

Valle Vista Community

Common Open Space/Tentative Map

Sun Valley, Nevada

Project Approval Process

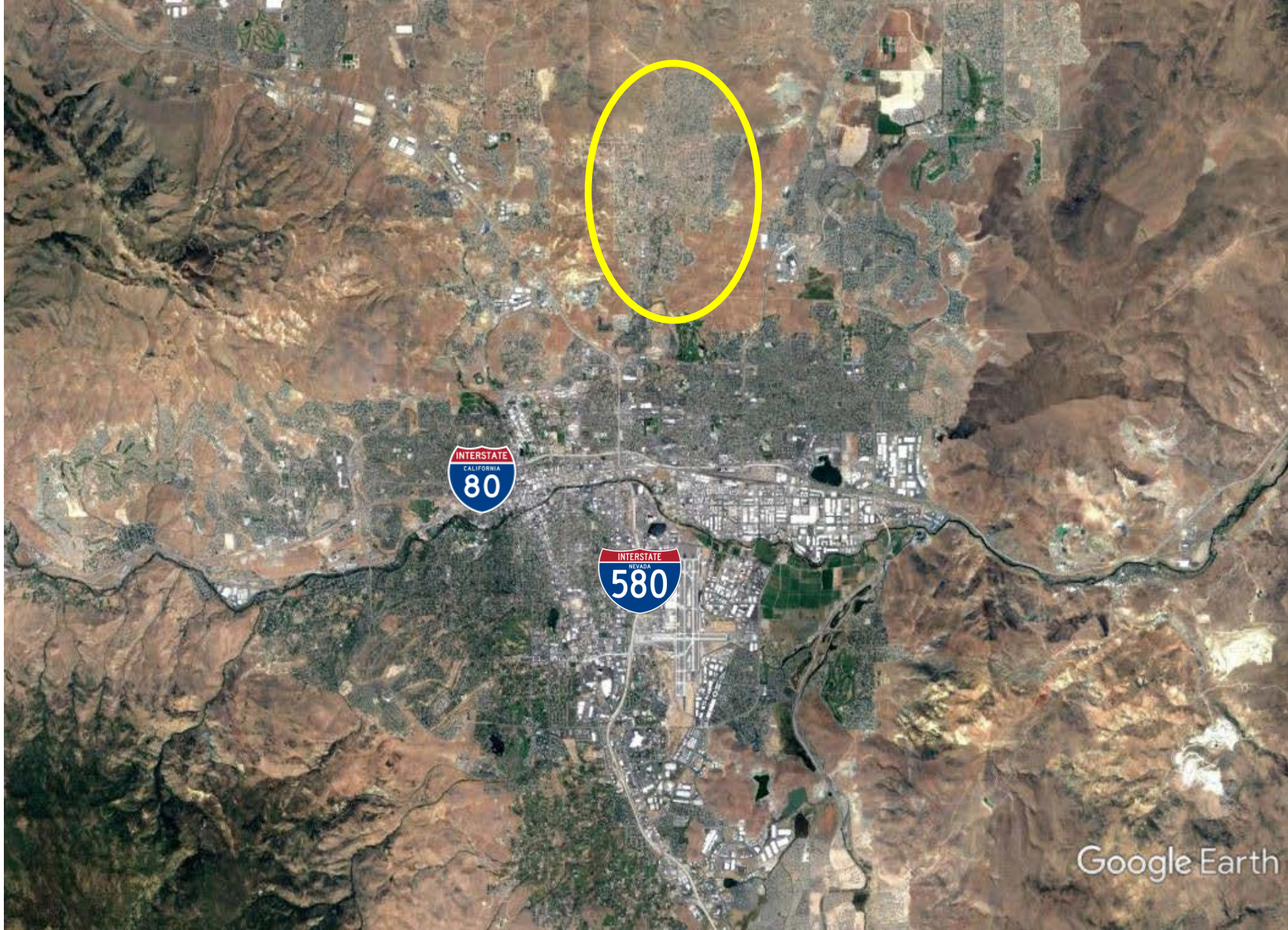
SB11-004 provided was approved for the development of a 75 unit Mobile Home Park. Special Use Permit is valid until 2019.

March 2018 Washoe County Board of Commissioners unanimously approved a RZA changing the zoning from MDS to HDS under WRZA17-0006, which was the first step of this overall application process.

Today – April 3, 2018 - Common Open Space Tentative Map request is before the Planning Commission for review and approval.

Previously – Mobile Home Park with 75 spaces

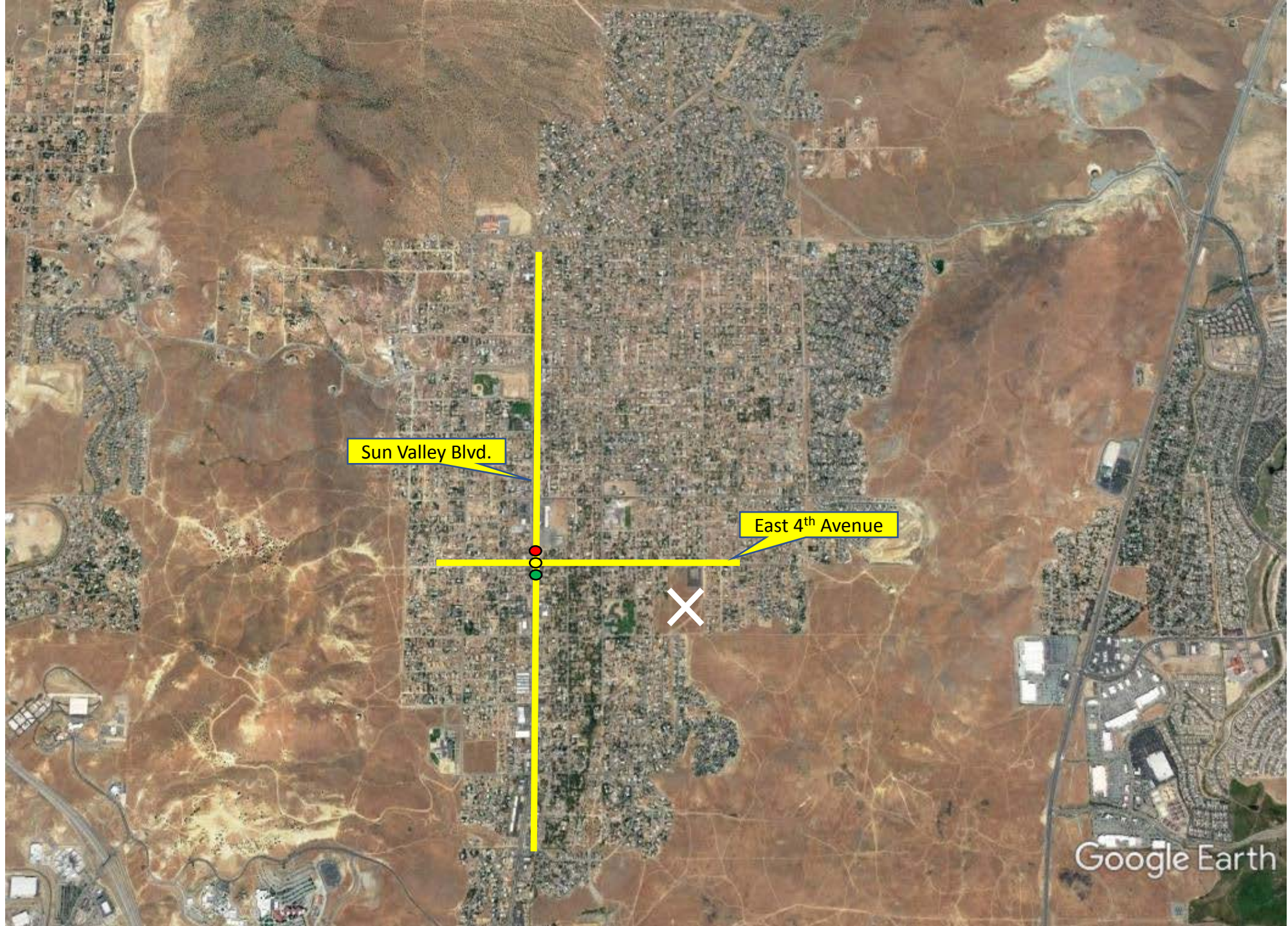
Proposed – Manufacture Home Subdivision with 75 lots



