

**PLANNING COMMISSION
STAFF REPORT**

Date: April 21, 2021

To: Reno City Planning Commission

Subject: **6.5. Staff Report (For Possible Action): Case No. LDC21-00046 (Daybreak Planning Area 18B & 19A)** A request has been made for a tentative map to develop a 173-unit single-family detached subdivision. The ±33.9 acre site is located at the northwest corner of South Meadows Parkway and Echo Valley Parkway. The site is in the Daybreak Planned Unit Development (PD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Brook Oswald, Associate Planner

Ward #: 3

Case No.: LDC21-00046 (Daybreak Planning Area 18B & 19A)

Applicant: NPLC BV Investment Company LLC

APN: Portions of 165-011-31 and -34

Request: **Tentative Map:** 173 single-family detached lots.

Location: Refer to Vicinity Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I recommend that Planning Commission approve the tentative map, subject to conditions.

Summary: This request is for a tentative map to establish a 173 lot, detached single-family subdivision on ±33.9 acres with associated common areas, backbone infrastructure, and site improvements as identified in the phasing plan and the project plans (**Exhibit B and C**). The project is within Villages 18B and 19A of the Daybreak Planned Unit Development (PUD). Key issues analyzed in the staff report include: 1) general site design and architecture; 2) compatibility with surrounding uses; 3) traffic, access, and circulation; 4) provision of utilities and services; 5) environmental and cultural resources; and 6) Master Plan conformance. As proposed and with all recommended conditions of approval, the proposed project meets the requirements of the PUD handbook, all City Codes, and is in substantial conformance with the Master Plan. Staff can make all of the findings and recommends approval of the project, subject to all proposed conditions.

Background: The Daybreak Planned Unit Development (PUD) is a ±980.0-acre master planned community with a mix of commercial, residential, public facility, and recreation land uses. Certified by Reno City Council on July 22, 2020, the Daybreak PUD handbook provides the standards to guide development. The PUD allows for a maximum of 3,995 residential units. The

following table is an accounting of the number of lots allowed and the number of lots approved and proposed for each of the Villages within the Daybreak PUD handbook:

Daybreak Units Approvals		
	Status	Units
Total Approved Units		3,995
Planning Area 23	Approved	160
Planning Area 24N & 25	Approved	124
Planning Area 24S & 26	Approved	205
Planning Area 18B & 19A	Current proposal;	173
Units Remaining		3,333

The PUD handbook contains an action item and responsibilities table and a project specific update has been provided for the current proposal (**Exhibit D**). This clearly details requirements of the overall development and specifies the responsibilities of the proposed development.

The PUD can be referenced online at <https://www.reno.gov/Home/ShowDocument?id=85017>

Discussion: Key issues related to the application are summarized below.

Site Design and Architecture: The homes will meet the design standards outlined in Chapter 5.9 (Architecture) within the Handbook. Architectural standards will be provided in the detailed builder guidelines for residential development, as required by the Master Developer. These will contain details for building articulation and exterior interest. The process will require the home builder to submit four sided color elevations that will be reviewed for consistency with the standards outlined in the design manual at the time of master housing plan approval.

Common areas will total ± 4.2 acres and will include landscaping with a combination of natural vegetation and formal landscaping (**Exhibit E**). A formal landscaping plan will be provided with each final map. Turf is prohibited in landscaping within the right of way, and front yards will be limited to a maximum of 50% area of turf. Maintenance of common areas and open space within the project site will be done through a Landscape Maintenance Association or Homeowner's Association.

Fencing will be provided along all rear and side residential lot boundaries. All rear fencing adjacent to open space will be open view fencing and decorative solid walls will be provided along South Meadows Parkway and the extension of Echo Valley Parkway (**Exhibit E**). All

fencing will be reviewed by the building design guidelines in compliance with the Daybreak PUD, prior to final building permit.

Compatibility with Surrounding Uses: The net density is ±10.1 dwelling units per acre (du/ac) and is in accordance with the lot standards outlined in the Daybreak PUD *Table 4.1*, which requires minimum net density of 8 dwelling units per acre in Planning Area 18 and 19. An existing detached single family residential neighborhood is located to the south and separated by a 4-lane major arterial (South Meadows Parkway). Additionally, a landscaped buffer with two substantially landscaped pedestrian access points are proposed along the south boundary. Both the proposed use and the appearance of the proposed project are compatible with the surrounding residential development.

Future lighting should comply with current code requirements for exterior lighting, as outlined in RMC Chapter 18.04, Article 13, to minimize impacts on neighboring uses and the surrounding area. **(Condition 5)**. Minor impacts to surrounding properties are anticipated during construction and hours of construction should be limited **(Condition 6)**.

Access and Circulation: The Daybreak PUD included a master traffic study that analyzed on and off-site traffic improvements necessary for mitigation and associated thresholds for those improvements. A trip generation letter was provided to account for the housing proposed and confirms that the traffic improvements in the traffic study. The total development traffic generation for the proposed project and all projects within the Daybreak PUD that have been approved to this point are outlined below:

Table 1. Proposed Project Trip Generation Estimates

Village	#of Lots	Weekday	AM Peak Hour			PM Peak Hour		
			Total	Entry	Exit	Total	Entry	Exit
<i>Previous Tentative Maps (Daybreak East)</i>								
Village 23	160	1,510	118	30	88	158	100	58
Villages 24N & 25	124	1,171	92	23	69	123	77	46
Villages 245 & 26	205	1,935	152	38	114	203	128	75
<i>Current Proposal</i>								
Villages 188 & 19A	173	1,634	128	32	96	171	108	63
Total	662	6,250	490	123	367	655	413	242

Notes: Average trip generation rates were obtained from ITE Land Use 210- Single-Family Detached Housing Source: Headway Transportation, 2021

This application proposes to construct a new backbone roadway (Talus Valley Parkway) from the current intersection of South Meadows Parkway and Echo Valley Parkway to a roundabout to the north of the current project area. A traffic signal at the intersection of South Meadows Parkway and Echo Valley Parkway/Talus Valley Parkway will also be installed **(Condition 7)**. In order to meet Fire Department secondary access requirements, an Emergency access is

proposed on the southwest corner of the project site (**Condition 8**). The aforementioned trip generation estimates fall below those within the master traffic study prepared for the PUD. With the proposed improvements, the cumulative traffic impacts are anticipated to be mitigated.

Bicycle and pedestrian improvements are proposed including: four-foot wide sidewalks within the development and Talus Valley Parkway; a 10-foot wide shared use path along South Meadows Parkway which will ultimately connect to the multi-use trail along Veteran's Parkway; and a 10-foot wide shared use path along the western boundary of the proposed project area. The proposed sidewalks and shared use paths are part of the larger trail network proposed in the PUD that provide connectivity to the Veteran's Parkway trail network. Prior to the approval of the final map, the applicant will provide an on-site sidewalk/pedestrian connectivity plan depicting the existing and proposed pedestrian routes and detail improvements to the satisfaction of Community Development staff. The applicant shall work with City Staff and State Agency representatives to provide interpretive signage and art, as outlined by the Handbook, along the pedestrian network (**Condition 9**).

Utilities and Public Services: All necessary utilities to serve the proposed development (e.g. sewer, water, power, etc.) are in close proximity and can be readily extended to serve the subject site (**Exhibit C**). No concerns were identified in the preliminary storm water, geotechnical, and traffic reports provided. Sanitary sewer will be provided by the County from the South Truckee Meadows Water Reclamation Facility (STMWRF). An interceptor exists within South Meadows Parkway that has sufficient capacity to serve the project. Each building permit will be required to provide a final sanitary sewer study.

Water will be provided by TMWA. Water rights sufficient to serve the project will be dedicated to TMWA at time of final map. The Handbook requires common area landscaping use recycled water. As such, irrigation water will be provided by Washoe County from STMWRF.

Development of the site shall comply with the Public Works Design Manual (PWDM), including provisions for post construction storm water quality management. The applicant will provide an approved final hydrology report addressing on-site and off-site storm water flows, detention, and facility capacities for the pre-development and post-development site conditions. The onsite drainage system will consist of typical curb and gutter, inlets, and storm drain pipe that will discharge to Thomas Creek.

All Fire Department response times can be met, with a response time estimated at four minutes. The Police Department provided a Crime Prevention through Environmental Design ("CPTED") review and no notable concerns were identified. Washoe County School District has the current capacity to accommodate future students from the proposed project. Washoe County School District and the Daybreak Master Developer have a site selection agreement for the school

district to acquire land in Planning Area 12, 13, 14, or 15 for a new elementary school and Planning Area 11 for a new high school. In addition to rezoning, the new elementary school is anticipated to relieve Poulakidas elementary school (**Exhibit F**).

Environmental and Cultural Resources: A cultural resource survey was provided with the PUD application to determine if significant cultural resources were located on the overall project site. No resources or sites within the project boundary meet National Register of Historic Places (National Register) eligibility criteria. It was determined that mitigation measures were not necessary prior to development of the site. Due to the historic context of the area, significant cultural resources may be unearthed during construction. **Condition 10** is proposed to ensure adequate steps are taken should a cultural resource, human remains, or other historic artifact be found. To further highlight the historic and environmental context of the area, the applicant should work with the City of Reno Community Development Department and other applicable State agencies to create plans that detail historic markers and interpretive panels that could be incorporated into the pedestrian network (**Condition 9**).

Various noxious plants and weeds may be present on the site and should be identified and properly removed prior to grading and the site maintained in perpetuity of the development. Native trees, shrubs, grasses and seed mixes should be used in appropriate open space areas to stabilize soil, provide habitat and discourage noxious weed growth. These areas should be irrigated for a minimum of two years (**Condition 11**).

The project is located within a FEMA flood hazard area Zone A and is subject to inundation from the 1% annual chance flood. The PUD requires that a Conditional Letter of Map Revision (CLOMR) be submitted to the City and FEMA detailing the proposed mitigation measures that will be taken to protect the project from flood waters consistent with the 100-yr flood conditions within a Zone A designation. Wetlands do exist on the overall Daybreak development, but none are impacted with the proposed development.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located in an outer neighborhood per the Structure Plan Framework of the Reno Master Plan. As proposed and with the recommended conditions, the project is in conformance with the SMU Master Plan land use designation and the following applicable Master Plan goals and policies:

- Principle: 2.1A - Growth Tiers
- City Wide Policy 2.1C: Level of Service Targets
- City Wide Policy 6.1A: Fire and Medical Emergency Response
- Policy 2.1B: Concurrency Management System

- Policy 2.2B: Underutilized Properties
- Policy GP 4: Vibrant Neighborhoods and Centers
- Policy N-G.1: Relationship to Major Roadways
- Policy N-G.12 Pedestrian and Bike Access
- Policy N-G.14 Neighborhood Amenities
- Policy N-ON.1 Mix of Housing Types
- Policy SD.14 Site Balancing
- Policy SD.16 Outdoor Water Use
- Policy SD.17 Invasive and Noxious Plant Species

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies, and comments were incorporated into the project analysis (**Exhibit F**). Neighborhood Advisory Board meetings are still on temporary hiatus due to COVID-19 policy directives. A courtesy notice was sent out to surrounding property owners upon initial submittal of the project and two public comments were received related to concerns with development, traffic, and the environment. Any future comments will be forwarded to the Planning Commission as they are received.

Recommended Conditions of Approval: 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 issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter and phasing plan. The approval letter and phasing plan shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.

5. Prior to the issuance of a building permit, the applicant shall have plans approved demonstrating that all exterior site lighting will comply current requirements for Exterior Lighting, as outlined in RMC Chapter 18.04, Article 13.
6. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator
7. Prior to the approval of a Site improvement permit the applicant shall provide plans that demonstrate all on and off site traffic improvements will be constructed per the traffic report. An updated traffic study shall be provided for each final map. The applicant shall be responsible for completing any identified improvements needed. Prior to the issuance of the first certificate of occupancy the applicant shall complete the intersection improvements at South Meadows Parkway and Echo Valley Parkway/Talus Valley Parkway pursuant to the PUD.
8. Prior to the issuance of any permit, excluding grading, the applicant shall have plans approved that include adequate emergency access to the subject site(s) and adjacent sites including, but not limited to, the installation of an emergency access gate with a Knox Key Switch, Knox Vault, or other approved method of emergency access to the approval of the Fire Department and Community Development Department.
9. Prior to the approval of each final map, the applicant shall provide an on-site Sidewalk/Pedestrian and Bicycle Connectivity Plan depicting the existing and proposed pedestrian routes and facility improvements to the satisfaction of Community Development. All future development shall have pedestrian connectivity to South Meadows Parkway. The applicant shall work with the Community Development Department, Washoe County, and other applicable State agencies to create plans that detail art, historic markers, and interpretive panels to be incorporated into the pedestrian network.
10. If human remains, human burials, burial cairns, or other significant archeological items are disturbed or identified during any construction, all work in the immediate vicinity must cease, the discovery must be secured, and the party responsible for the construction must immediately contact both the appropriate law enforcement and/or the State Historic Preservation Office per NRS 383.170.1(a). If bones are uncovered while digging, there shall be no attempt to excavate the materials but the site shall be secured with immediate contact of both the appropriate law enforcement and the State Historic Preservation Office.

Failure to provide notice to the State Historic Preservation Office of a discovery of a Native American burial is a violation of state law and can result in criminal penalties under NRS 383.180.2.

11. Prior to the approval of a grading permit, the applicant shall demonstrate that a noxious weed monitoring and adaptive management plan has been prepared to address construction concerns and ensure ongoing consistent monitoring, prevention, and removal. This plan shall be implemented and enforceable throughout the life of the project. All naturalized and open space areas shall be planted with native vegetation/seed mixes and be irrigated for a minimum of two years.

Findings:

General Approval Criteria: In order to review any application, the Planning Commission shall determine the following:

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Tentative Map: Approval of tentative maps shall be subject to the approval criteria in Section 18.08.304(e), Approval Criteria Applicable to All Applications, and criteria set forth in NRS Section 278.349(3), as follows:

- 1) 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;
- 2) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- 3) Availability and accessibility of utilities;

- 4) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;
- 5) 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;
- 6) General conformity with the governing body's master plan of streets and highways.
- 7) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- 8) Physical land characteristics such as flood plain, slope, soil; and
- 9) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348.
- 10) 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
- 11) 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.

Attachments:

- Exhibit A- Vicinity Maps (PDF)
- Exhibit B - Daybreak Villages (PDF)
- Exhibit C - Site, Grading, Utility Plans (PDF)
- Exhibit E - Conceptual Landscape and Fencing Plan (PDF)
- Exhibit D- Requirement and Responsibility List (PDF)
- Exhibit F - Agency Comment (PDF)