

Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WTM22-004 & WPVAR22-0003 (Highland Village Phase 2)

December 6, 2022

Request

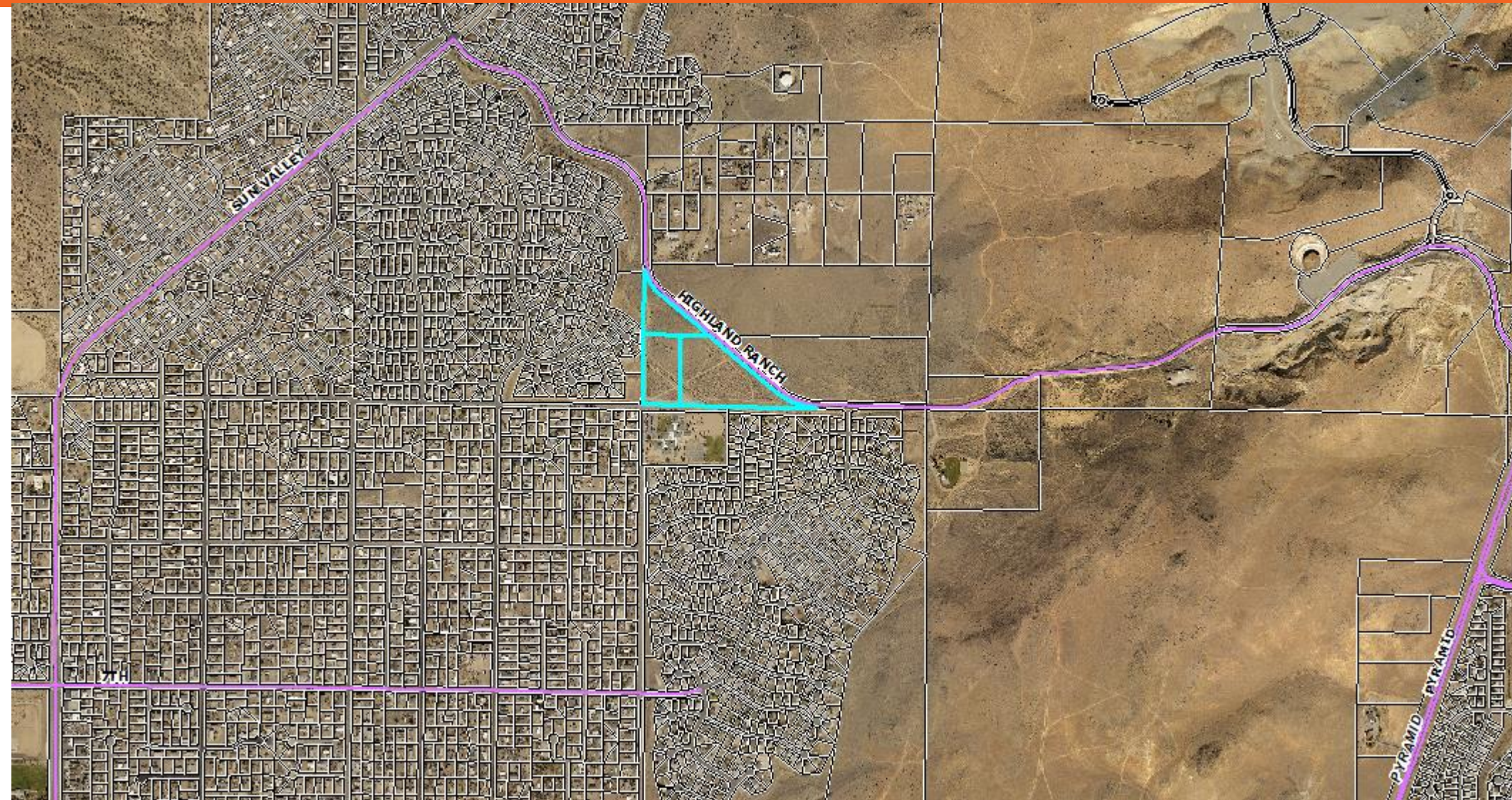


This is a request to approve a common open space tentative subdivision map on 18.4 acres for 73 lots, ranging in size from 3,533 SF to 10,460 SF; and to vary the grading standards in WCC 110.438.45(a) to allow 2:1 slopes.