INTERSTATE
CALIFORNIA
80

INTERSTATE
NEVADA
580

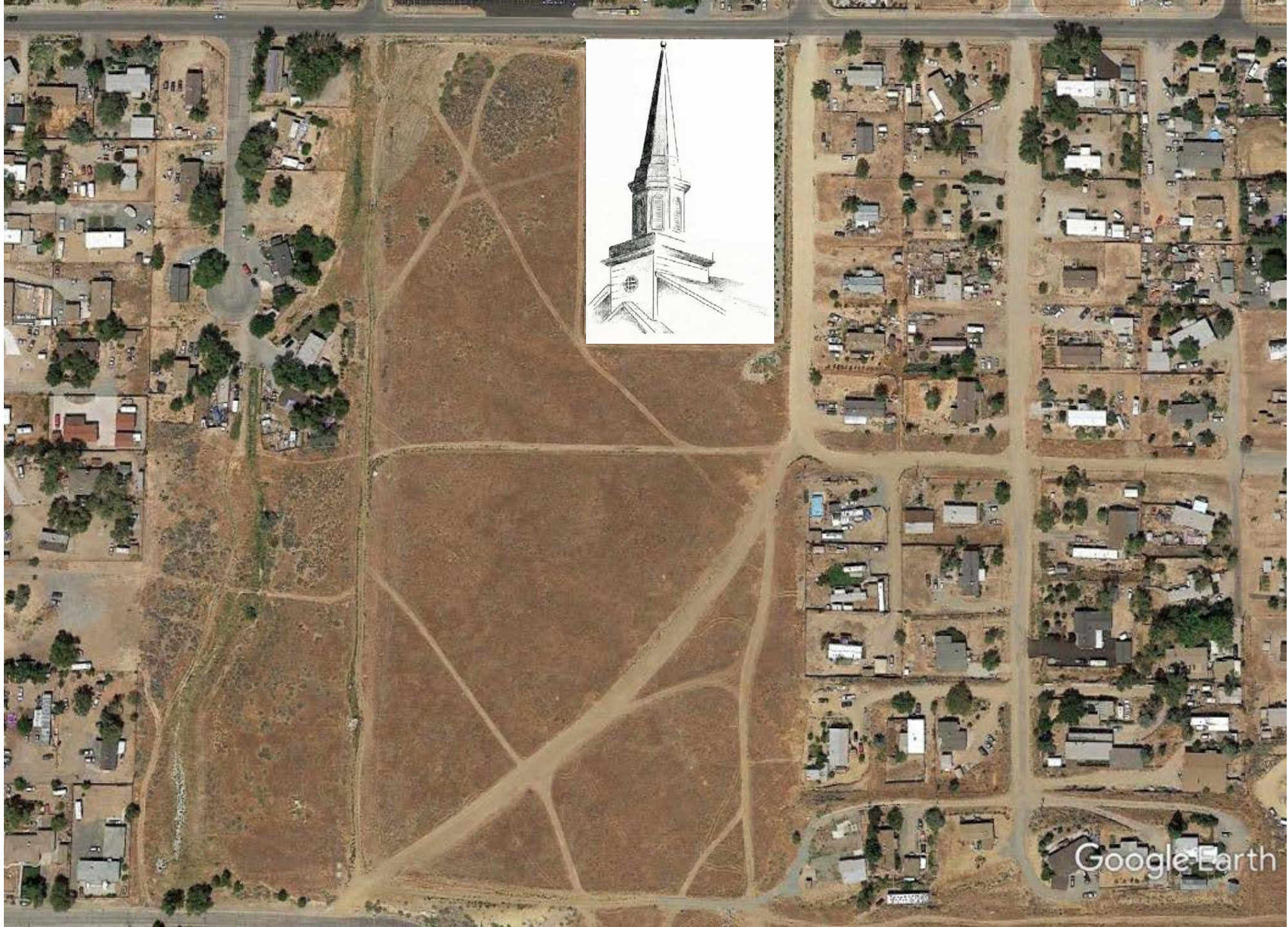
Google Earth



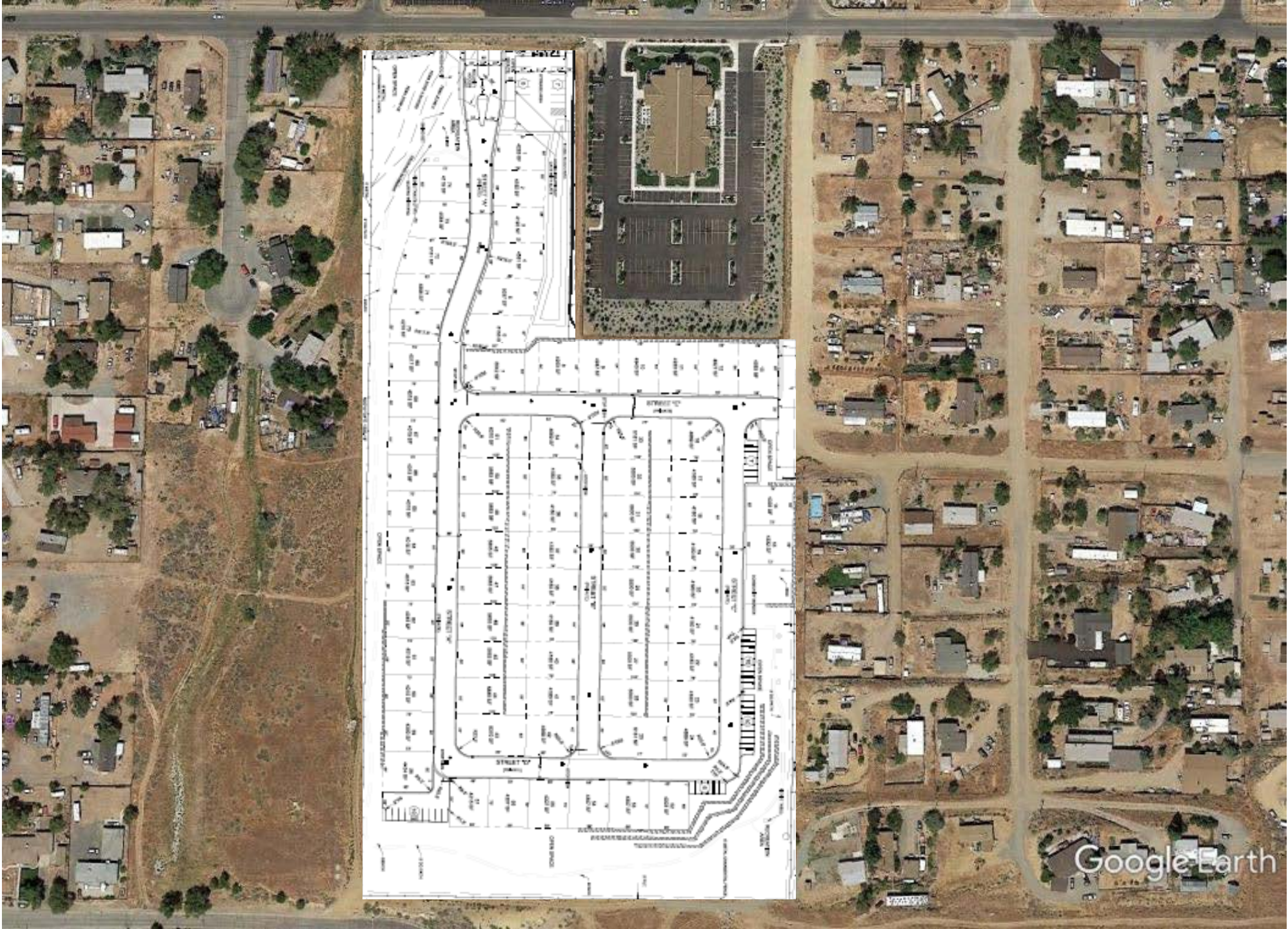
Sun Valley Blvd.

