

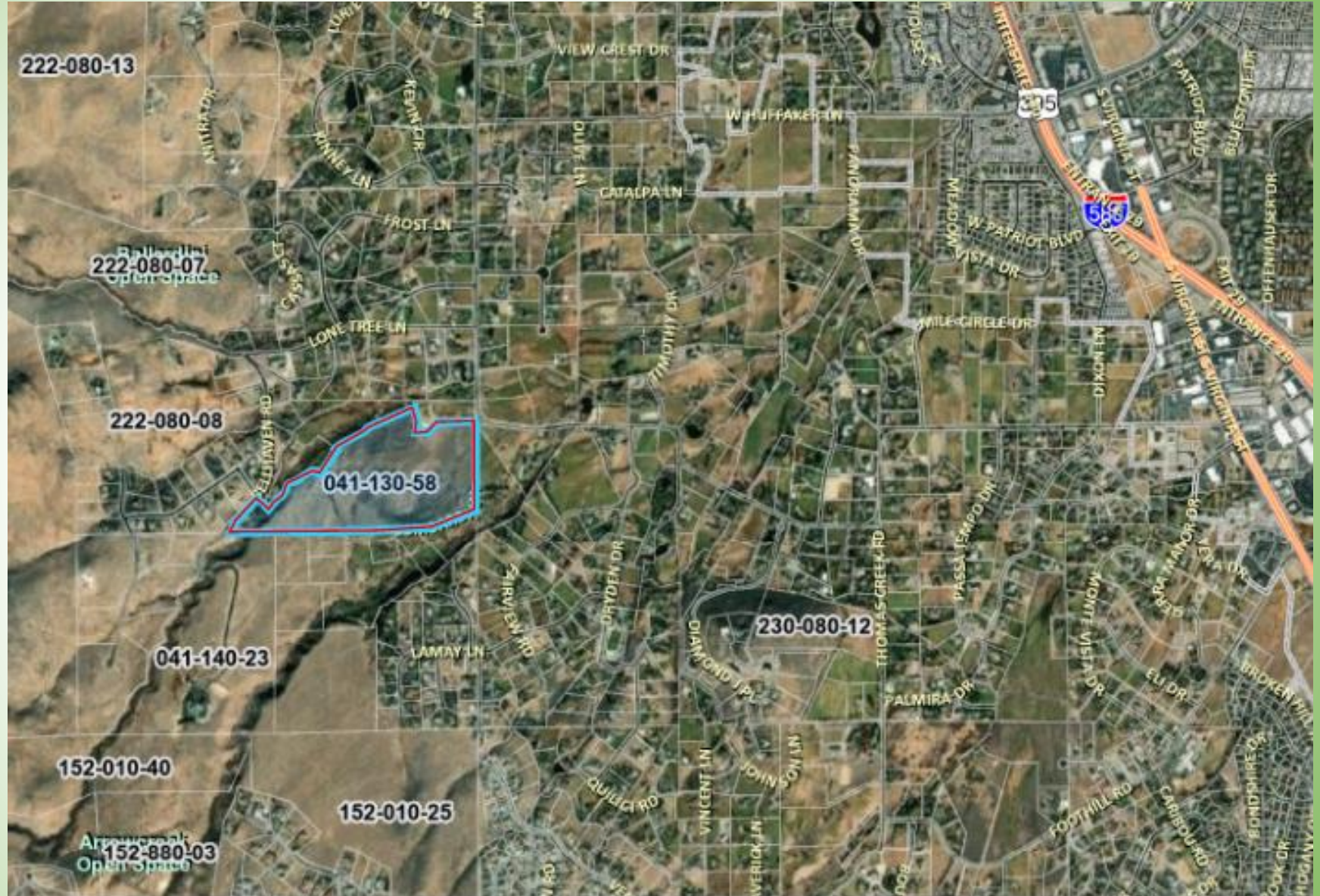
8900 Lakeside Drive
Custom Lot Subdivision
Tentative Subdivision Map Application

Neighborhood Meeting
March 9, 2022

Property Location

72.8 acre parcel at SW corner of Lakeside Dr. and Holcomb Ranch Rd.

