

Washoe County Planning Commission



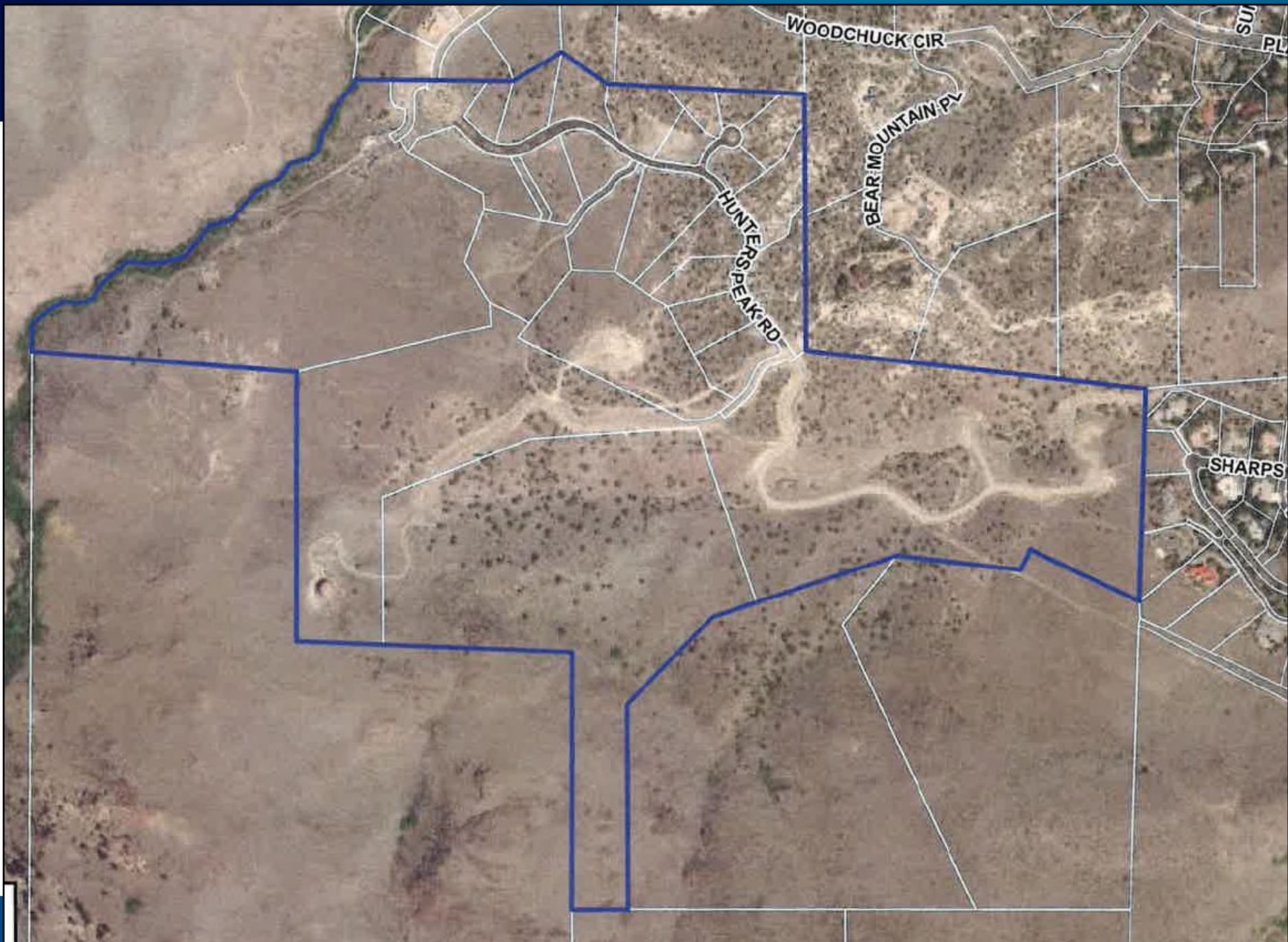
WAC22-0001 & WSUP22-0007 (Ridges at Hunter Creek)

June 7, 2022

Request



- This is a request to approve an amendment of conditions for Tentative Subdivision Map Case Number TM16-005 (Ridges at Hunter Creek) to allow a new and different lot configuration, to add a guardhouse, and to add a clubhouse as a common area amenity; and
- To approve a special use permit for major grading, including approximately 159,400 cubic yards of excavation to include approximately 93,400 cubic yards of import material and approximately 2,026,890 SF of surface disturbance. As part of the special use permit, the applicant is asking to vary several sections of Washoe County Code Chapter 110, Article 438, specifically sections 110.438.45(a), (b), (c), and (j) and 110.438.50(a).



