



WAC21-0003 (Ladera Ranch)



Washoe County Planning Commission
July 6, 2021

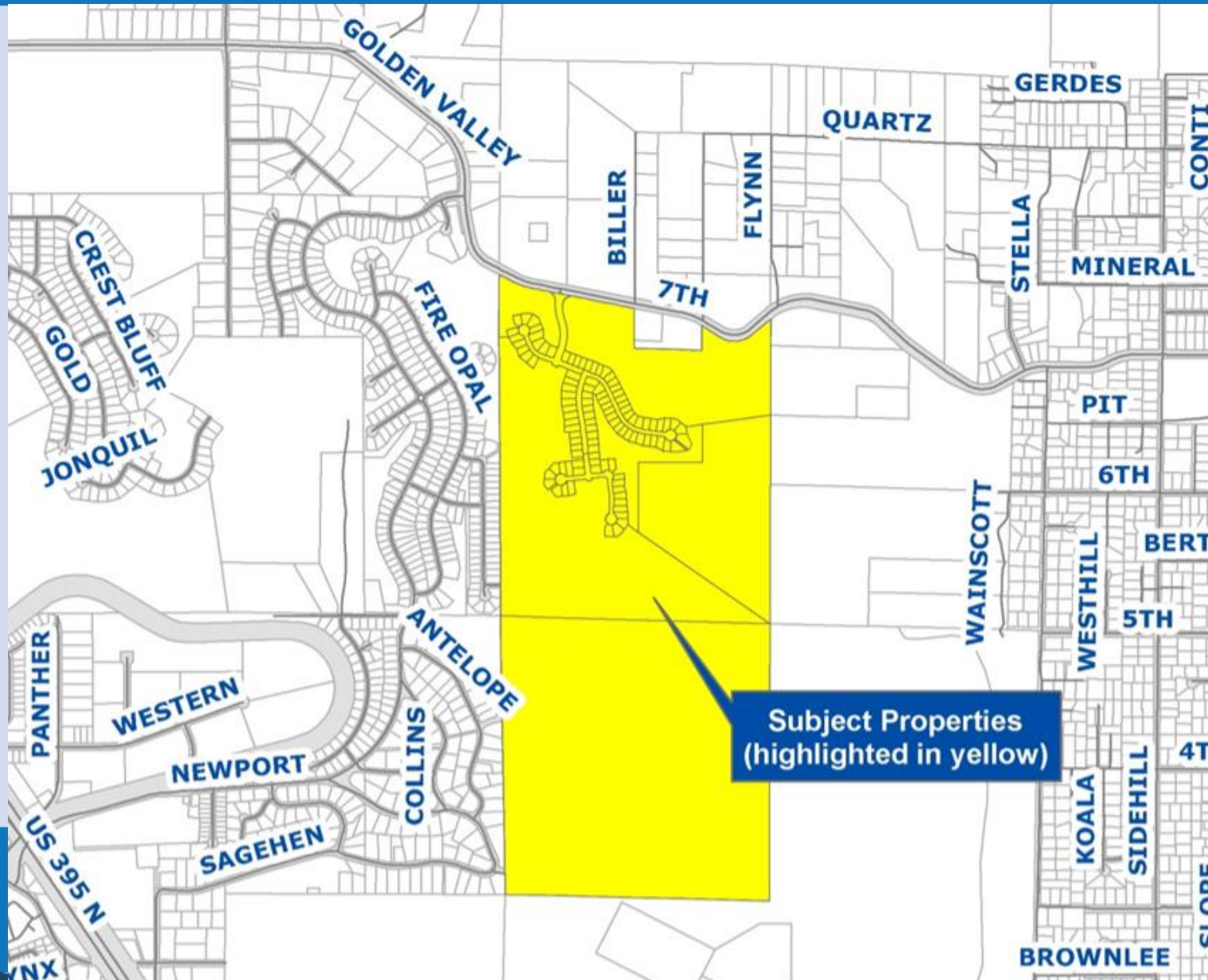


Request

- **The applicant is requesting to amend conditions for Tentative Subdivision Map Case Number TM05-011 (Ladera Ranch), to accommodate a revision to the grading plans for the approved tentative map in order to allow flat lots where daylight basements were planned on 28 lots**



Vicinity Map





Background

- **The Planning Commission approved Tentative Subdivision Map Case Number TM05-11 (Ladera Ranch) for a 356-lot common open space residential subdivision in July 2005**
- **Several action have since occurred including:**
 - In November 2006, an Amendment of Conditions was granted to allow for changes related to the project's sewer line, pedestrian path and grading
 - In 2007, 105 of the lots were recorded; however, no homes had been constructed yet as part of this subdivision and a Development Agreement was approved in 2015 extending the tentative map approval until July 2017
 - On February 7, 2017, an amendment was approved to reduce the side yard setback and to reduce the front yard setback for side-turned garages



