



WTM18-005 Autumn Wood Phase 2 and WSUP18-0005 Jeppson Lane Storm Water Detention basin

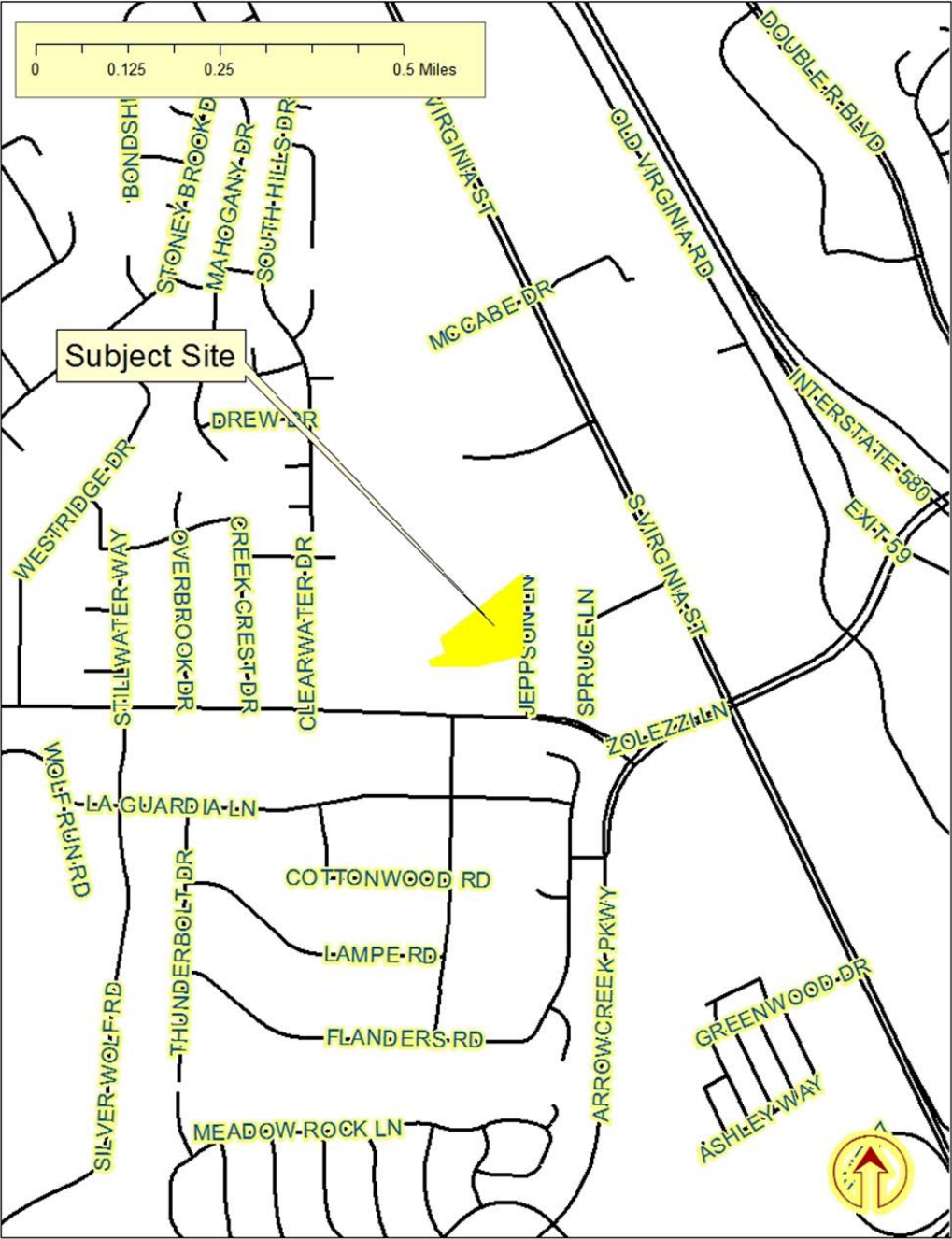
*Washoe County Planning Commission
July 3, 2018*



Overview

- **Seventeen-lot common open space, single-family residential subdivision**
- **Major Grading to facilitate construction of storm water detention improvements**
- **Continuation of approved Autumn Wood subdivision**
- **Storm water detention will serve both subdivisions**

