

The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on 9-11-18.
by Julie Ozlander
for Agenda Item No. 15
and included here pursuant to NRS 241.020(8).

9-11-18 BCC #15
Julie Ozlander

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APPEAL

TM18-002 Prado Ranch North Tentative Subdivision Map



*Board of County Commissioners
September 11, 2018*



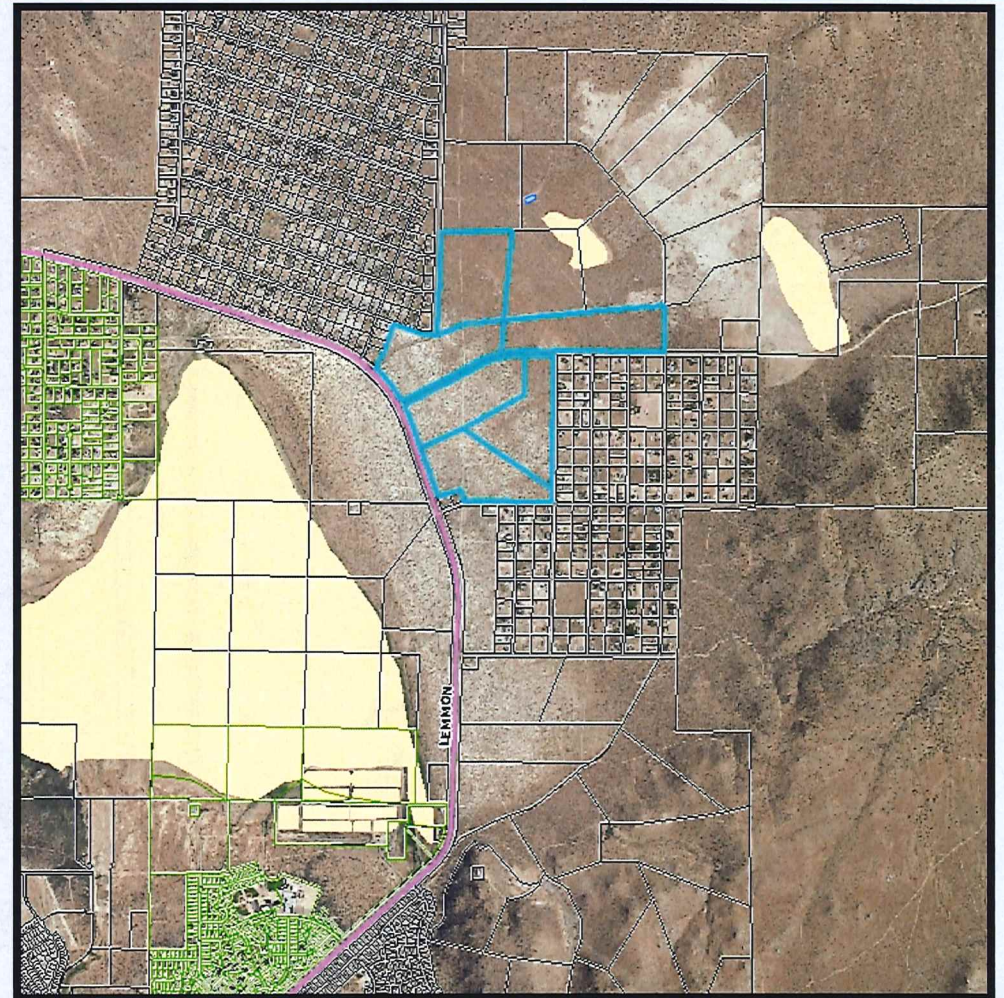
Background

- **On July 3, 2018 a tentative subdivision map application for Prado Ranch North was presented to the Planning Commission (PC)**
- **PC was not able to make 5 of the 10 findings and denied the application**
- **The applicant appealed the decision on July 16, 2018**



Location

The 154.65 acre site is located in District 5 and is adjacent to Lemmon Drive, Chesapeake Drive, Chickadee Drive and Sand Pit Road and north of Nectar Street and Lemmon Valley





- The applicant is requesting to develop a common open space development with 490 lots and reducing the minimum lot width from 70 feet to 55 feet
- The property is zoned Medium Density Suburban (MDS4-four units per acre)



North Valley CAB Meeting

- **The North Valley CAB meeting was held on February 12th**
- **At the CAB and also the PC meetings the some of the concerns and issues were:**
 - Lot size and open space & allowing of livestock
 - Sewer & Water
 - Flooding, water run-off, and drainage
 - Traffic concerns
 - Schools



