



# WTM21-009 (Cold Springs Drive)



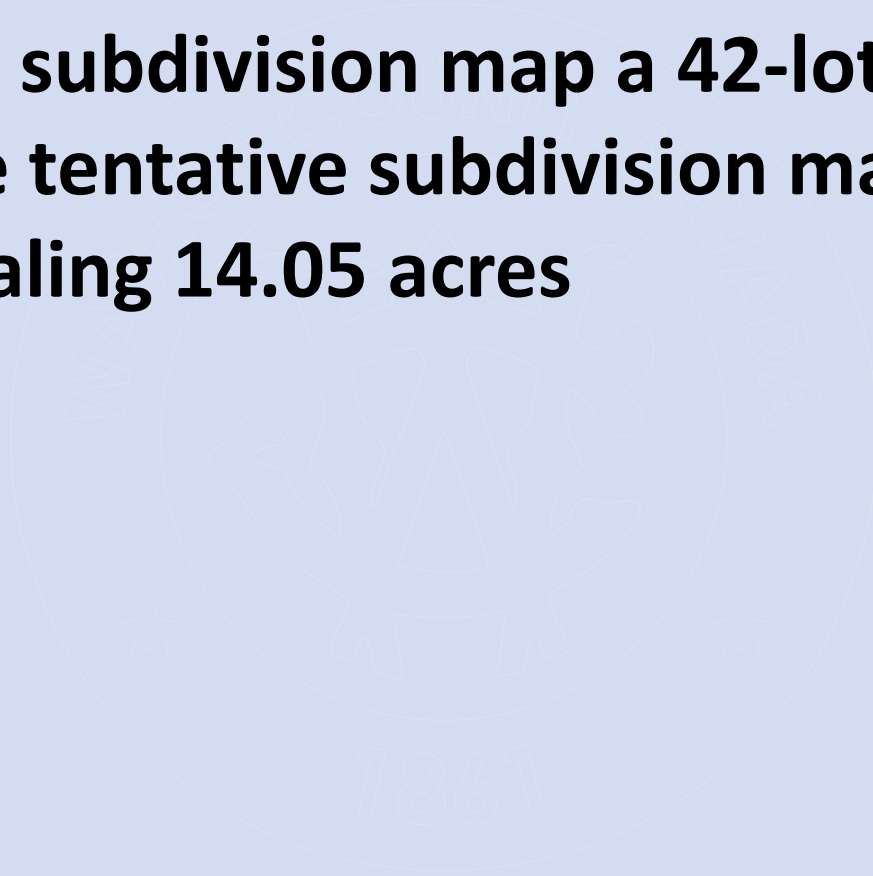
*Washoe County Planning Commission*  
*July 6, 2021*





