



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: November 10, 2021

REPORT TO:	Planning Commission
REPORT BY:	Nikil Manayathara, Assistant Planner
REVIEWED BY:	Tim Thompson, Planning Director

FINANCIAL IMPACT: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CURRENTLY BUDGETED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	FUND/ACCOUNT:
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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: Staff Report, Tentative Subdivision Map – TSM21003 (FOR POSSIBLE ACTION)
 Consideration and possible action on a Tentative Subdivision Map request from Altmann Builders to allow for the development of a 54-lot single family residential subdivision on a site approximately 11.14 acres in size in the SF6 (Single Family, 6,000 sq. ft. minimum lot size) zoning district, generally located at the intersections of Canal Drive, Green Valley Drive, and Jasper Way (APN: 021-191-09).

AGENDA ITEM BRIEF:
 The proposed development is a 54-lot single family residential subdivision, consisting entirely of 54 new lots for houses. The project site is generally located at the intersections of Canal Drive, Green Valley Drive, and Jasper Way (APN: 021-191-09). The development will be Phase 6 within the Green Valley Ranch subdivision.

RECOMMENDED MOTION:
 "I move to forward a recommendation of approval to the City Council for the Tentative Subdivision Map associated with TSM21003, 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 25 as listed in the staff report."

Business Impact (per NRS Chapter 237):

A Business Impact Statement is Attached.

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):** • TSM21003
- REQUESTED ACTION(S):** • Tentative Subdivision Map
- PROJECT DESCRIPTION:** • The proposed project consists of a 54-lot Single Family Residential subdivision in the SF6 (Single Family, 6,000 sq. ft. lot size) zoning district. 54 housing lots are proposed to be created, with the housing type for this project consisting entirely of single-family detached houses with shared lot lines. This subdivision project will be Phase 6 within the Green Valley Ranch project.
- PROPERTY OWNER(s):** • Stan Lucas
- APPLICANT:** • Fred Altmann – Altmann Builders
- LOCATION:** • Generally located the intersections of Canal Drive, Green Valley Drive, and Jasper Way (APN: 021-191-09)
- SITE SIZE:** • ±11.14 acres
- EXISTING ZONING:** • SF6
- EXISTING LAND USE:** • SFR (Single Family Residential)
- WARD INFORMATION:** • Ward 4 – Councilman Torres

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

<i>Nevada Statutes:</i>	<i>NRS 278A</i>
<i>Fernley Municipal Code:</i>	<i>Title 32</i>
<i>Policies & Procedure Manual:</i>	<i>N/A</i>
<i>Community Assessment:</i>	<i>N/A</i>
<i>City of Fernley Development Code:</i>	<i>Section 32.03.060 – Land Division Application</i>
	<i>Section 32.06.080 – Residential – Multiple Family</i>
	<i>Section 32.09.035 – Dedication of Water Rights</i>
	<i>Section 32.09.140 – Streets (Roadways)</i>
	<i>Section 32.09.150 – Utilities</i>
	<i>Section 32.12.010 – Adequate Public Facilities Required</i>
	<i>Section 32.13.030 – Improvements, Security & Inspection</i>

BACKGROUND

The project site for Green Valley Ranch Phase 6 was sold to Stan Lucas in July 2014 (Record #: 523200). The Green Valley Ranch subdivisions currently consist of 5 phases of Single-Family housing lots, generally located within a triangular section of land just north of the TCID Canal, southwest of the intersection of Ricci Lane and Scott Drive. The first subdivision phase, Green Valley Estates Phase 1A was recorded with Lyon County on the 2nd of March 1981 (Record #58910). All of the existing housing lots within the various Green Valley projects are zoned SF6 (Single family, 6,000 sq. ft. minimum lot size), with a Land use designation of SFR (Single Family Residential).

The 11.14-acre project site consists of a single parcel (APN: 021-191-09), surrounded by the existing phases of Green Valley, and zoned SF6 with a Single-Family Residential Land use designation. The Truckee Carson Irrigation District Canal is situated directly below the project site, and the Green Valley Dog Park is located approximately 0.15 miles from the project site to the Northwest.

