



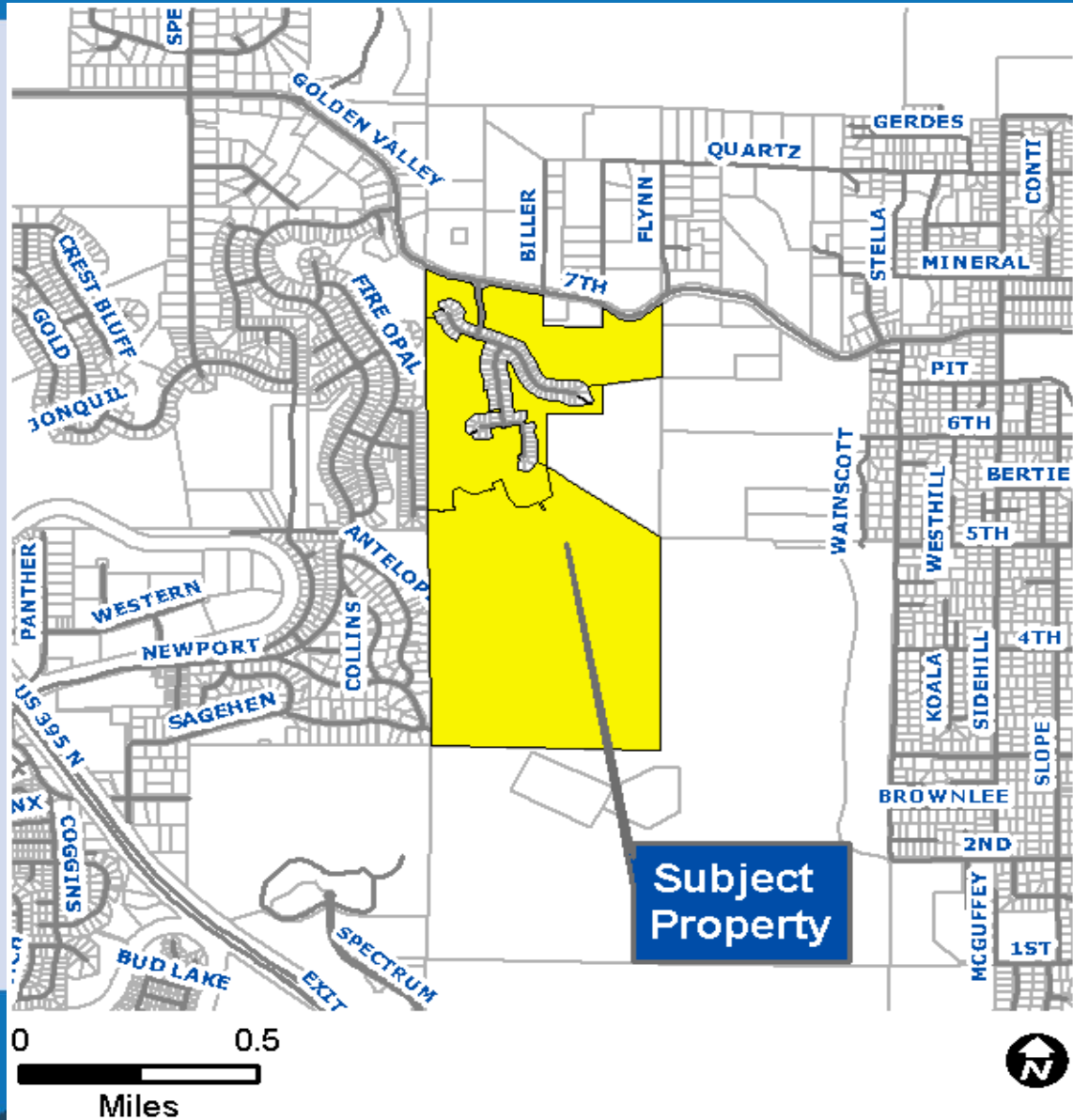
**Tentative Subdivision Map Case
Number WTM20-001
Ladera Ranch Phase 2-6**