Vicinity Map



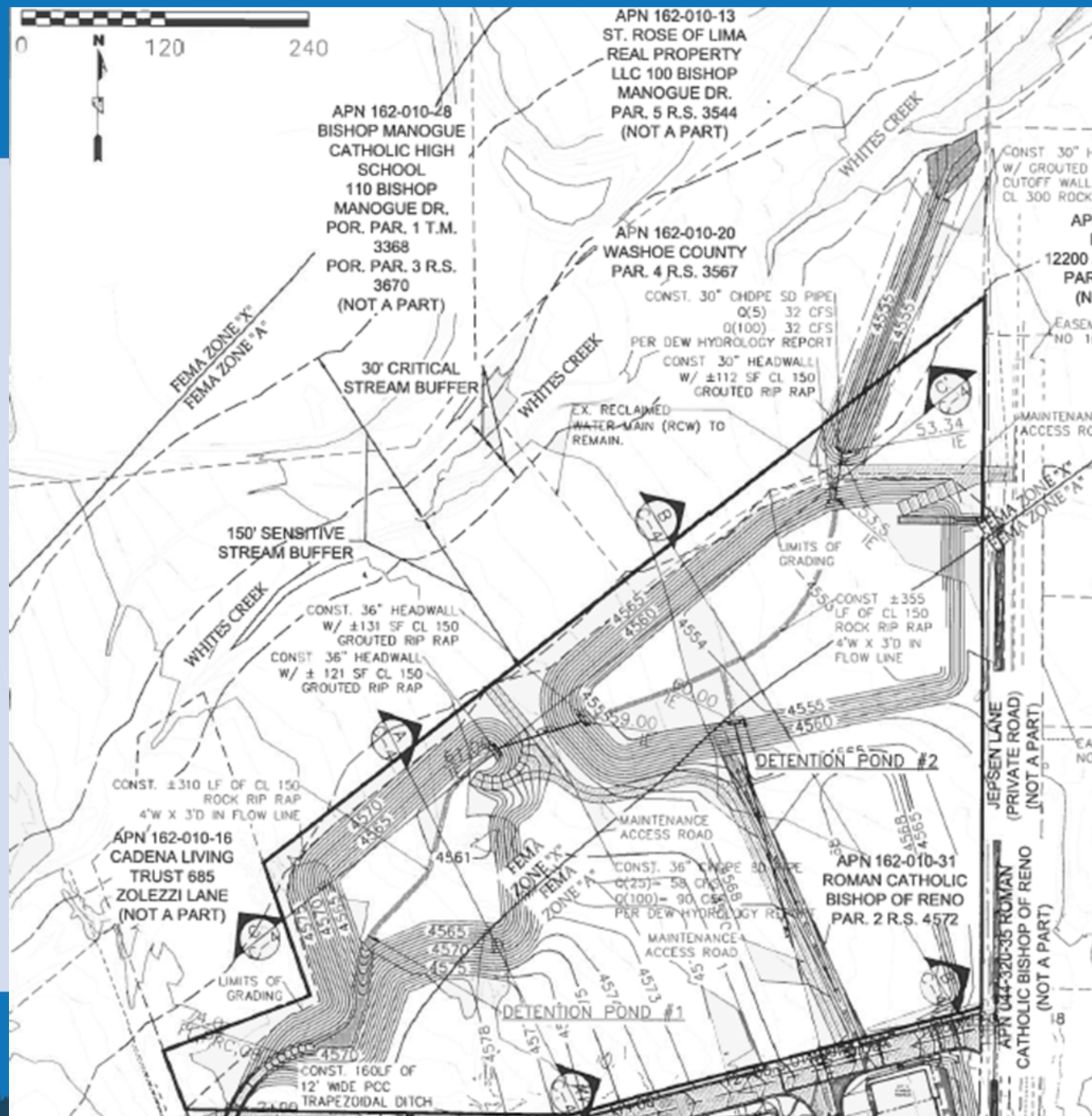


Site Plan





Grading Plan





Project Evaluation

- **17-lots Attached single family residences**
- **Private streets**
- **Continuation of previously-approved Autumn Wood Subdivision**
- **Many trees on site**
- **Topography essentially flat**
- **Grading for storm water detention will take up 2/3 of the site**