ANALYSIS

The applicant is seeking approval for a Tentative Subdivision Map request to allow for the development of a 54-lot residential subdivision. The applicant is additionally proposing the construction and development of a detention basin to collect drainage and surface runoff. The housing type proposed for this project is single-family detached housing, with shared lot lines. The general location for this project is at the intersections of Canal Drive, Green Valley Drive, and Jasper Way.

The City of Fernley Comprehensive Master Plan was updated in 2018, and the area containing the Green Valley Subdivision sites were placed within the SFR (Single Family Residential) Land Use Designation. The SFR land use district identifies four (4) compatible zoning districts: SF6 (Single Family, 6,000 sq. ft. minimum lot size), SF9 (Single Family, 9,000 sq. ft. minimum lot size), SF12 (Single Family, 12,000 sq. ft. minimum lot size), and SF20 (Single Family, 20,000 sq. ft. minimum lot size). The Green Valley phase 6 project will have a minimum lot size of exactly 6,000 sq. feet, and an average housing lot size of 6,733 square feet. This indicates that from a land use and zoning standpoint, the project complies with the goals and aims identified within the city's 2018 Comprehensive Master Plan Update.

Access into and within the parcel will be served by Canal Drive, Jasper Way, and Green Valley Drive. The developer additionally plans to construct a new section of roadway on the Western side of the project site, identified within the plans as "Turquoise Way". This road will then provide access to the adjacent parcel to the west (APN: 021-191-08), which will likely be utilized in future development. These four roadways are currently incomplete, but it is expected that once the new sections are completed for this project, they will be offered for dedication to the city.

The preliminary development plans for Green Valley Drive and Canal Drive include a 60-foot-wide Right-of-way, which includes a 44-foot-wide roadway, and a minimum 4-foot-wide sidewalk on either side. Jasper Way and Turquoise Way are proposed to include a 50-foot-wide Right-of-way extension, with a 37-foot-wide roadway, and a minimum 2.5-foot-wide sidewalk on either side. All roadways will be paved with a minimum 3-inches of Asphalt-Concrete, and curb & gutter sidewalks are planned for all roadways within the development. These plans meet the minimum requirements for SF6 zoning districts, and they shall be constructed according to the rules and guidelines laid out by the City of Fernley Department of Public Works.

According to the trip generation letter submitted as a part of this application, the proposed Green Valley Ranch Phase 6 development will result in generation of 510 average daily trips with 40 AM peak hour trips and 54 PM peak hour trips. Given that the total number of peak hour trips is below the threshold to complete a full traffic study (Generally >100 peak hour trips), the development is not expected to have an overly significant traffic impact on the surrounding area.

To ensure that the project site is able to regulate drainage and surface runoff, the developer has submitted a drainage study with the application. The developer is proposing to construct a detention pond on the Northern side of the property, where flows will be passed on to via a series of catch basins and storm drains. The projects site is divided into a series of 6 sub-basins, which will redirect runoff into different direction depending on the position and topography of the respective sub-basin. In this development, runoff collected from sub-basins 1 & 2 will be collected via the storm drains along Canal Drive and will flow along Canal Drive to tie into the existing storm drain, further east. Sub-basins 3, 4, 5, and 6 will direct runoff flows from south to north, along Jasper Way and Green Valley Drive respectively. This runoff will be collected via catch basins on the northern side of the parcel and deposited into the retention pond through an additional storm drainage system. The runoff collected within the detention pond will be released into the soil at an approximate rate of 13.95 inches per hour.

A sanitary sewer report was provided by the applicant to ensure that the proposed subdivision conformed with the requirements set in Single-Family zoning districts. The applicant is proposing to construct new underground 8" sewer mains running along the newly built sections of Canal Drive, Jasper Way, and Green Valley Drive. The sewer main running down these streets will serve each of the 54 lots within this development. The developer additionally plans to construct a new sewer main underneath the undeveloped Turquoise Way, serving 2 lots within the development. The new sewer mains will connect to the existing infrastructure at the northern end of Jasper Way, the northern end of Green Valley Drive, and the eastern end of Canal Drive respectively.

