

# APPEAL HEARING: LDC19-00073 (STONEGATE PHASE 1A)

Community Development Department  
Reno City Council - December 11, 2019

# Planning Commission Decision



## **Approved (5-1 Vote):**

- Tentative map for 671 unit single family subdivision; and
- Special Use Permit for small lot development

## **Not Approved (3-3 Vote):**

- Variance to eliminate landscaped parkways on local residential streets



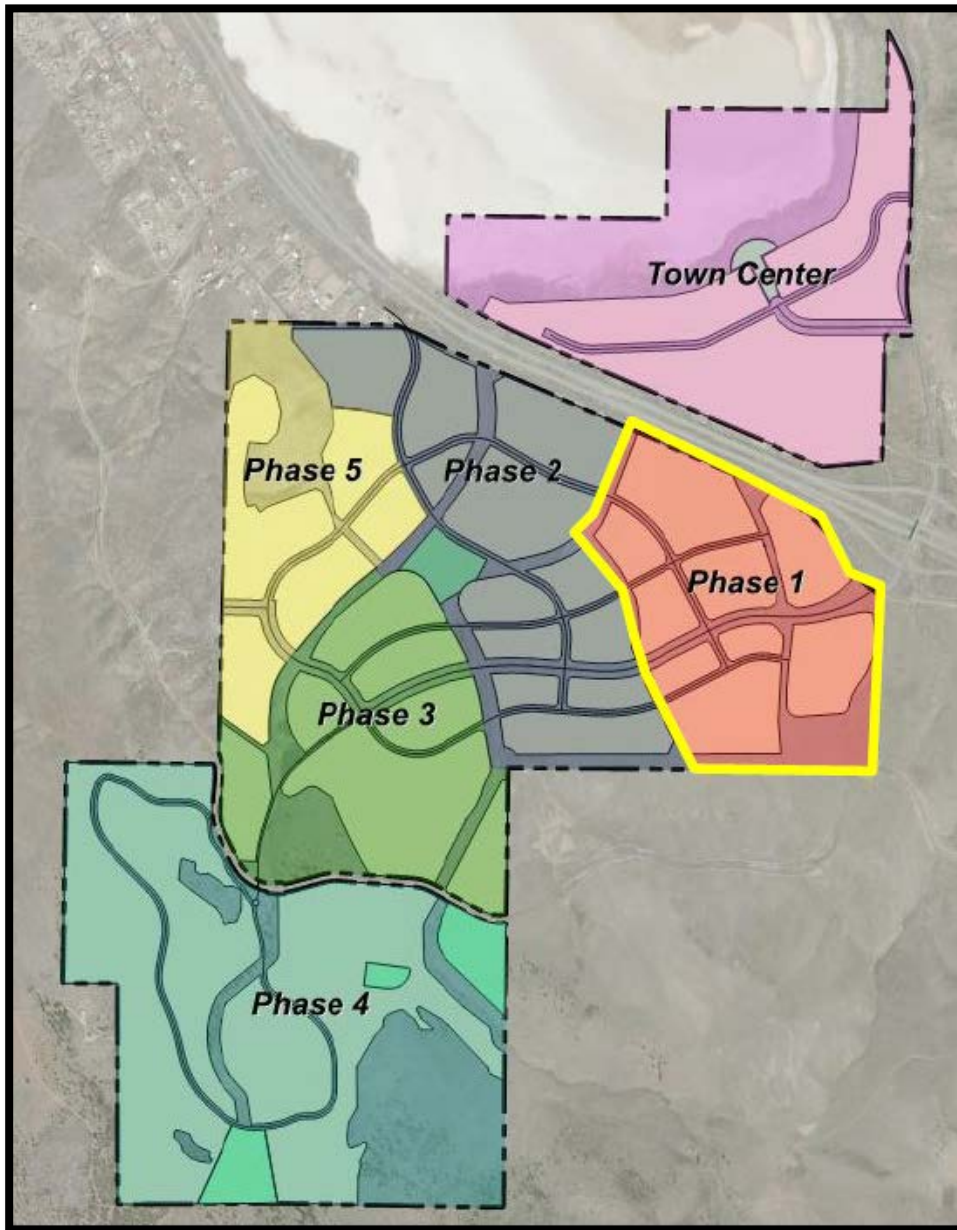
## Three appeals were filed:

