



# Clubhouse Expansion & Pickleball Facility

Special Use Permit &  
Administrative Permit Requests



GREY | PICKETT,  
Landscape Architects



# **The Club at ArrowCreek Facts**

- **Club has consisted of two full courses (36 holes) since construction in 1996.**
- **Club filed bankruptcy in January 2014.**
- **Club purchased out of bankruptcy in October of 2014 by the Friends of ArrowCreek -- ArrowCreek residents who did not want to see the club fail and wanted to preserve property values.**
- **The current plan is to expand club offerings to include additional recreational opportunities and fitness. This special use permit request represents a continuation of development enhancements and renovation/re-creation plans that commenced in earnest in 2018 with the pool and backyard grounds improvements.**
- **Lucky Star Golf hopes to change the financial track record with the approved and currently proposed improvements to the club.**
- **The business model had been primarily targeting golf and has proven challenging and financially unsustainable. The Club just recently began to turn a profit with their improvement efforts and membership growth focus.**

# Other Local Golf Course Stories



2011

## Future of D'Andrea Golf Course Unclear



By Staff | Posted: Thu 6:50 AM, May 15, 2014 | Updated: Thu 8:10 AM, May 15, 2014



2009

## RSCVA closes Northgate Golf Course



Friday, January 23, 2009

RENO, Nev. (AP) — Considered one of the best new golf courses in the country when it opened 20 years ago, Reno's [Northgate Golf Course](#) will close because it's too much of a financial drain on its owners.

Members of the Reno-area tourism board said the course stands to lose \$530,000 in the current fiscal year, the equivalent of \$27.40 for each round of golf played there.

2018

## Old Greenwood, Gray's Crossing golf courses, other businesses to close in Truckee (updated)

Hannah Jones  
Sierra Sun

Share (265) Tweet Comments (1)

December 21, 2018



# Special Use Permit & Administrative Permit

A special use permit application has been submitted to address:

- The proposed expansion of existing clubhouse from 21,000+/- s.f. to 40,000+/- s.f., plus the construction of a 7,000+/- s.f. indoor pickleball building (separate from the clubhouse)
- Allow for weddings and events which are proposed within expanded clubhouse facility.
- Grading necessary to make proposed improvements to the site.

An Administrative Permit request has also been submitted to address

- Indoor Sports and Recreation use, which is new to the Club at ArrowCreek and includes:
  - Indoor fitness Area (weights, cardio machines, a spin cycle room and a yoga room) and
  - A 7,000 s.f. indoor pickleball court is proposed and will be separate from the clubhouse building.

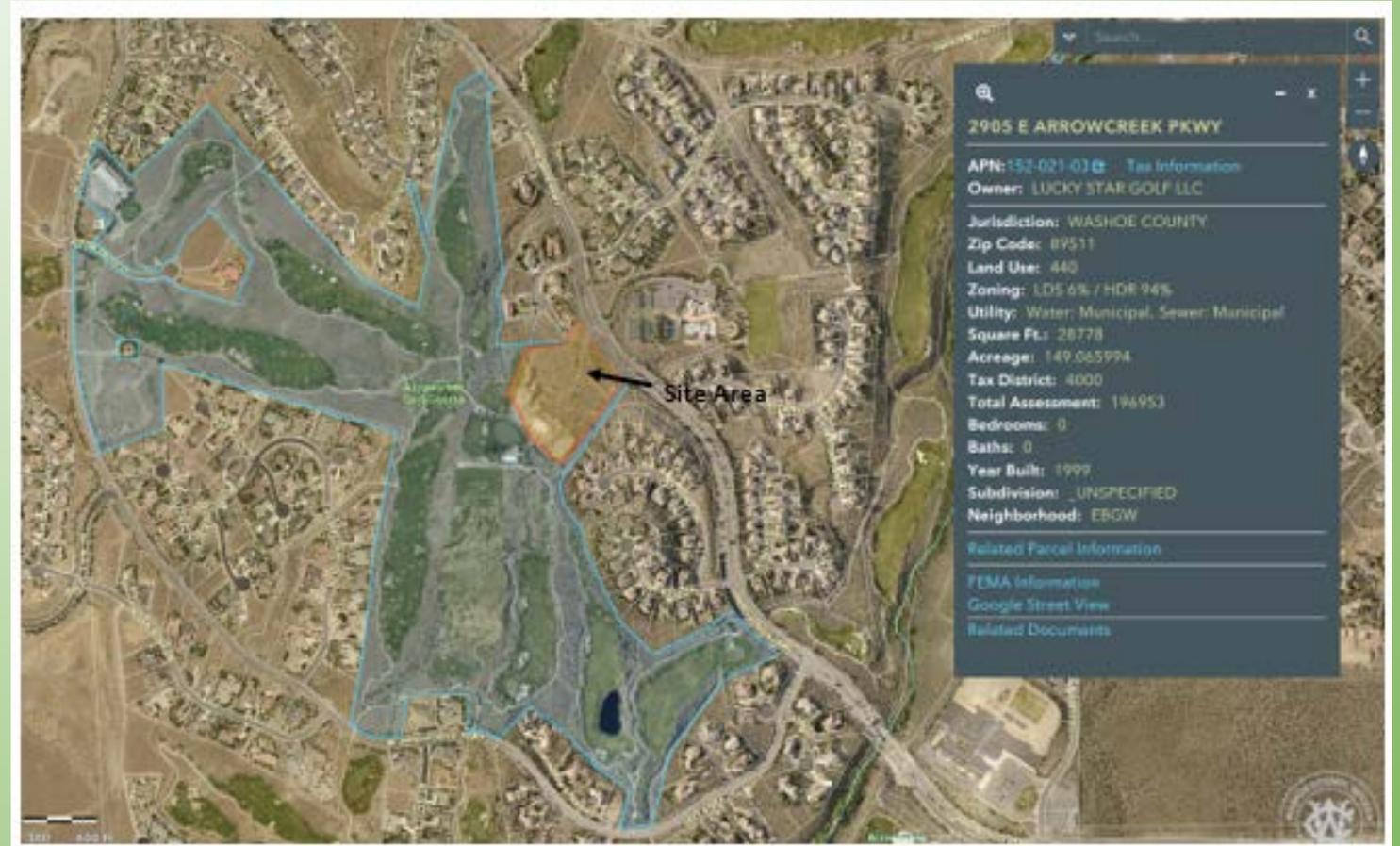
# **Special Use Permit (SUP) & Administrative Permit**

# SUP & Administrative Permit

The special use permit that has been requested only covers the area around the existing clubhouse and parking lot areas to the east of the clubhouse.

The total site area for the proposed improvements with this special use permit is 7.8+/- acres.

