



WTM20-004 (Highland Village)



Washoe County Planning Commission
November 16, 2020

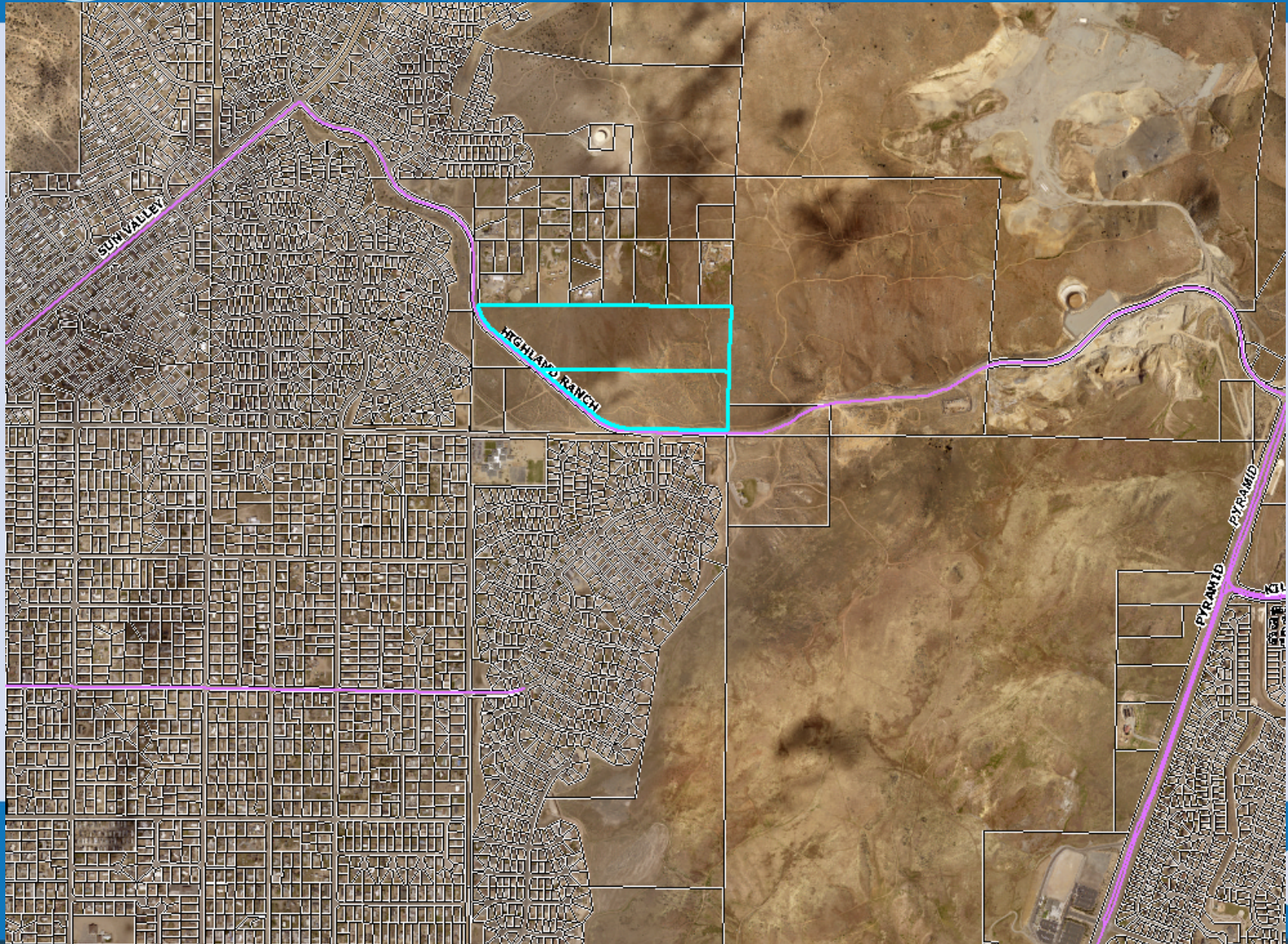


Request

- **The applicant is requesting a tentative subdivision map to develop two parcels totaling 54.5 acres as a common open space development with 215 single family lots.**
- **The applicant is also seeking a Director's Modification to allow slopes greater than 10 feet in height.**