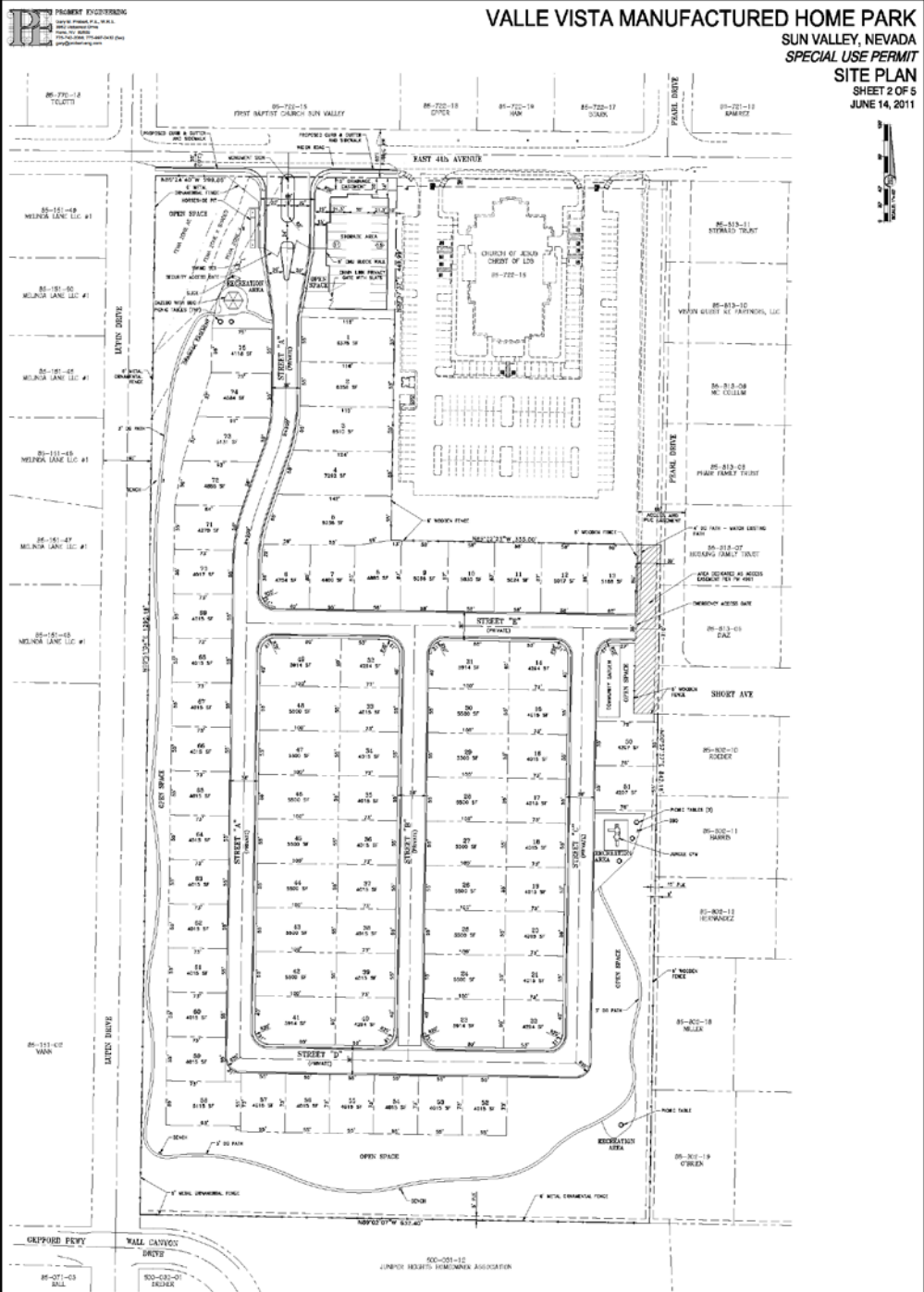
East 4th Avenue

Google Earth



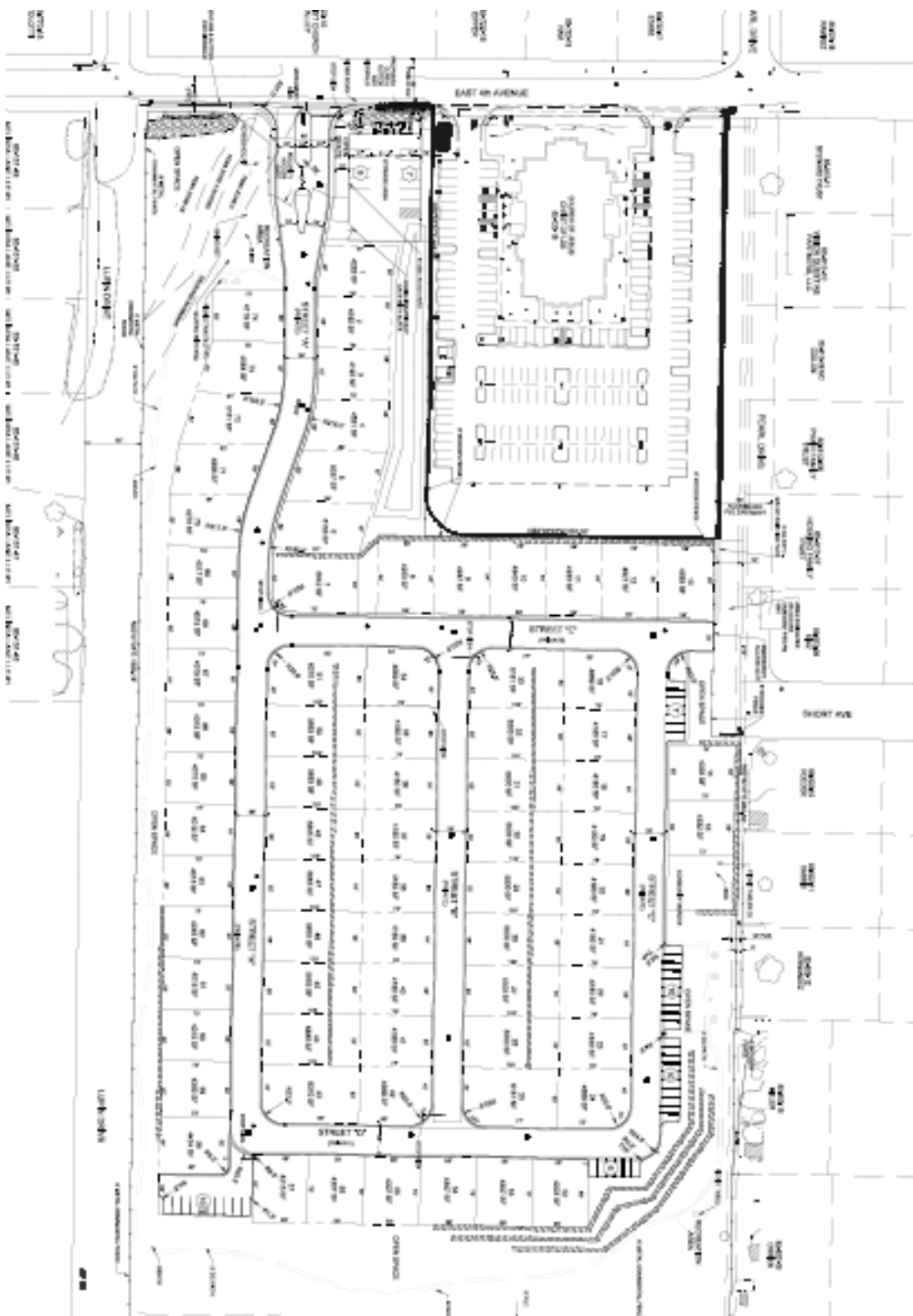
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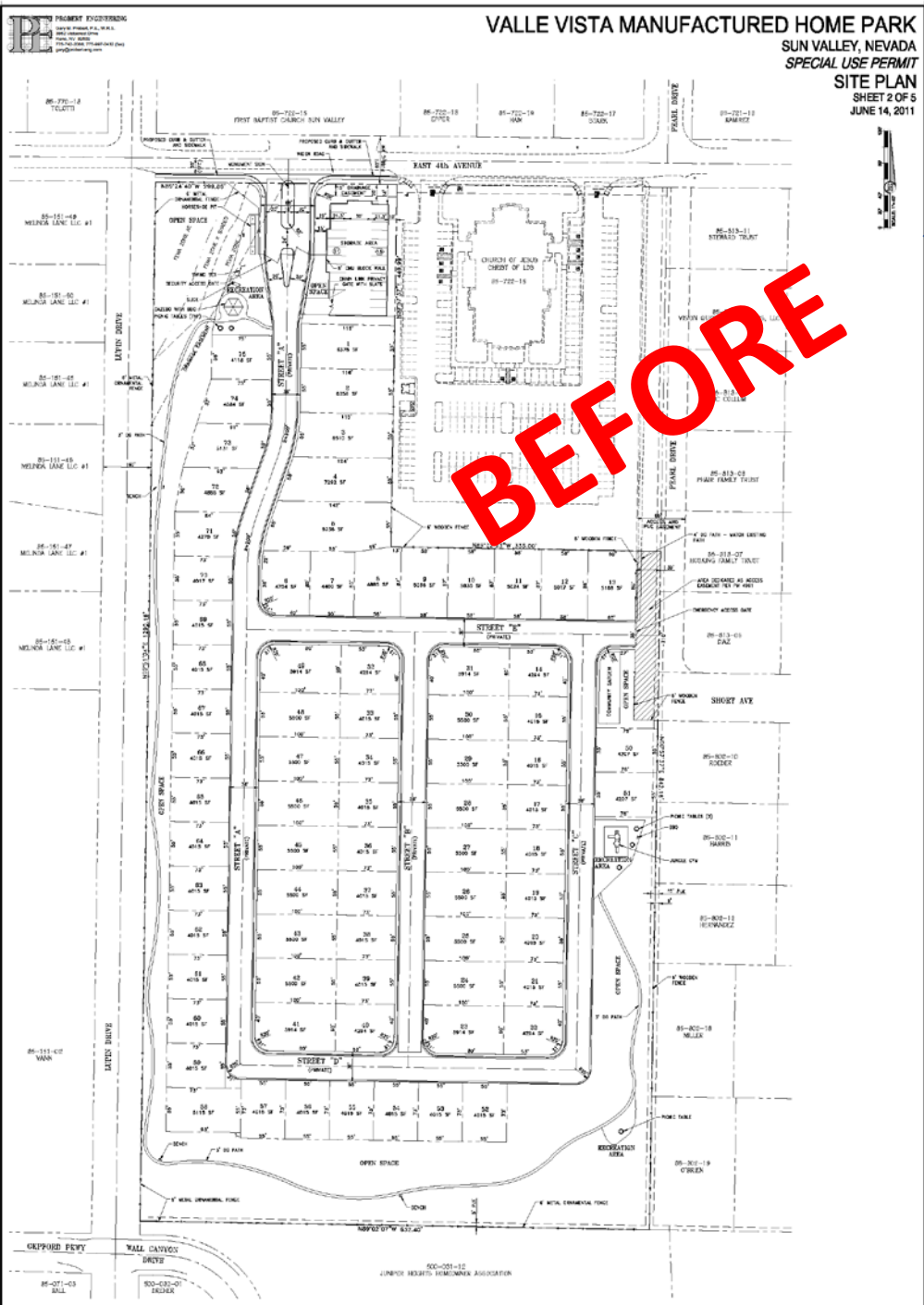
Approved Mobile Home Park Design

- Manufactured/Mobile Home Park
- 75 Units
- Gated Community
- Common Area Surrounding Community
- Pedestrian Path System Looping Community
- Special Use Permit - **APPROVED**



Proposed Common Open Space Tentative Map Design

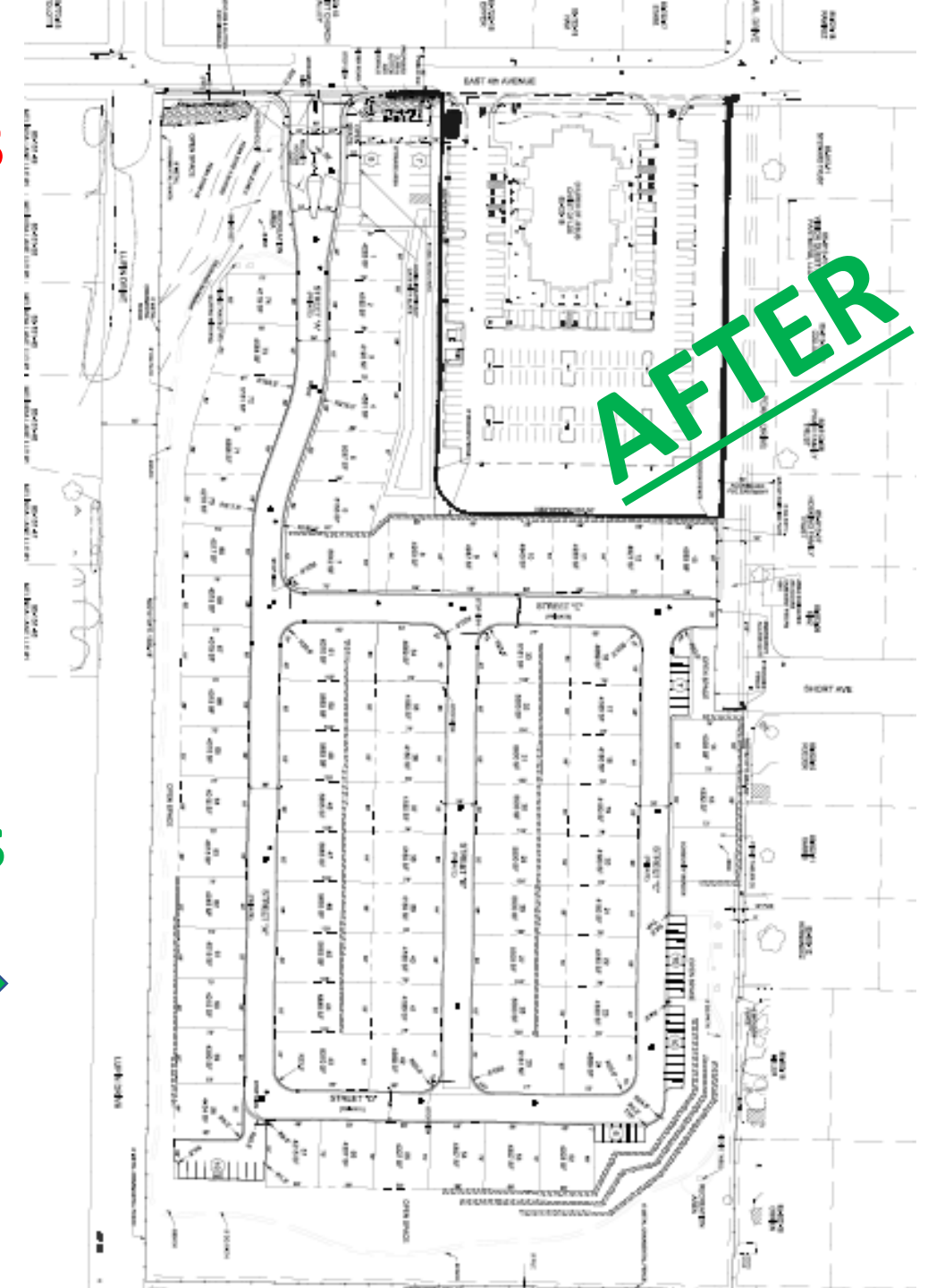
- 75 Lots - Subdivided Parcels
- Gated Community
- Common Area Surrounding Community
- Pedestrian Path System Looping
Community
- Common Open Space Tentative Map
Approval - **Requested**



