WTM18-004 (Lemmon Drive Estates)
98-lot single-family residential, common open space subdivision.

Lot sizes from 5,218 square feet (± .12 acres) to 10,811 square feet (± .25 acres) with an average size of 6,011 square feet (± .14 acres)

Front yard minimum of 10 feet adjacent to a public street or common driveway, and maintain 20 feet in front of each garage.

Rear yard minimum of 10 feet.

Side yard minimum of 5 feet.

Lot widths minimum of 75 feet.
- North Valleys CAB met on 4/9 recommended against approval.
- Notice provided to 41 parcels within 900 feet of the proposed subdivision.
Reviewing Agencies

- Washoe County Community Service
  - Planning and Building Division
  - Engineering and Capital Projects
  - Water Rights
- Truckee Meadows Fire Protection District
- Nevada Department of Environmental Protection
No recommendations for denial were received. Appropriate conditions of approval have been included with the recommendation.
Development Pattern

- Front Yard Concept
  - Entries
  - Garages
  - Driveways

Not to Scale
Adjacency

• Existing Kennel business to the south has been in operation since the 1970’s
• Owners of Kennel have been in contact with Staff and the Applicant during the review process
• Conditions of approval have been recommended to mitigate the potential conflict between barking dogs and the new home owners:
  • 1bb: sound attenuating design in homes adjacent to the kennel
  • 1cc: disclosure to all home buyers
  • 1dd: note on all final maps
  • 1ee: noted on all title documents
  • 1ff: sound attenuating wall
  • 1gg: additional landscaping along the south property line
Condition 1 o is redundant with condition 1ff, and is recommended to be deleted by the Planning Commission.

o. The applicant shall construct an earthen berm with a sound-attenuating wall along the southern property line of the subject site. The berm shall be at least 4 feet in height. The wall shall be at least 6 feet in height. The wall shall be of durable materials acceptable to the Director of Planning and Building. The colors shall be muted and blend with the surrounding area. The area between the sound-attenuating wall and the dwellings shall be landscaped and shall include evergreen trees.
Project Evaluation

- Development on flatter areas
- Steep areas to remain as open space permanently
- Compliance with Grading Code (Art 438) will be required at Final Map
- Community Water and Sewer services are available
Project Evaluation

- Storm water run off is required to meet all Code requirements, and will be equal to or less than the undeveloped condition
- Parcels proposed adjacent to existing development will match the size of existing parcels, or open space buffer is required
### Tentative Subdivision Map Findings

Staff comment on each finding is included on pages 12 – 14 of the staff report.

It is the opinion of staff that all findings can be made.

<table>
<thead>
<tr>
<th>Finding</th>
<th>Description</th>
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<tr>
<td>1)</td>
<td><strong>Plan Consistency.</strong> That the proposed map is consistent with the Master Plan and any specific plan;</td>
</tr>
<tr>
<td>2)</td>
<td><strong>Design or Improvement.</strong> That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;</td>
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<td>3)</td>
<td><strong>Type of Development.</strong> That the site is physically suited for the type of development proposed;</td>
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<td>4)</td>
<td><strong>Availability of Services.</strong> That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;</td>
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<td>5)</td>
<td><strong>Fish or Wildlife.</strong> 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;</td>
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<td>6)</td>
<td><strong>Public Health.</strong> That the design of the subdivision or type of improvement is not likely to cause significant public health problems;</td>
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<td>7)</td>
<td><strong>Easements.</strong> 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;</td>
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<td>8)</td>
<td><strong>Access.</strong> That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;</td>
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<td>9)</td>
<td><strong>Dedications.</strong> That any land or improvements to be dedicated to the County is consistent with the Master Plan; and</td>
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<td>10)</td>
<td><strong>Energy.</strong> That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.</td>
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Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Tentative Subdivision Map Case Number WTM18-004 is being recommended for approval with conditions. Staff offers the following motion for the Commission’s consideration.
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 Tentative Subdivision Map Case Number WTM18-004 for Lakes at Lemmon Valley, LLC, with conditions and with the deletion of condition #10, having made all ten findings in accordance with Washoe County Code Section 110.608.25
Questions?