Vicinity Map





Background

- **Previously the applicant applied for a regulatory zone amendment (RZA) to change the regulatory zone from Low Density Suburban (LDS) to High Density Suburban (HDS), and the Planning Commission denied the request on March 3, 2020.**
- **The case was appealed to the Board of County Commissioners (Board), and a development agreement was recommended limiting the gross density to 4.2 dwelling units per acre on the portions of the property zoned HDS.**
- **At the Planning Commission's June 2nd meeting the RZA was recommended to be approved, if coupled with the associated development agreement.**
- **The RZA, along with the development agreement, was heard again by the Board and approved on July 14, 2020.**



Analysis - Article 408

- **The request is for common open space development per Article 408, which allows for “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.”**
- **The applicant is proposing to vary the lot sizes and cluster the homes away from the steeper slopes and the GR areas, which “will preserve or provide open space, protect natural and scenic resources and achieve a more efficient use of land”**

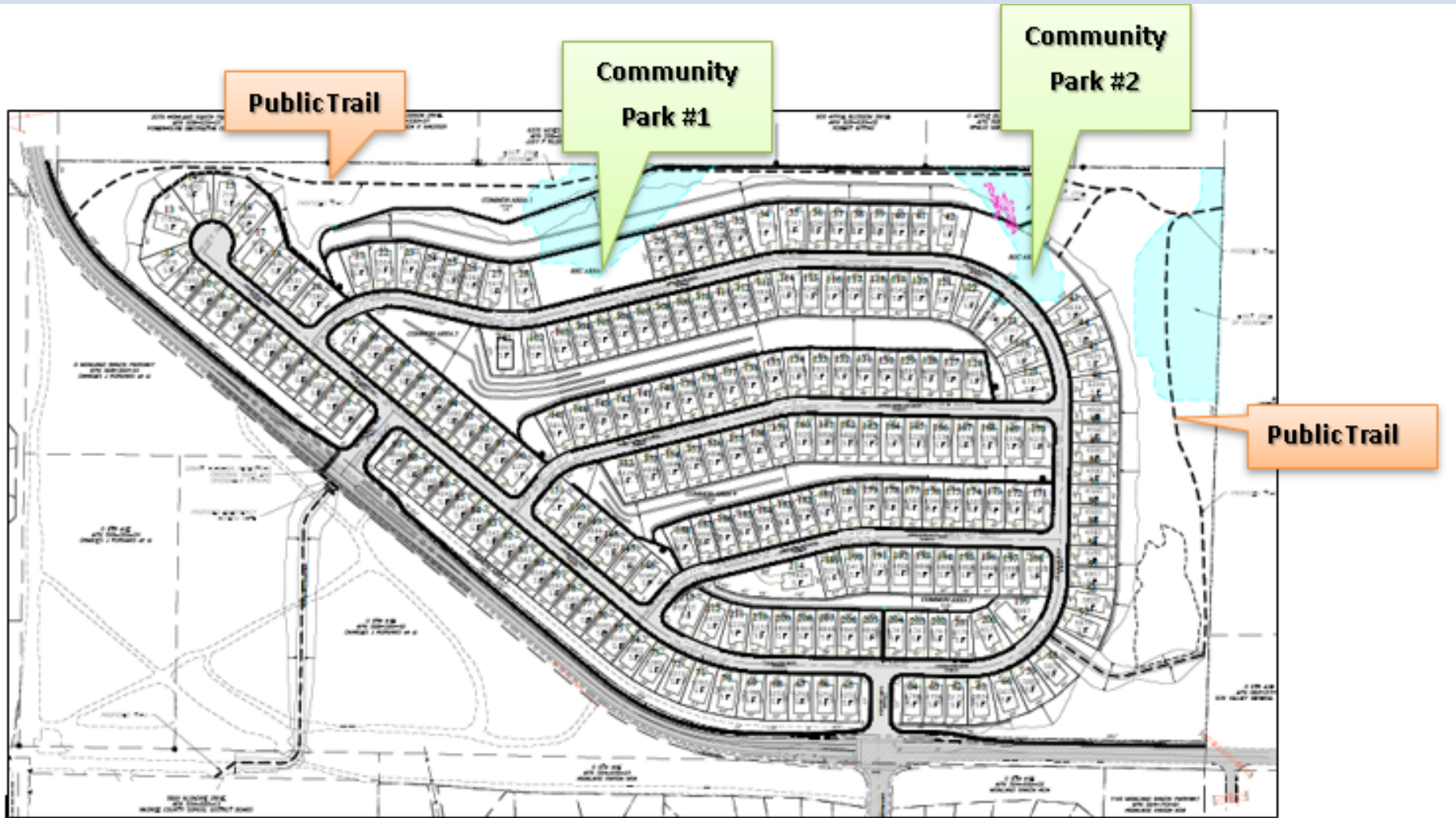


Analysis - Article 408

- There will be trails open to the public, two parks - one park will have a “tot lot” with picnic tables and the other will have a community garden and common areas throughout the development.
- These amenities will help “encourage a sense of community” for the development.