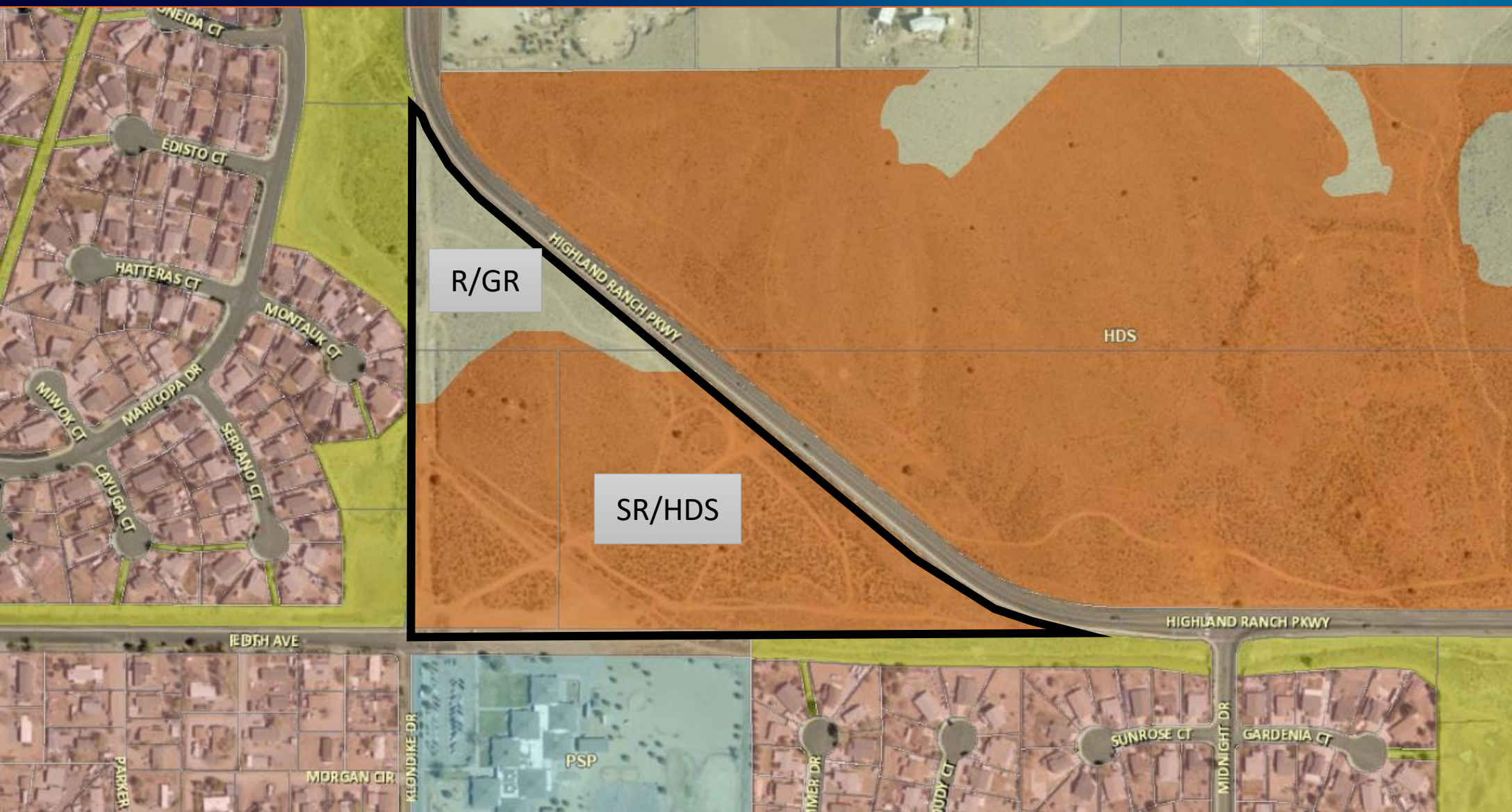
Vicinity Map



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Zoning



Neighboring Sites

- The Stone Canyon subdivision is located to the south along Highland Ranch Pkwy. and E. 9th Avenue.
- The Stone Creek subdivision is located to the west and Palmer Elementary school is located to the south.
- The subject parcels are within the Suburban Character Management Area (SCMA) of the Sun Valley Area Plan, which has been identified as an area for residential growth.