- 1) Councilmember Brekhus appealed the Tentative Map and SUP approval based on Police and Fire Department staffing levels (Tentative Map finding D).
- 2) Michael DeMartini appealed the Tentative Map and SUP approval based on water, wastewater and flood protection concerns.
- 3) Heinz Ranch Land Company, LLC (applicant) appealed the Variance non-approval based on consistency with the findings.

## **Staff recommends the following appeal hearing process:**

- 1) City Staff: Overview of decisions and appeals. (10 Minutes)
- 2) Councilmember Brekhus: Appeal presentation (Tentative Map & SUP). (10 Minutes)
- 3) Michael DeMartini: Appeal presentation (Tentative Map & SUP). (10 Minutes)
- 4) Applicant response to Brekhus and DeMartini appeals (Tentative Map & SUP). (20 Minutes)
- 5) Applicant: Appeal presentation (Variance). (10 Minutes)

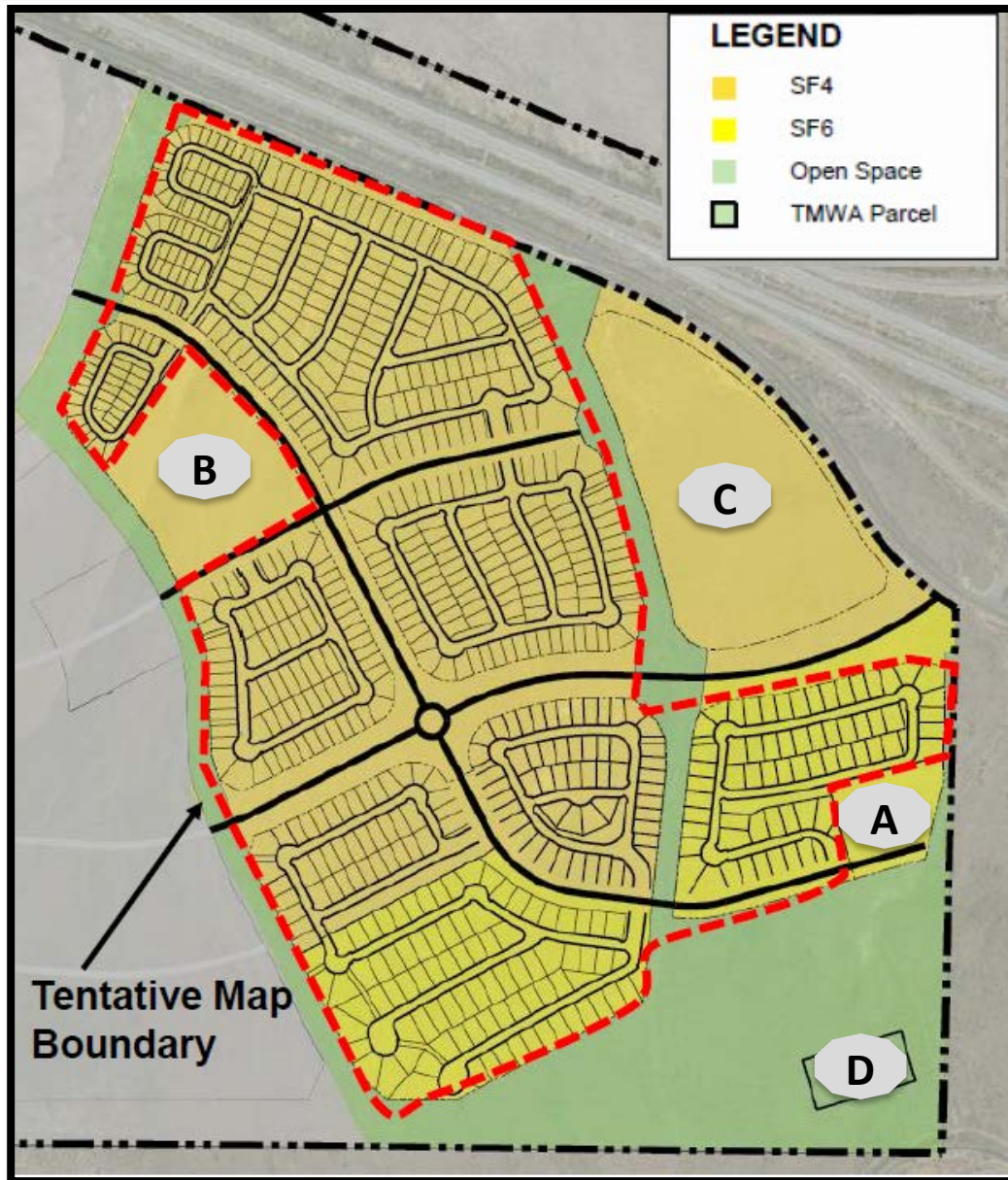




