



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: November 18, 2020

REPORT TO: Mayor and City Council		
REPORT THRU: Tim Thompson, Planning Director		
REPORT BY: Melinda Bauer, Assistant Planner		
REVIEWED BY: Brent Kolvet, Deputy City Attorney		
REVIEWED BY: Denise Lewis, City Treasurer		
FINANCIAL IMPACT: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CURRENTLY BUDGETED: <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	FUND/ACCOUNT:
ACTION REQUESTED: <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Presentation <input type="checkbox"/> Receive/File <input type="checkbox"/> Resolution		
AGENDA ITEM: Public Hearing, TSM20003 (For Possible Action): Consideration and possible action on a Tentative Subdivision Map request from Hero Land Holdings LLC to allow for a 37-lot Single Family Residential Subdivision, in the SF9 (Single Family 9,000 sq. ft.) zoning district, on a site approximately ± 10.92 acres generally located north of Scott Drive, south of Crimson Road, west of Ricci Lane, and east of Opal Way, Fernley, NV. (APNs: 021-171-24, and 021-171-50).		
AGENDA ITEM BRIEF: The proposed project is located on two parcels (APN(s): 021-171-24 & 021-171-50, generally located west of the intersection of Wilson Way and Ricci Lane. A subdivision map is proposed for a 37-lot Single Family Residential Subdivision.		
RECOMMENDED MOTION: "I move to approve Tentative Subdivision Map, associated with TSM20003, based on Findings TM1 through TM11 and the facts supporting the Approval Criteria as set forth in the staff report and subject to the Conditions of Approval 1 through 27 as listed in the staff report."		
Business Impact (per NRS Chapter 237): <input type="checkbox"/> A Business Impact Statement is Attached. <input checked="" type="checkbox"/> A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B.		

See Attached Report for Background/Analysis/Alternatives.

PROJECT SUMMARY:

- CASE NUMBER(S):** • TSM20003
- REQUESTED ACTION(S):** • Tentative Subdivision Map
- PROJECT DESCRIPTION:** • The proposed project (Wilson Landing) consists of 37-lot Single Family Residential Subdivision in the SF9 (9,000 sq. ft. minimum lot size) zoning district with the land use classification of Single Family Residential. The proposed housing types for each lot is a manufactured house design. The proposed floor plans for these homes range from approximately 1,400 square feet to approximately 1,700 square feet. With the construction of each single-family residence, the developer shall be required to include a minimum 1-car garage, either attached or detached. Architecture shall match that of the single-family residence. Per the City of Fernley Development Code, manufactured homes shall be converted to real property.
- PROPERTY OWNER(s):** • Todd Scrima
• Douglas Barker
• Hero Land Holdings LLC
- APPLICANT:** • Douglas T Baker
- LOCATION:** • Generally located north of Scott Drive, south of Crimson Road, west of Ricci Lane, and east of Opal Way
- SITE SIZE:** • Approximately ± 10.92 acres
- EXISTING ZONING:** • SF9 (9,000 sq. ft. minimum lot size)
- EXISTING LAND USE:** • Single Family Residential (SFR)
- WARD INFORMATION:** • Ward 4 – Albert Torres

POLICY REFERENCE

- Nevada Statutes: NRS 278A
- Fernley Municipal Code: Title 32
- Policies & Procedure Manual: N/A
- Community Assessment: N/A
- City of Fernley Development Code: Section 32.03.060, 32.09.030, 32.09.120, 32.06.040, & 32.07.240

BACKGROUND:

The Fernley City Council approved a Tentative Subdivision Map on this project site in August 2006 (TSM 06-04), this application proposed 44 lots, 43 – 9,000 sq. ft. single family parcels and one lot reserved for storm water retention facilities. The previous Tentative Subdivision Map approval expired on August 2, 2008.

The ± 10.92-acre project site includes two infill parcels (021-171-24 & 021-171-50) surrounded by existing residential development on the north, west and south, and undeveloped commercial property to the east.

At the October 14, 2020 Planning Commission Meeting, the Planning Commission voted to forward a recommendation of approval to City Council for Tentative Subdivision Map, associated with TSM20003, based on Findings TM1 through TM11 and the facts supporting the Approval Criteria as set forth in the staff report and subject to the Conditions of Approval 1 through 27 as listed in the staff report.

ANALYSIS:

The applicant has submitted a Tentative Subdivision Map request to allow for a 37-lot Single Family Residential Subdivision, (Wilson Landing) in the SF9 (Single Family 9,000 sq. ft.) zoning district, on a site approximately ± 10.92 acres generally located north of Scott Drive, south of Crimson Road, west of Ricci Lane, and east of Opal Way, Fernley, NV. (APNs: 021-171-24, and 021-171-50).

