Prado Ranch North
Common Open Space
Tentative Map

Washoe County Planning Commission | July 3, 2018
Site Characteristics

- Intersection of Chickadee and Lemmon Drive
- ~1 mile north of Deodar/Lemmon Drive intersection
- 154± acres
- Gently slopes east to west

Master Plan -
- North Valleys Area Plan adopted 2010
- Suburban Residential designation

Zoning -
- Medium Density Suburban 4 (MDS4)
- Compatible with Master Plan designation
- Encourages single family detached units at 4 du/ac
Site Characteristics

- Southwestern portion in flood zone AE
  - Map reflects FEMA published flood zone impacts to site
  - Areas shaded “subject to inundation by the 100-year flood” as defined by FEMA
  - Zone AE per FEMA - Base Flood elevation (water surface elevation) determined to be 4924
Character Management Design Requirements:

- 30’ wide open space buffer around perimeter
  - NV6.1a
- 15,000 sqft perimeter lots
  - NV6.1a
- Perimeter lots restricted to single story
  - NV6.1b
- No residential fronting on existing streets
  - NV6.1d
- Limit use of block, concrete or similar materials to posts, pillars and similar uses
  - NV6.1g
- Street lighting limited
  - NV6.1h
Project Details

- **Common Open Space Tentative Map**
  - Development Area - 154.65 acres
  - Total Lots - 490
  - Gross Density - 3.17 du/ac
  - Common Open Space - 24.25 acres (15.6%)
    - Open Space/Parks - 18.64 ac
    - Open Channels - 5.61 ac

- **Four Villages**
  - Villages 1 & 3 - 7,000 sqft min
  - Villages 2 & 4 - 6,000 sqft min
Open Space Areas

- Trail System
  - Area Plan Goal 10 - System of Trails
    - New trail established around perimeter will accommodate horse, bike and pedestrian
      (NVAP 10.2)
    - Project trails/sidewalks provide connectivity to existing trails
      (NVAP 10.6)
  - All trails/paths/sidewalks associated with project will open to public use
Open Space Areas

- 24± acres of Common Open Space
  - Open Space/Parks - 18.64 ac
  - Open Channels - 5.61 ac
  - Perimeter landscaping per Code
  - 5 parks including one 3.5 acre neighborhood park
  - All parks open to public
  - All Open Space maintained by HOA or LMA
Project Details

- Development phased
  - Backbone roads and drainage channel initial part of development
- Project anticipated to generate 4,939 ADT; 478 PM Peak - at BUILD OUT
  - Received comments from RTC and Washoe County Engineering
  - Improvements include new Prado Ranch Pkwy and improvements along Lemmon at Nectar Street
  - Ties into existing Matterhorn Blvd to perpetuate access
  - Although not required by the Traffic Study or current Development Code, Developer fixing an existing problem by elevating Lemmon Drive 2 feet higher than existing
All sewer to Reno Stead Wastewater Treatment Plant

- Currently treating 1.7 mgd
- COR moving forward with diversion of 0.5 mgd of raw sewage to TMWRF (complete 2018);
- Results in treatment of 1.2 mgd
- Has capacity for up to 2 mgd

-110,250 gpd sewer to Reno Stead Wastewater Treatment Plant
- Only if/when City of Reno Will Serve letter is issued

Effluent

- ~123.5 AF/year effluent = 0.9” rise in lake elevation over a full year
- Lake typically evaporates ~4’/year
Stormwater Mitigation

- Must mitigate for increased storm runoff due to development and fill in the floodplain

  - Per Truckee Meadows Regional Design Manual, mitigation may be retention, detention or increased volume within the 100-year water surface area

  - To mitigate for increased storm runoff peak flows, Volume off-set area to be provided in retention basin on private property along west side of Lemmon Drive

- ~300 acres of designated Open Space available for off-set area

- Based on Master Hydrology analysis of existing watershed

  - ~30,000 cubic yards (19 AF) to be removed from adjacent open space as mitigation for fill within floodplain

- Fill required for this project is 1.2M cubic yards; can take Fill from adjacent Open Space (through City of Reno standard grading permit); enough area to mitigate well above requirements
Regional Benefits

- Lemmon Drive elevated above flood level from north project boundary to Deodar Way to improve the existing situation with a safe and viable roadway in the region

- Utility infrastructure extended

- 24 acres of usable open space for community and surrounding residents

- Additional 300 acres available as Open Space to provide additional capacity and mitigate for flooding within Swan Lake

- Minimum $5.5M in impact fees