## StoneGate Phase 1A

- 1) Tentative Map for a 671 Unit Subdivision;
- 2) SUP for Small Lot Development (Pads 1F & 1K); and
- 3) Variance to eliminate landscaped parkways on local streets (LID project design).

# StoneGate Phase 1A – Project Site



## Excluded portions:

- A) Fire Station;
  - B) Elementary School Site;
  - C) Future Phase 1 Village;
  - D) Future TMWA Water Tank Site; and
- Master Infrastructure approved with LDC19-00012 (StoneGate Phase 1).

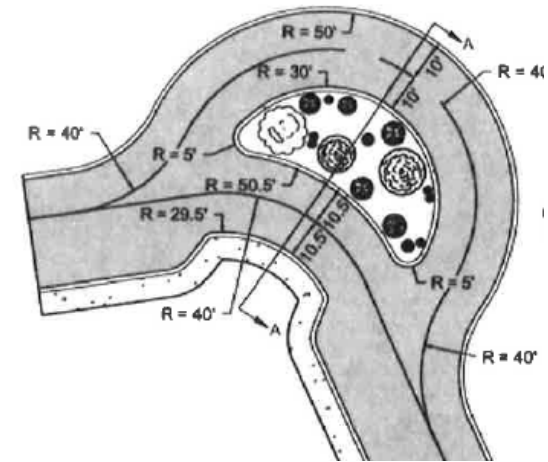
# Phase 1A – Approved Design Exceptions



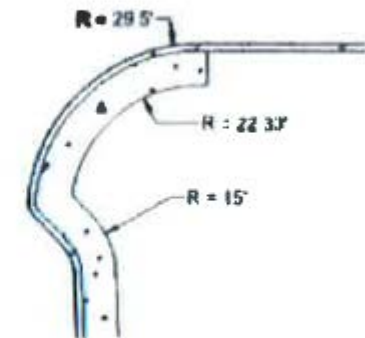
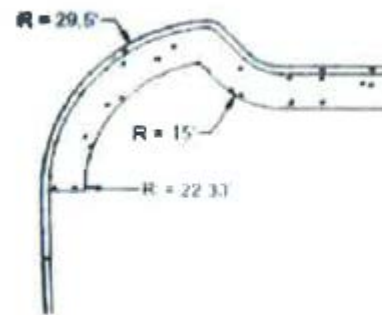
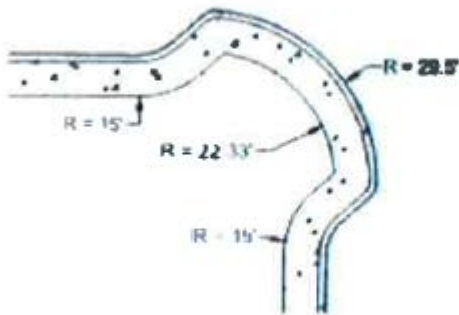
## Design Exceptions Approved by Public Works Department:

1. Landscaped Knuckles
2. Curb Bump-outs
3. Six foot sidewalks w/o parkways
  - Also requires variance
4. Rolled curbs and Front Yard LID basins