Background



There have been two approved common open space tentative subdivision applications for the area. The tentative subdivision applications were approved for the following:

1. **TM05-013 (Hunter Creek Development)**, referred to as Phase 1 was for a 53-lot common open space tentative subdivision map on 134.82 acres- 20 lots were recorded, however one lot was included in TM16-005 and the other 33 lots expired; and
2. **TM16-005 (Ridges at Hunter Creek, Phase II)**, referred to as Phase 2, a 53-lot common open space tentative subdivision map on 155.01 acres and 21 lots are pending recordation.

Lot included
in TM15-006



Background



- There are a total of 72 lots, with 19 lots from TM05-013 and 53 lots TM16-005.
- The developer has paved the roads and completed the utilities and storm drainage improvements as proposed with TM16-005 (Ridges at Hunter Creek).
- Also, grading has occurred on the southerly portion of the site to establish a loop road and provide access to a water tank.

Evaluation of Amendment of Conditions Request



- The applicant is requesting an amendment of conditions for TM16-005 (Ridges at Hunter Creek), to modify the location of the lot lines that were previously approved; according to the applicant, this will work better with the natural contours of the site.
- Also identified is a location for a guard house at the main entrance of the site, off Woodchuck Circle, and for the clubhouse facility near the southwestern boundary.
- The 3,000 SF building clubhouse with outdoor recreational amenities for the residents will be located on a 3-acre parcel previously identified for three lots which would have required significant grading and disturbance to develop.

Site Plan



Evaluation of Special Use Permit Request



- To make the proposed changes to the tentative map a special use permit is required to address the required grading.
- The applicant is request to mass grade the site and to import 93,400 CY of fill in addition to the 159,400 CY that will be excavated on site, with approximately 2,026,890 SF of the site being disturbed to prepare for buildable home sites.
- Ridges at Hunter Creek (TM16-005) was only approved for grading of roadways, drainage, and infrastructure, it had been intended that the lots would be developed by individual owners and the grading would be completed with permits for each individual lot.

Evaluation of Special Use Permit Request



- The application states that this change will “limit disturbance on the overall area” and “limit on-site grading to one operation resulting in limited road and noise disturbance”; further “allowing the grading to occur as one operation” and creating “lots that work better with the natural contours of the site.”
- The Southwest Truckee Meadows Area Plan states: “When feasible, grading shall complement the original contours of the landscape and minimize disruption to the natural topography.”

