

# MORTENSEN RANCH

TENTATIVE MAP AND SPECIAL USE PERMIT

PLANNING COMMISSION  
DECEMBER 18, 2019



# PROJECT REQUEST

Tentative Map for 676 single family homes

Special Use Permit for Cuts/Fills

Hillside Development

Disturbance of Major Drainageways



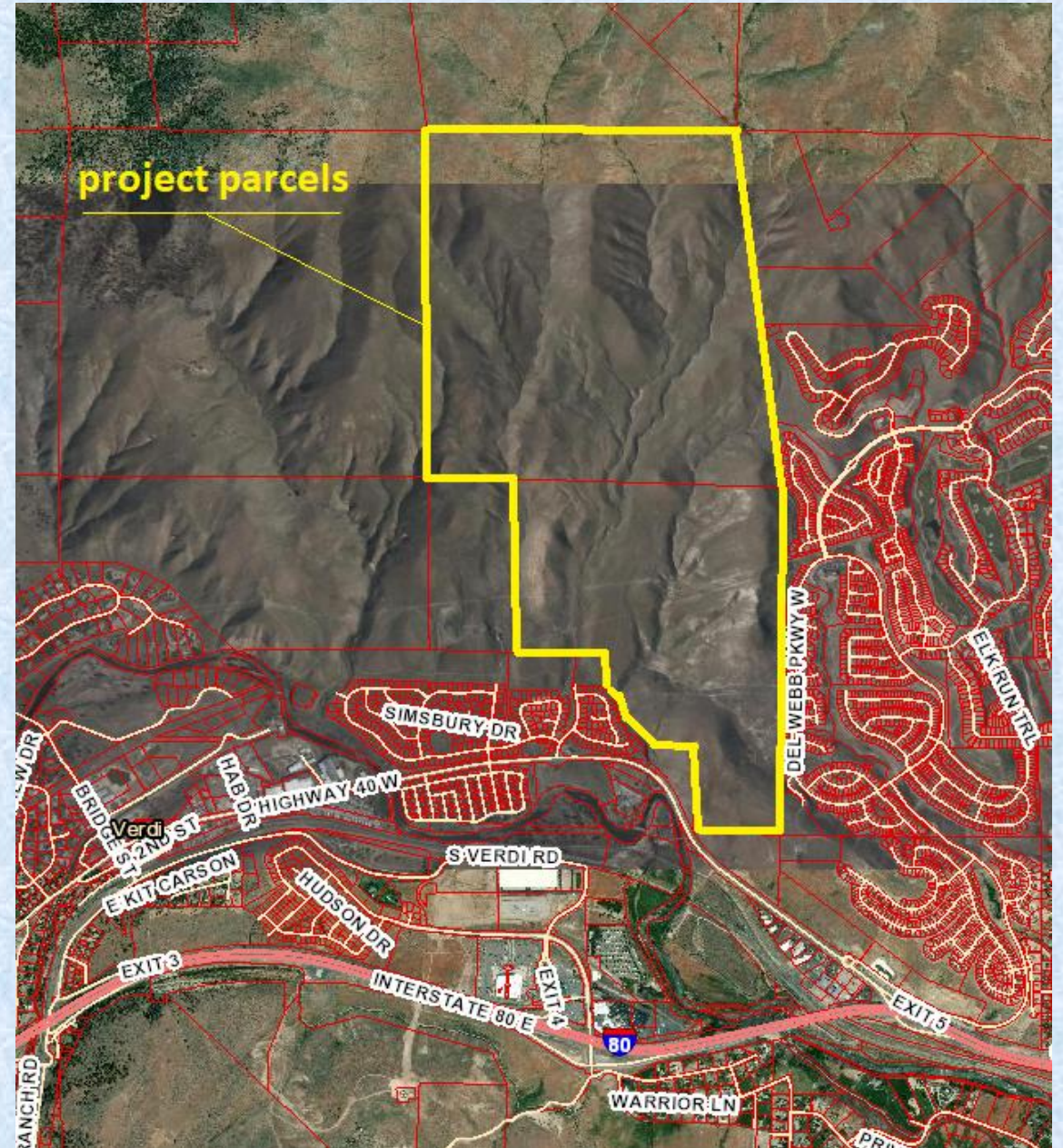
# PROJECT SITE

Mortensen Ranch

955+ acres

North of West Meadows Estates and west of  
Somerset

Accessed from Highway 40 through West  
Meadows on both Edinburgh Drive and  
Waterville Drive