Recommended Conditions

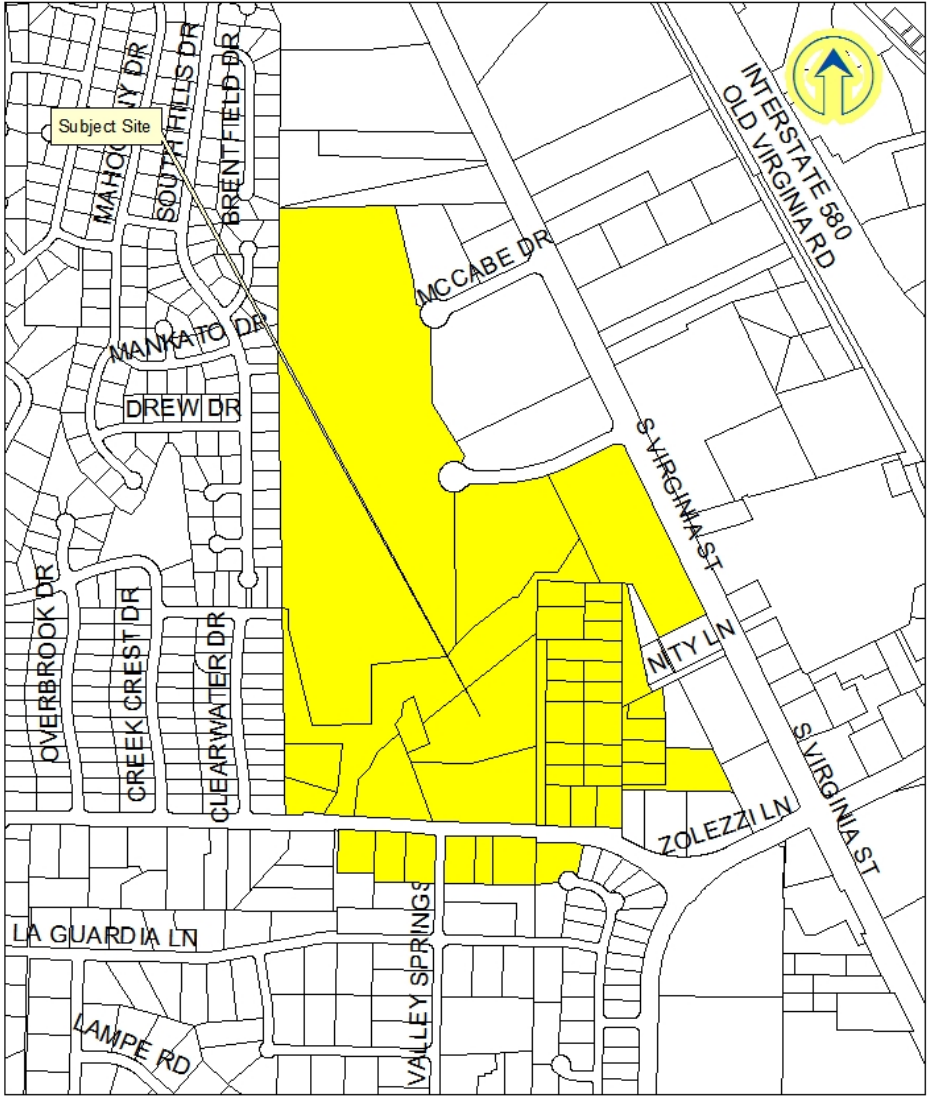
- **Revegetation**
- **Staining of rip-rap areas**
- **Tree replacement**
- **V-ditch within Washoe County Open Space to be in a culvert for $\frac{1}{2}$ of its length to facilitate passive recreation, hiking**



Public Notice & CAB

- **Notice sent to 43 property owners within 500 feet**
- **South Truckee Meadows / Washoe Valley Citizen Advisory Board, June 14, 2018 – recommended support with no comments positive or negative**

Public Notice



Mailing Label Map

Tentative Subdivision Map Case Number WTM18-0005
(Autumn Wood Phase 2) & Special Use Permit Case Number
WSUP18-0005 (Jeppson Lane Storm Water Detention Basin)

43 Parcels selected at 500 feet.

Date: May 2018

Community Services
Department
Planning and
Development Division
WASHOE COUNTY
NEVADA

Post Office Box 11120
Reno, Nevada 89520
(775) 228-2600

Source: Planning and Building Division



Public Comments

Public Comments received prior to the finalization of the staff report are included at Exhibit D to the staff report. Other received in the past few days follow:

From: Bernice T
To: [Pelham, Roger](#)
Subject: Zolezzi Lane
Date: Sunday, July 01, 2018 4:13:19 PM

PLEASE STOP this insanity. The developer of Autumn Wood 2 has lied over and over again. When he was shot down at the Community Board mtg last winter, he said he was done with the property because so many were against it. LIE, he is back at it.

