

Washoe County Planning Commission



WTM22-003

(West 2nd Ave Highlands)

May 3, 2022

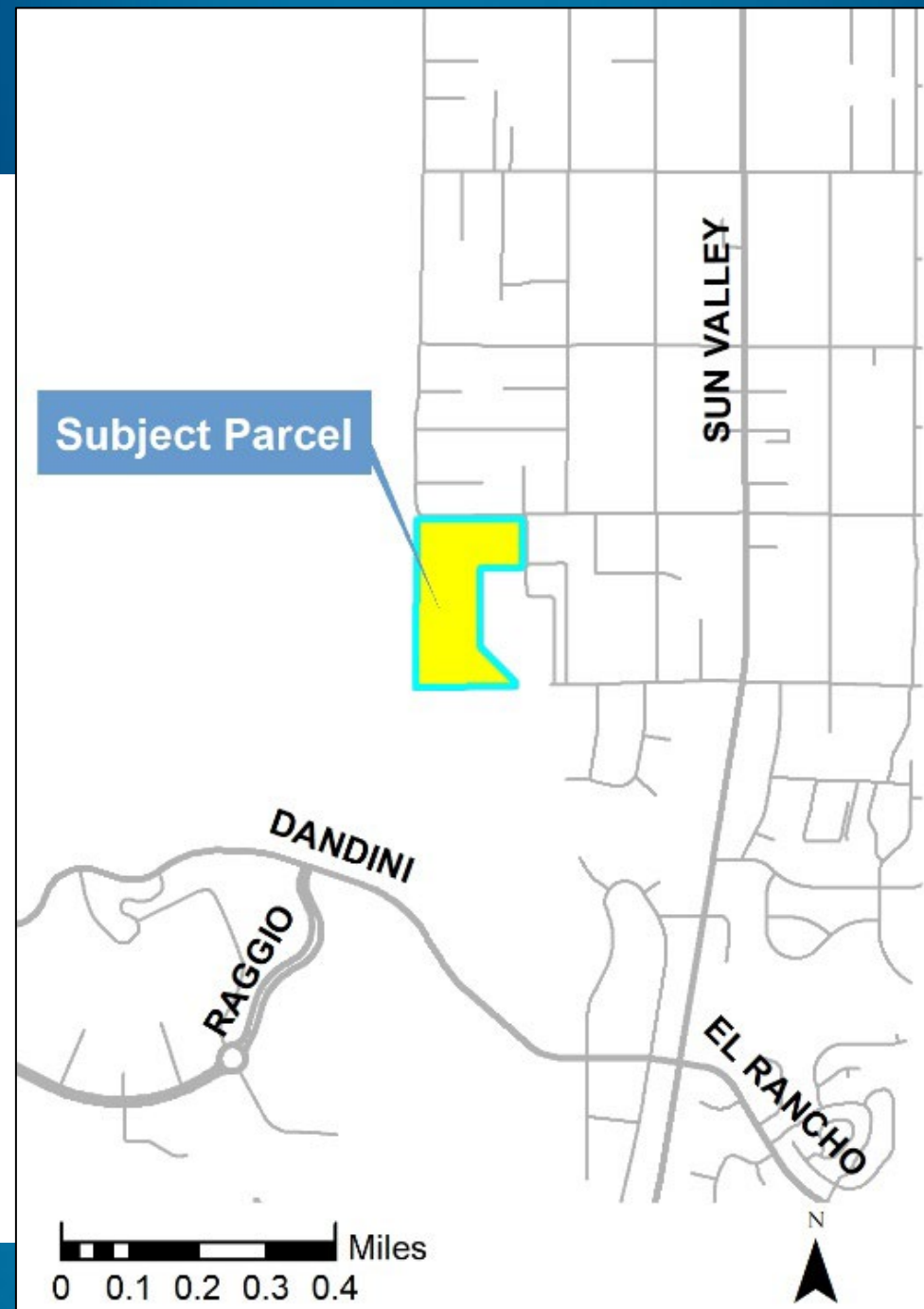
Project Request



- A request for a 48-lot residential common open space tentative subdivision map with lots ranging in size from 4,999 square feet to 15,058 square feet on one parcel totaling 18.27 acres.
- To approve associated major grading for 10.26 acres of ground disturbance, including 43,500 cy of cut and 45,900 cy of fill for the proposed tentative map.

