

## **RRW Stonebrook, LLC** **Tentative Map Findings**

### **FINDING T1:**

**The request conforms to the Master Plan and zoning ordinances.**

#### RELATIONSHIP TO THE MASTER PLAN

1. The respective development is located within an area that has a Master Plan Land Use designation of 4 dwelling units per acre, 8 dwelling units per acre and Open Space with a zoning of NUD (New Urban District). Also within the Stonebrook Planned Development are land use designations of Park, School, Business Park and Commercial.
2. The Land Use Plan Goals and Policies in the 2002 Master Plan update that are relevant to this proposal include:

**“GOAL LU1:** To create a growth pattern which assures flexible, feasible and efficient developments and which include natural and cultural amenities.”

**“Policy LU1a:** The City will support a preferred growth pattern which applies consistent and uniform standards to areas planned for similar uses.”

**“Policy LU1c:** The City will approve development plans which address conditions unique to the developing area to minimize impacts to adjacent properties and assure protection of natural and cultural resources.”

#### **ACTION STRATEGIES**

1. Apply appropriate sections of the City’s Municipal Code to all development proposals.
2. Allow only developments which meet the proper land use designation of the City’s Master Plan and the Regional Master Plan.
3. Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measure to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.

The land use designations were associated with this tentative map were assigned to the proposed site when the Stonebrook Master Plan Amendment

and Planned Development Handbook were approved. The Stonebrook Planned Development incorporates a mix of residential densities.

**FINDING T2:**

**General conformity with the City's master plan of streets and highways has been considered.**

This subdivision is generally located south of La Posada, east of Pyramid Highway, north of the Pioneer Meadows Planned Development, and west of the Wingfield Springs and Cimarron Planned Developments. The proposed development utilized existing roadways, specifically La Posada. As a part of this Phase I development, Stonebrook Parkway will be constructed as the primary access into the development. In order to provide secondary access, Stonebrook Parkway will be extended south to connect to Pioneer Meadows. Conformity with the City's master plan of streets and highways has been considered.

**FINDING T3:**

**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 were considered.**

This application was distributed to municipal agencies that deal with environmental and health laws. The developer shall comply with the requirements of these divisions including but not limited to addressing the concerns of the Washoe County District Health Department as stated in the letter which has been attached to this Staff Report from Wes Rubio dated July 2, 2013.

Stonebrook Phase I development will also require a sewer and storm drain lift station. This sewer and storm drain lift station request has been included as a part of this tentative map due to its minor impact on the overall aesthetics of the project. As required by Condition #15 of this Tentative Map, the developer shall provide detailed plans, including a proposed screening plan, for the sewer and storm drain lift stations for review and approval by the Administrator of the Community Services Department prior to the recordation of a final map for this project.

**FINDING T4:**

**The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision has been considered.**

The proposal has estimated the water requirement for the development at 241.72 acre feet per year for domestic water. A Condition of Approval requires dedication of sufficient water rights prior to the recordation of a final map. The letter from the Nevada Division of Water Resources is recommending disapproval of the tentative map until there is a signed will-serve letter from the water purveyor addressed to State Engineer. The conditions require a letter from the water purveyor prior to recordation of the final map. Staff believes it is unnecessary to require the developer to have water right dedicated prior to having approval of the tentative map.

**FINDING T5:**

**The availability and accessibility of utilities has been considered.**

The proposal has estimated the sewage flows for the development to be 415,000 gallons per day. The applicant will be required to provide evidence that there is adequate sewer capacity to serve the project prior to the recordation of a final map. The storm water and drainage plan for the development shall be reviewed and approved by the Engineering Manager of the Community Services Department prior to the recordation of the final map for the project as required by the conditions of approval attached to this Staff Report.

**FINDING T6:**

**The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks has been considered.**

SCHOOLS

This project will be zoned for Van Gorder Elementary, Shaw Middle School, and Spanish Springs High School. It should also be noted that a 10.5 acre school site exists within the Stonebrook project which the Washoe County School District may choose to develop as a school site in the future if one is needed to serve this project.

POLICE PROTECTION

Service will be provided by the Sparks Police Department.

TRANSPORTATION

The Regional Transportation Commission has reviewed this project and had the ability to comment. Attached to this Staff Report is the respective entity's letter regarding this project. This project will contribute to the Regional Road Impact Fee program, a program designed to provide funding for roadway improvements to maintain an adopted level of service.

## PARKS AND RECREATION

Stonebrook incorporates trails and park sites along the Reach 4 Drainage Channel and the Orr Ditch. Included in the Phase I development will be a 5 acre pocket park in between Villages B and D that will be easily accessible to residents of Stonebrook. The Regional Trail also makes its way through Stonebrook and will provide pedestrian connectivity to surrounding developments in Spanish Springs.

## FIRE DEPARTMENT

On September 17, 2013, planning staff received a memorandum from Tom Garrison, Sparks Fire Chief regarding the fire sprinklers (formerly Condition 20). The memorandum stated that in 2006, the Fire Department entered into an agreement with the developers of Stonebrook. The agreement states that the developer can avoid the installation of fire sprinklers in all the homes if there is an automatic aid agreement between Sparks Fire Department and Reno Fire Department. With the separation of the Reno Fire Department and Truckee Meadows Fire Protection District, this area of Sparks is now being serviced by an agreement between Sparks Fire Department and Truckee Meadows Fire Protection District. The developer has satisfied a portion of the agreement, as all paging and radio system equipment has been purchased and installed in the Truckee Meadows Station 17.