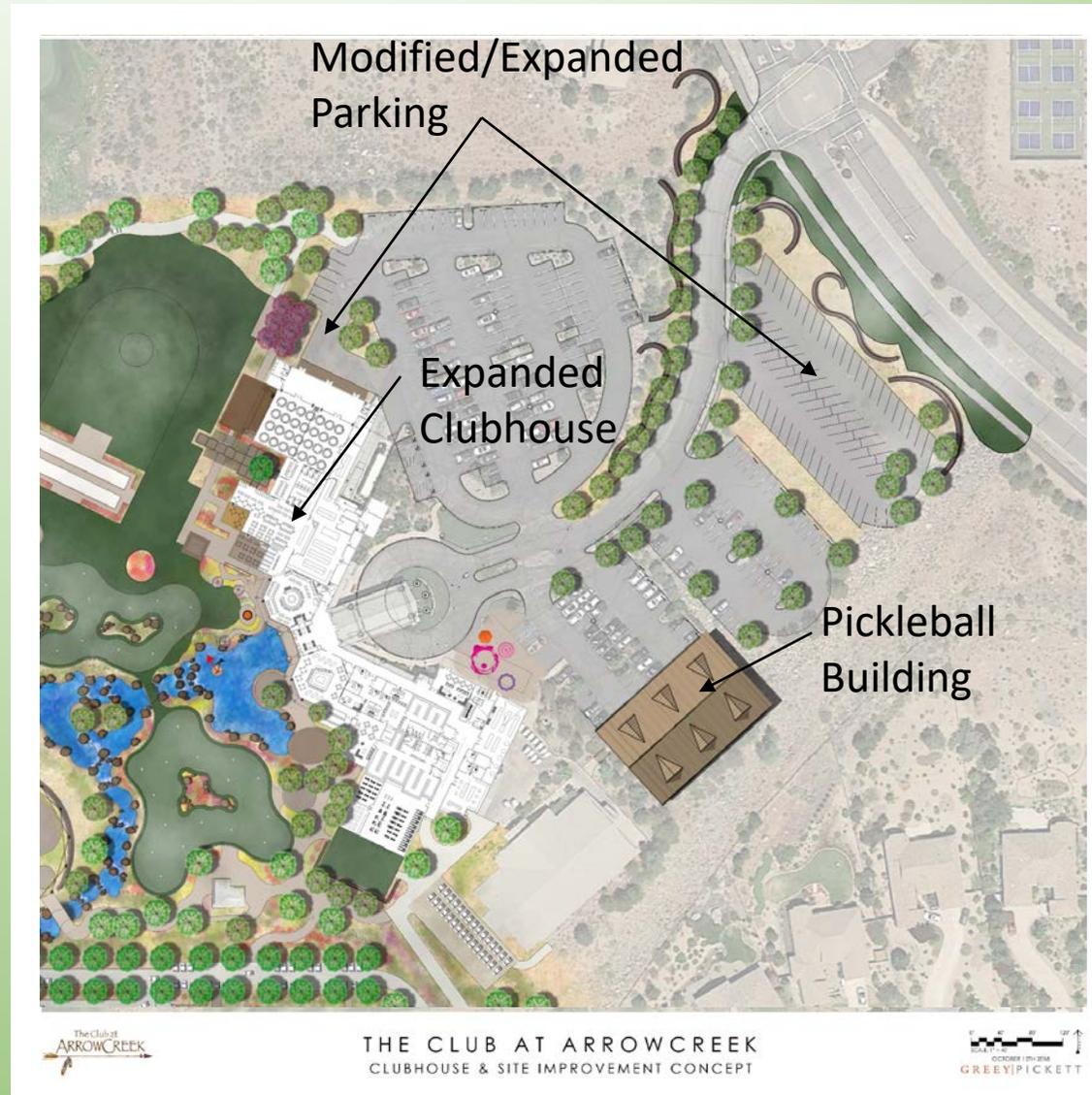
The site area was all previously grading, landscaped or built upon with buildings, parking or paved paths and patios.