Vicinity Map

- Located off West 2nd Avenue
- West of Lois Allen Elementary School



Evaluation



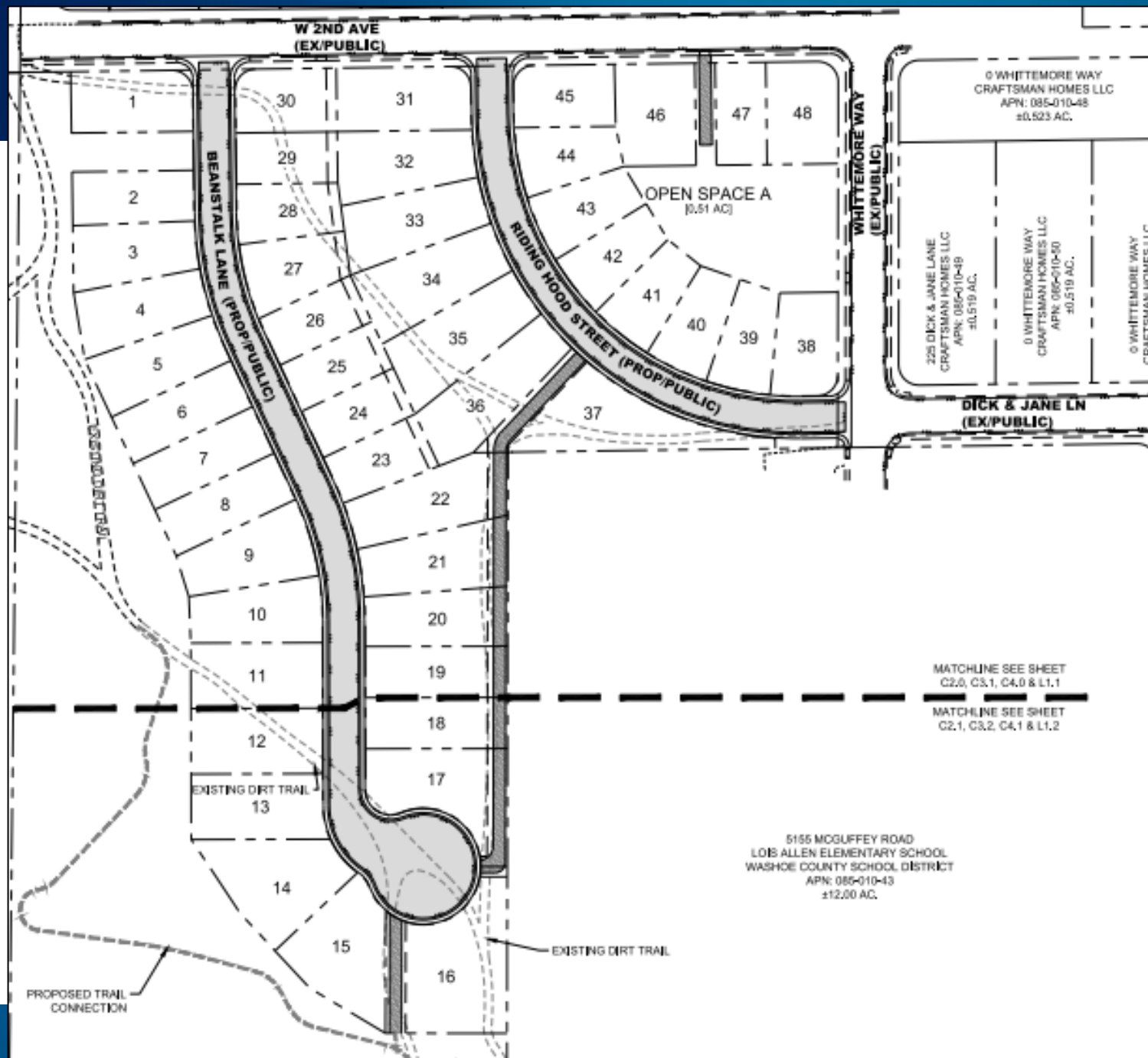
- The site will be developed with 48 single family detached residences on the 18.27-acre site.
- Existing Zoning is Medium Density Suburban (MDS) which allows for 3 units per acre.
 - After the Boundary Line Adjustment, the parcel will be 17.22 acres.
 - 17.22 acres at 3 du/ac allows for 51.66 lots.
- The lot sizes will range in size from 4,999 square feet to 15,058 square feet.
- Located in the Sun Valley Planning Area.
 - Parcel is within the Sun Valley Suburban Character Management Area.
 - The Suburban Character Management Area (SCMA) is a designated growth area for the Sun Valley Area Plan.

