

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** February 19, 2020

**To:** Reno City Planning Commission

**Subject:** **5.3. Staff Report (For Possible Action): Meridian 120 South Villages 1 through 6: LDC17-00061 (Villages 1 & 2); LDC18-00087 (Villages 3 & 4); LDC20-00013 (Villages 1 & 2 Cluster Development); and LDC20-00018 (Villages 5 & 6) - A request has been made for three tentative map requests and associated special use permits that total 621 single family residential units. The project consists of six phases. The requests are more specifically described below:**

**From:** Heather Manzo, Associate Planner

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**Ward #:** 5

**Case No.:** LDC17-00061, LDC18-00087, LDC20-00013, and LDC20-00018

**Applicant:** BT South LLC

**APN:** 038-030-10, 038-120-04, 038-120-23 through 038-120-27, 038-132-33, 038-190-37, and 038-200-11

**Requests:**

LDC17-00061 (Meridian 120 South Villages 1 & 2) – A tentative map to develop a 75 lot single family detached residential subdivision on a ±53.6 acre site.

LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development) – A special use permit to allow for a cluster development within the Single Family Residential – 9,000 Square Feet (SF9) zoned portions of the site associated with a tentative map request (LDC17-00061 - Meridian 120 South Villages 1 & 2).

LDC18-00087 (Meridian 120 South Villages 3 & 4) – A request for: 1) a tentative map to develop a 285 lot single family attached residential subdivision; and 2) special use permits for: a) single family, attached condominiums/townhouses (over 100 dwelling units) in the Arterial Commercial (AC) zone; and b) grading that will result in fills of ten feet or more. The subject site is ±33.07 acres in size.

LDC20-00018 (Meridian 120 South Villages 5 & 6) – A request for 1) a tentative map to develop a 261 single family detached residential subdivision; and 2)

special use permits for: a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; and c) hillside development on a site that is ±314 acres in size.

**Location:** The overall ±400.67 acre subject site is located south of the terminus of Boomtown Garson Road and south of Interstate 80 (I-80) in the Large Lot Residential – 1 Acre (LLR1); Single Family Residential – 15,000 Square Feet (SF15); Single Family Residential – 9,000 Square Feet (SF9); Single Family Residential – 6,000 Square Feet (SF6); Multi-Family - 14 dwelling units per acre (MF14); Arterial Commercial (AC); Neighborhood Commercial (NC); Public Facility (PF); and Open Space (OS) zones and is within the Mortensen-Garson Overlay District (MGOD). The site has Master Plan Land Use designations of Large Lot Neighborhood (LL); Single Family Neighborhood (SF); Mixed Neighborhood (MX); Suburban Mixed-Use (SMU); Mixed Employment (ME); Public/Quasi-Public (PQP); and Parks, Greenways, and Open Space (PGOS), and is within the Mortensen-Garson Neighborhood Plan.

**Proposed Motions:** **LDC17-00061 (Meridian 120 South Villages 1 & 2) and LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development)**  
Based upon compliance with the applicable findings, I move to approve the tentative map and special use permit, subject to conditions.

**LDC18-00087 (Meridian 120 South Villages 3 & 4)**  
Based upon compliance with the applicable findings, I move to approve the tentative map and special use permits, subject to conditions.

**LDC20-00018 (Meridian 120 South Villages 5 & 6)**  
Based upon compliance with the applicable findings, I move to approve the tentative map and special use permits, subject to conditions.

**Recommended Conditions of Approval:**

Unless specified below, each condition is applicable to all development associated with this request. All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.

3. Prior to the recordation of each final map and the issuance of each building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested map or permit addresses each of the conditions of approval.
4. Prior to the recordation of each final map for Villages 3, 4, 5, and 6, the applicant shall provide documentation that either an amendment to the Mortensen Garson Overlay District (MGOD) standards has been approved to increase the number of units allowed within Planning Area 3 or a mutually agreed upon reallocation of units is in place to accommodate the number of units proposed with the final map. Additionally, prior to the recordation of each final map within Villages 3 & 4, the applicant shall demonstrate that an amendment to the MGOD has been adopted that establishes criteria to evaluate residential development on commercially zoned properties. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDC20-00018 (Meridian 120 South Villages 5 & 6)**
5. Prior to recordation of each final map, the applicant shall submit a final sanitary sewer report demonstrating that adequate capacity is available in the existing and proposed sanitary sewer system to adequately convey the anticipated sanitary sewer flows from the project site to the closest sewer interceptor.
6. Prior to the recordation of each final map or the issuance of any grading or site improvement permit, the applicant shall submit a final hydrology report which depicts the overall on-site and off-site contributing drainage basins and addresses on-site and off-site storm water flows, detention and facility capacities for the pre-development and post-development site conditions.
7. Prior to the issuance of each building permit to construct residences within Villages 3, 4, 5, and 6, a per unit contribution for fire facilities in the amount of \$1,608 shall be required. This contribution will be set aside by the City to be applied toward improvements associated with capital improvements for fire facilities to serve the project. The contribution shall be spent on fire facilities to serve the project within ten years of the date of issuance of the building permit for a contributing property within the contribution area, or the City shall return the fire facilities fee to the home builder, their designee, or their successors in interest. At the time that each final map is submitted, the per unit contribution may be adjusted. Adjustments to the per unit contribution may be made based upon approved land use changes, development approvals, or actual cost to construct the fire facilities to serve the project as determined at the time of final map submittal and to the approval of the Community Development and Fire Departments. In the event another mechanism to construct fire facilities is

instituted for the contributing properties in the future, the new per unit rate shall be applied to all permits in lieu of the per unit contribution. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDC20-00018 (Meridian 120 South Villages 5 & 6)**

8. Prior to the recordation of a final map that contains the 256th residence within Planning Area 3, the applicant shall demonstrate that easements for secondary remote emergency access have been granted, and improvement plans for the construction of a secondary remote fire access have been approved. With each residential permit, or package of permits, the applicant shall submit an accounting of the overall number of previously issued residential permits, number of permits associated with the current package, and the overall number of certificates of occupancy that have been issued within Planning Area 3. As an alternative to continuous accounting of permits and certificates of occupancy, the applicant may demonstrate that the secondary remote emergency access has been constructed prior to the recordation of a final map within Planning Area 3 that contains the 256<sup>th</sup> residential lot. The 256<sup>th</sup> certificate of occupancy shall not be issued until the secondary remote emergency access has been constructed, to the approval of the Fire Department.
9. Prior to the recordation of the first final map within Villages 3, 4, 5, or 6, the applicant shall dedicate a minimum five acre park site to the City of Reno. The size of the park may be reduced to a minimum of three acres in size if the additional acreage is shown to be dedicated as part of another park site located within other areas of Planning Area 3 or within Planning Area 1. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDC20-00018 (Meridian 120 South Villages 5 & 6)**
10. Prior to the recordation of the first final map, the applicant shall: a) identify wildlife corridors for all of Planning Area 3; b) at a minimum, include a wildlife mitigation plan that is consistent with RMC 18.08.406(i)(11)(e) “Wildlife Corridors, as amended;” and c) provide a noxious and invasive plant species plan to help avoid introduction and spreading of further detrimental species to surrounding areas. All mitigations shall be subject to the satisfaction of the Community Development Department.
11. Construction hours, including grading and road construction activities, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of

all permit plan sets. If the construction hours need to be varied for the pouring of concrete or other construction needs, a plan detailing the construction operations and provisions to minimize impacts on residences shall be submitted and approved to the satisfaction of the Administrator.