APN 041-130-58



Property Location

Bisected by Steamboat
Ditch

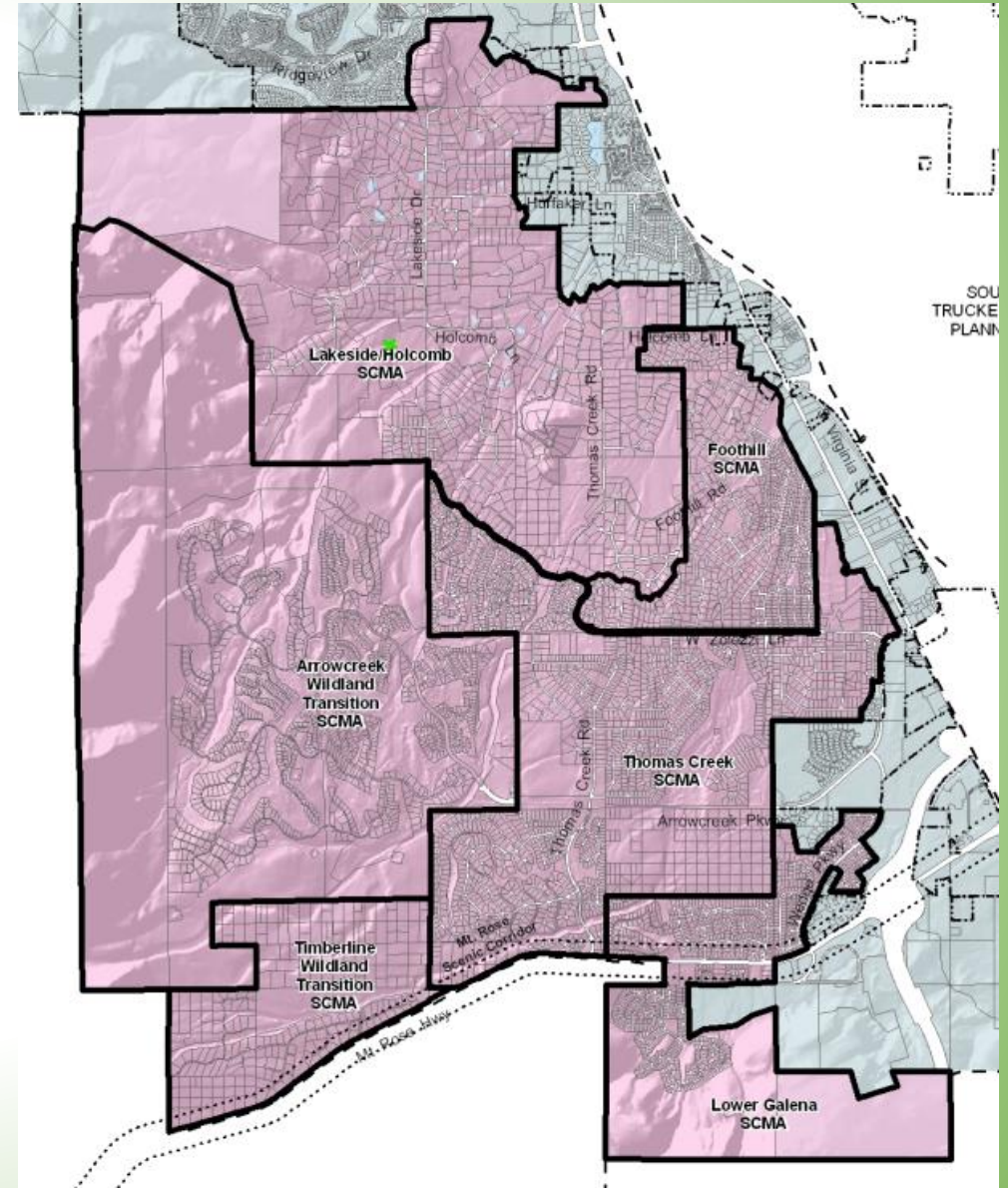
Dry Creek runs along
the northern boundary



South Truckee Meadows Area Plan – Character Management Area

SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:

- a. **General Rural (GR – One unit per 40 acres).**
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. **Medium Density Rural (MDR – One unit per 5 acres).**
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. Low Density Suburban (LDS – One unit per 1 acre).
- h. **High Density Rural (HDR – One unit per 2.5 acres).**



