

Washoe County Board of County Commissioners



Development Agreement (Highland Village WTM20-004)

July 16, 2024

Request



A development agreement between Washoe County and LC Highland, LLC, for Highland Village, a residential subdivision (Tentative Subdivision Map Case No. WTM20-004).

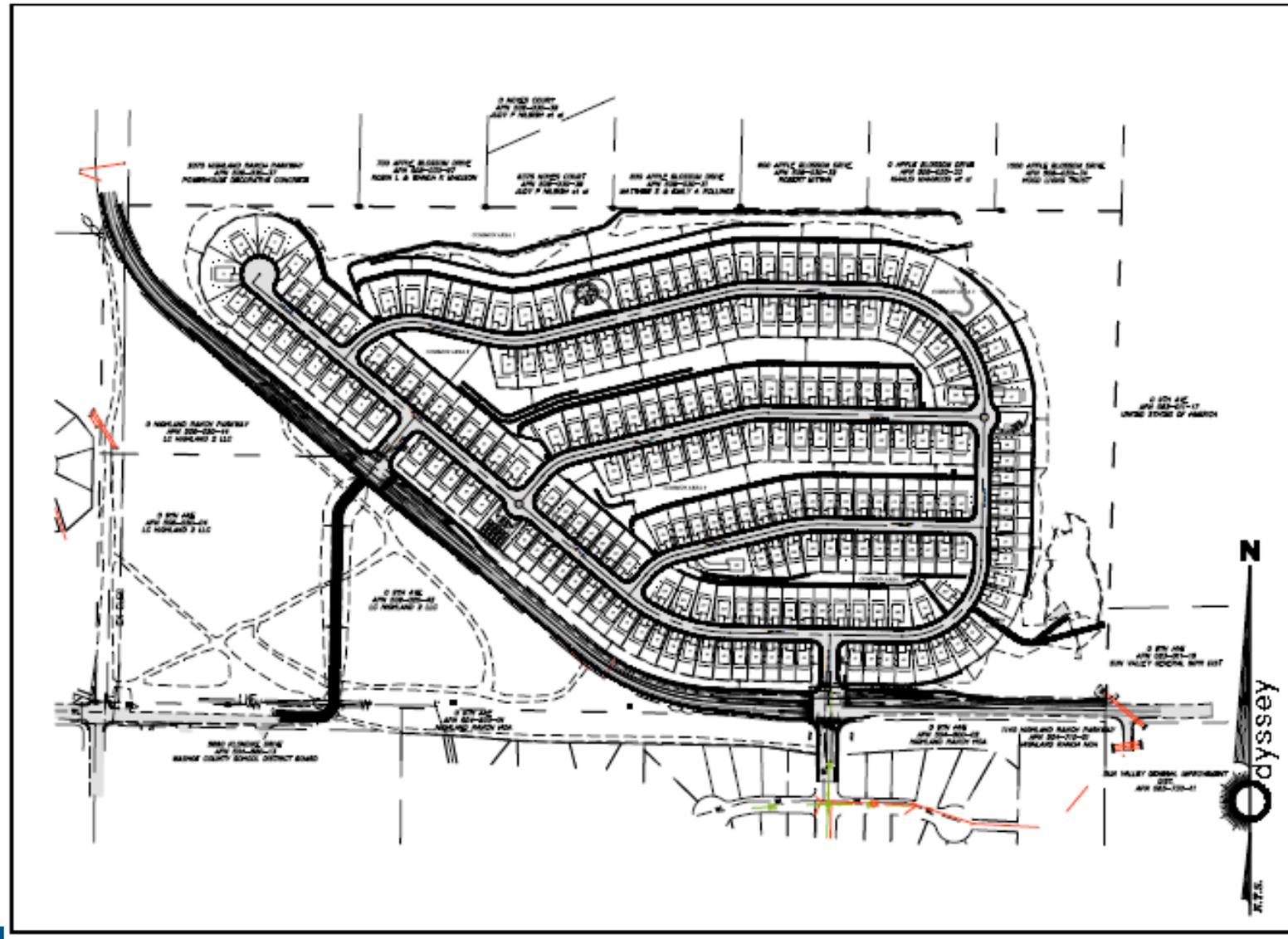
The purpose of the development agreement is to extend the deadline for recording the first final map from November 16, 2024, to November 16, 2026, and amend conditions.

Background



- The Development Agreement for Highland Village was heard for first reading at the June 18, 2024, BCC meeting and was approved unanimously.
- Highland Village was originally approved on November 16, 2020, for 215 residential lots.
- The applicant submitted for final map in January 2022.
- The applicant continues to work with staff and other agencies to finalize infrastructure that would allow for recordation of the final map.

Highland Village – Site Plan at Buildout



Amended/Additional Conditions



- Washoe County Engineering has requested conditions 3(a), 3(aa), 3(II) and 3(qq) be amended, and two conditions added to ensure that any future final map submittals comply with current Washoe County Development Codes.
- Amended:
 - Condition 3(a) – Conformance of final map with current Washoe County Code.
 - Condition 3(aa) – Requires submission of an Operations and Maintenance Manual
 - Condition 3(II) – Conformance with agreement for Midnight Drive Signal
 - Condition 3(qq) – Added language allowing flexibility with “traffic calming methods” (e.g., speed cushions)
- Added:
 - Statement on final map: "The water and sewer resource requirements set forth in Article 422 of the Washoe County Development Code, related to the dedication of water resources, have been satisfied."
 - Easements required adjacent to street rights-of-way:
 - 5-foot public use and access easement, and 15-foot public utilities, snow storage, traffic control signage, and sidewalk easement

Findings & Recommended Motion



- Staff is able to make all four (4) findings as detailed on the pages 3 and 4 of the staff report and recommends approval of the development agreement.
- The motion can be found on page 4 of the staff report.

Thank you

Tim Evans, Planner
Washoe County CSD – Planning Division
tevens@washoecounty.gov
775-328-2314