12. Prior to the recordation of the first final map, the applicant shall demonstrate that: Washoe County has approved plans for the redesign and construction of Old Town and Blue Heron Circle. The plans shall include the mapping required for abandonment of this segment of Old Town Road. The applicant shall be required to complete the abandonment of this section of Old Town Road prior to the City's acceptance of any roadways associated with the first final map or dedication map.
13. Prior to the recordation of the first final map, the developer shall design and obtain permits for the roundabout at the Boomtown Garson Road/I-80 Eastbound Ramp intersection subject to the satisfaction of Nevada Department of Transportation (NDOT). All improvements associated with said roundabout shall be completed prior to the issuance of the first Certificate of Occupancy.
14. Prior to the recordation of the first final map, the applicant shall irrevocably offer to the City of Reno sufficient right of way for the final design and construction of the Boomtown Garson Road/Warrior Lane roundabout inclusive of all required public improvements associated with said project.
15. Prior to the recordation of the first final map within Villages 3, 4, 5, or 6, the applicant shall have plans approved to connect bicycle and pedestrian path facilities within Planning Area 3 to existing pedestrian sidewalk facilities located on the north side of I-80. These improvements shall be at least six feet in width and shall be completed prior to the issuance of the first Certificate of Occupancy within the village that proposes said improvements. The applicant shall be responsible for all necessary design, permits, bonds, and the construction of said facilities. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4) and Conditions LDC20-00018 (Meridian 120 South Villages 5 & 6)**
16. Prior to the recordation of each final map or building permit, the applicant shall demonstrate that all trails, trailheads, and pedestrian facilities located on private property will be privately owned and maintained and open to the public.
17. Prior to the recordation of each final map within Villages 3 & 4, the applicant shall demonstrate that connected sidewalks are constructed in front of parking lot areas that are greater than 27 feet in width, including landscape and lighting islands. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4)**

18. Prior to the recordation of each final map, the applicant shall demonstrate that all improvements have been designed to be located outside of potential wetland areas unless otherwise allowed by RMC 18.08.406(i) (Mortensen Garson Overlay District) standards. **Condition related to LDC18-00087 (Meridian 120 South Villages 3 & 4)**
19. Prior to the recordation of each final map or the issuance of any building permit, the applicant shall provide analysis and mitigation measures for development adjacent to the Steamboat Ditch. The analysis shall be subject to the review of the Steamboat Ditch Company and shall include a) geotechnical stability analysis to evaluate geotechnical stability in relation for the appropriate factors of safety for seepage, slope stability, erosion and other modes of potential failures; b) hydraulic and hydrologic analysis relating to the existing Steamboat Ditch to identify points of stormwater inflow, stormwater outflow, and potential overtopping of the ditch embankment due to the combination of ditch conveyance flows and stormwater inflow; and c) canal embankment breach analyses to determine the risk of flood inundation as a function of location along the length of the ditch.
20. Prior to the recordation of each final map or the issuance of each building permit for site improvements, the applicant shall demonstrate all operation of control structures along the Steamboat Ditch have been approved by the Steamboat Ditch Company, to the approval of the Reno Public Works Department.
21. Prior to the recordation of the first final map or the issuance of the first permit for site improvements, the applicant shall provide written documentation from the Steamboat Ditch Company that all proposed realignments of irrigation facilities and proposed pedestrian trail system have been accepted. Any required maintenance agreements between the development and the Steamboat Ditch Company shall also be executed prior to the issuance of the first permit or the recordation of the first final map.
22. Prior to the recordation of the first final map, the applicant shall have plans approved that include a final geotechnical report. The final geotechnical report shall address any concerning soils, possible over-excavation of subgrade, and the City of Reno minimum R-Value for subgrade on streets and shall be in accordance with the Public Works Design Manual (PWDM).
23. Prior to the recordation of each final map within Villages 1 & 2 and 5 & 6, the applicant shall have plans approved to provide front yard landscaping. These plans shall provide for four different front yard landscaping options, including one for corner lots. Each front yard landscape option shall include at least two trees

and ten shrubs. Said landscaping shall be installed prior to the issuance of a certificate of occupancy for each residence. **Condition related to LDC17-00061 (Meridian 120 South Villages 1 & 2) and LDC20-00018 (Meridian 120 South Villages 5 & 6)**

24. All project signage shall adhere to residential zoning sign standards.
25. Prior to the recordation of each final map, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes have been designed with a combination of 2:1, 3:1, and 4:1 slopes in addition to feathered and rounded transitions into undisturbed slopes. Talus slopes, embedded boulders, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be revegetated with a seed mix consisting of native shrubs and grasses consistent with the adjacent undisturbed slopes and the revegetation standards of the MGOD. A note shall be added to each grading sheet as follows:

GRADING NOTE: UPON COMPLETION OF THE GRADING AND PRIOR TO APPLICATION OF REVEGETATION MATERIALS, REPRESENTATIVES FROM THE DEVELOPER, THE CONTRACTOR, THE ENGINEER OF RECORD AND CITY OF RENO SHALL MEET ON THE SITE TO DETERMINE THE FINAL SLOPE GRADING AND SLOPE TREATMENTS.

**Background:** The majority of future development in the Northwest Reno/Verdi area is planned to occur on ±2,724 acres located within the Mortensen-Garson Overlay District (MGOD). The original Mortensen-Garson plan was adopted by the City Council in 2001 and ultimately implemented through an approved Settlement Agreement between the City and Washoe County. This agreement resulted in a detailed Development Handbook allowing for up to 3,000 homes and ±300 acres of commercial and industrial development, with standards including hillside development, points of access, ridgeline protection, wildland interface, grading and drainage, tentative locations of future fire stations and schools, etc. This agreement expired in 2012 and is no longer applicable. Instead, the Mortensen-Garson Overlay District was adopted into City policy and code through the MGOD standards and corresponding base zoning. Three planning areas were defined within the MGOD and Meridian 120 South Villages 1 – 6 is located within a portion of MGOD Planning Area 3. As such, the project is subject to certain additional requirements discussed throughout this report, referred to as the MGOD standards.

It should also be noted that on January 8, 2020, the Reno City Council initiated a text amendment to the MGOD. The text amendment is intended to reduce confusion and clarify certain development requirements that resulted when the Settlement Agreement and

Development Handbook expired and the zoning overlay district was adopted. The pending text amendment is referenced in the staff report.

Over time, the applicant has submitted a total of four separate applications related to development proposed within Planning Area 3 of the MGOD. It should be noted that during an appeal hearing in June 2018 for the tentative map for LDC17-00061 (Meridian 120 South Villages 1 & 2) the City Council urged the applicant to bring forward a proposal that would include a comprehensive review of the potential impacts of all development proposed by the applicant within MGOD Planning Area 3. The Council noted that there were outstanding unanswered questions related to required findings and that based on the location of the subject site in relation to existing services, the need for new infrastructure, traffic generation, and development of the area, the requests should be reviewed concurrently to gain a better understanding of the potential impacts and proposed mitigation of the identified impacts.

