

Attachment A

Appeal of Denial of Tentative Subdivision Map Case
Number WTM18-005

and

Special Use Permit Case Number WSUP18-0005



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

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Planning Commission Action Order

**Tentative Subdivision Map Case Number WTM18-005 and
Special Use Permit Case Number WSUP18-0005**

Decision: **Denial**

Decision Date: July 3, 2018

Mailing/Filing Date: July 5, 2018

Property Owner: D.R. Horton
Attn: Tom Warley
5588 Longley Lane
Reno, NV 89511

Assigned Planner: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) – For possible action, hearing, and discussion to approve a tentative subdivision map for a 17-lot, common open space, single-family residential subdivision. The maximum allowable residential density in the zone is 3 dwellings to the acre. The applicant is proposing 2.91 dwellings to the acre. The request also includes reducing the required side yard setbacks from 8 feet to 0 feet on one side of each lot to allow for a shared common wall as this project is proposed to be a townhome development.

AND

Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) – For possible action, hearing, and discussion to approve a special use permit for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision.

- Applicant/Property Owner: D.R. Horton
- Location: West side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane
- Assessor's Parcel Number: 162-010-31
- Parcel Size: ±5.83 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

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- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Articles: 408, Common Open Space Development; 418, Significant Hydrologic Resources; 438 Grading and 608 Tentative Subdivision Maps
- Commission District: 2 – Commissioner Lucey

Notice is hereby given that the Washoe County Planning Commission denied Tentative Subdivision Map Case Number WTM18-005 based on the inability to make the findings required by Washoe County Code Section 110.608.25 and having addressed the special review considerations as required by Washoe County Code Section 110.418.30:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The Washoe County Planning Commission also denied Special Use Permit Case Number WSUP18-0005 based on the inability to make the findings required by Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan:

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1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for type of development, i.e. a bed and breakfast inn, etc., and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.
6. Community Character. The Community Character as described in the SWTM character statement can be adequately conserved through the mitigation of any identified potential negative impacts.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division


Trevor Lloyd
Secretary to the Planning Commission

TL/RP/ks

xc:

Applicant/Owner: D.R. Horton, Attn: Tom Warley, 5588 Longley Lane, Reno, NV 89511

Representative: John Krmpotic, 1 East 1st St, Suite 1400, Reno, NV 89501

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Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Lisa Beaver, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Southwest Truckee Meadows/Washoe Valley Citizen Advisory Board, Chair