Analysis

- The applicant is requesting for a revision to the original grading plan in order to eliminate daylight basements lots in favor of flat lots
- The approved tentative subdivision map included stepped foundations for daylight basements on approximately 1/3 of the proposed lots
- 14 lots that have been developed with the daylight basements





Analysis

- **The houses with daylight basements are larger and the developer would like to provide smaller houses**
- **The developer has found that buyers and the market no longer prefer the larger homes and would like to offer smaller homes**
- **The developer will need to re-grade the lots to the original grade**







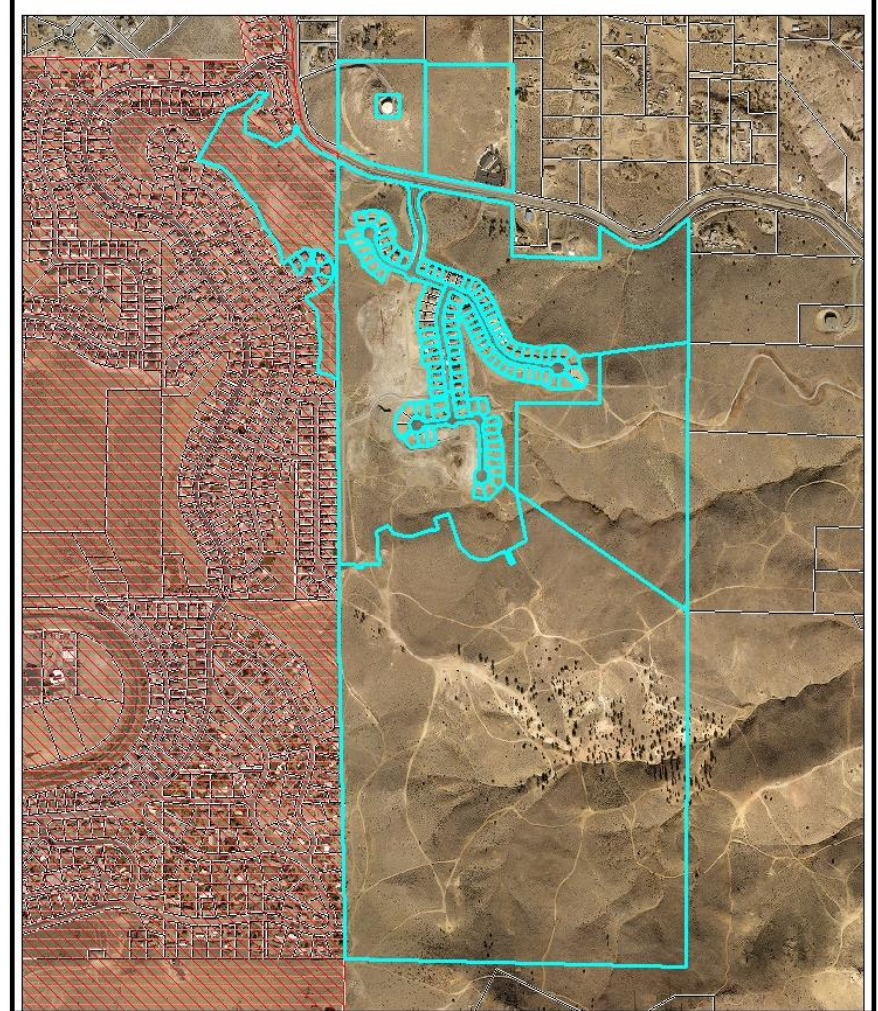
Analysis

- **County staff supports this request to amend the grading plan and to change the lots where daylight basements were planned to flat lots**
- **The proposal is not anticipated to create any further impacts beyond what was evaluated with the original approval of the tentative map**
- **Staff has reviewed the required findings that were made at the original subdivision approval and recommends that all ten findings can be made as list in this staff report**

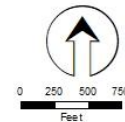


Public Notice

- Notices were sent 500 feet from the site to 79 affected property owners



WAC21-0003 Ladera Ranch
Noticing Map- 500 feet



Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Source: Planning and Building Division

Date: 4/12/2021



Reviewing Agencies

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



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; 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 Amendment of Conditions Case Number WAC21-0003 for D.R. Horton with the amended conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25