



WSUP21-0009 Cheyenne Drive



Washoe County Board of Adjustment
September 2, 2021



Request

- The applicant is requesting a major grading permit for major grading:
 - 3,170 cy of cut and 80 cy of fill on slopes greater than 15%
 - 0.42 acres of ground disturbance.



Varied Standards

- The applicant is requesting to vary setback standards from the required 30-foot front yard setback to 10 feet
- The applicant is also requesting to vary grading standards
- The first is to allow for 10-foot retaining walls within the front yard setbacks
- The second is to allow for fills up to 4.5 feet within the front yard setback



Vicinity Map





Site Plan

- 1. ROADWAY STRIP (04-1)
- 2. SIDE WALK (04-2)
- 3. DRIVE (04-3)
- 4. DRIVE STRIP (04-4)
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- 99. DRIVE STRIP (04-99)
- 100. DRIVE STRIP (04-100)

ALL THE EXISTING SURFACE OF
 DRIVE STRIP SHALL BE MAINTAINED
 AND REPAIRED AT THE CONTRACTOR'S
 EXPENSE FOR CONSTRUCTION PURPOSES.

EARTHWORK ANALYSIS

LIT 2	1.05 AC
NET IMPORTANCE	0.14 AC
PROPOSED CUT	880 YD ³
PROPOSED FILL	30 YD ³
NET IMPORTANCE	850 YD ³ CUT

THE CONTRACTOR SHALL MAINTAIN
 ALL THE EXISTING SURFACE OF
 DRIVE STRIP AND REPAIRED AT THE
 CONTRACTOR'S EXPENSE FOR
 CONSTRUCTION PURPOSES.

EARTHWORK ANALYSIS

LIT 3	1.15 AC
NET IMPORTANCE	0.14 AC
PROPOSED CUT	1,280 YD ³
PROPOSED FILL	30 YD ³
NET IMPORTANCE	1,250 YD ³ CUT

THE CONTRACTOR SHALL MAINTAIN
 ALL THE EXISTING SURFACE OF
 DRIVE STRIP AND REPAIRED AT THE
 CONTRACTOR'S EXPENSE FOR
 CONSTRUCTION PURPOSES.