Background

- The applicant had previously applied for a master plan and regulatory zone amendment (WMPA21-0008 & WRZA21-0005)
- To reconfigure the boundaries of the master plan designation of suburban residential (SR) and rural (R) and regulatory zoning of low density suburban (LDS) and general rural (GR) on three adjacent parcels totaling 18.4 acres.
- The request included changing the regulatory zoning from LDS to high density suburban (HDS).
- The Planning Commission approved the request on December 7, 2021.

Background

- The Board of County Commissioners (BCC) heard the request on April 12, 2022 and instructed staff and the applicant to come back to the BCC with a development agreement, limiting the number of lots.
- The item was returned to the BCC on August 16, 2022, and the master plan and regulatory zone amendments were approved and the 1st reading of the development agreement (DA) was held limiting the gross density to 4.5 dwelling units per acre for the 18.4-acre project area for a maximum of 82 total dwelling units.
- On September 13, 2022, the BCC approved the 2nd reading of the DA
- The master plan amendment was heard by the Truckee Meadows Regional Planning Agency (TRMPA) on November 21, 2022 and it was determined to be in conformance with the regional plan.

Request Evaluation

- The applicant is requesting a tentative subdivision map to develop two parcels totaling 18.4 acres as a common open space development with 73 single family lots.
- The application also is requesting to vary 110.438.45(a), to allow for finished grades steeper than 3:1 slopes.
- The approved development agreement (DA) limits the number of units to a maximum of 82 total dwelling units for the 18.4-acre site.
- The regulatory zoning is HDS allows 7 units per acre and the applicant is proposing 73 units.

Request Evaluation

The lots will range in size from 3,533 SF to 10,469 SF, with an average lot size of 4,922 SF.

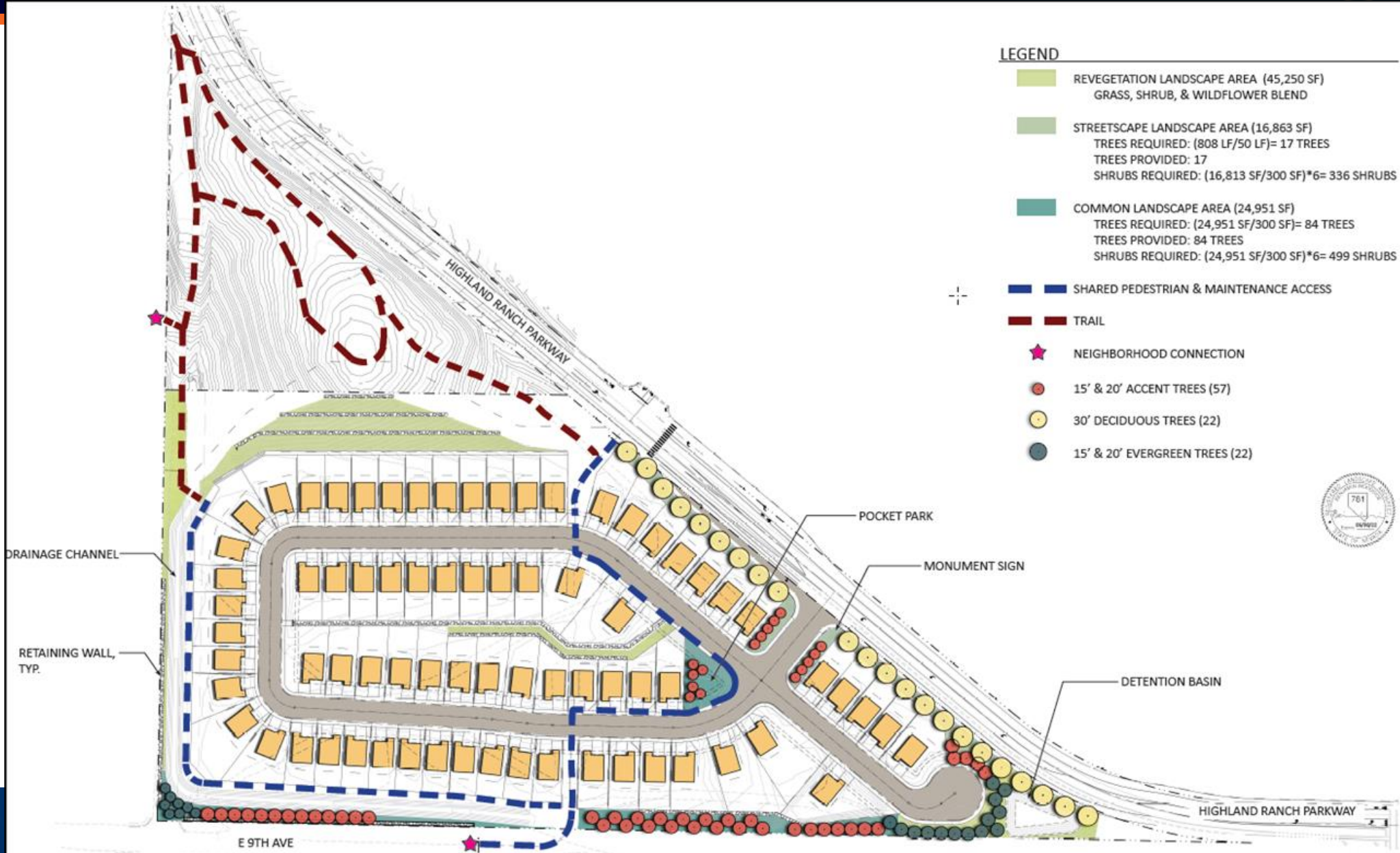
Requirement	Highland Village 2	High Density Suburban (HDS)
Front setback	15/20*ft.	20 ft.
Rear setback	15 ft.	20 ft.
Side setback	5 ft.	5 ft.
Average lot size	4,922 sf (average)	Not required
Minimum lot size	Not required	5,000 sf
Minimum width	47 ft.	60 ft.
Height	35 ft.	35 ft.