The Reno Planning Commission held a public hearing for LDC18-00087 (Meridian 120 South Villages 3 & 4) on October 3, 2019. Following a request from the applicant to continue the public hearing and after hearing public comment, the Planning Commission voted to continue the item until a later date. As part of the Planning Commission's discussion to continue, a request was made for the applicant and staff to return with a comprehensive analysis of all of the Meridian 120 South requests. The following analysis takes into consideration all four requests related to Meridian 120 South Villages 1 through 6. The applicant has provided information to comprehensively address the impacts of development associated with Villages 1 through 6 as requested by City Council and discussed by Planning Commission. Each of the requests is summarized below and maps depicting the proposed villages are included on **Exhibit A**.

LDC17-00061 (Meridian 120 South Villages 1 & 2) – This request originally included a tentative map to develop a 78 lot single family residential subdivision on a ±53.6 acre site. Special use permits for a) fills of 10 feet or more; and b) disturbance of a major drainageway. On October 4, 2017, the Planning Commission approved the special use permits. A motion to approve the tentative map failed due to an insufficient number of votes. The applicant filed an appeal of the Planning Commission's action to not approve the tentative map. As the SUP approval was not appealed, the Planning Commission's approval of the SUPs is final. At an appeal hearing on June 6, 2018, the City Council voted to remand the tentative map back to the Planning Commission for reconsideration. Subsequently, the applicant filed for judicial review and on October 7, 2019, the court granted a motion of stay and directed the City of Reno and the applicant to continue pursuing a final decision on the matter of the tentative map.

At the time the request was heard by the Planning Commission and City Council, water service was proposed to be provided by a private water purveyor. The applicant has provided updated application materials that note Truckee Meadows Water Authority (TMWA) will be the water



purveyor for all of Meridian 120 South villages. The updated subdivision map for Villages 1 & 2 includes a reduction of the total number of residential lots from 78 to 75 residential lots.

The Planning Commission decision letter dated October 5, 2017 has been attached to this report as **Attachment 1**. The conditions of approval have been carried forward and integrated into the recommended conditions for this request. Some conditions have been modified to utilize updated procedures, or have been removed as the items are either required by code or are no longer applicable to the request.

LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development) – Subsequent to public hearings for LDC17-00061 (Meridian 120 South Villages 1 & 2), staff and the applicant became aware of an error on the City's maps which were utilized in review of Meridian 120 South Villages 1 & 2. Since becoming aware of the issue, the zoning map has been corrected to accurately depict lands within Villages 1 & 2 with a Single Family Residential – 15,000 Square Feet (SF15) zoning designation where previously the land was depicted as SF9. As a result, it has become clear that while the residential subdivision proposed for Villages 1 & 2 meets design requirements for SF9 zoning, a SUP is required for the request to be considered for cluster development.

LDC18-00087 (Meridian 120 South Villages 3 & 4) – This request is for a tentative map to develop a 285 unit single-family residential development consisting of 95 triplex buildings located on a ±33.07 acre site. In conjunction with the requested tentative map, two special use permits (SUPs) are also required to allow: a) single family, attached condominium/townhouses (over 100 dwelling units) in the AC zone; and b) grading that will result in fills of ten feet or more. The portion of the subject site proposed for residential dwelling units in association with this request underwent a zoning map amendment from Industrial Commercial (IC) and Hotel Commercial (HC), which was adopted by City Council on December 6, 2017 (LDC17-00052 – Meridian 120 Zone Change).

It is estimated that there will be a total of two final maps with approximately 60 triplex buildings in the first final map and the remaining 35 triplex buildings in the second. In addition to the maps contained in **Exhibit A**, the applicant has proposed building elevations for the single family attached buildings to be constructed in Villages 3 & 4 (**Exhibit B**).

LDC20-00018 (Meridian 120 South Villages 5 & 6) – This request is for a tentative map to develop a 261 single family detached residential subdivision and SUPs for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; and c) hillside development on a site that consists of ±314 acres in size.

The table below outlines the overall allowed number of dwelling units within each of the MGOD Planning Areas as outlined by Reno Municipal Code (RMC) 18.08.406(i).

<b>Mortensen Garson Overlay District</b>					
<b>Case Number</b>	<b>Case Name</b>	<b>Units Submitted</b>	<b>Status</b>	<b>Units Submitted Per Planning Area</b>	<b>Remaining Units*</b>
<b>Planning Area 1 (676 Units Allowed)</b>					
LDC20-00003	Stan Lucas' Mortensen Ranch	676	Project Denied	676	676
<b>Planning Area 2 (525 Units Allowed)</b>					
LDC16-00027	Meridian 120 North	258**	Approved	500	25
LDC20-00011	Verdi Village	242	In Review		
<b>Planning Area 3 (1,799 Units Allowed)</b>					
<b>LDC17-00061</b>	<b>Meridian 120 South Villages 1 &amp; 2</b>	<b>75</b>	For Planning Commission Consideration	621	1,178
<b>LDC18-00087</b>	<b>Meridian 120 South Villages 3 &amp; 4</b>	<b>285</b>			
<b>LDC20-00013</b>	<b>Meridian 120 South Villages 1 &amp; 2 Cluster Development</b>	<b>0</b>			
<b>LDC20-00018</b>	<b>Meridian 120 South Villages 5 &amp; 6</b>	<b>261</b>			
* For tracking purposes remaining unit counts have been calculated by City of Reno receipt of development application					
** Of the 273 d/u approved by LDC16-00027 (Meridian 120 North), 15 are located outside of the MGOD boundary					

With the expiration of the Development Agreement, application of the MGOD standards as a standalone document have resulted in confusion. Villages 3 and 4 are located within the Arterial Commercial portion of the subject site. When the MGOD standards were adopted, residential development was not anticipated within the commercially zoned portions of the overlay district area. Additionally, the Development Agreement made reference to a Development Standards Handbook that provided information and tables describing ownership and residential unit breakdown within the MGOD. It was anticipated with the adoption of RMC 18.08.406(i) (MGOD Standards) that development would occur consistent with the unit allocation outlined in the Development Agreement and associated Development Standards Handbook. Based upon the Development Standards Handbook, approximately 1,562 of the overall allowed 1,799 residential units allowed within Planning Area 3 were owned by Santerra, LLC and Quilici. The remaining units were to be developed by the Boomtown properties in which the Meridian 120 South projects are located. The expiration of the previously applicable documents poses challenges when considering how development is to occur within the MGOD. On January 8, 2020, Reno City Council initiated a code amendment to clarify certain aspects of the MGOD standards to

include clarification as to how residential development is to occur within commercially zoned properties. **Condition No. 4** is recommended to require the applicant to demonstrate that the allocation of units and overall number of units within the proposed development is consistent with the MGOD standards, as amended.

**Analysis:**

**Tentative Map Findings Analysis:** Per Nevada Revised Statutes (NRS) 278.349(3), all tentative map findings a through k must be made in order to approve this request. The following is an analysis of each of the required tentative map findings as they relate to the request.

**(a) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;**

All necessary utilities to serve the project are located in the proximity of the subject site and/or can be extended to the project. Public infrastructure required to serve the site (i.e. sewer, drainage, water, power, etc.) will be further reviewed through final map, grading permit, site plan review and/or building permit processes. Truckee Meadows Water Authority (TMWA) has been identified as the water service provider, Waste Management for solid waste disposal, and City of Reno sewer for wastewater service. Prior to the approval of the final map, all necessary easements for utilities should be shown on the map per the Public Works Design Manual (PWDM) and RMC 18.10.302 (c) (Required Improvements and Dedications).

