BAILEY CREEK ESTATES
TENTATIVE MAP

WASHOE COUNTY PLANNING COMMISSION | FEBRUARY 7, 2017
• 28.76 acre undeveloped site
• Located south Reno
  ❖ east of Geiger Grade/Toll Road intersection
• **Bound by**
  - Geiger Grade (north)
  - Toll Road (west)
  - Kivett Drive (east)

• **Surrounding uses:**
  - Single Family (north)
  - Single Family/Vacant/Commercial (east)
  - Common area/Single Family (south)
  - Single Family (west)
- County Land Use Designation
  - Southeast Truckee Meadows Area Plan
    - General Rural (GR) = 0.90 ac
    - Medium Density Suburban (MDS) = 27.815 ac
      - Restricts density to 2 dwelling units/acre
  - Surrounding Land Use Designations:
    - North – MDS
    - East – GC & MDS
    - South – GR & MDS
    - West - MDS

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Project Area
• Comstock Estates North (TM6-11-94) – Expired

• Cottonwood Creek (TM03-012)
  ❖ Approved December 2003
  ❖ 28.66 ± acres
  ❖ 57 lots (2 du/acre)
  ❖ Lots ranged from 9,988 – 32,302 sqft
  ❖ Access via Shadow Hills Drive and Moon Lane

• Tentative Map expired before built out
**Tentative Map for 56 lots**

- 1.95 du/ac (2 du/ac allowed)
  - Lot sizes range from 0.33 to 0.81
    - 0.50 ac min along Geiger
    - 0.33 ac min along Creek
  - Average lot size = 0.41 ac
  - 0.75 acre of common area for detention and drainage

- **FEMA Flood zones**
  - Shaded Zone X (500-year)
  - AE – Bailey Creek
  - A – north of site
Drainage

- Onsite drainage directed to detention basins or Bailey Creek via underground storm drain pipes
- V-ditches will be provided along the project eastern boundary
- All runoff from adjacent properties and developed portions of the project site will be directed into detention basins.
- Impacts mitigated per Truckee Meadows Drainage Manual and WC Code.
Access & Traffic

- Primary access from Geiger Grade
  - Secondary, gated emergency access, at Moon Lane.
  - Required for secondary fire access if main entrance is blocked.

- Traffic Analysis
  - ADT = 533
  - PM Peak Hour = 56 (below threshold for Traffic Study)
  - Right turn eastbound deceleration lane on Geiger Grade
• Drainage
• Utility Availability
• Schools
• Views & Open Space
• Horse Migration
• Access & Traffic