



WTM21-008 (Braesview Subdivision)

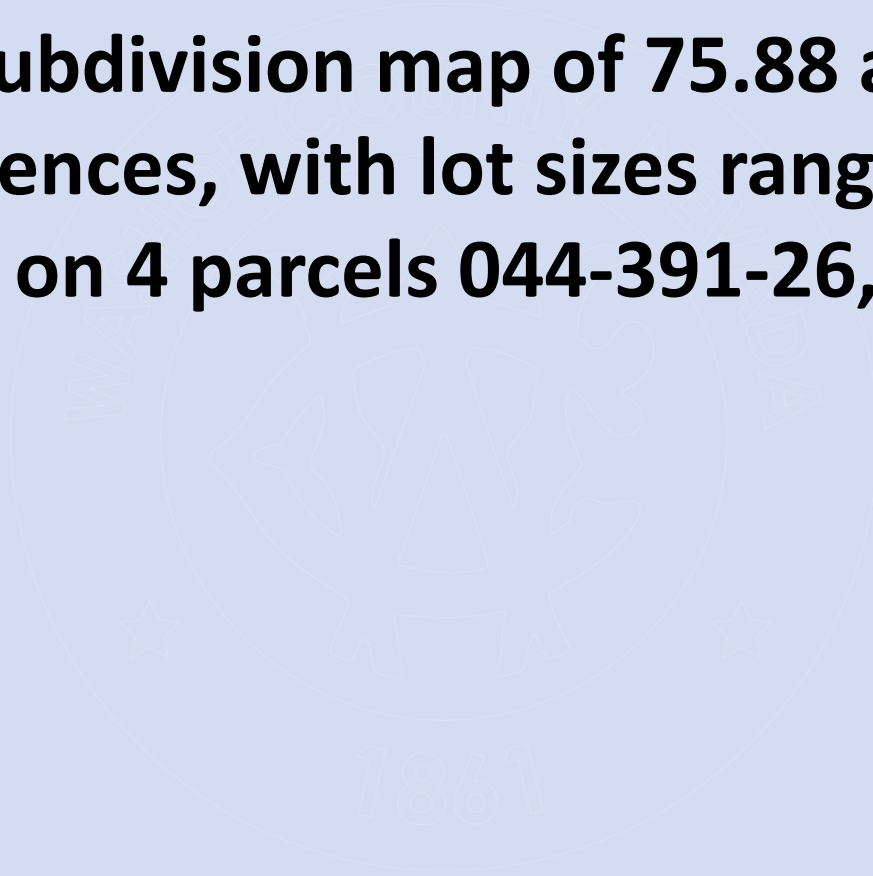


Washoe County Planning Commission
May 4, 2021



Request

A tentative subdivision map of 75.88 acres into 24 custom residences, with lot sizes ranging from 2.5 to 4.89 acres on 4 parcels 044-391-26, 28, 29 & 162-240-01