BEFORE

75 Homes
← Before

75 Homes
After →

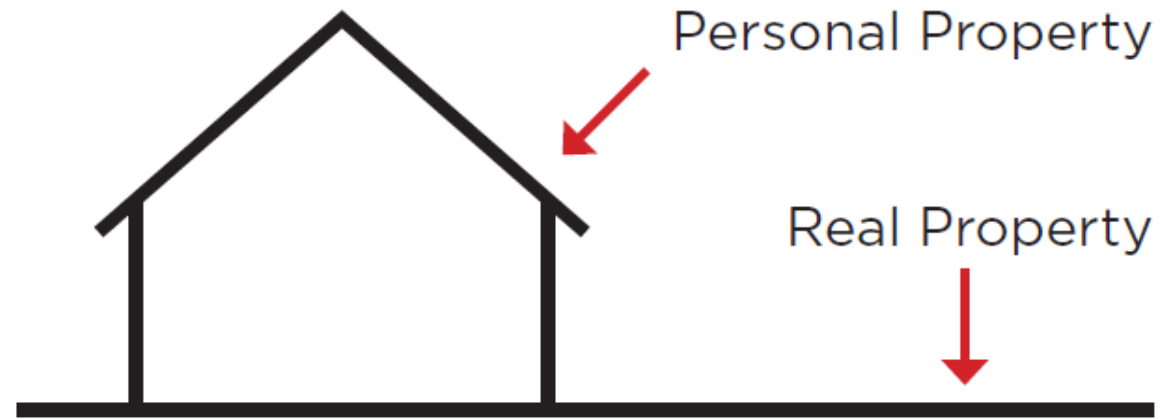


NO

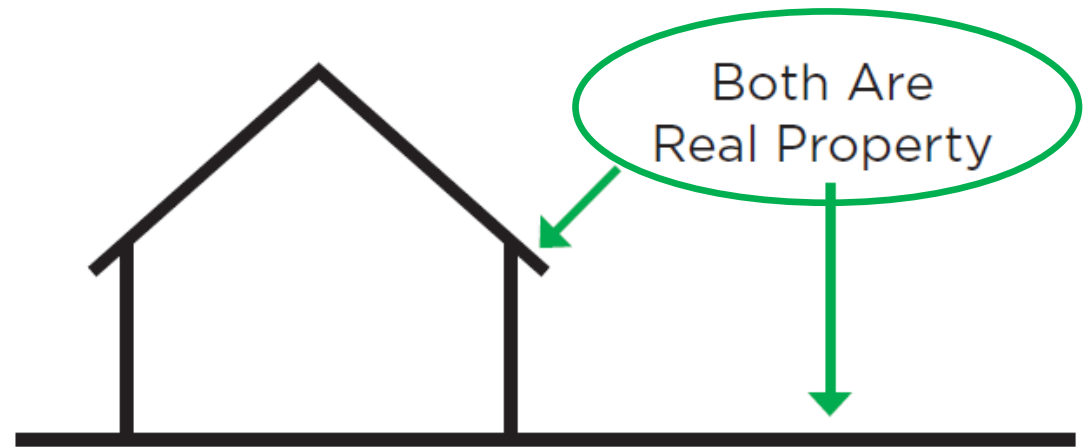
Additional Density is
requested with Common
Open Space Tentative Map

Loan Difference with Change of Lotting

Mobile Home Park
Chattel Loan for Home



Subdivison
FHA/VA Loans become available



“Chattel” Loans

(Personal Property Loan)

20% Down Payment

Shorter Term-20 Yrs.

Higher Interest Rate

FHA/VA Loans

(Real Property Loan)

Zero-3.5% Down Payment

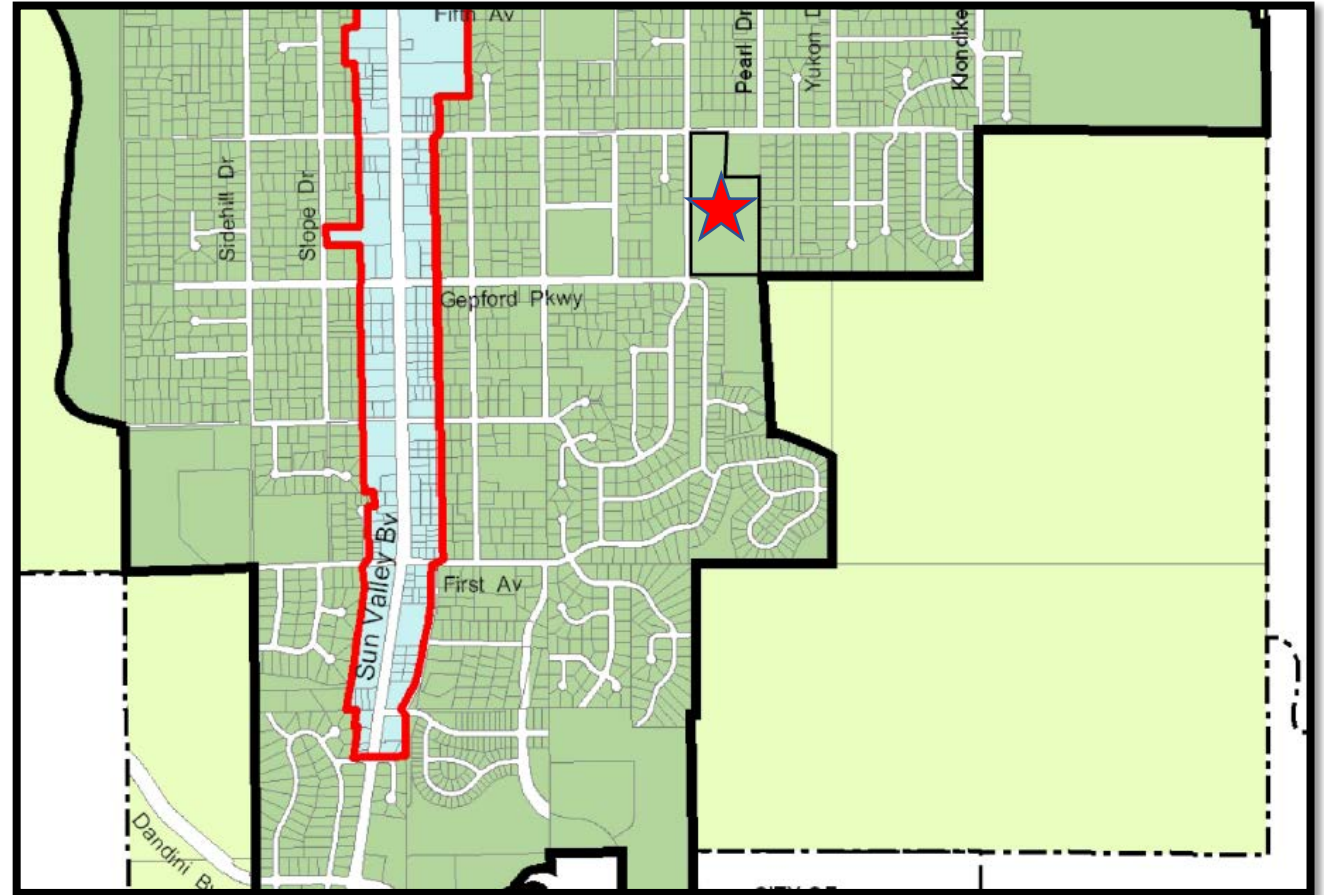
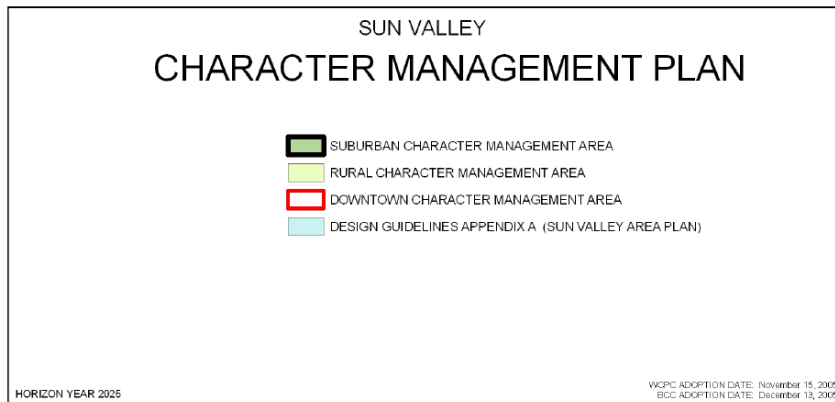
Longer Term-30 Yrs.

Lower Interest Rate

SUN VALLEY AREA PLAN MAPS

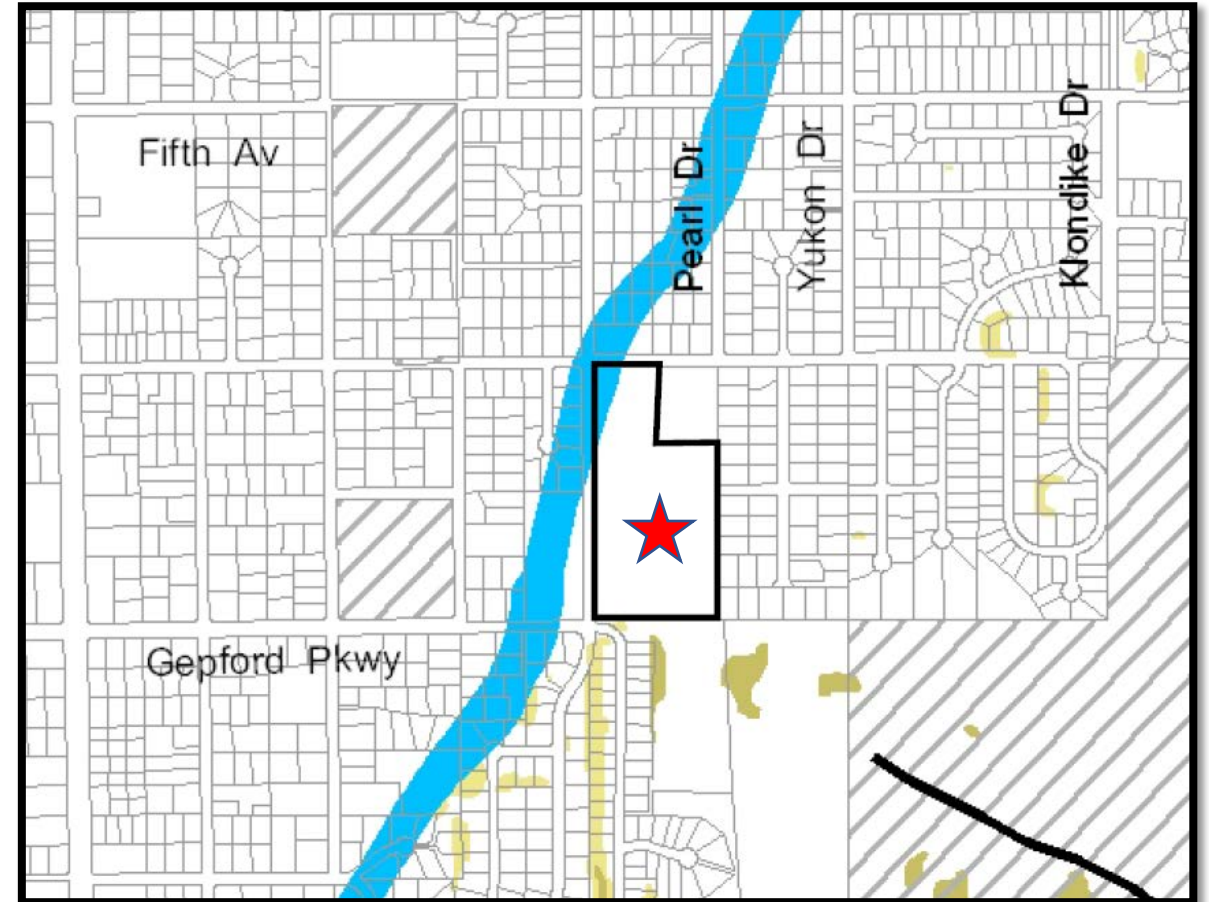
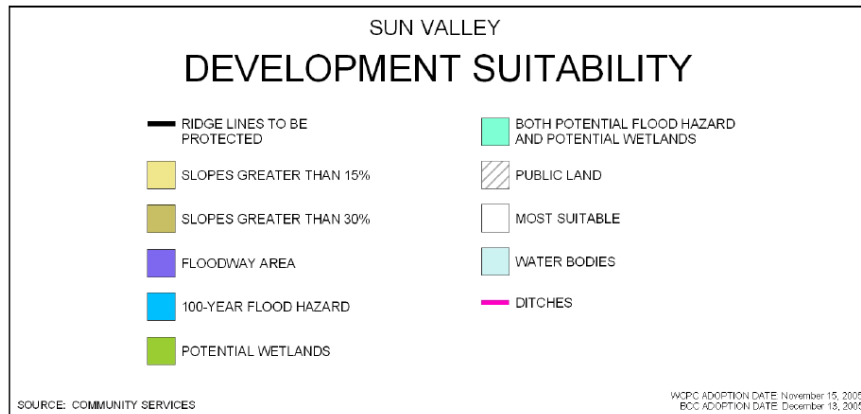
Sun Valley - Character Management Area