SOUTHWEST

CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREIN ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Scale in Feet

**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
(775) 328-3600

SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: January 5, 2010
BCC ADOPTION DATE: February 9, 2010
RPC ADOPTION DATE: March 10, 2010

Reno, Nevada 89520

Property Master Plan

Property is Master Planned
Rural Residential within the SWTMAP
(very light green color)

light orange is Suburban Residential



Property Zoning

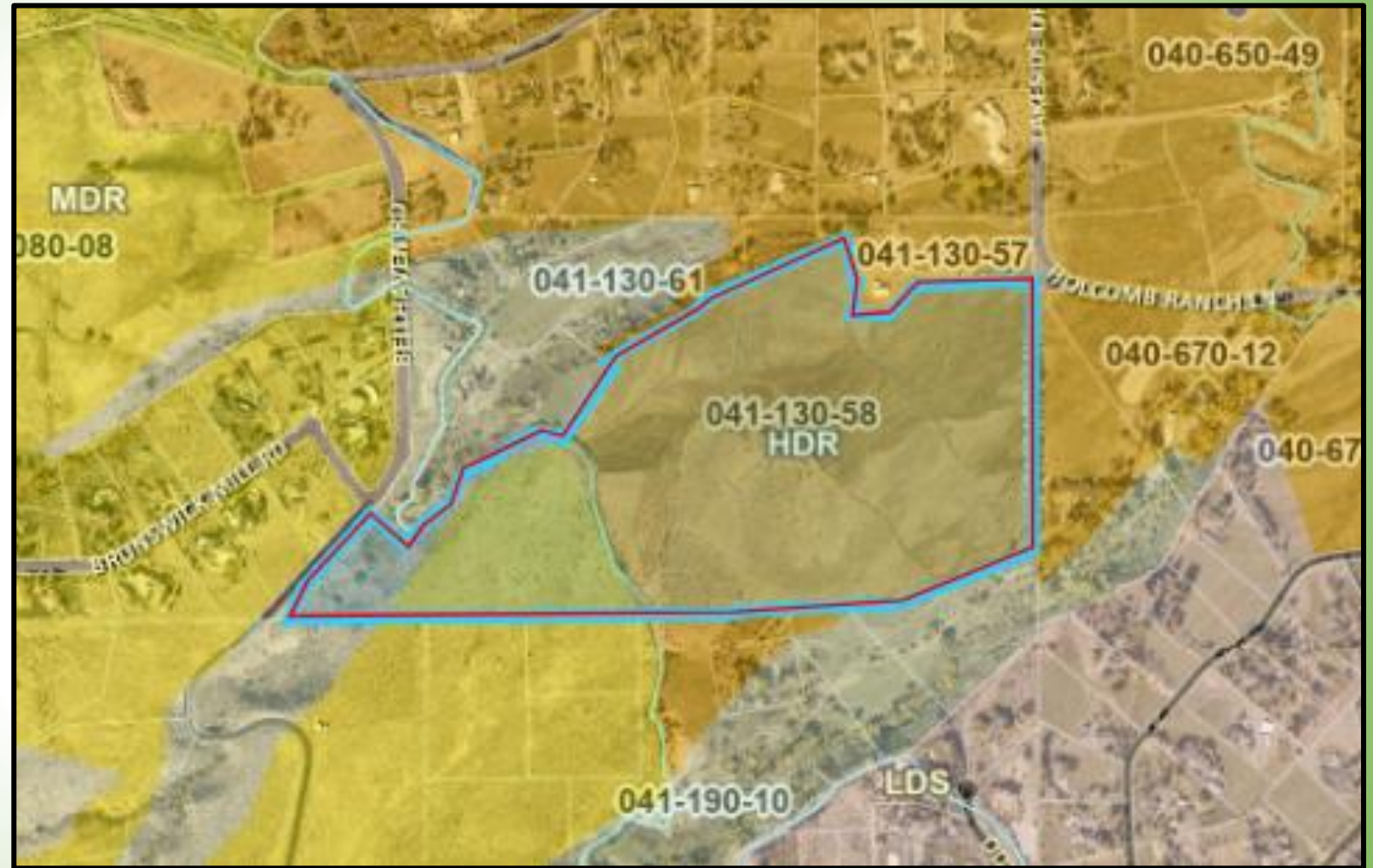
Property is zoned:

HDR on 56.78 AC (1 DU/2.5 AC)

MDR on 11.65 AC (1 DU/5 AC)

GR on 4.37 AC (1/40 AC)

Using the split zoned density calculations of Washoe County, the property is allowed to have 25 lots on the 72.8 acres.

