

Washoe County Planning Commission



WSUP22-0001 & WTM22-001 (Continuum of Care Cottages)

April 5, 2022

Special Use Permit & Tentative Subdivision Map Request



This is a request for:

- A special use permit (SUP) for a continuum of care facility for seniors in accordance, with Table C-3 of the Spanish Springs Area Plan and for major grading of 55,000 CY of imported material
- A common open space tentative subdivision map on 21.5 acres for 136 lots, ranging in sizes from 2,004 SF to 2,400 SF



SUP Evaluation - Medical Care



- Continuum of Care (COC) is a commercial use, and the definition requires “housing, activities and twenty-four-hour skilled nursing or medical care to allow for adults to age in place.”
- The applicant has indicated that the development will provide an emergency medical station, which will be located at the public entry of the Village Center and available 24 hours a day, 7 days a week.
- The medical station will include a defibrillator, a fully stocked first aid kit, and a heart monitoring device and the residents will also be offered the option to wear a 24/7 mobile emergency control device.
- The applicant also states, “Staff will be provided basic medical and first aid training and will be available 24/7 to be at a resident's side should such an emergency call button be activated” and staff servicing the medical station are required to have completed and maintained Basic Life Support (BLS) certification.

SUP Evaluation - COC Activities



- Concerning COC activities on site, the Village Center will have a fitness center, dog wash, bistro, activities room and common area.
- Outside activities will include a bocce ball, horseshoe and other lawn game areas.
- The Village Center will also have a range of social activities and programs for the residents.
- Center staff will arrange for on-going speakers on a range of health and wellness topics.
- The application indicates that these amenities should provide the residents with the opportunity for social engagement and limit isolation.

SUP Evaluation- Housing



- Concerning COC houses, the residences will be one story and will be built to accommodate seniors with zero thresholds, wider halls and doorways, support handles in the bathrooms and other bath amenities, along with motion censored lighting in appropriate locations and fire sprinklers in all units.
- The applicant states that universal home design features will be utilized to help preserve a safe living environment for aging residents.
- The houses will be individually owned and the applicant states, “allowing for fee simple ownership in a safe home with supportive services will enable seniors to live independently longer while maintain their financial savings.”

SUP Evaluation- Grading



- The site is relatively flat; however, the applicant is proposing to import 55,000 cubic yards of material for construction and this amount exceeds the major grading threshold per 110.438.35 and requires a SUP.
- No material is anticipated to be exported.
- All disturbed areas will be either developed with buildings or landscaped.
- There is a potential of rockery type walls, no more than 6 feet high along the western and eastern areas of the site.

TM Evaluation



- The site will be developed with 136 single family detached residences on the 21.5-acre site.
- The gross density is 6.3 units per acre with 4.67 acres of right-of-way and 10.42 acres of common space.
- The lot sizes will range in size from 2,004 SF to 2,400 SF with zero lot line setbacks with a minimum 10-foot separation between structures.
- The proposal is for three residential house plans and styles with 2 bedrooms or 2 bedrooms and a den, with 2-car garages and 2 parking spaces in the driveway.
- The facility is planned to be primarily located on a 20.75-acre parcel, APN: 532-032-05 with some of the planned outdoor activities located on 0.81 acres of APN: 532-032-16, a portion of an 11-acre parcel, with a connecting pathway
- Both parcels are owned by the same owner.







