

# VILLAGE PARKWAY

## TENTATIVE MAP



WASHOE COUNTY PLANNING COMMISSION

SEPTEMBER 7, 2021

## Tentative Subdivision Map

- 166 detached single-family units
- 183 attached single-family units
- 349 total units
- High Density Suburban (HDS) regulatory zone.



# PROJECT REQUEST

# PROJECT LOCATION

## VILLAGE PARKWAY AT MUD SPRINGS DRIVE



# EXISTING CONDITIONS

CURRENTLY VACANT

VIEW ACROSS PROPERTY LOOKING SOUTH



VIEW TO NORTH FROM VILLAGE PKWY./MUD SPRINGS DR.

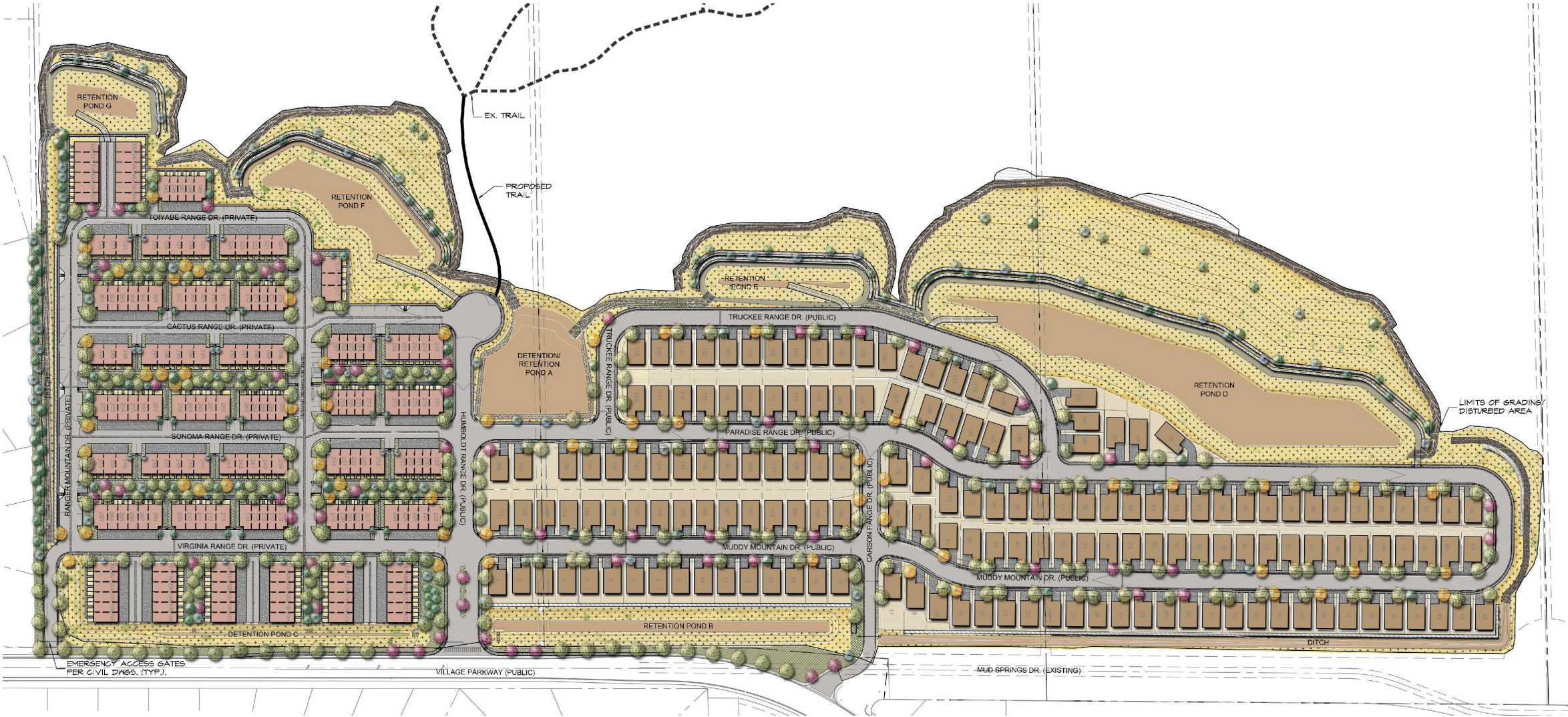


# EXISTING CONDITIONS

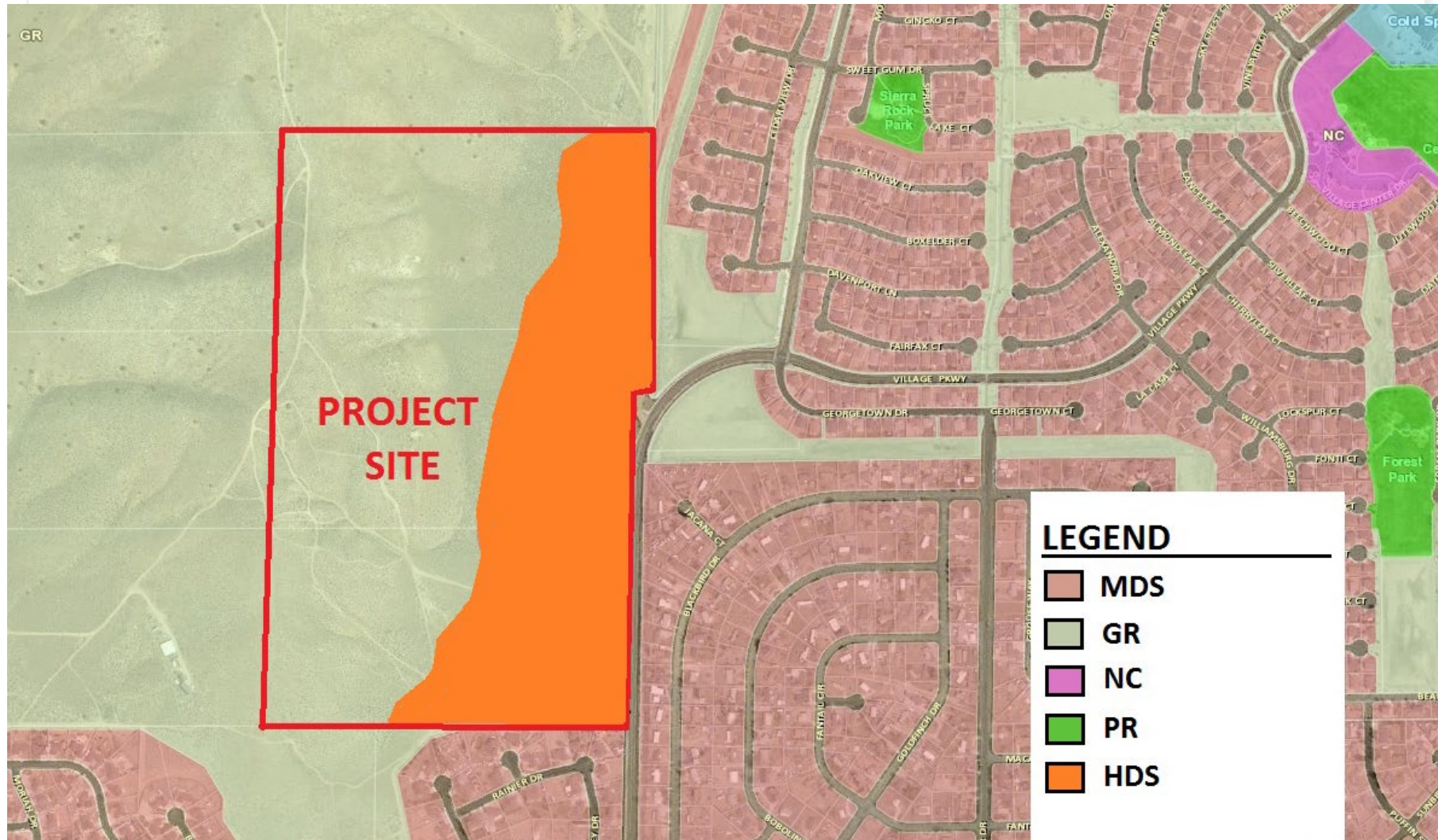
CURRENTLY VACANT



# SITE PLAN



# ZONING/DEVELOPMENT AREA



# PROJECT CONSIDERATIONS

- Unit mix appeals to a wide range of homeowners and provides attainable home ownership opportunities.
- Hillside areas are protected and dedicated as permanent open space.
- Significant buffer/separation between new and existing units.
- All townhome units will include a garage with additional guest parking included throughout the community.
- New landscaping and streetscape improvements will occur along Village Parkway frontage and internal to the project.
- 424 units are permitted under current HDS zoning – 349 are proposed.



# CONDITION CLARIFICATION/MODIFICATION

**Minor Modification to Condition V(ii):**

**Setbacks for detached single family:**

**Front yard – Front yard setbacks shall allow for articulation and maintain a minimum of 10' with an overall average of 15'**

**Side – 5' minimum**

**Rear – 10' minimum**

**No three adjacent homes shall have the same front yard setback.**

# PROJECT SUMMARY

- Total Area = 124.6 acres
- Development Area = 47.2 acres
- Total Units = 349
- Townhome (attached) Units = 183
- Detached Units = 166
- Gross Density = 2.8 du/ac
- Net Density = 7.4 du/ac
- Total Common Area/Open Space = 97.58 acres (78% of site)
- Trail access is provided and plan has been modified based on CAB and community comments.
- Unanimously supported by CAB with positive community comments.



**Mike Railey**  
**Christy Corporation, Ltd.**

**Robert Gelu, P.E.**  
**Summit Engineering**

**Bob and Peter Lissner**  
**Lifestyle Homes**