



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: September 11, 2018

DATE: August 10, 2018

TO: Board of County Commissioners

FROM: Eric Young Senior Planner & Julee Olander, Planner, Community Services Department, 775-328-3613 (Eric) and 775-328-3627 (Julee), eyoung@washoecounty.us & jolander@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Community Services Dept., 775-328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Affirm, modify or reverse the Washoe County Planning Commission's denial of Tentative Subdivision Map Case Number WTM18-002 (Prado Ranch North). This request is to allow a 490 lot common open space subdivision development with single family lots ranging in size from 6,000-24,058 square feet. The proposal also requests a reduction of the minimum lot width from 70 feet to 55 feet.

The site is located adjacent to the east of Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road. The parcels (APNs: 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05) totaling ±154.65 acres in size and are within the boundaries of the North Valleys Area Plan. The Master Plan Category is Suburban Residential and the Regulatory Zone is Medium Density Suburban (MDS4 - 4 dwelling units per acre). The property owner is North Valleys Investment Group, LLC, the applicant and the appellant is Lansing-Arcus, LLC. (Commission District 5.)

SUMMARY

The appellant is seeking to overturn the Washoe County's Planning Commission denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North).

The Washoe County Board of Commissioners (Board) may choose to affirm, reverse or modify the Planning Commission's denial.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

AGENDA ITEM # _____

PREVIOUS ACTION

On July 3, 2018 the Washoe County Planning Commission held a public hearing and took public testimony on the proposed project. Draft minutes of the meeting are included with this staff report as Attachment D. The Planning Commission voted to deny the proposed tentative subdivision map unanimously.

On February 12, 2018 the North Valleys Citizen Advisory Board (CAB) heard details of the proposed project and invited comments from the audience. The four member CAB voted unanimously to move the comments forward to the Planning Commission with no recommendation. (See Attachment C- PC Staff Report)

BACKGROUND

The Washoe County Planning Commission denied the proposed tentative subdivision map based on the inability to make all of the findings required by Washoe County Code (WCC) Section 110.608.25; specifically, the Planning Commission was unable to make the findings a, b, d, f. & h of the findings for approval of the tentative subdivision map request per WCC Section 110.608.25 as indicated below:

- a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems; and
- h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

Please see the Planning Commission staff report, included as Attachment C, for discussion of each of these findings.

The appellant addresses the Planning Commission's concerns regarding consistency with the Findings in their appeal dated July 16, 2018 (see Attachment A). Below is a summary of the appellant's responses to these issues:

- a) *Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan; and*
- b) *Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan*

The proposed development meets the Master Plan, the North Valleys Area Plan and Lemmon Valley Suburban Character Management Area. The development will provide "a mix of land use, including large and small residential", "provide for a predominantly residential lifestyle with a mix of nonresidential and residential uses", and allowing diversity in lifestyle that is manifested in a variety of lot sizes, density,

and levels of mixed use and land use patterns. It also, advances the following Master Plan policies: LUT.2.3, LUT.4.4, LUT.3.3, LUT.3.4, LUT.4.3, LUT.4.1 and LUT.6.1 (see Attachment A- Appeal Application). The project site is assigned regulatory zoning of Medium Density Suburban (MDS4 – four units per acre) more than ten years ago.

- d) *Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System*

The proposed development is designed to ensure that public infrastructure will meet adopted level of service standards for water, wastewater, storm water, traffic, and public safety.

- f) *Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems*

The proposed development will meet all requirements concerning environmental and health laws and requirements. All necessary infrastructures will be constructed by the developer to the approval of Washoe County. The denial of Prado Ranch North is based on previous developments and Prado Ranch North will mitigate its own impacts and will not contribute to the issues voiced at the Planning Commission meeting. The development will improve storm water runoff, elevate Lemmon Drive above the 100-year floodplain and extend water service, which will support fire suppression and hydrants.

- h) *Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles*

The roadways for the proposed development are designed to align to future planned roadways. All existing accesses will remain open. A perimeter path will be constructed, as required by the area plan, along with sidewalks to offer pedestrian access throughout the development.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

Should the Board agree with the Planning Commission's denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North), staff offers the following motion:

"Move to deny the appeal and affirm the denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North). The denial is based upon the inability to make the findings required by WCC Section 110.608.25, *Findings*."

Should the Board disagree with the Planning Commission's denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North), staff offers the following motion:

"Move to approve the appeal and reverse the denial of Tentative Subdivision Map Case Number TM18-002 (Prado Ranch North). The approval is based on the Board's ability to make all ten of the findings required by WCC Section 110.608.25, *Findings*."

Attachments:

Attachment A: Appeal Application dated 7/16/18

Attachment B: Planning Commission Action Order dated 7/5/2018

Attachment C: Planning Commission Staff Report dated 7/3/2018

Attachment D: Planning Commission Minutes of 7/3/2018

Cc: Appellant: Lansing-Arcus, LLC, Attn: Will Roberts, 12671 High Bluff Drive,
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Property Owner: North Valleys Investment Group, LLC, Attn: Dustin Barker,
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Consultant: Wood Rodgers, Inc., Attn: Stacey Huggins, 1361 Corporate
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