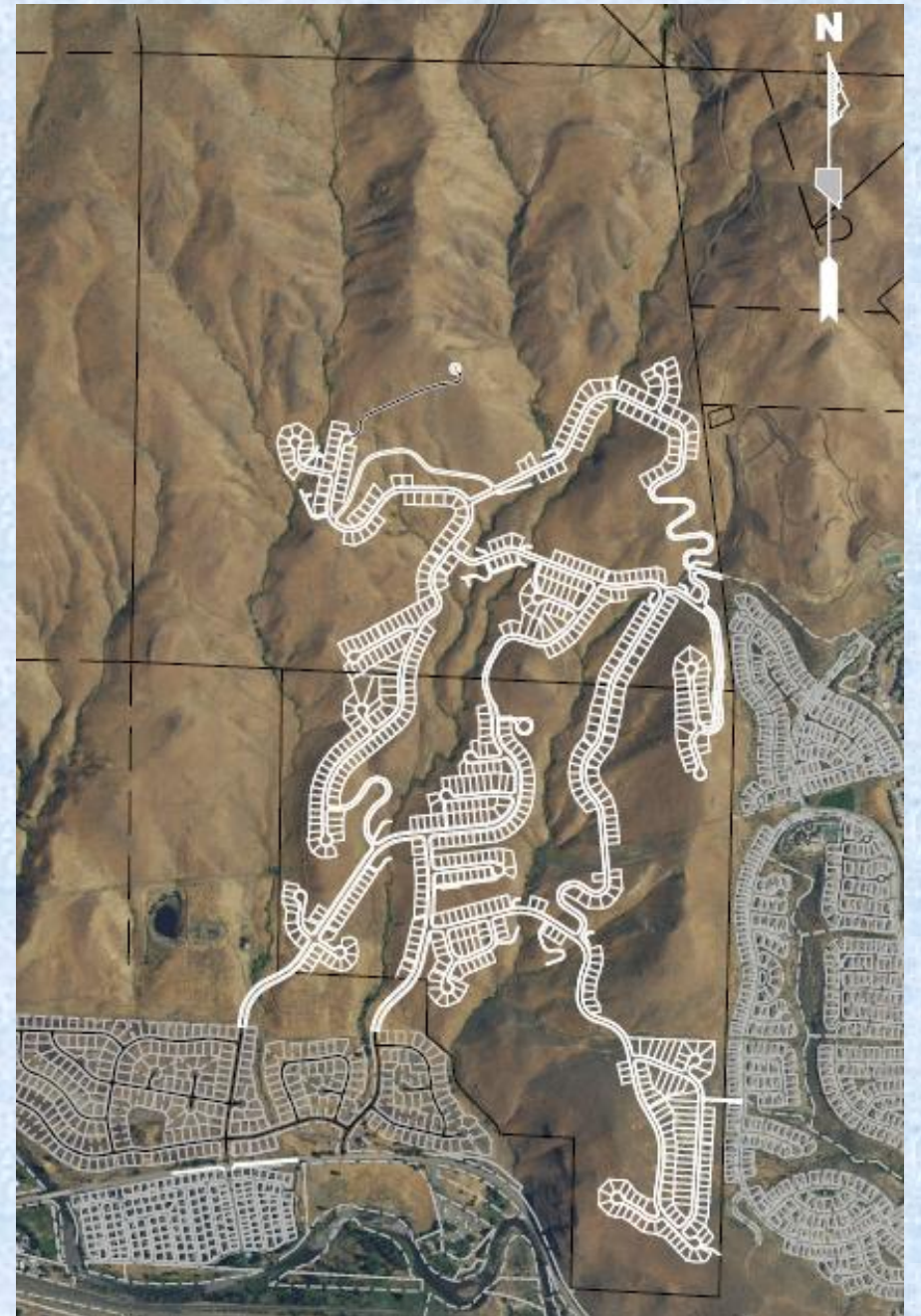
# THE PLAN

The project proposes to provide:

676 high quality homes on lots of varying sizes.

700 acres of open space with connecting trails

3-acre public park





# THE PLAN

Gross density:  
0.71 units per acre





# ZONING

The zoning/development potential of the site is governed by the Mortensen-Garson Overlay District (MGOD) adopted in 2004 and later incorporated in city zoning code, which establishes the maximum density.

