



AGENDA ITEM 8.B – Case# WTM17-002

Washoe County Planning Commission

March 6, 2018

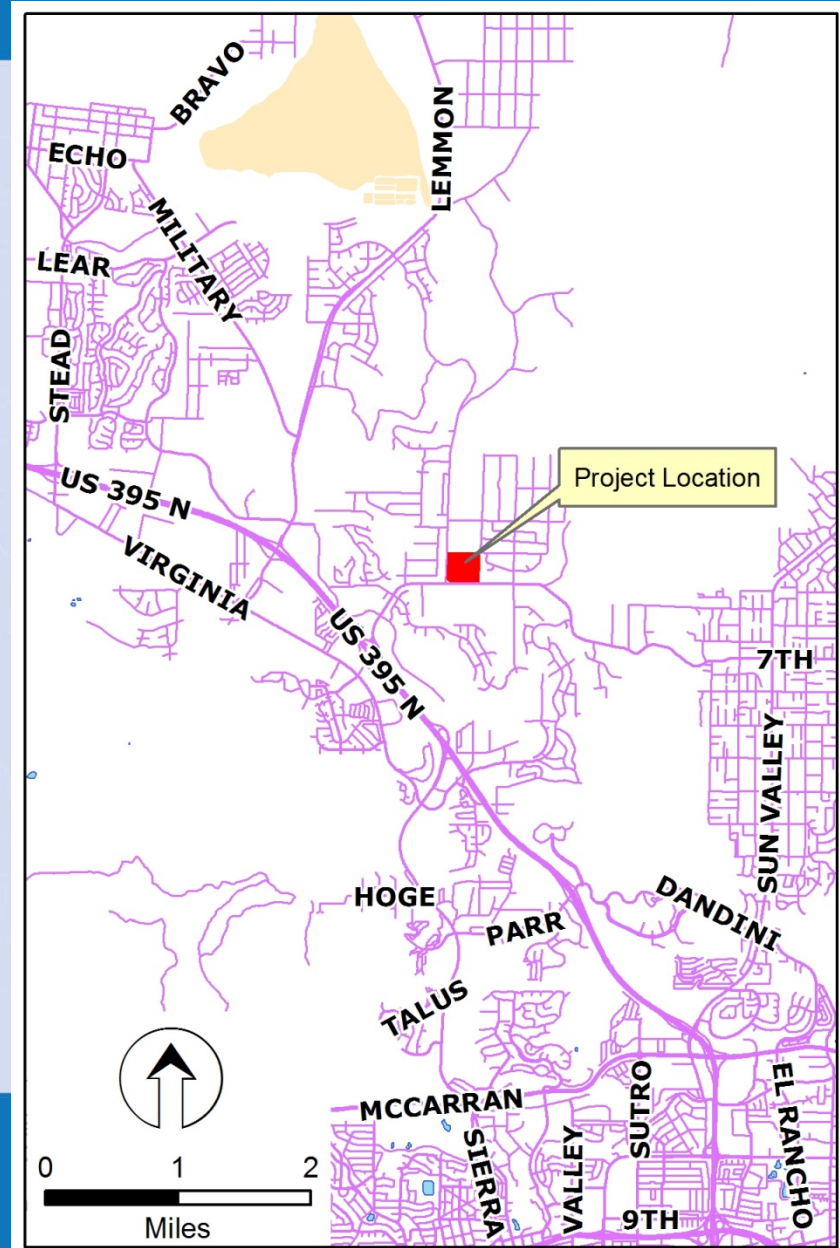
Golden Mesa South Tentative Subdivision Map





Vicinity Map

At the northeast corner of the intersection of Estates Dr. and E. Golden Valley Rd.