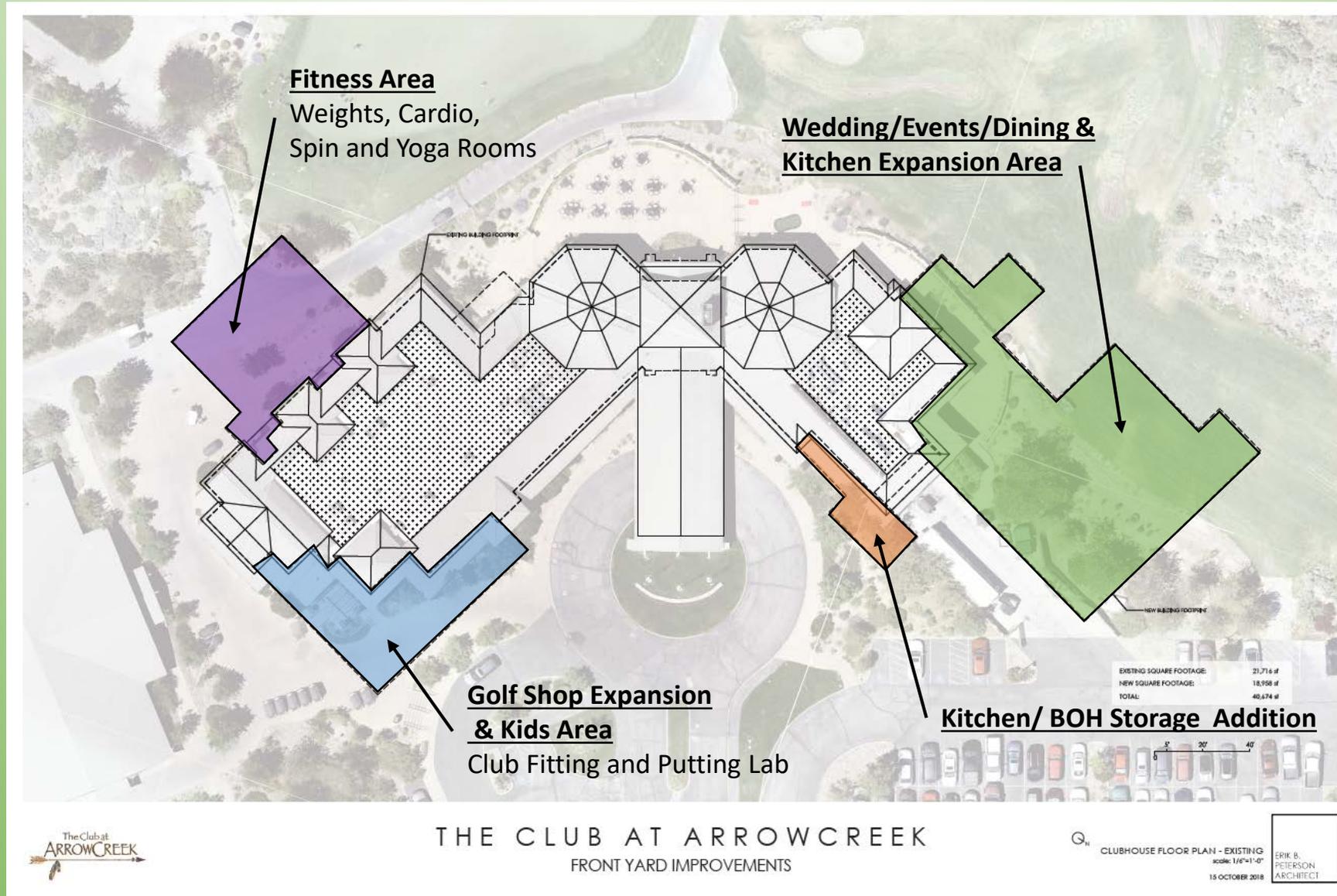
# SUP & Administrative Permit

The green colored area, to the west of the existing clubhouse was previously approved via a special use permit as part of the Club at ArrowCreek Renovation and includes a pool and improved golf practice facilities and recreation in the “backyard grounds” of the club.

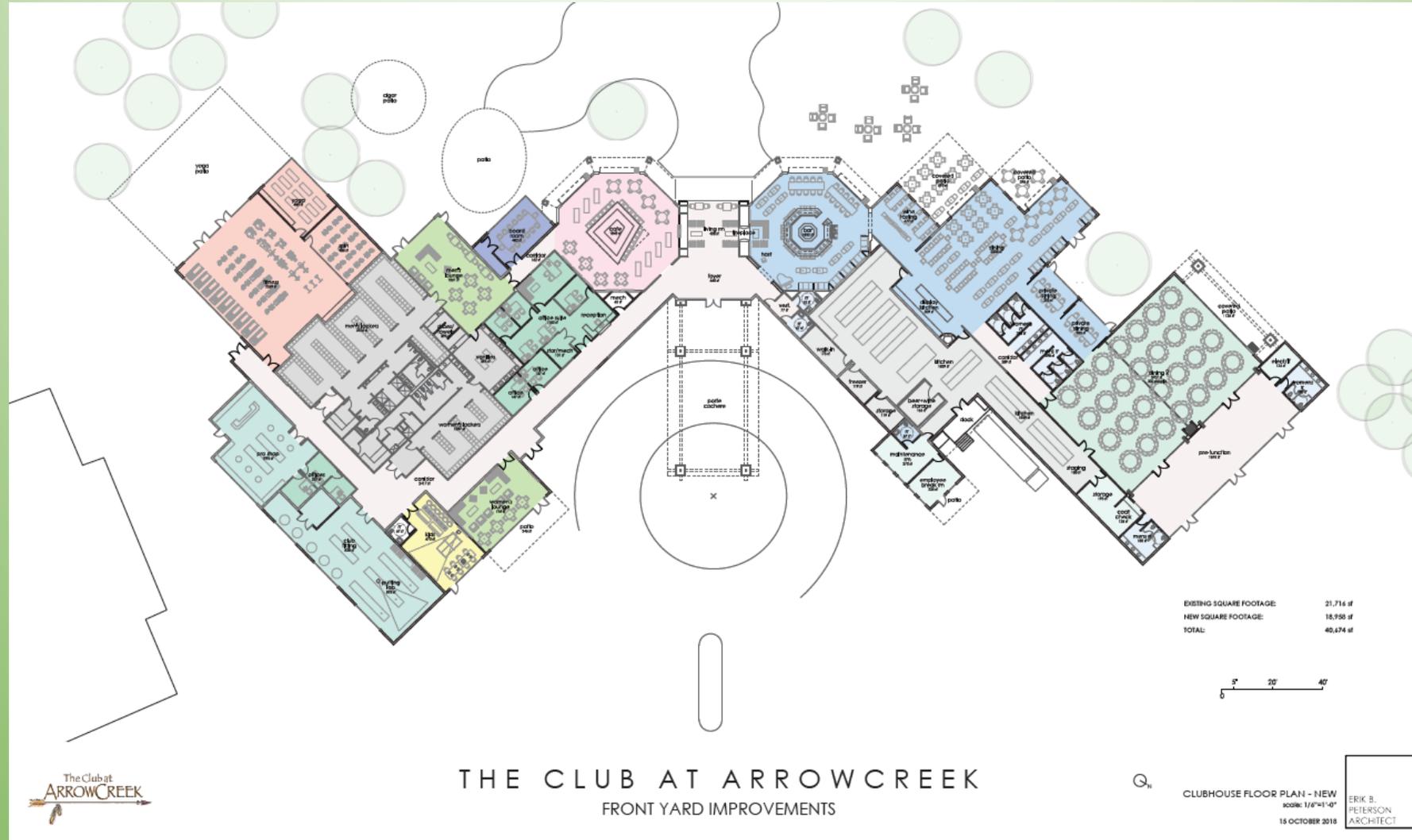
This special use permit and administrative permit request focuses on the area around the existing clubhouse and the parking lot area to the east.



# SUP & Administrative Permit – Clubhouse Expansion Areas



# SUP & Administrative Permit – Clubhouse Floor Plan



# Parking

- As part of the SUP request, the parking requirements with the newly proposed uses was analyzed.
- We found that the existing parking area is significantly oversized for what is currently (or historically) used by the club.
- Many Club members drive their golf carts to and from the club to golf, dine or for social events. This helps to keep the required parking down, but is difficult to quantify as it varies with weather and events.
- As such, only a few extra parking spaces are required to meet the calculated peak parking demand with the overall facility expansion.
- CFA prepared a parking estimate using time of day demands (included in application narrative) that estimated the peak hour of parking to be in the evening hours from 4:00 to 6:00 pm (314 spaces).
  