**Variance Case Number WPVAR20-0002
Ladera Ranch**

Washoe County Planning Commission
August 4, 2020



Vicinity Map



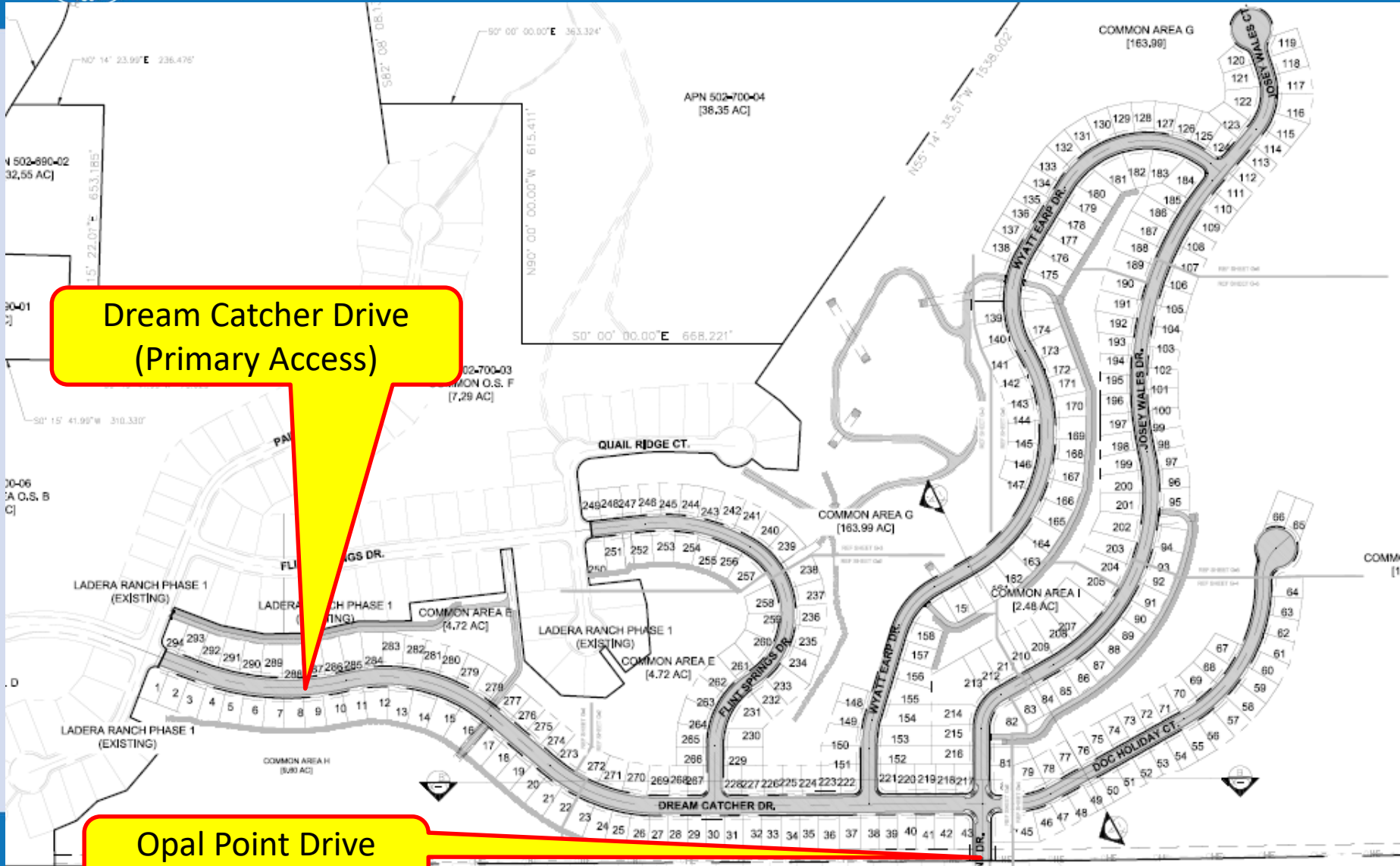


Request

- 294 lot single-family residential, common-open-space tentative subdivision map
- Lots ranging in size from 3,120 to 12,096 square feet in size
- A variance request to allow for maximum cut and fill heights greater than 10 feet in height.