Modifications

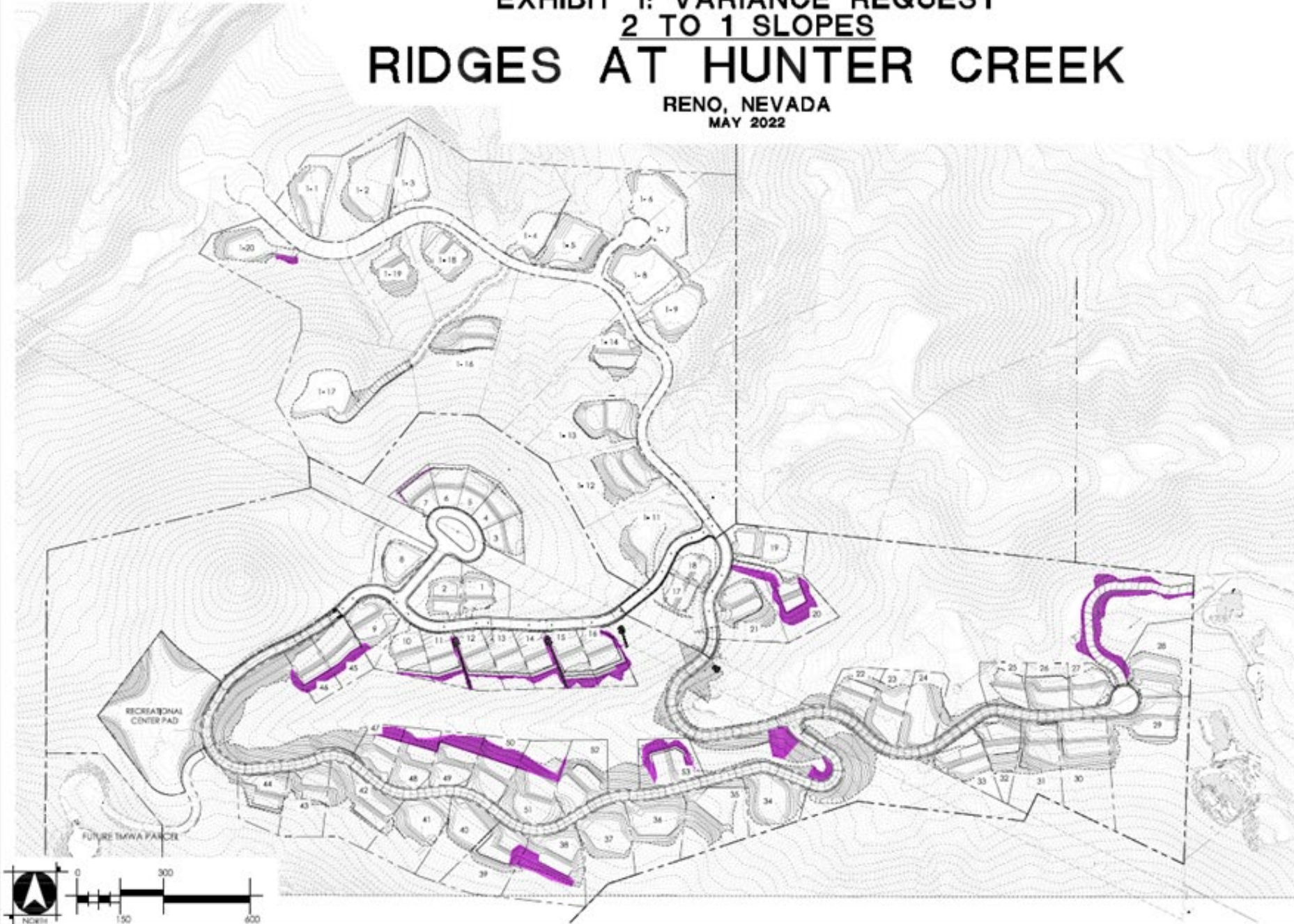


The applicant is requesting 5 modifications of the major grading thresholds of Article 438:

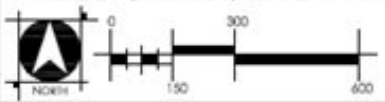
1. 110.438.45(a): Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)
 - The applicant indicates that 2:1 slopes are needed to minimize the disturbance and impact on adjacent properties and that 2:1 slopes will reduce the overall grading and scarring of the site.
 - Tiered rockery walls will be located in some areas to limit the scarring of the grading and the walls will not be over 6 feet high and the walls will typically be at the back of the lots and the residential homes will mitigate the visual impacts of the walls.

EXHIBIT 1: VARIANCE REQUEST 2 TO 1 SLOPES RIDGES AT HUNTER CREEK

RENO, NEVADA
MAY 2022



LEGEND:
 2 TO 1 SLOPES
 (APPROX. 125,000 SQ. FT. OF AREA AT 2:1, 6.2% OF THE OVERALL DISTURBED AREA)



2. 110.438.45(b): Within the required front yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches.

- The applicant indicates that the grading will be done over the whole site with the intent to blend the lots, which will create an “overall grading plan instead piecing them together.”
- Grading in this manner will allow slopes and drainage facilities to work independently on the lots.

RENO, NEVADA
APRIL 2022



LEGEND:
■ >48" DIFFERENCE
IN SETBACK FROM
EXISTING GRADE
(APPLYING SUBDIVISION
GRADING STANDARDS AT
SHARED LOT LINES)
REFER TO GRADING
SECTIONS

FUTURE TMWA PARCEL



3. 110.438.45(c): Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation.

- The applicant indicates that because of the topography of the site, the finish grades will vary by more than ten feet from existing ground in various locations and the applicant will reduce the cuts and fills by stepping and sloping the pad grading, as much as possible.