### **FINDING T7:**

**The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision has been considered.**

Refer to the Analysis section regarding the traffic study that was done for the site as well as the Transportation section above.

### **FINDING T8:**

**The physical characteristics of the land such as flood plain, slope and soil has been considered.**

## FLOOD PLAIN

The project site is generally flat; however portions of the site are located within the Zone AO floodplain. Mass grading for the Reach 4 Drainage Channel is completed and construction of the channel is approximately 75 % complete. The majority of the site has been removed from the floodplain through a letter of map revision (LOMR). Through the channel development the entire site will be removed from the floodplain.

### SLOPE

The project does not meet the threshold requirements of the Hillside Development Ordinance as the site is relatively flat with slopes of less than 10% over the entire site.

### SOIL

A final report will be required prior to the issuance of a building permit. Any recommendations from that report shall be incorporated into the design for the building permit.

### **FINDING T9**

**The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 to 278.348, inclusive, have been considered.**

District Health Department  
Washoe County School District  
Regional Transportation Commission  
Nevada Division of Water Resources

### **FINDING T10**

**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 has been considered.**

Service will be provided by the Sparks Fire Department and the area is also covered by the service agreement between the Sparks Fire Department and Truckee Meadows Fire Protection District.

### **FINDING T11:**

**The application, as submitted and conditioned, will address identified impacts.**

This section identifies project specific issues not discussed above such as:

#### Landscaping:

The developer shall provide the final landscaping plans for the project including but not limited to the internal landscape plan for each village as well as the landscaping from the back of curb to the front of sidewalk (street improvements), and back of sidewalk to the property line (site improvements), to be reviewed and approved by the Administrator of the Community Services Department prior to the

recordation of a final map for the associated village. The landscaping associated with the street improvements and site improvements shall be installed prior to the issuance of the first Certificate of Occupancy for the associated village. All internal landscaping shall be completed prior to the issuance of the building permit for the 30<sup>th</sup> house for Village A, the 40<sup>th</sup> house for each Village B-1 and B-2, the 165<sup>th</sup> house for Village C and 137<sup>th</sup> house for Village D. The landscaping shall be installed and maintained in good repair throughout the life of the project.

#### Capacity Improvements on La Posada:

The developer shall be responsible for capacity improvements on La Posada Drive to the approval of the Engineering Manager of the Community Services Department and RTC. The roadway capacity improvement plans shall be approved prior to the recordation of the final map that yields 400 lots and construction shall be complete prior to recordation of the final map that yields 500 lots.

#### Regional Trail Construction:

The portion of the Regional Trail called out in Exhibit 3-6 of the Stonebrook Planned Development Handbook that is within the Phase I development area shall be constructed along with the adjacent residential development. Plans for the construction and landscaping of the Regional Trail shall be submitted for review and approval at the same time the Final Map for Village D is submitted to the City of Sparks. There are two options for the construction of the regional trail: Option 1: the developer shall pay the regional trail impact fee at the time each individual residential permit is issued and dedicate right of way to the City of Sparks for the regional trails with the first final map of the adjacent village. Option 2: the developer shall enter into an impact fee credit agreement with the City of Sparks for the developer to construct the regional trails. Under this option, the developer shall submit plans for the regional trail with the adjacent village and construction of the regional trail shall be completed by the 30<sup>th</sup> residential building permit.

#### Pathway Construction:

The Pathway called out in Exhibit 3-6 of the Stonebrook Planned Development Handbook that is within the Phase I development area shall be constructed along with the adjacent residential development. Plans for the construction and landscaping of the Pathway trail system shall be submitted for review and approval at the same time the Final Map is submitted to the City of Sparks for the adjacent residential development. The pathway system within the Phase I development

area shall be constructed prior to the issuance of the house building permit for village at the 30<sup>th</sup> house permit, 40<sup>th</sup> house permit for Village B-2 and 40<sup>th</sup> house permit for Village b-1.

**Park Site:**

The developer shall comply with either of the following two options for the park site: Option 1: the developer shall pay residential construction tax at the time each individual residential permit and dedicate land to the city of sparks for the park site with the first final map of the adjacent village. Option 2: the developer shall enter into a residential construction tax agreement with the city of sparks for the developer to construct the park site. Under this option, the developer shall submit plans for the park with the first final map of the adjacent village and construction of the park shall be completed by the 300<sup>th</sup> residential building permit.

**Open Space Improvements:**

All open space improvements within the Phase I development area shall be completed in conjunction with development of Phase I prior to the issuance of the final of house permit by: 41<sup>th</sup> house permit in Village A, 54<sup>th</sup> house permit for Village B-1, 54<sup>th</sup> house permit for Village B-2, 222<sup>nd</sup> house permit for Village C and 185<sup>th</sup> house permit for Village D. The open space improvements shall meet the requirements of the Stonebrook planned development handbook. All open space areas shall be maintained by the Stonebrook maintenance association throughout the life of the project.

**FINDING T12:**

**Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code and Nevada Revised Statutes.**

The Planning Commission and the City Council meetings function as the hearings for this item.