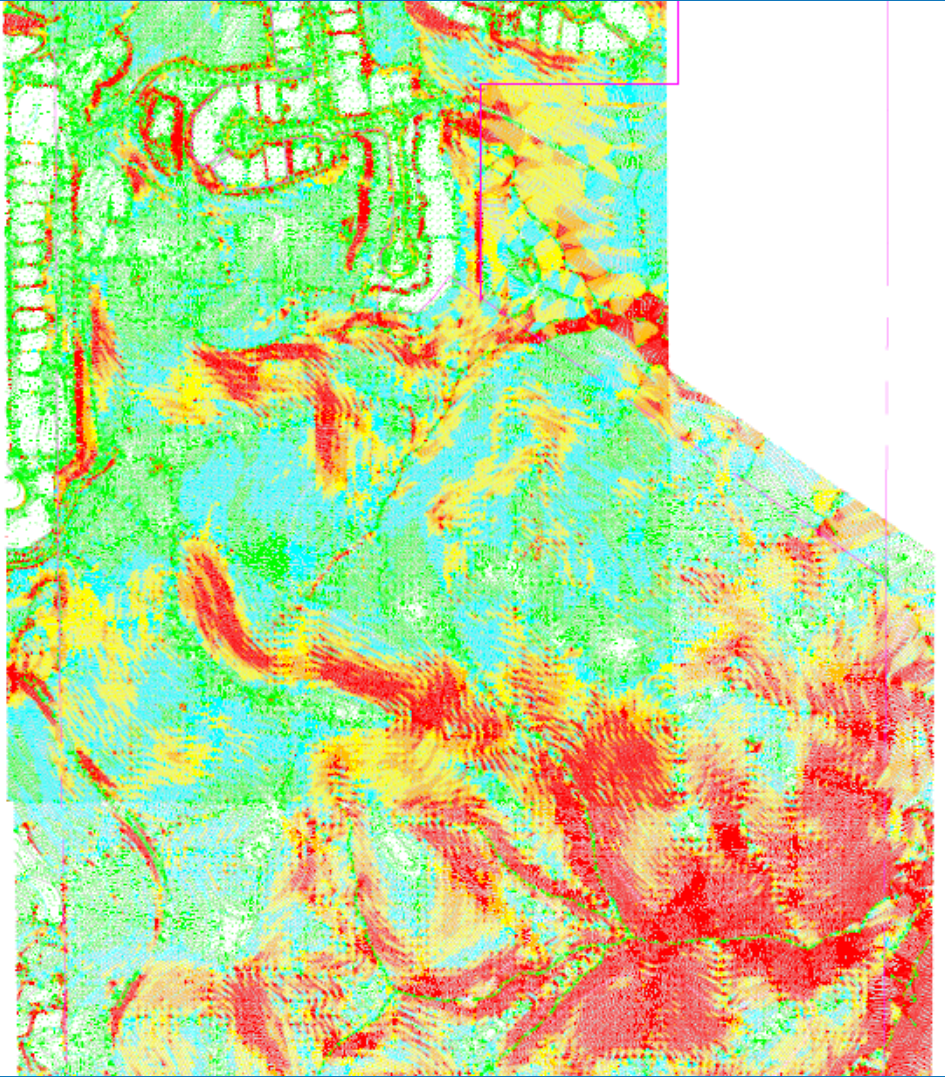


Site Plan





Evaluation



Developed area is primarily on lesser slopes. With current configuration most slopes above 30% are proposed to be in open space areas.



Common Open Space Development

- **Intent of Article 408 is to set forth regulations to permit variation to lot size, including density transfer subdivisions. The following are all required:**
 - Preserve open space;
 - Protect natural and scenic resources;
 - Achieve a more efficient use of land;
 - Minimize road building;
 - Encourage a sense of community.



Density and Site Breakdown

Regulatory Zoning	Total Acreage	Density	Allowed Units
Open Space (OS)	67.55	-	-
High Density Rural (HDR)	61.59	0.40	24.64
Low Density Suburban (LDS)	66.98	1.00	66.98
Medium Density Suburban (MDS)	66.93	3.00	209.80
Total	266.06		301.41

Land Type	Acreage	Percent of Site
Common Open Space	225.7	85%
Developable Area	40.36	15%



Proposed Setbacks

- The applicant is requesting to vary setbacks as part of the application.

	Proposed Setbacks	Standard Setbacks (LDS)	Standard Setbacks (MDS)
Front	20' to Garage 10' to Building	30'	20'
Side	13' on one Side 0' on other	12'	8'
Rear	10'	30'	20'