Lot Size & Open Space

- The lots sizes will range from 0.13 acres to 0.55 acres with average lot size of .019 acres
- Overall density of the development is 3.17 du/ac
- There will be 18.6 acres of open space- including a 30 foot wide buffer and 8- foot wide path around a portion of the development and 6 parks ranging in size from .34 acres to 3.7 acres and 5.6 acres of open drainage channels
- The development is not permitting livestock and most of the lots do not meet the County's lot size requirement for livestock of 0.5 acre
- The surrounding residential lots are zoned Low Density Suburban (LDS) and the minimum lots size is 0.8 acres



Sewer and Water

■ Sewer Treatment

- City of Reno-Stead Wastewater Treatment Plant will provide wastewater treatment
- Developer constructs/dedicates all onsite and offsite sewer infrastructure
- Developer pays appropriate City of Reno connection fees for capacity improvements
- Effluent Management – Current activities for benefit of existing and future residents

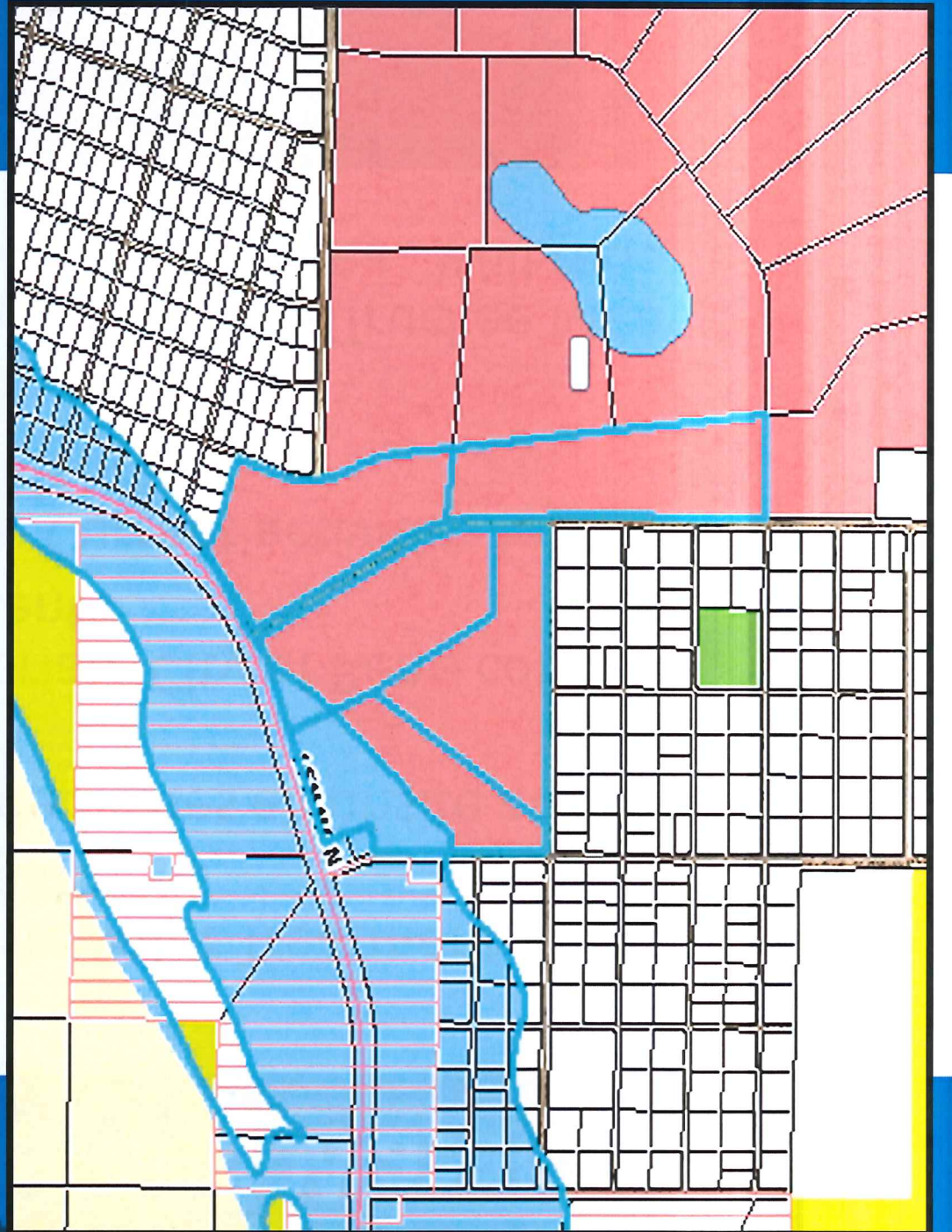
■ Water Service

- The project is currently outside the Truckee Meadows Water Authority (TMWA) service area. Will require annexation by TMWA