- The site currently provided 294 parking spaces
- 319 spaces are proposed (an addition of 25 spaces)





# Existing Clubhouse Architecture



# Clubhouse Proposed Elevations



THE CLUB AT ARROWCREEK  
FRONT YARD IMPROVEMENTS

CLUBHOUSE ELEVATIONS  
SCALE: 1/8"=1'-0"  
15 OCTOBER 2018



# Clubhouse Front/East View



THE CLUB AT ARROWCREEK  
FRONT YARD IMPROVEMENTS

CLUBHOUSE - PERSPECTIVE  
ACORN: N.E.A.  
18 OCTOBER 2018

ERIK B.  
PETERSON  
ARCHITECT

# Clubhouse Rear/West View

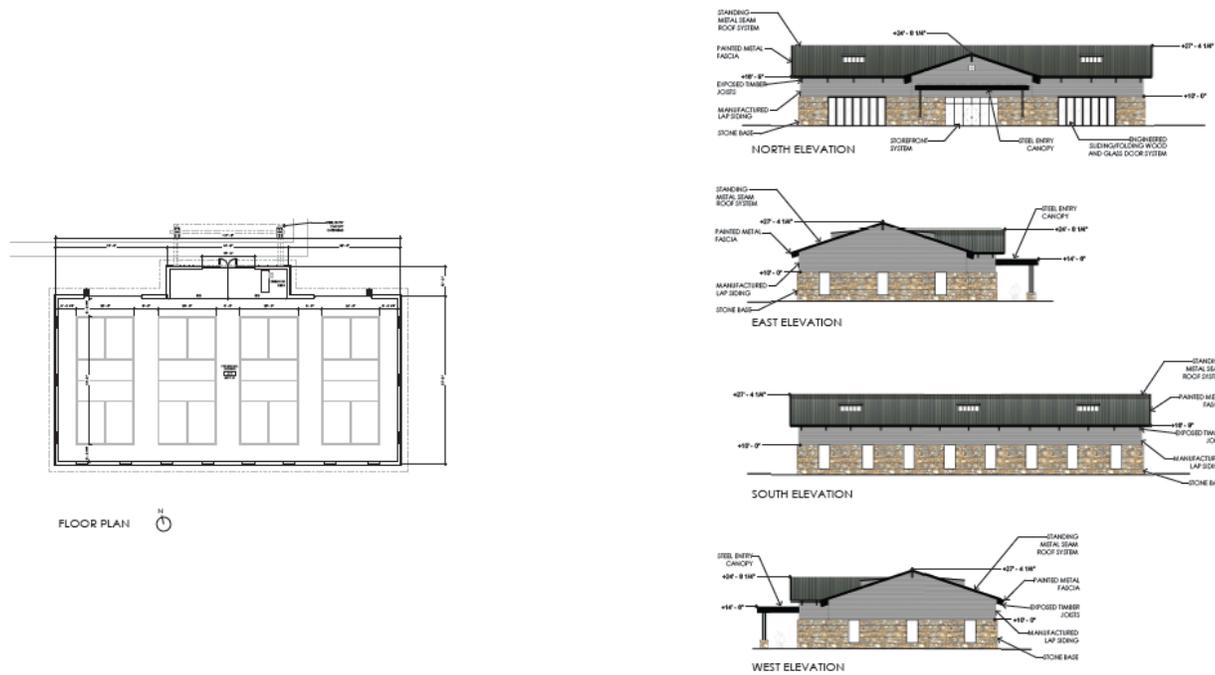


THE CLUB AT ARROWCREEK  
FRONT YARD IMPROVEMENTS

CLUBHOUSE - PERSPECTIVE  
100% N.E.S.  
15 OCTOBER 2018

ERIK B.  
PETERSON  
ARCHITECT

# Pickleball Building Elevations



THE CLUB AT ARROWCREEK  
FRONT YARD IMPROVEMENTS

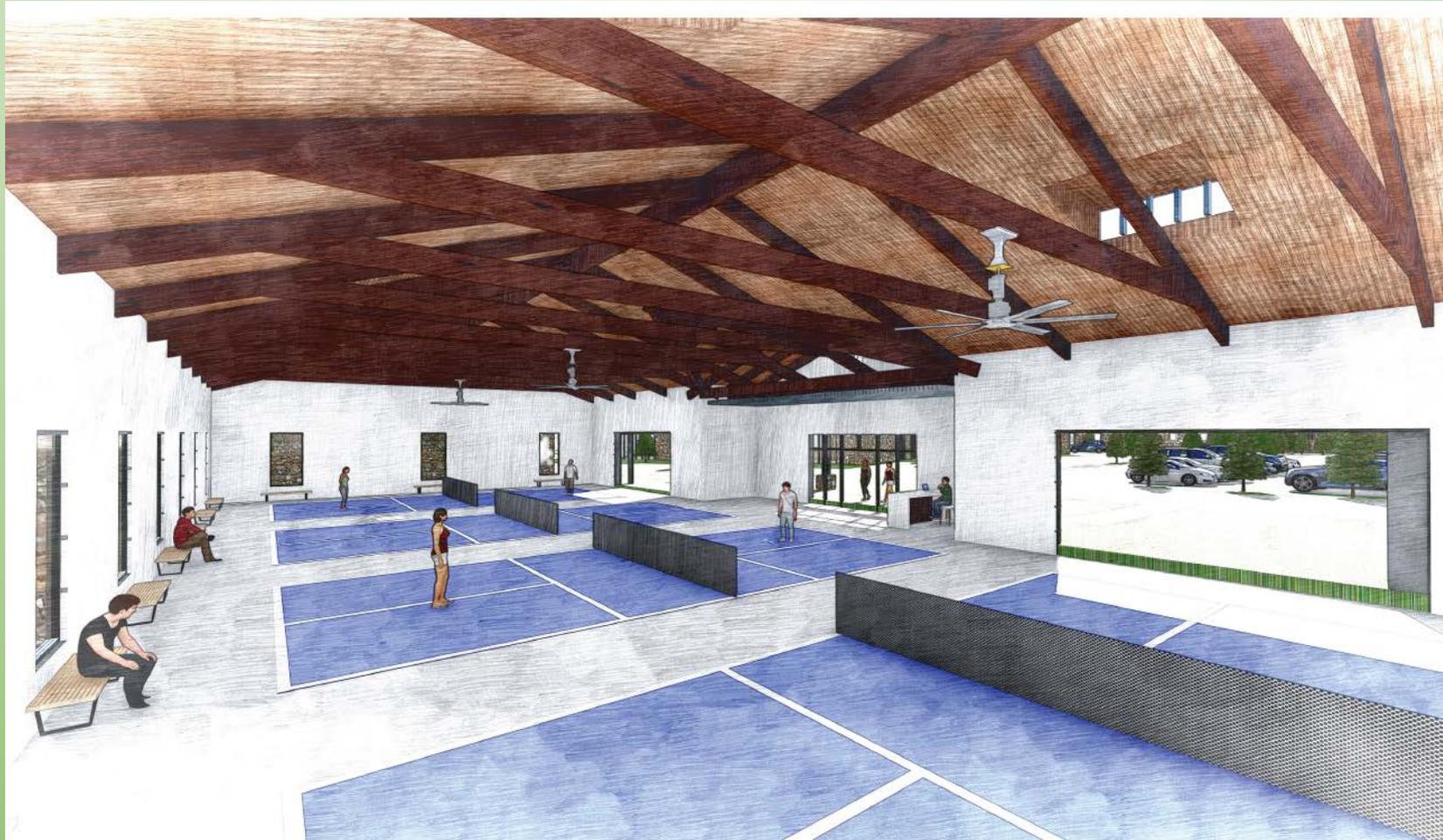
PICKLEBALL BLDG - PLAN+ELEVATIONS  
SCALE: 1/16"=1'-0"  
15 OCTOBER 2018

ERIK B.  
PETERSON  
ARCHITECT

# North Building View



# Pickleball Building Interior



The applicant believes that this is a great project that will help continue the Renovation and Re-creation of the Club at ArrowCreek.