## 1. Landscaped Knuckles



## 2. Curb Bump-outs



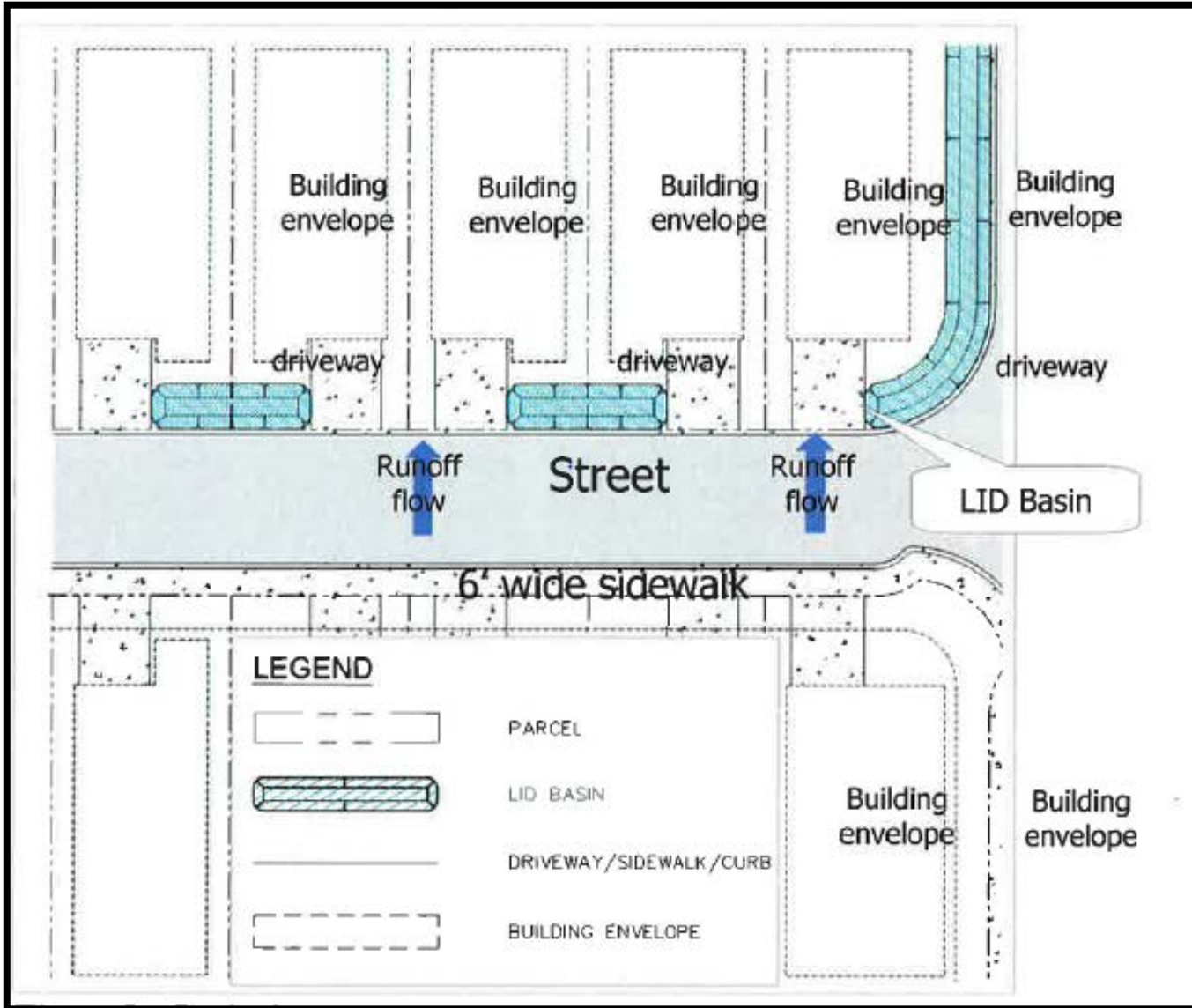
**TYPICAL STREET**  
**BUMP-OUT DISPLAY**