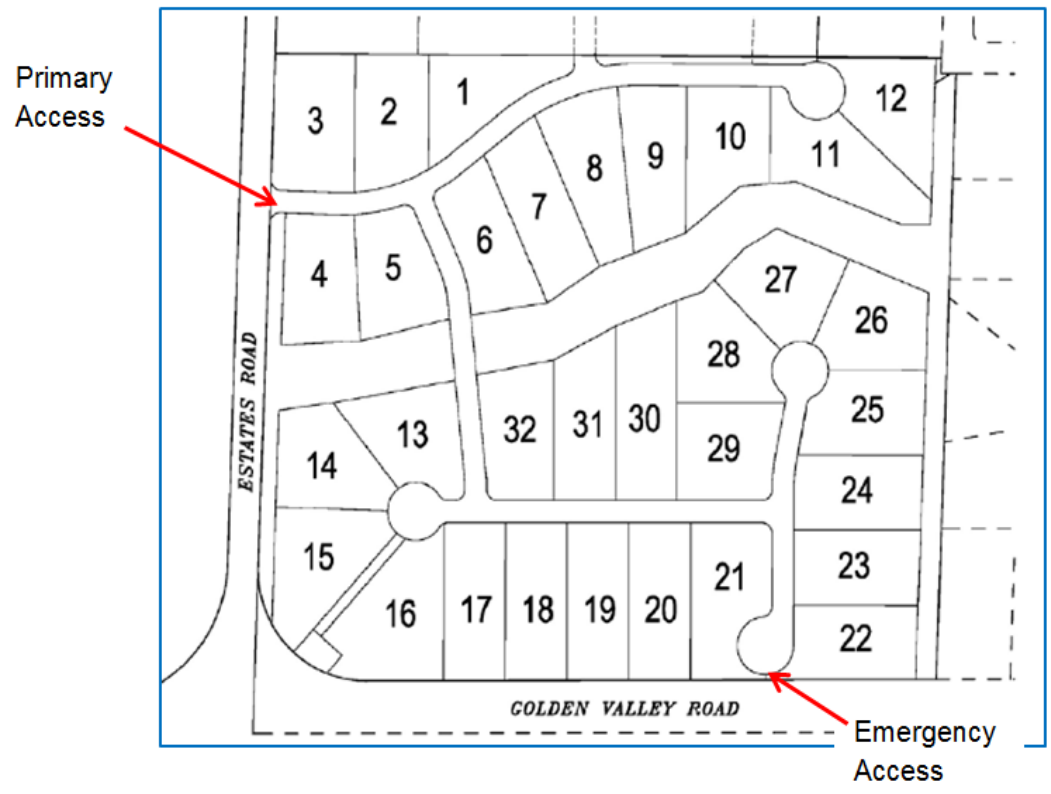




Proposed Tentative Map

Golden Mesa South:

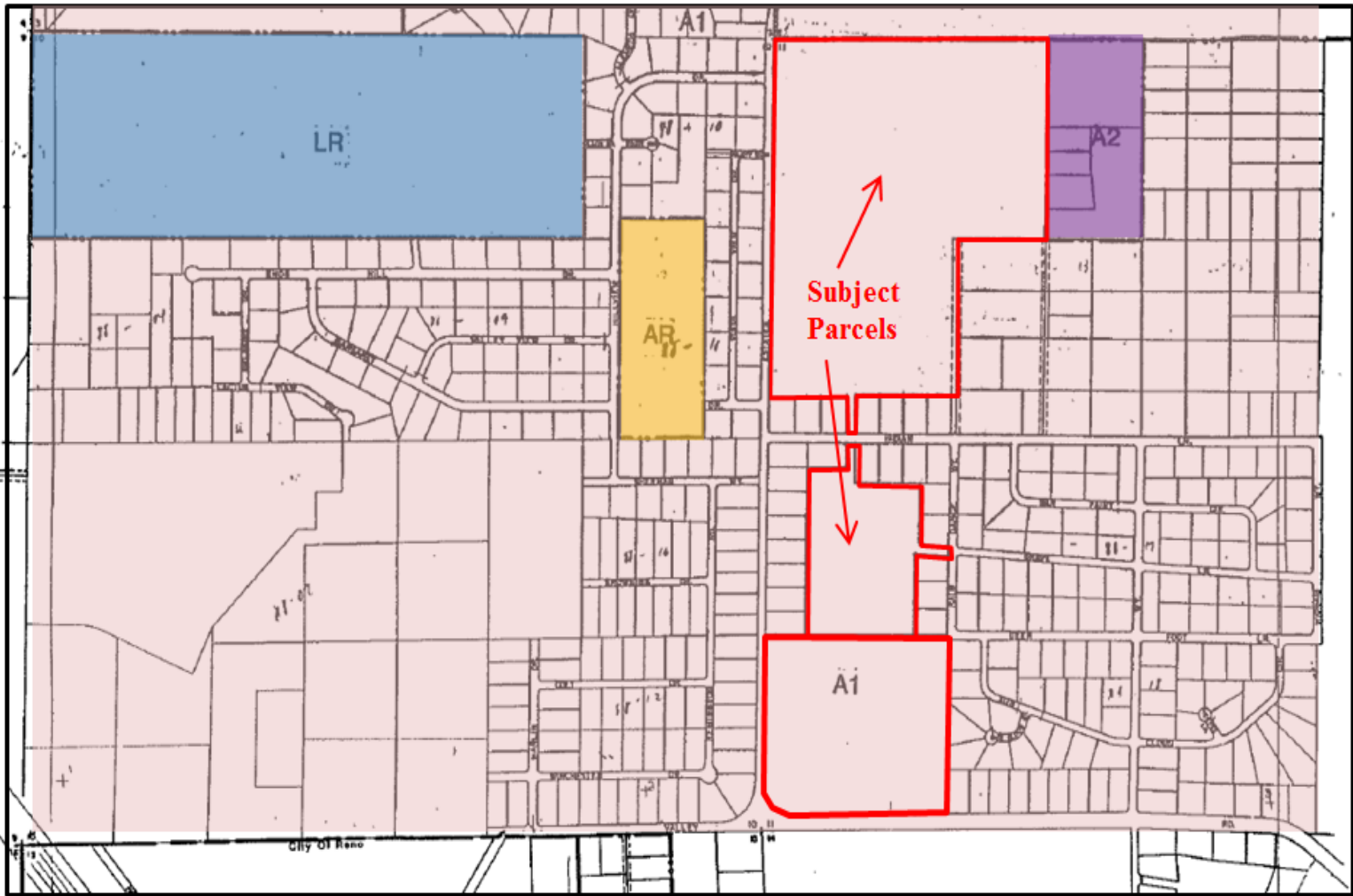
- 32 residential lots
- 35,000 s.f. min. lot size
- 36,843 s.f. average lot size
- 33.8 acres of Low Density Suburban (LDS) and 2 acres of Medium Density Suburban (MDS) zoning
- 1.18 d.u per acre
- 5.02 acres of open space
- Open large improved drainage channel



NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.