* 20 feet to garage

Article 408 Evaluation

- The request is for a common open space development, Article 408.
- To meet the 408 requirements the applicant is proposing:
 - 4.26 acres of common open space, to include a pocket park with a children's play structure and a shade structure with table and benches to provide community space.
 - Public trails will be constructed throughout the site. The trails will connect to the Highland Village subdivision to the east, Stone Creek subdivision to the west and Palmer Elementary School to the south.
 - The trail will be open to the public and maintained by the homeowner's association (HOA).

Landscape & Trail Map



- The parcels are located in the Spanish Springs Hydrographic Basin and within the Sun Valley General Improvement District (SVGID) service area.
- Water and sewer service will be provided by SVGID, and the applicant will need to acquire water rights from Truckee Meadows Water Authority (TMWA) to fulfill the required amount needed by SVGID.
- SVGID has indicated that there is water and sewer capacity to service the increased density.
- SVGID sewer does go to Truckee Meadows Water Reclamation Facility (TMWRF) in Sparks.

- The main access point for the development is Highland Ranch Parkway.
- The traffic analysis indicates that the 73 houses are anticipated to generate 661 average daily trips with 52 AM peak hour and 69 PM peak hour trips.
- The traffic analysis recommends a westbound left-turn lane to Highland Ranch Parkway.
- Washoe County Engineering has provided conditions to address the traffic improvements.
- The applicant is looking at abandoning Klondike Drive, an undeveloped roadway located along the western boundary of the site and possibly E. 9th Avenue, along the southern property border.

