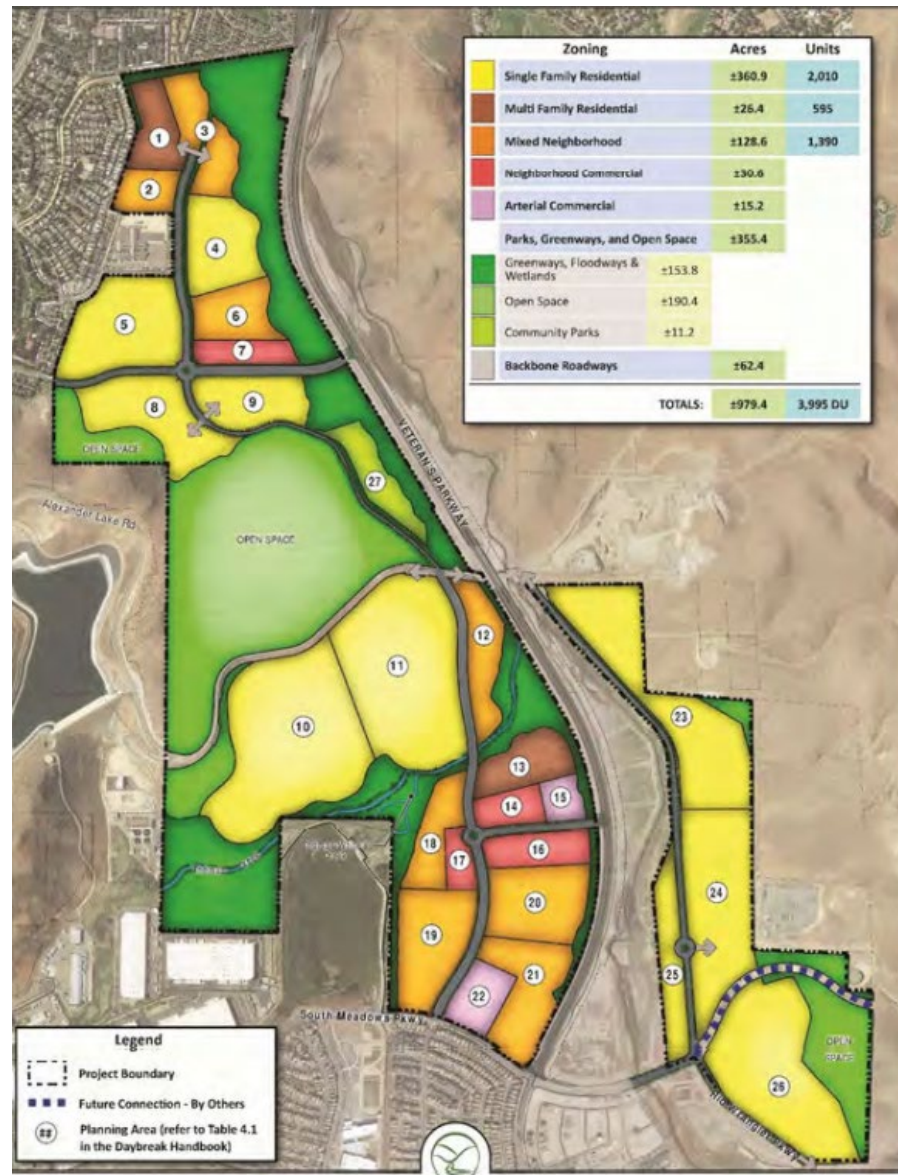


LDC21-00054, LDC21-00055, PAR21-00034 & PAR21-00035 (Daybreak Areas 18A & 19B/Maps 1 & 2 Appeal)

*Reno City Council
July 21, 2021*



Project Background

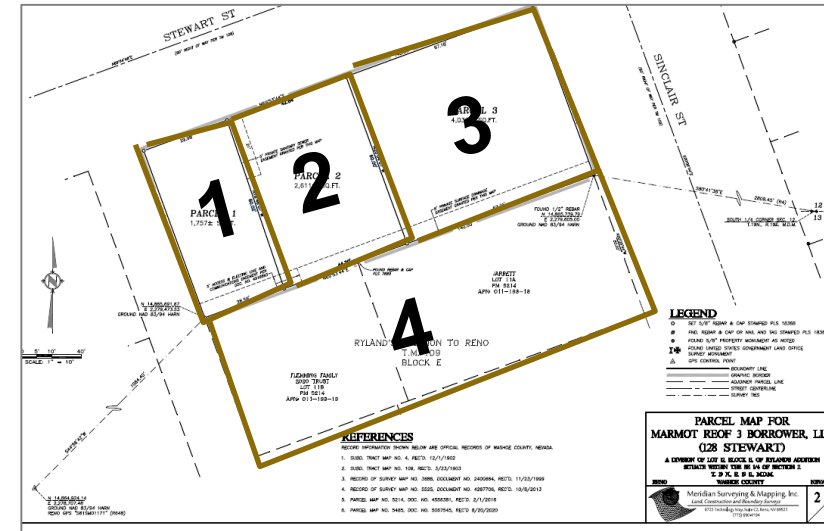
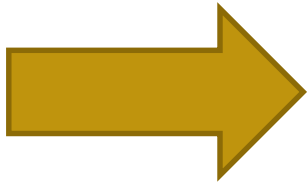