# Request

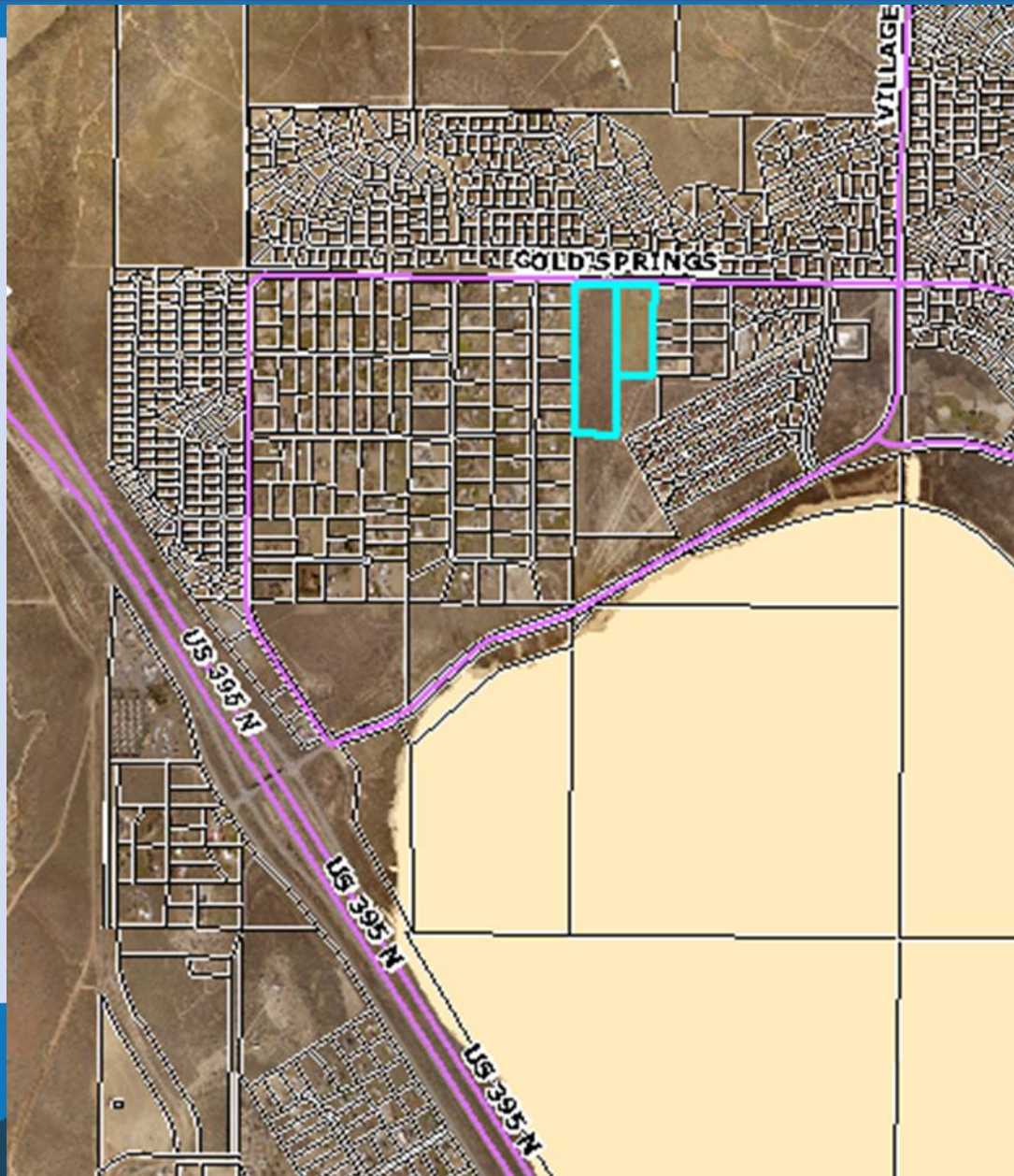
**A tentative subdivision map a 42-lot common open space tentative subdivision map on two parcels totaling 14.05 acres**







# Vicinity Map





# Background

- On January 28, 2020, the Board of County Commissioners approved an application (WRZA19-0006) to change the regulatory zone on the two parcels from Low Density Suburban (LDS) to MDS
- The parcels are located within the Cold Springs Area Plan, within Cold Springs Suburban Character Management Area (CSSCMA)
- Development of more than 1 du/5 acres must be located within the Cold Springs Suburban Character Management Area (CSSCMA)





# Master Plan & Regulatory Zoning





# Analysis - Article 408

- **The request is for common open space development per Article 408, which allows for “density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.”**
- **The applicant is proposing to vary the lot sizes with lots ranging in size from 7,144 SF to 13,392 SF, with an average lot size of 9,625 SF**



# Analysis - Article 408

- **The proposed development will meet MDS regulatory zone setbacks of 20 feet in the front and rear and 8 feet on the sides.**
- **The overall density will be 2.99 units per acre**
- **9.28 acres for total lots, 1.67 acres for public right-of-way and 3.1 acres in common areas**



# Analysis - Article 408

- **The 3.1 acres (22% of the site) will include trails and a neighborhood park with playground/recreational equipment, picnic tables and benches.**
- **The retention pond will be landscaped with trees, shrubs, benches, and a path around the pond with exercise workout stations.**