Washoe County School District

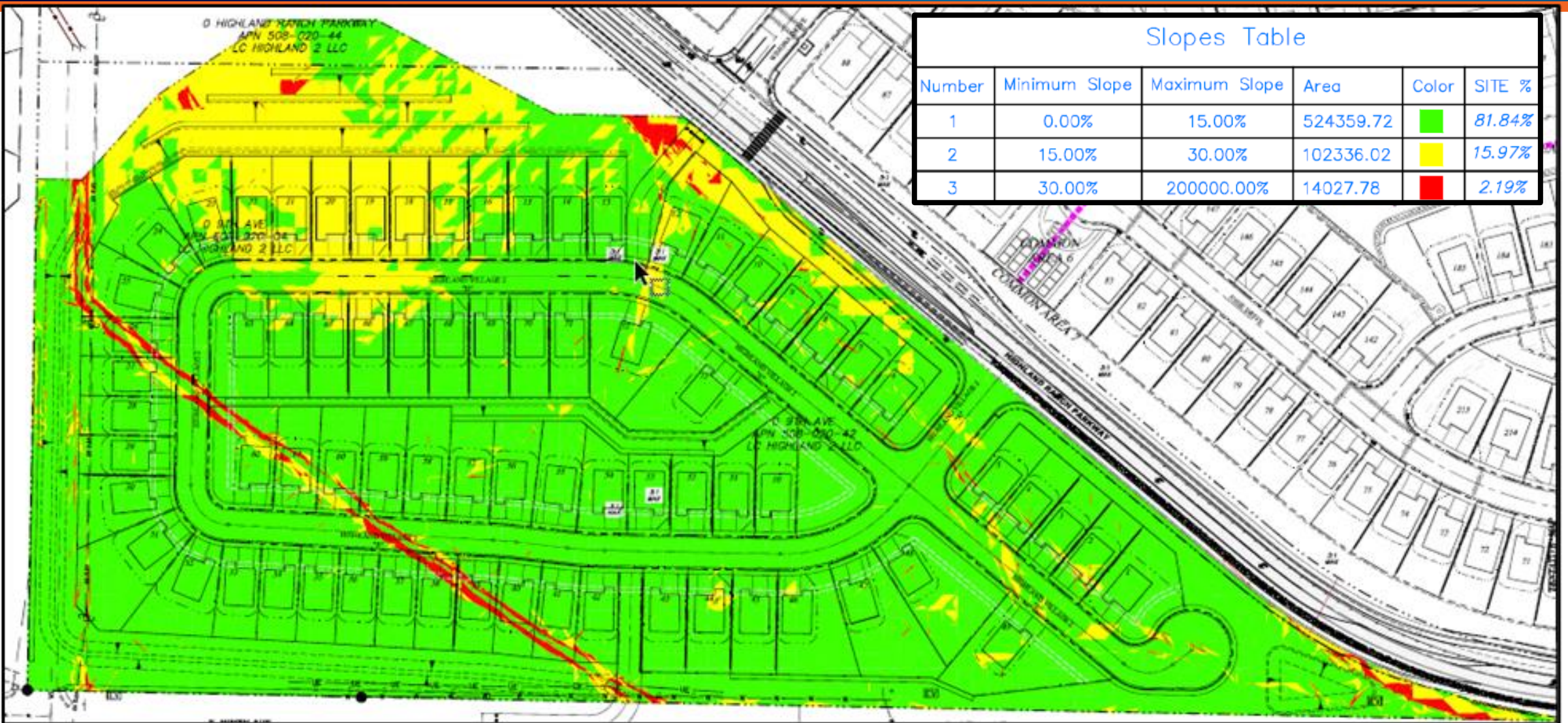
- The proposed development is zoned for Palmer Elementary School, Desert Skies Middle School and Hug High School.
- The development will generate approximately 14 elementary school students, 7 middle school students, and 9 high school students.
- The WCSD indicates that it does not anticipate “conflicts with its ability to accommodate pupils at these schools.”
- The following table details current and future projected school capacities.

School	2022/23	2027/28	2032/33
Palmer ES	86%	79%	85%
Desert Skies MS	74%	78%	68%
Hug HS	109%	90%	82%

Grading

- The proposed development will result in approximately 56,345 cubic yards of cuts and 60,973 cubic yards of fill with all earthen material to be balanced on site.
- A special use permit for grading is not required per 110.438.95 which allows grading plans submitted with a tentative map application to be reviewed as part of the tentative map application and no other permit is required.
- The applicant indicates that the development does not trigger Article 424, Hillside Development.

