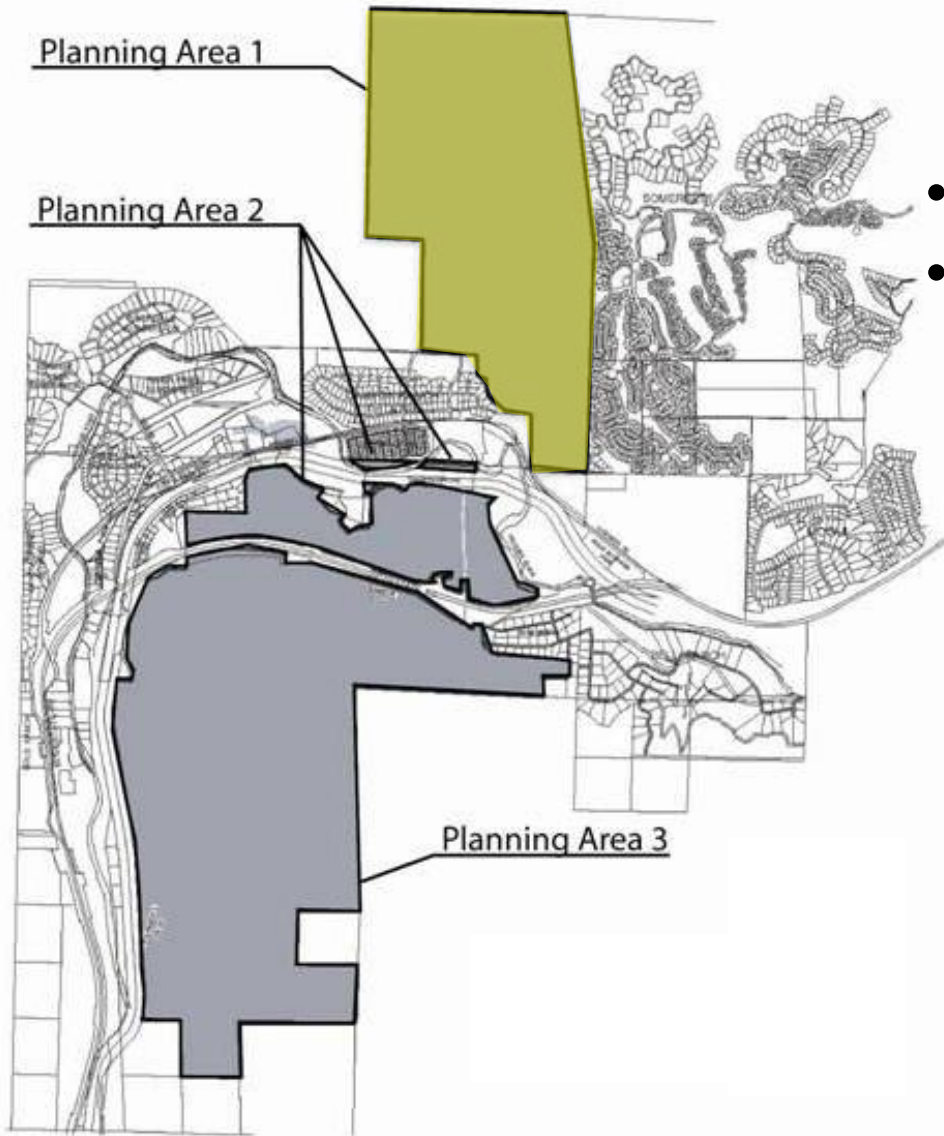


# LDC20-00003 – STAN LUCAS' MORTENSEN TENTATIVE MAP AND SPECIAL USE PERMIT

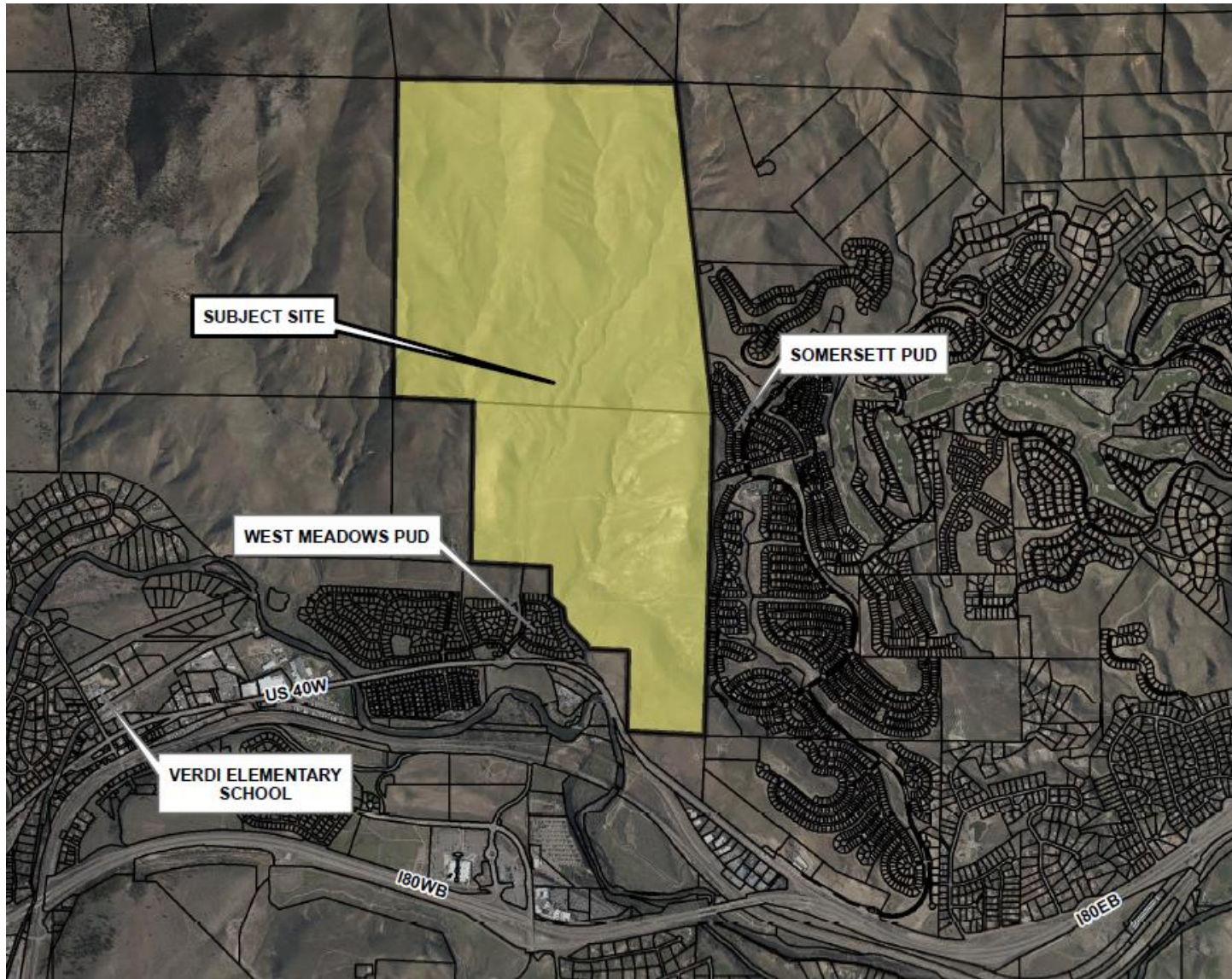
Community Development Department  
Planning Commission – December 18, 2019

# Mortensen-Garson Overlay History



- Annexed in 2001
- Washoe County lawsuit
  - Settlement Agreement (2002)
    - +/- 3,000 homes
    - +/- 300 acres commercial/industrial
    - Regional Planning approval
    - Adopted criteria for development