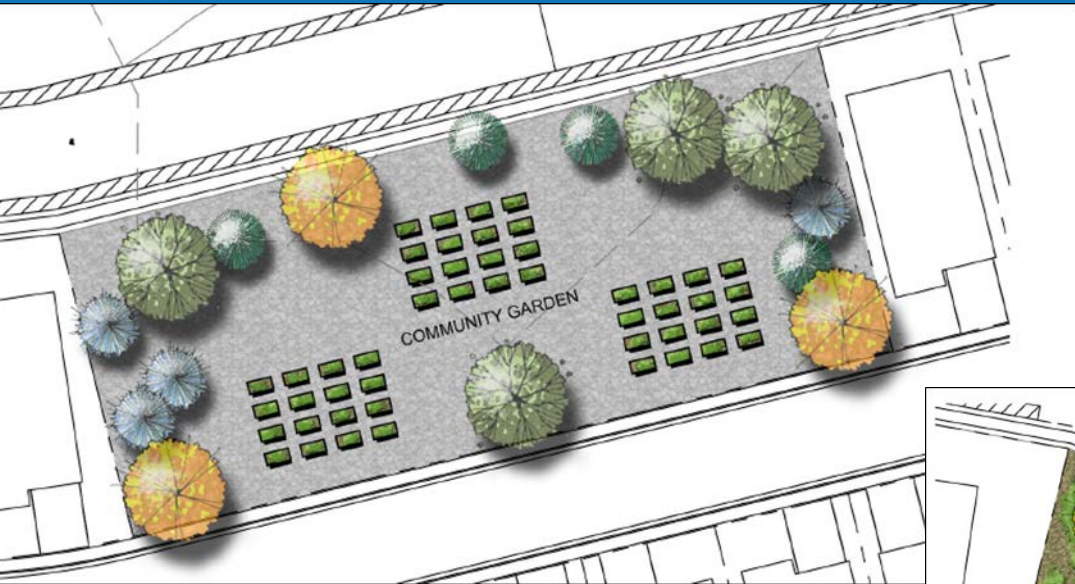


Trails and Parks





Parks





Site Analysis

- The applicant is proposing a density of 3.9 dwelling units per acre, which is less than the development agreement requirement of 4.2 units per acre.
- 62% (33.08 acres) of the site will be developed with homes, yards, and streets, and 41% (22.32 acres) of the site will be designated as common area - including the parks and trails areas.
- A HOA will be created for the development and for maintaining all of these areas.



Analysis

Requirement	Highland Village	High Density Suburban (HDS)
Front setback	15 ft & 20ft. For garages	20 ft.
Rear setback	15 ft.	20 ft.
Side setback	5 ft.	5 ft.
Average lot size	5,218 sf	Not required
Minimum lot size	Not required	5,000 sf
Minimum width	47 ft.	60 ft.
Height	35 ft.	35 ft.



Article 424 - Analysis

- **The development does trigger Article 424, Hillside Development, with some “slopes in excess of fifteen (15) percent or greater on 20 percent or more of the site” and “slopes greater than thirty (30) percent”.**
- **There is significant topography on the site. However, the application states the development will meet the requirements of 110.424.30 and will be designed appropriately to meet the requirements.**



Grading Map



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color	SITE %
1	0.00%	15.00%	1822609.89	Green	76.65%
2	15.00%	30.00%	531247.48	Yellow	22.34%
3	30.00%	170.71%	23939.74	Red	1.01%

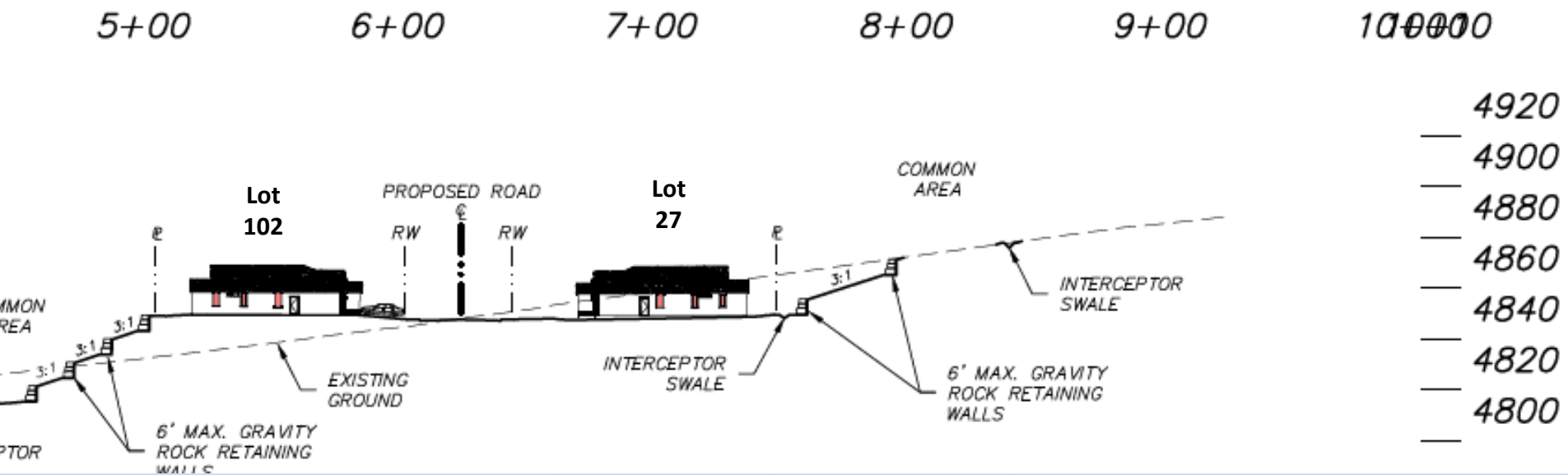


Analysis - Grading

- There will be approximately 250,000 CY of cuts and 240,000 CY of fill with all material to be balanced on site.
- Retaining walls under six feet in height will be located throughout the development, and all disturbed areas will be revegetated.
- The applicant is requesting a director's modification as part of the application to allow slopes greater than 10 feet in height.
- There are locations in the northern portions of the site where the finished grade will exceed 10 feet in elevation.
- The applicant states the modification will create a better grading solution and will be less impactful.



Cross Section





Water & Sewer

- **Water and sewer service will be provided by the Sun Valley General Improvement District (SVGID).**
- **The parcels will need to be annexed into the SVGID service area, and SVGID will then provide water and sewer service, which will go to Truckee Meadows Water Reclamation Facility (TMWRF) in Sparks.**



Roadways & Traffic

- **There are two proposed access points from the development to Highland Ranch Parkway.**
- **One access will be aligned with Midnight Drive, and another is located further to the west.**
- **The traffic study indicates that the project will have some impacts on the area traffic, generating 2,096 average daily trips with 164 AM peak hour and 220 PM peak hour.**



Roadways & Traffic

- **The proposed access from the development aligned with Midnight Drive will be a “porkchop” divider to enforce access to only right-in and out.**
- **This addresses the neighborhood concerns of the development using Midnight Drive.**



Roadways & Traffic

- **The applicant is proposing a roundabout at the western entrance to the site.**
- **This will address the neighborhood concerns about children walking to Palmer Elementary School and Desert Skies Middle School which are within walking distance of the development.**



Schools

- **The area is currently zoned for Palmer Elementary School, Desert Skies Middle School and Spanish Springs High School and the future Hug High School at Wildcreek.**
- **The increased housing units are not projected to cause capacity issues at any of the schools, and the schools will remain under capacity.**



Schools

School	2020/21	2024/25	2029/30
Palmer ES	81%	89%	86%
Desert Skies MS	76%	64%	64%
Spanish Springs HS	113%	N/A	N/A
New Hug HS	N/A	88%	83%



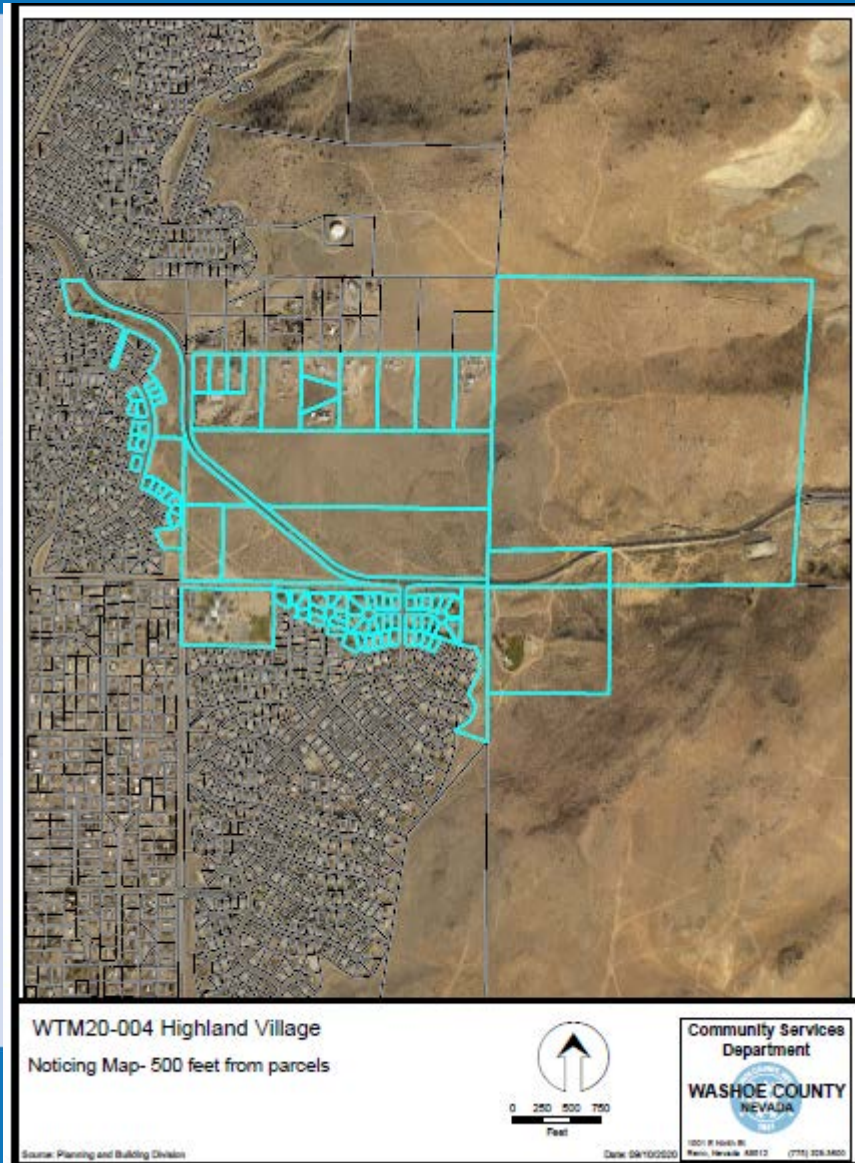
Sun Valley CAB

- **Sun Valley CAB reviewed the application on October 19th and all members unanimously recommended the application.**
- **The comments included:**
 - Well thought-out development
 - Addressed previous concerns for traffic and school crossing
 - Recommended no crosswalk to Highland Ranch Park for safety concerns



Public Notice

- Notices were sent 500 feet from the site to 77 affected property owners





Reviewing Agencies

Comments were received from:

- **Washoe County Community Services**
 - Engineering and Capital Projects
 - Water Management
 - Parks
- Washoe County Health District
- Regional Transportation Commission (RTC)
- Washoe County School District
- Sun Valley General Improvement District (SVGID)
- Washoe-Storey Conservation District
- Nevada Division of Water Resources

No recommendations for denial were received.



Tentative Subdivision Map Findings

- 1. Plan Consistency;**
- 2. Design or Improvement;**
- 3. Type of Development;**
- 4. Availability of Services;**
- 5. Fish or Wildlife;**
- 6. Public Health;**
- 7. Easements;**
- 8. Access;**
- 9. Dedications; and**
- 10. Energy.**



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 Tentative Subdivision Map Case Number WTM20-004 for Regal Holdings of Nevada LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25