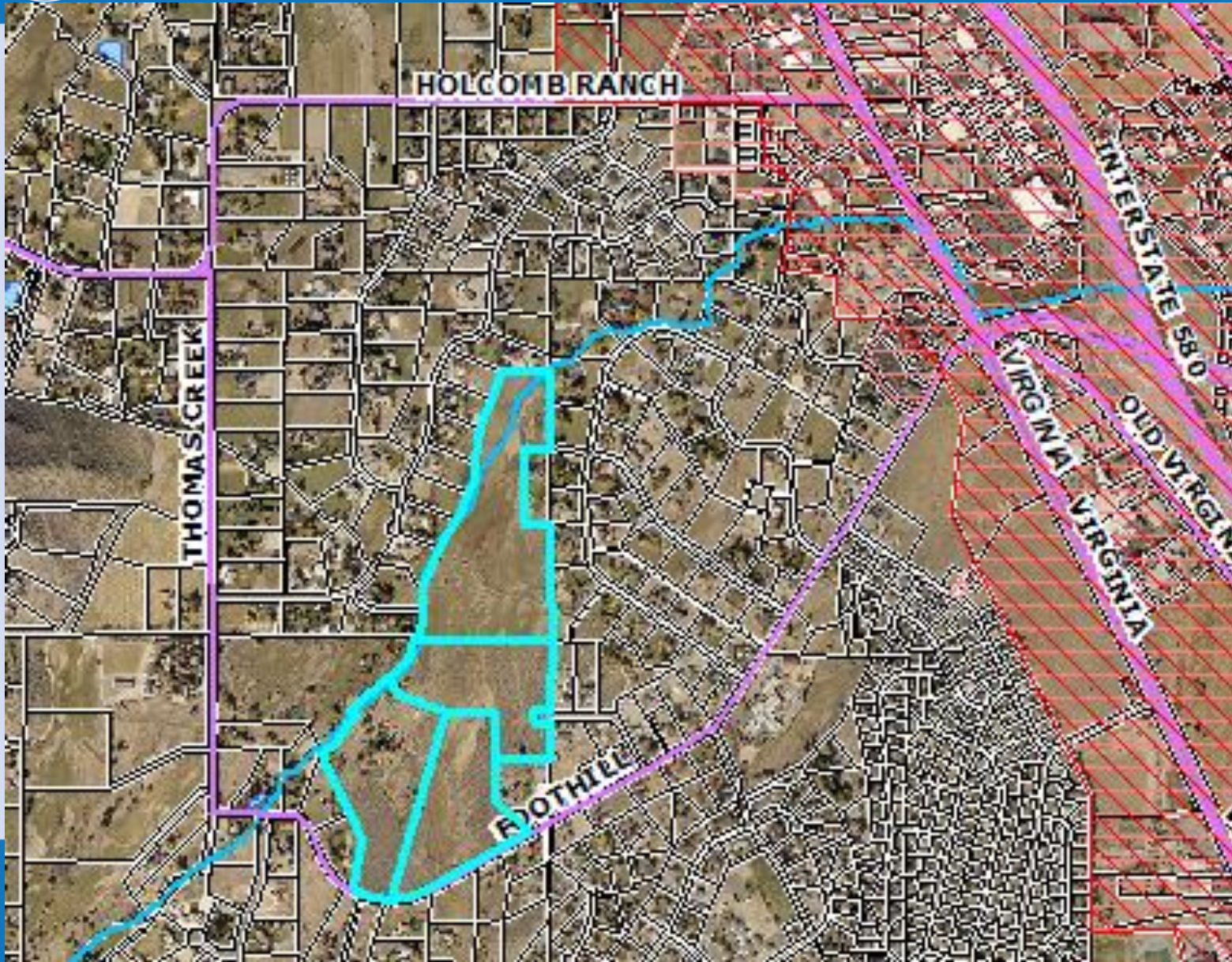


Request

- **The development is subject to the requirements of Article 418, Significant Hydrologic Resources, with the western portion of the site adjacent to Thomas Creek**
- **Also, the proposal exceeds the threshold for major grading per Washoe County Code 110.438.35 and will result in ± 7.43 acres of disturbance including $\pm 11,543$ CY of excavation and $\pm 6,674$ CY of imported material.**