Required sewer conveyance and treatment for the project will be provided by the Truckee Meadows Water Reclamation Facility (TMWRF). The project proposes to tie to an existing 21 inch City of Reno sewer interceptor stub located on the south side of Cabela's. The sewer generated from Villages 1 & 2 will gravity flow to a sewer lift-station, where a 4-inch main will take the flows to the east of the sanitary system proposed with Villages 3 & 4. Sewage generated by Villages 3 & 4 will gravity flow to a 21-inch sewer interceptor proposed with the Warrior Lane Extension, which will be extended under I-80 to tie to the existing 21-inch sewer interceptor stub located on the south side of Cabela's. Sewage generated by Villages 5 & 6 will gravity flow and connect to the west of the sanitary system proposed with Villages 3 & 4. Final sanitary sewer reports will be required with each final map to demonstrate that adequate capacity is available in the existing and proposed sanitary sewer system to adequately convey the anticipated sanitary sewer flows from the project site to the closest sewer interceptor (**Condition No. 5**).

The TMWA water services will include new backbone facility improvements including a pipeline connecting to existing TMWA water infrastructure, storage tank and a pump station.

Capacity of the existing and future water facilities will be managed by TMWA. The applicant will be required to annex into TMWA's service territory and include the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement, payment of fees, and the construction and dedication of infrastructure in accordance with TMWA's rules and tariffs.

**(b) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;**

Water service will be provided by TMWA and the project will be designed to TMWA standards. Water rights sufficient to serve the proposed subdivisions are currently available and will be dedicated at each final map. Additionally, the applicant will be required to comply with Washoe County District Health Department (WCHD) regulations regarding: dust control, sewage disposal, domestic water supply, water system design, solid waste, vector control, water quality, and air quality management.

**(c) Availability and accessibility of utilities;**

Application materials demonstrate that the subdivision will be constructed in phases. As such, each final map and related subdivision improvement plan will be required to be constructed as a stand-alone project meeting City standards. Future phase improvements required to serve the preceding phase must be constructed with the preceding phase. These improvements may include extension of utilities for future phases or construction of roadways that serve as gated emergency access for the preceding phases.

The site drains south to north and will ultimately discharge to the Truckee River via the existing roadside ditch on the north side of Warrior Lane that directs the flows to existing Nevada Department of Transportation (NDOT) infrastructure and the Steamboat Ditch that traverses the site across the southern limits of Villages 1 through 4. The proposed on-site storm drain system consists of streets, swales, valley gutters, and curb and gutter that intercept sheet flow runoff from drainage areas and direct the flows to an on-site storm drain system designed to detain and convey the flows to natural flow patterns into the Truckee River. All on-site stormwater management facilities will be required to be privately owned and maintained and adequate easements and maintenance access shall be provided for all storm water management improvements. Prior to the issuance of any grading and site improvements permit, the applicant will be required to provide a final hydrology report which depicts the overall on-site and off-site contributing drainage basins and addresses on-site and off-site storm water flows, detention and facility capacities for the pre-development and post-development site conditions **(Condition No. 6)**.

**(d) Availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;**

Public Safety: Comments received from the Reno Police Department are included in **Exhibit C** and note that at the time of project buildout, additional patrol staff will facilitate more timely responses to calls for service within the MGOD area. Comments note that local law enforcement agencies have worked closely with one another to provide mutual aid assistance for the past several decades. It is anticipated that if the need were to arise, other agencies may be called upon to provide necessary assistance. It is also worth noting that future fee and or tax revenues generated by the development of the subject site will assist in the City's allocation of future resources to serve the development.

Comments received from the Reno Fire Department note that the closest fire station to the subject site is Station 11, located at 7105 Mae Anne Avenue, with a current response time of 11 minutes. Station 5 is the second closest fire station and is located at 1500 Mayberry Drive with an estimated response time of 15 minutes. The Fire Department's "First Due Response Objective" for an urban area is a six minute response time from the time of dispatch to the arrival of the first fire department unit at least 85% of the time. The study also set a performance goal for a travel time of four minutes and 30 seconds 85% of the time. The anticipated response time for this project does not meet the objectives outlined above. In order to address Fire Department's ability to serve the westernmost portion of the City, RMC 18.08.406(i) (MGOD) standards require the implementation of construction and site design elements to further reduce the risk of fire. Additionally, the MGOD standards require the dedication of a ±2.9 acre public facility site with the first final map within Planning Area 3. It is worth noting that once fire facilities are located within the West Reno area, Fire Department response time goals to properties located within Meridian 120 South Villages 1 through 6 will be met. **Condition No. 7** is recommended to require the applicant to contribute a per door contribution toward the City's construction of future fire facilities to serve the project. The per door contribution was calculated as the proportional amount needed to construct new fire facilities that will be utilized to serve planned development within the MGOD and broader west Reno area (**Exhibit D**). The applicant will need to provide updated permit and entitlement information as development comes online and the per door contribution may be adjusted as necessary to ensure that contributions collected will be sufficient to construct planned fire facilities necessary to serve the project.

Development will be required to follow the International Building Code and Fire Code as adopted at the time of building plan submittal. This includes Fire Department access and fire sprinkler system requirements. Planning Area 3 and existing residences located within unincorporated Washoe County will utilize the existing Boomtown Garson Road for access. In order to meet Fire Department standards for emergency access, initial development will be constructed to provide separated median access to Villages 3 & 4. At the time a final map is

proposed for the 256<sup>th</sup> residential unit within Planning Area 3, the applicant will be required to have plans approved which include secondary remote fire access that meets the minimum requirements for emergency secondary access. Emergency secondary access will need to be constructed prior to the issuance of the 256<sup>th</sup> certificate of occupancy within Planning Area 3 **(Condition No. 8)**.

RMC 18.08.406(i) MGOD has established fire safety standards which are applicable to the hillside development areas within Villages 5 & 6. Additionally, the proposed project is located within a High (hazard) Fire Wildland-Urban Interface Area. The development will be required to follow requirements set forth in the state's adoption of the Wildland-Urban Interface Code under NRS 477 and NAC 477.281. A vegetation management plan is required to be submitted to the Reno Fire Department and the State Forester Firewarden for review and approval as part of the plans required for a permit.

Washoe County School District (WCSD): RMC 18.08.406(i) (MGOD) requires an elementary school site that will meet the needs of WCSD to be located within Planning Area 3. WCSD has been working closely with staff in an effort to provide a comprehensive look at anticipated future WCSD needs for schools to support the MGOD and overall west Reno area at buildout. At buildout and based on current modeling, WCSD will need a new ten acre elementary school site that will be located within Planning Area 3; however, it is not being requested in association with this request. It is noted that middle and high school facilities will need to be upgraded or expanded over time to accommodate growth within the area; however, comments did not note a need for a new middle school nor high school at this time. The WCSD has also noted their ability to review school zoning districts when necessary to accommodate student numbers and individual school capacities **(Exhibit C)**.