1988 Zoning Map





Golden Valley Character Statement

The **Golden Valley Community** is characterized by a generally **low-density residential suburban land use pattern**. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. Access to equestrian and multi-use trails is an important component of the local character. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, providing vistas and lands access to public utilized by equestrians and hikers. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. **The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.**



Washoe County Schools

Alice Smith Elementary School

Estimated project impact = 9 new Elementary School students

Base Capacity = 699

2016-2017 Enrollment = 769

% of Base Capacity = 110%

O'Brien Middle School

Estimated project impact = 2 new Middle School students

Base Capacity = 1,025

2016-2017 Enrollment = 616

% of Base Capacity = 60%

North Valleys High School

Estimated project impact = 4 new HS students

Base Capacity = 2,061

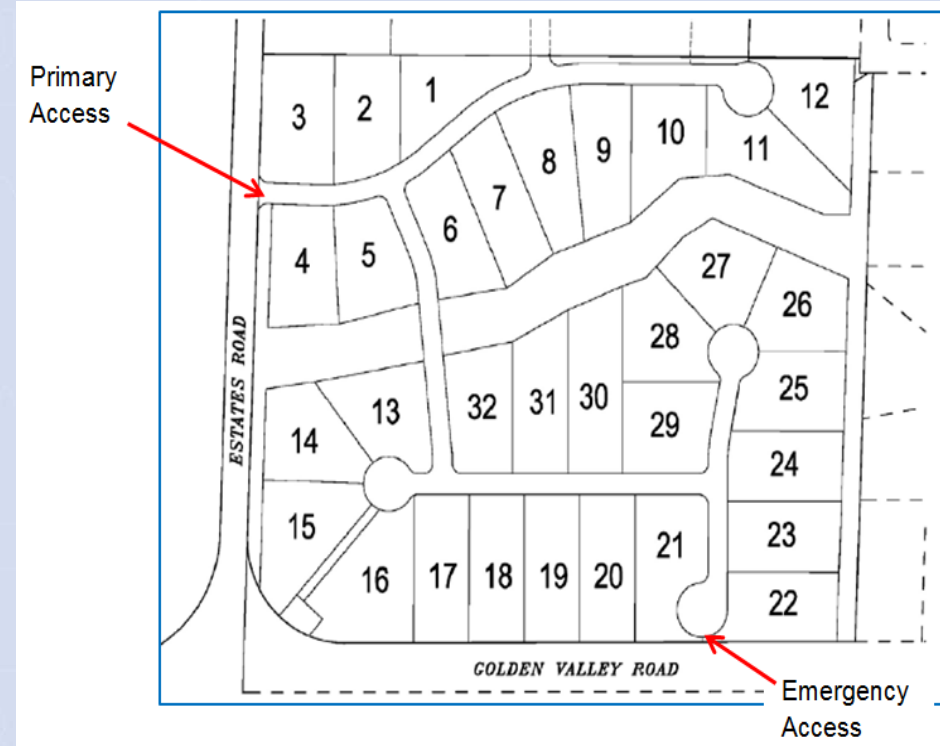
2016-2017 Enrollment = 2,035

% of Base Capacity = 99%



Traffic and Access

- **320 Average Daily Trips (ADT)**
- **24 AM and 31 PM peak hour trips**
- **Based on 32 single family dwellings**
- **Single point of access off of Estates Dr.**
- **Emergency access from E. Golden Valley Rd.**





Traffic and Access

- Potential two stage left-turn lane improvements
- Engineering to coordinate on condition
- No other road capacity improvements necessary





Sewer and Water

- **Sewer service will be provided by the City of Reno at the TMWRF (on the river – will serve letter req)**
- **Sewer lift station previously approved as part of Golden Mesa North TM (WSUP16-0002)**
- **No effluent will be sent to the North Valleys / Swan Lake area**
- **TMWA will provide municipal water to the project(s) and will annex the site into service area**
- **Developer will bear the cost of extending infrastructure**



Grading

- **Topography of site is relative flat, therefore significant grading will not be necessary**
- **Approximately 96,695 cubic yards of excavation anticipated**
- **Cut and fills will balance on site, with some import from Golden Mesa North site**
- **No berms or retaining walls are proposed**
- **Revegetation (native seed mix) and temporary irrigation as necessary**
- **Much of the grading will involve improvements to the drainage channel**