We agree with Staff that all of the necessary legal findings can be made and we are accepting of the conditions of approval, as presented by staff.

# Questions



GREY | PICKETT,  
Landscape Architects



Extra Slides for Questions, If Necessary

# Parking Calculations

Land Use	SF	Rate Per 1,000 SF or as defined	Code Required Parking	Employee's per Shift Parking	Overall Parking Totals	Estimated Paking Demand/Time of Day			
						Morning (6:00 am - noon)	Afternoon (Noon - 4:00 pm)	Evening (4:00 pm - 6:00 pm)	Night (6:00 PM - 10:00 PM)
<b>Event/Wedding Dining Area and Existing Restaurant Space - (Restaurant Use is Pre-existing and Grandfathered (10,600+/- SF)</b>	<b>17,007</b>	<b>10</b>	<b>171</b>	<b>15</b>	<b>186</b>	<b>46.5</b>	<b>93</b>	<b>186</b>	<b>186</b>
Kitchen, Dining , Private Dining, Covered Patio, Beer Wine Storage, Freezer, walk-in, display kitchen, wine tasting, bar, vestibule, foyer, living room, café						<b>25%</b>	<b>50%</b>	<b>100%</b>	<b>100%</b>
<b>Indoor Sports/Recreation</b>	<b>10,338</b>	<b>5</b>	<b>52</b>	<b>2</b>	<b>54</b>	<b>54</b>	<b>54</b>	<b>27</b>	<b>27</b>
Fitness, Spin, Yoga, Pickleball Facility						<b>100%</b>	<b>100%</b>	<b>50%</b>	<b>50%</b>
<b>Administrative Offices</b>	<b>2,253</b>	<b>4</b>	<b>10</b>	<b>4</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>0</b>
Board Room, Offices						<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>0%</b>
<b>Retail</b>	<b>2,801</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>
pro shop, club fitting, putting lab						<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>0%</b>
<b>Outdoor Sports and Recreation</b>	<b>See Notes</b>	<b>See Notes</b>	<b>157</b>	<b>6</b>	<b>163</b>	<b>163</b>	<b>122.25</b>	<b>81.5</b>	<b>0</b>
Golf Course (Parking Ratio Assumed to mirroring Las Vegas Unified Parking Ordinance for golf course (4 spaces per hole) and driving range (1 space per every 2 driving range tees) - clubhouse uses are calculated in other portions of this table) <b>There are 36 holes on the golf course at the Club at ArrowCreek and 26 tee spaces on the driving range, requiring 157 parking spaces.</b>						<b>100%</b>	<b>75%</b>	<b>50%</b>	<b>0%</b>
<b>Ancillary Uses/Non-Parking or Traffic Generators</b>	<b>16,623</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Prefunction, Restroom Facilities, Electrical/IT, Coat Check, Staging Area, Maintenance Room Kitchen, Corridor, Mechanical Room, Mens & Women's Lockers and Lounge Areas, Vanities, Storage/Mechanical Room, Shoes/Towels, Kids Area									
<b>Totals</b>	<b>49,022</b>		<b>392</b>	<b>30</b>	<b>422</b>	<b>282.5</b>	<b>288.25</b>	<b>313.5</b>	<b>213</b>
						<b>Morning (6:00 am - noon)</b>	<b>Afternoon (Noon - 4:00 pm)</b>	<b>Evening (4:00 pm - 6:00 pm)</b>	<b>Night (6:00 PM - 10:00 PM)</b>
<b>Total Shared Parking Demands</b>						<b>283</b>	<b>289</b>	<b>314</b>	<b>213</b>
<b>Highest Rate of Parking Demand</b>		<b>314 Spaces</b>							

# Traffic Estimates

SOLAEGUI  
ENGINEERS

December 27, 2018

Mr. Mitchell Fink  
Washoe County Community Development  
1001 East Ninth Street  
Reno, Nevada 89520

**Re: Arrowcreek Clubhouse Expansion Traffic Letter**

Dear Mitch:

This letter is provided to document the trip generation totals for the Arrowcreek Clubhouse Expansion. Most of the functions planned in the expansion are typical to a golf course clubhouse are not considered to generate new trips but are simply serving the existing golf membership. Detailed information regarding the various functions offered in the clubhouse are summarized on the attached use list associated with the developer provided parking data. Five uses within the facility are non-typical to a golf clubhouse. These uses include a 2,369 square feet fitness area, a 486 spin area, a 483 square feet yoga area, a 7,000 square feet Pickleball facility and a 672 square feet kids area. These five areas total 11,010 square feet.

Trip generation calculations for the proposed non-typical golf uses are based on the Tenth Edition of *ITE Trip Generation* (2017). The calculation sheets are attached for ITE land use #492: Health / Fitness Club. Table 1 shows the trip generation summary for the proposed use.

TABLE 1  
TRIP GENERATION

LAND USE	ADT	AM PEAK HOUR TOTAL	PM PEAK HOUR TOTAL
Health / Fitness Club 11,010 Square Feet	n/a	14	57

As indicated in Table 1, the proposed non-typical golf uses which are assumed to function as a health / fitness club generate 14 AM peak hour trips and 57 PM peak hour trips. ITE does not provide average daily volume data for this use. The peak hour volumes are not large enough to trigger the need for a full traffic study per Washoe County policy.

We trust that this information will be adequate for your project review. Please contact us if you have questions or comments.