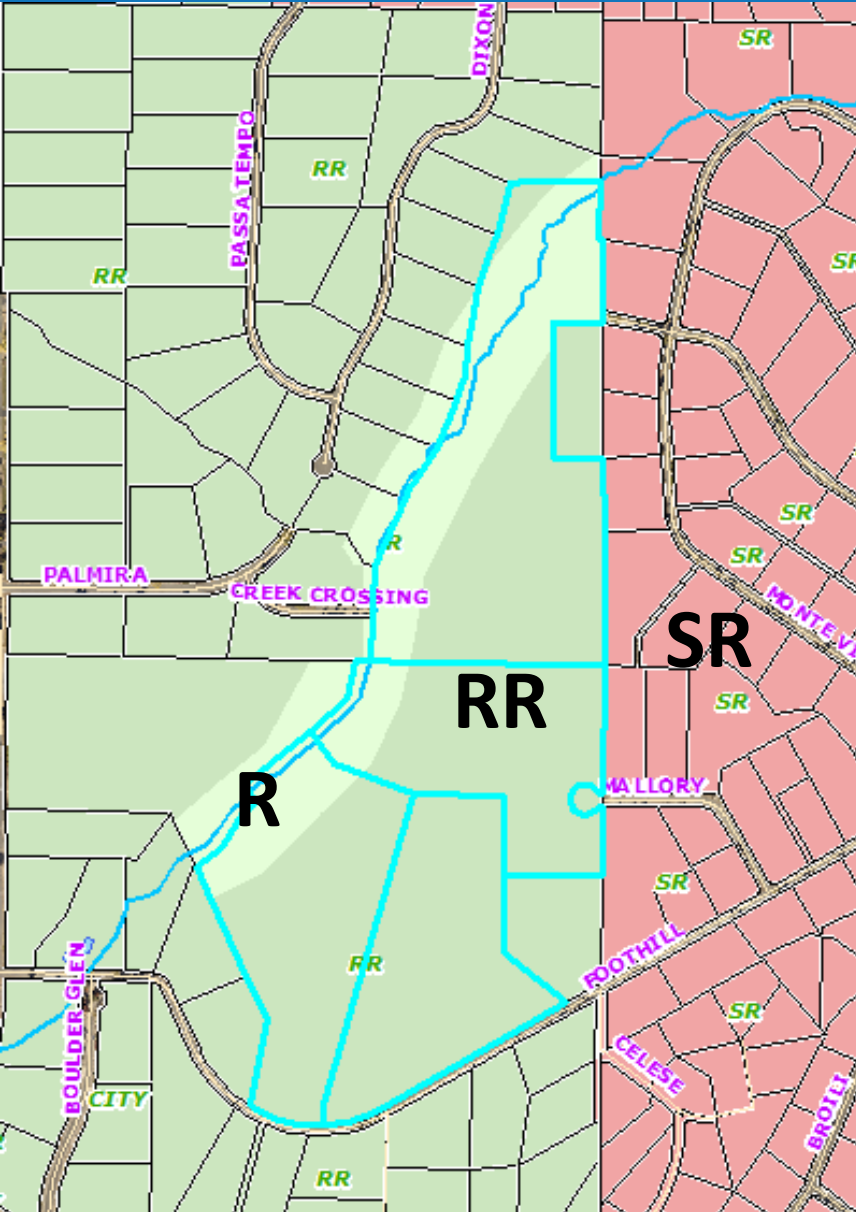


Vicinity Map

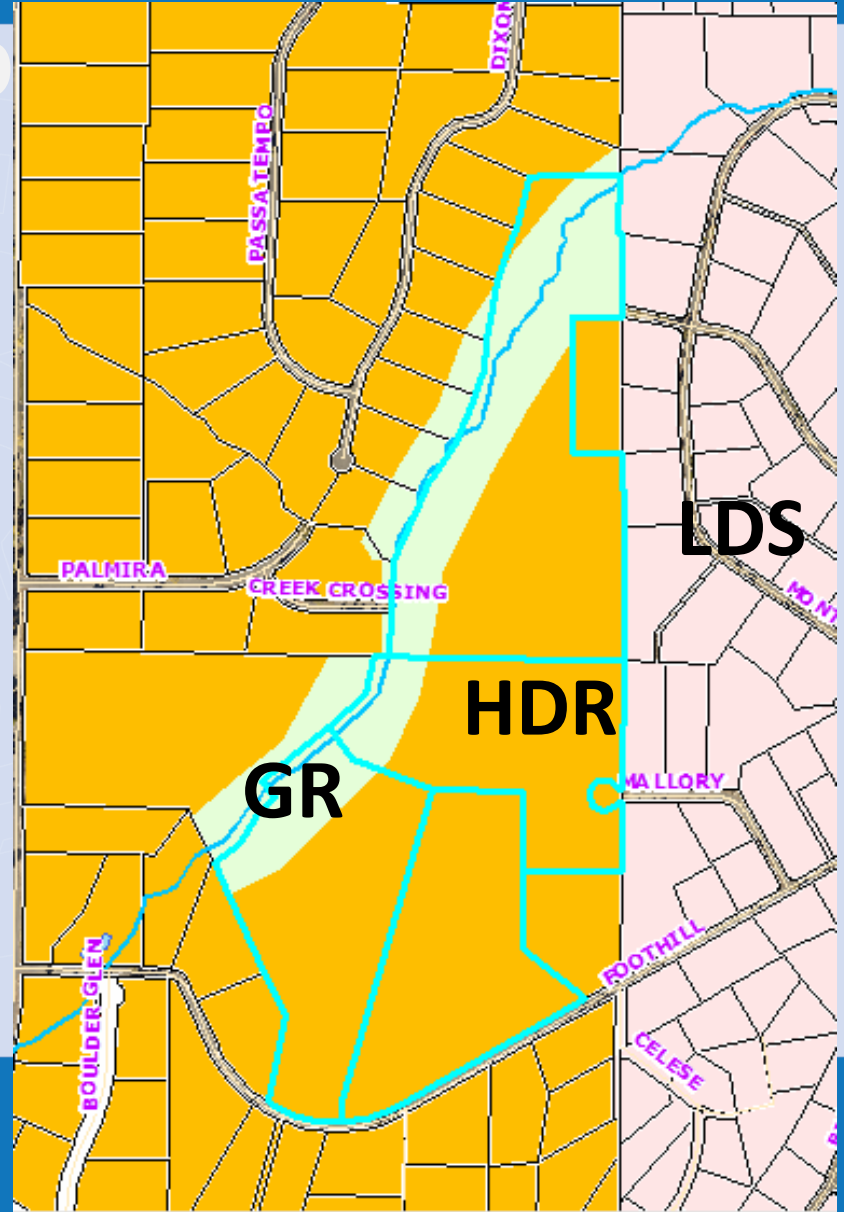




Master Plan & Regulatory



Zo





Area Plan

- **The parcels are located within the Southwest Truckee Meadows Area Plan, within the Lakeside/Holcomb Suburban Character Management Area**
- **The setbacks for the proposed development will meet the Washoe County code for HDR, 30 feet in the front and rear and 15 feet on the sides**

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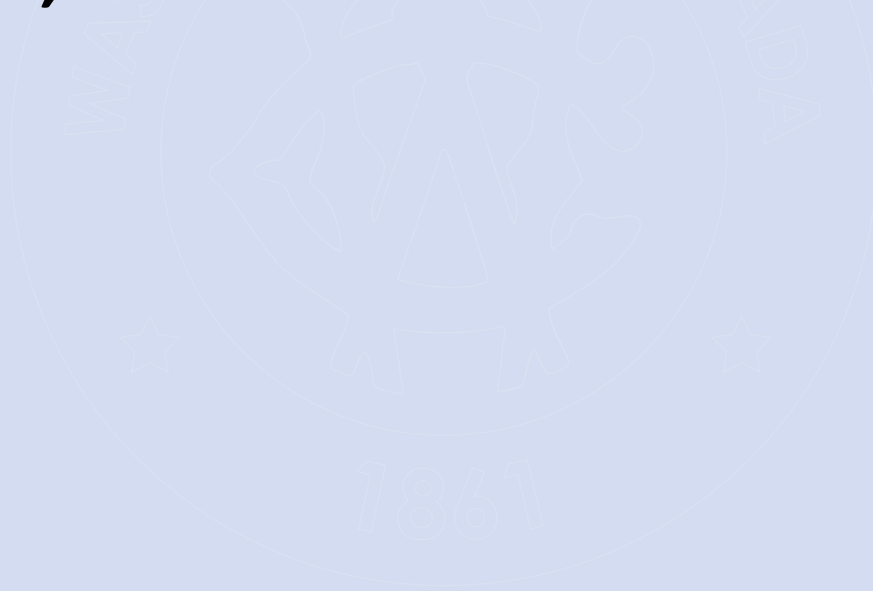
Regulatory Zoning

- The parcels bordering Thomas Creek have a regulatory zones of GR and HDR and GR has a minimum allowed lot size of 40 acres per code.
- The parcels are permitted to be divided, per Interpretation 03-2 that states the following:
- “When a development application includes a perennial stream that has been mapped as GR regulatory zone, the GR area based on the perennial stream may be divided when the provisions of Article 418, Significant Hydrologic Resource, will apply and Community Development staff determine that Article 418 will provide an equivalent or greater level of protection to that afforded by GR”.



Site Characteristics

The site is relatively flat with native shrubs and a scattering of trees throughout the site and a ranch house, that will be removed





Wetlands

Thomas
Creek

Foothill
Road



Last Chance
Ditch



Wetlands

- There are several areas, identified as potential wetlands, on the Southwest Truckee Meadows Area Plan, Development Constraints Suitability map within the development site
- The applicant has discussed the areas with the Army Corp of Engineers (ACOE)
- A submitted delineation report on the three southern parcels concluded that no wetlands were present
- The applicant is currently awaiting the ACOE decision on the potential wetlands along Thomas Creek on the northern parcel
- A condition has been included addressing potential wetlands for the development on the northern parcel



Significant Hydrologic Resource (SHR)

- The proposed development is along Thomas Creek, which is identified per Washoe County Code Article 418 as a significant hydrologic resource (SHR)
- The applicant is required “prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area” to address special review considerations per WCC 110.418.30
- Staff has reviewed and concluded that the applicant has provided the necessary responses to the required special review considerations as shown in the staff report