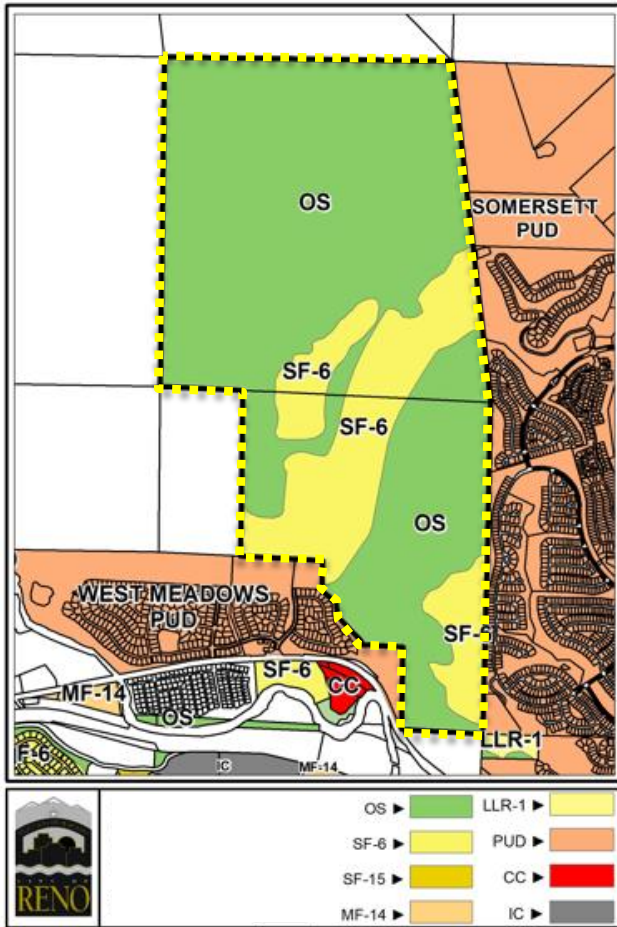
# Project Location



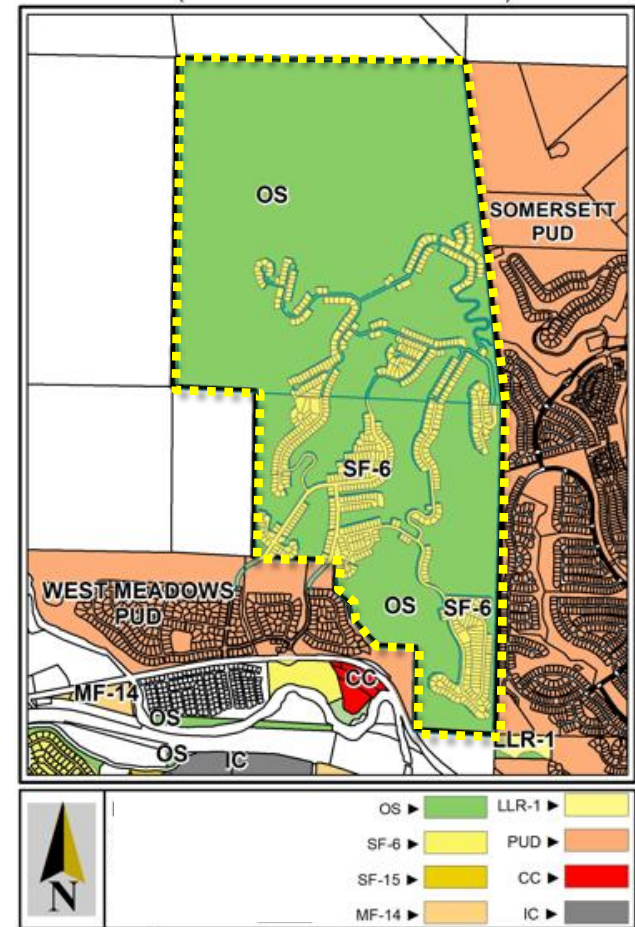
# Zoning



## Existing Zoning



## Proposed Zoning

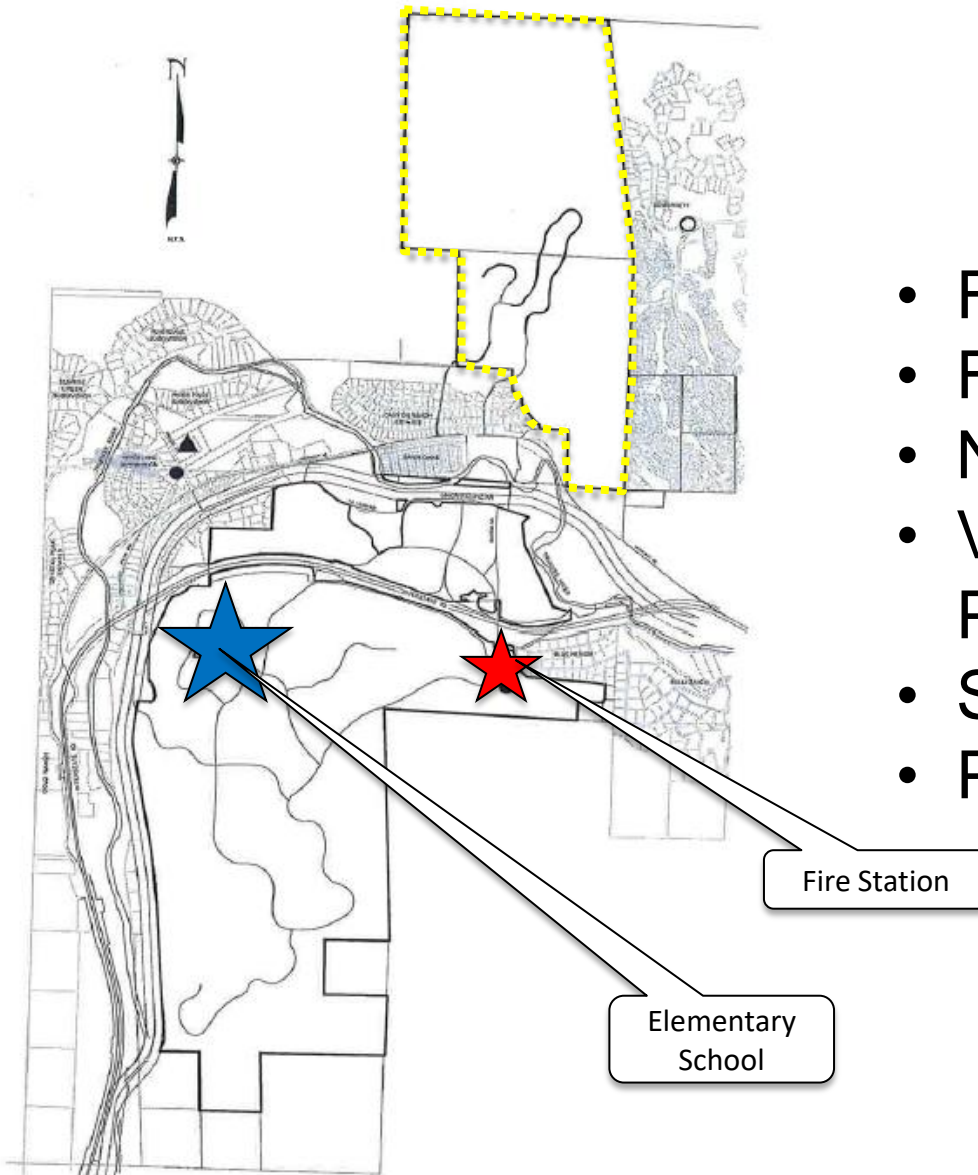


*“Exact locations of zoning boundary lines will be defined with subsequent tentative maps, special use permits and parcel maps.”*

