



# WAC20-0001 Falcon Ridge



***Washoe County Planning Commission  
March 3, 2020***



# Background/Request

- In 2014 the applicant requested to modify setbacks as part of TM14-003 from:
  - Front – 15ft -> 10ft
  - Side – 5ft -> 0ft
  - Rear – 10ft
- Applicant is requesting to modify the setbacks to:
  - Front – 10ft -> 0ft
  - Side – 0ft
  - Rear – 10ft -> 0ft



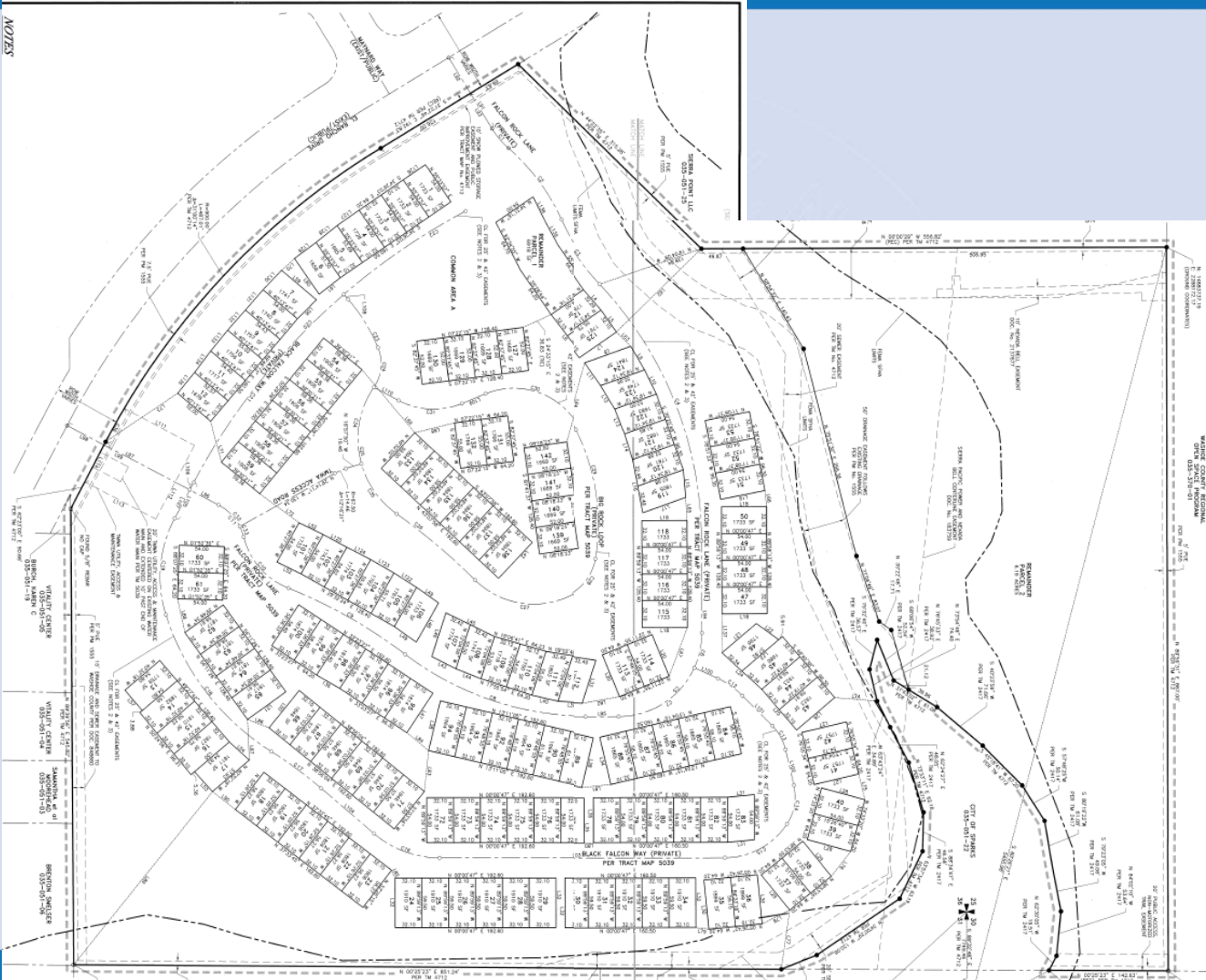
# Vicinity Map





# Current Subdivision Map

NOTES





# Analysis - Common Open Space Development

- **Originally a Common Open Space development under Article 408.**
- **Purpose of Article 408 is 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.”
- **Proposed changes to the setback fit with this purpose**



# Analysis - Park Connectivity

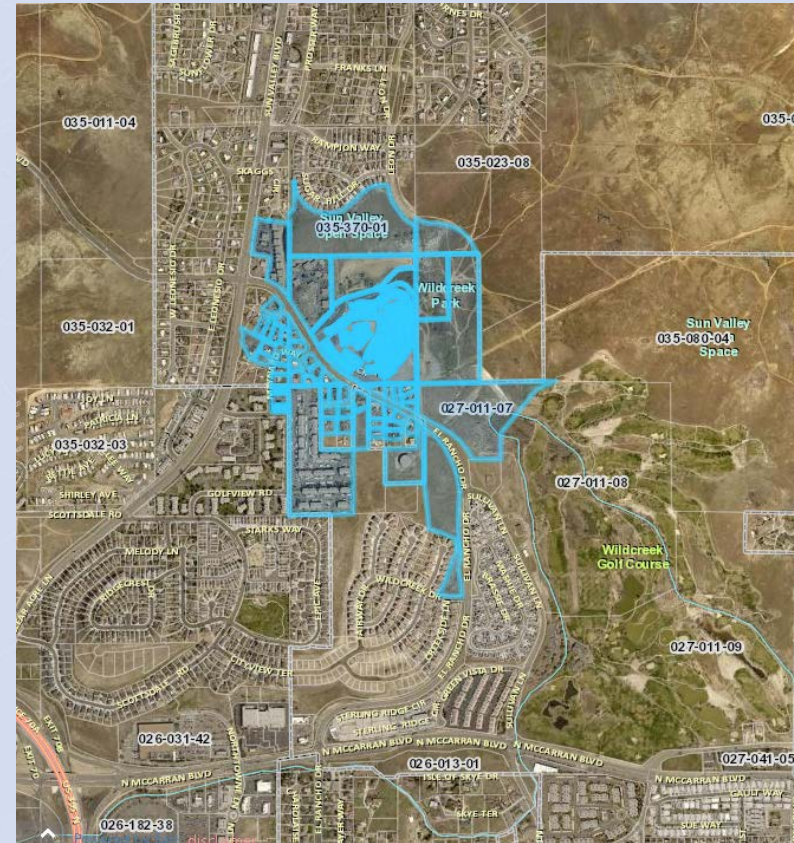
- Current conditions of approval require that the applicant connect to Wedekind Regional Park.
- Staff believes that this should read Wildcreek Park.





# Public Notice & CAB

- Notice sent to 62 affected property owners within 500 feet of the site.





# Neighborhood Meeting

- **Sun Valley Citizen Advisory Board did not meet**
- **Provided to the Sun Valley Citizen Advisory Board for review**
- **No feedback on the application was provided to staff**





# Tentative Subdivision Map Findings

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.



# Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Amendment of Conditions Case Number WAC20-0001 and the nature of the stringent recommended conditions of approval and approve the requested Amendment of Conditions.



# Possible Motion

**APPROVAL:** 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 Amendment of Conditions Case Number WAC20-0001 for Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25.