The Sun Valley Area Plan Identifies the subject parcel to be within the Suburban Character Management Area (SCMA)



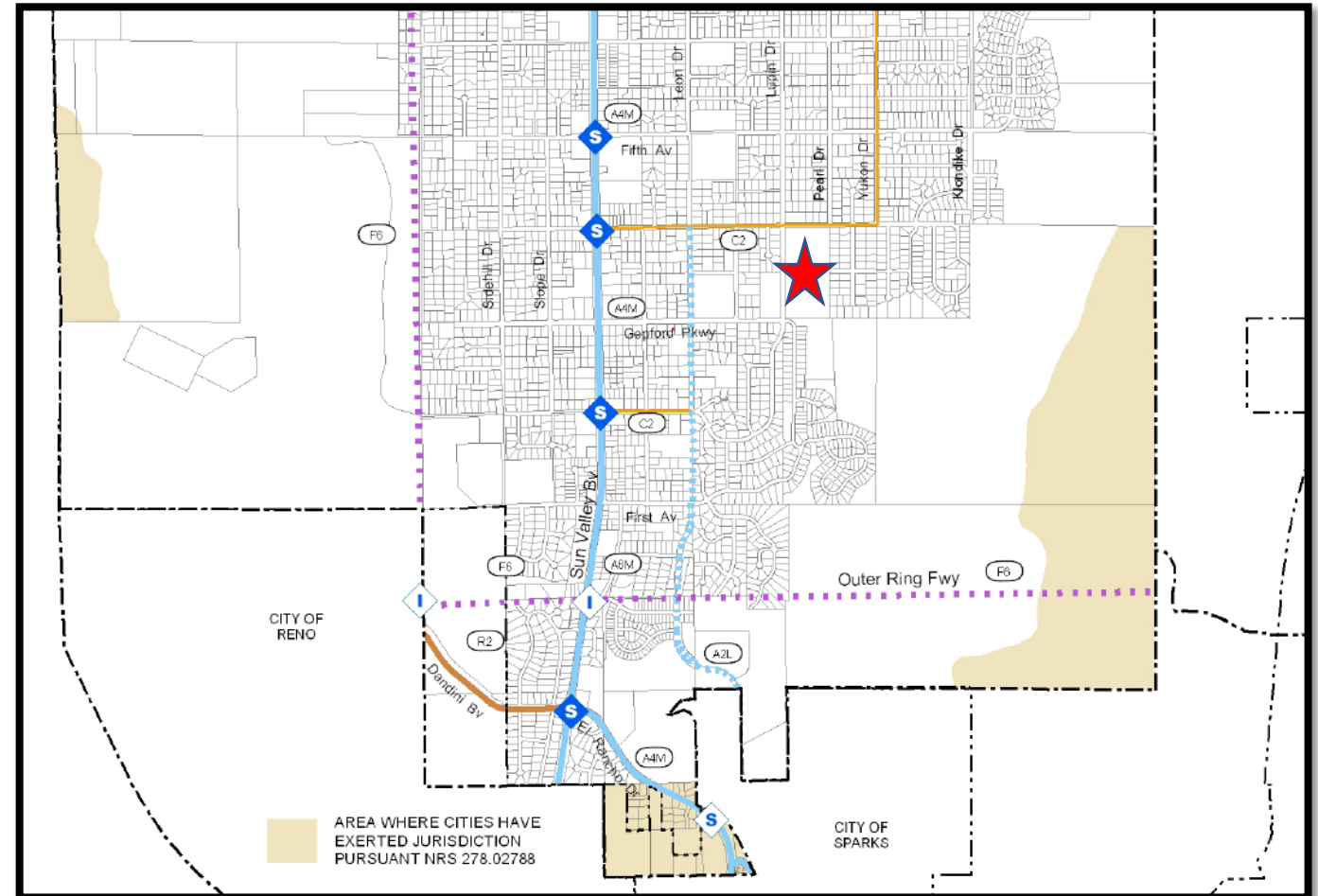
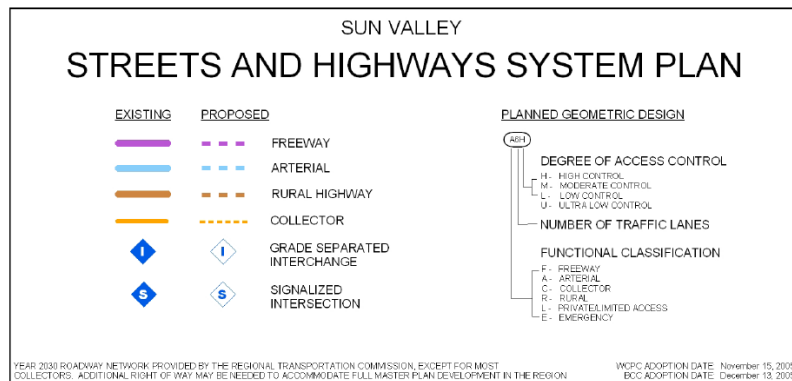
Sun Valley - Development Suitability

- The Sun Valley Area Plan Identifies a 100 year flood plain to exist at the NE corner of the subject parcel.
- This area was left undeveloped in the previous MHP layout and will remain undeveloped with appropriate, necessary improvement as will be conditioned by Washoe County with the Tentative Map review.



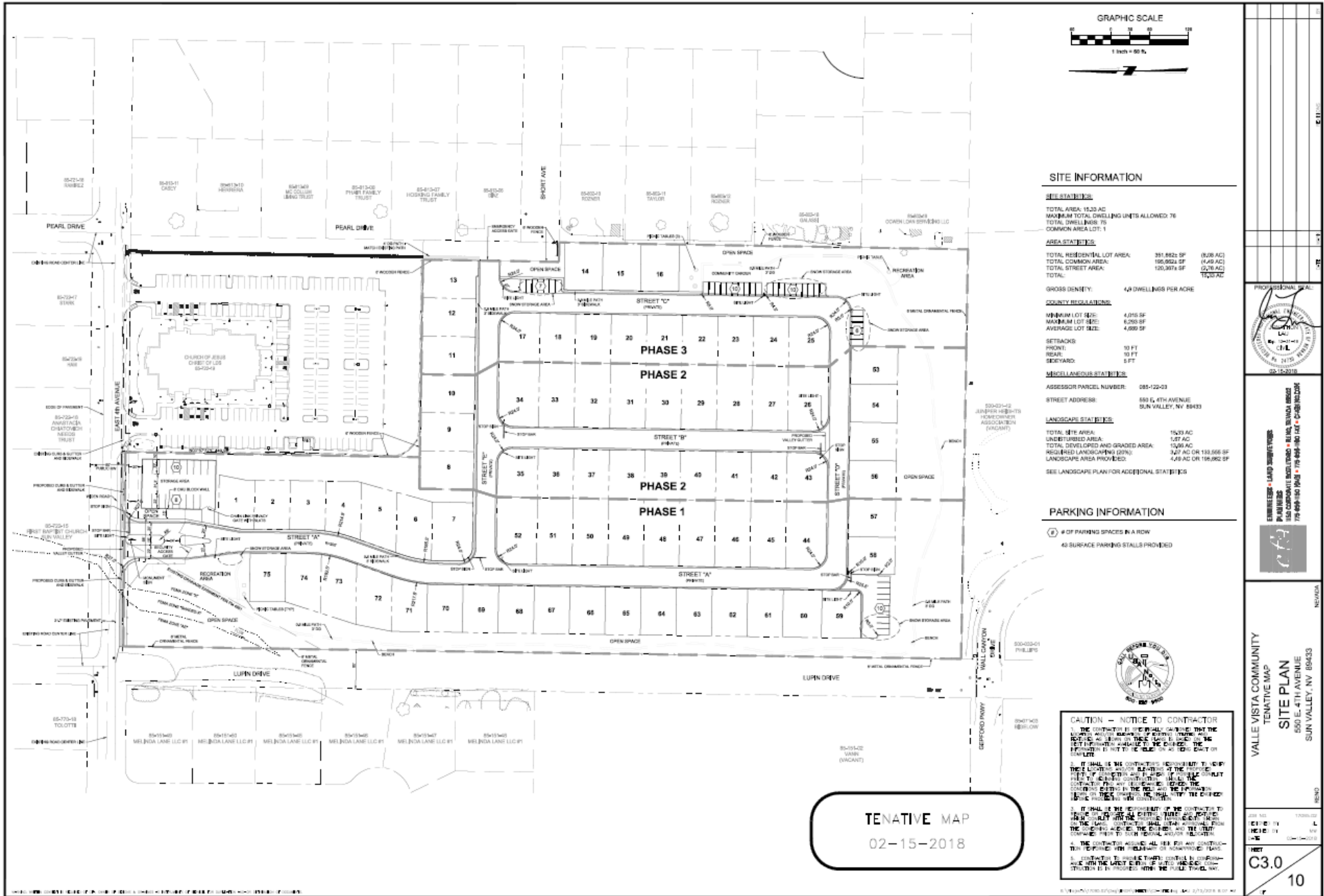
Sun Valley - Street and Highway System Plan