It is hard for you to understand unless you see it for yourself, but Zolezzi has ENOUGH traffic already. School is closed for the summer so that eases it a little. Just take a drive and see for yourself.

The Master Plan was made for a reason, and I see NO REASON to change it. PLEASE don't let this happen.

Sincerely,
Bernice Taylor
Sangre Cir



Public Comments

From: Lisa Kus
To: [Pelham, Roger](#); [Lucey, Robert \(Bob\) L](#)
Subject: Tent. Subdivision Map Case #WTM18-005
Date: Wednesday, June 27, 2018 9:36:57 AM

Re: Autumn Wood Phase 2 off Zolezzi

D.R. Horton has requested elimination of the **REQUIRED** 8 ft. side yard set backs on this parcel in order to build townhomes with shared walls.

What is the original intent of this requirement -to prevent overcrowding of the parcel? I am asking that you please enforce the "Required 8 ft. side yard setbacks" in this project. The developer has only his profits in mind and not the character of this neighborhood nor the quality of life for residents in the area. Local residents do not want this requirement changed. The only one who does want it changed is the one who will profit financially from it -D.R. Horton.

LET D.R. HORTON KNOW THAT LOCAL PARCEL REQUIREMENTS APPLY TO DEVELOPERS TOO!

Lisa (Kus) D'Andrea
My Six-word Biography:
"Left wheelchair, found mountaintop, skied down."

Sent with a grin from my iPad



Public Comments

Whitney Freeman and Mary Levy submitted emails (received by staff today) in opposition to approval of Autumn Wood Phase 2 and the Jeppson Lane Detention Basins.

Those letters with attachments have been provided to the Planning Commission prior to this meeting.



Reviewing Agencies

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation
- City of Reno
- City of Sparks

- **No Recommendations for Denial**
- **Appropriate Conditions of Approval Included with Recommendation**



Tentative Subdivision Map Findings

- 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.**
- 10. Energy.**

Included on pages 13-16 of Staff Report



Special Use Permit Findings

- 1. Consistency.**
 - 2. Improvements.**
 - 3. Site Suitability.**
 - 4. Issuance Not Detrimental.**
 - 5. Effect on a Military Installation**
 - 6. Community Character**
- Included on pages 13-16 of Staff Report**



Recommended Changes to Conditions of Approval

(Engineering) Condition 2 mm

Strike:

Jeppson Lane shall be constructed to private street standards (section 110.436.110) from the driveway of lot 17 to Zolezzi Lane.

Add:

Jeppson Lane shall be constructed to private street standards (section 110.436.110) from the driveway of lot 17 to Zolezzi Lane. Should lot 17 not be developed, then Jeppson Lane shall be constructed to permanent emergency access road standards from the Autumn Breeze Circle emergency access gate to Zolezzi Lane.



Recommended Changes to Conditions of Approval

Strike:

- J. ~~Prior to approval of the first final map the applicant shall provide a tree preservation plan to Planning and Building for review. The plan shall indicate all trees on the subject site that have a trunk six inches or greater in diameter. The plan shall provide for preservation of at least fifty percent of those trees. Compliance with this condition shall be determined by the Planning and Building Division.~~

ADD:

- J. Final construction drawings shall include trees as shown on the plan below (submitted to Washoe County on 6/26/2018) with the addition of two additional trees located as indicated with the red arrows. If lot 17 is not developed with a dwelling unit then three additional trees shall be included in that area.





Subdivision 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, with conditions included at Exhibit A, **and the changes as noted by Staff in the presentation**, Tentative Subdivision Map Case Number WTM18-005 for DR Horton, having made all ten findings in accordance with Washoe County Code Section 110.608.25 and having addressed the special review considerations as required by Washoe County Code Section 110.418.30.



SUP 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, with conditions included at Exhibit B, Special Use Permit Case Number WSUP18-0005 for DR Horton, having made all five findings in accordance with Washoe County Code Section 110.810.30 and one finding in accordance with the Southwest Truckee Meadows Area Plan.



Questions?