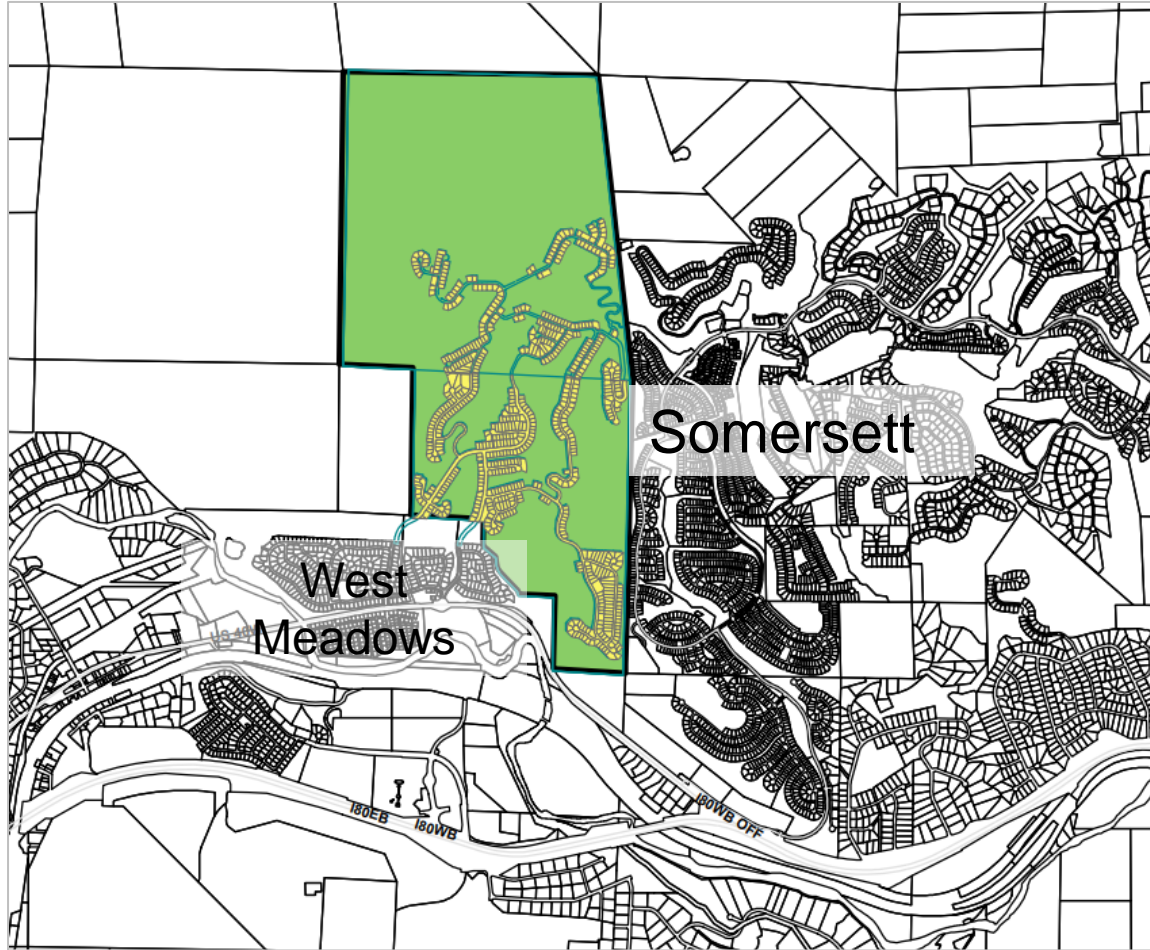
# Public Safety & Schools



- Fire sprinklered buildings
- Fire facility fee of \$1,608
- New fire station
- Vegetation Management Plan
- Schools
- Police