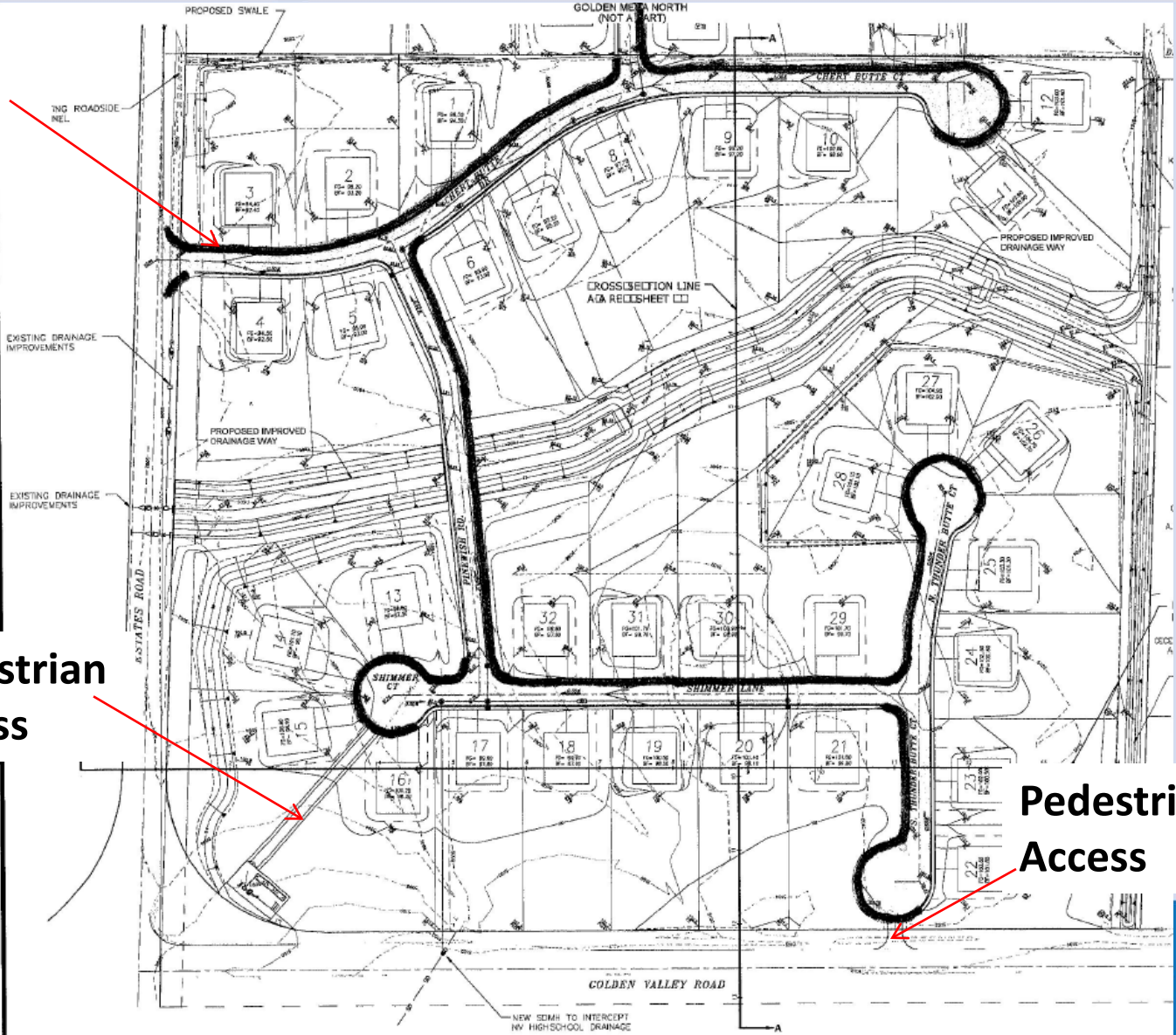
Pedestrian Amenities/Curb and Gutter

- **Proposing to construct curb and gutter on new interior subdivision streets**
- **Sidewalks on one side of interior streets – no trail system proposed/no connecting trails exist**
- **Will meet county engineering standards and enable acceptance of dedicated streets**
- **Estates Dr. to remain as is – open ditches, no sidewalk or curb and gutter (Area Plan policy)**
- **Sidewalk required on E. Golden Valley Rd. frontage (Regional Roadway)**



Pedestrian Amenities/Curb and Gutter

Sidewalk layout



Pedestrian Access

Pedestrian Access



Landscaping

- Proposed landscaping meets code requirements
- Extensive perimeter planting of trees – exceeds the one tree for every 50 feet standard
- Trees will be a mixture of deciduous and evergreen/coniferous
- Condition of approval requiring compliance with NV Area Plan modifier (110.208.10):

“The developer shall install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.”

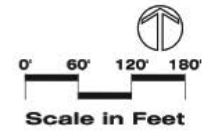
Landscaping



LANDSCAPE LEGEND/REQUIREMENTS

- REQUIRED YARDS ADJOINING STREETS - ALL REQUIRED FRONT, REAR, AND SIDE YARDS WHICH ADJOIN A PUBLIC STREET SHALL BE LANDSCAPED AND SHALL INCLUDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF STREET FRONTAGE, OR FRACTION THEREOF.
- SUBMISSION PERMETERS - NEW RESIDENTIAL SUBDIVISIONS, REGARDLESS OF THE NUMBER OF DWELLING UNITS PER PARCEL, SHALL PROVIDE AT LEAST ONE (1) TREE FOR EVERY FIFTY (50) LINEAR FEET OF PERIMETER FRONTAGE ADJOINING AN ARTERIAL OR COLLECTOR IDENTIFIED IN THE WASHOE COUNTY COMPREHENSIVE PLAN STREETS AND HIGHWAYS SYSTEM PLAN MAP.
- ORNAMENTAL STREETSCAPE
- REVEGETATED DRAINAGE CHANNEL