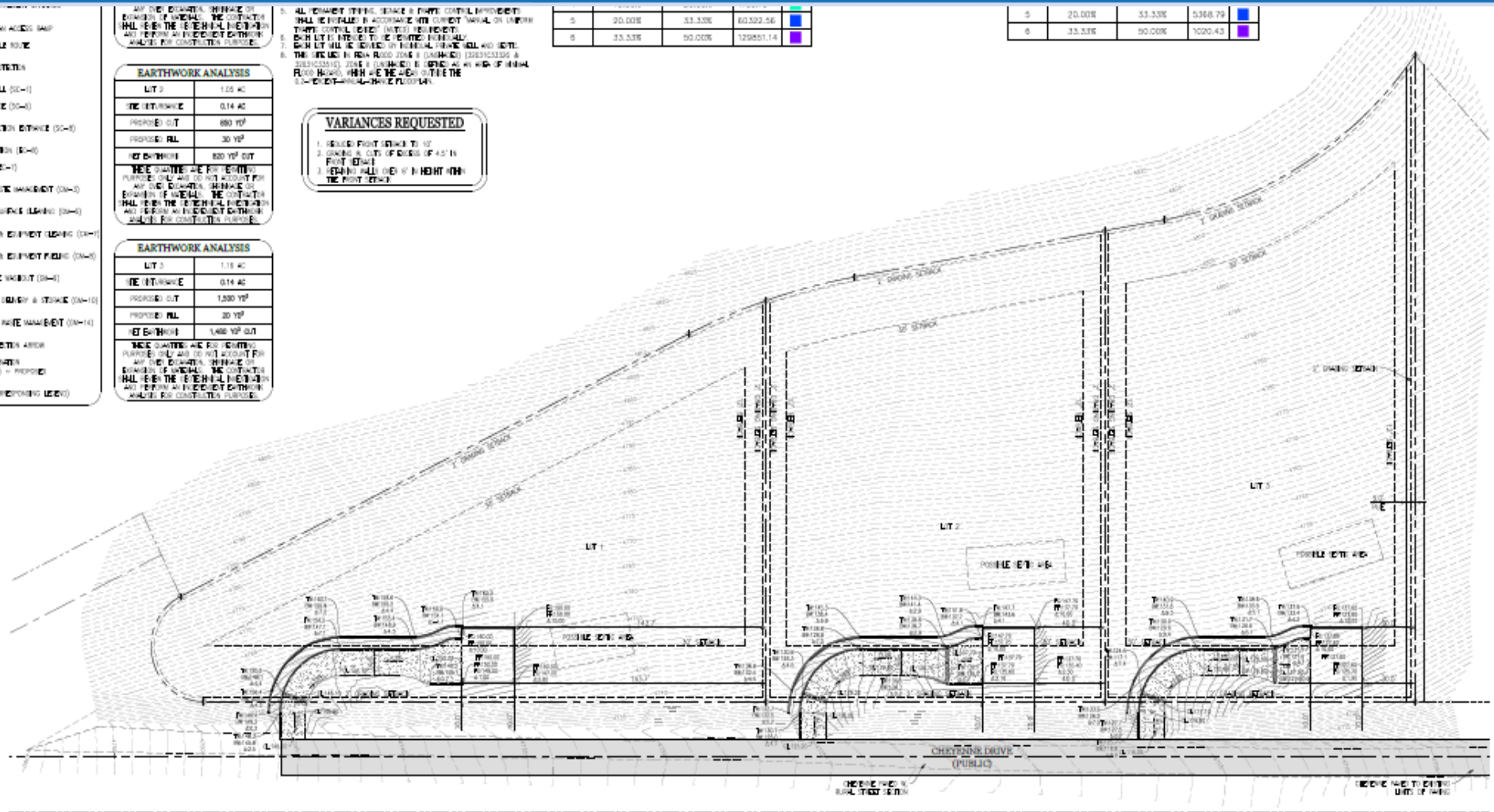
5. ALL EXISTING DRIVE STRIP & DRIVE CONTROL IMPROVEMENTS SHALL BE MAINTAINED IN ACCORDANCE WITH CURRENT TYPICAL OR STANDARD DRIVE CONTROL DETAILS (AS NOTED) THROUGHOUT THE PROJECT.
6. ON LIT 2, THE CONTRACTOR SHALL MAINTAIN ALL THE EXISTING DRIVE STRIP AND REPAIRED AT THE CONTRACTOR'S EXPENSE FOR CONSTRUCTION PURPOSES.
7. ON LIT 3, THE CONTRACTOR SHALL MAINTAIN ALL THE EXISTING DRIVE STRIP AND REPAIRED AT THE CONTRACTOR'S EXPENSE FOR CONSTRUCTION PURPOSES.
8. THE CONTRACTOR SHALL MAINTAIN ALL THE EXISTING DRIVE STRIP AND REPAIRED AT THE CONTRACTOR'S EXPENSE FOR CONSTRUCTION PURPOSES.