- this District establishes the development potential for the property.

- this project conforms to the MGOD plan for number of units and layout.

- the goal of the MGOD plan is to encourage development on appropriate areas and discourage development on more sensitive areas.

- overall design (lot sizes, lot locations, road widths, road locations, etc) has been developed with the MGOD goals in mind.

# ALLOWED UNITS

## Mortensen-Garson Overlay District.

TABLE 18.08.48 RESIDENTIAL DEVELOPMENT POTENTIAL BY PLANNING AREA

Planning Area	Residential Land Use Designation	Dwelling Units
<b>Planning Area 1</b>	Single-family (SF6)	676 units
<b>Planning Area 2</b>	Single-family (LLR1)	13 units
	Single-family (SF6)	270 units
	Multifamily (MF14)	242 units
<b>Planning Area 3</b>	Single-family (LLR1)	14 units
	Single-family (SF15)	76 units
	Single-family (SF9)	943 units
	Single-family (SF6)	594 units

# DEVELOPABLE AREA

Determination of developable area is established by the MGOD.

**Mortensen-Garson Overlay District.**

**(5) C. 1. Site analysis. A site analysis, prepared by a qualified engineer, planner, landscape architect or architect shall be submitted. This analysis shall provide the basis for assessing the opportunities and constraints of the site for development**



# RIDGELINES

MGOD plan provides design standards for protecting significant ridgelines. The project area contains two areas defined as significant ridgelines.

These areas are subject to design standards and the project complies.

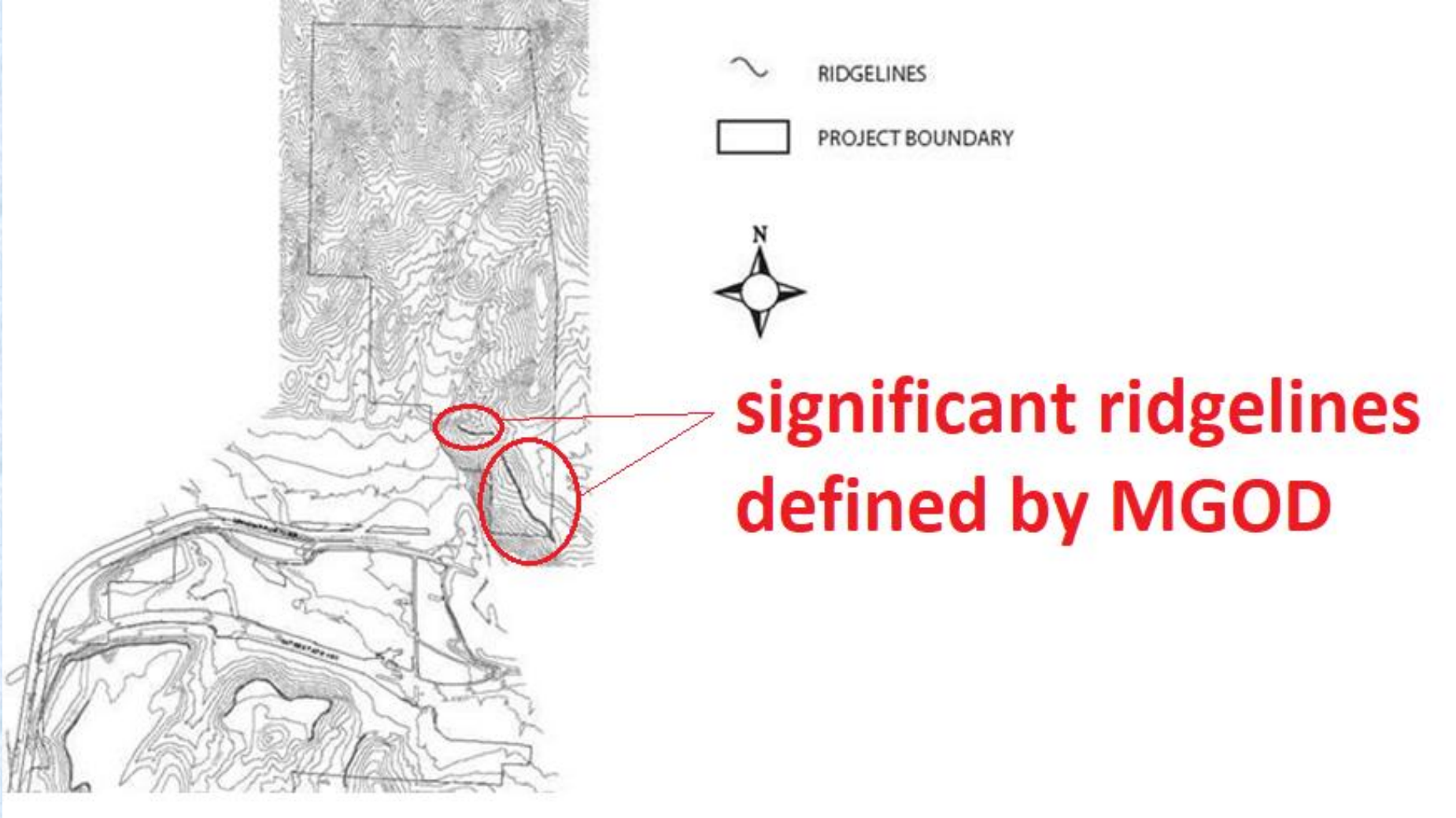
## **Mortensen-Garson Overlay District.**