All of the proposed sewer lines are proposed to be gravity lines and will have a minimum slope of 1%. The 54-lot subdivision is expected to produce an additional 55,890 Gallons Per Day (GPD) of sewage flow, according to the guidelines and calculations outlined within the *City of Fernley Department of Public Works Design Standards and Review Guidelines*. To better understand the impact that this additional sewage production would have on the City's existing infrastructure, the developer filed an application for Preliminary Water & Sewer modelling with the City of Fernley's Engineering Department. The results of the Water & Sewer Modelling will be taken into account, and changes to the proposed infrastructure will be made if necessary.

The Green Valley Ranch subdivision submission additionally included a preliminary landscape plan. According to the plan, all of the planting and irrigation shall be installed per local governing codes. At a minimum, each individual housing lot will include one (1) 6-foot-tall deciduous tree on the front yard, and 6 shrubs for every tree. Corner lots will contain an additional one (1) 6-foot-tall deciduous tree within the side yard, for every 30 feet of street frontage present on the lot. A minimum of two varying types of mulch will be used for each front yard, consisting of either decomposed granite, 4' minus river rock, or 1-1/2" ox rock. All landscaping will be automatically irrigated, and back yards will be privately landscaped by each individual homeowner.

FINDINGS

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 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. The map must be reviewed and approved by the Nevada Department of Environmental protection prior to construction.

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.

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.

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, Silverland Middle School, and Fernley High School. 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.

Transportation

Access to the project site is provided from Green Valley Drive via Ricci Lane, Canal Drive via Ricci and/or Slate Lane, and Jasper Way via Ricci Lane. Although a section of Turquoise Way will be constructed, it will

not provide direct access to any other roadway, and therefore cannot be used for entering and exiting the project site.

Parks

The project area is located approximately 0.15 miles Southwest of the Green Valley Dog Park, and approximately 1.4 miles west of Ponderosa Park. Additionally, the Fernley BMX Park is located roughly 2.6 miles west of the project site, via Cottonwood Lane.

TM5: Consistency with the zoning district regulations.

The current zoning is SF6 (Single Family w/ 6,000 sq. ft minimum lot size) this zoning allows for a maximum of 7.26 dwelling units per acre (DU/AC). The proposed subdivision map is being developed with an average density of 6.48 DU/AC and is therefore in conformance with the City of Fernley's zoning district regulations. All lots are a minimum of 6,000 square feet and shall be development in accordance with the development code.

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.

TM7: Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

The developer shall construct any roadway improvements necessary to serve the project to the approval of the administrator, city engineer, and public works director. Access into and within the parcel will be served by Canal Drive, Jasper Way, and Green Valley Drive. The developer additionally plans to construct a new section of roadway on the Western side of the project site, identified within the plans as "Turquoise Way". This road will then provide access to the adjacent parcel to the west (APN: 021-191-08), which will likely be utilized in future development. These four roadways are currently incomplete, but it is expected that once the new sections are completed for this project, they will be offered for dedication to the city.

TM8: Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties.

The project site is surrounded by existing residential development to the north and east. Directly south lies the TCID Canal, and directly West lies the vacant parcel identified for future development. The project site is relatively flat and is located within the Flood Zone X as depicted in the Flood Insurance Rate Map (FIRM) map number 32019C0105E. This means that the project site is located within an area of minimal flood hazard/risk, as defined by FEMA (Federal Emergency Management Agency).

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.

TM9: Recommendations and comments of review bodies.

The application was distributed to the City's Public Works Department, City Engineer, and several 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.

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 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. The project must also be reviewed and approved by the Nevada Department of Environmental Protection prior to construction.

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. Conditions of Approval
2. Vicinity Map
3. Tentative Map
4. Preliminary Landscaping Plan