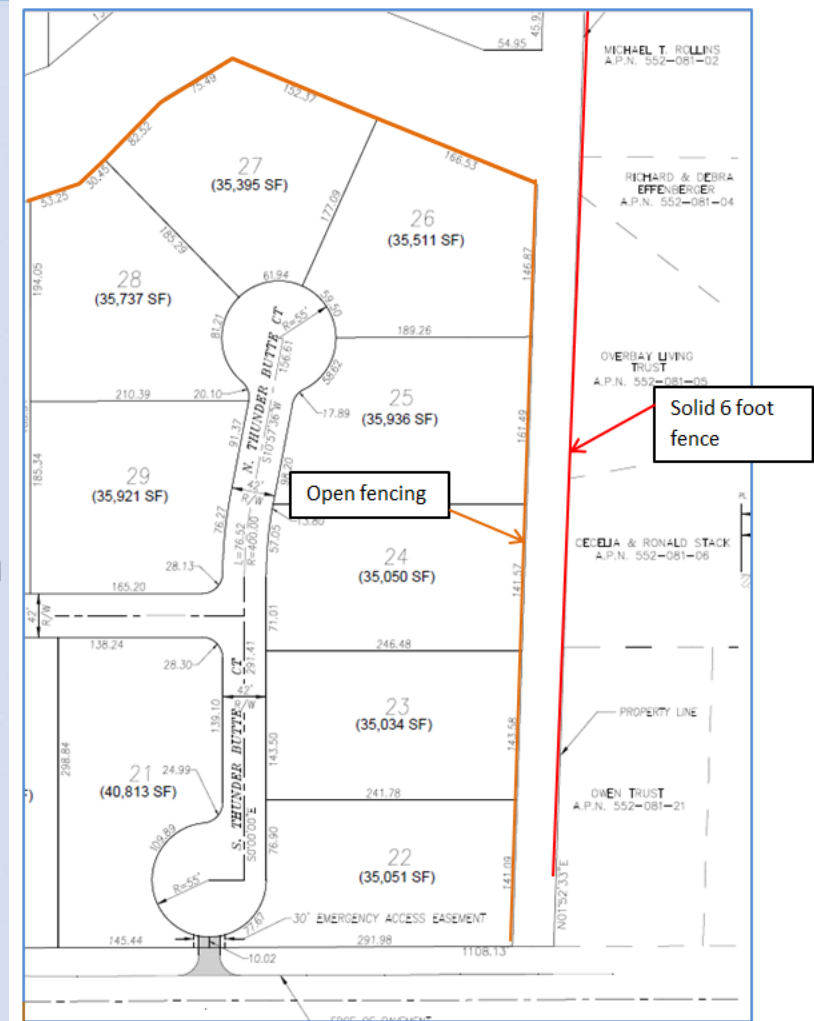
- NOTE: THE COMPOSITION OF TREES SHALL REPRESENT A MIXTURE OF DECIDUOUS AND CONIFEROUS VARIETIES AS FOLLOWS:
- AT LEAST ONE-HALF (1/2) OF ALL EVERGREEN TREES SHALL BE AT LEAST SEVEN (7) FEET IN HEIGHT, AND THE REMAINDER MUST BE AT LEAST FIVE (5) FEET IN HEIGHT AT THE TIME OF PLANTING.
 - AT LEAST ONE-HALF (1/2) OF THE REQUIRED NUMBER OF DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCH CALIPER PER AMERICAN NURSERY STANDARDS AT THE TIME OF PLANTING. THE REMAINING NUMBER OF REQUIRED DECIDUOUS TREES SHALL BE AT LEAST ONE (1) INCH CALIPER AT THE TIME OF PLANTING.
 - ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
 - FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND FLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
 - ALL PLANTER BEDS WILL RECEIVE 3" MINIMUM DEPTH OF MULCH WITH WEED CONTROL.
 - ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE Drip IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.





Fencing and Street Lights

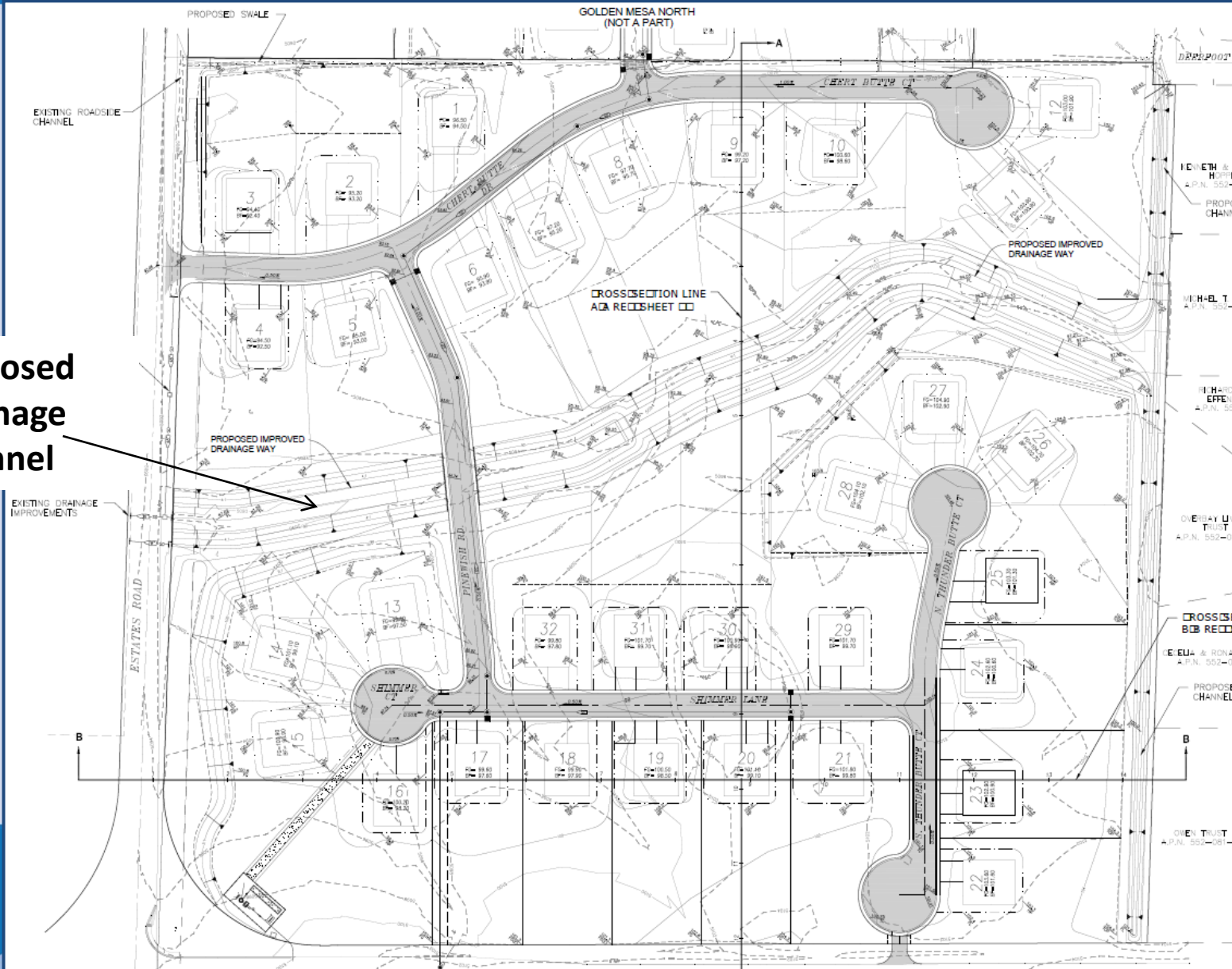
- The perimeter of the subdivision will have open fencing, except for where it abuts existing dev.
- The interior drainage channels will also have open fencing to avoid a “tunnel” effect
- Conditions of approval 1m and 1n
- Applicant is not proposing streetlights – future coordination with engineering on necessary safety lighting