The proposed housing type for each lot will be a manufactured home. Manufactured homes, as defined in NRS 278.02095, are permitted in any residential zoning district. A manufactured home on an individual lot, outside of a manufactured/mobile home subdivision or manufactured/mobile home park and shall comply with the following standards:

- Be permanently affixed to a residential lot by means of a permanent foundation as required in this section;
- Be converted to real property;
- Be manufactured within the six (6) years immediately preceding the date on which it is affixed to the residential lot;
- Consist of more than one section;
- Include at least 1,200 square feet of living area;
- Permanent foundation required; permit required;
- All manufactured homes shall have running gear, tongues, axles, and wheels removed at the time of installation;
- Foundations shall be a full, poured in place, perimeter foundation or slab on grade similar to that used for site-built single-family homes.
- The exterior finish and roof design shall be architecturally integrated with the homes in the immediate vicinity (“immediate vicinity” shall mean “within 300 feet” of the subject parcel, excluding commercial, multi-family and industrial development.
- The exterior finish shall be or give the appearance of stucco, masonry, horizontal wood siding, or metal siding;
- Roof design: material shall be or give the appearance of asphalt shingles, tile, or wood, but actual wood shall not be used as a material;

It should be noted, based on the information provided by the applicant, the proposed manufactured homes do not include garages. There is no requirement that specifically requires garages be included with new single-family residential subdivisions. However, garages are typically included as part of detached single-family residential developments to satisfy parking requirements and provide for personal storage. Upon doing a site visit, properties in the immediate vicinity have attached garages. For this reason, staff believes that a minimum 2-car garage be attached to each single-family residence.

Each manufactured home shall be converted to real property. A condition of approval requires that conversion paperwork be completed prior to the issuance of a certificate of occupancy or final inspection for each manufactured home and shall be recorded within 10 days after receiving the certificate of occupancy.

No phasing plan was submitted or proposed with the application. Therefore, the project shall be developed in a single phase. Any final map submitted for review and approval shall include all proposed lots and has been conditioned accordingly.

The development is required to connect to existing City water and sewer facilities and pay all associated connection fees required by the City.

The application was distributed to the City's Public Works Department, City Engineer, and all outside agencies for comment. No significant comments were received from outside agencies and any comments received were provided to the applicant.

Based on this analysis and the findings listed below, staff has concluded the project as submitted and conditioned will address identified impacts. Therefore, staff recommends the City Council approve Tentative Subdivision Map associated with TSM20003.

FINDINGS:

FINDING TM1:

Compliance with 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.

The developer shall comply with all standards, codes, and requirements regarding connection to the City's sanitary sewer and potable water systems, including but not limited to, associated fees, easements, design standards, system looping, development code requirements, and state requirements. Prior to the recordation of a final map for any phase of the project, the developer shall provide the City with a utility plan for water and sanitary sewer that is in conformance with the City of Fernley's Municipal Code and Public Works Design Manual to the approval of the City Engineer, Public Works Director, and Administrator. Each phase must also be reviewed and approved by the Nevada Department of Environmental protection prior to construction.

The developer shall provide a will serve from waste management to the approval of the administrator prior to the approval and recordation of a final map.

FINDING TM2:

Availability of water that meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

The developer shall pay all fees and provide all the information necessary to complete water and sewer modeling of the project. Modeling will be performed by the City of Fernley's consultant and any additional infrastructure or capacity identified by the modeling shall be included in the improvement plans and constructed by the developer.

FINDING TM3:

Availability and accessibility of utilities.

All utilities necessary to serve the proposed subdivision currently exist adjacent to the project site. The existing utilities have capacity to serve the development and there are no significant off-site improvements required.

FINDING TM4:

Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks.

Schools:

Students residing in this development will attend Cottonwood Elementary School, Fernley Intermediate School, and Fernley High School, the existing school bus route includes this area for each of these schools. Per the Lyon County School District's 2016 Facilities Plan, it appears that the existing schools are planned to be within adequate utilization through 2025 with the exception of one elementary school. The School District's 10-year capital program identifies a new elementary school planned to be built in the next 4 to 6 years, to address elementary school capacity.

Police & Fire:

The Lyon County Sheriff's office provides police protection. The North Lyon County Fire Protection District provides fire protection. The proposed project is located near existing development that is already served by these agencies. Access to the site is from Ricci Lane and the road will be open and not gated, creating efficient access for emergency responders. A secondary access road is proposed to provide emergency access from the end of the cul-de-sac back to Ricci Lane, this secondary access shall be constructed per code with the approval of North Lyon County Fire Protection District.