LEGEND:
■ >10 FT CUT
■ >10 FT FILL



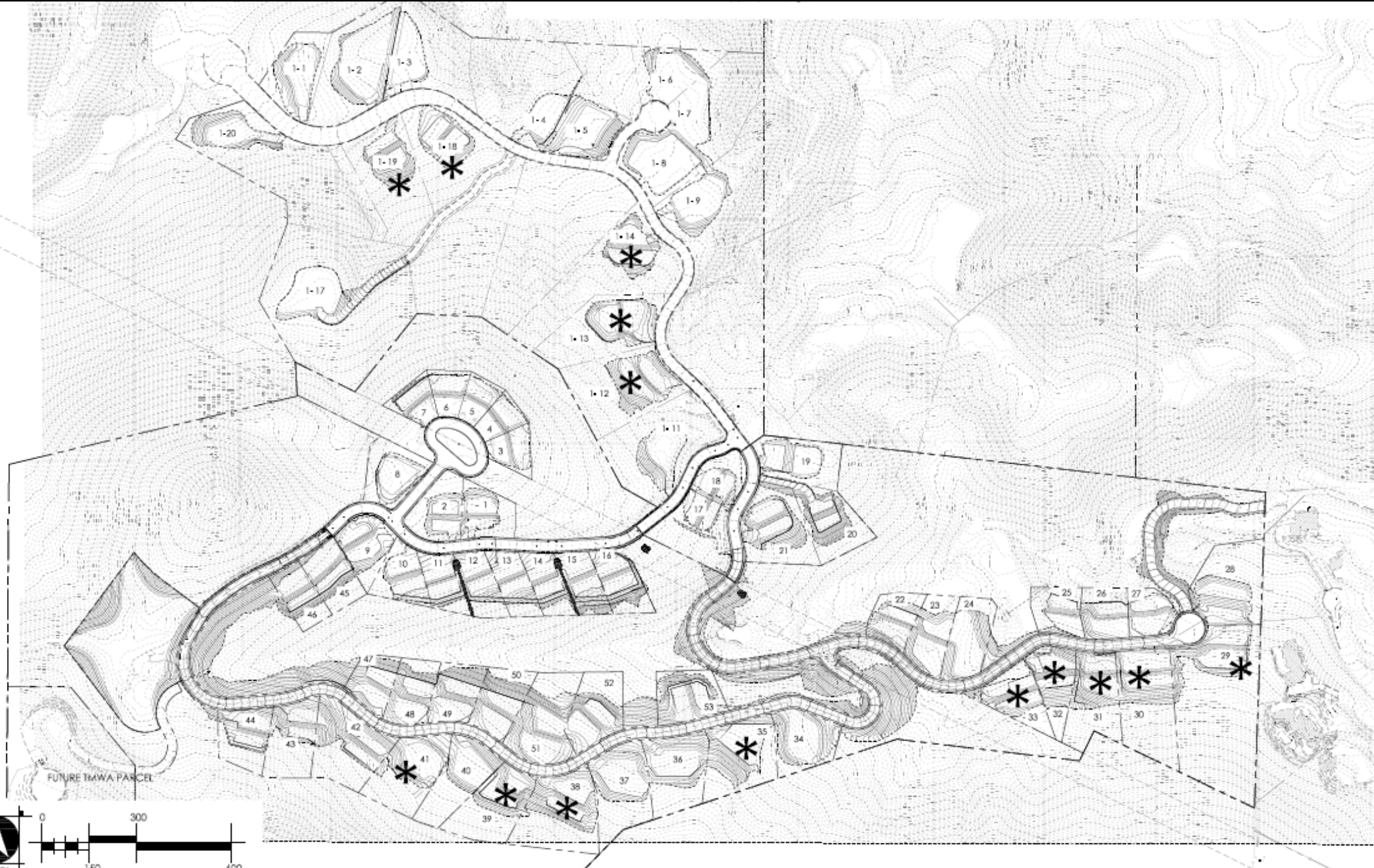
Modifications



4. 110.438.45(j): Ensure that when any cut is made for a structure pad, the exposed cut shall not exceed the height of the structure.

- The applicant indicates that because of the topography of the site on various lots, the height of exposed cuts will extend above the allowed height of structures.
- And the application states, “the mass grading design has incorporated stepped pads and walls to reduce the cut into the slope behind the pad.”
- And further states “Assuming a 20 ft building height, which is standard for residential we have identified the lots where the cut slope would exceed this building height.”

LEGEND:
* BACKSLOPE EXCEEDS
HEIGHT STRUCTURE



5. 110.438.50(a): The use of riprap and gabions as a mechanical stabilization for cut slopes is prohibited, except where essential for safe access, for passage within the rights-of-way of public roads, and for storm drainage control device(s).

- The applicant is requesting to use riprap in certain locations because of the topography of the site and contends that riprap is needed to stabilize the slope.
- The riprap will be backfilled “with soil and revegetated to look like a natural slope while providing additional stabilization.”