5	20,000	33,333	60,333.56
6	33,333	90,000	129,881.14

5	20,000	33,333	53,667.79
6	33,333	90,000	102,000.43

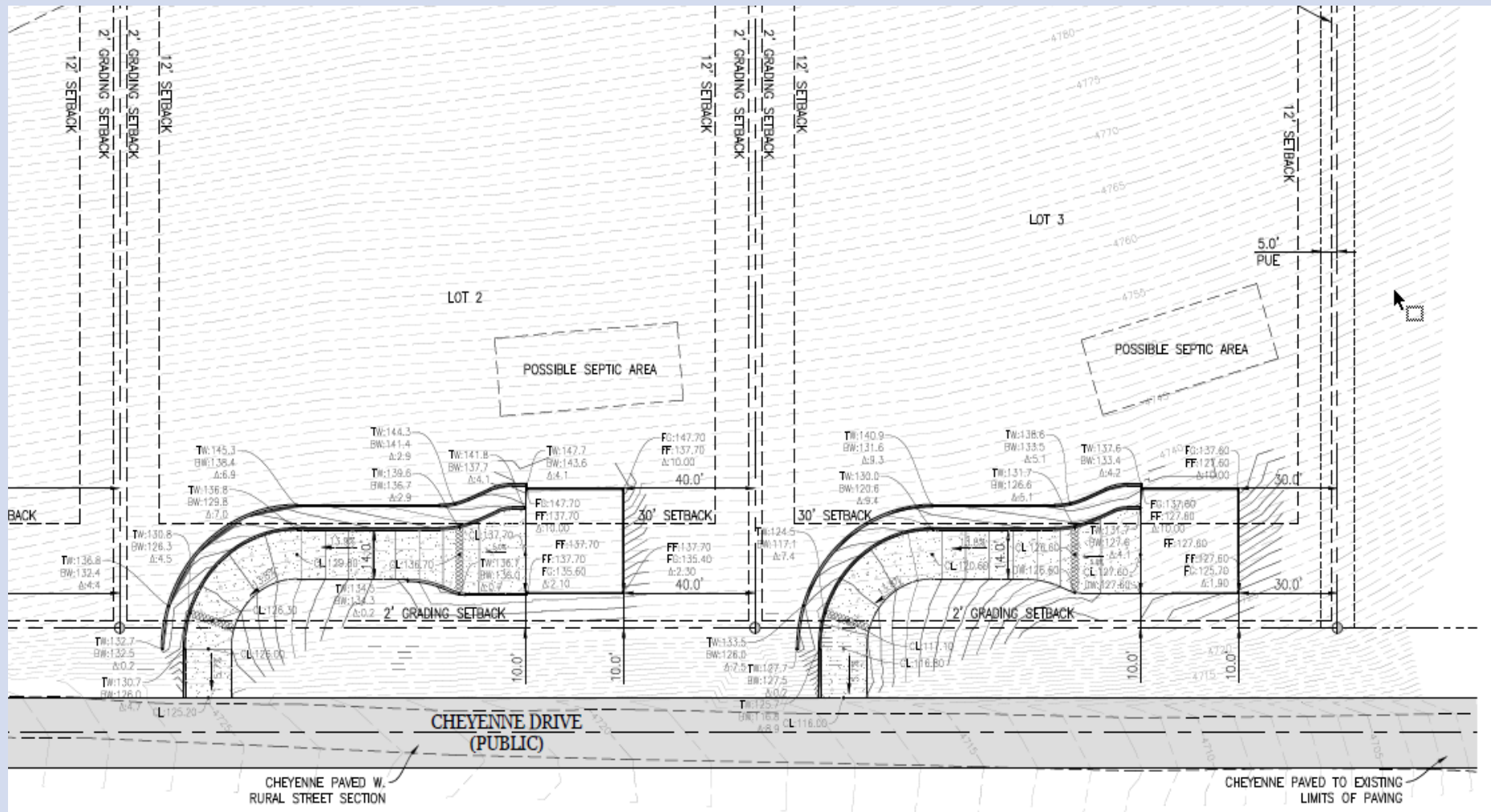
VARIANCES REQUESTED

1. SIDEWALK FRONT SETBACK TO 10'
2. GRADING & CUTS OF DRIVE STRIP OF 4.5' IN FRONT SETBACK
3. DRIVE STRIP SHALL BE 4' IN HEIGHT WITH THE FRONT SETBACK





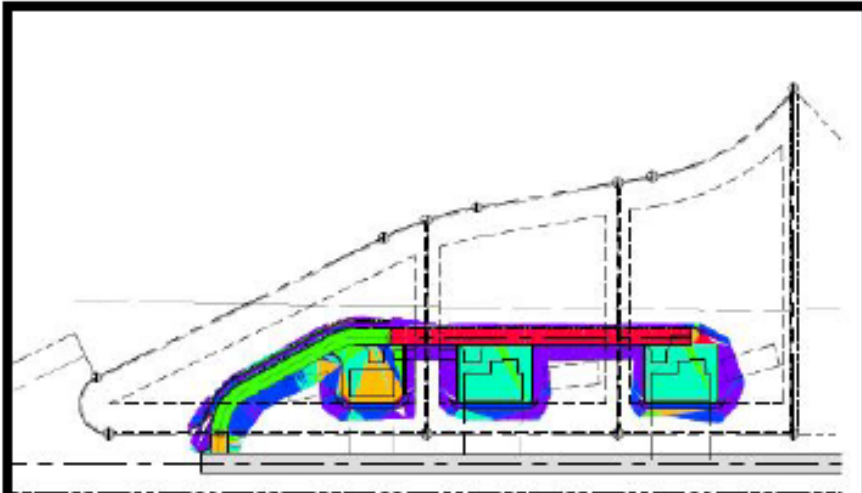
Site Plan (Close Up)