Parks and Recreation: Standards contained within the MGOD call for a variety of trail and park elements located within Planning Area 3. In addition to improvements to the trail network, three park sites, approximately three to five acres in size, are required to be located within the MGOD and are required to total a minimum of 15 acres. The park sites will be dedicated to the City of Reno. A park and trail plan has been included with the tentative map application and includes a five acre park plus a trail network **(Exhibit A)**. **Condition No. 9** is recommended to require the applicant to dedicate the park site to the City prior to the recordation of the first final map associated within Village 3, 4, 5, or 6. It should be noted that while a five acre park has been proposed, the size of the park may be reduced to a minimum of three acres if the additional acreage is shown to be dedicated as part of development proposed within other areas of Planning Area 3 or within Planning Area 1.

- (e) **Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;**

Land Use Compatibility: As shown in the table below, land use surrounding the site consists of single family residential development to the east and south and vacant land to the north and west. As conditioned, the project is consistent with planned land uses in the MGOD area. Master Plan designations and zoning districts for properties surrounding the project site are shown below.

<b>AREA DESCRIPTION</b>			
	<b>LAND USE</b>	<b>MASTER PLAN DESIGNATION</b>	<b>ZONING</b>
<b>NORTH</b>	Interstate 80, NDOT and NHP facilities, vacant land, Cabela’s and single family residential, & Washoe County Large Lot Residential	Reno: Suburban Mixed Use (SMU) and Single Family Neighborhood (SF)  Washoe County: Suburban Residential	Reno: HC, AC, SF6 – all within the MGOD  Washoe County: LDS
<b>SOUTH</b>	Vacant land & Public Land – U.S. Forest Service	Single Family Neighborhood (SF), Suburban Mixed-Use (SMU), Mixed Employment (ME), and Parks, Greenways, and Open Space (PGOS)	SF6, SF9, NC, IC, & OS – all within the MGOD, and undesignated public land
<b>EAST</b>	Washoe County large lot residential & Public Land – U.S. Forest Service	Washoe County: Suburban Residential & N/A	Washoe County: LDS & undesignated public land
<b>WEST</b>	vacant land	Parks, Greenways, and Open Space (PGOS) and Single Family Neighborhood (SF)	OS & SF9 – all within the MGOD

The proposed subdivision should have minimal impacts on the existing single family houses to the north and east in Washoe County as the proposed lot sizes buffering them are designed to match the lot characteristics. The request for LDC17-00061 (Meridian 120 South Villages 1 & 2) has been designed to meet general Cooperative Planning Area Overlay standards by providing minimum one acre custom home lots adjacent to the County lots. In addition, MGOD standards require more restrictive grading adjacent to the County’s Blue Heron subdivision, which include restrictions on fill and cut slopes.

RMC 18.08.406(i) (MGOD Standards) require the applicant to submit a wildlife corridor plan with the first tentative map within the Planning Area. **Condition No. 10** is recommended to require the applicant to provide this plan prior to the recordation of the first final map associated with this request.

Since the requested development is located within close proximity to existing residential uses, **Condition No. 11** is recommended to limit the construction hours for the project.

Master Plan: The subject site is located within a Foothill Neighborhood, as identified in the Structure Plan portion of the Reno Master Plan. The site has Master Plan land use designations of Large Lot Neighborhood (LL); Single Family Neighborhood (SF); Suburban Mixed-Use (SMU); Mixed Employment (ME), Mixed Neighborhood (MX); Public/Quasi-Public (PQP); and Parks, Greenways, and Open Space (PGOS), and is within the Mortensen-Garson Neighborhood Plan. As proposed and with recommended conditions, the project appears to support the following applicable Master Plan goals and policies:

- Policy 4.5A: Connectivity and Access - Promote safe, clear, and direct pedestrian and bicycle connections within neighborhoods, as well as to adjacent trails, greenways or other publicly accessible drainageways, open space areas, schools, parks, neighborhood centers, employment centers, and to the broader regional system;
- Policy 6.1A: Fire and Medical Emergency Response; and
- Policy 6.1B: Police Protection;
- Policy 7.3B: Access Points - public access points to existing/planned trails;
- Policy N-G.14: Neighborhood Amenities – Provide a variety of easily accessible amenities targeted to the specific context of the neighborhood, such as parks, trails, open space, recreational facilities, and community gardens;
- Policy N-G.17: Open Space – Incorporate permanently protected open space into the design of new neighborhoods;
- Policy N-G.23: Mix of Housing Types/Lot Sizes – Avoid new neighborhoods that are dominated by a single type of home or dwelling unit. Encourage a variety of housing options – lot sizes, types, density, and price points...;
- Policy N-FN.2: Grading – Homes should be designed to fit the site rather than located on man-made pads or terraces. Hillside grading, if necessary, should create an undulating, naturalistic appearance. Landscape or other naturalization techniques should be used to mitigate disturbed areas and minimize the visual impact of grading from within the neighborhood, as well as from other parts of the community;
- N-FN.9: Access to Public Lands – Where applicable, provide access to public lands and recreational amenities;



- N-FN.16: Emergency Secondary Access – At a minimum, secondary street access should be provided in all hillside neighborhoods to allow access by firefighters and other first responders.

General Code Compliance: As proposed and with recommended conditions, the project is consistent with the standards contained in Reno Municipal Code (RMC).

**(f) General conformity with the governing body’s master plan of streets and highways;**

Per RMC 18.08.406(i)(4) (MGOD Traffic Studies), each development application is required to include a traffic analysis identifying the roadway improvements necessitated by the subject development. This standard ensures improvements needed to maintain level of service (LOS) C coincide with need generated by the development, with the exception of freeways and freeway ramps. The project will be required to pay Regional Road Impact Fees (RRIF), per current code requirements. An updated traffic study was prepared by Soleagui and Associates on December 19, 2019 that takes into consideration development buildout within the Mortensen Garson Overlay District area, including the Meridian 120 South proposal (**Exhibit E**). The traffic study states that construction of the future collector roadway to provide secondary full access is not triggered by the proposed 621 residential units, but will be necessary to accommodate buildout of future proposed development within Planning Area 3.

Boomtown-Garson Road will be the main point of access into the development; it will be extended and improved southwest to the limits of the future Santerra-Quilici development. Warrior Lane will be realigned, extended and improved from the Washoe County limits abutting Villages 1 & 2 westward through the proposed Boomtown Garson Road/Warrior Lane intersection, along the northern project boundary of Villages 3 & 4 and then southwest through Villages 5 & 6 and to the limits of the Santerra-Quilici development. The plans also propose a section of Blue Heron Circle and Old Town Road to be abandoned as part of the project. Both of those streets are located within Washoe County limits and outside of the jurisdiction of the City of Reno. Before the first final map is recorded, the applicant will need to demonstrate that roadway realignment and abandonment of ROW has been approved by Washoe County for the sections of roadway along Blue Heron Circle and Old Town Road to support the proposed projects (**Condition No. 12**). Any improvements associated with Warrior Lane, Blue Heron Circle and Old Town Road that are within the limits of Washoe County will need to be reviewed and approved Washoe County and built per County standards.

The proposed project does not currently trigger any traffic mitigation improvements to the surrounding regional roadways. The traffic study reveals that the existing bridge spanning over I-80 can handle the existing plus cumulative traffic volumes generated by this project at buildout, while maintaining acceptable level of service per the MGOD and the NDOT standards. With concurrent development of MGOD Planning Area 3, traffic mitigation improvements may be

triggered prior to the anticipated completion of this project (i.e. installation of roundabouts and/or traffic signals). Per RMC 8.08.406(i)(4) (MGOD Traffic Studies) the applicant is required to include a traffic analysis identifying the roadway improvements necessitated by that particular development with each final map.