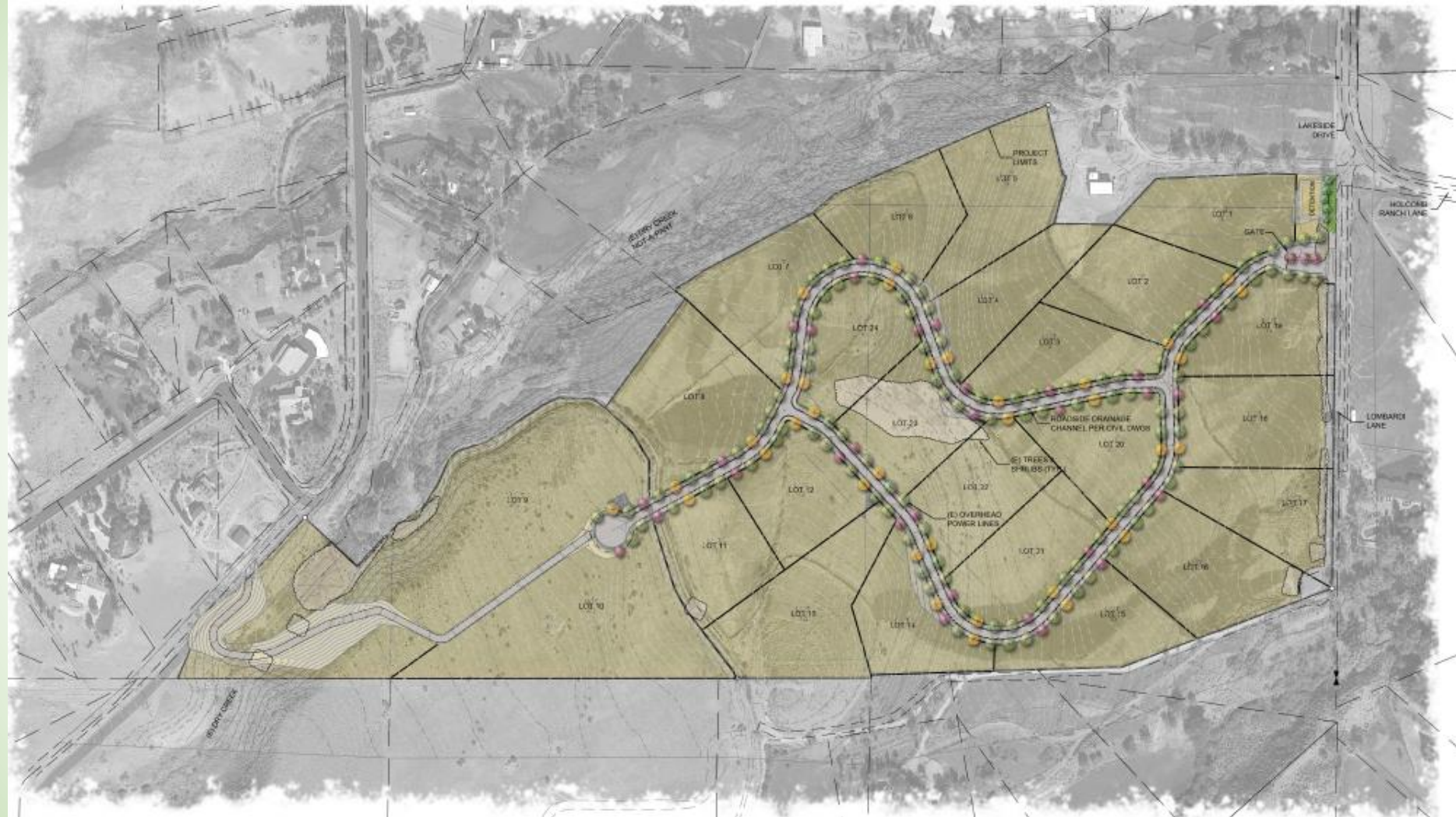


Site Plan

Project is a proposed Gated custom lot Subdivision.