Plan 1 Contemporary Ranch Schematic Perspective



Plan 2 Traditional Ranch Schematic Perspective



Plan 3 Rustic Ranch Schematic Perspective



Plan 1 Floor Plan- 1,273 SF



Plan 2 Floor plan- 1,400 SF

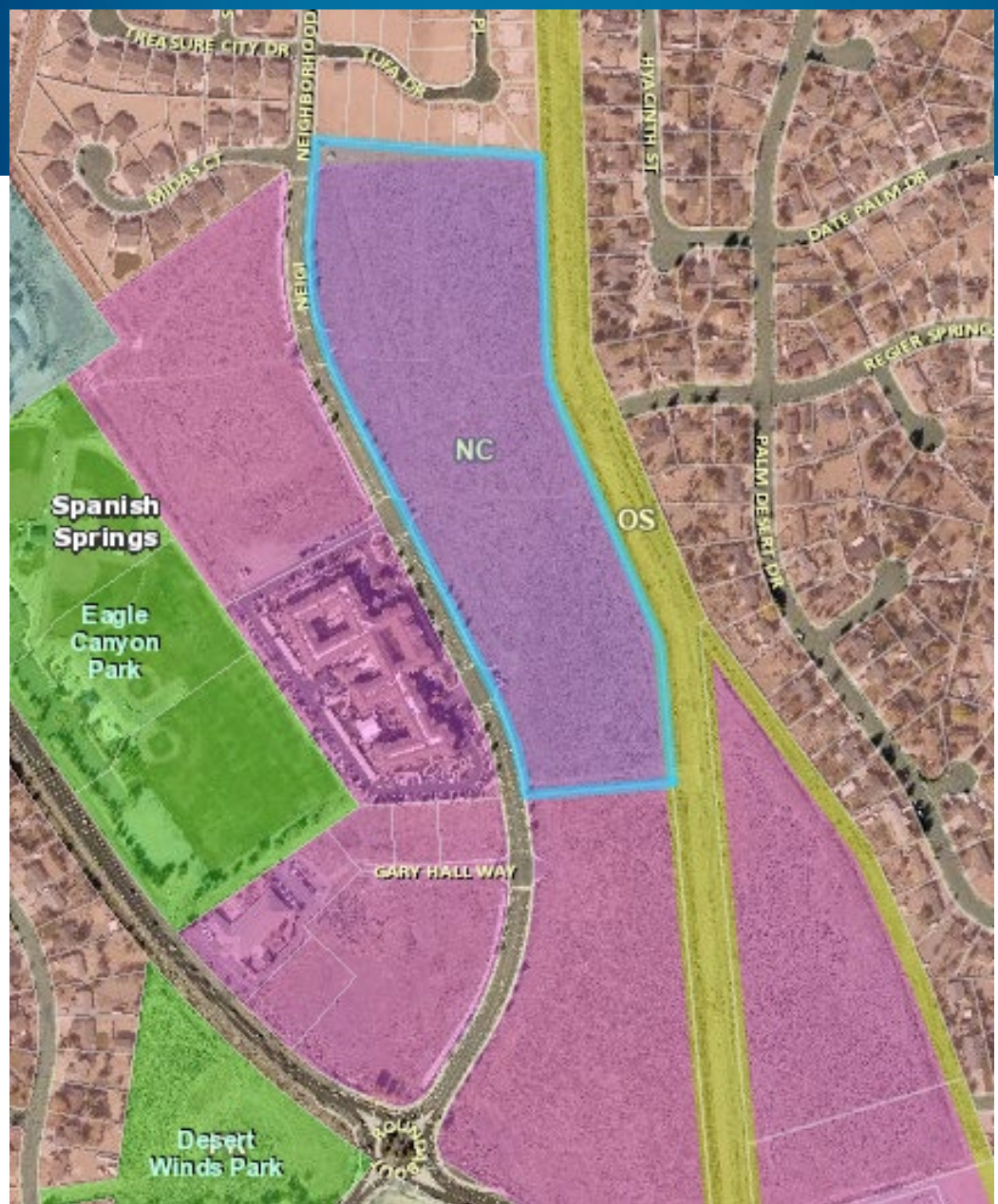


Plan 3 Floor Plan- 1,579 SF

Site Characteristics



- The parcel has a master plan land use designation of Commercial (C), as does the parcel to the south and the parcels across Neighborhood Way.
- The parcel to the east is Open Space (OS) and is where the North Spanish Springs Flood Detention Facility outlet channel is located and the parcel to the north is Suburban Residential (SR), where the Eagle Canyon subdivision is located.
- The parcel's regulatory zone is Neighborhood Commercial (NC) as is the parcel to the south and the parcels across Neighborhood Way.
- The parcel to the east is Open Space (OS) and the parcel to the north is Medium Density Suburban Residential (MDS), where the Eagle Canyon subdivision is located



Site Characteristics



- There are other senior housing facilities located in the area including:
- The recently approved Vintage at Spanish Springs, a 257-unit four-story building continuum of care facility is located at the corner of Eagle Canyon and Neighborhood Way.
- Silverado Continuum of Care Community, a 157-unit continuum of care rental community was approved in 2002 and is located across Neighborhood Way from the site.
- Cascades of the Sierras, an assisted living and memory care facility is also located across Neighborhood Way.