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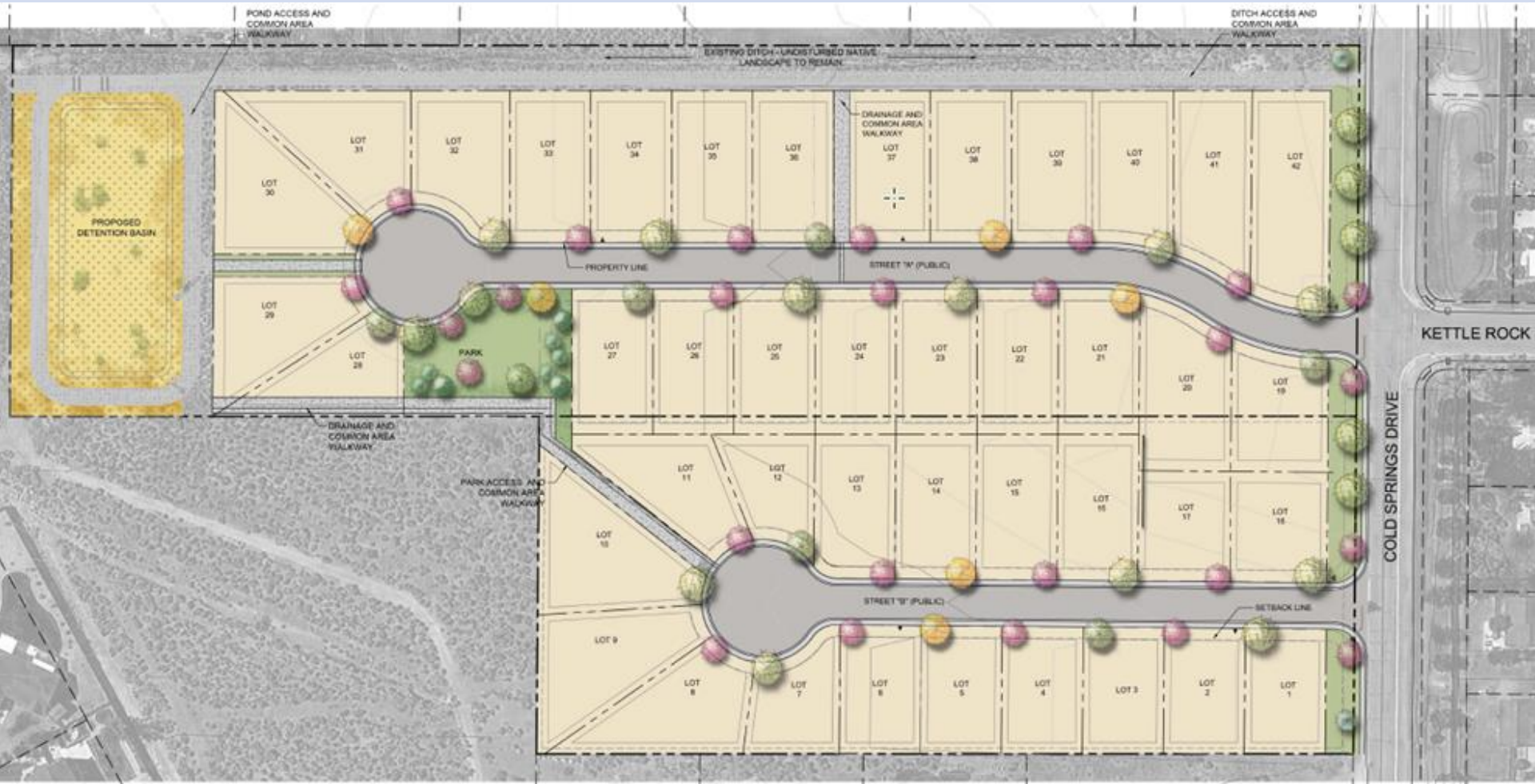


# Analysis - Article 408

- **A DG pathway will connect the eastern portion of the development to the western portion through the neighborhood park and the retention pond, with the path continuing along the rear of the western properties to the landscaped sidewalk on Cold Springs Drive**
- **This public pathway will connect the two portions of the development and all common areas and equipment will be maintained by a homeowner's association (HOA)**



# Site Plan





# Analysis

- **Staff has concluded that the application meets the purpose of Article 408 by providing open space, achieve a more efficient use of land and encouraging a sense of community**
- **The proposed paths, park and the retention area will provide open space and common areas and will provide areas to gather, walk the neighborhood and enjoy the surrounding area**