Daybreak PUD

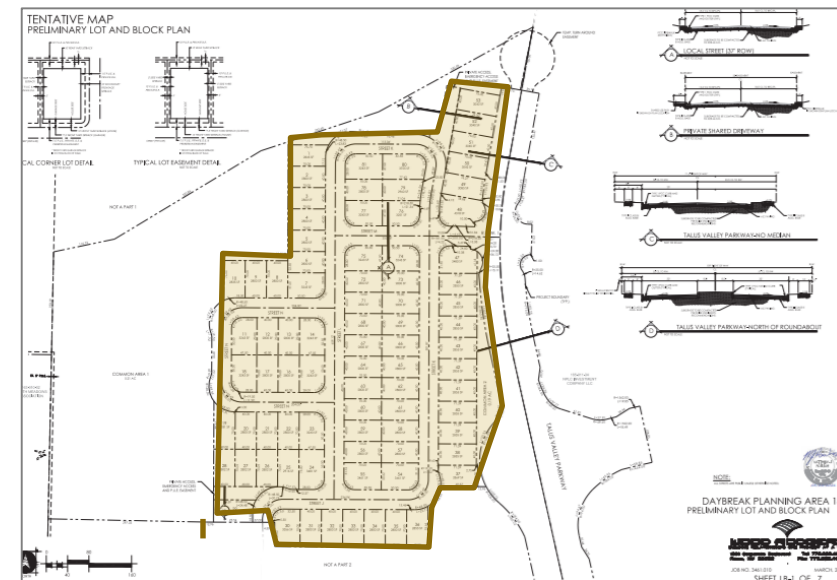
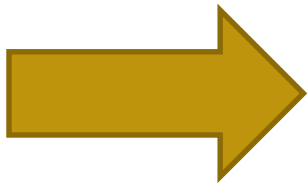
- 980 acres
- 3,995 units
- Schools/Parks
- Backbone infrastructure
- Phasing of development
- *Village Parcels*

Parcel Creation Process

- Parcel Map Process
 - Creates up to 4 lots
 - Staff review
 - No public hearing
 - Approximate timeline of 3-4 months



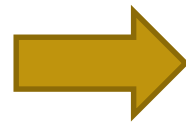
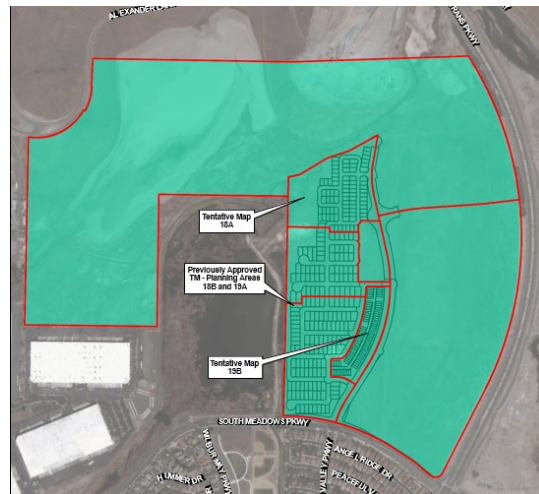
- Tentative Map Process
 - Creates more than 4 lots
 - Two step process (tentative/final map)
 - Public hearing for tentative map
 - Subsequent staff review for final map
 - Approximate timeline of 12-18 months



Daybreak PUD – Village Parcel

- **PUD Process for Village Parcels**
 - Each phase may be developed into more than four Village Parcels.
 - Staff review followed by Planning Commission (public hearing).
 - Merchant buildings will then submit separate tentative maps to create the lot layout and subdivision design.

Village Parcels create large parcels that are sold to developers.



Home builders can then create their own subdivision through a tentative map process.



Daybreak Appeal – Issue #1

Tentative map requires off-site improvements to lands that are not being developed and could be in non-common ownership through the parcel maps. This could subject the City to a future takings claim.

Conclusion: At the time of a tentative map, most off-site improvements do not exist and are thus *conditioned* as part of the tentative map process. This is how the *findings* are made. This is also identified in the PUD.

Daybreak Appeal – Issue #2

The parcel map laws require that “sequential” parcel map conditions to be the same as if a tentative map. The conditions applied to the parcel map agendas were not consistent with the tentative map and did not contemplate the tentative maps.

Conclusion: Daybreak PUD outlines the Village Parcel mapping process and allows for the maps to have Conditions of Approval. NRS authorizes Conditions of Approval for parcel maps, but does not require them to be the same as a tentative map.