Flood Water

- Portion of development within FEMA 100-yr flood plain
- TM conditioned per FEMA, WC and Truckee Meadows Drainage Manual
- Requires volumetric mitigation
- Requires CLOMR/LOMR





Storm Water

- Two open channels will direct offsite and onsite flows through the subject property to area adjacent to Swan Lake
- Onsite and offsite storm water conveyed under Lemmon Drive to an area owned by the developer and within the City of Reno territory
- HOA conditioned to maintain all basins and channels
- Additional TM condition for raising portions of Lemmon Drive
 - In conjunction with RTC Road Widening Project



Traffic and Roads

Traffic study identifies 4,939 average daily trips with 386 AM peak hour trips and 478 PM peak hour trips

- With required mitigation conditions, level of service stays within policy requirements

Additional TM Requirements

- Matterhorn extension and connection with Prado Ranch Parkway - conditioned for traffic calming
- Improvements at Lemmon Drive/Nectar Street intersection
- Improvements at Lemmon Drive/Prado Ranch Parkway intersection
- Signalization of Lemmon and Patrician intersection
 - Will be part of RTC Lemmon Drive Widening Project



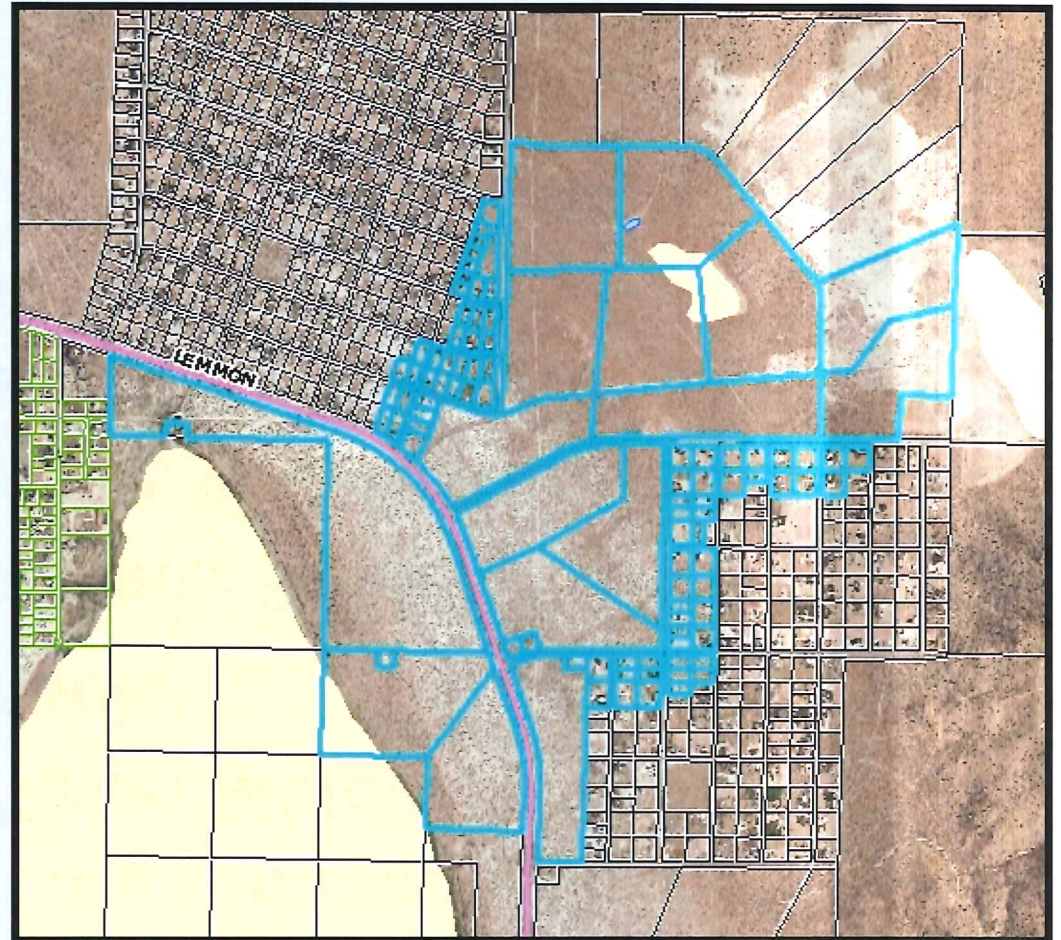
School Information

- Schools for the project are Lemmon Valley Elementary School, O'Brien Middle School and North Valleys High School
- According to Washoe County School District all 3 schools are under capacity, with this project the elementary and high schools will be over capacity, while the middle school will remain under capacity
- Another elementary school is planned to be opened in August of 2021 and another high school in 2022



Notice Map

- **Parcels 500 feet from site were noticed**
- **A total of 99 parcels were noticed**

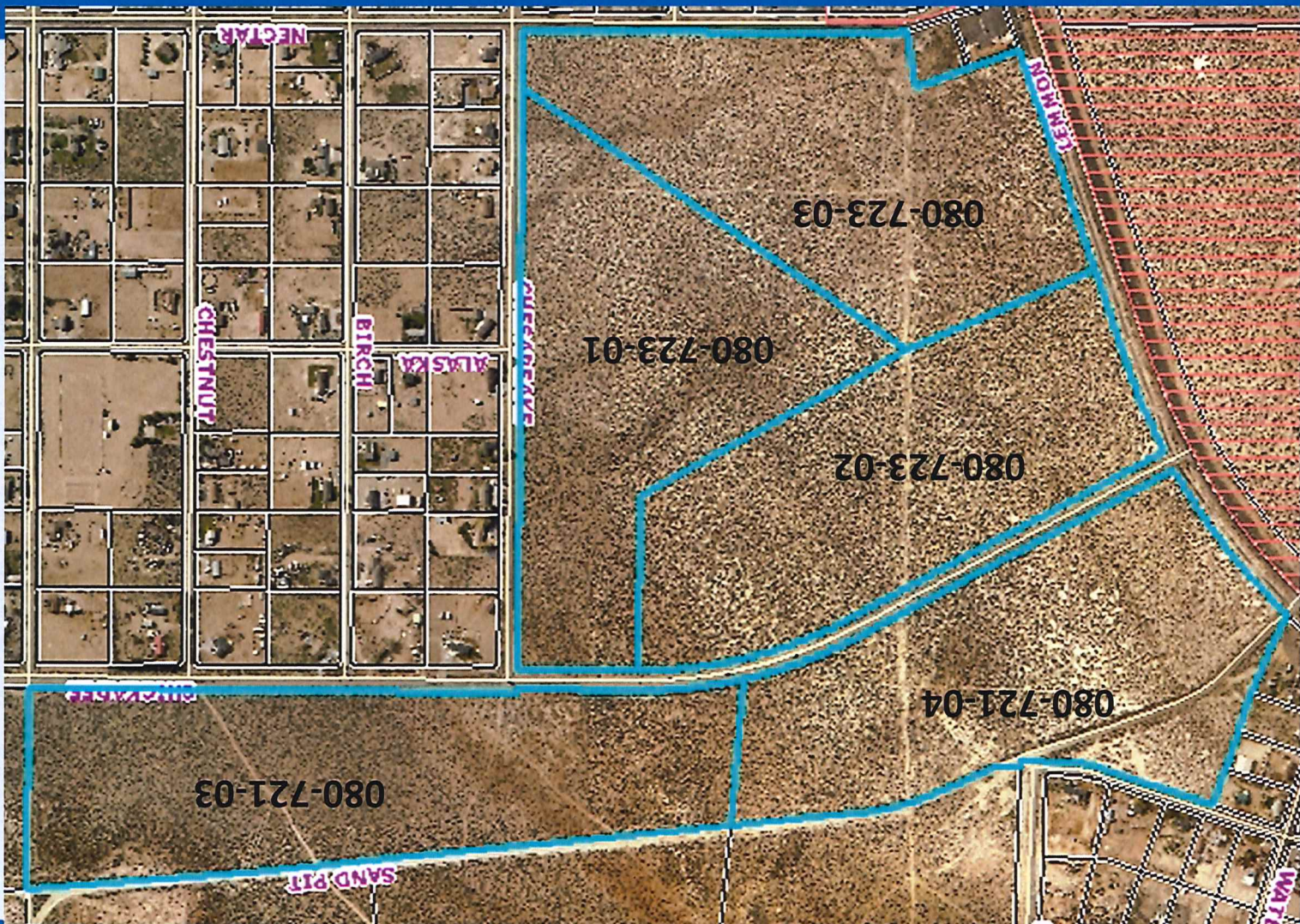




Findings & Motion

- **The Findings are listed in the staff report along with possible motions**
- **If the project is approved this will be the final public hearing for this development, the next step is a final map, which is reviewed internally by staff and then the developer can apply for building permits for construction.**
- **That concludes my presentation and available for questions.**