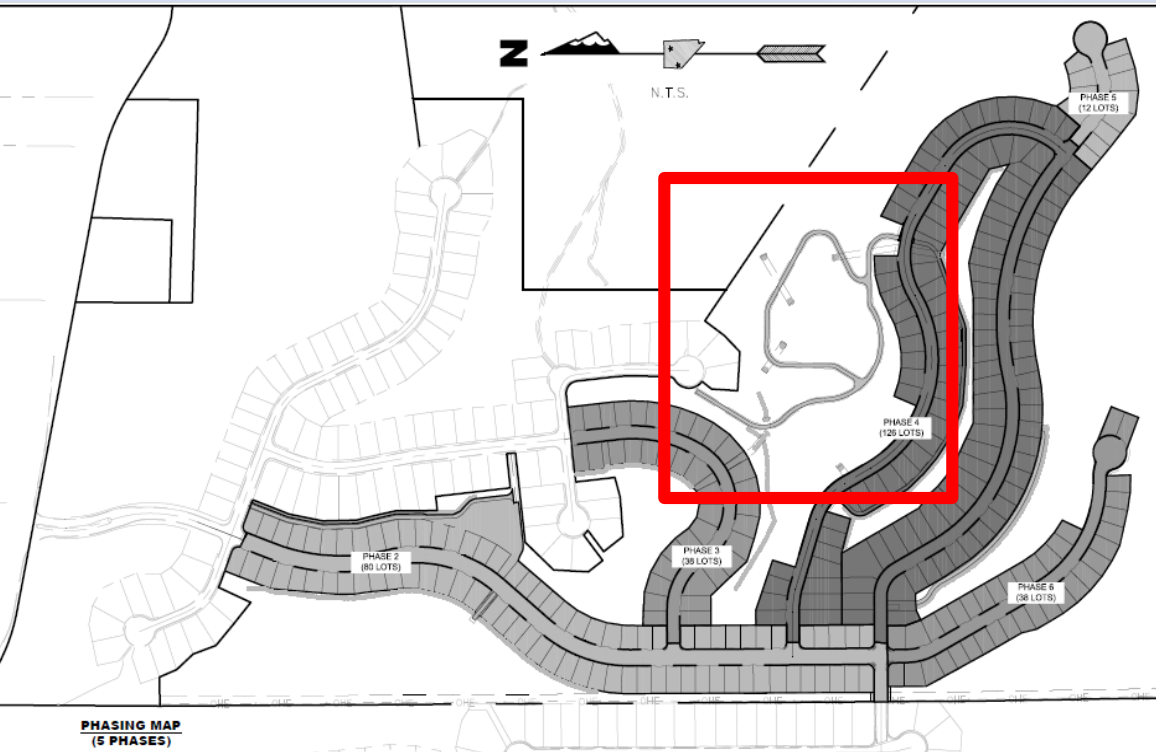
Layout – Landscape Plan





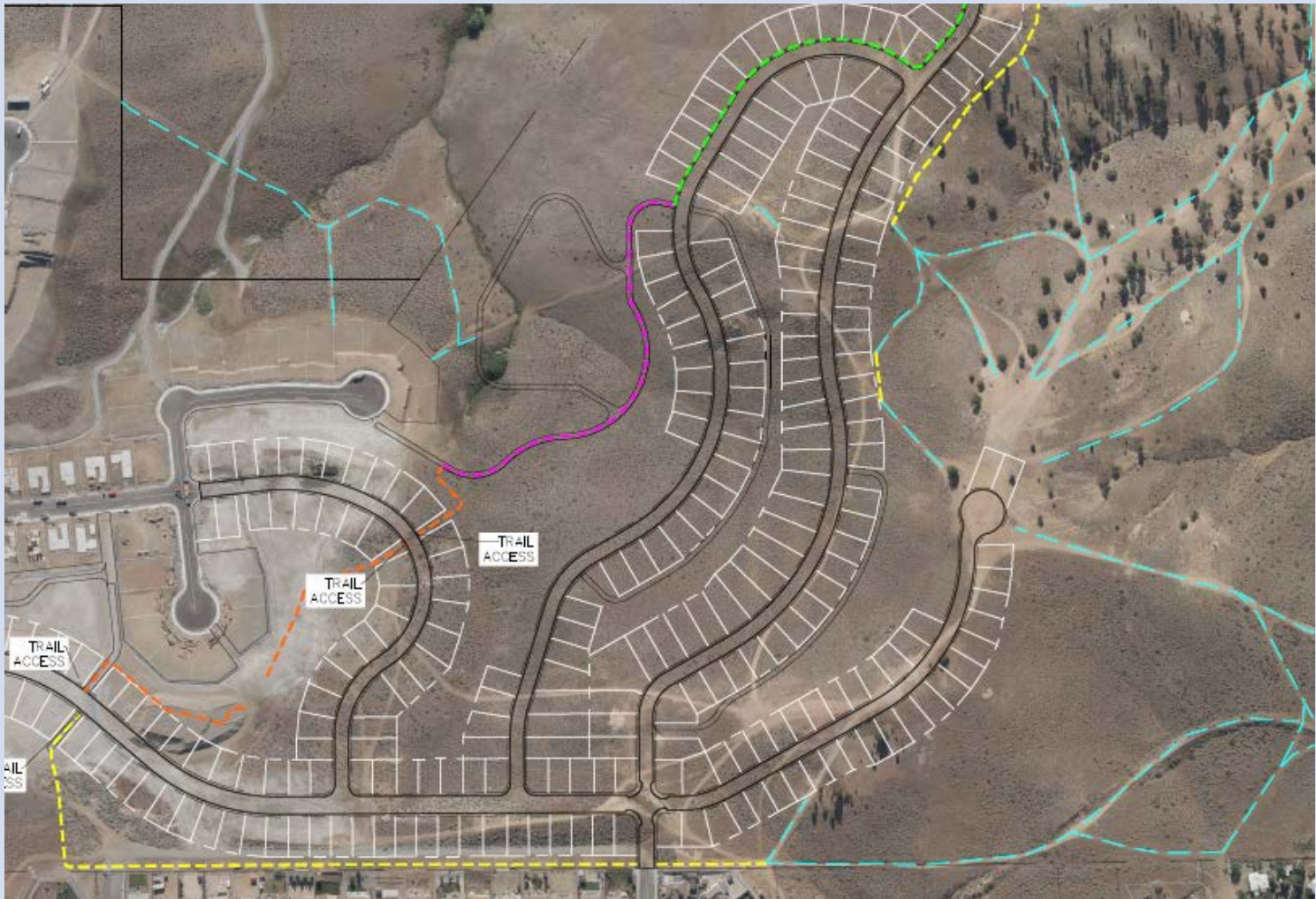
Trails

Trails have been provided as a community amenity within the central portion of the development.