1. Vintage @ Spanish Springs
2. Cascades of Sierra
3. Silverado Continuum



Utilities & Public Services



- Sewer service will be provided by Washoe County and water service by Truckee Meadows Water Authority (TMWA).
- In TMWA's report, it is indicated that there is adequate water supply and storage capacity for the project.
- Other utilities, including power, gas and solid waste disposal are available in the area.
- The closest fire station is Station 46 located approximately 1 mile from the site at the intersection of Rockwell Blvd. and La Posada Drive.

Drainage



- The drainage of the site will consist of sheet flows from the buildings to the street into a system of gutters.
- Onsite flows will be directed to the existing channel to the east the North Spanish Springs Flood Detention Facility outlet channel and this channel. flows south toward Eagle Canyon Drive and ultimately to the Sparks Regional Detention Basin, North Truckee Drain and the Truckee River.
- There is also a channel west of Neighborhood Way that discharges south of the project.
- The existing drain ways have the capacity to handle the proposed flows with no negative impacts to the adjacent or downstream properties, according to the applicant.

Roadways & Traffic

- The site is located off Neighborhood Way, a two-lane arterial street with a center median and sidewalks on both sides.
- The site will have three access points with the middle access as the primary entrance and the other two will be gated for emergency access only.
- The internal roads will be private.
- The applicant states that the development will generate 301 average daily trips (ADT), with 10 AM peak hour trips and 27 PM peak hour trips.
- The proposed improvements will include signage and stripping.
- The overall traffic is not anticipated to have a significant impact to the area.

Parking



- For COC use the code allows the number of parking spaces to be determined during the SUP process.
- The residence will have 2-car garages and 2 parking spaces in the driveway.
- There will be an additional 90 spaces for guests located throughout the site.

HOA



- The applicant has requested to create a common open space commercial subdivision with 136 lots as a continuum of care facility, a commercial use type, which will require a business license and the HOA will obtain and maintain the business license for the commercial use.
- This is the first request in Washoe County for this type of use as a common open space commercial subdivision development with residential homes.
- This request requires a guarantee that the homeowners will maintain the commercial use while owning their own homes.
- The applicant states that an HOA will be established that will be governed by CC&Rs recorded against all real property in the Project and that the CC&Rs create deed restrictions on all housing units requiring compliance with continuum of care (COC) features and obligate the HOA to provide COC services.

- The CC&Rs will have age restrictions so that at least one resident in each residence will be a senior 62 years and older.
- The HOA will “maintain and operate common area - landscaping, streets, open space, COC amenities such as the Village center clubhouse- and provide COC services described in the application.”
- Additionally, the application and staff report provides further HOA information, and the conditions of approval provides further HOA requirements.

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.
- The proposed paths and common areas, will provide areas to gather, and encourage a sense of community.