Site Map





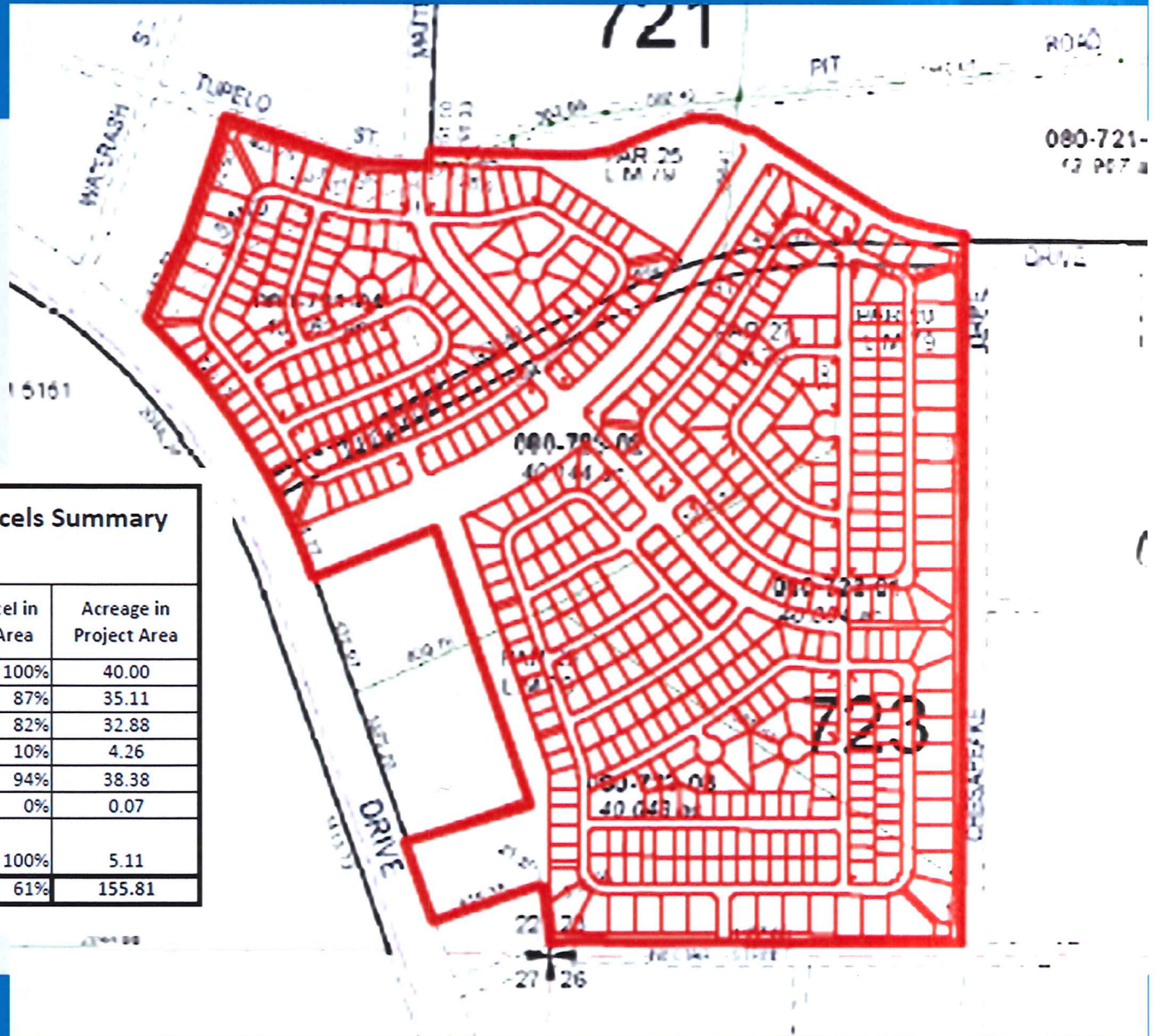
Site View Looking East





Site View Looking Southeast





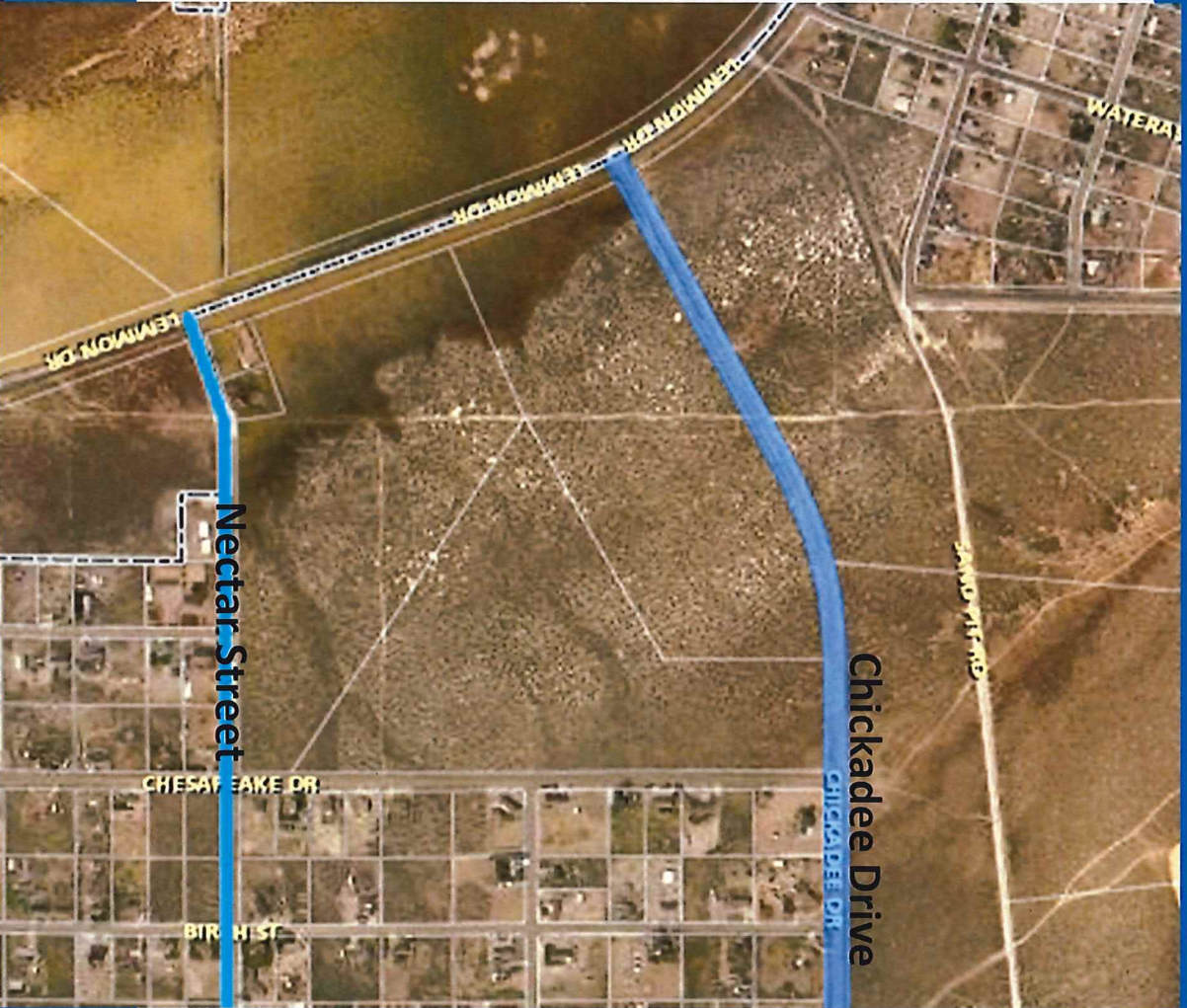
Prado Ranch North - Project Parcels Summary

Updated 6/4/2018

APN	Total Parcel Size (Acres)	% of Parcel in Project Area	Acreage in Project Area
080-723-01	40.00	100%	40.00
080-723-02	40.14	87%	35.11
080-723-03	40.05	82%	32.88
080-721-03	43.97	10%	4.26
080-721-04	40.76	94%	38.38
080-721-05	45.07	0%	0.07
Chickadee Drive Right-of-Way	5.11	100%	5.11
TOTAL	255.10	61%	155.81



Existing Roadways





Proposed Roadways