Grading



- The proposed grading consists of a total of 43,500 cubic yards of cut and 45,900 cubic yards of fill.
- The proposed grading is in line with similar developments within the Sun Valley Planning Area.
- The maximum slope grade proposed is 3:1.
- Retaining Walls are proposed on Lots 14 and 15.
- Maximum wall height is 6 feet.

Site Plan



Site Characteristics



- The parcel has a master plan designation of Suburban Residential (SR), as do the parcels to the north and west.
- The parcel to the west is Open Space (OS) and is where the Red Hill Open Space is located.
- The parcel's regulatory zone is Medium Density Suburban (MDS), as are the parcels to the north and west.
- The school to the west has a regulatory zone of Public and Semi Public Facilities (PSP).
- The parcel to the east has a regulatory zone of Open Space (OS).

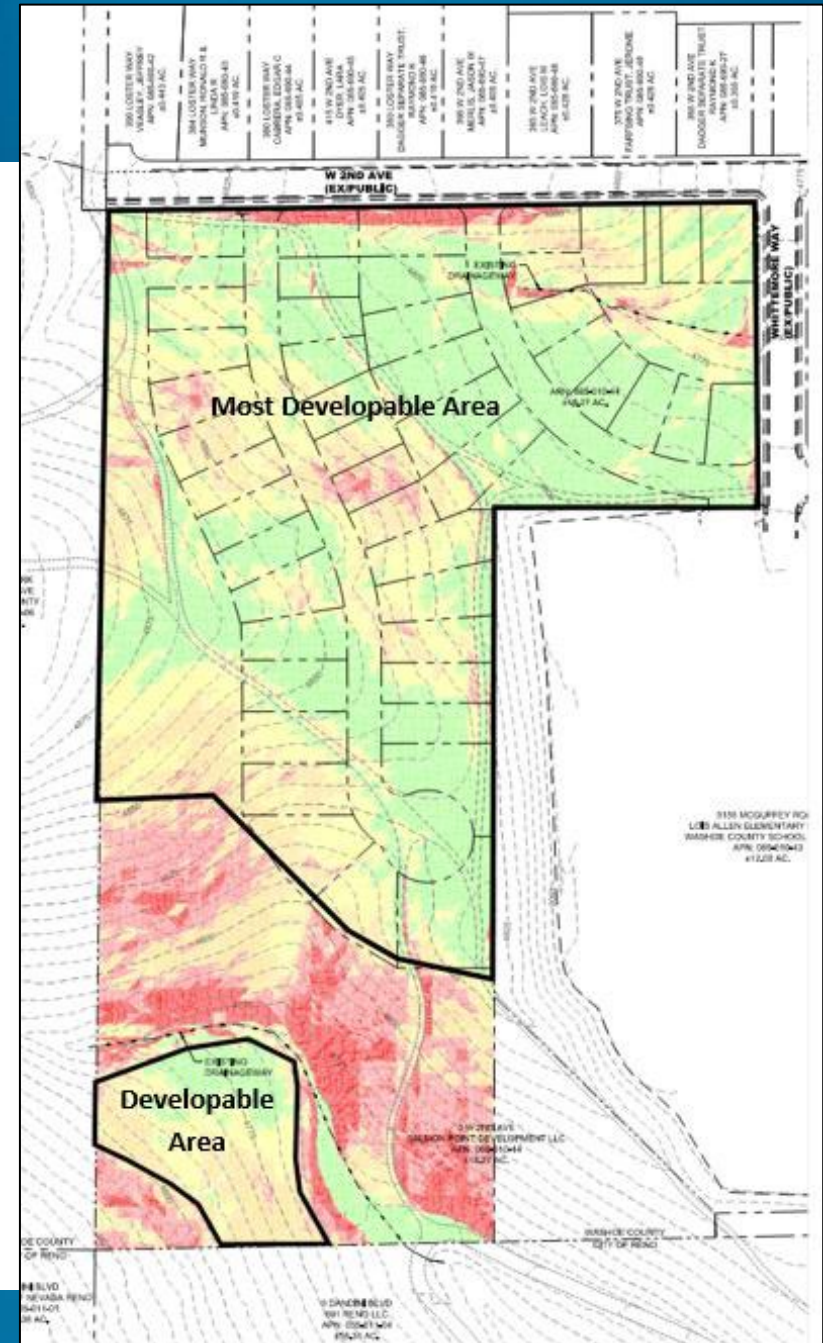
Site Characteristics



- Topography of the site includes areas that are steeper, which will be included with the proposed common open space, and areas that are flatter and most suitable for development.
- Areas that have greater than 30% slopes must be designated as permanent common open space and the uses shall be limited to paths, trails, outdoor recreation, utilities and drainage improvements.
- The applicant is proposing trails.

Slope Analysis

- Green = 0-15% slopes; most suitable for development.
- Red = 30% or greater slopes; not suitable for development.



Utilities



- Sewer service and municipal water will be provided by Sun Valley General Improvement District (SVGID).
- Other utilities, including electric, gas and solid waste disposal are available in the area.

Roadways and Traffic

- The site is located off West 2nd Avenue.
- The site will have three access points, two of the access points are off West 2nd Ave. The third access is off of Whittemore Way.
- The internal roads are proposed to be dedicated to the County as public streets.
- The applicant states that the development will generate 452 average daily trips (ADT), with 34 AM peak hour trips and 45 PM peak hour trips.
- The overall traffic is not anticipated to have a significant impact to the area.

Maintenance

- The applicant is proposing to dedicate 7.05 acres of common open space to Washoe County to be included in the Red Hill Open Space area.
- The applicant will create a Homeowners Association (HOA) or Landscape Maintenance Agreement (LMA) to maintain the common open space, including any open space that may be dedicated.
- Common Open Space Developments require a 3-year maintenance plan as well as the permanent preservation and on-going maintenance of the common open space.

Article 408, Common Open Space



- The purpose of Article 408, Common Open Space Development, is “to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.”
- Staff has concluded that the application meets the purpose of Article 408 by providing open space and achieves a more efficient use of land, with smaller lots and lot clustering on the flatter areas of the parcel.
- Areas of steep slope and potential drainage areas are proposed to be common open space areas.