Slope Map

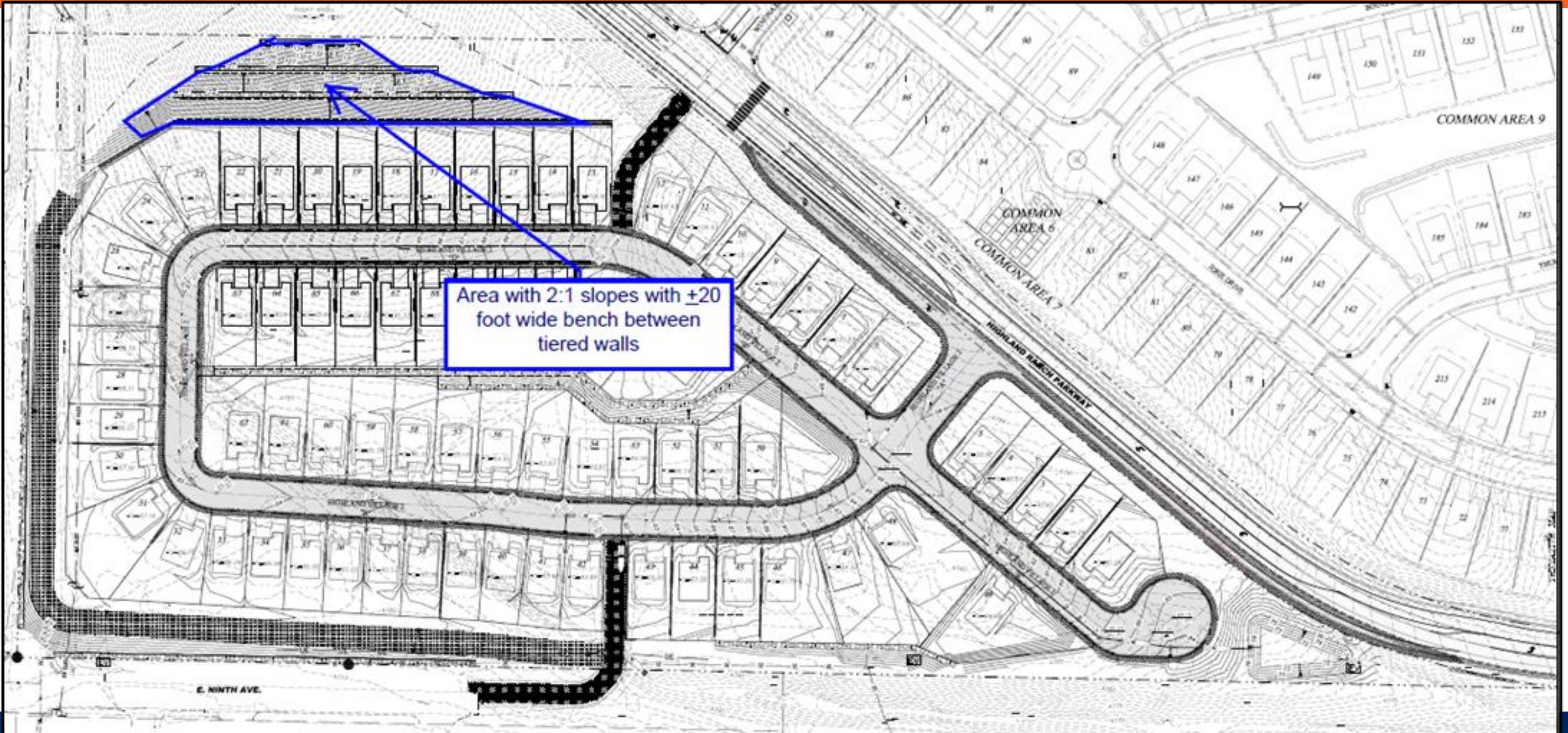


Grading Variance



- The applicant is asking to vary 110.438.45(a) to allow 2:1 slopes.
- According to the applicant the variance is need to meet Sun Valley Are Plan Policy 4.2, "Hillside development shall disturb the minimum area required for construction and conserve steep slopes in their natural state."
- The 2:1 slopes will reduce the grading quantities and allow a greater portion of the rocky knoll located in the northern section of the site.
- The 2:1 slopes will also allow the “natural state” to be maintained.