- The Sun Valley Area Plan Identifies E. Fourth Avenue to be a Collector status road, which is planned for and would support higher volumes of traffic than a local street.
- E. 4th Avenue accesses Sun Valley Blvd. Boulevard through an existing traffic signal (Controlled Access)



Project Maps and Exhibits





SITE INFORMATION

SITE STATISTICS
 TOTAL AREA: 15.20 AC
 MAXIMUM TOTAL DWELLING UNITS ALLOWED: 76
 TOTAL DWELLINGS: 76
 COMMON AREA LOT: 1

AREA STATISTICS
 TOTAL RESIDENTIAL LOT AREA: 351,862 SF (8.08 AC)
 TOTAL COMMON AREA: 150,962 SF (3.45 AC)
 TOTAL STREET AREA: 100,361 SF (2.30 AC)
 TOTAL: 603,185 SF (13.83 AC)

GROSS DENSITY: 4.9 DWELLINGS PER ACRE

COUNTY REGULATIONS
 MINIMUM LOT SIZE: 4,016 SF
 MAXIMUM LOT SIZE: 6,200 SF
 AVERAGE LOT SIZE: 4,899 SF

SETBACKS:
 FRONT: 10 FT
 REAR: 10 FT
 SIDEYARD: 5 FT

MUNICIPAL STATISTICS
 ASSESSOR PARCEL NUMBER: 085-122-03
 STREET ADDRESS: 550 E. 4TH AVENUE
 SUN VALLEY, NV 89433

LANDSCAPE STATISTICS
 TOTAL SITE AREA: 15.20 AC
 UNDEVELOPED AREA: 1.07 AC
 TOTAL DEVELOPED AND GRADED AREA: 14.13 AC
 REQUIRED LANDSCAPING (20%): 2.82 AC OR 133,668 SF
 LANDSCAPE AREA PROVIDED: 4.49 AC OR 196,962 SF

SEE LANDSCAPE PLAN FOR ADDITIONAL STATISTICS

PARKING INFORMATION

OF PARKING SPACES IN A ROW
 43 SURFACE PARKING STALLS PROVIDED

TENATIVE MAP
 02-15-2018

CAUTION - NOTICE TO CONTRACTOR

- THE CONTRACTOR IS TO BE ADVISED THAT THE SITE PLAN AND ALL INFORMATION THEREON IS TENTATIVE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE CITY ENGINEER BEFORE COMMENCING CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE CITY ENGINEER BEFORE COMMENCING CONSTRUCTION.
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- THE CONTRACTOR ASSUMES ALL RISK FOR ANY CONSTRUCTION DEFICIENCIES, NON-COMPLIANCE WITH ANY APPLICABLE REGULATIONS, OR NON-COMPLIANCE WITH THE LATEST EDITION OF ANY APPLICABLE CODES, ORDINANCES, OR REGULATIONS.

GRAPHIC SCALE
 1 inch = 50 ft

PROFESSIONAL SEAL

EXEMPTION - LAND DEVELOPMENT
 IN ACCORDANCE WITH NRS 202.010
 775-666-1500 (TOLL FREE) 775-666-1501 (LOCAL)

VALLE VISTA COMMUNITY
 TENTATIVE MAP
SITE PLAN
 550 E. 4TH AVENUE
 SUN VALLEY, NV 89433

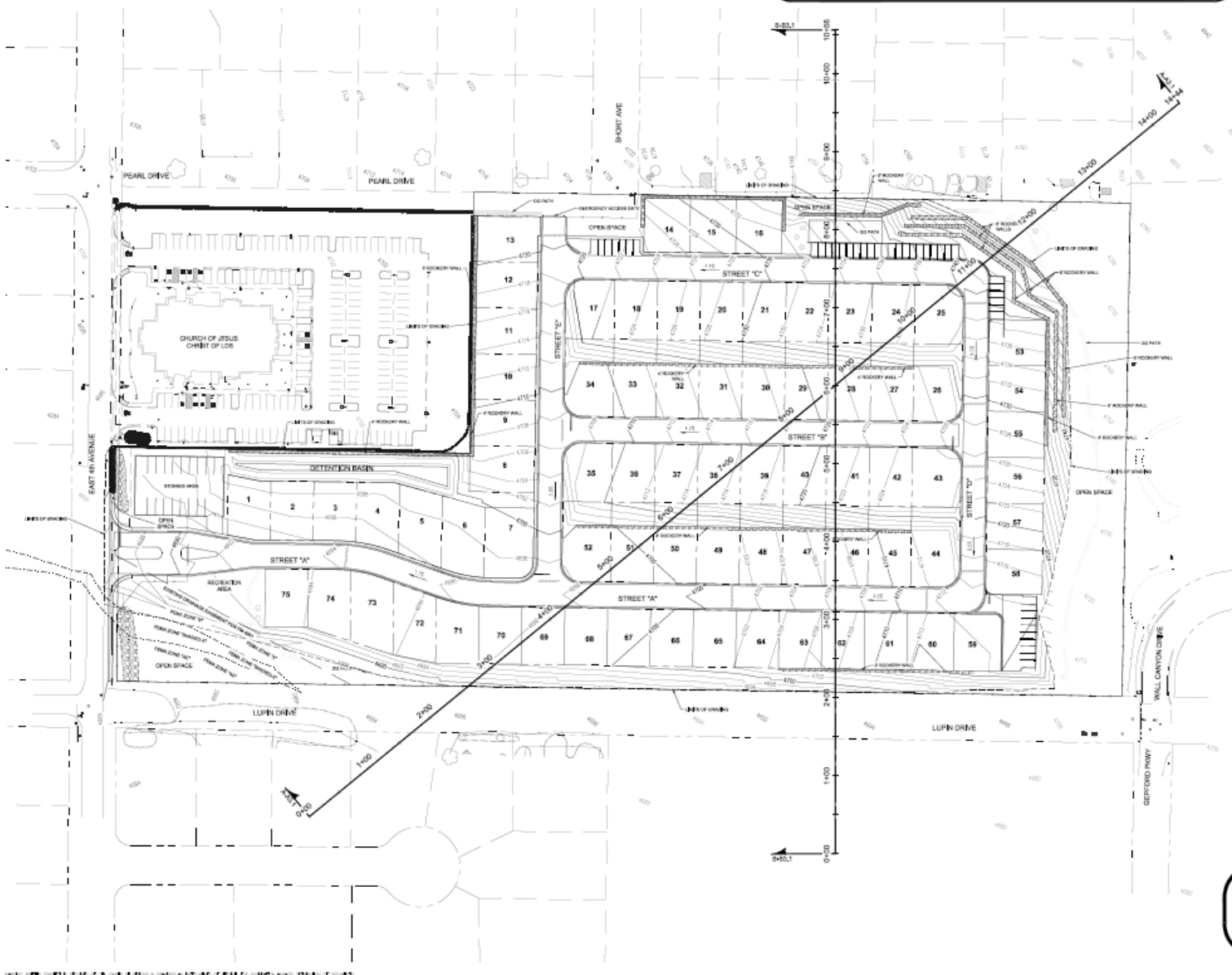
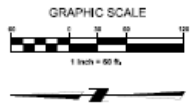
REVISIONS
 NO. DATE BY

C3.0

10

| Cut/Fill Summary | | | | | |
|------------------|-------|--------|----------------|---------------|---------------|
| Name | Qty | Factor | 2d Area | Cut | Fill |
| Volume Surface | 1.000 | 1.000 | 437945 Sq. Ft. | 48495 Cu. Yd. | 21223 Cu. Yd. |
| Total | | | 437945 Sq. Ft. | 48495 Cu. Yd. | 21223 Cu. Yd. |

EXTRA CUT MATERIAL SHALL BE STOCKPILED AT THE LOCKWOOD REGIONAL SANDFILL



CAUTION - NOTICE TO CONTRACTOR

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TENTATIVE MAP
02-15-2018

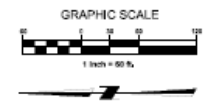
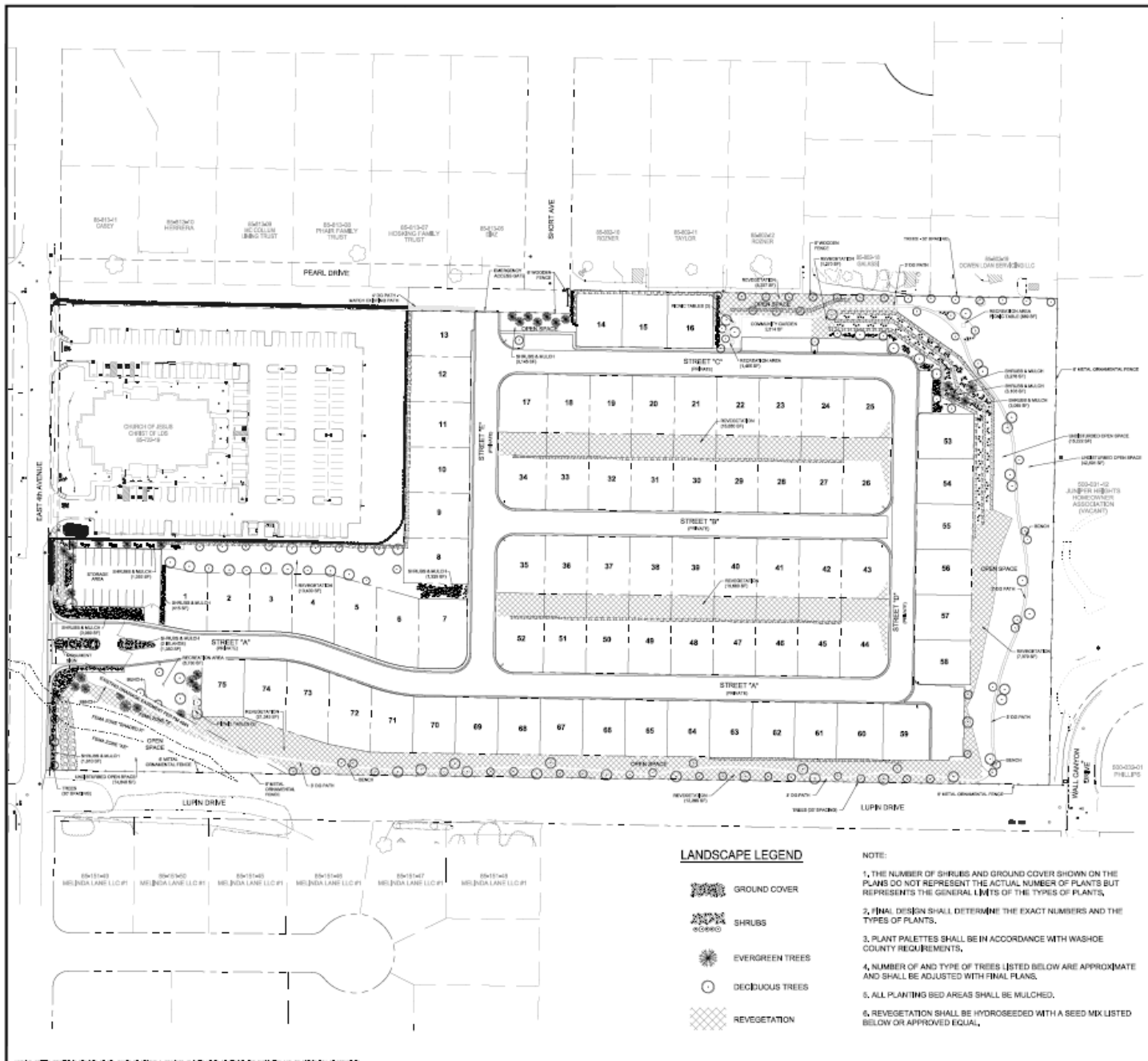
PROFESSIONAL SEAL