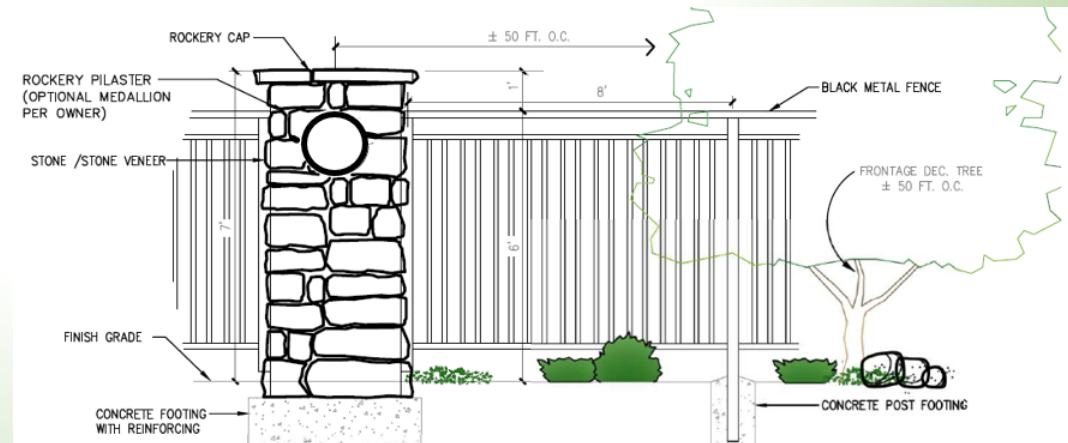
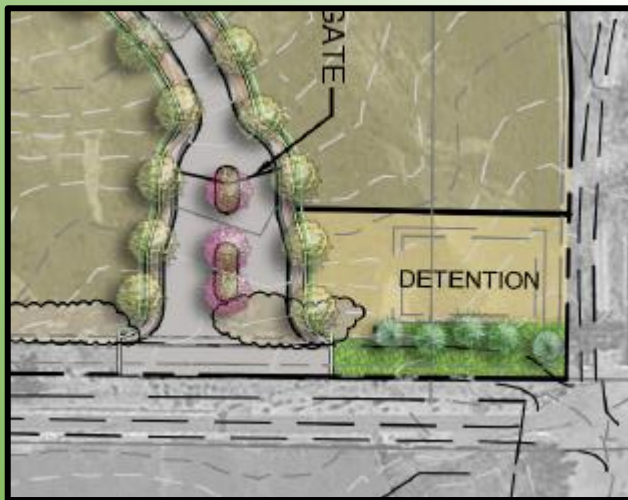
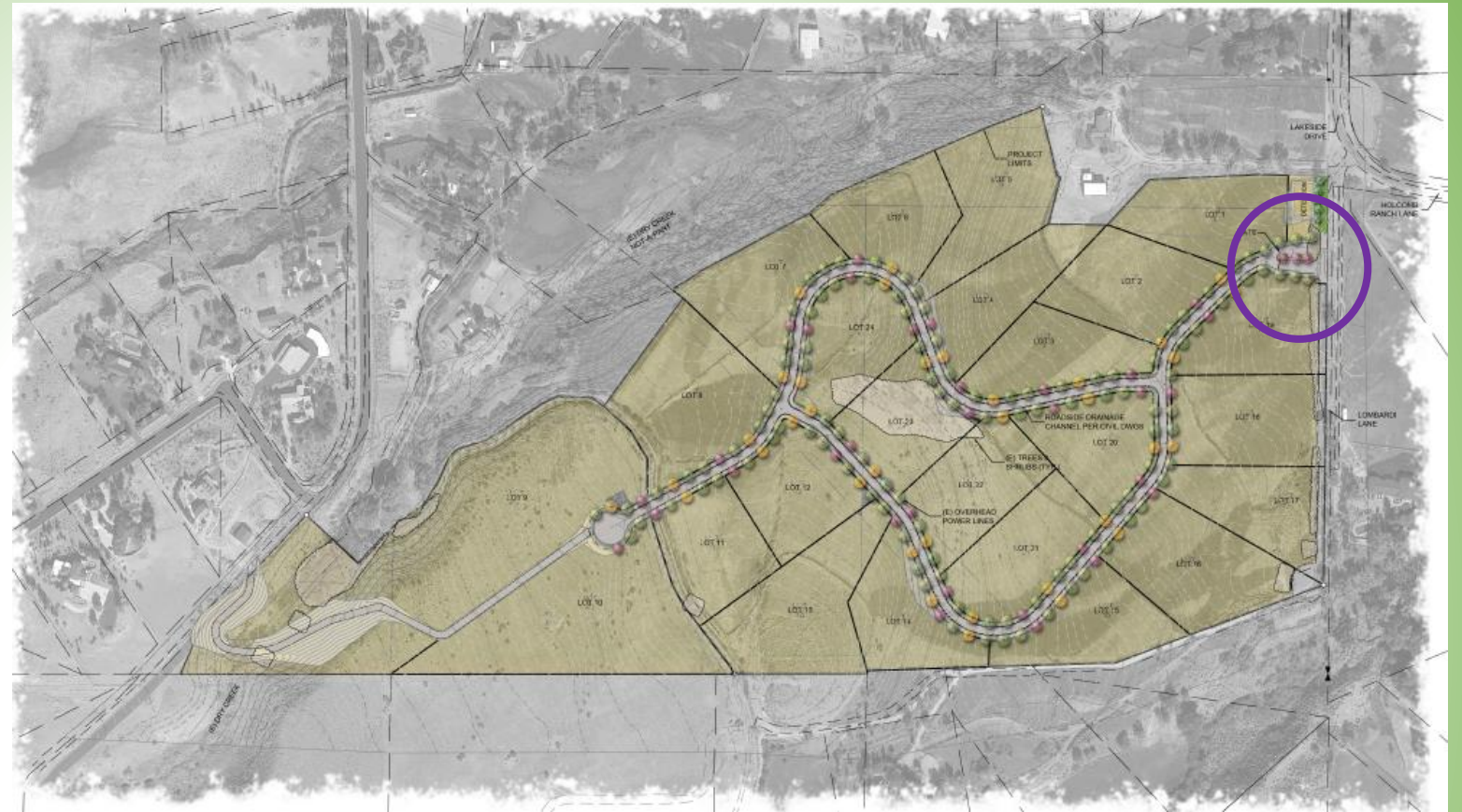
The development of each home/lot will occur in a similar manner to how the existing vacant lots are developed in the area— Custom homes designed per the desires of the future resident.