Neighborhood Meeting

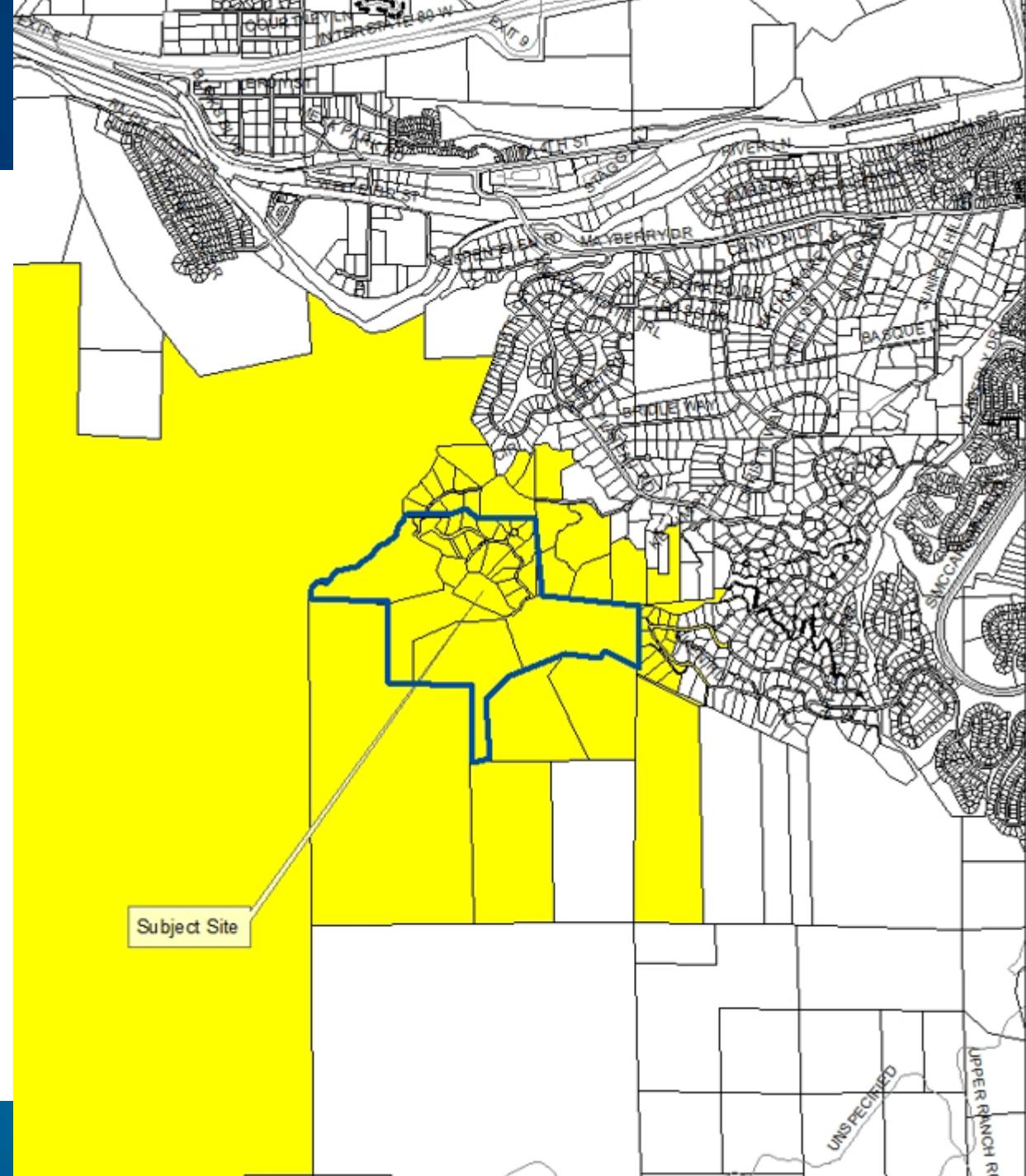


The applicant held a neighborhood meeting at Roy Gomm Elementary School on May 9, 2020, at 5:30pm. There were approximately 15 people in attendance. The applicant gave a presentation, showing various maps of the area and photo simulation of several locations. The attendees made comments about the proposal and asked questions, which included :

- Access and emergency access to the site
- Mail delivery
- Fire and dust control
- Construction hours

Noticing

- Property owners were noticed within 500 feet.
- 72 parcels were noticed.





Reviewing Agencies & Findings

- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report.

Possible Motion for Amendment of Conditions



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 WAC22-0001 for Kia Ora, LLC to amend the tentative map previously approved in TM16-005 (Ridges at Hunter Creek) along 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.

Possible Motion for Special Use Permit



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 Special Use Permit Case Number WSUP22-0007 for Kia Ora, LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, and approve the applicant's request to vary the grading standards set forth in Washoe County Code Sections 110.438.45(a), (b), (c) and (j) and 110.438.50(a) as set forth in this staff report.

Thank you

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