Trails





Evaluation

- **The proposed subdivision is located within the Sun Valley General Improvement District (SVGID).**
- **All developments are subject to a water and sewer capacity study. These studies are to be completed prior to the issuance of an Intent to Serve (provided during Tentative Map, while Will Serve is provided at Final Map).**



Evaluation

- **Project is expected to add:**
 - 62 Elementary School Students
 - 30 Middle School Students
 - 28 High School Students
- **Development is currently zoned for Alice Smith Elementary, O'Brien Middle, and North Valley's High**
- **WCSD Staff will be recommending to the Zoning Advisory Committee in the Fall to be rezoned for Bennett Elementary, Desert Skies Middle, and New Hug High**



Evaluation

Grading (Article 438):

- **Approximately 384,740 cubic yards**
 - The proposed grading is in line with similar developments as well as Phase 1 of Ladera Ranch.
- **A variance is being requested to modify Section 110.438.45(c).**



Variance Request

- **The applicant is requesting a variance to allow for maximum cut height of thirty (30) feet, and a maximum fill height of forty (40) feet**
- **The benefit of allowing the varying height is a reduction in the required amount of cut and scarring of the overall site.**
- **The amount of land utilized for the proposed development is significantly less due to the varying heights of cut and fill**

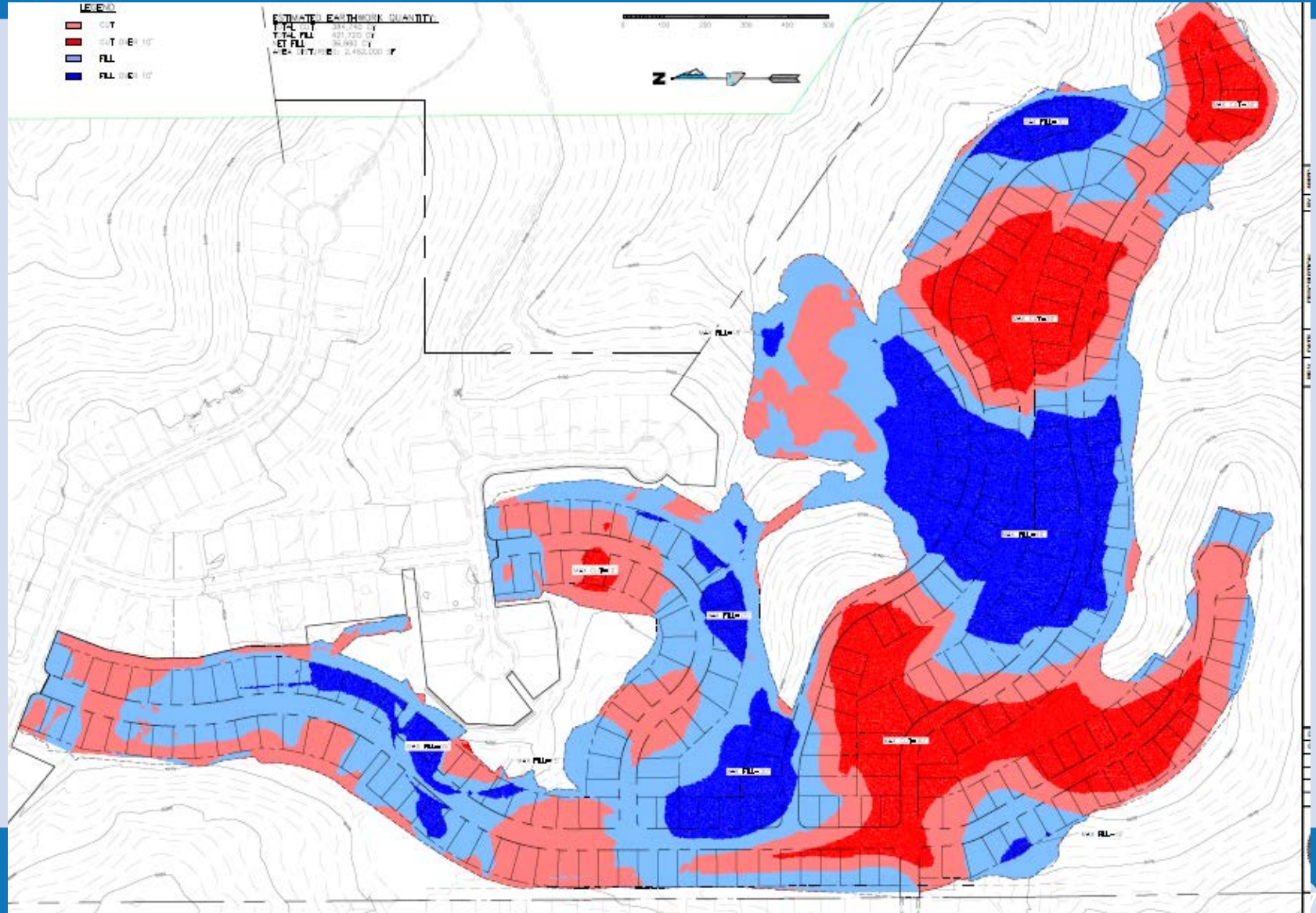


Variance Request

- **The applicant will need to meet all the requirements of Section 110.438.45 (c)(1);**
 - stepped-back structural containment (retaining walls)
 - retaining walls having a maximum height of ten feet
 - terraces must include landscaping and be a minimum of 6 feet in width
 - minimum bench widths of four feet in width