Very truly yours,  
SOLAEGUI ENGINEERS, LTD.  
Paul W. Solaegui, P.E.  
12-27-18  
EXP 6-30-20

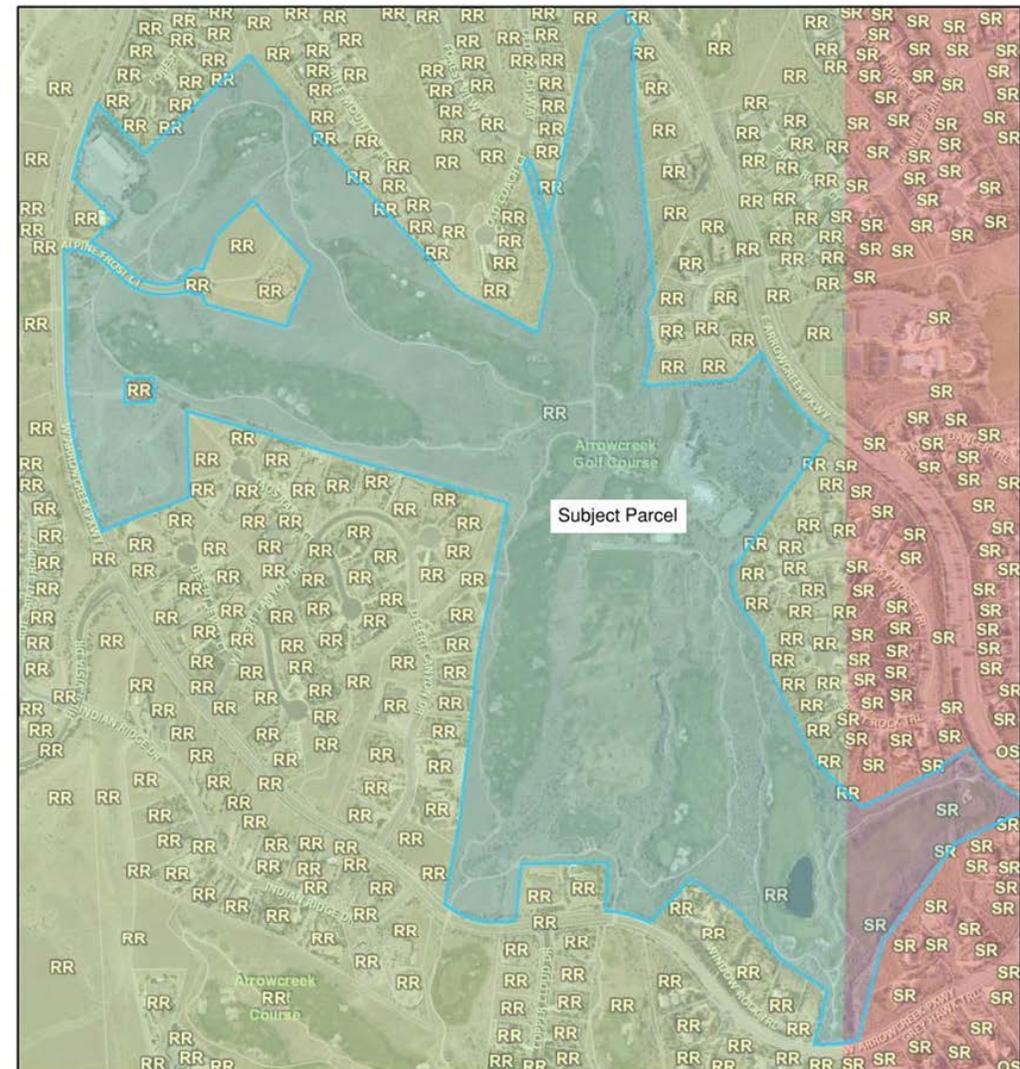
Enclosures  
Letters/Arrowcreek Clubhouse Expansion Trip Letter

# **Regulatory Zone Amendment**

# Regulatory Zone Amendment

## Existing Zoning

- The parcel is currently split zoned HDR and LDS.
- Both of these zones are largely residential zones but do allow for outdoor sports and recreation (golf courses), which would include a clubhouse and associated facilities.



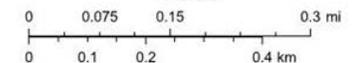
December 3, 2018

1:9,028

Master Plan

- RR
- SR
- OS

APN  
152-021-03



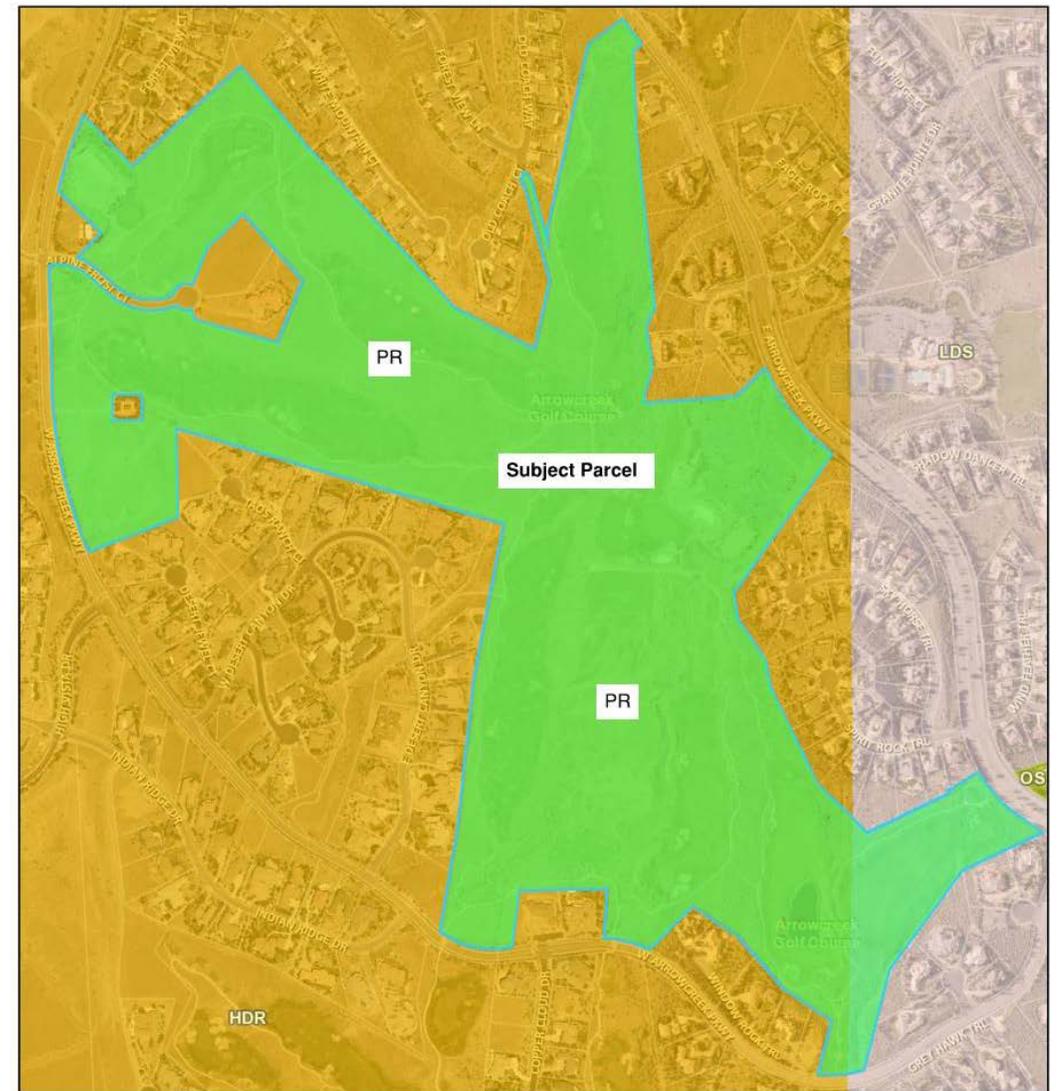
Washoe County  
Washoe County GIS  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

# Regulatory Zone Amendment

## Proposed Zoning

- The proposed zoning for the parcel is PR (Parks and Recreation), which provides for a better fit with some of the existing and proposed uses.
- The PR zone is the same zoning designation that exists on the Hidden Valley and Washoe County Golf Courses.