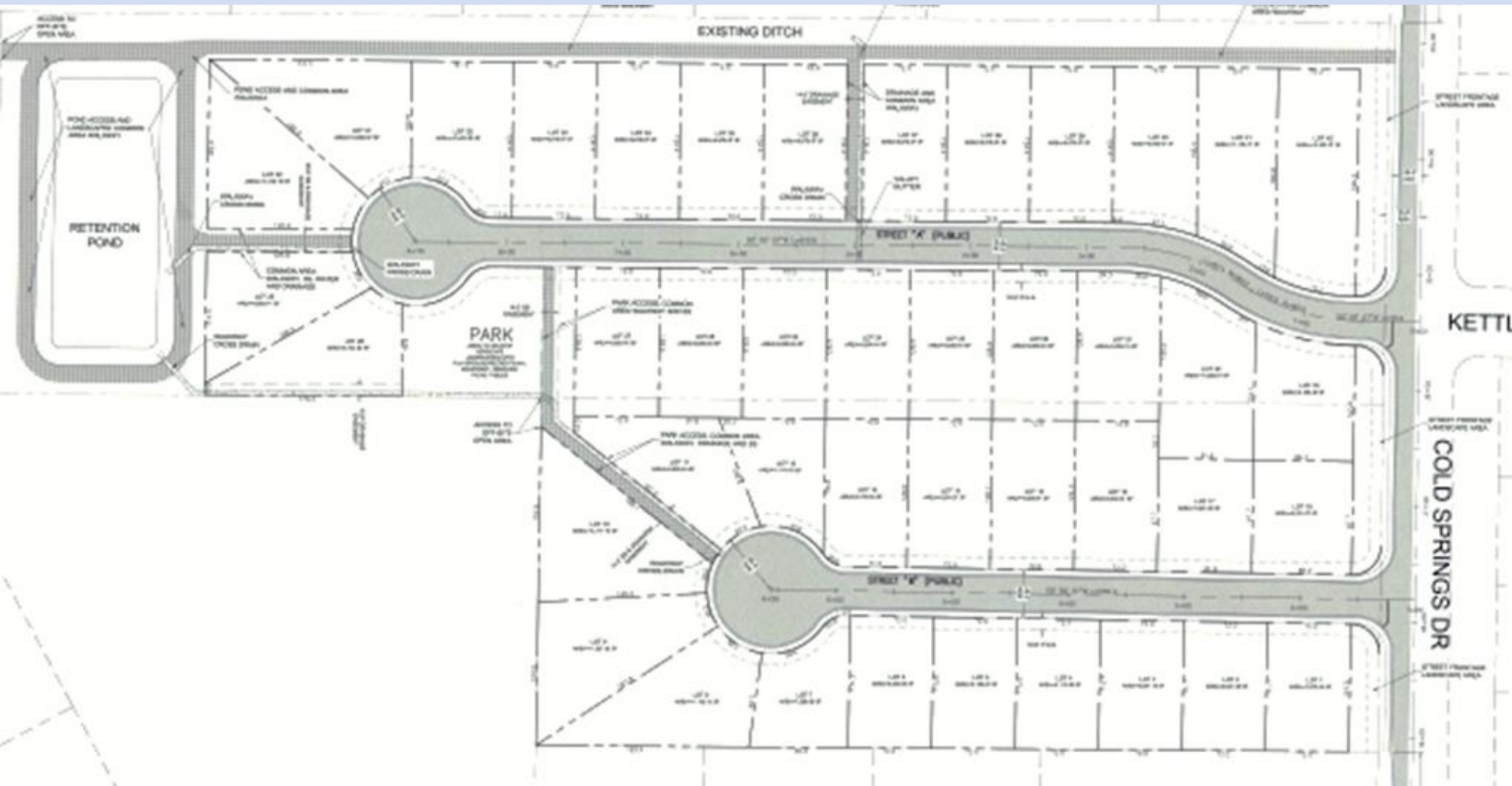


# Analysis

- **The development will meet the Washoe County code for MDS, 20 feet in the front and rear and 8 feet on the sides**
- **There will be a 6-foot solid privacy fence constructed along the eastern property line to provide a separation from the existing homes, and should not impact views**
- **The retention pond located at the southern portion of the development will be constructed to retain up to 60,984 CF for all runoff from the development**



# Site Plan





# Site Characteristics

- **The site is essentially flat with native vegetation**
- **There was a shed on the eastern parcel with a well, septic and driveway; however, the shed has been removed and the well and septic systems are no longer functioning and all that remains is a driveway leading to where the shed was formerly located**





# Water & Sewer

- **The sewer service will be provided by Washoe County and water service by Great Basin Water Company**
- **Other utilities, including cable television service, power, gas, and solid waste disposal, are available in the area**