It is recommended that the applicant coordinate with adjacent property owners in Planning Area 3 for the construction of required public improvements to serve future development of this area. It is recommended that before the first final map is recorded, the developer be required to design and obtain necessary permits for the construct of a roundabout at the Boomtown Garson Road/I-80 eastbound ramp intersection to the satisfaction of NDOT. All improvements associated with said roundabout are recommended to be completed prior to the issuance of the first Certificate of Occupancy (**Condition No. 13**). Additionally, it is recommended that the applicant irrevocably offer to the City of Reno sufficient ROW for the final design and construction of the Boomtown Garson Road/Warrior Lane roundabout inclusive of all required public improvements associated with said project prior to the recordation of the first final map (**Condition No. 14**).

The 2040 RTP has listed Interchange improvements for I-80/Boomtown Garson Road for the 2027-2040 timeframe; however, funding for the project has not been identified. Meetings between property owners within Planning Area 3, NDOT and the City of Reno have taken place and concluded that NDOT has evaluated the need for the replacement of the existing structure as it does not meet federal height standards, but a timeframe for the replacement of the structure has not been determined. An approved design and developer agreement between the developer and NDOT must be in place prior to NDOT committing to fund the bridge replacement. Currently, there is no proposed bridge design and/or developer agreement in place but conversations continue to take place between the developers and NDOT.

The project proposes on-site improvements to vehicular and pedestrian facilities. The project proposes the construction of public collector (Warrior Lane and Boomtown Garson Road) and local streets. Warrior Lane and Boomtown Garson Road are sufficient in width as to provide adequate travel, turning and parking lanes as required by RMC and PWD. The project also includes a private street network that has been designed to provide off-street parking and adequate access to the single family attached neighborhood proposed within Villages 3 & 4.

The applicant has provided a trail map (**Exhibit A**) that is consistent with the MGOD standards which contemplates connectivity throughout the MGOD area including a pedestrian connection to the north side of I-80 from Planning Area 3. While a final location and design have not been determined, **Condition No. 15** is recommended to require that the applicant have plans approved, and to construct pedestrian facilities that are a minimum of six feet in width and that will connect to existing sidewalk infrastructure located on the north side of I-80.

All proposed private streets will be required to be maintained by the Home Owners Association (HOA). All landscape within the common areas and within the public right-of-way should be

maintained by a Landscape Maintenance Association (LMA) or Homeowner's Association (HOA) per the PWD and RMC 18.12.705 (Private Streets). It is recommended that any trails, trailheads, and pedestrian facilities proposed to be located on private property be privately owned and maintained but open to the public (**Condition No. 16**). These improvements will enhance pedestrian connectivity to the major arterial roadways and transit facilities surrounding the project site.

**(g) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;**

Per RMC 18.08.406 (i)(4)(c) (MGOD Traffic Studies), traffic studies for individual projects shall evaluate the cumulative impacts of development. The applicant provided a MGOD master traffic study that takes into consideration anticipated buildout of MGOD Planning Areas 2 & 3. The study included the Santerra-Qualici, Meridian 120 South, unbuilt Meridian 120 North developments in addition to the Verdi Apartments. Development of Planning Areas 2 & 3 is estimated to generate 22,309 Average Daily Trips (ADT), 1,570 a.m. Peak Hour Trips (PHT), and 2,130 p.m. PHT at buildout. The Meridian 120 South project is estimated to contribute 5,465 ADT, 333 a.m. PHT, and 474 p.m. PHT of the traffic volumes representing roughly less than 25% of the total traffic at buildout. The report analyzed all nearby intersections impacted by the development of Planning Areas 2 & 3 at buildout. The study included trip generation analysis, trip distribution and assignment analysis, existing and projected traffic volume analysis, intersection capacity analysis, and assessments of impacts to the on-ramp and off-ramp at the Verdi Road and Boomtown Garson Road I-80 interchanges.

Levels of Service (LOS) "C" is the policy level of service threshold for intersections maintained by the City of Reno within MGOD and LOS "D" for intersections maintained by NDOT. The original Reno Land/Mortensen Holdings traffic study showed that the Meridian 120 South (Villages 1-6) projects will not cause the LOS to fall below "C". The study recommended that no intersection capacity improvements were necessitated to serve traffic volumes generated by the buildout of the Meridian 120 South. However, the MGOD master traffic study revealed that the LOS will fall below "C" at buildout of Planning Areas 2 & 3 at the intersection of Boomtown Garson Road/Boomtown Access and Boomtown Garson Road/Warrior Lane and below LOS "D" at the Boomtown Garson Road/I-80 eastbound ramps. The study recommends that traffic signal warrants be periodically reviewed at the Boomtown Garson Road/Boomtown Access intersection and a traffic signal be constructed when warranted. Additionally, the study recommended that the Boomtown Garson Road/Warrior Lane and the Boomtown Garson Road/I-80 Eastbound Ramp intersections be improved to roundabouts in order to serve the existing plus cumulative project traffic volumes. All developers of the MGOD Planning Areas 2 & 3 will be required to provide an updated traffic report with each final map, which shall include a traffic analysis identifying the roadway improvements necessitated by that particular development.

The applicant has shown several guest parking areas within pockets throughout Meridian 120 South Villages 3 & 4. In order to provide a safe means of access for pedestrians around these parking areas, sidewalks should be required to be provided in front of the parking areas rather than behind these areas as shown on the site plan (**Condition No. 17**).

All private streets are required to be placed on a separate lot and designed in accordance with the minimum standards set forth in the PWD and RMC 18.12.705 (Private Streets) with all necessary easements as required. Prior to acceptance of the primary street cross section and configuration, the applicant should verify compliance with fire department access and engineering standards for circulation within the development.

**(h) Physical land characteristics such as flood plain, slope, soil;**

The site plan for Villages 3 & 4 show that there is a potential wetland located within proximity to a proposed parking area. **Condition No. 18** is recommended to require the applicant to demonstrate that development activities will be located outside of potential wetland areas.

Villages 3 & 4 exceed 15% slopes on 11 percent of the site of which the southern portion of the site slopes to the northeast with slopes ranging approximately from 4% to 10%. Grading is proposed across the site and will result in some slopes of 3.6% or less. Villages 5 & 6 is considered a hillside development per the MGOD as the slopes exceed 15% over 44 percent of the site. A majority of the steeper slopes are located in the north portion along the Steamboat Ditch and will be left undisturbed (**Exhibit A**).

The project area lies entirely within a FEMA unshaded flood zone X designation, indicating the site is outside of the 500-year flood zone. Three major drainageways are identified within the limits of the project and have the potential to be classified as Waters of the United States (WOUS). The applicant will be required to provide documentation of a determination from the United States Army Corp of Engineers and the Environmental Protection Agency (EPA) as to whether or not the drainageways are considered as WOUS. Two of the drainageways that partially traverse Villages 5 & 6 northeast are intercepted by the Steamboat Ditch along the south boundaries of Villages 3 & 4. The project has been designed to minimize disturbance of those two drainageways and limit encroachment into the drainageways only at the roadway crossings. The third drainageway runs through the east side of Villages 3 & 4 and according to the major drainageway analysis provided by the applicant, it remains in an undisturbed condition in the upper two thirds of the watershed until it is intercepted by the Steamboat Ditch, where a majority of the flow is captured. The natural drainageway then continues north of the ditch flowing through relatively undisturbed conditions. As proposed, the drainageway runs directly through three of the proposed large lot parcels. The drainageway would be disturbed to facilitate a road crossing necessary to access the eastern portion of the site and provide emergency access to Deer

Mountain Road. Disturbance would be limited to allow the flow under an eight by four foot box culvert and would generally be of minimal impact.