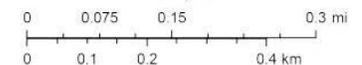


December 3, 2018

1:9,028

### Regulatory Zoning

	HDR
	LDS
	OS
	PR

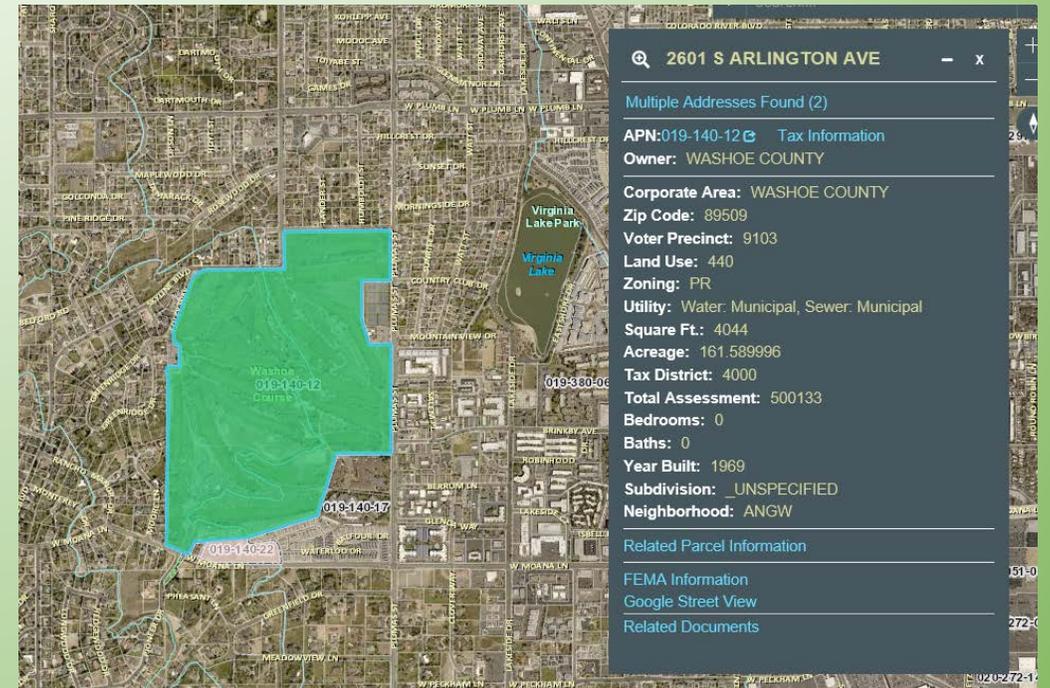
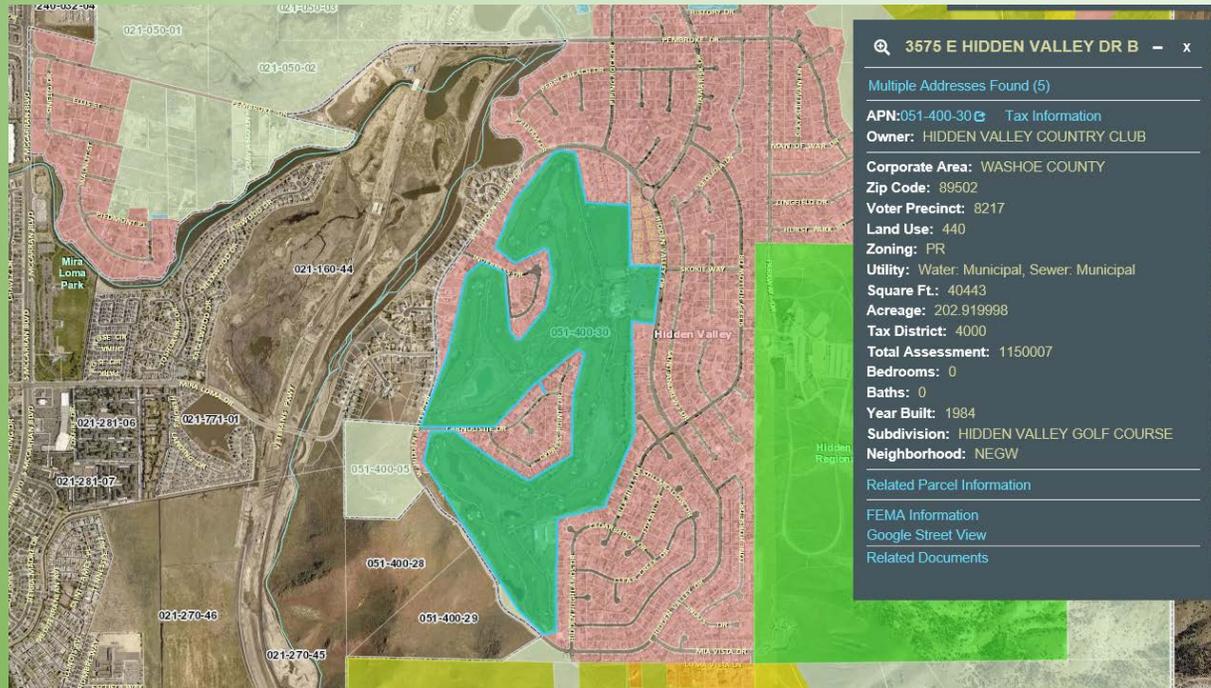


Washoe County  
Washoe County GIS  
Source: Esri, DigitalGlobe, GeoEye, Earthstar/Geographics, CNES/Airbus  
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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# Regulatory Zone Amendment

