WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: September 10, 2019

DATE: July 26, 2019

TO: Board of County Commissioners

FROM: Sophia Kirschenman, Park Planner, Community Services Department, 328-3626, skirschenman@washoecounty.us

THROUGH: Eric Crump, Acting Director, 328-2182, ecrump@washoecounty.us

SUBJECT: Recommendation to approve the Blackstone Estates Park Agreement between Washoe County and JC Blackstone, LLC for use of Residential Construction Tax funds [not to exceed $280,000] to build the Blackstone Estates Park. (Commission District 4.)

SUMMARY

The Blackstone Estates Park project will consist of the build out of a neighborhood park. Improvements will include several benches and picnic tables, a bike rack, pet station, shade structure, walking paths, turf area and a playground, as well as irrigation and landscaping (see Exhibit 2).

Construction of the park is being partially funded through the use of Residential Construction Tax collected through the construction of the Blackstone Estates and Sugarloaf Ranch subdivisions. The remaining costs will be funded by the developer. The park will be constructed on land to be conveyed to the Homeowner's Association (HOA) and the HOA will manage and maintain the park in perpetuity, pursuant to a subsequent agreement between Washoe County and the HOA. Per the Blackstone Estates Park Agreement, the subsequent agreement between Washoe County and the HOA must be executed before the park is conveyed to the HOA.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

PREVIOUS ACTION

May 7, 2019 – The Washoe County Planning Commission approved Amendment of Conditions Case Number WAC19-0002 (Exhibit 1) to amend the conditions of approval for Tentative Subdivision Map Case Number TM15-001. The conditions of approval for TM15-001 (Attachment 2) required the developer of the Blackstone Estates subdivision to construct a neighborhood park prior to the recordation of the 80th lot within the subdivision. The amended condition requires construction of the park prior to the recordation of the 107th lot in the subdivision, or issuance of the Certificate of Occupancy for the 80th home, whichever occurs first.

AGENDA ITEM # _____

October 4, 2016 – The Planning Commission approved Tentative Subdivision Map Case Number TM15-001, which allowed for the creation of 161 lots for a single family residential subdivision. As proposed by the applicant, the conditions of approval required the developer to construct a neighborhood park prior to the recordation of the 80th lot within the subdivision.

BACKGROUND

In 2016, a tentative subdivision map application was submitted to the Washoe County Community Services Department for a 161-lot single family detached, common open space subdivision along Calle de la Plata in Spanish Springs. The developers proposed the construction of a neighborhood park within the subdivision to serve residents in the area. Terms were negotiated and Washoe County agreed to reimburse the developers with the Residential Construction Tax (RCT) funds generated through this development as well as an adjacent development (Sugarloaf Ranch subdivision) being undertaken by the same developer.

In order to utilize RCT funds, Washoe County Regional Parks and Open Space also required that the park remain open to the public during normal park hours and that the HOA agree to manage, maintain, update, and repair the park in perpetuity. Per condition of approval 1.y for Tentative Subdivision Map Case Number TM15-001, the developer was required to complete construction of the neighborhood park prior to the recordation of the 80th lot. Due to staff turnover, Washoe County Regional Parks and Open Space was unable to execute a park construction agreement with the developers in a timely manner. Thus, the developer requested an amendment of condition 1.y to allow for additional time to construct the park. The amended condition requires construction of the park prior to the recordation of the 107th lot in the subdivision, or issuance of the Certificate of Occupancy for the 80th home, whichever occurs first.

Per the staff report for TM15-001 (Attachment 1), the exact location of the park is subject to change, but will likely be located along the western edge of the subdivision and must be a minimum of 1.5 acres in size. Specific amenities will include benches, picnic tables, playground infrastructure, and turf area. The layout of the park was developed through consultation with Washoe County Regional Parks and Open Space and conforms to Washoe County standards.

Consistency with the 2019 Washoe County Regional Parks and Open Space Master Plan
While the 2019 Washoe County Regional Parks and Open Space Master Plan (Parks Master Plan) had not been completed when the original tentative parcel map was approved requiring construction of the Blackstone Estates Park, it should be noted that construction of the park does conform to the goals and policies of the draft Parks Master Plan. Specifically, Strategy 1.B.4 states "Encourage individuals, private foundations, and/or private developers to give donations of land, gifts, and/or cash for construction of public recreation facilities." The current project would not be possible without the donation of land and cash from the developer. Additionally, the Spanish Springs Planning Area Map identifies underserved residents located less than 1 mile away from the proposed park location. The construction of the Blackstone Estates Park will fill an existing gap and provide recreational amenities to an underserved community.

FISCAL IMPACT

A total of $280,000 Residential Construction Tax (RCT) is estimated to be generated from the construction of the Blackstone Estates subdivision and the Sugarloaf Ranch subdivision. RCT funds collected will be reimbursed to the developer based on the park total design and construction costs or $1,000 per house completed in both subdivisions up to $280,000, whichever is less.

RCT funds collected will be posted in the Parks Capital Fund (404), District 2C Spanish Springs (900280). Reimbursements will be paid to the developer as RCT funding is available and invoices and request for reimbursement are received. A project account number will be established for this project.

There will be no maintenance costs to the County. All maintenance associated with the park will be the responsibility of the Homeowners' Association.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the Blackstone Estates Park Agreement between Washoe County and JC Blackstone, LLC for use of Residential Construction Tax funds [not to exceed $280,000] to build the Blackstone Estates Park.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve the Blackstone Estates Park Agreement between Washoe County and JC Blackstone, LLC for use of Residential Construction Tax funds [not to exceed $280,000] to build the Blackstone Estates Park."