**(7) Ridgelines. Figure 18.08-47 defines the significant ridgelines that are found within the MGOD. Development immediately adjacent to these ridgelines shall provide the following treatments **to minimize visual impact to I-80:****

- a. Minimum structure setback of 45 feet from the ridgeline; or**
- b. Single story building height limitation and landscape treatments consisting of the use of existing or additional evergreen trees and shrubs for screening of structures. Landscaping shall consist of plant material that is either identical or similar to existing plant material; or**
- c. Structures stepped into the hillside and landscape treatments consisting of the use of existing or additional evergreen trees and shrubs for screening of structures. Landscaping shall consist of plant material that is either identical or similar to existing plant material.**

# CITY DEFINED SIGNIFICANT RIDGELINES

Mortensen-Garson Overlay District. Figure 18.08-47: Ridgelines





# EDGE MATCHING

Standard planning practice is to provide edge matching of lot sizes or an open space buffer.

This is a common design element and is included in other parts of the MGOD plan.

This project provides both edge matching and an open space buffer.

## **Mortensen-Garson Overlay District.**

**(8) Edge matching. New development adjacent to the existing developments of Blue Heron, Verdi Bluffs and Canyon Ranch Estates subdivisions shall provide an edge density and lot size for **edge lots equal to** or less dense than the above-referenced subdivisions, **or shall provide an open space buffer** equal to at least one lot depth of the above-referenced subdivisions. This standard in no event requires an edge lot size of buffer in excess of one acre in size.**

# GRADING

The project requires an SUP for cuts/fills and for disturbance of a major drainageway.

This is standard practice for development in northwest Reno.

The proposed cuts/fills are more moderate than those used in most Somerset neighborhoods.

Project is not seeking to channelize or eliminate any drainageways. Grading in these areas to only to allow for road crossings.

Project engineer is available if there are specific questions.



# PHASING

The project proposes 16 phases.

Small phases allow for flexibility in timing of construction. In practice, some of these phases may be pursued simultaneously.

A phasing exhibit is available if there are specific questions.