Both courses offer weddings and/or events and are zoned PR



Hidden Valley Golf Course

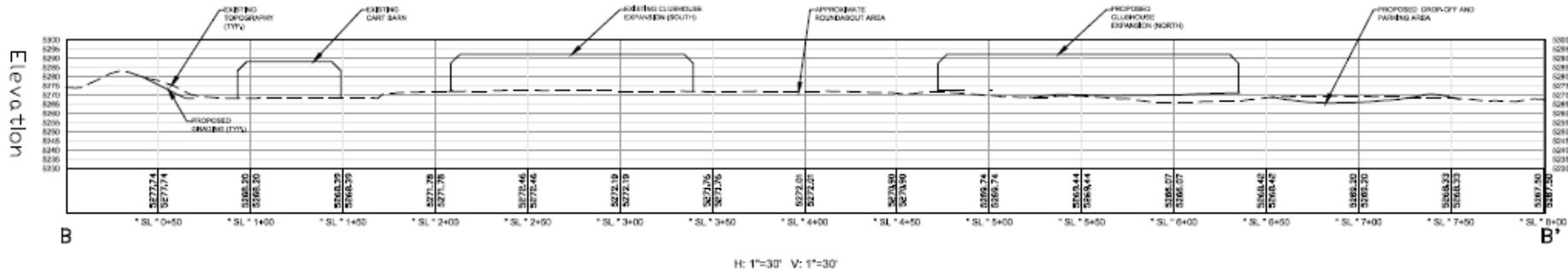
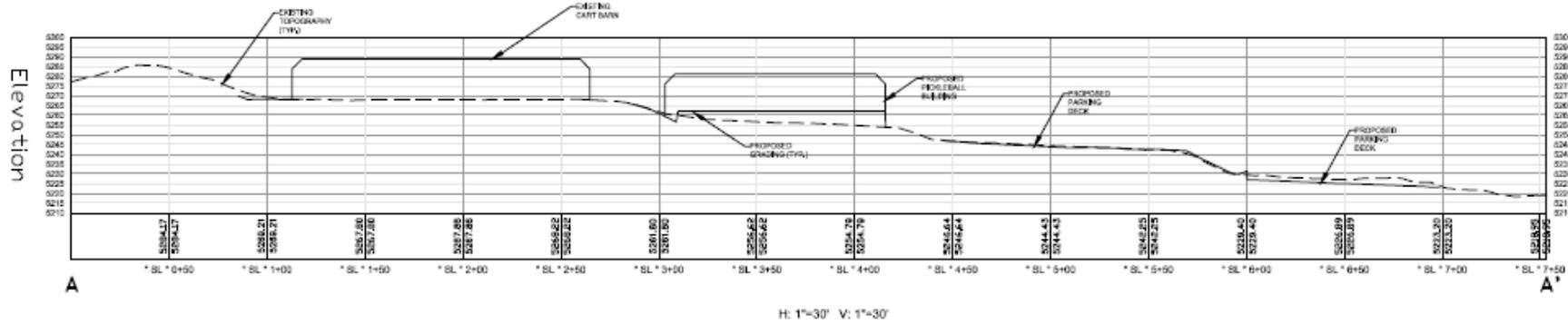
# LS and Civil Maps







# THE CLUB AT ARROWCREEK CLUBHOUSE EXPANSION & PICKLEBALL BLDG SPECIAL USE PERMIT - PRELIMINARY CROSS SECTIONS



## PRELIMINARY CROSS SECTIONS

### SPECIAL USE PERMIT

WASHOE COUNTY NEVADA



JOB NO: 88004,79 DATE: 12/17/2018

# THE CLUB AT ARROWCREEK - POOL AND BACKYARD GROUNDS

SPECIAL USE PERMIT

SLOPE ANALYSIS MAP



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	267806.62	Green
2	15.10%	20.00%	15344.08	Yellow
3	20.10%	25.00%	14085.72	Orange
4	25.10%	30.00%	13834.80	Red
5	30.10%	-	9524.03	Dark Red

GRAPHIC SCALE

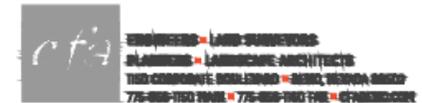


1 inch = 100 ft.



SPECIAL USE PERMIT  
SLOPE ANALYSIS MAP

WASHOE COUNTY NEVADA



JOB NO: 88004.79 DATE: 12/17/2018

# Legal Findings Review

# Special Use Permit Findings

(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

*The proposed uses and grading proposed with this special use permit are consistent with the Rural Residential master plan and Parks and Recreation zoning designations on the subject parcel.*

*The proposed development is consistent with the following policies of the SWTMAP:*

*SW 1.4 – the zoning of the property is HDR and LDS, which is conformant with the ArrowCreek Wildland Transition Suburban Character Management Area*

*SW 2.5 – As is the current case with TCAC facility, all lighting will conform to “dark sky” lighting standards and be provided at low or pedestrian level.*

*SW 2.13 – The proposed improvements to clubhouse and pickleball facility additions will utilize “dark sky” lighting standards and be provided on a pedestrian scale. Parking and traffic are seen to have only minimal increases with the proposed improvements and traffic is not foreseen to exceed the original approved traffic volumes from the original approval for the Arrowcreek Community (AKA Southwest Pointe).*

## Special Use Permit Findings (Cont.)

(b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

*All necessary utilities and facilities defined in finding (b) already exist at the site as it had previously been improved. Improvements/expansion to the clubhouse and the new pickleball facility will utilize existing utility lines that already serve the site. If any upgrades to service are required in final engineering, it is expected that these lines will follow similar paths across the site for service. No new roadways are necessary to serve the proposed improvements to TCAC site. The site is currently served by private streets that were sized and approved with the original community approval in the late 1990's.*

## Special Use Permit Findings (Cont.)

(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

*The area of work associated with this project has existed since 1999 as a golf course and clubhouse. the proposed clubhouse expansion and addition of the pickleball building are appropriate to the long-standing, approved use of the site. SPW9-13-93 provided a special use permit for outdoor sports and recreation in association with this site allowing for such uses as golf courses, driving range, tennis courts, swimming pool and clubhouse. The current proposal for expansion and facility addition keeps with the types of uses that were previously approved.*

*The area proposed for improvement with this application has already been graded with the initial development of the clubhouse, parking area and associated facilities. Slope areas that are greater than 15 within the site area of this project were created slopes with the initial construction of the clubhouse and parking area. The Washoe County Southwest Truckee Meadows Area Plan shows some areas of slopes greater than 15%, which is confirmed with the project slope analysis map, provided with this application.*

## Special Use Permit Findings (Cont.)

(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

*The ArrowCreek Community has benefitted by the existence of the golf course, clubhouse and associated facilities. The proposed improvements provide for an expansion of the recreational opportunities and improve the existing facilities and golf related offerings at TCAC. As such, it is not viewed that the proposed improvements will have any detrimental impact to public health, safety or welfare or be injurious to property or improvements of adjacent properties.*

## Special Use Permit Findings (Cont.)

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.*