**Critical Stream
Zone Buffer Area
– 30 ft. (orange)**

**Sensitive Stream
Zone Buffer Area-
150 ft. (pink)**

Thomas Creek





Thomas Creek

- **The site is currently, and has historically been used to graze cattle, which has managed some of the growth of the vegetation along the Thomas Creek**
- **The southern portion of the creek is overgrown with willows, while the northern section is not**
- **The developers would like to clear the area around the creek to be more like the northern portion and will need to comply with Washoe County Code, which requires that, “disturbed riparian areas shall be revegetated with native riparian vegetation.”**



Southern portion of Thomas Creek





Northern portion of Thomas Creek





Last Chance Ditch

- **The northern parcel (APN: 162-240-01) is owned by the Casazza Ranch Estates, LLC and the Last Chance Ditch crosses this parcel west to east**
- **The Last Chance Ditch currently tends to catch the runoff from areas upstream of the ditch**
- **The ditches are not to be used for runoff and the developer will re-route runoff water away from the ditch to Thomas Creek, which will minimize flooding of properties downstream of the ditch**



Last Chance Ditch

- **A drainage channel will be added along the eastern border thorough the development to Thomas Creek, to further protect properties within the development and downstream along the ditch from ditch flooding issues**
- **There are three existing culverts under Foothill Road to transport runoff from the development to the south**
- **The applicant will be conditioned to preserve easements to the ditch**



Grading

- The grading of the development exceeds the major grading thresholds of WCC 110.438.35 for: grading an area of more than four acres; excavating more than 5,000 CY of material; and importing more than 5,000 CY of material
- Approximately 7.43 acres of the 75.88-acre property will be disturbed, with a total of $\pm 11,543$ cubic yards (CY) of material will be excavate and $\pm 6,674$ CY of material will be imported
- The applicant indicates the grading will facilitate the development of the site for the proposed custom 24 lots, the roadway and drainage areas