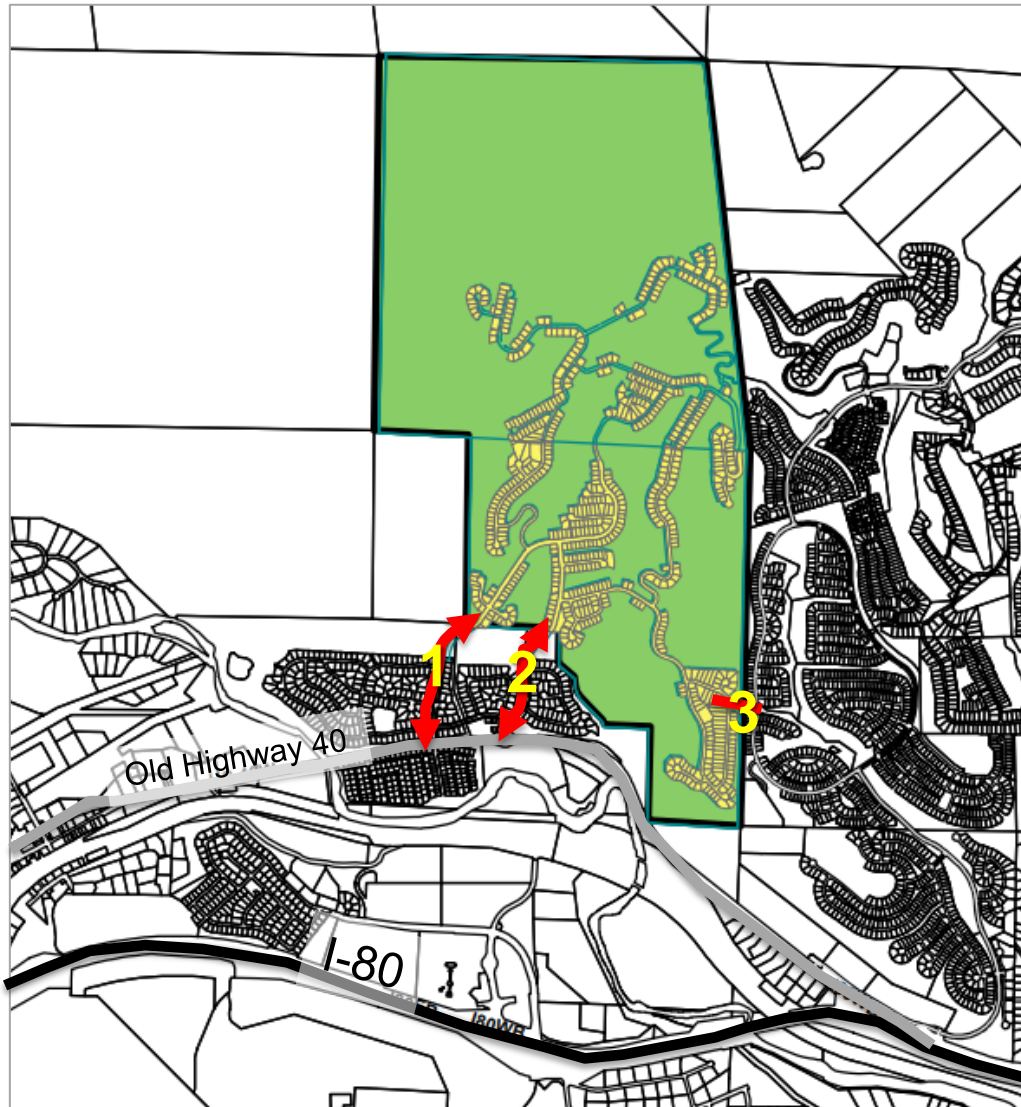


# Utilities



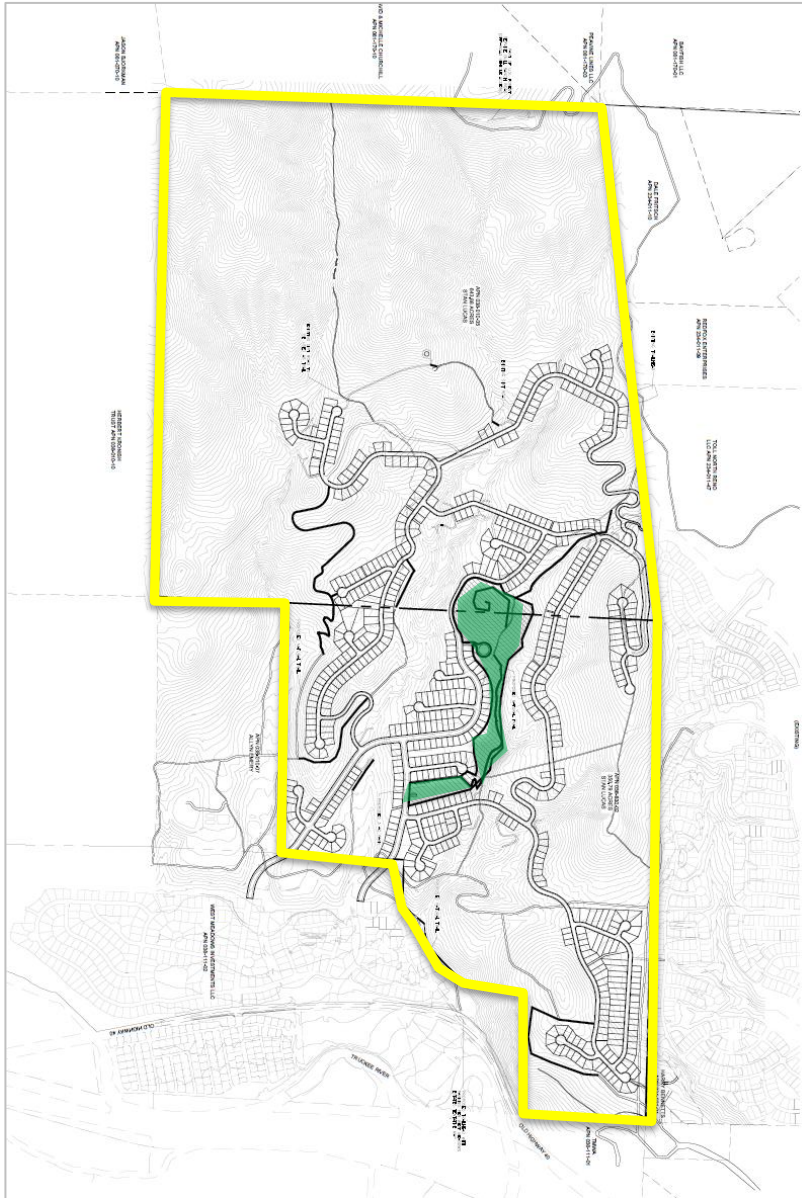
- Sewer
- Water - TMWA

# Traffic/Roads



- 3 points of access
- Current Level of Service (LOS)
- Improvements to Old Highway 40/Waterville intersection
- NDOT review with Final Maps