Daybreak Appeal – Issue #3

State law also contemplates tentative maps and parcel maps be subject to “agreements”. There is also an avenue available to effectuate an outcome should the City desire to reserve off-site tentative map conditions to properties not a part of tentative maps.

Conclusion: The adopted PUD identifies how and when infrastructure will be provided. Separate agreements were also part of the PUD approval (i.e. parks, fire and affordable housing). State law does not call for “Agreements” at the time of a subdivision.

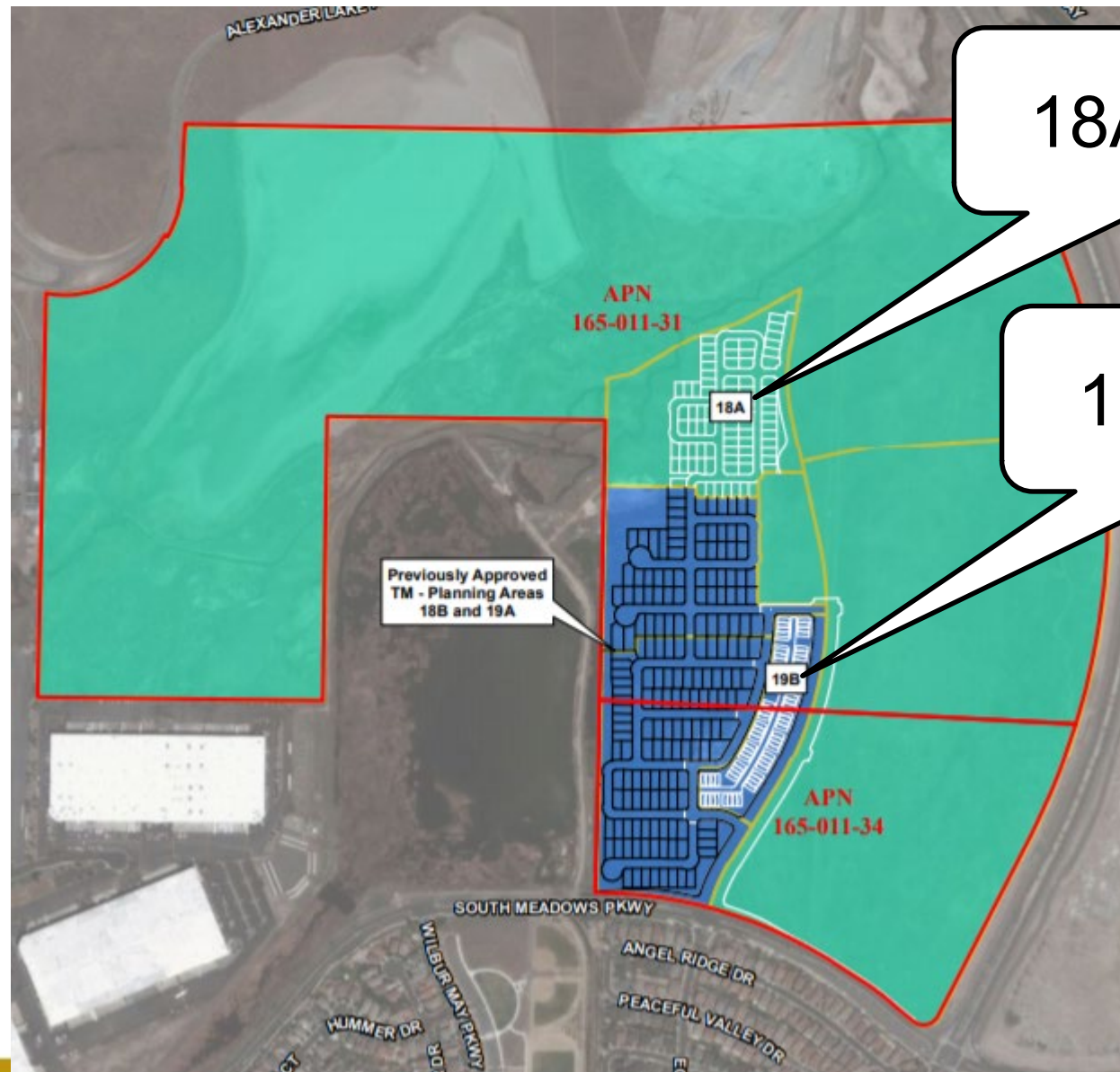
Daybreak Appeal – Issue #4

Broad tentative map conditions as related to infrastructure improvements are likewise problematic.

Conclusion: Services, facilities and infrastructure were reviewed and approved as part of the Daybreak PUD.



Daybreak Appeal



18A Map

19B Map

- Existing Parcels
- Proposed Parcel Map 1 Parcels
- Proposed Parcel Map 2 Parcels
- Previously Approved TM - 18B and 19A