

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** December 7, 2017

**To:** Reno City Planning Commission

**Subject:** **6.1. Staff Report (For Possible Action): Case No. LDC18-00013 (Mountaingate 78) - This is a request for: 1) a tentative map to develop a 78 lot single family residential subdivision; and 2) special use permits for: a) disturbance of a major drainageway, and b) commercial development on ±3.87 acres with residential adjacency. The ±41.27 acre site is located southwest of the intersection of Arrowcreek Parkway and Wedge Parkway in the Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (SPD - WDDP) and cooperative planning area overlay zones. The site has a Master Plan Land Use designation of Special Planning Area-Wedge/Dorostkar/Dusbury Peigh Specific Plan. njg This item was continued from the November 1, 2017 Planning Commission Meeting.**

**From:** Nathan Gilbert, Associate Planner

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Continuance:

The Planning Commission continued this case at the November 1, 2017 public hearing in order to allow the applicant additional time to address issues discussed by the Commission. The applicant was encouraged to further address restricting subdivision access and public parking on Whites Creek Lane, pedestrian safety enhancements at the Wedge Parkway intersection, design of single story homes adjacent to Whites Creek Lane, and enhanced analysis for the perceived need for a dedicated turn lane on Wedge Parkway. Accordingly, the applicant has provided the attached written response and supplemental material. Applicable findings and conditions of approval can be referenced in the attached November 1, 2017 Planning Commission staff report.

Proposed Modifications to Conditions of Approval:

Should the Commission approve this request with proposed amendments, staff recommends the following additions/modifications to the conditions of approval. For ease of reference, the modifications to Conditions No. 3 and 34 proposed in the November 1, 2017 Planning Commission Memo have been incorporated below.

3. The applicant shall apply for [aH] a building permit[s] for the commercial portion of the project within 18 months from the date of final map approval for said

portion, and continuously maintain the validity of ~~[these]~~ applicable permits, or approval of the residential adjacency special use permit shall be null and void.

34. The commercial project driveway and residential private access off of Wedge Parkway shall be designed and located in conformance with the Traffic Study (prepared Paul Solaegui, dated July, 2017) on file for the project ~~[and]~~ or in accordance with the driveway spacing and offset requirements of the Public Works Design Manual.
37. Prior to the approval of each permit or final map, the applicant shall provide an on-site Sidewalk/Pedestrian Connectivity Plan depicting the existing and proposed pedestrian routes and facility improvements to the satisfaction of the Community Development Department. Improvements shall include a flashing pedestrian crossing beacon system at the Whites Creek Lane and Wedge Parkway Intersection.
38. Prior to the first final map approval, the applicant shall demonstrate that all proposed parcels adjacent to Whites Creek Lane (Lots 1-14 and 44) are restricted to one story in height.

**Attachments:**

- Display Maps (PDF)
- Memo to Planning Commission (PDF)
- Revised Site Plan (PDF)
- Queuing Letter from Solaegui Engineers (PDF)
- November 1, 2017 Planning Commission Staff Report (PDF)
- November 1, 2017 Draft Planning Commission Meeting Minutes (PDF)