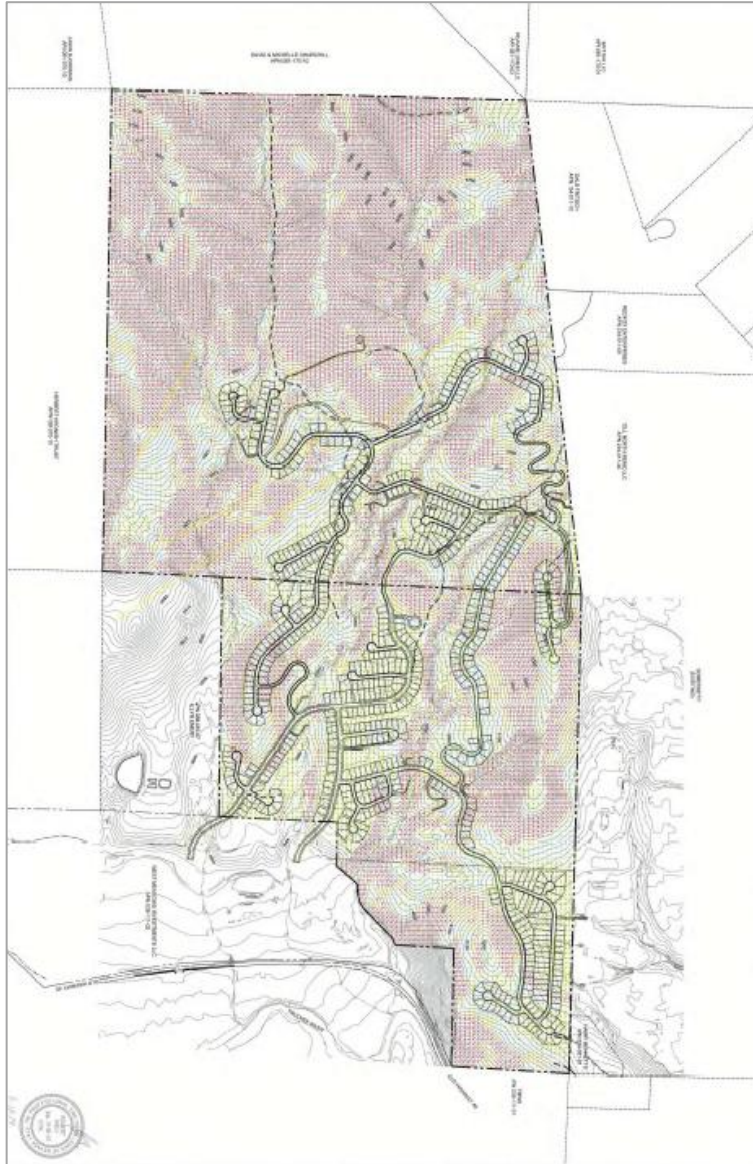
# Parks & Trails



- 3 acre park
- Trail system
- Connection to Forest Service Road

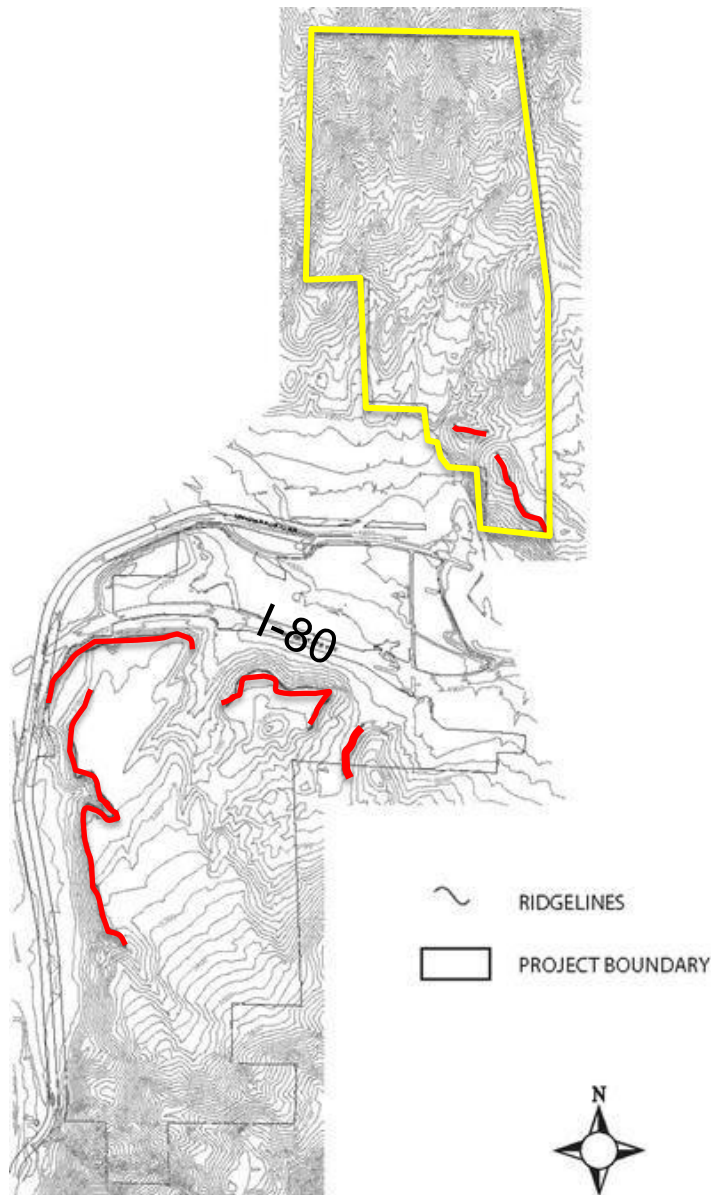


# Hillside Development



- Stepped foundations
- Cluster development
- Open space buffers
- Development in less steep areas
- Limit grading adjacent to existing lots