Previous v Current

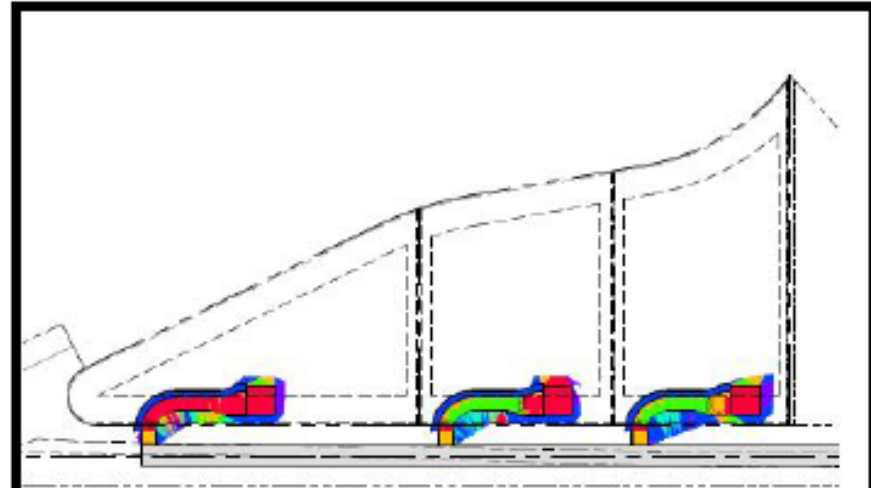
Previous Site Plan



PROPOSED SLOPES
SCALE: 1"=100'

Proposed Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	5201.10	Red
2	5.00%	10.00%	3176.11	Orange
3	10.00%	15.00%	5758.47	Green
4	15.00%	20.00%	12856.36	Cyan
5	20.00%	33.33%	10024.16	Blue
6	33.33%	50.00%	19246.70	Purple

Current Site Plan



PROPOSED SLOPES
SCALE: 1"=100'

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	5412.70	Red
2	5.00%	10.00%	1895.53	Orange
3	10.00%	15.00%	2604.47	Green
4	15.00%	20.00%	1028.18	Cyan
5	20.00%	33.33%	5968.79	Blue
6	33.33%	50.00%	10204.5	Purple