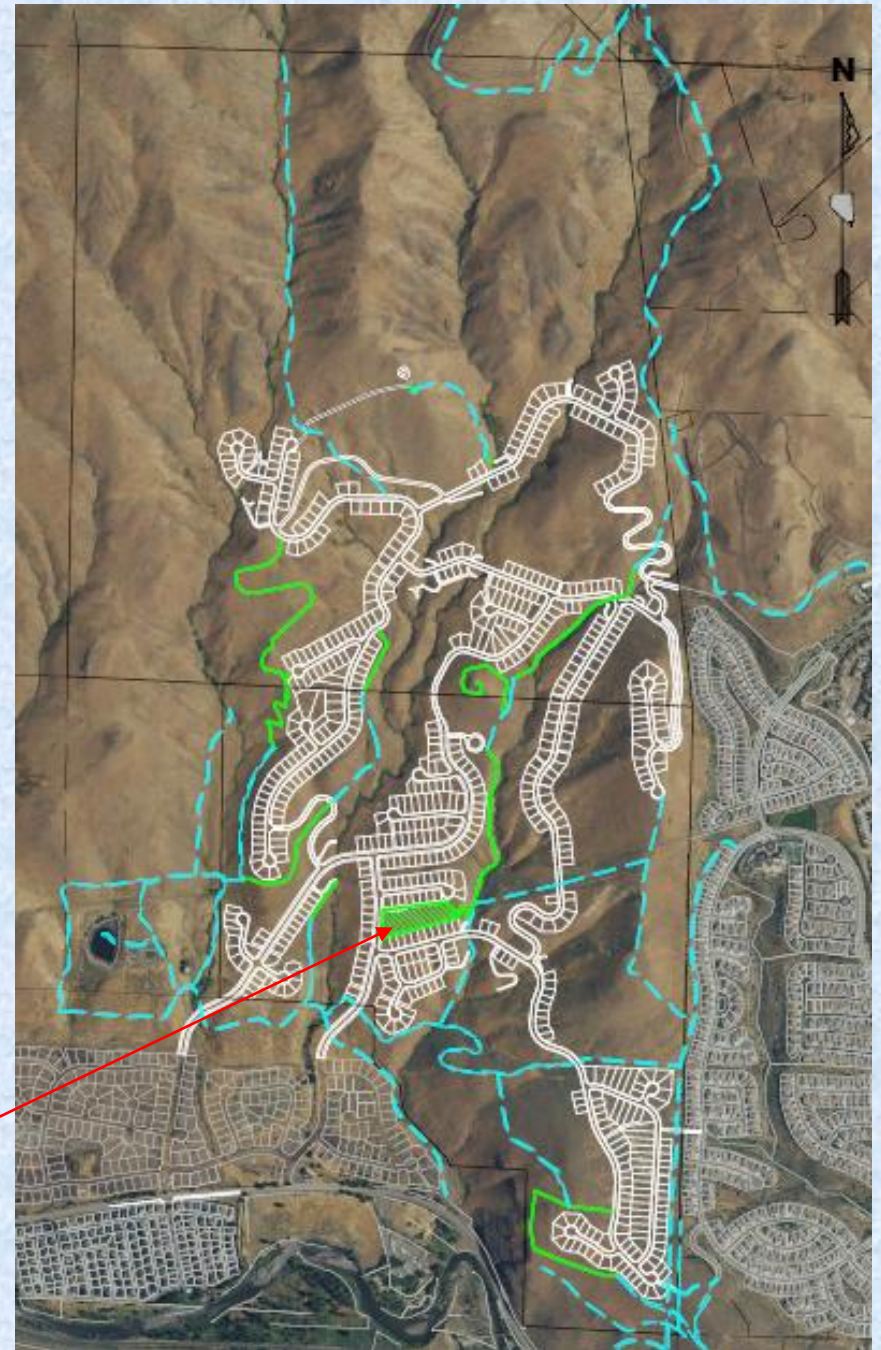
# OPEN SPACE, TRAILS, AND PARK

The project includes trails and a 3-acre public park.

The project includes in excess of 700 acres of Open Space.

Project perimeter contains minimum 30' OS buffer. Adjacent to Sierra Canyon, minimum of 60'.