Cut / Fill Map





Variance



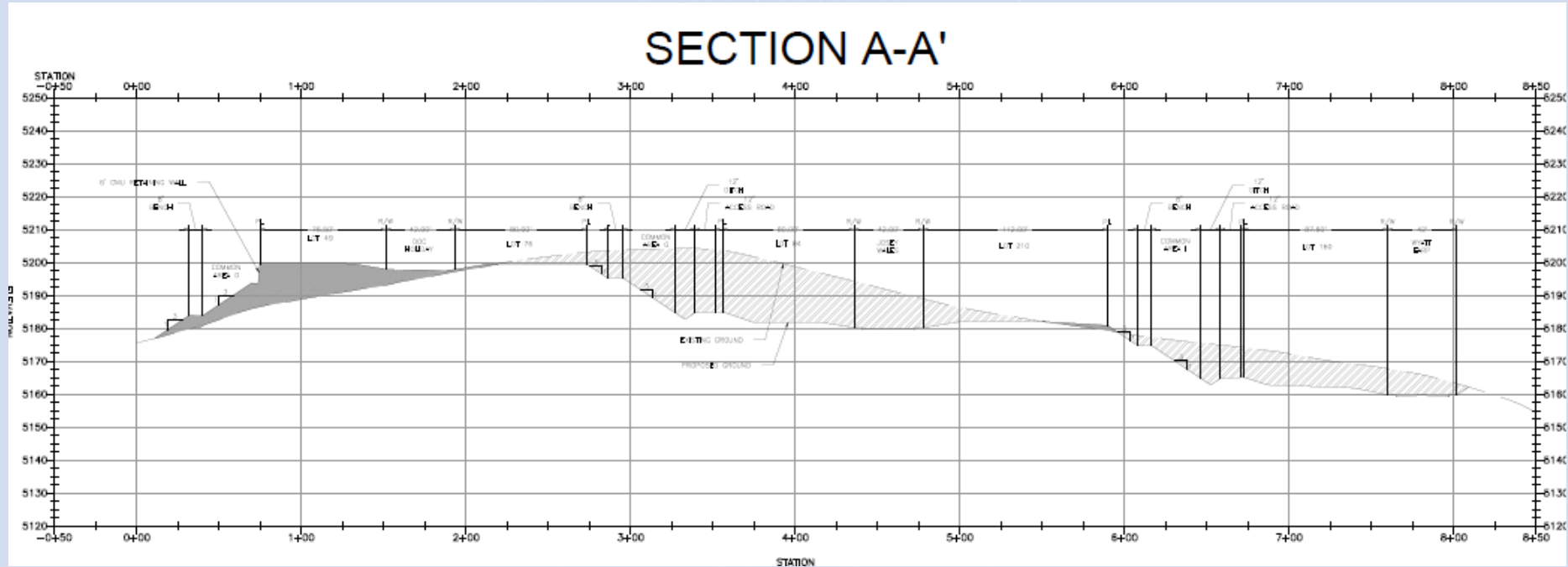


Variance





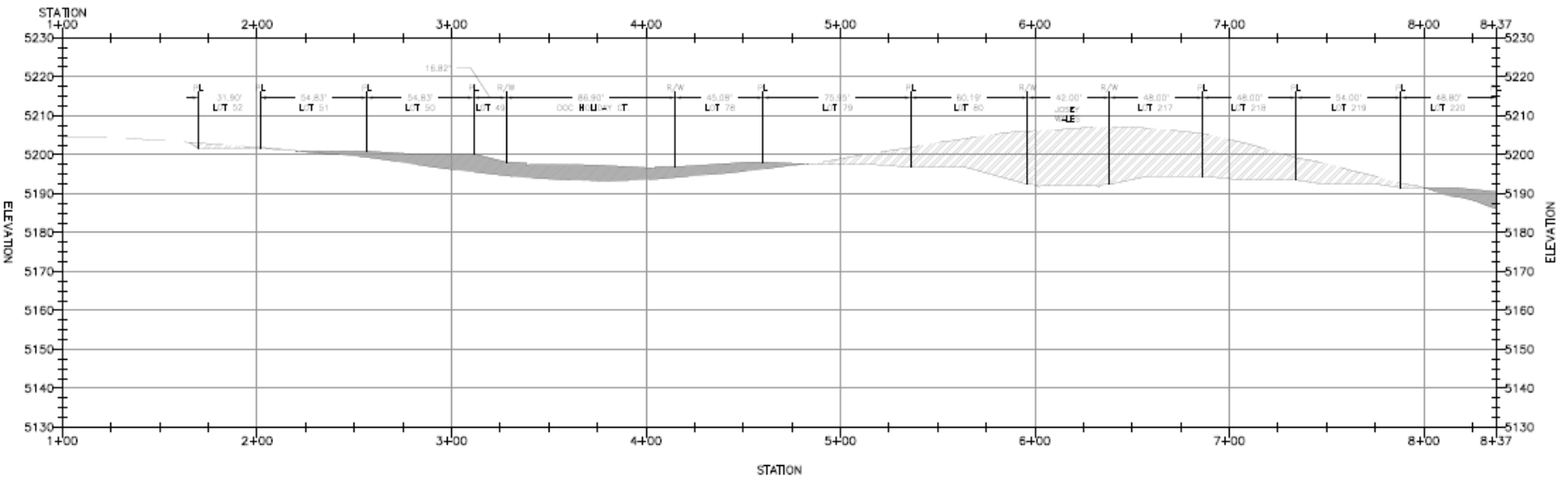
Cross Sections