ENGINEER - LAND SURVEYOR
J. L. SMITH
150 CORPORATE BLDG. 1000 - RENO, NEVADA 89502
775-888-1800 (R) 775-888-1801 (F) • C-48161202

VALLE VISTA COMMUNITY
TENTATIVE MAP
GRADING PLAN
550 E. 4TH AVENUE
SUN VALLEY, NV 89433

NET
C4.0

10



PLANT LEGEND:

| BOTANICAL NAME | COMMON NAME | SIZE | SPACING | NO. |
|---|--------------------------|------|----------|-----|
| DECIDUOUS TREES: | | | | |
| MALUS 'SPRINGFIRE' | SPRINGFIRE CRABAPPLE | 12' | SEE PLAN | |
| PRUNUS SEROTINATA 'KAWANAN' | KAWANAN CHERRY | 3.0' | SEE PLAN | 132 |
| FRAXINUS OXYCARPA 'RAYWOOD' | RAYWOOD ASH | 3.0' | SEE PLAN | |
| EVERGREEN TREES: | | | | |
| PICEA PUNGENS | COLORADO SPRUCE | 4' | SEE PLAN | 28 |
| PNUS NERA | AUSTRIAN PINE | 4' | SEE PLAN | |
| SHRUBS: | | | | |
| ACER GINNALA 'FLAME' | FLAME AMUR MAPLE | | | |
| CORNUS STOLONIFERA 'YELLOWT' | DWARF REDTIG DOGWOOD | | | |
| EUCONYMIUS ALATUS 'COMPACTA' | DWARF BURNING BRUSH | | | |
| JUNIPERUS CHINENSIS 'TORULOSA' | HOLLYWOOD JUNIPER | | | |
| PHOTINIA FRASER | RED TIP PHOTOENIA | | | |
| PNUS MUDD | MUDD PINE | | | |
| SYRINGA VULGARIS | COMMON LILAC | | | |
| GROUNDCOVERS, GRASSES AND VINES: | | | | |
| CALAMAGROSTIS ACUTIFOLIA | FEATHER REED GRASS | | | |
| CERASTIUM TOMENTOSUM | SNOW-IN-SUMMER | | | |
| EUCONYMIUS FORTUNII 'COLORATA' | PURPLELEAF WINTERCREEPER | | | |
| GEMETA LYDIA | DWARF BROOM | | | |
| HELICTOTRICHON SEMPERVERENS | BLUE OAT GRASS | | | |
| JUNIPERUS SABINA 'BUFFALO' | BUFFALO JUNIPER | | | |
| LONICERA JAPONICA 'PURPUREA' | PURPLELEAF HONEYSUCKLE | | | |
| PARTHENOCISSUS QUINGUEFOLIA | VERBENA CREEPER | | | |
| COTONEASTER DAMMER 'LOWFAST' | SEABERRY COTONEASTER | | | |

REVEGETATION SEED MIX:

| SEED TYPE | PLS LBS/ACRE |
|--------------------------------|--------------|
| SAGEBRUSH, WYOMING BRG | 0.20 |
| RABBITRUSS, RUBBER | 0.20 |
| SPINY HORSESHOE | 0.20 |
| BITTERBUSH ANTELOPE | 0.50 |
| SALTBRUSH, FOURRING | 1.00 |
| MORNING TEA, GREEN | 1.25 |
| PERSTEMON, PALMER | 0.50 |
| FLAX, BLUE | 2.00 |
| LUPINE ISLAND ARGENTUS, ALPINE | 1.00 |
| WHEAT FALLOW | 0.50 |
| BUCKWHEAT SULFUR | 0.20 |
| POPPY CALIFORNIA | 1.00 |
| FESCUE SHEEP COVARI | 3.00 |
| VELDRE, BASH NATIVE | 1.00 |
| RICKAN PICEGRASS NEZPAR | 2.00 |
| WHEATGRASS BLUEBUNCH GOLDAR | 3.00 |
| WHEATGRASS, LENDER PRYOR | 3.00 |
| WHEATGRASS, SEEDMAN P-27 | 3.00 |
| BARLEY, CERIAL | 5.44 |
| TOTAL: | 30.0 |

AREA STATISTICS:

| | |
|---|----------------------|
| REVEGETATED AREA: | 91,140 SF |
| SHRUBS & MULCH: | 20,000 SF |
| RECREATION AREAS: | 11,260 SF |
| NATURAL VEGETATION (POSSIBLE BY TRAILS) | 12,500 SF |
| TOTAL: | 135,900 SF (4.49 AC) |

LANDSCAPE LEGEND

- GROUND COVER
- SHRUBS
- EVERGREEN TREES
- DECIDUOUS TREES
- REVEGETATION

- NOTE:
1. THE NUMBER OF SHRUBS AND GROUND COVER SHOWN ON THE PLANS DO NOT REPRESENT THE ACTUAL NUMBER OF PLANTS BUT REPRESENTS THE GENERAL LIMITS OF THE TYPES OF PLANTS.
 2. FINAL DESIGN SHALL DETERMINE THE EXACT NUMBERS AND THE TYPES OF PLANTS.
 3. PLANT PALETTES SHALL BE IN ACCORDANCE WITH WASHOE COUNTY REQUIREMENTS.
 4. NUMBER OF AND TYPE OF TREES LISTED BELOW ARE APPROXIMATE AND SHALL BE ADJUSTED WITH FINAL PLANS.
 5. ALL PLANTING BED AREAS SHALL BE MULCHED.
 6. REVEGETATION SHALL BE HYDROSEEDED WITH A SEED MIX LISTED BELOW OR APPROVED EQUAL.



EMERSON LANDSCAPE ARCHITECTURE
PAUL HARRIS
LANDSCAPE ARCHITECT - REGISTERED ARCHITECT
775-959-1500 FAX: 775-959-1400 C-00000000

VALLE VISTA COMMUNITY
TENTATIVE MAP
LANDSCAPE PLAN
550 E. 4TH AVENUE
SUN VALLEY, NV 89433

TENTATIVE MAP
02-15-2018

REVISED: 1/20/2018
DATE: 02-15-2018
PROJECT: C9.0
SHEET: 10

Neighborhood and CAB Meetings

Two neighborhood meetings were conducted for this project

- February 1, 2018 at Sun Valley Baptist Church
- February 5, 2018 at Sun Valley CAB Meeting

Comments relative to the previously approved RZA and Common Open Space Tentative Map were provided by area residents

Neighborhood and CAB Comments

- Flooding – Addressed with addition of Detention Area
- Traffic & Public Safety – Curb and sidewalk will be provided along with a bus pad that the WCSD could use as a more protected bus stop location for school children.
- Lighting – Conditioned to minimize the use of street lighting to meet “dark sky” standards.
- Overcrowding – Space exists at the schools currently serving. New middle and high school are planned, which will make
- More development – The region is not currently keeping up with demand, especially with respect to affordable housing.
- Water running onto property from Eastern properties – an easement or drainage buffer has been agreed with staff to address this.

Legal Findings

The applicant and Washoe County staff agree that all of the legal findings can be met for approval of the request.

Valle Vista is targeted to present an affordable housing project, which is definitely needed in the region.

There are a few master plan policies, which are very specific to this goal.

Master Plan

Housing Element Goals and Policies

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

The approval of the Zone Change and this follow-up Common Open Space Tentative Map help to address this goal

Policy 1.2: Evaluate the role of manufactured and mobile homes as an affordable housing option in the unincorporated County.

The project consists of Manufactured Homes.

Master Plan

Housing Element Goals and Policies

Policy 1.5 – Encourage Development at higher densities where appropriate.

The zone change generally accomplished this.

Program 3.5: The County will promote residential development in areas where services and infrastructure already exist or are planned. The County will foster the development of vacant and underutilized parcels by giving priority to applicants who are developing housing affordable to low- and moderate-income households.

Infrastructure exists adjacent to the property and the site is considered to be an in-fill site with existing development on all four sides.

Master Plan

Housing Element Goals and Policies

Policy 7.4: Promote home ownership as a community asset.

This is the primary goal of the development and why the applicant went through the Regulatory Zone Amendment and Common Open Space Tentative Map application processes.

Condition Change Request

Planning and Building Condition i

Existing Language - Lot standards for this development shall include:
Front Yard Setbacks: 10 feet; Side Yard Setback: 5 feet; Rear Yard
Setback: 10 feet; and Front of Carport: 20 feet.

Proposed Language - Lot standards for this development shall include:
Front Yard Setbacks: 10 feet; Side Yard Setback: 5 feet; Rear Yard
Setback: 10 feet; and Front of Carport: 15 feet.

Questions

- Extra Slides if Needed for Reference

Findings Review

Legal Findings

1. Consistency with Master Plan

(1) Consistency with Master Plan.

The requested regulatory zone amendment is consistent with the Washoe County Master Plan. The subject property is contained within the Sun Valley Area Plan Suburban Character Management Area. The proposed zoning designation of HDS is consistent with the Washoe County Master Plan and policies. Some of the specific policies noting consistency are identified below:

SUN.1.3, The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS – Seven units per acre).
- e. Medium Density Urban (MDU – Twenty-one units per acre).
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

Legal Findings

1. Consistency with Master Plan (cont.)

SUN.2.7 Sidewalks or paved paths along both sides of Sun Valley Boulevard and main streets such as: 4th, 5th, 6th and 7th Avenues when the safety of pedestrians and children walking to and from schools requires such facilities.

A sidewalk is shown and conditioned via Traffic and Roadway condition j along the project frontage on E. Fourth Avenue. (a direct concern of area residents was lack of sidewalk, curb and gutter)

Planning and building condition p requires a bus stop location at the NW Corner of the site (This is a direct response to a neighborhood concern that was issued at the neighborhood meetings).

SUN.10.1 & 12.1 Whenever applicable, all development within the Sun Valley SCMA and the Downtown Character Management Area will connect to a community water service.

The project has been reviewed by SVGID and has an intent to serve letter for sewer and water service.

LUT.3.1 Require timely, orderly, and fiscally responsible growth that is directed to existing SCMA's as well as to growth areas delineated within the TMSA.