The site has historically seen multiple storm events that have resulted in the Steamboat Ditch overflowing, warranting further detailed technical analysis. Additionally, there are concerns with the possibility of water seepage that may impact the proposed lots due to the grade differential between the Steamboat Ditch and the suggested finished grade of the lots within Villages 1 through 4. Accordingly, the project will be conditioned to provide expanded studies to evaluate appropriate flood mitigation and ditch failure protection measures to protect the proposed lots. Prior to the recordation of the any final map, the developer shall provide analysis and mitigation measures for development adjacent to the Steamboat Ditch (**Condition No. 19**). The analysis shall include a) Geotechnical Stability Analysis to evaluate geotechnical stability in relation for the appropriate factors of safety for seepage, slope stability, erosion and other modes of potential failures; b) Hydraulic and Hydrologic Analysis relating to the existing Steamboat Ditch to identify points of stormwater inflow, stormwater outflow, and potential overtopping of the ditch embankment due to the combination of ditch conveyance flows and stormwater inflow; and c) Canal Embankment Breach Analyses to determine the risk of flood inundation as a function of location along the length of the ditch. The project also proposes two new ditch control structures to better manage existing drainage above the ditch and to allow for the 100 year peak flow from the basin above Steamboat Ditch to discharge into its historic path. Prior to the issuance of any building permit, the applicant will be required to provide a plan that details the operations of the control structures on Steamboat Ditch for various flow conditions (**Condition No. 20**). Prior to the approval of the first permit or final map, the applicant shall provide written documentation from the Steamboat Ditch Company that all proposed realignments of irrigation facilities and proposed pedestrian trail system are accepted by the company. Any required maintenance agreements between the development and the Steamboat Ditch Company shall also be executed prior to the approval of the first permit or final map (**Condition No. 21**).

The preliminary geotechnical investigation provided by the applicant demonstrates compliance with all standards in the PWD. No active faults were identified in the in the report. A final geotechnical report will be required prior to the issuance of final map or grading and site improvements permit (**Condition No. 22**).

**(i) Recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;**

Agency comments provided in relation to this request have been incorporated into the findings narrative above.

- (j) Availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and**

All future development will be required to comply with the adopted edition of the International Fire Code, as amended and adopted by the City of Reno, at the time development is proposed. Such compliance includes, but is not be limited to, fire department access, fire sprinkler systems, fire alarm systems, and fire hydrant placement.

- (k) Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.**

The applicant has noted that all taxes will be paid prior to obtaining the Washoe County Treasurer's signature of the Tax Certificate on the final map.

**Special Use Permit Findings Analysis:** Reno Municipal Code (RMC) requires that all SUP findings (a) through (h), as well as the SUP findings related to Hillside Development and cuts and fills must be made in order to approve this request. The following is an analysis of each of the required SUP findings as they relate to the proposal:

**a. The proposed use is compatible with existing surrounding land uses and development.**

The request is consistent with the list of allowable uses within the zoning districts. The density is within the allowable density noted in the MGOD standards. Compatibility of this request with surrounding development has been analyzed under **tentative map finding e** above.

The applicant has included design elements that that meet RMC standards, including split pad and stepped foundations and address the ridgeline standards described in RMC 18.08.406(i) (MGOD Standards). The proposed site plan preserves the major drainageways, steep slopes, and recreation areas. The proposed single family residential use is low intensity and its ongoing presence will not create an adverse impact due to smoke, noise, glare, dust, vibrations, fumes, pollution or odor, which would be detrimental to, or constitute a nuisance to area properties. It is likely that some of these impacts would occur during the process of construction. As noted in earlier portion of this report, **Condition No. 11** is recommended to reduce the impacts that construction related activities will have on surrounding residents.

**b. The project is in substantial conformance with the Master Plan.**

An analysis of the request as it relates to Master Plan policies is discussed under tentative map finding e above.

**c. There are or will be adequate services and infrastructure to support the proposed development.**

Services and infrastructure to support this request have been analyzed in tentative map findings a through d, f, and g above.

**d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.**

Traffic impacts have been analyzed in the tentative map finding f and g above.

**e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.**

As noted in previous sections of this report, the proposed request is consistent with RMC standards. With the exception of Village 1, the proposed development is located on undeveloped land and is not adjacent to other developed properties. The applicant has adhered to cooperative planning design within Village 1 through minimum lot sizes of one acre and lot matching with adjacent residences located in unincorporated Washoe County. Any impacts related to traffic generated by this request have been discussed in the tentative map findings analysis section of this report.

Architecture will need to comply with the MGOD and general residential design standards contained in RMC at the time that residential structure masters are proposed for development of the single family detached portions of the project which are located within Villages 1 & 2 and Villages 5 & 6. **Exhibit B** depicts the proposed attached single family building elevations within Villages 3 & 4.

Villages 5 & 6 include home sites located along the ridgelines that can be viewed from I-80 (**Exhibit A**). The applicant has proposed screening and design methods as required by the MGOD standards, which include landscaping and single story houses along the ridgeline.

The applicant has designed the project to minimize the amount of grading necessary in order to ensure the overall design is consistent with the MGOD and in a manner that will contribute to the character of the area. The applicant has incorporated walls, grading, site layout, and hillside adaptive architecture to reduce the amount of grading at the project edges and to improve the overall visual appearance of the development once constructed.

In order to ensure front yard landscaping is varied and contributes to the visual aesthetics of the neighborhood, **Condition No. 23** is recommended to require the applicant to provide front yard landscape plans with final map applications for LDC17-00061 (Meridian 120 South Villages 1 & 2) and LDC20-00018 (Meridian 120 South Villages 5 & 6). This recommended condition will not apply to development within Villages 3 & 4 as the landscape standards within the single family attached villages is based upon an overall landscape area percentage of 15%.

**f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.**

Approval of this request is consistent with the allowed uses and established standards contained in RMC and more specifically in the MGOD. A condition on limited construction hours is recommended to limit construction hours to minimize the impacts of development construction on nearby residents (**Condition No. 11**).

**g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.**

Signage within Meridian 120 South will be required to meet the sign standards for residential zones. **Condition No. 24** is recommended to require residential zoning sign standards to be utilized throughout the project, included within Villages 3 & 4 which are commercially zoned.

**h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.**

As noted in SUP finding e, portions of the project site that are adjacent to existing residential development have been designed to have consistent lot sizes and will meet the setback and slope requirements outlined in RMC 18.08.406(i) (MGOD Standards).