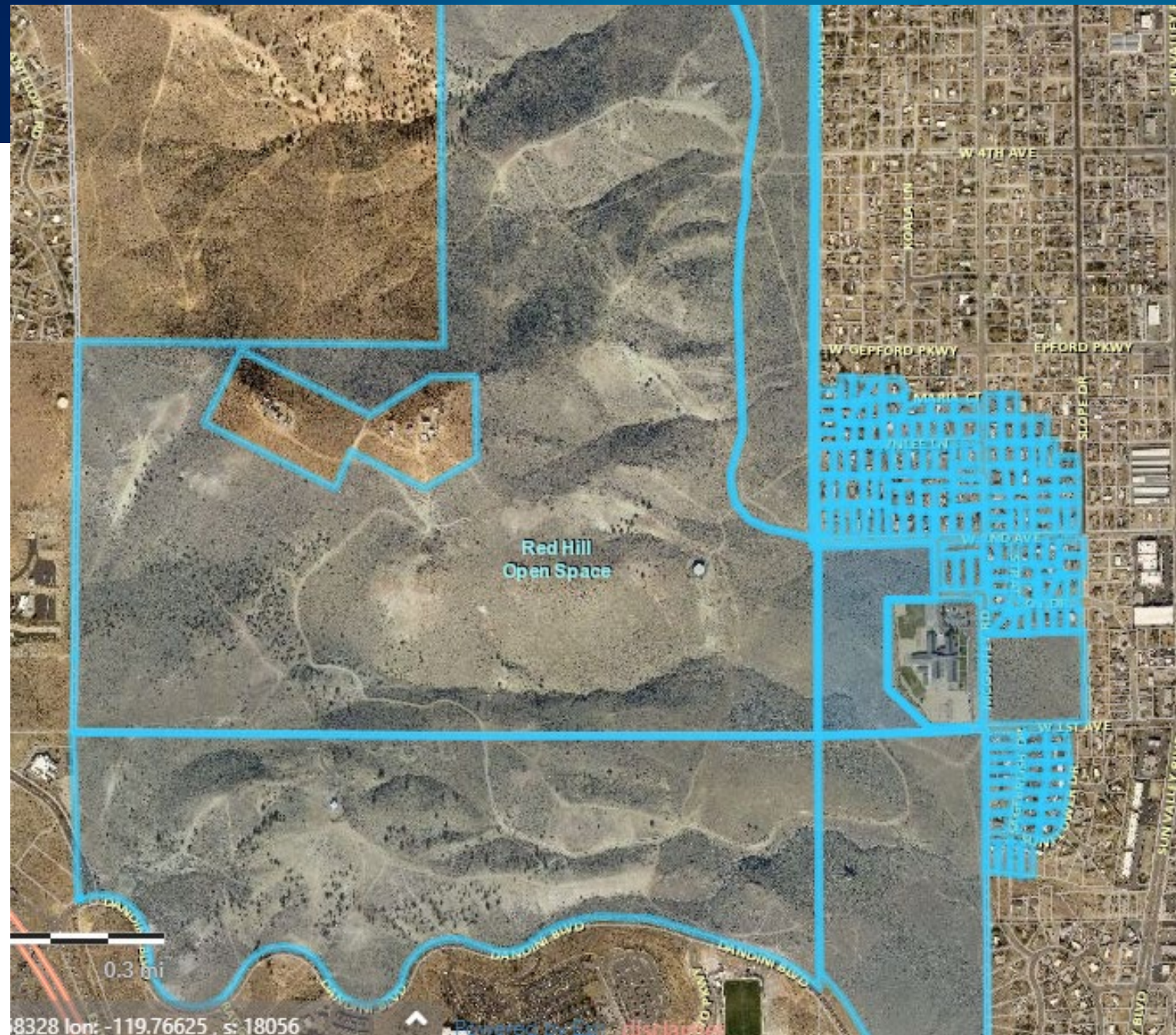
Neighborhood Meeting



- The applicant hosted an in-person neighborhood meeting on March 31, 2022.
- The meeting was held at Hobey's Casino and started at 6:00 PM.
- 9 Members of the public participated.
- The meeting ran for 1 hour, with individual conversations for 45 minutes after the meeting was held.
- 131 notice cards were sent.

Noticing

- 154 Parcels within 1,000 feet were noticed.



Findings



- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;

Findings cont....



- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.



Possible Motion

Approval with Conditions: 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 WTM22-003 for Salmon Point Development, LLC, along with the applicant's request to vary the development code standard in Washoe County Code 110.438.45(c), with the conditions of approval included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

Thank you

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