Drainage and Common Areas

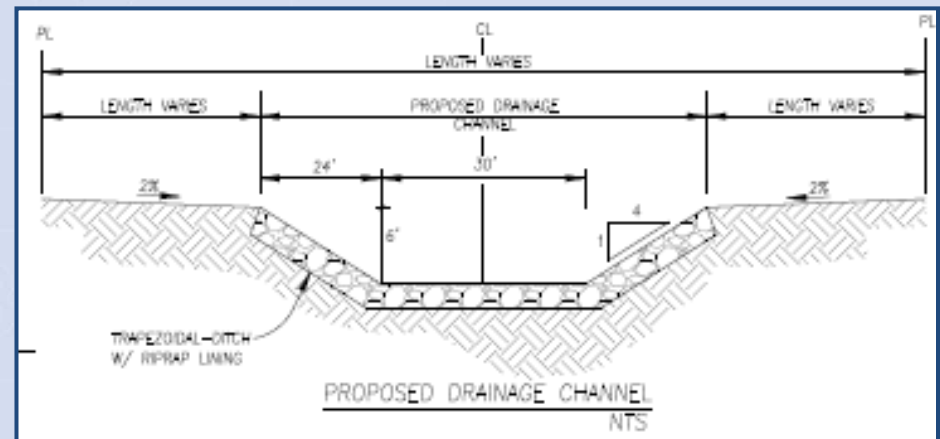
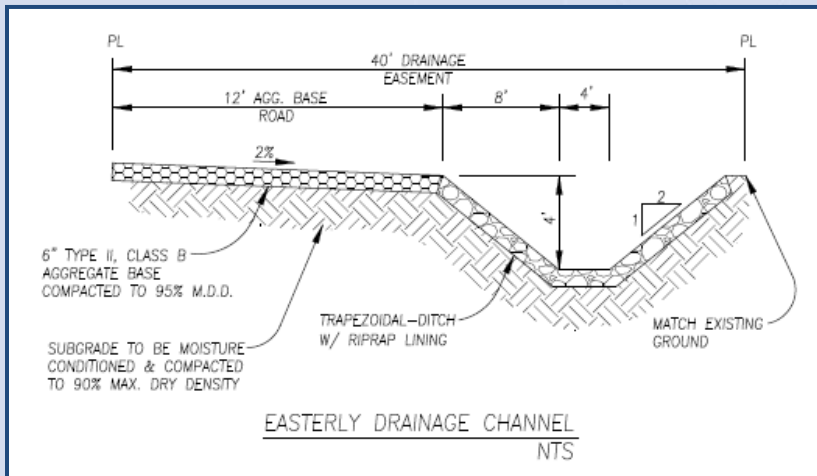
**Proposed
Drainage
Channel**