Transportation:

Access to the project site is provided via Ricci Lane, adjacent to the intersection of Wilson Way and Ricci Lane. Wilson Way provides a connection to Farm District Road. A secondary point of connection can be made via the connection of Ricci Lane to Cottonwood via Crimson Road and Cook Way. A sidewalk is proposed along Ricci Lane to the southeast of the site, connection to the existing sidewalk infrastructure to the south. An existing sidewalk is also located on the east side of Ricci Lane. All proposed sidewalks will be Americans with Disabilities Act (ADA) compliant and will provide properly connected pedestrian circulation and access to and from the site. The road connecting to the site, Ricci Lane, contains bicycle lanes on both sides of the road, providing an additional multimodal transportation opportunity for future residents.

Parks:

Several recreational amenities are available in this area. The proposed project is near the Green Valley Park to the south, located less than a ¼ mile distance from the site, and approximately 1 mile from Fernley Out of Town Park to the north. The proposed project site is also approximately 1.5 miles from the Fernley Swimming Pools to the east.

FINDING TM5:

Consistency with the zoning district regulations.

The project site has an existing zoning designation of SF9 (Single Family 9000 sq. ft. min. lot size) The maximum number of dwelling units that may be located in this district is four (4) units per one (1) acre. The proposed project has a density of approximately 3.4 dwelling units per acre.

FINDING TM6:

Conformity with the Master Streets and Highways Plan.

The developer shall construct any roadway improvements necessary to serve the project to the approval of the Administrator, City Engineer, and Public Works Director.

FINDING TM7:

Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

A traffic study was prepared for the project, the study provided the following recommendations for this site:

- Conversion of the Ricci Lane & Wilson Lane from a T-intersection to a four-way intersection. The intersection will be all-way stop. The new eastbound approach, the main project access, will function appropriately with one approach lane, turn lanes are not needed. All-way supplemental plaques should be added to the stop signs at Ricci Lane/Wilson Way at all approaches.
- Westbound approach of Wilson Way to Ricci Lane should be restriped to convert the existing right-turn only lane to a thru/right turn lane.
- Emergency access be constructed as planned and shown on site plan.
- Installation of pedestrian crosswalks is recommended on all four legs of the Ricci Lane/Wilson Way intersection to connect the development to existing sidewalks.

FINDING TM8:

Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties.

The ±10.92-acre project site includes two infill parcels (021-171-50 & 021-171-24) surrounded by existing residential development on the north, west and south, and undeveloped commercial property to the east. The site is generally flat. According to the FEMA Flood Maps, the project site is located in FEMA Zone X-Minimal Flood Hazard.

The developer shall provide a final geotechnical report for the project in conformance with the development code for review and approval by the Administrator, City Engineer, Public Works Director prior to the recordation of a final map for any portion of the project

FINDING TM9:

Recommendations and comments of review bodies.

The application was distributed to the City's Public Works Department, City Engineer, and all outside agencies for comment. Comments were received and provided to the applicant. The application shall be conditioned, so that all comments and recommendations of reviewing bodies shall be addressed prior to Final Map Approval.

FINDING TM10:

Conformity to the Master Sewer and Water Utility Plan.

The developer shall comply with all standards, codes, and requirements regarding connection to the City's sanitary sewer and potable water systems, including but not limited to, associated fees, easements, design standards, system looping, development code requirements, and state requirements. Prior to the recordation of a final map for any phase of the project, the developer shall provide the City with a utility plan for water and sanitary sewer that is in conformance with the City of Fernley's Municipal Code and Public Works Design Manual to the approval of the City Engineer, Public Works Director, and Administrator. Each phase must also be reviewed and approved by the Nevada Department of Environmental Protection prior to construction.

FINDING TM11:

Compliance with this Code and all other applicable regulations.

The developer shall comply with the design standards and regulations as set forth in the City of Fernley's Development Code and Public Works Design Manual unless in conflict with the local, state, or federal regulations, in which case the more stringent regulation will take precedence.

The developer shall comply with all engineering requirements within the City's Municipal Code Title 32, including but not limited to, compliance with Site Development Standards, Floodplain Management, Roadways, Undergrounding of Utilities, and Water and Wastewater Facilities to the approval of the Administrator, City Engineer, and Public Works Director prior to the recordation of any Final Map for the project.

ATTACHMENTS:

1. TSM 20003 Conditions of Approval
2. Vicinity Map
3. Tentative Subdivision Map Set
4. Proposed Floor Plans & Elevations