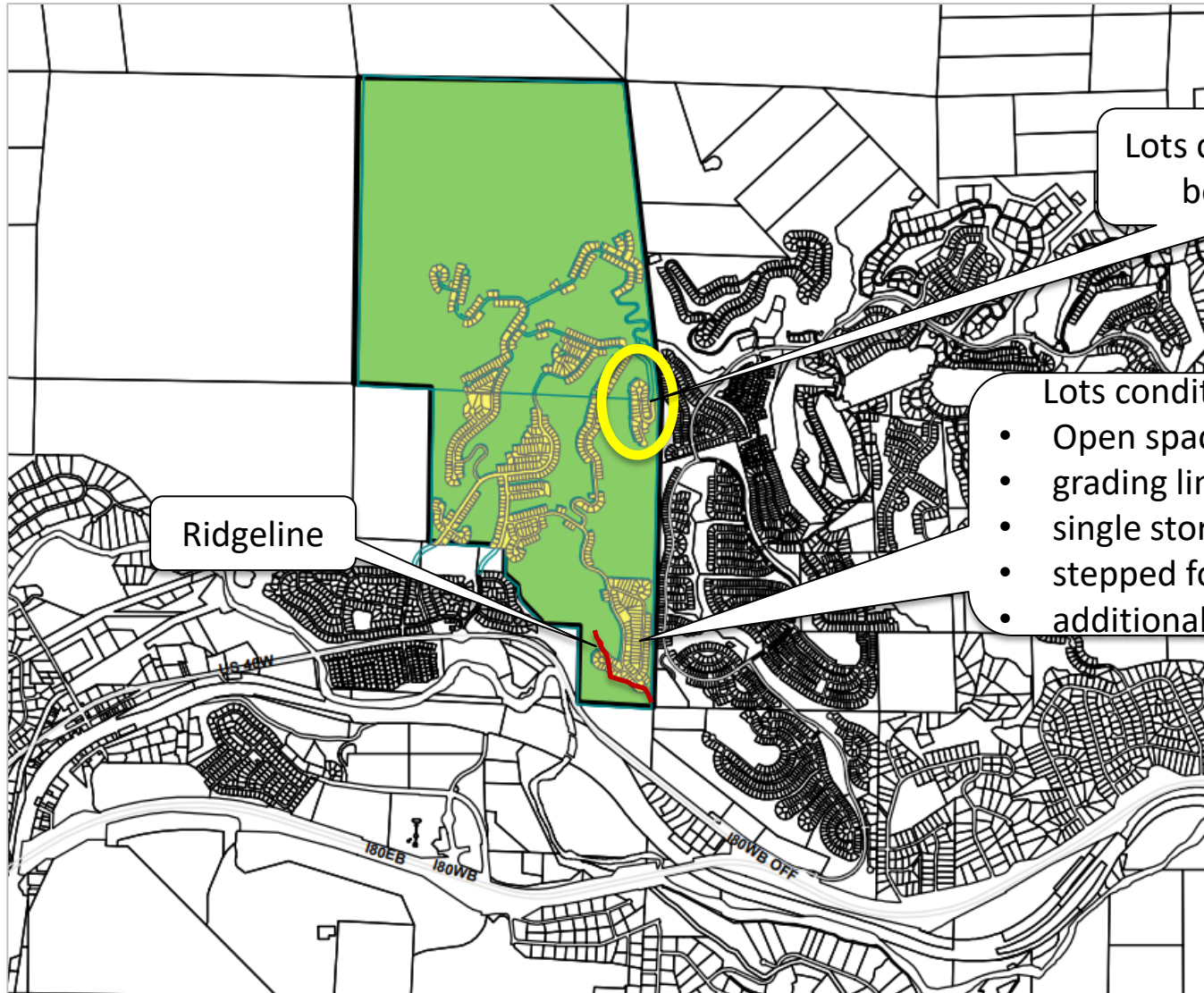
# Ridgelines



**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.

# Ridgelines

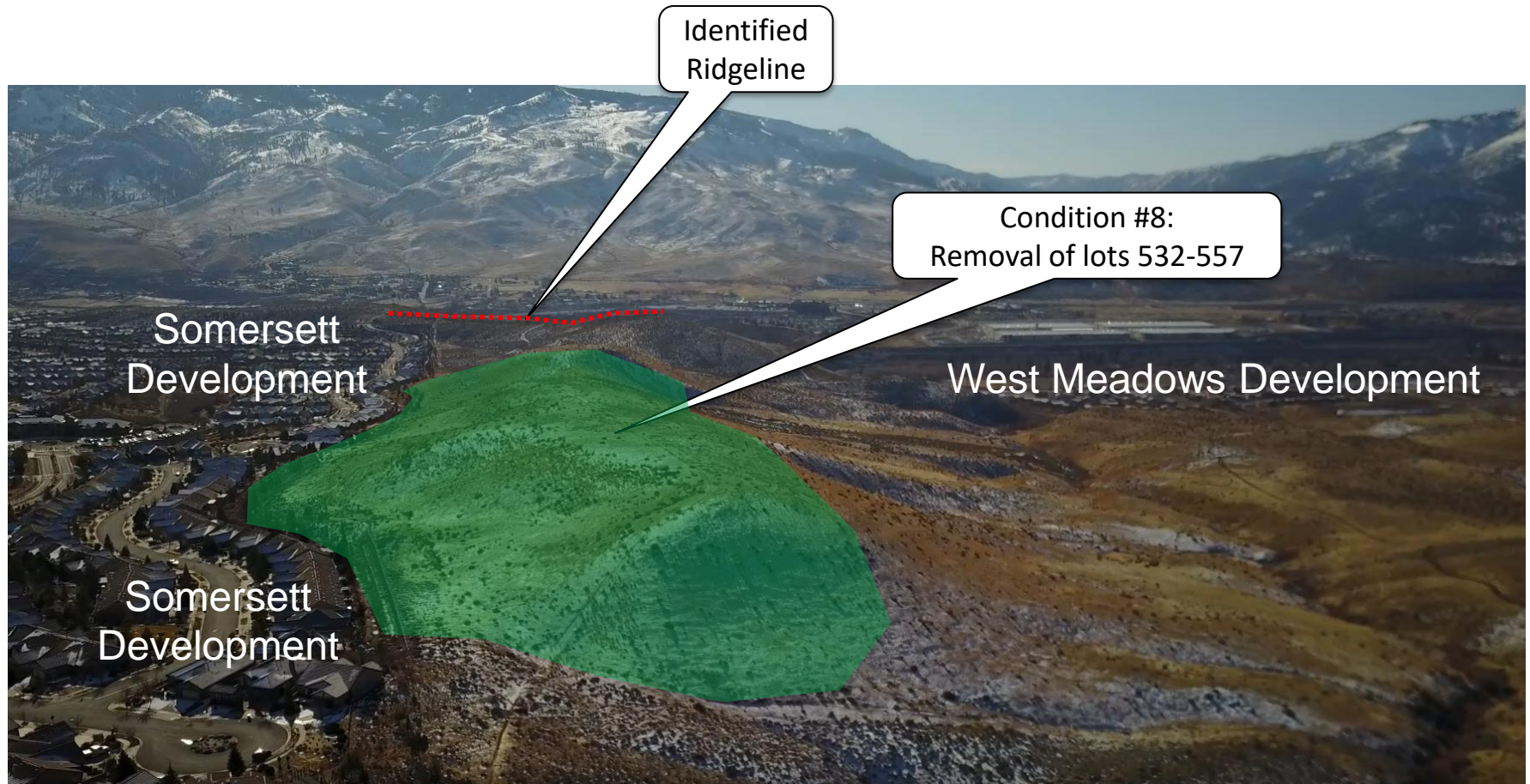


Ridgeline

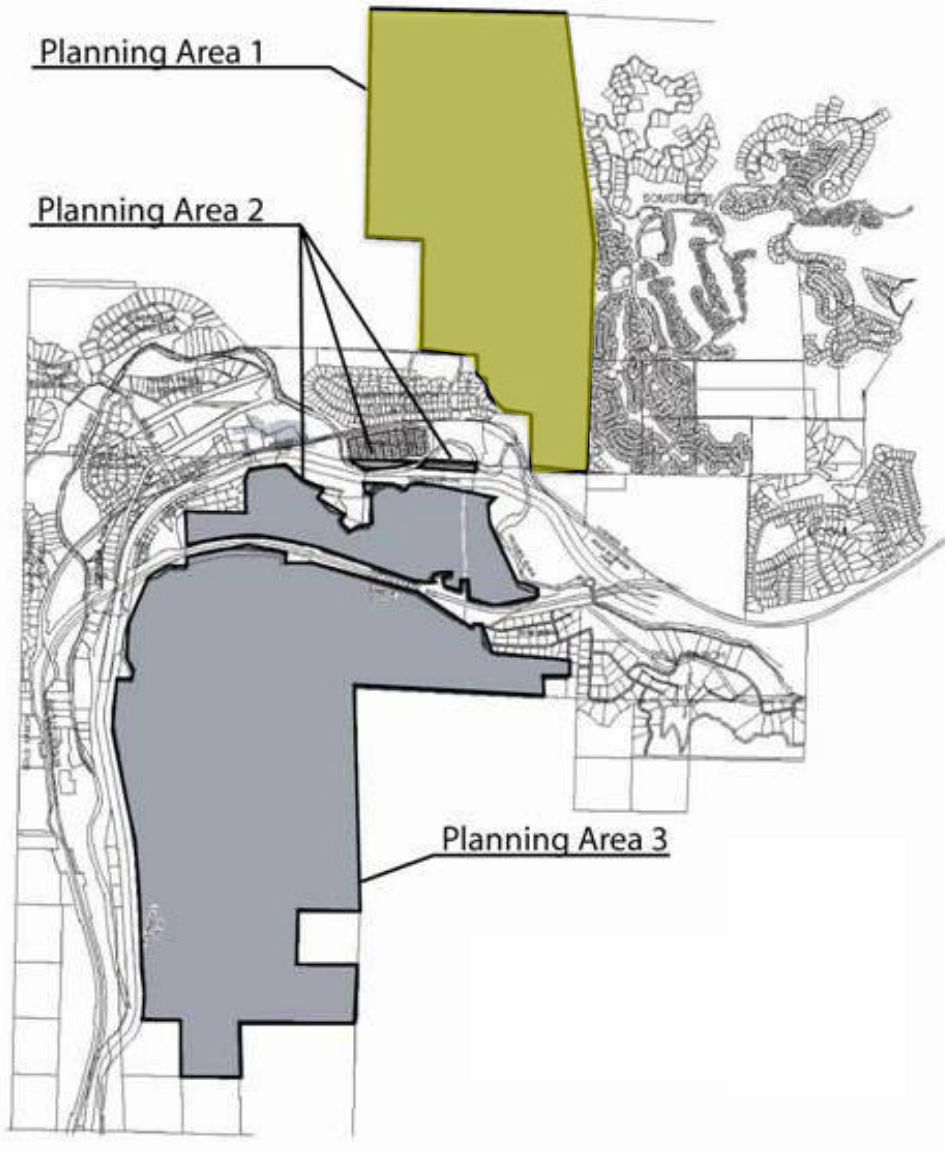
Lots conditioned to be removed

- Lots conditioned to include:
- Open space buffers
  - grading limits
  - single story
  - stepped foundations
  - additional landscaping

# Views Facing South



# Mortensen Overlay Zoning District



- Planned for 676 lots
- Overlay District – Unique design criteria
- Access easements
- Schools
- Fire Station