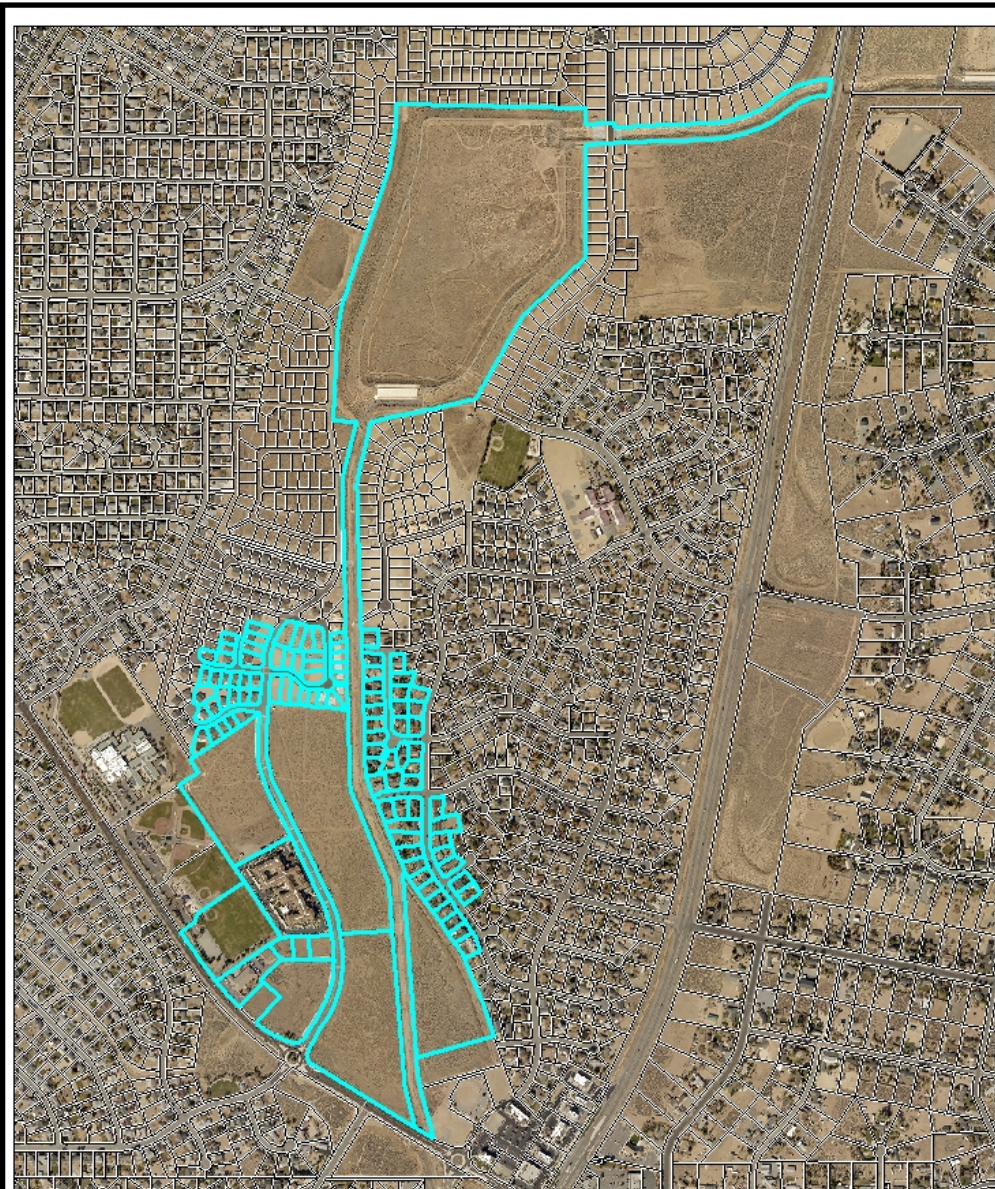
Neighborhood Meeting



- The applicant hosted a virtual neighborhood meeting on March 30, 2022.
- Notices were sent to 105 property owners and one person participated in the meeting.
- The meeting lasted approximately 35 minutes and included a presentation on the project by the applicant.
- The participant asked questions regarding projected timeline to start construction, if this would be a gated community, and about the adjacent trail along the flood channel.

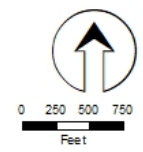
Noticing

Property owners within 500 feet of the site were noticed and 106 notices were sent out.



WTM22-002 COC Cottages

Noticing Map - 500 feet



Community Services
Department



WASHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Source: Planning and Building Division

Date: 1/12/2022

Reviewing Agencies



- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.

Findings



Staff is able to make all the findings as explained in the staff report.



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 Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001 for Silverado Homes NV Inc., with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and all ten findings in accordance with Washoe County Code Section 110.608.25.

Thank you

Julee Olander, Planner
Washoe County CSD – Planning Division
jolander@washoecounty.gov
775-328-3627