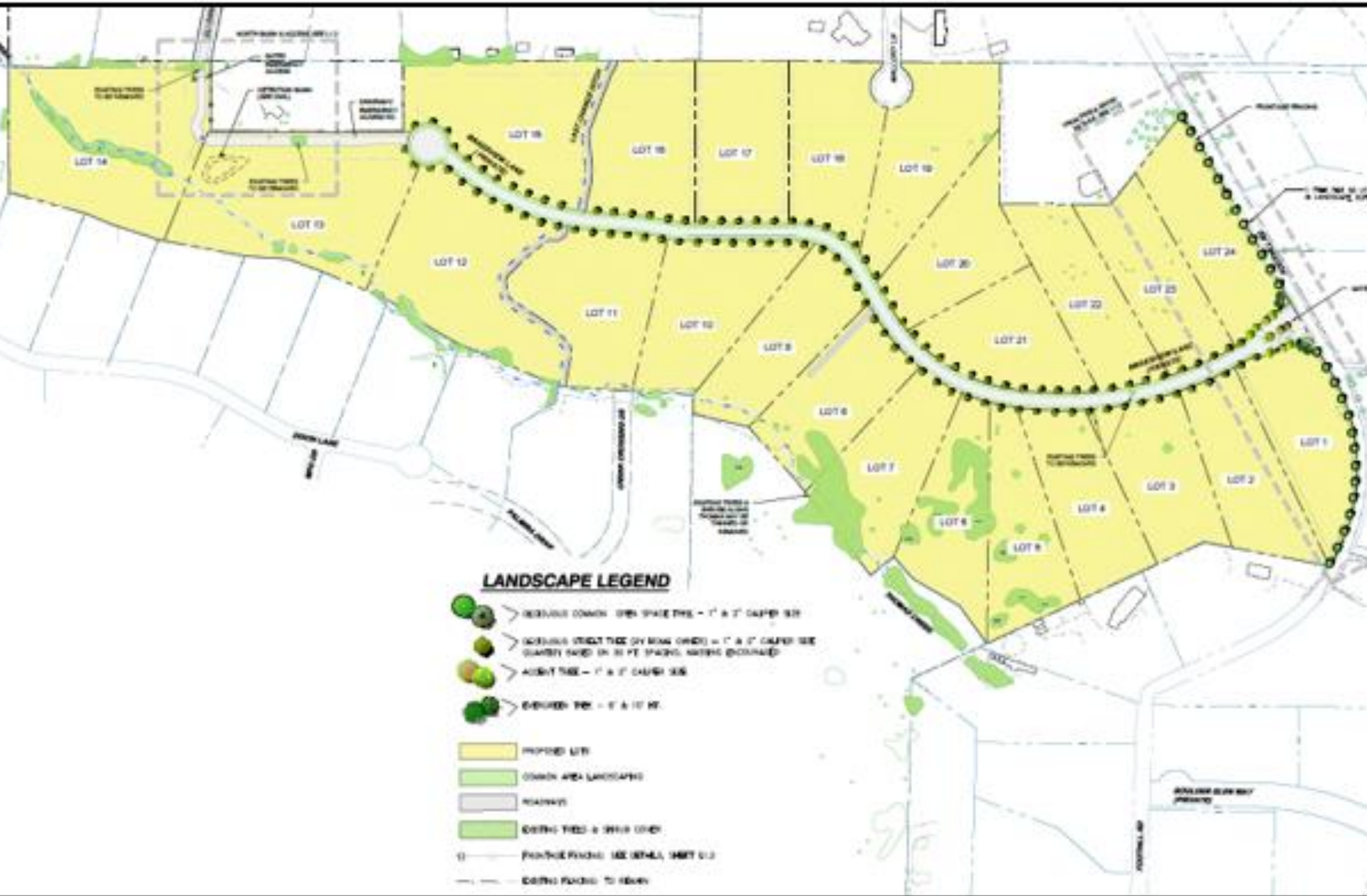
Water & Sewer

- **The sewer service will be provided by Washoe County and water service by Truckee Meadows Water Authority (TMWA)**
- **Wastewater from the site will be collected in an on-site public gravity sanitary sewer pipeline that will be owned by Washoe County and will meet County requirements**
- **Other utilities including power, gas, and solid waste disposal are available in the area.**



Roadways & Traffic

- **The street through the development will be private and maintained by the HOA**
- **Access to the site will be a gated entry from Foothill Road, with turnaround bulbs at the entrance**
- **The end of the road will be a cul-de-sac, with a gated driveway to Eli Drive to provide emergency access**
- **The proposed private roadway will conform with Washoe County public street standards**
- **The average daily trips (ADT) for the development is 227 ADT, with 18 AM peak trips and 24 PM peak trips**



LANDSCAPE LEGEND

-  RECEIVING COMMON - ONE SPACE TREE - 1" & 2" CALIPER SIZE
-  RECEIVING STREET TREE (BY ROWS OTHER) - 1" & 2" CALIPER SIZE QUARTER SPACING OR 30 FT SPACING, MATING ENCOURAGED
-  ACCENT TREE - 1" & 2" CALIPER SIZE
-  EVERGREEN TREE - 6" & 10" HT.
-  PROPOSED LOTS
-  COMMON AREA LANDSCAPING
-  ROADWAYS
-  EXISTING TREES & OTHER OBJECTS
-  PROPOSED PARKING - SEE DETAIL, SHEET 012
-  EXISTING PARKING - TO REMAIN





Schools

- **The proposed development is zoned for Lenz Elementary School, Herz Middle School and Galena High School**
- **The project is calculated to generate up to 6 elementary students, 2 middle school students, and 2 high school students**
- **The school district anticipates no conflicts with the number of students generated by the proposed development**



CAB

- **South Truckee Meadows/Washoe Valley CAB reviewed the application on April 1st and all members unanimously recommended the application.**
- **The comments included:**
 - Single point access/ traffic on Eli Drive
 - Traffic and speeds on Foothill Road
 - Last Chance ditch access and irrigating
 - Safety issues for school students on Foothill Road
 - Zoning questions



Reviewing Agencies

The application was sent to the following departments/agencies:

- **Washoe County Community Services**
 - Engineering and Capital Projects
 - Water Management
 - Parks
- Washoe County Health District
- Washoe County Sheriff
- Truckee Meadows Fire Protection
- Regional Transportation Commission (RTC)
- Washoe County School District
- Washoe-Storey Conservation District
- Nevada Division of Water Resources
- Nevada Division of Environmental Protection
- Nevada Division of Wildlife

No recommendations for denial were received.



Tentative Subdivision Map Findings

Staff was able to meet the Finding:

1. Plan Consistency;
2. Design or Improvement;
3. Type of Development;
4. Availability of Services;
5. Fish or Wildlife;
6. Public Health;
7. Easements;
8. Access;
9. Dedications; and
10. Energy.



Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM21-008 for Thomas Foothill, LLC, with the condition included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the Special Review Considerations in Washoe County Code Section 110.418.30