# Phase 1A – Variance Request



## 3. Six Foot Wide Sidewalk w/o Parkways

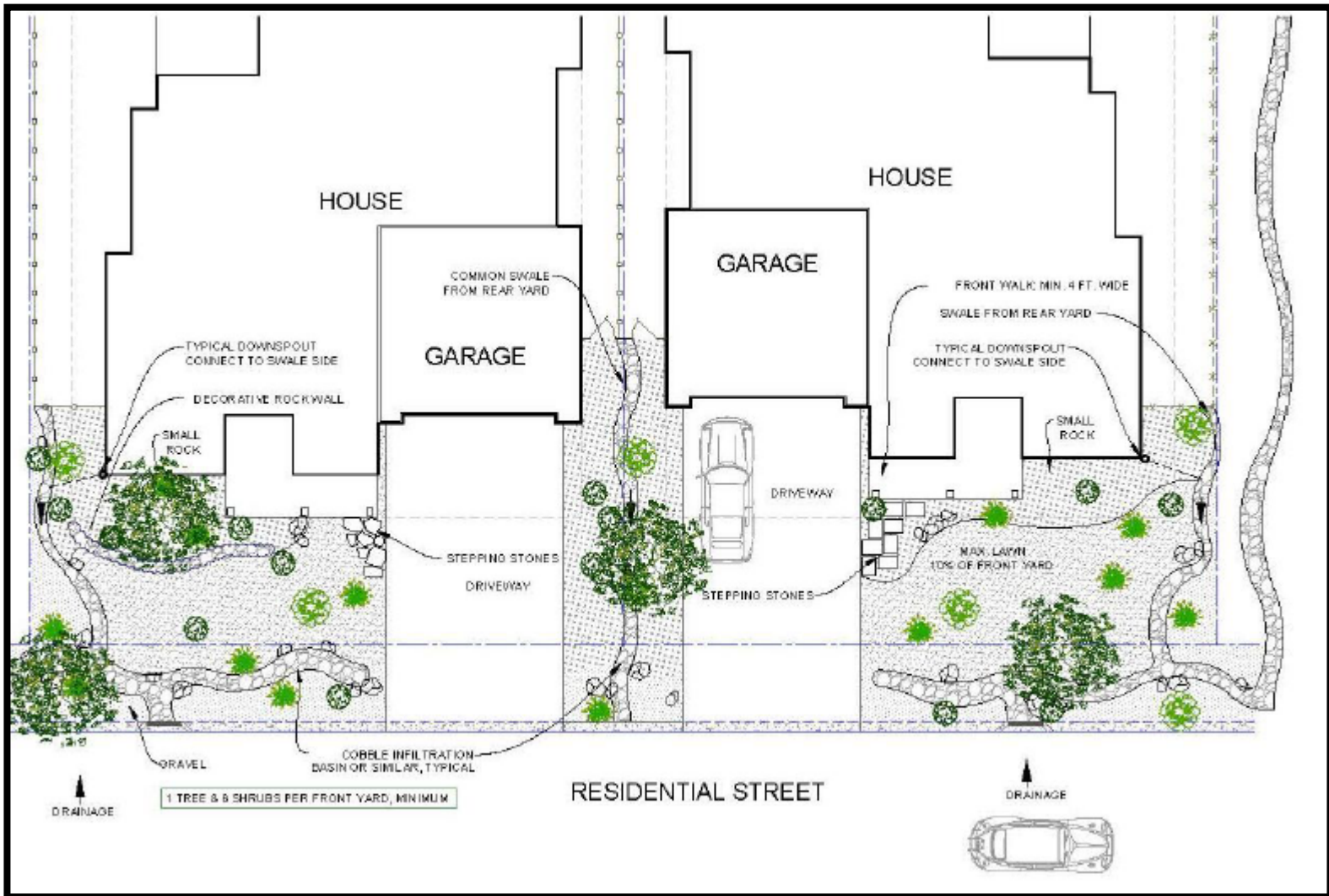




# Phase 1A – Variance Request



## 4. Rolled Curbs & Front Yard LID Basins Opposite Sidewalk Side of Street





QUESTIONS?