**Special Use Permits for Hillside Development Analysis for LDC20-00018 (Meridian 120 South Villages 5 & 6), only:** The MGOD standards require application of Hillside Development standards contained in RMC 18.08.406(i) MGOD Hillside Development in lieu of the standards contained in RMC Article XVI (Hillside Development) of Chapter 18.12. However SUP findings related to Hillside Development are the same. The decision-making body shall make the general special use permit findings and the following additional findings:

**a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;**



The project proposes using hillside grading techniques to minimize overall impacts on existing slopes. Roadways have generally been designed to align with existing contours to minimize grading. Open space areas are provided throughout the project with natural slopes intact except where necessary to develop the proposed subdivision and roadways. Slopes will be contoured and revegetated to minimize erosion potential, stabilize slopes and prevent environmental degradation.

All on-site stormwater management facilities shall be privately owned and maintained and adequate easements and maintenance access shall be provided for all storm water management improvements.

Refer to Tentative Map findings (c) and (h) for additional support of stormwater runoff, erosion and sedimentation.

**b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;**

The proposed cut and fill areas are necessary to meet the standards for street grades, while minimizing the impacts of grading throughout the site. The applicant has proposed development that takes into consideration the existing slopes, and where possible the steepest slopes will remain undisturbed. The applicant has proposed SUP fills within two areas of Villages 3 & 4. Maximum cuts of ±28 feet deep and fills of ±22 feet in height have been proposed within Villages 5 & 6 (**Exhibit F**). Grading has been adequately mitigated through design and a majority of the development has been designed to keep hill features within the site intact. Where proposed, grading within hillside slopes is necessary to provide access to the development and has been adequately designed to mitigate the visual impacts.

**c. The proposed project provides open space based on hillside constraints;**

Significant portions of the overall subject site are currently zoned Open Spaces (OS). Villages 5 & 6 propose an additional 20 acres of land that will be retained as open space beyond those acres already zoned OS.

**d. The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and**

The proposed cut and fill areas are necessary to meet the standards for street grades while minimizing the impacts of grading throughout the site. The project will utilize the flatter areas to the greatest extent possible in order to maximize the areas of development and minimize grading. The proposed grading will facilitate and enable the construction of infrastructure, provide safe and adequate access to and within the site, and grading necessary for home sites. Where possible, the applicant has incorporated hillside adaptive home sites that are depicted on the overall lot layout sheet included in **Exhibit A**.

Refer to Tentative Map finding (e) for analysis of applicable policies that demonstrates adherence to the Master Plan.

**e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.**

Figure 18.08-47 within the MGOD identifies the designated significant ridgelines within Planning Area 3 which are generally located along the northern edge of Villages 5 & 6. The proposed development incorporates design methods along those ridgelines to include enhanced landscaping as well as single story homes. The project has been designed and appropriate conditions added to conform to the specific MGOD ridgeline standards, including single story building height limitations and landscape treatments for screening of structures.

**SUP for Cuts and/or Fills for LDC18-00087 (Meridian 120 South Villages 3 & 4) and LDC20-00018 (Meridian 120 South Villages 5 & 6, only):** In addition to the general findings outlined above, special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height shall require that one of the following findings be made:

**a. The slopes can be treated in a manner which does not create negative visual impacts.**

The slope and proposed cuts and fills maps have been included as **Exhibit F** of this report. The applicant has proposed grading, use of walls, landscaping, and natural revegetation within disturbed areas to minimize the visual and impacts of the development. Additionally, the applicant has proposed hillside adaptive building elevations within Village 5 that further reduce the amount of grading necessary. **Condition No. 25** is recommended to require the applicant to blend and treat graded slopes in a manner that reduces visual impacts.

The applicant has provided a slope map that demonstrates that Villages 3 & 4 are not considered to be a hillside development. Fills of ten feet or more are proposed in two portions of the Villages 3 & 4 site. Requested fill areas are located within the AC zoned portions of the site and will not create an adverse visual impact.

With regard to Villages 5 & 6, the areas proposed for cuts exceeding 20 feet in depth total approximately one acre in size. Maximum cut depth is approximately 28 feet. The fill areas that exceed ten feet in height total approximately 6.5 acres and the maximum proposed fill depth is ±22 feet. The proposed cut and fill areas are necessary to meet the standards for street grades while minimizing the impacts of grading throughout the site. The project will utilize the flatter areas to the greatest extent possible in order to maximize the areas of development and minimize grading. The proposed grading indicates that the slopes will be ranging from 0% to 10% to

facilitate and enable the construction of pads for homes, infrastructure and provide safe and adequate access to and within the site, slopes ranging from 3:1 to 2:1 slopes are proposed along fill or cut areas.

**b. The grading is necessary to provide safe and adequate access to the development.**

The applicant has proposed grading of the site in a manner that will offer safe pedestrian and vehicle access and circulation to the site.

Neighborhood Advisory Board (NAB): The projects have been reviewed by the Ward 5 NAB. Comments included concerns related to the potential impact of development within the area on the rural character of Verdi. Also noted were concerns related to impacts on traffic, schools, wild life and water services. The staff report outlines how each of these concerns have been addressed and where necessary, conditions of approval have been recommended. A copy of their comments is attached to this report (**Exhibit G**).

West Truckee Meadows/Verdi Township Citizens Advisory Board: As required by RMC 18.08.406(i) (MGOD Standards), each of the requests associated with this item were presented by the applicant to the West Truckee Meadows/Verdi Township Citizens Advisory Board. A copy of the agenda and meeting minutes from those presentations have been attached to this report (**Exhibit H**).

**Legal Requirements:**

NRS 278.349(3)	Tentative Map
RMC 18.06.405(e)(1)	Special Use Permit
RMC 18.06.405(e)(2)	Special Use Permits for Hillside Development
RMC 18.06.405(e)(3)	Special Use Permits for Cut Slopes of 20 Feet or Greater in Depth or Fill Slopes Ten Feet or Greater in Depth

**FINDINGS:**

Tentative Map: When issuing a decision on a tentative map, the planning commission shall consider the following:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

- (b) The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities and persons reviewing the tentative map pursuant to [NRS 278.330](#) to [278.3485](#), inclusive;
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and
- (k) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by [chapter 375](#) of NRS and for compliance with the disclosure and recording requirements of subsection 5 of [NRS 598.0923](#), if applicable, by the subdivider or any successor in interest.

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.

- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Special Use Permit: Special use permits for hillside development. In order to approve a special use permit for hillside development, the decision-making body shall make the general special use permit findings and the following additional findings:

- a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;
- b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;
- c. The proposed project provides open space based on hillside constraints;
- d. The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and
- e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.

Special Use Permit: Special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height. In addition to the general findings in subsection (1) above,

special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height shall require that one of the following findings be made:

- a. The slopes can be treated in a manner which does not create negative visual impacts.
- b. The grading is necessary to provide safe and adequate access to the development.

**Attachments:**

- Display Maps (PDF)
- Attachment 1 - October 5, 2017 Planning Commission Decision Letter for LDC17-00061 (Meridian 120 South Village 1 & 2) (PDF)
- Exhibit A - Subdivision, Trail, Emergency Access, and Developable Areas Maps (PDF)
- Exhibit B - Villages 3 & 4 Conceptual Building Elevations (PDF)
- Exhibit C - Agency Comments (PDF)
- Exhibit D - Fire Facilities Contribution (PDF)
- Exhibit E - December 19, 2019 Traffic Study (PDF)
- Exhibit F - Villages 3 & 4 and 5 & 6 - Slopes and Cuts and Fills Maps (PDF)
- Exhibit G - NAB Comments (PDF)
- Exhibit H - CAB Review of Meridian 120 South Villages 1 - 6 (PDF)