Cross Sections

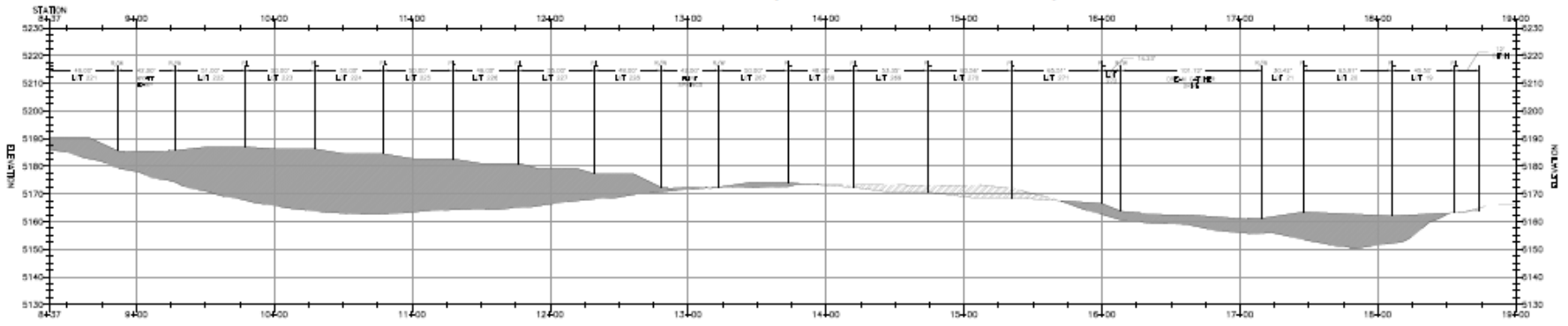
SECTION B-B' (STA 1+00 TO 8+37)





Cross Sections

SECTION B-B' (8+37 TO 19+00)