2:1 Slope Map



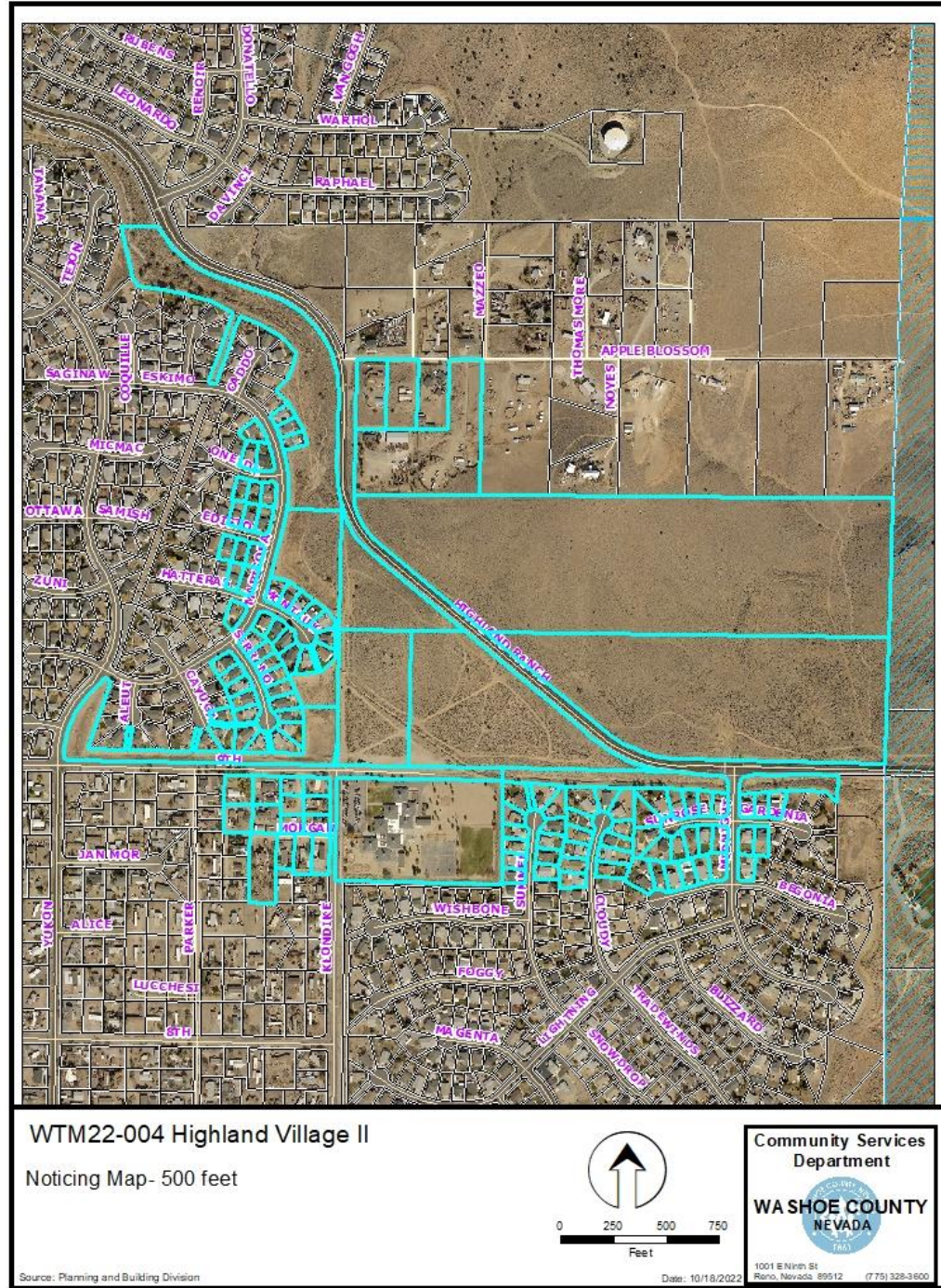
Neighborhood Meeting



- A neighborhood meeting was held on November 16, 2022, at 5:30 pm at the Sun Valley Neighborhood Center.
- There were 5 attendees.
- The applicant provided a presentation and questions included:
 - Number of homes;
 - Traffic & roadways;
 - School crossings & sidewalks; and
 - Traffic signals

Noticing

- 116 parcels were noticed, and no emails or phone calls were received.



Agency Review & Findings

- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the required findings, as detailed in the staff report.

Replacing Engineering Condition



Engineering has asked to replace condition 2. ss. with:

ss. Prior to the issuance of the final map, the applicant shall provide design improvements to the portion of E. 9th Street between the existing school and development site to the satisfaction of the County Engineer. These improvements shall include, but are not limited to, sidewalks from the proposed development to the school, pavement improvements and school zone signage/striping as applicable. In addition, Highland Ranch Parkway shall be evaluated by Washoe County, in conjunction with the Washoe County School District, to determine the need for school zone safety improvements. Those school zone safety improvements required shall be constructed to the satisfaction of the County Engineer.

Possible Motions



Possible motions are provided in the staff report.

Thank you

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