3-ac park and trailhead

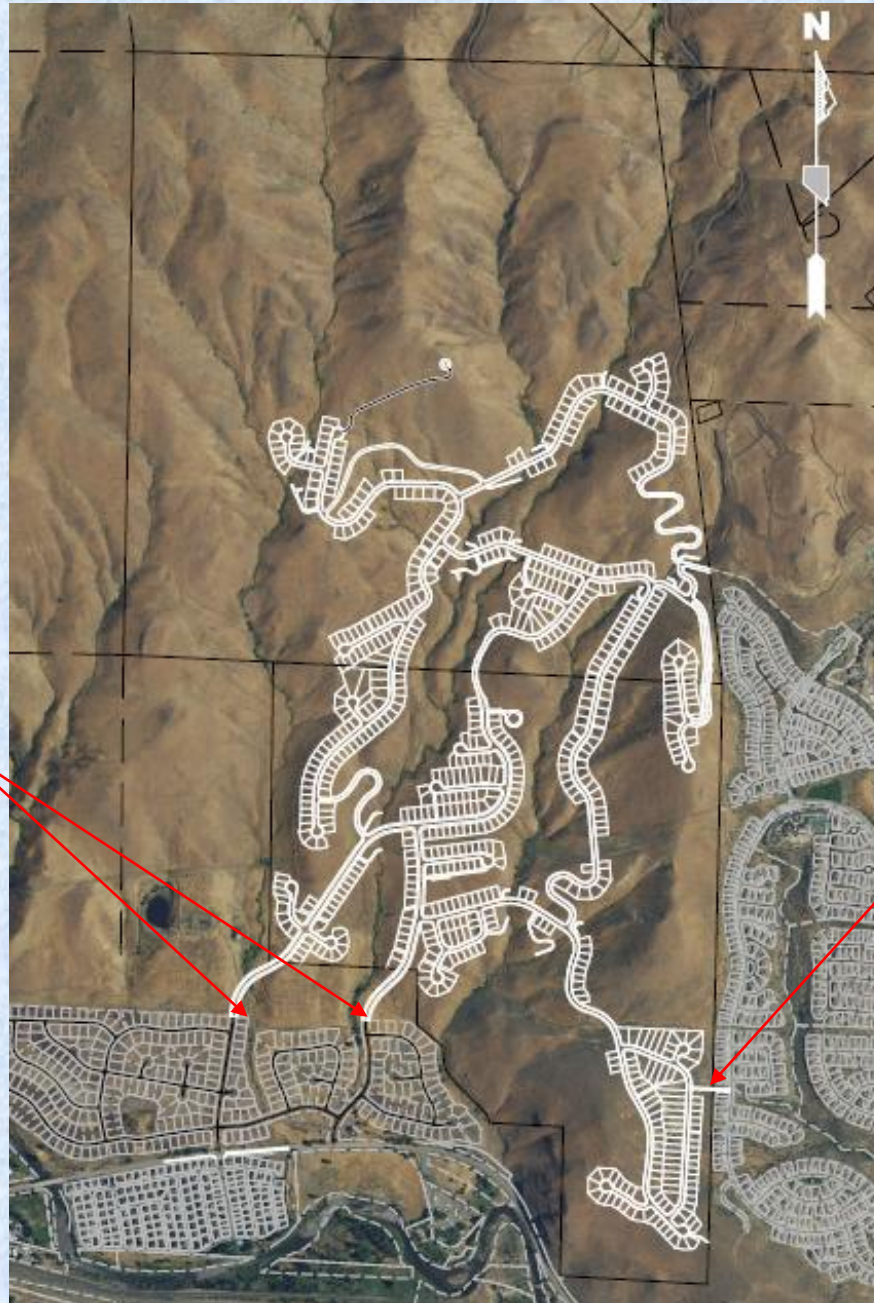




# SITE ACCESS

The project has dual accesses to Highway 40 and one emergency access point that connects to Somerset.

Access points through West Meadows on Waterville Dr and Edinburgh Dr



Emergency-only access road

# RESIDENTIAL DESIGN

## ALTMANN BUILDERS

Altmann's legacy are residential designs that thoughtfully respond to the natural environment and landscape.

Altmann's goals blend sustainable design concepts with modern contemporary lifestyles.





# PUBLIC REVIEW PROCESS

The project has received thorough public review, including:

September 10, 2019: NAB presentation.

September 16, 2019: CAB presentation.

Multiple meetings with Sierra Canyon HOA.

Oct 17, 2019: meeting with neighbor group and Neoma Jardon.

Dec 16, 2019: meeting with neighbor group and Neoma Jardon.

Dec 18, 2019: Planning Commission Hearing.

# CONDITIONS OF APPROVAL

The applicant agrees with the intent and goals of the conditions of approval but requests a revision to Condition 8, based on the project already exceeding the design standards of the MGOD plan.

***Existing Condition 8:*** Lots 532-557 shall be removed and the density may be transferred to other locations within Planning Area 1. The density may only be transferred to areas that are not located within 400 feet from the adjacent eastern property boundary.

***Proposed Condition 8:*** Lots 532-540 and lots 556-557 shall be removed and the density may be transferred to other locations within Planning Area 1. The density may only be transferred to areas that are located in accordance to the mutually agreed upon Restoration and Maintenance Agreement document filed August 13, 2019 as Document number 4939605 in the office of the Washoe County Recorder. The balance of the lots on Court M and Court N shall be located on the west side of the streets.



# REVISED CONDITION 8 EXHIBIT

Lots in grey to be  
relocated with  
revised Condition 8