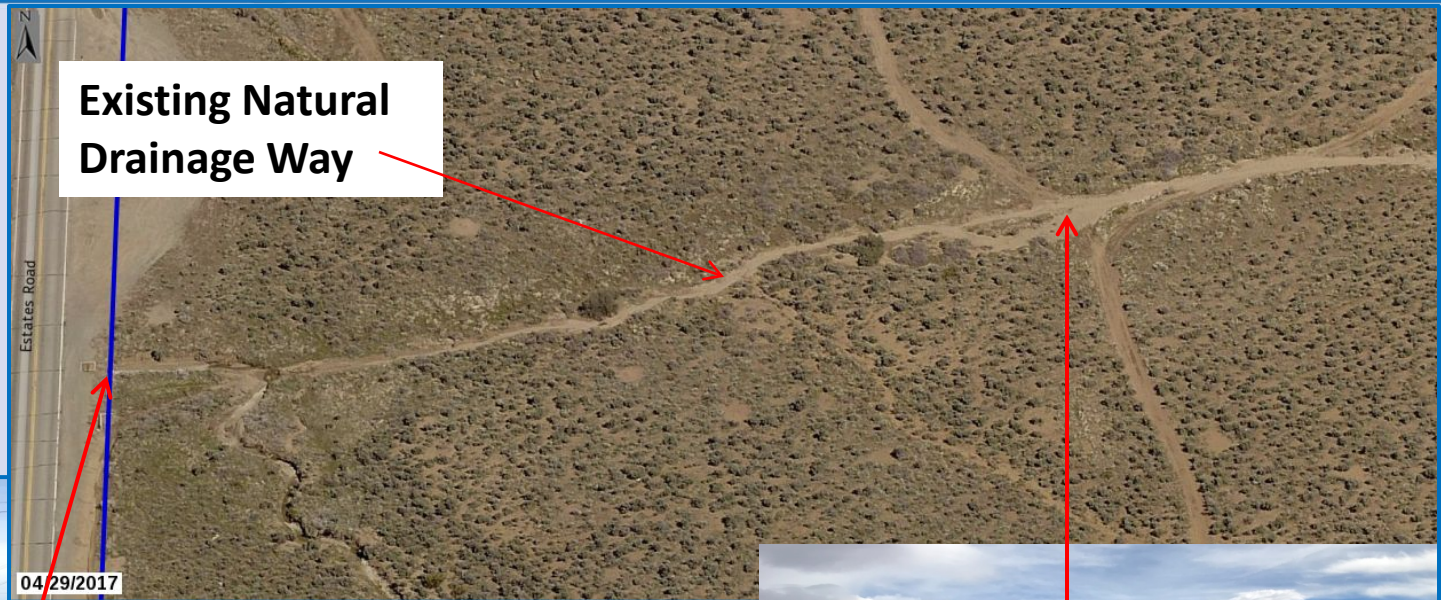
Drainage and Common Area

- The improved drainage channel will be common area (but not common open space)
- The channel will be maintained by an HOA – county to review future maintenance agreement
- Vector control elements will be required





Drainage and Common Areas



Existing Natural
Drainage Way

04/29/2017



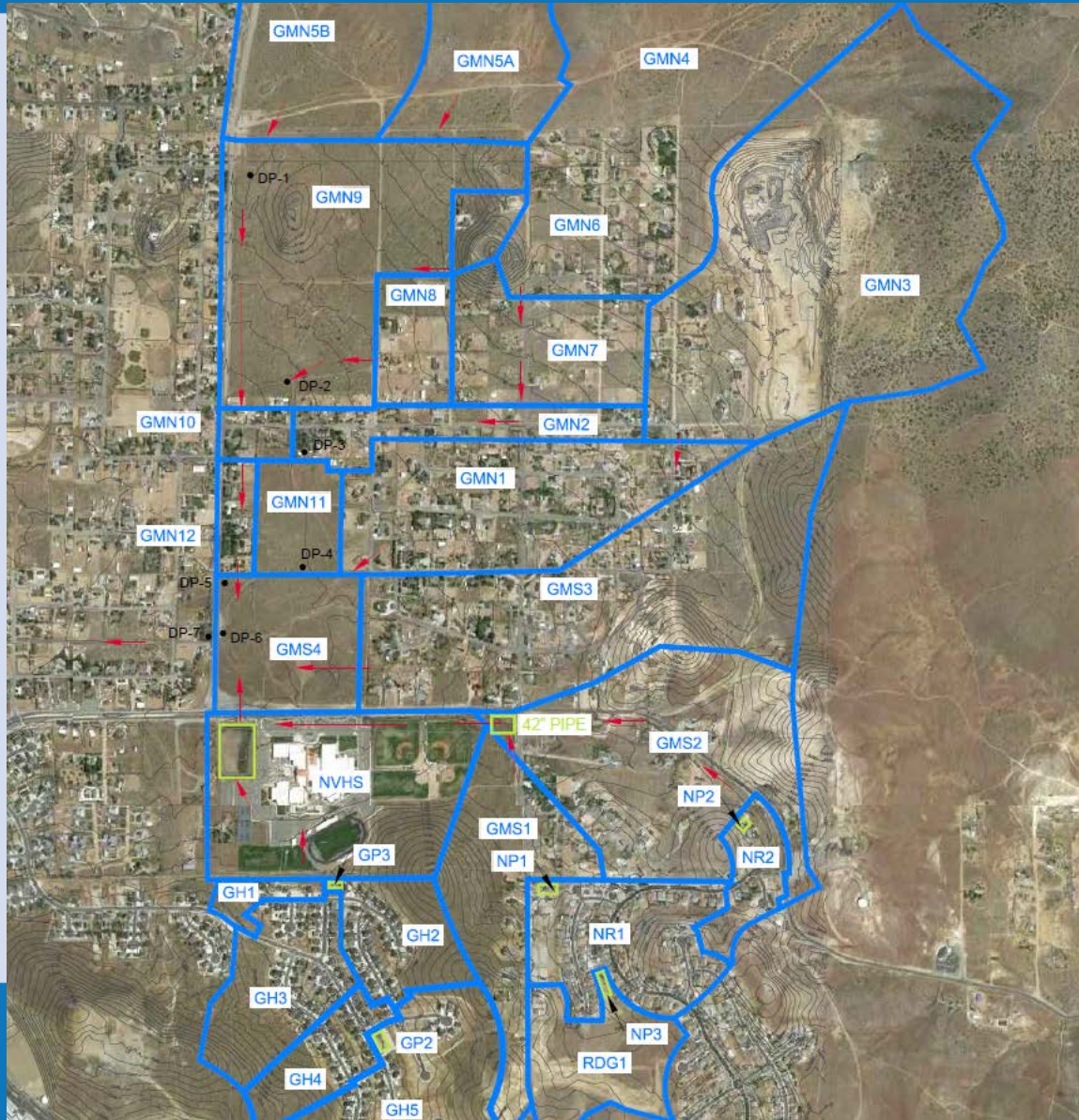


Hydrology

- **The applicant has conducted a hydrology study that includes both Golden Valley North and South TM's**
- **Key findings:**
 - Impacts on the regional flow rate can be mitigated by two planned detention/retention basins and channels
 - The 5-year flow rate leaving the project site will increase by 3 cubic feet per second (cfs)
 - **The 100-year flow rate leaving the site will be reduced by 56 cfs**
 - Percolation tests indicate that stored (detained) water will infiltrate within the required 72 hours
 - **The project as proposed can be constructed without increasing the flood hazard to adjacent or downstream residents**