Sun Valley Citizen Advisory Board

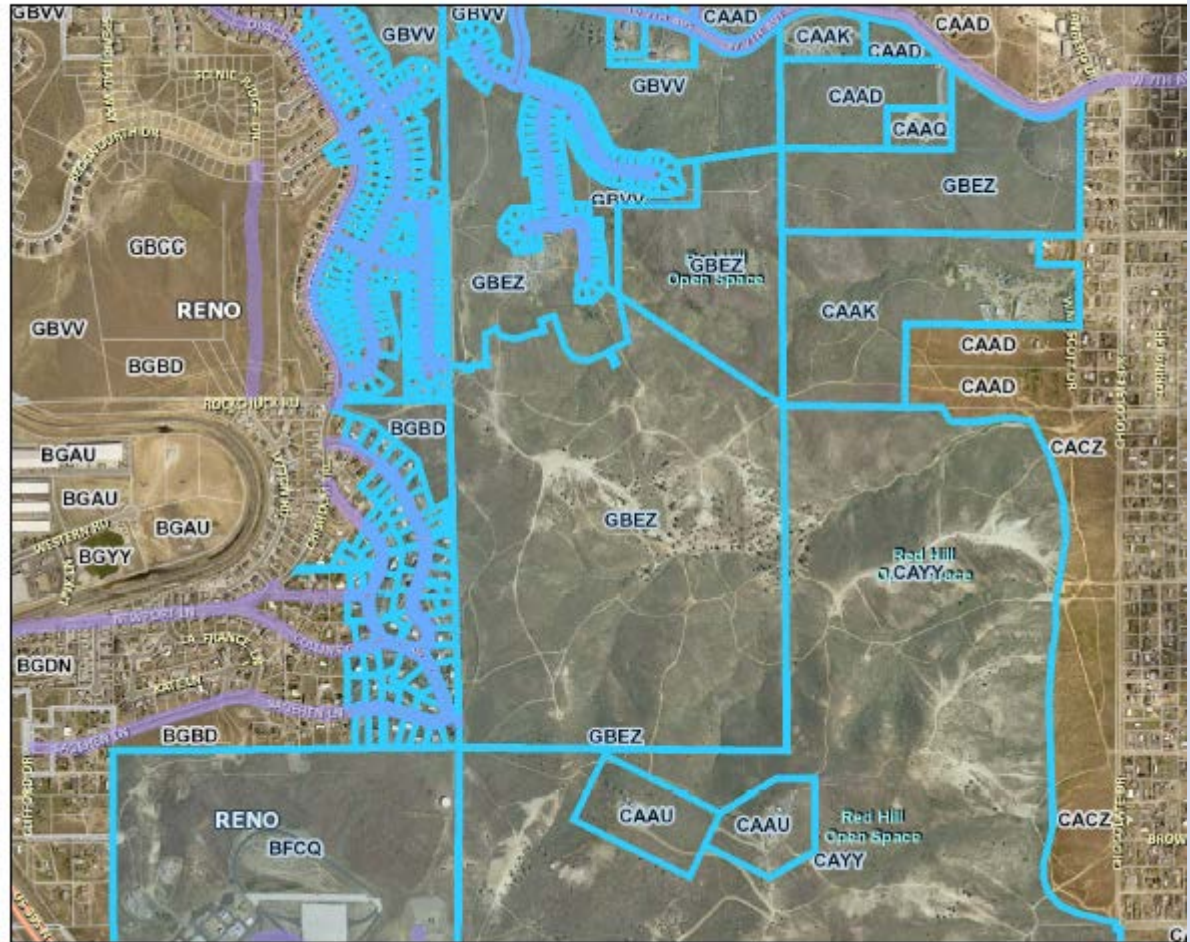
- **No regularly scheduled CAB meeting took place during the initial review cycle.**
- **Applicant voluntarily delayed the application from the June PC meeting to the July PC meeting so they could be heard on the regularly scheduled June Sun Valley CAB meeting which took place on June 15, 2020.**
- **The Sun Valley CAB did not have a quorum.**
- **CAB Worksheets were sent out to the members, and one CAB sheet was returned – which recommended denial.**



Public Notice

- Notice sent to 305 affected property owners

Ladera Ranch Phase 2-6 Noticing Map





Tentative Map Findings

- **Plan Consistency** – That the proposed map is consistent with the Master Plan and any specific plan
- **Design or Improvement** – That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan
- **Type of Development** – That the site is physically suited for the type of development proposed.
- **Availability of Services** – That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System
- **Fish or Wildlife** – That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, substantial and avoidable injury to any endangered plant, wildlife or their habitat
- **Public Health** – That the design of the subdivision or type of improvement is not likely to cause significant public health problems. The application was routed to the Nevada Department of Wildlife, the Nevada Division of Environmental Protection, and the Nevada Division of Forestry – Endangered Species, staff received no comments back from these agencies regarding environmental damage, or endangered species present.
- **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.
- **Access** – That the design of the subdivision provides any necessary access to surrounding adjacent lands and provides appropriate secondary access for emergency vehicles
- **Dedications** – That any land or improvements to be dedicated to the county is consistent with the Master Plan
- **Energy** – That the design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities. Additionally, the homes will be oriented in such a way to take advantage of passive/natural heating and cooling opportunities



Variance Findings

- **1. Special Circumstances.** Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.
- **2. No Detriment.** The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.
- **3. No Special Privileges.** The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.
- **4. Use Authorized.** The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.
- **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.



Recommendations

■ **Tentative Map Recommendation**

– After a thorough analysis and review, Tentative Subdivision Map Case Number WTM20-001 is being recommended for approval with conditions.

■ **Variance Recommendation**

– After a thorough analysis and review, Variance Case Number WPVAR20-0002 is being recommended for approval with conditions.



Possible Motion (TM)

- **I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM20-001 for Ladera Ranch, with the Conditions of Approval included as Exhibit A for this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:**



Possible Motion (Variance)

- I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Variance Case Number WPVAR20-0002 for Ladera Ranch, with the Conditions of Approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25: