

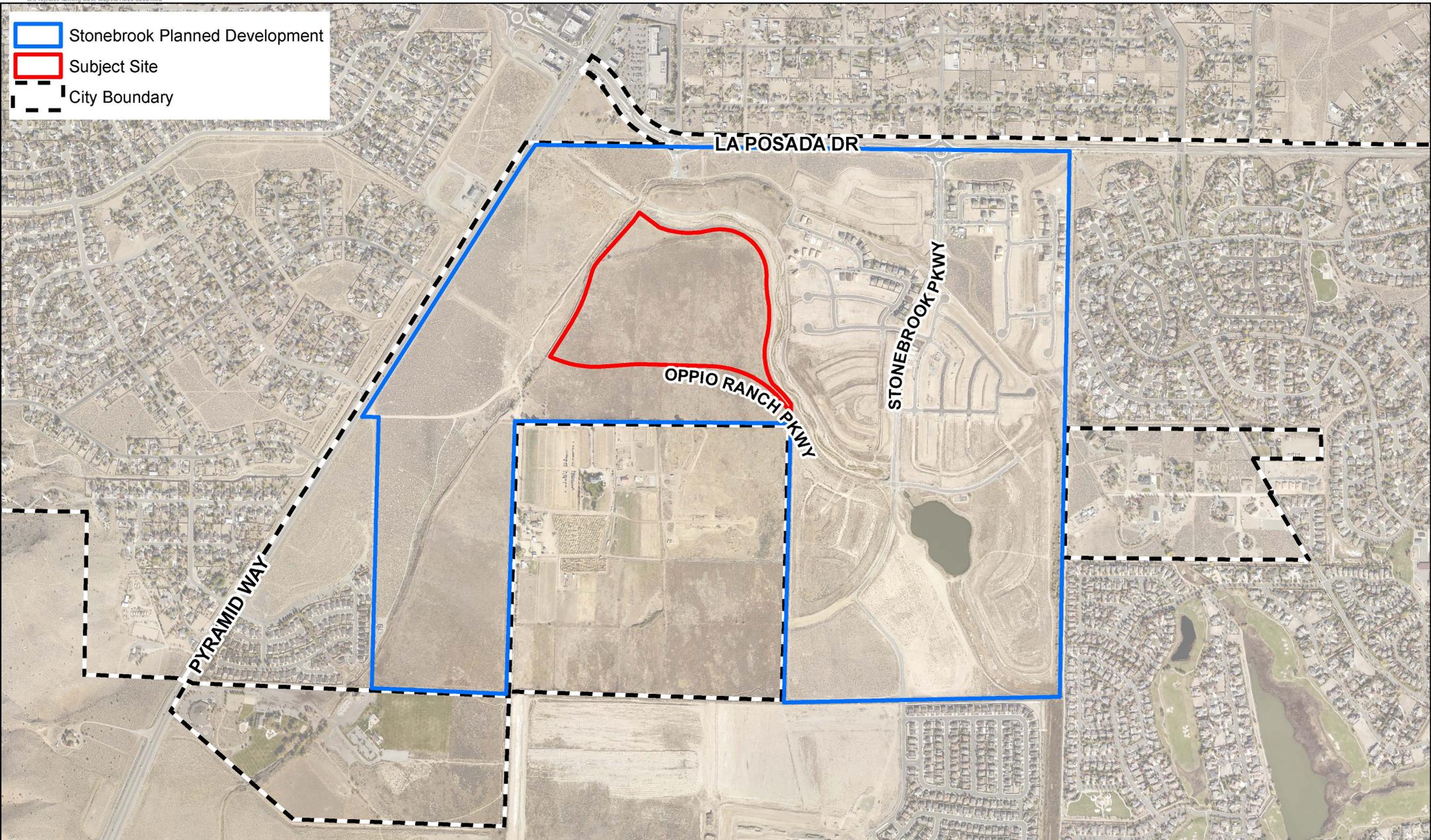


PCN20-0044 / STM20-0008

Stonebrook Phase 3 Villages AA-BB

Tentative Map

-  Stonebrook Planned Development
-  Subject Site
-  City Boundary



Stonebrook Phase 3 Villages AA-BB Tentative Map

- 356-lot townhome and detached single-family subdivision
 - 164 townhome lots
 - 192 detached single-family lots
- 52.07 acres
- 2,880 to 8,201 square foot lots
- 6.8 dwelling unit per acre gross density

LANDSCAPE LEGEND/REQUIREMENTS



LANDSCAPE REQUIREMENTS

- COMMON AREA**
- 1 TREE PER 333 SQ FT
 - 6 SHRUBS PER TREE
 - 70% MAXIMUM TURF AREA
- TOWNHOMES**
- 1 TREE PER STANDARD LOT - 2" MIN CAL
 - 2 TREES PER CORNER LOT - 2" MIN CAL
 - 12 5-GAL. SHRUBS
 - GROUND COVER OR ADDITIONAL SHRUBS TO REACH 30% COVERAGE
 - 70% MAXIMUM TURF AREA
- PATIO HOMES (TYPICAL FRONT YARDS)**
- 2 TREES PER STANDARD LOT WITH 50% @ 2" CAL., THE REMAINDER AT 1-1/2" CAL.; EVERGREEN TREES SHALL BE 6' MIN. HT.
 - 3 TREES PER CORNER LOT, 40% AT 2" CAL., 60% AT 1-1/2" CAL.
 - 8 5-GAL. SHRUBS
 - 10 GROUND COVER SHRUBS
 - *TURF AREA AND GROUND COVER SHALL TOTAL 90% IN 3 YEARS

(ARTERIALS AND COMMUNITY COLLECTORS)

- STREETSCAPE SHALL CONTAIN A MINIMUM OF THE FOLLOWING:
- ONE 3" CALIPER DECIDUOUS TREE PER 30 FT OR 8' MIN HT
 - EVERGREEN TREE PER 30 FEET OF ROADWAY, PER SIDE, ADJACENT TO THE SIDEWALK IN MATCHING SPECIES
 - SIX 5-GAL. SHRUBS PER TREE WILL BE PROVIDED WITHIN THE STREETSCAPE
 - USE OF TURF SHALL CONSTITUTE A MAXIMUM OF 30% OF COVERAGE OF THE LANDSCAPE AREA
 - GROUND COVER SHALL CONSTITUTE THE BALANCE OF THE LANDSCAPE AREA AND BE ONE GALLON OR FLAT SIZE FOR ORNAMENTAL GRASSES, PERENNIALS OR ORNAMENTAL GROUND COVERS SPECIFICALLY DESIGNED AND GROWN FOR INTERMOUNTAIN AND HIGH DESERT ENVIRONMENTS.

GENERAL PLANTING REQUIREMENTS

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
- ALL PLANTER BEDS WILL RECEIVE 4" MINIMUM DEPTH OF MULCH WITH WEED CONTROL
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE. NO TREES SHALL BE INSTALLED WITHIN ROADWAY SITE TRIANGLES.

LANDSCAPE DATA

SITE AREA = 2,266,618 SQ FT (52.03 ACRES)
 DISTURBED AREA = 1,858,166 SQ FT (42.66 ACRES)
 TOTAL LOTS = 356
 • TOWNHOMES = 161
 • PATIO HOMES = 175

ZONING: LMDR (LOW DENSITY/MEDIUM DENSITY RESIDENTIAL)

PROPOSED LANDSCAPE AREA INCLUDES:

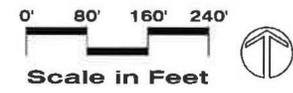
- COMMON AREA LANDSCAPING
- FRONT YARDS IN VILLAGE AA
- OPIO RANCH PARKWAY STREETSCAPE (NORTH OF SIDEWALK ONLY)

LAND DISTURBED OPEN SPACE = 408,452 SQ FT (9.35 ACRES)



OPIO RANCH PARKWAY STRIP LANDSCAPING PER STREETSCAPE PLANTING PLAN BY L.A. STUDIO WITH A DELTA 1 DATE OF 7/2/2020.

NEW OPIO PARKWAY STREETSCAPE



COMMON AREA

Stonebrook Phase 3 Villages AA-BB Tentative Map

Detached Single-Family (Patio Home) Elevations



PLAN 1811 PRAIRIE

PLAN 1678 FARMHOUSE

PLAN 1547 CRAFTSMAN

Stonebrook Phase 3 Villages AA-BB Tentative Map

Townhome Elevations



1453/1289 - CRAFTSMAN

1453/1453 - FARMHOUSE

1453/1289 - PRAIRIE

Stonebrook Phase 3 Villages AA-BB Tentative Map Findings



T1: Conformance with Comprehensive plan

- Policy H1: sufficiently zoned areas for new housing
- Policy H2: housing type diversity
- Policy CC8: neighborhood diversity and design
- Policy C4: pedestrian sidewalks
- Policy CF1: acceptable service levels

Stonebrook Phase 3 Villages AA-BB Tentative Map Findings



T2: Conformance with street master plan

T7: Impacts on public streets

Stonebrook Phase 3 Villages AA-BB Tentative Map Findings



T3: Environmental regulations satisfied

T4: Availability of water

T5: Availability of utilities

Stonebrook Phase 3 Villages AA-BB Tentative Map Findings



T6: Availability of:

- Schools
- Police
- Transportation
- Parks

Stonebrook Phase 3 Villages AA-BB Tentative Map Findings



T8: Floodplain, slopes, soil

T9: Outside agency responses

T10: Fire protection services

Stonebrook Phase 3 Villages AA-BB Tentative Map Findings



T11: Other impacts

T12: Noticing through posting of agendas

Stonebrook Phase 3 Villages AA-BB Tentative Map

Recommended Motion

I move to approve the Tentative Map for a 356-lot townhome and detached single-family subdivision on a site approximately 52.07 acres in size within the NUD (New Urban District – Stonebrook) zoning district generally located southeast of Pyramid Way and south of La Posada Drive, Sparks, Nevada, adopting Findings T1 through T12 and the facts supporting these findings as set forth in the staff report, and subject to Conditions of Approval 1 through 16.