

Washoe County Board of County Commissioners



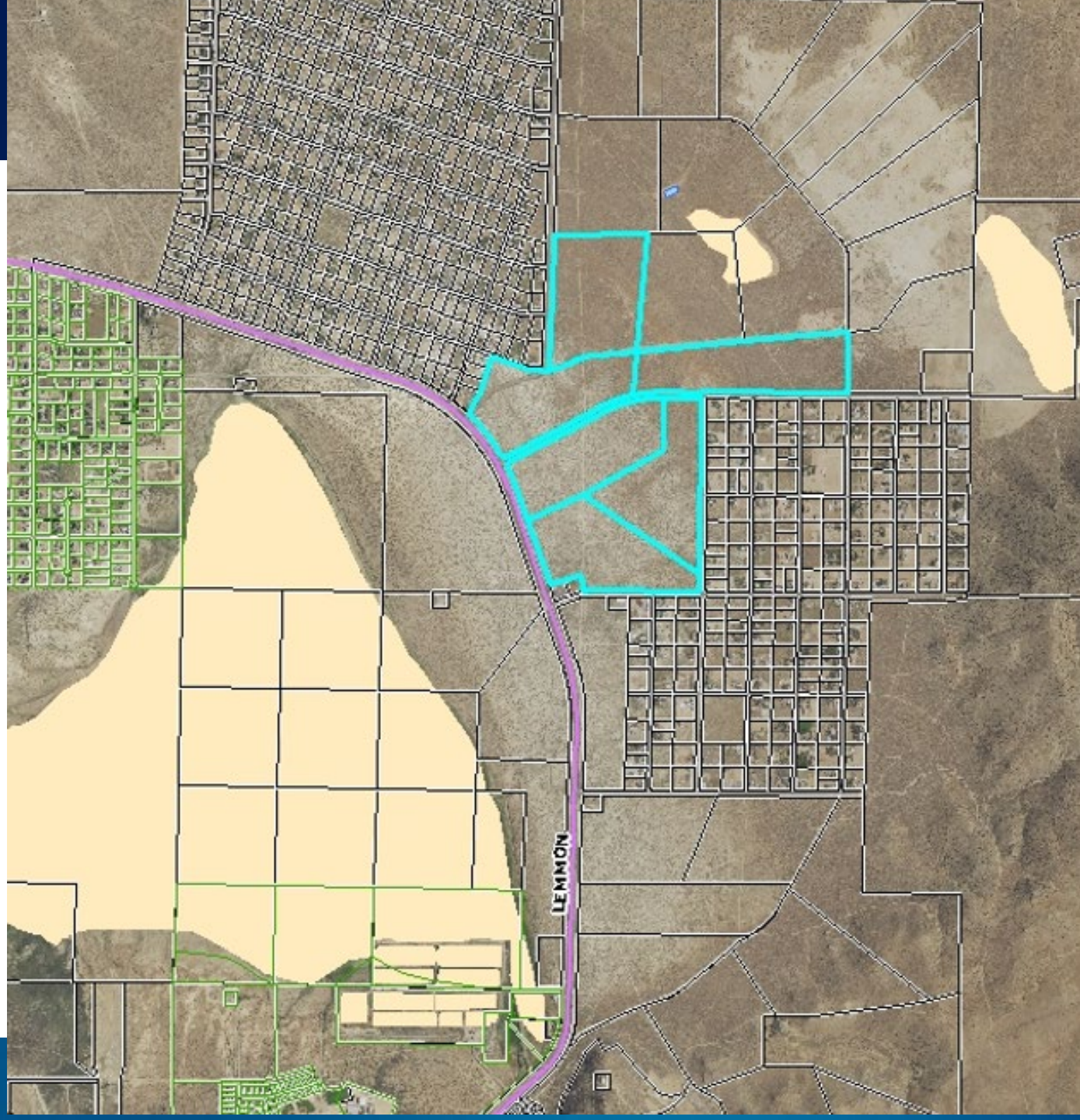
2nd reading for Prado Ranch North Development Agreement

May 10, 2022

Request



This is a request for a second reading of an ordinance to adopt a development agreement regarding Prado Ranch North(WTM18-002), a residential subdivision originally approved in 2018, to extend the recording of the first final map from September 11, 2022 to September 11, 2024



Background



- Tentative Subdivision Map (WTM18-002 - Prado Ranch North) was for:
 - A 490-lot, single-family residential, common open space subdivision
 - Lots ranging from 6,000 to 24,058 square feet, with an average lot size of 8,610 square feet
 - The parcels have a master plan designation of Suburban Residential (SR) and a regulatory zone of Medium Density Suburban Four (MDS/4 units per acre)



Background

- On April 12, 2022, the Board of County Commissioners approved the 1st reading of the ordinance to adopt a development agreement between Washoe County and LANSING – ARCUS LLC for Prado Ranch North
- On September 11, 2018, the Board of County Commissioners (BCC) overturned the Planning Commission’s denial of Tentative Map Case Number WTM18-002 (Prado Ranch North)
- On July 3, 2018, the Planning Commission was unable to make four of the required findings and unanimously denied Tentative Map Case Number WTM18-002 (Prado Ranch North)
- On February 12, 2018, the North Valleys Citizen Advisory Board (CAB) heard details of the proposed project and invited comments from the audience and the CAB voted unanimously to move the comments forward to the Planning Commission with no specific recommendation

Analysis



- The applicant is asking for a 2 year extension from September 11, 2022 to September 11, 2024 for the following reasons:
 - Finalizing the alignment of Lemmon Drive; and
 - Revising the Base Flood Elevation (“BFE”) of Swan Lake as it relates to adjacent properties, which will influence the elevation of the Lemmon Drive project.



LEGEND

- COMMON / OPEN SPACE (18,641 AC; 12.02%)
- OPEN CHANNELS (5,617 AC; 3.63%)

TOTAL PROJECT AREA = 154,652 AC
 OS / COMMON W OPEN CHANNELS = 24,258 AC (15.68%)

DEVELOPMENT STATS

VILLAGE 1 (7,000 SF - 70x100) = ±70 LOTS (3 EA., 15,000 SF LOTS)
 VILLAGE 2 (6,000 SF - 60x100) = ±37 LOTS (23 EA., 15,000 SF LOTS)
 VILLAGE 3 (7,000 SF - 70x100) = ±32 LOTS (13 EA., 15,000 SF LOTS)
 VILLAGE 4 (6,000 SF - 60x100) = ±51 LOTS (12 EA., 15,000 SF LOTS)

TOTAL NUMBER OF LOTS = 490
 DEVELOPMENT AREA = 2154.65 AC
 LOT DENSITY = 23.17 DU / AC

AVERAGE LOT SIZE = 88,610 SF (2.116 AC)
 MINIMUM LOT SIZE = 6,000 SF (0.138 AC)
 MAXIMUM LOT SIZE = 119,811 SF (2.685 AC)

Possible Motion



A Motion can be found in the staff report

Thank you

Julee Olander, Planner
Washoe County CSD – Planning Division
jolander@washoecounty.gov
775-328-3627