Previous v Current

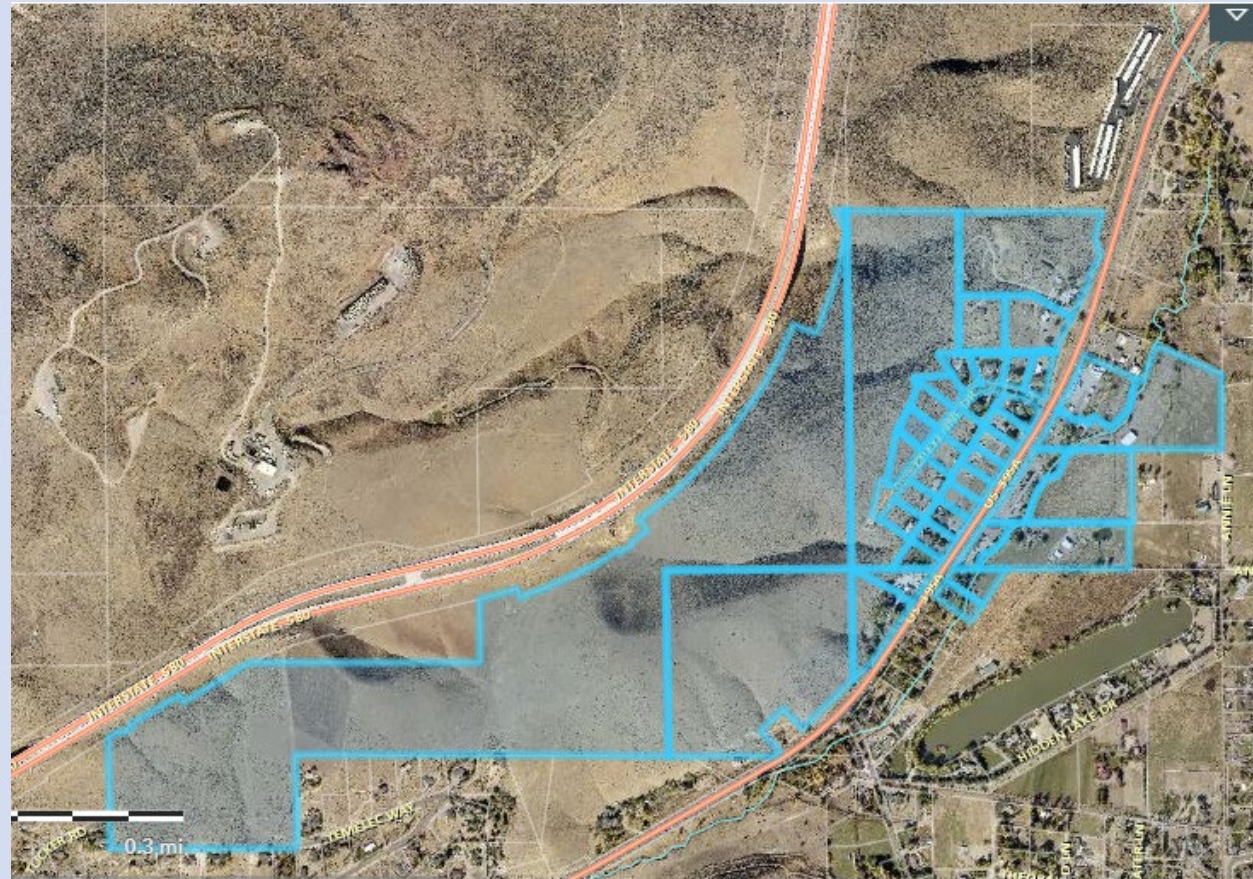
Proposed Site Plan Comparison			
	Previous Site Plan	Current Site Plan	Net Change
Total Site Area (Acres)	3.29	3.29	-
Site Disturbance (Acres)	1.30	0.42	-0.88
Proposed Cut (Cubic Yards)	2,700	3,250	550
Proposed Fill (Cubic Yards)	3,700	80	-3,620
Front Yard Setback (Feet)	30	10	-20
Max Wall Height (Feet)	10	10	-
Total Wall Length (Linear Feet)	1,650	870	-780

- Due to the clear reduction in overall disturbance, wall length, and fill – staff is supportive of the variance requests



Public Notice & CAB

- Notice was sent to 39 affected property owners, 1,000 feet from the project parcels.





Citizen Advisory Board

- **Proposed project presented May 6, 2021 to South Truckee Meadows / Washoe Valley CAB**
 - Discussion covered
 - Grading (Run off associated with grading, drainage, retaining walls)
 - Modular or manufactured homes instead of stick built homes
 - Existing CC&R's
 - The CAB voted to deny the proposal which resulted in the applicant submitting a redesign.



Public Comment

- Staff has received public comment in the form of emails and phone calls.
- Concerns are:
- The application not indicating there are existing CC&R's.
- Incomplete plan.
- Increased runoff related to the drainage.
- Decrease in value of current residences.



Special Use Permit Findings

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. **Improvements.** That 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;
3. **Site Suitability.** That the site is physically suitable for child daycare, and for the intensity of such a development;
4. **Issuance Not Detrimental.** That 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;
5. **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.



Possible Motion

- **APPROVAL WITH CONDITIONS:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0009 for American Patriot Homes, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30: