots on Parcel Map	2
Minimum Lot Size Required	0.5 acres
Minimum Lot Size on Parcel Map	0.5 acres
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	93.85 feet
Development Suitability Map	Most Suitable for Development
Hydrographic Basin	Truckee Meadows Hydrographic Basin.

Development Information



- The subject parcel is undeveloped.
- Medium Density Suburban (MDS) – Setbacks are 20 ft. from front & rear yard property lines & 8 ft. from side yard property lines.
- “Most Suitable” for development on the Southeast Development Suitability map

Southeast Truckee Meadows Area Plan Modifiers



- The subject parcel abuts a developed MDS area with one-half acre or greater lot sizes.
- The proposed parcels must be at least one-half acre in size.
- Proposed parcel 1-A is 40,539 square feet (0.93 acre).
- Proposed parcel 1-B is 21,782 square feet (0.5 acre).

Section 110.212.05(b)(1) – “When abutting a developed Medium Density Suburban area with one-half (1/2) acre or greater lot sizes, the minimum lot area shall be one-half (1/2) acre for all exterior, abutting lots (roads or Open Space regulatory zone do not create non-abutting parcels)”.

Southeast Truckee Meadows Area Plan Evaluation



- Located within the Southeast Truckee Meadows Area Plan in the Toll Road Suburban Character Management Area

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SETM. 2.13	Ensure that future residential development within the medium density suburban land use designation is constructed at a maximum of two single-family dwelling units per acre... a. New subdivisions must provide one-half acre minimum lot sizes on exterior lots when abutting a developed medium density suburban land use designation with one-half acre or greater lot sizes...	Yes	The smallest of the two proposed parcels on the tentative map is proposed parcel 1-B is 21,782 square feet (0.5 acre). The MDS lot size requirement will be met.
SETM. 10.5	As new development occurs in the Southeast Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.	Yes	Washoe County Regional Parks and Open Space staff reviewed the application and did not provide any comments or conditions.
SETM. 11.2	Development in the Southeast Truckee Meadows area will comply with all local, state and federal standards regarding air quality.	Yes	The application was sent to Washoe County Air Quality for review, and no response was received.

Southeast Truckee Meadows Area Plan Evaluation



SETM. 16.3	The creation of parcels and lots in the Southeast Truckee Meadows planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.	Yes	The application was reviewed by Washoe County Water Rights and by Nevada Division of Water Resources. Washoe County Water Rights stated that water can be provided to this property either with the drilling of a domestic well through waiver or by annexation into Truckee Meadows Water Authority's (TMWA) service area. If the parcels will be served by TMWA, then adequate water rights must be dedicated to TMWA. If the parcels will be served by individual domestic wells, then the appropriate water rights must be relinquished and the appropriate process carried out with the Nevada State Engineer's office. These conditions are explained in detail in Exhibit B and are included in the conditions of approval (Exhibit A).
SETM. 16.4	In the Southeast Truckee Meadows planning area, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is Required.	Yes	Please see the comment above on SETM.16.3. The conditions of approval related to water rights must be completed prior to recordation of the final map.

Reviewing Agencies



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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X			
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
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
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Matthew Philumalee, mphilumalee@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
Sparks Fire				
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
AT&T	X	X		Bryson Gordon, bg1853@att.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 WTPM23-0005 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

Thank you

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