The subject property is an infill site within the SCMA of Sun Valley. Access is served by a Washoe County identified collector street (E. 4th Avenue) and utilities are adjacent to and available to the site.

Additional Goals and Policies are identified in legal finding #3.

Legal Findings

1. Consistency with Master Plan (cont.)

LUT.3.3 Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

The Valle Vista Community is proposed for development at 4.9 dwelling units per acre for the residential lots. This conforms with LUT 3.3.

Housing Element Goals and Policies

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Policy 1.2: Evaluate the role of manufactured and mobile homes as an affordable housing option in the unincorporated County.

Policy 1.5 – Encourage Development at higher densities where appropriate.

Program 3.5: The County will promote residential development in areas where services and infrastructure already exist or are planned. The County will foster the development of vacant and underutilized parcels by giving priority to applicants who are developing housing affordable to low- and moderate-income households.

Policy 7.4: Promote home ownership as a community asset.

Legal Findings

2. Design or Improvement

Finding Language -- That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

The proposed tentative map meets all of the density, lot size and common open space criteria of the Master Plan and the Sun Valley Area Plan.

Additionally, the proposed density under HDS and provided at 5 d.u./AC is highly compatible with the surrounding/adjacent uses and zoning designations

| Proposed Regulatory Zone | Existing Adjacent Regulatory Zone | Compatibility Rating |
|-----------------------------|--|----------------------|
| High Density Suburban (HDS) | Medium Density Suburban (MDS) (located to the west, east and north) | High |
| | Open Space (OS) (located to the south) | High |

*High Compatibility: Little or no screening or buffering necessary.
Medium Compatibility: Some screening and buffering necessary.
Low Compatibility: Significant screening and buffering necessary.*

Excerpt from Staff Report for Case No WRZA17-0006

Legal Findings (Cont.)

3. Type of Development

Finding Language - That the site is physically suited for the type of development proposed.

The areas of the subject property identified for development are categorized to be within the area “most suitable” for development per the Development Suitability Map within the Sun Valley Area Plan. This categorization is additionally supported by the slope analysis map that was prepared with this project tentative map application.

4. Availability of Services

Finding Language - That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

The Sun Valley General Improvement District will provide water and sewer service. The Truckee Meadows Fire Protection District has indicated that they can adequately provide emergency services. There are adequate services available to serve the proposed development.

Legal Findings (Cont.)

5. Fish or Wildlife

Finding Language - 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.

The proposed improvements will not cause substantial environmental damage or harm to endangered plants, wildlife or their habitat.

6. Public Health

Finding Language - That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

The Sun Valley General Improvement District will provide water and sewer service. The Truckee Meadows Fire Protection District has indicated that they can adequately provide emergency services. There are adequate services available to serve the proposed development.

Legal Findings (Cont.)

7. Easements

Finding Language - 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.

All easements identified within the property title report have been located and taken into consideration with the development design. The design of the Valle Vista Community will not conflict with the easements in regards to utility purposes or public access, etc.

8. Access

Finding Language - That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

The design of the subdivision provides access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles. Primary access is provided on E. Fourth Avenue, a collector status street as defined within the Sun Valley Area Plan Streets and Highways System Plan.

Legal Findings (Cont.)

9. Dedications

Finding Language - That any land or improvements to be dedicated to the County is consistent with the Master Plan.

Any public improvements are required to be constructed to Washoe County standards.

10. Energy

Finding Language - That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

To the extent feasible, the development will include building materials to allow for passive or natural heating and cooling opportunities. Additionally, the homes will be oriented in such a way to take advantage of passive/natural heating and cooling opportunities.

Regional Plan Constraint

Goal 1.3 of the 2012 Truckee Meadows Regional Plan limits Single Family detached developments in Unincorporated areas of Washoe County to a Maximum of 5 DU/Ac.

| Regional Areas | Required Residential Density | Required Non-residential Density |
|-------------------------------------|---|--|
| Unincorporated areas* (goal 1.3) | Single family detached – Maximum 5 du/acre | Based on generally accepted service standards for population, employment, service area and market analysis. |

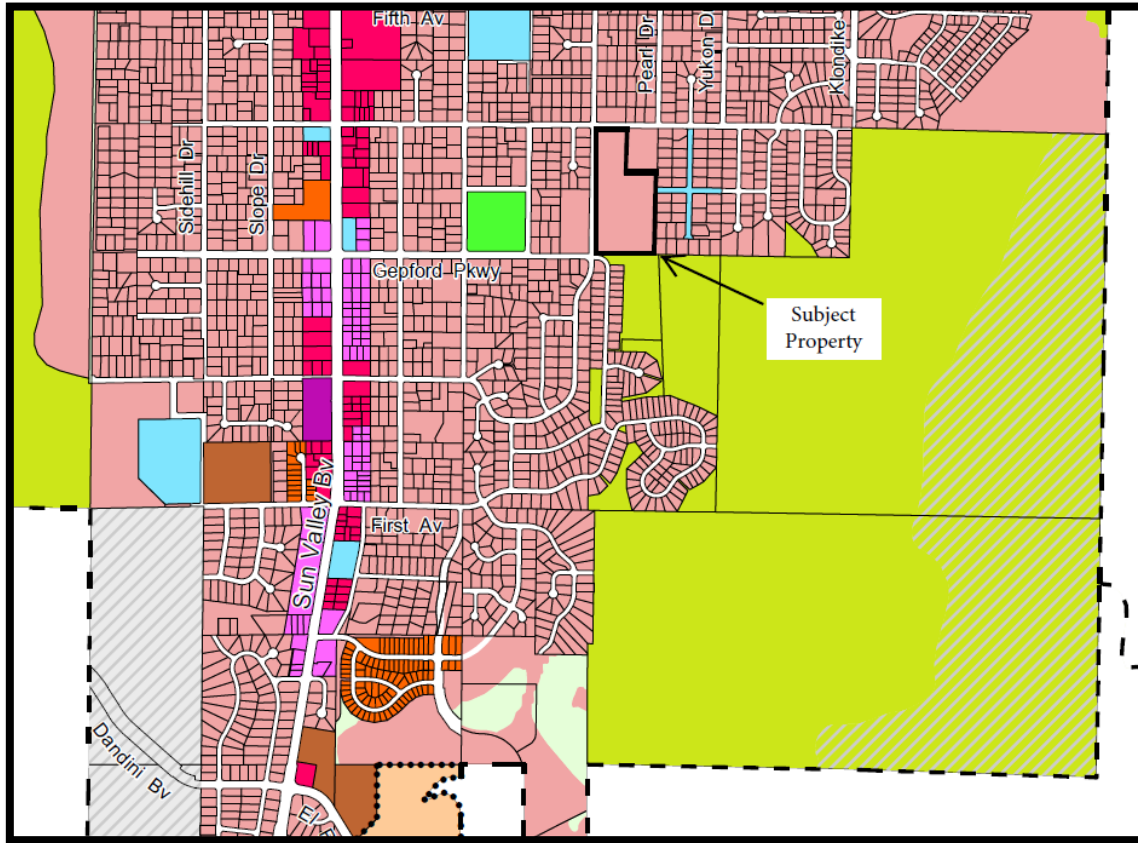
Excerpt from Truckee Meadows Regional Plan, Table 1.2.1

Zoning Designations Allowed in Sun Valley SCMA

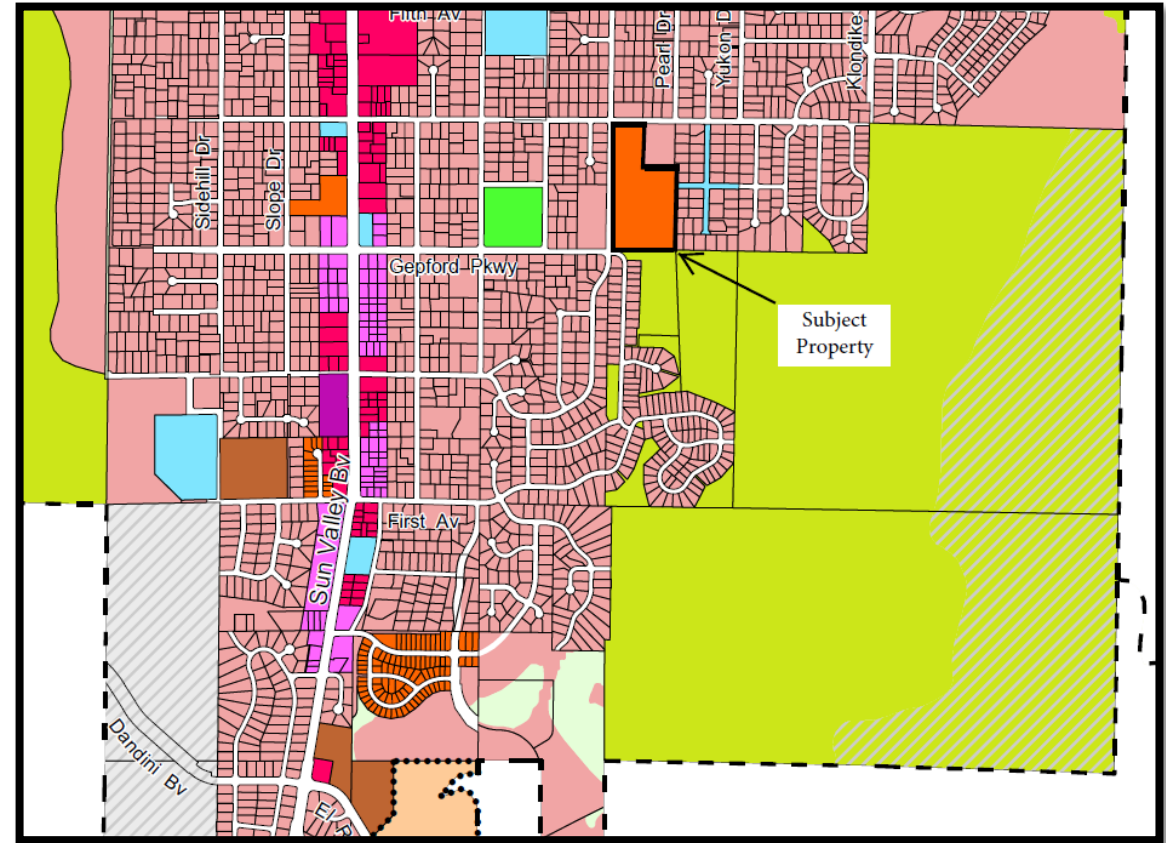
SUN.1.3, The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS – Seven units per acre).
- e. Medium Density Urban (MDU – Twenty-one units per acre).
- f. Neighborhood Commercial/Office (NC).
- g. General Commercial (GC).
- h. Industrial (I).
- i. Public/Semi-Public Facilities (PSP).
- j. Parks and Recreation (PR).
- k. General Rural (GR).
- l. Open Space (OS).

Sun Valley Area Plan



Existing Area Plan



Proposed Area Plan