# Roadways & Traffic

- The application indicates that streets within the development will be dedicated to Washoe County and will meet all County requirements
- The development will access Cold Springs Drive, generating 400 average daily trips (ADT) and 42 weekday peak hour trips
- A traffic study is not required when less than 80 weekday peak hour trips are generated



# Schools

School	2020/21	2025/26	2030/31
Gomes ES	120%	68%	117%
Cold Springs MS	65%	53%	69%
North Valleys HS	93%	105%	122%





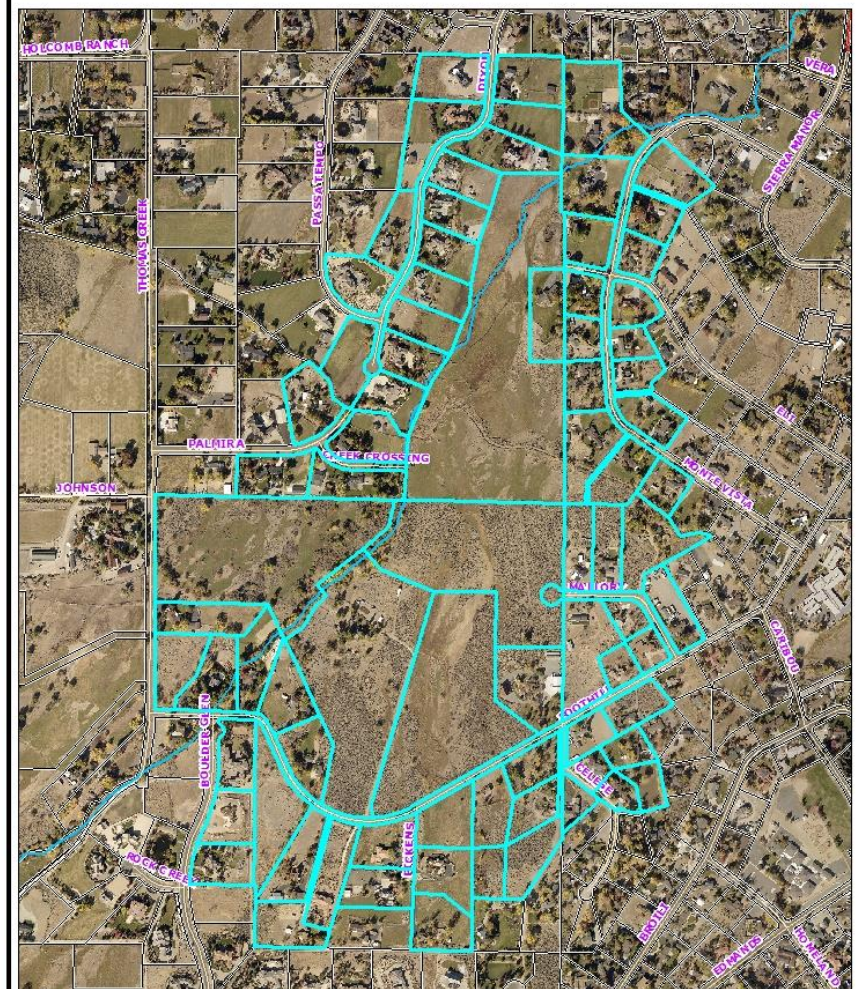
# Schools

- **The school district will open Inskip Elementary School in the Fall of 2021**
- **Inskip will relieve Gomes current overcrowding**
- **The school district also anticipates the construction of a brand new high school in the Cold Springs area, somewhere in the timeframe of 2027-2029, which will relieve enrollments at North Valleys High School**
- **The school district is also looking at rezoning, which will affect North Valleys High School and relieve future enrollments at North Valleys by about 5% starting in the 2022/2023 school year.**



# Public Notice

- Notices were sent 500 feet from the site to 77 affected property owners





# Reviewing Agencies

- **Various departments and agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**



# Tentative Subdivision Map Findings

## Staff was able to meet the Finding:

1. Plan Consistency;
2. Design or Improvement;
3. Type of Development;
4. Availability of Services;
5. Fish or Wildlife;
6. Public Health;
7. Easements;
8. Access;
9. Dedications; and
10. Energy.





# Possible Motion

**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 WTM21-009 for Lifestyle Homes TND, LLC, being able to make all ten findings in accordance with Washoe County Code Section 110.608.25**