

# SILVER HILLS

## VILLAGE ONE TENTATIVE MAP



**LEWIS**  **ROCA**



WASHOE COUNTY PLANNING COMMISSION

JULY 6, 2021

## Tentative Subdivision Map

- 358 Single Family Units
- Conforms to Approved Specific Plan (1,872 total units)
- Includes Silver Hills Backbone Trail Network
- Dedicated Trailhead



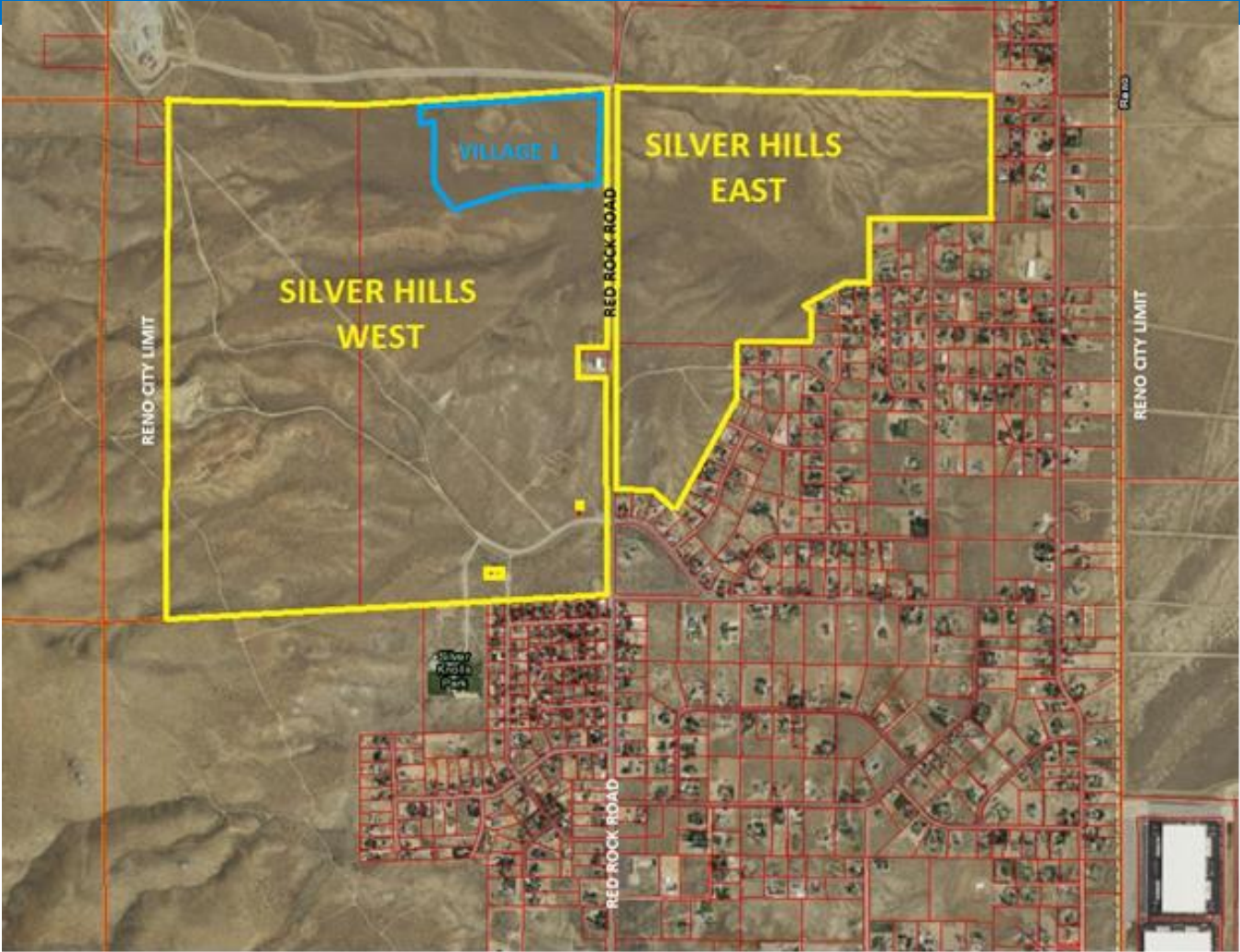
# PROJECT REQUEST

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# PROJECT LOCATION

## SILVER HILLS WEST



# PROJECT HISTORY AND TIMELINE

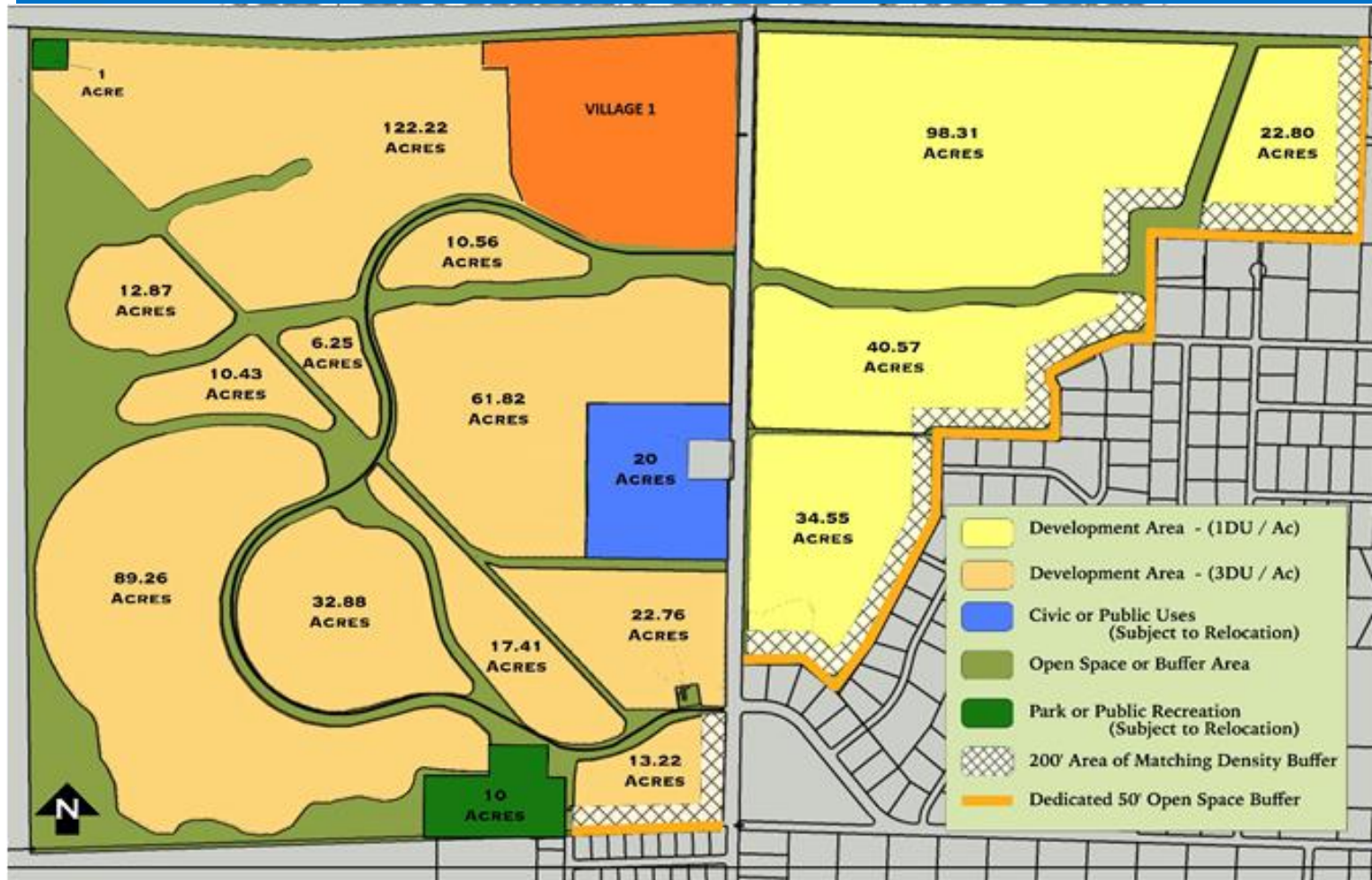
Master Plan and Regulatory Zone  
Amendment; creation of Silver Hills  
Suburban Character Management Area

- August 6, 2019: heard by Washoe County Planning Commission
- October 22, 2019: approved by Board of County Commissioners
- December 11, 2019 and January 23, 2020: heard by Regional Planning Commission
- February 13, 2020: approved by Truckee Meadows Regional Planning Governing Board
- March 10, 2021: petition for judicial review filed by Silver Knolls Organization was dismissed on all counts by the District Court.

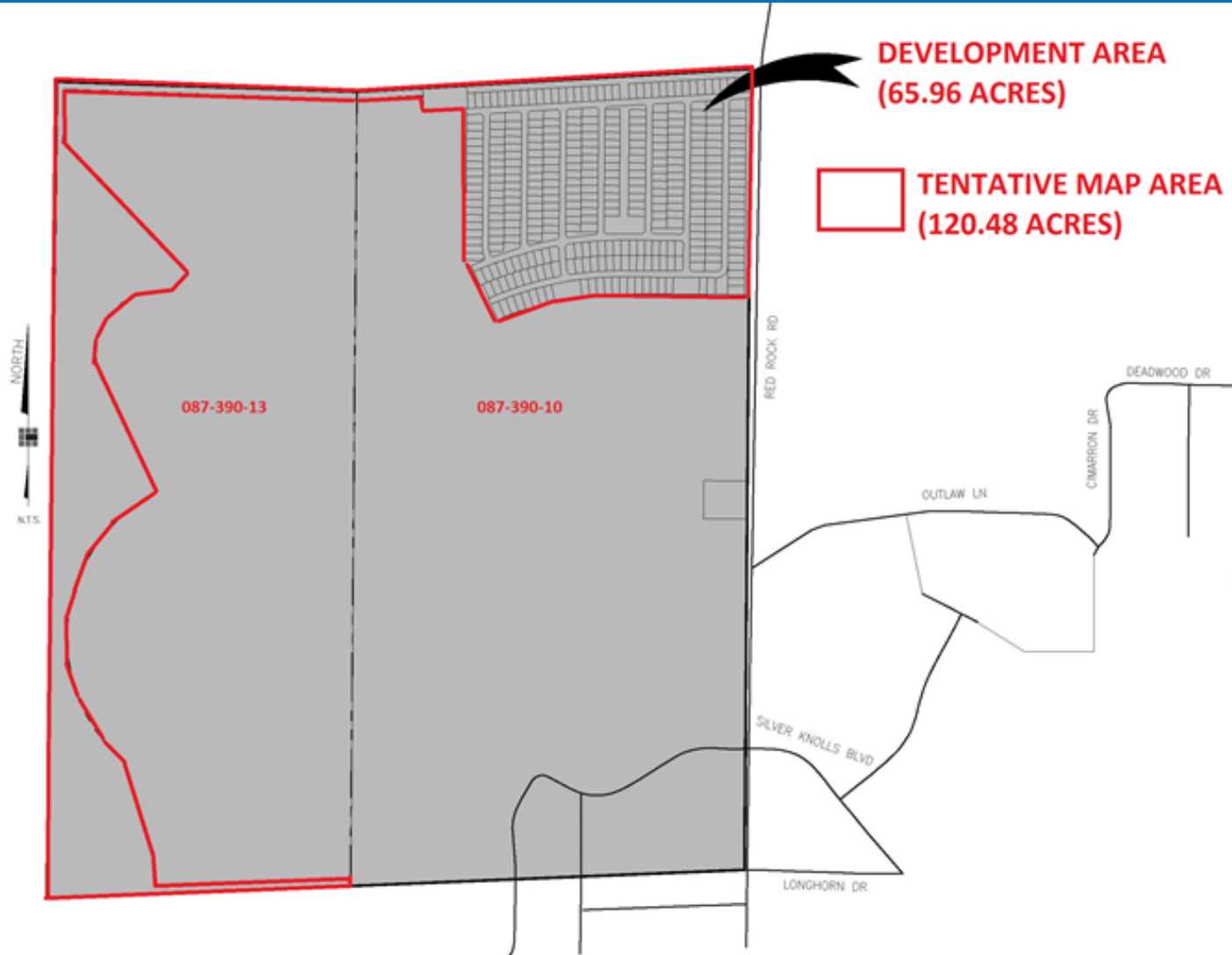
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# SILVER HILLS LAND USE PLAN



# OVERALL TENTATIVE MAP AREA



# PROJECT SUMMARY

## Silver Hills Village 1 - Development Summary

Project Component	Proposed with Village 1
Project Area	120.48± acres
Area to be Developed	65.96± acres
Total Units	358 single family homes
Remaining Permitted Units (west of Red Rock Rd.)	1,296
Remaining Permitted Units (cumulative Specific Plan)	1,514
Net Project Density (Village 1 – Development Area)	5.42 units per acre
Gross Project Density (Tentative Map Area)	2.97 units per acre
Smallest Lot Size	5,000± square feet
Largest Lot Size	8,072± square feet
Average Lot Size	5,326± square feet
Total Lot Area	43.77± acres
Public Right-of-Way Area	14.01± acres
Common Area	62.69± acres <sup>1</sup>

<sup>1</sup> – Includes 7.15 acres within developed area.

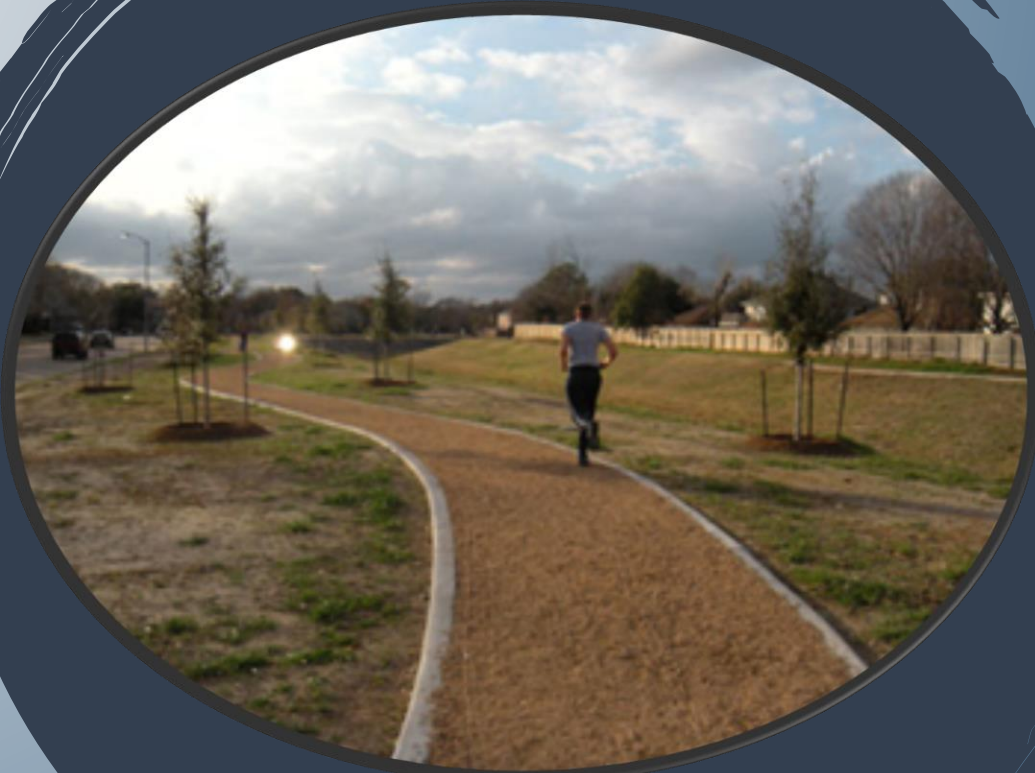
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# SITE PLAN







- Dedicated public trailhead with equestrian access and parking (including horse trailers).
- Community pocket park.
- Dedicated backbone trail network providing legal public access (pedestrian and equestrian) to BLM lands.
- Internal greenbelts provide community walking paths and links to future agrihood, public facilities, and community amenities.
- All amenities open to public and maintained by the HOA.

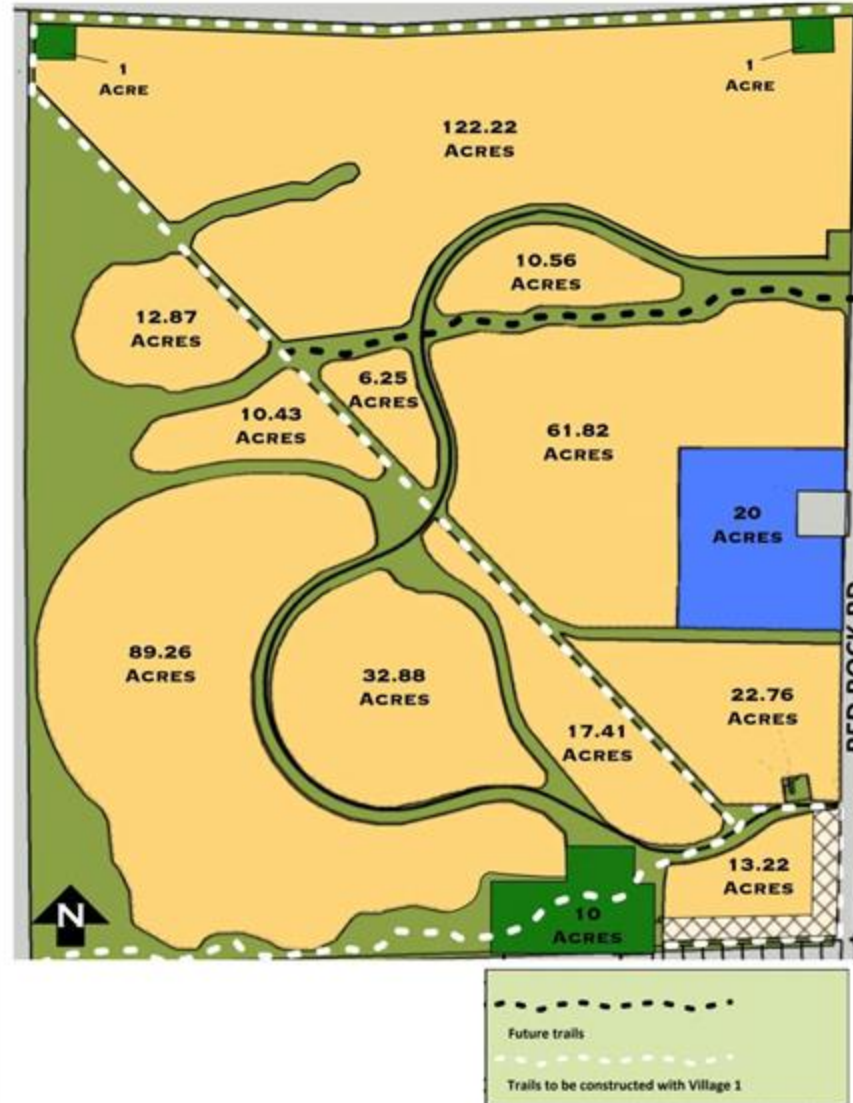
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# PUBLIC TRAILHEAD



# BACKBONE TRAIL PLAN



Note: Trails to be constructed concurrently with first final map. Final location may vary but shall be consistent with that presented above.

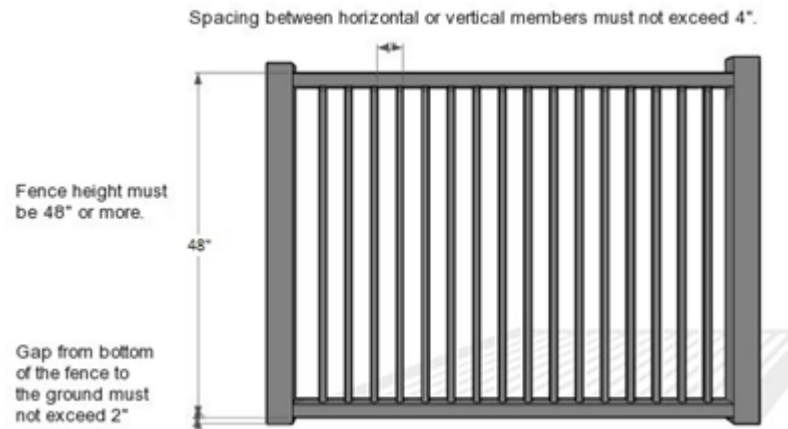
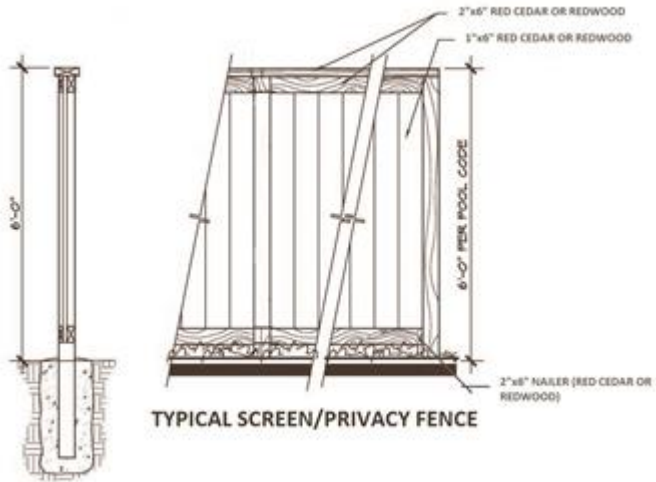
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# COMMUNITY ENTRIES AND WAYFINDING



# COMMUNITY FENCING



# FUTURE HOMES

MUST INCLUDE SETBACK VARIATION, ARTICULATION, ETC. PER HANDBOOK STANDARDS

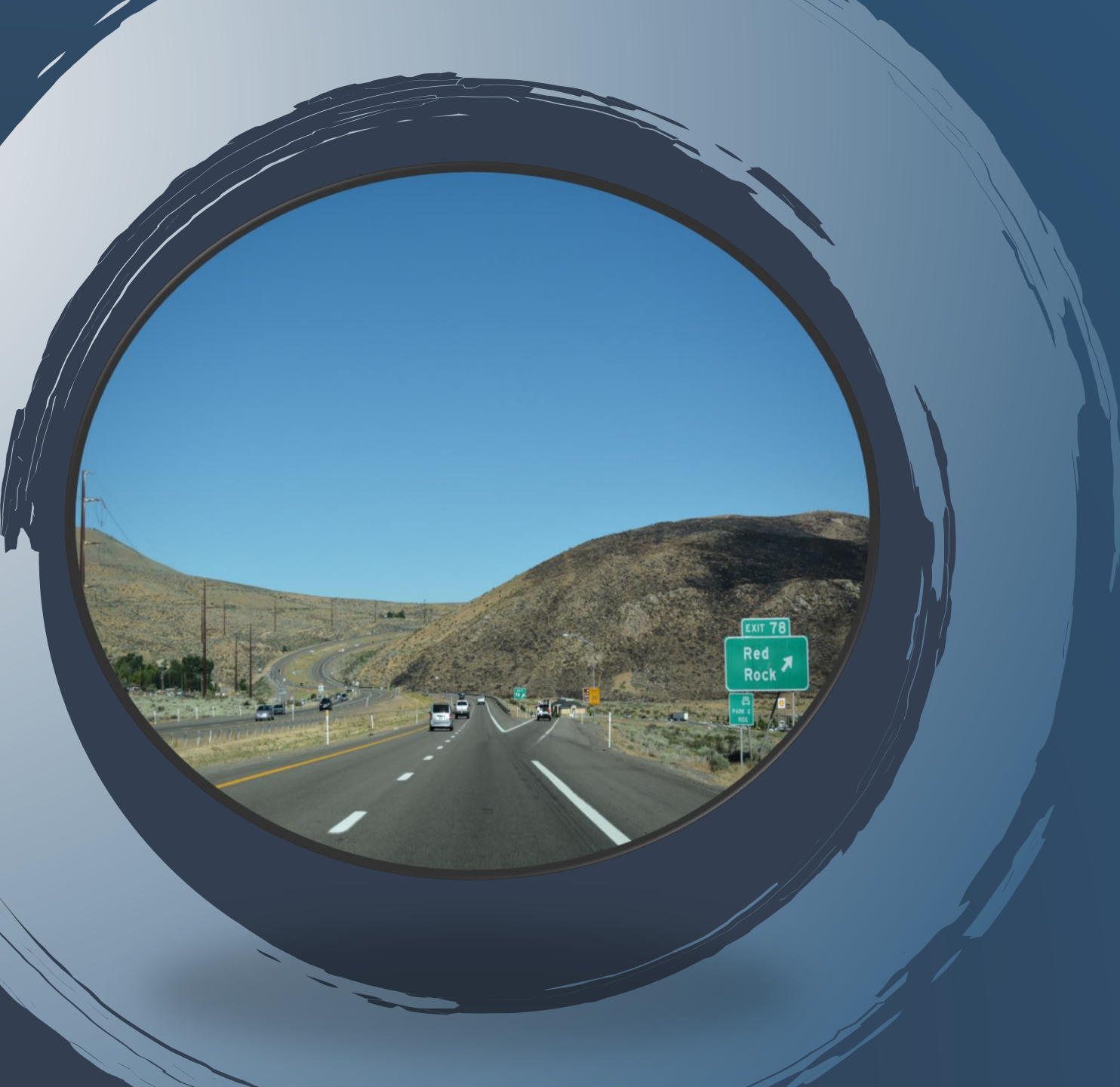




- Public Trailhead and Backbone Trails to be completed with Village 1.
- Provides legal pedestrian and equestrian access to public lands.
- Enhances pedestrian/equestrian access to Silver Knolls Park.
- Planned Village 1 Pocket Park will be open to general public.
- Per Specific Plan commitments, Lifestyle Homes will work closely with Washoe County Parks staff to complete a survey for what improvements are needed at Silver Knolls Park (to be included at 500<sup>th</sup> unit – 10 acres minimum).

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- Village Specific Impact Analysis completed.
- Left-Turn Lane to be added to Red Rock Road at Silver Hills Parkway.
- Specific Plan requires that no more than 150 homes be constructed per year until NDOT/US 395 North Valleys Project 1B commences.
- Report identifies future improvements at the US 395/Red Rock interchange and provides mitigation measures to ensure acceptable levels of service.
- Level of Service “C” must be maintained on Red Rock Road (RTC standard is “D”).
- Project will contribute approximately \$1.8 million dollars in traffic impact fees.

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- Specific Plan reserves property for new elementary school.
- Per WCSD, the new elementary is not needed with Village 1.
- Lifestyle Homes has a proven history of working closely with WCSD.



- Stormwater will be retained at a rate of 1:1.5 per Handbook standards.
- Most stringent stormwater retention rate in the region.
- Ensures that flows to Silver Lake are REDUCED over what occurs in today/pre-development conditions.
- Common areas will include infrastructure to accept effluent reuse.



# PROJECT CONSIDERATIONS

- Level of Service “C” must be maintained on Red Rock Road.
- Primary access will be via the first leg of Silver Hills Parkway “loop.”
- Only direct neighborhood access to Red Rock is gated secondary emergency access.
- Community meeting was held on June 17, 2021.
  - Traffic and Access to Public Lands
- Provisions for ATV access will be made based on community request.

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# Legal Findings

## WCC Section 110.608.25 (Tentative Subdivision Map findings)

Prior to approving an application for a tentative map, the Planning Commission shall find that all of the following are true:

- a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- c) Type of Development. That the site is physically suited for the type of development proposed;
- d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- e) 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;

# Legal Findings

## WCC Section 110.608.25 (Tentative Subdivision Map findings)

*(continued)*

Prior to approving an application for a tentative map, the Planning Commission shall find that all of the following are true:

- f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- g) 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;
- h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

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## **(a) PLAN CONSISTENCY**

### **Legal Findings** **WCC Section 110.605.25**

- The proposed tentative map fully complies with the Specific Plan standards, Silver Hills SCMA policies, and implements a number of other policies included in the North Valleys Area Plan.
- Village 1 design and density are fully compliant with Area Plan polices related to new development within Silver Hills.
- Staff report confirms that project complies with policies NV.2.2, NV.2.3, NV.2.5, NV.2.6, NV.2.7, NV.2.8, NV.8.4, NV.11.2, NV.11.4, NV.11.6, NV.11.7, NV.17.4, NV.17.5, and NV.20.1.
- **Project is in compliance with the Master Plan and desired pattern of growth in the North Valleys Area Plan.**

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2.2.4 Density/Intensity Standards

Development Density and Intensity standards for each land use suitability area within Silver Hills are defined herein. For residential uses, minimum standards are established based on Washoe County Development Code requirements but are purposely flexible in order to encourage a wide range of single-family home types and promote new and innovative design concepts.

**(a) PLAN CONSISTENCY**

**Legal Findings**

WCC Section 110.605.25

- Lower Density Neighborhoods (2-6)
  - 15,000 sq. ft. to 1 acre
- Mid-Range Single Family Neighborhood (2-9)
  - 5,000 to sq. ft. to 15,000 sq. ft.
- Suburban Single-Family Neighborhood (2-11)
  - 4,000 sq. ft (detached)
  - 3,700 sq. ft. (attached)

# (a) PLAN CONSISTENCY

## Legal Findings

WCC Section 110.605.25

### SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

- Mid-Range Single Family Neighborhood

TYPE/DESCRIPTION		
Mid-Range Single Family Neighborhood		
Mid-range density subdivisions provide single family detached dwellings at typical suburban densities. Densities within these areas shall provide appropriate transitions between adjoining projects. Pedestrian connections (i.e. trails or sidewalks) shall be provided in order to provide community connectivity.		
SINGLE FAMILY DETACHED		NOTES
BUILDING INTENSITY		
Maximum Net Density (du/ac)	Per the Common Open Space Development standards allowed within Article 408	5% of gross project area shall be dedicated to common open space.
Typical Lot Sizes	5,000 to 15,000 square feet	
Minimum Lot Width	50 feet	
Building Height	35 feet maximum	
BUILDING SETBACKS		
Front Yard	15 feet <sup>1</sup>	
To Front Load Garage	20 feet	
To Side Load Garage	15 feet <sup>1</sup>	
To Alley Load Garage	5 feet	
Front Yard	15 feet	
Side Yard	5 feet	
Rear Yard	15 feet	
BUILDING PROJECTIONS	Refer to Washoe County Development Code (HDS standards)	
ACCESSORY USES		
Accessory uses shall be permitted pursuant to Washoe County Development Code Article 306		
NOTES		
1 – Minimum driveway depth shall be 20 feet along public rights-of-way. Setback to dwelling area may be reduced to 15 feet in order to provide building elevations that are not garage dominant.		



# (a) PLAN CONSISTENCY

Legal Findings  
WCC Section 110.605.25

## SILVER HILLS – SPECIFIC PLAN DEVELOPMENT STANDARDS

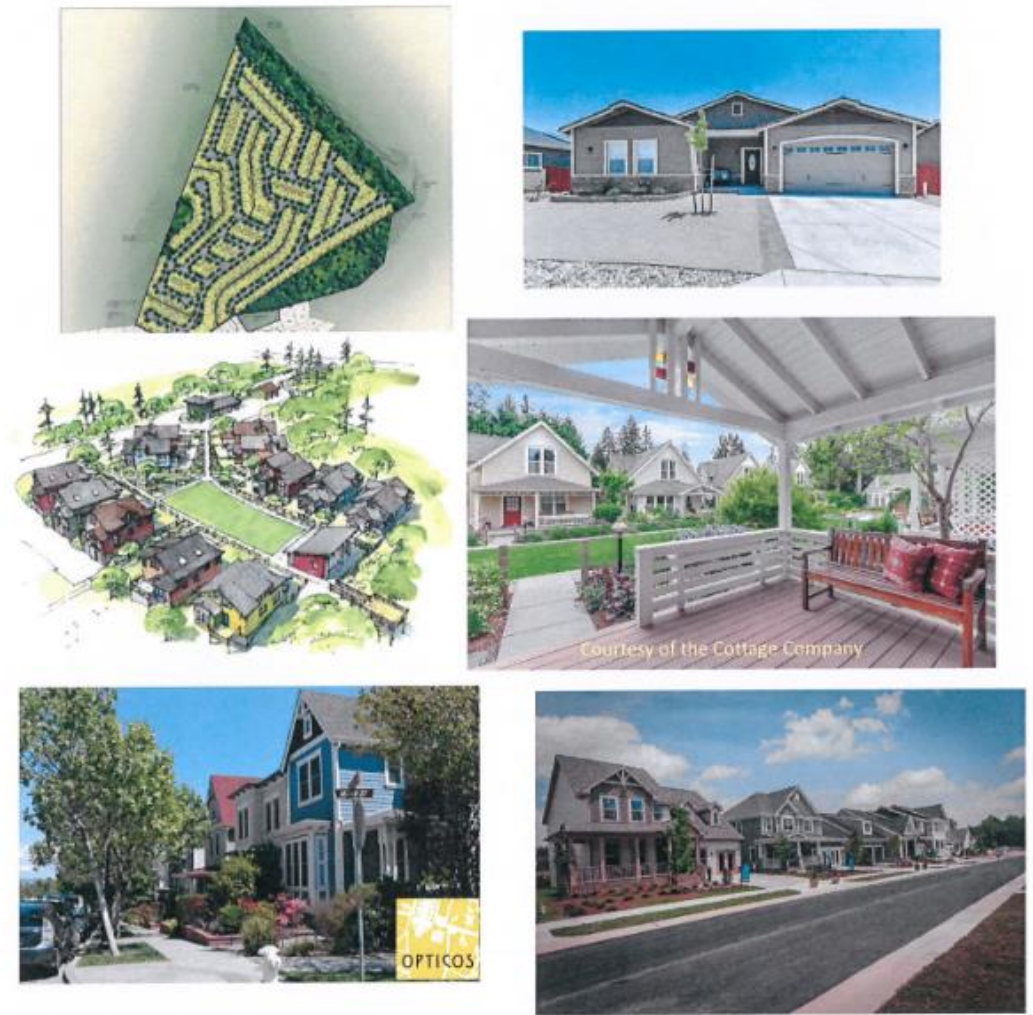


Figure 2-3 – Typical Mid-Range Single Family Neighborhood

## **(b) DESIGN OR IMPROVEMENT**

## **(c) TYPE OF DEVELOPMENT**

**Legal Findings**  
WCC Section 110.605.25

- **The design and proposed improvements of the subdivision are consistent with code and the Master Plan.**
- All code requirements for technical elements are met and conditions of approval are included to ensure compliance.
- **The site is physically suited for the type of development proposed.**
- The site is well suited for the type and intensity of development proposed. The site area proposed to be developed contains no slope or soil conditions that would preclude development. Areas of slope located at the western edge of the tentative map area will be included in dedicated common open space.

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## **(d) AVAILABILITY OF SERVICES**

## **(f) PUBLIC HEALTH**

### **Legal Findings**

**WCC Section 110.605.25**

- **The subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.**
- Staff has recommended conditions of approval to ensure all requirements are met.
- **The design of the subdivision and proposed improvements will not cause public health problems.**
- Project will be served by community water and sewer services.

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## **(e) FISH OR WILDLIFE**

**Legal Findings**  
WCC Section 110.605.25

- The design of the subdivision and proposed improvements will not cause environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.
- No endangered species in the project area.

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## **(g) EASEMENTS**

## **(h) ACCESS**

## **(i) DEDICATIONS**

### **Legal Findings**

**WCC Section 110.605.25**

- **Easements:** The design of the subdivision and the proposed improvements will maintain all required easements, and will provide additional public trails.
- **Access:** The project design provides trail access to public lands. The project design also proposes secondary access for emergency vehicles.
- **Dedications:** Common areas will be dedicated for common benefit only.

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## Summary of Legal Findings

- All tentative map findings of approval can be made.
- The proposed tentative map fully complies with the Specific Plan standards, Silver Hills SCMA policies, and implements a number of other policies included in the North Valleys Area Plan.
- Site well suited for this development and looking forward developing another quality product that helps to solve current housing shortage

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**Lifestyle Homes**

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