Hydrology



LEGEND	
	Project Boundary
	Subbasin Boundary & Label
	Proposed Open Channel
	Proposed Pipeline
	Existing Detention Basin
	Proposed Detention Basin
	Flow Direction
	DP-1 Design Point



Key Conditions of Approval

- **Engineering condition of approval regarding Swan Lake:**

“The Development shall account for the increased volume of runoff generated as well as for flood plain storage volumes within the 100-year flood plain of Swan Lake. The hydrology report will identify the required volume mitigation to achieve no net increase of water surface elevation within Swan Lake. Volumetric analysis is to be based on the 100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event.”

- **Planning condition of approval requiring compliance with all design standards enumerated in policies NV.5.1 thru NV.5.8 – inclusion within CC&R’s**



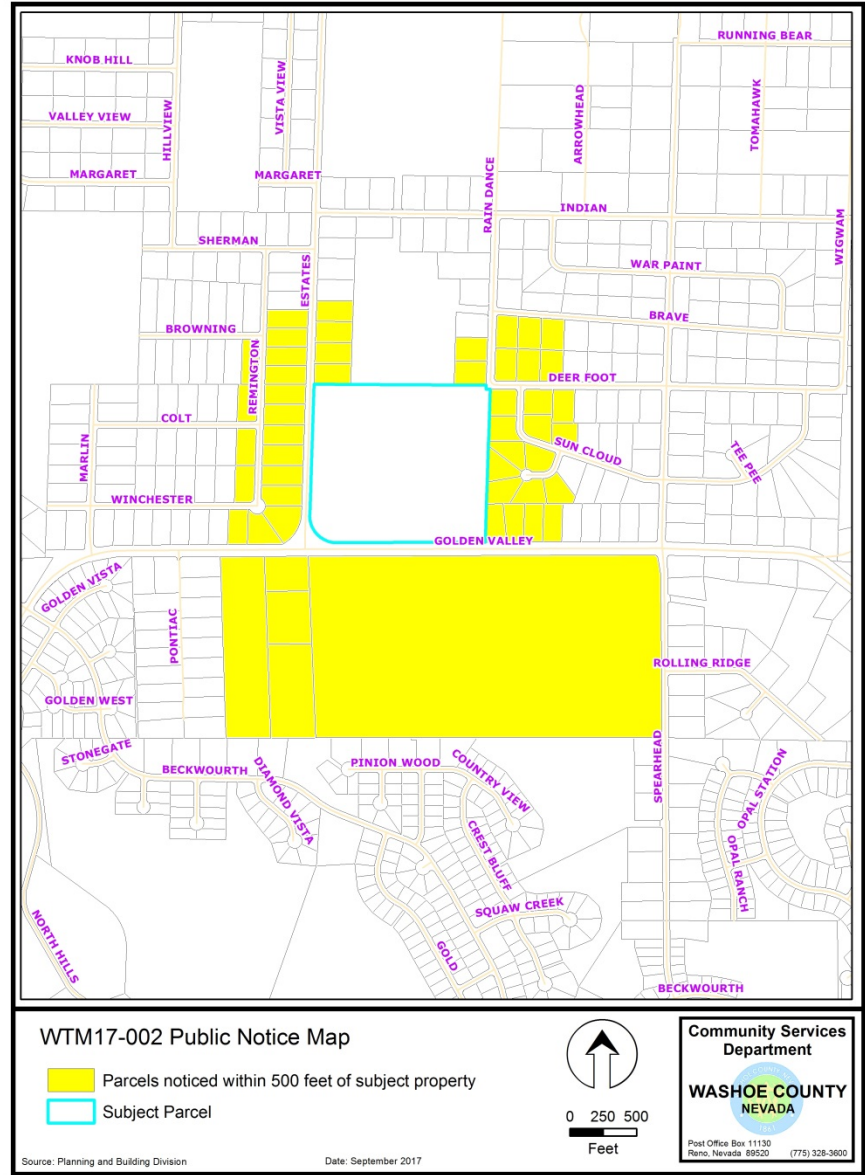
Community Meetings

- **Golden Valley Property Owners Association (GVPOA) Meeting – February 8, 2018 (see Exhibit D to the staff report for minutes)**
- **North Valley’s Citizen Advisory Board Meeting – February 12, 2018 (see page 10 and 11 for a summary of comments)**
- **Highlights of common input:**
 - Community has a rural feel, roadside ditches are preferred to curb and gutter.
 - Schools are overcrowded.
 - Traffic on US 395 is not functioning well; more traffic will further impact US 395
 - A significant amount of storm water flows through the site. How will it be handled?
 - Concerns about sewer and storm drain flows to Swan Lake.
 - Protect dark skies.
 - Support for the 1-acre lots as compatible with community character.
 - Traffic controls at the intersection of Estates Dr. and E. Golden Valley Rd.



Notice Map

- ◆ 500 feet from Property
- ◆ 50 Different Property Owners
- ◆ Meets all noticing requirements of Article 608





Findings

- **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- **Type of Development.** That the site is physically suited for the type of development proposed;
- **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- **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;
- **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- **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;
- **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- **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 for WTM17-002

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 WTM17-002 for Golden Mesa South, 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