The attached document was submitted to the Washoe County Board of Commissioners during the meeting held on 9-11-18 by Julee Olander for Agenda Item No. 15 and included here pursuant to NRS 241.020(8).
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by Julee Orlander

for Agenda Item No. 15

and included here pursuant to NRS 241.020(8).
APPEAL

TM18-002 Prado Ranch North Tentative Subdivision Map

Board of County Commissioners
September 11, 2018
On July 3, 2018 a tentative subdivision map application for Prado Ranch North was presented to the Planning Commission (PC). PC was not able to make 5 of the 10 findings and denied the application. The applicant appealed the decision on July 16, 2018.
The 154.65 acre site is located in District 5 and is adjacent to Lemmon Drive, Chesapeake Drive, Chickadee Drive and Sand Pit Road and north of Nectar Street and Lemmon Valley.
The applicant is requesting to develop a common open space development with 490 lots and reducing the minimum lot width from 70 feet to 55 feet.

The property is zoned Medium Density Suburban (MDS4-four units per acre).
The North Valley CAB meeting was held on February 12th.

At the CAB and also the PC meetings, some of the concerns and issues were:

- Lot size and open space & allowing of livestock
- Sewer & Water
- Flooding, water run-off, and drainage
- Traffic concerns
- Schools
Lot Size & Open Space

- The lots sizes will range from 0.13 acres to 0.55 acres with average lot size of .019 acres.
- Overall density of the development is 3.17 du/ac.
- There will be 18.6 acres of open space- including a 30 foot wide buffer and 8-foot wide path around a portion of the development and 6 parks ranging in size from .34 acres to 3.7 acres and 5.6 acres of open drainage channels.
- The development is not permitting livestock and most of the lots do not meet the County’s lot size requirement for livestock of 0.5 acre.
- The surrounding residential lots are zoned Low Density Suburban (LDS) and the minimum lots size is 0.8 acres.
Sewer and Water

• **Sewer Treatment**
  - City of Reno-Stead Wastewater Treatment Plant will provide wastewater treatment
  - Developer constructs/dedicates all onsite and offsite sewer infrastructure
  - Developer pays appropriate City of Reno connection fees for capacity improvements
  - Effluent Management – Current activities for benefit of existing and future residents

• **Water Service**
  - The project is currently outside the Truckee Meadows Water Authority (TMWA) service area. Will require annexation by TMWA
Flood Water
- Portion of development within FEMA 100-yr flood plain
- TM conditioned per FEMA, WC and Truckee Meadows Drainage Manual
- Requires volumetric mitigation
- Requires CLOMR/LOMR
Storm Water

- Two open channels will direct offsite and onsite flows through the subject property to area adjacent to Swan Lake
- Onsite and offsite storm water conveyed under Lemmon Drive to an area owned by the developer and within the City of Reno territory
- HOA conditioned to maintain all basins and channels
- Additional TM condition for raising portions of Lemmon Drive
  - In conjunction with RTC Road Widening Project
Traffic study identifies 4,939 average daily trips with 386 AM peak hour trips and 478 PM peak hour trips
- With required mitigation conditions, level of service stays within policy requirements

Additional TM Requirements
- Matterhorn extension and connection with Prado Ranch Parkway - conditioned for traffic calming
- Improvements at Lemmon Drive/Nectar Street intersection
- Improvements at Lemmon Drive/Prado Ranch Parkway intersection
- Signalization of Lemmon and Patrician intersection
  - Will be part of RTC Lemmon Drive Widening Project
School Information

- Schools for the project are Lemmon Valley Elementary School, O'Brien Middle School and North Valleys High School.
- According to Washoe County School District all 3 schools are under capacity, with this project the elementary and high schools will be over capacity, while the middle school will remain under capacity.
- Another elementary school is planned to be opened in August of 2021 and another high school in 2022.
- Parcels 500 feet from site were noticed
- A total of 99 parcels were noticed
Findings & Motion

- The Findings are listed in the staff report along with possible motions.
- If the project is approved this will be the final public hearing for this development, the next step is a final map, which is reviewed internally by staff and then the developer can apply for building permits for construction.
- That concludes my presentation and available for questions.
Site View Looking East
### Prado Ranch North - Project Parcels Summary

**Updated 6/4/2018**

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<th>APN</th>
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<th>% of Parcel in Project Area</th>
<th>Acreage in Project Area</th>
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