CC&R's will help to generally guide the acceptable design. Intended to provide relative freedom of design that will provide a complementary appearance but not identical.



Fencing and Gated Entry

Fencing with Stone Columns and open metal sections between is proposed at entry approximately 250 feet south of Lakeside/Holcomb intersection



Traffic

The estimated average daily trips (ADT) from the project is estimated to be: 227 ADT.

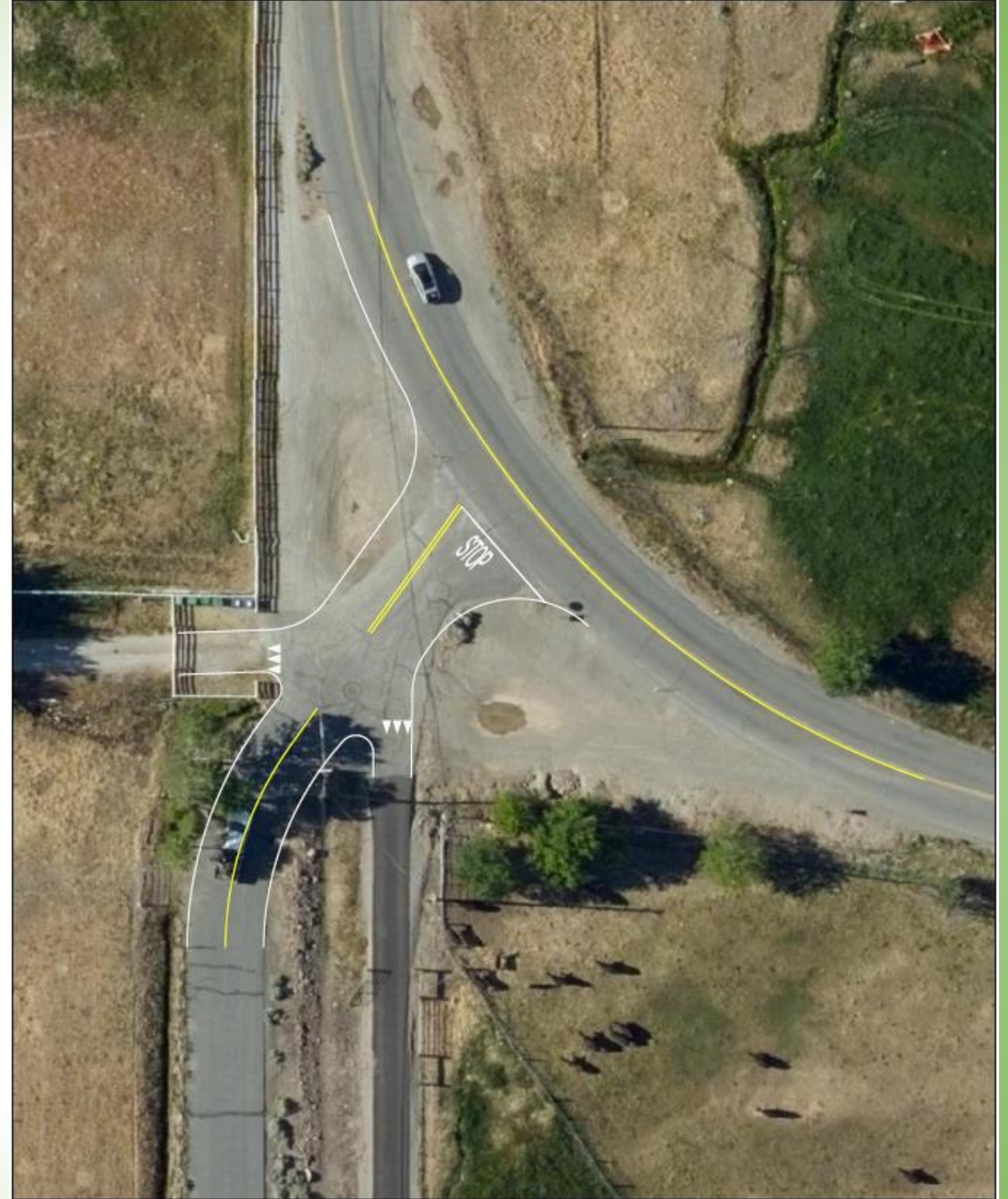
AM Peak Hour Trips are estimated to be 18

PM Peak Hour Trips are estimated to be 24

Calculations per ITE's TripGen web-based application

The level of traffic does not meet the threshold of necessitating a traffic report, per Washoe County Development Code

Lakeside/Holcomb Intersection



Development Statistics

Total Project Area:	72.8+/- AC
Maximum Dwelling Units Allowed:	25 Residential Lots
Total Custom Lots Proposed:	24 Residential Lots

Areas of Use

Residential Lot Area:	66.74+/- AC
Total Common Area (Private Roads and Detention):	6.06+/- AC

Lot Sizes

Minimum Lot Size:	2.01+/- AC
Maximum Lot Size:	10.79+/- AC
Average Lot Size:	2.78+/- AC

Setbacks (Following HDR & MDR Standards)

Front Yard	30 feet
Side Yard	15 feet
Rear Yard	30 feet

The applicant believes that this project:

- Conforms with the existing master plan and zoning designations;
- Presents lot sizes and a development pattern that is similar in size, style and ultimate design to other lots in the area;
- Project streets will be privately maintained and will not present a burden to Washoe County.
- Presents a high-quality custom home development with lot sizes that are expected in this part of Southwest Reno

Closing

We would like to have hear comments and questions and will be available after the meeting to have continued conversation.

Questions