

Washoe County Parcel Map Review Committee



WTPM24-0001
(TMFPD – 470 Foothill Road)

July 11, 2024

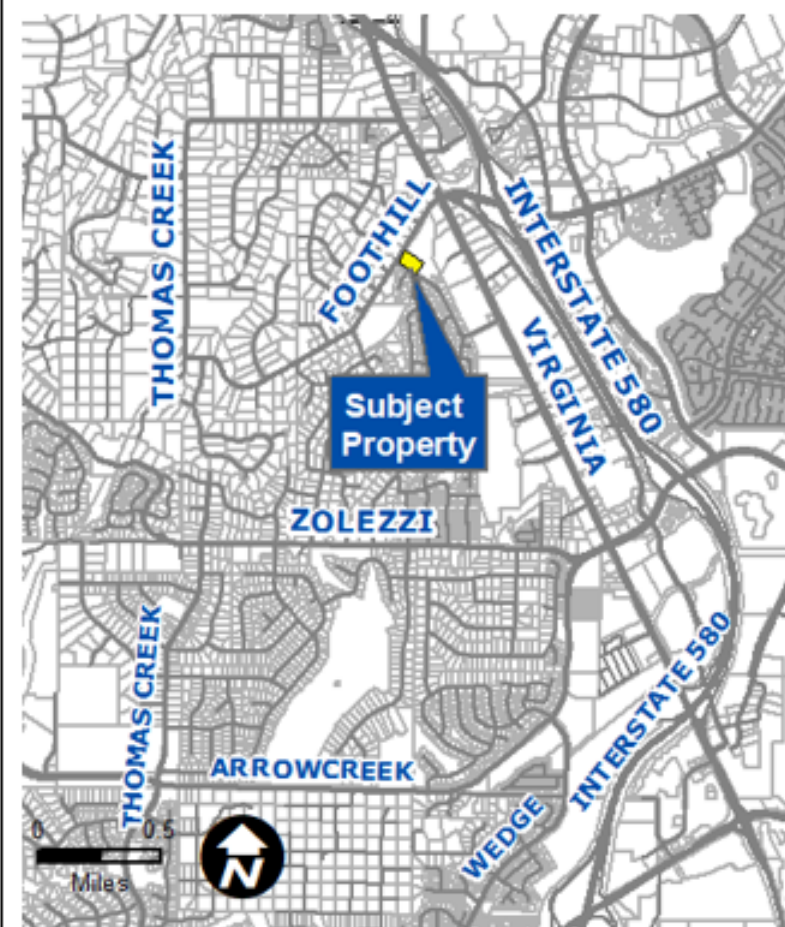
Case Description



CASE DESCRIPTION

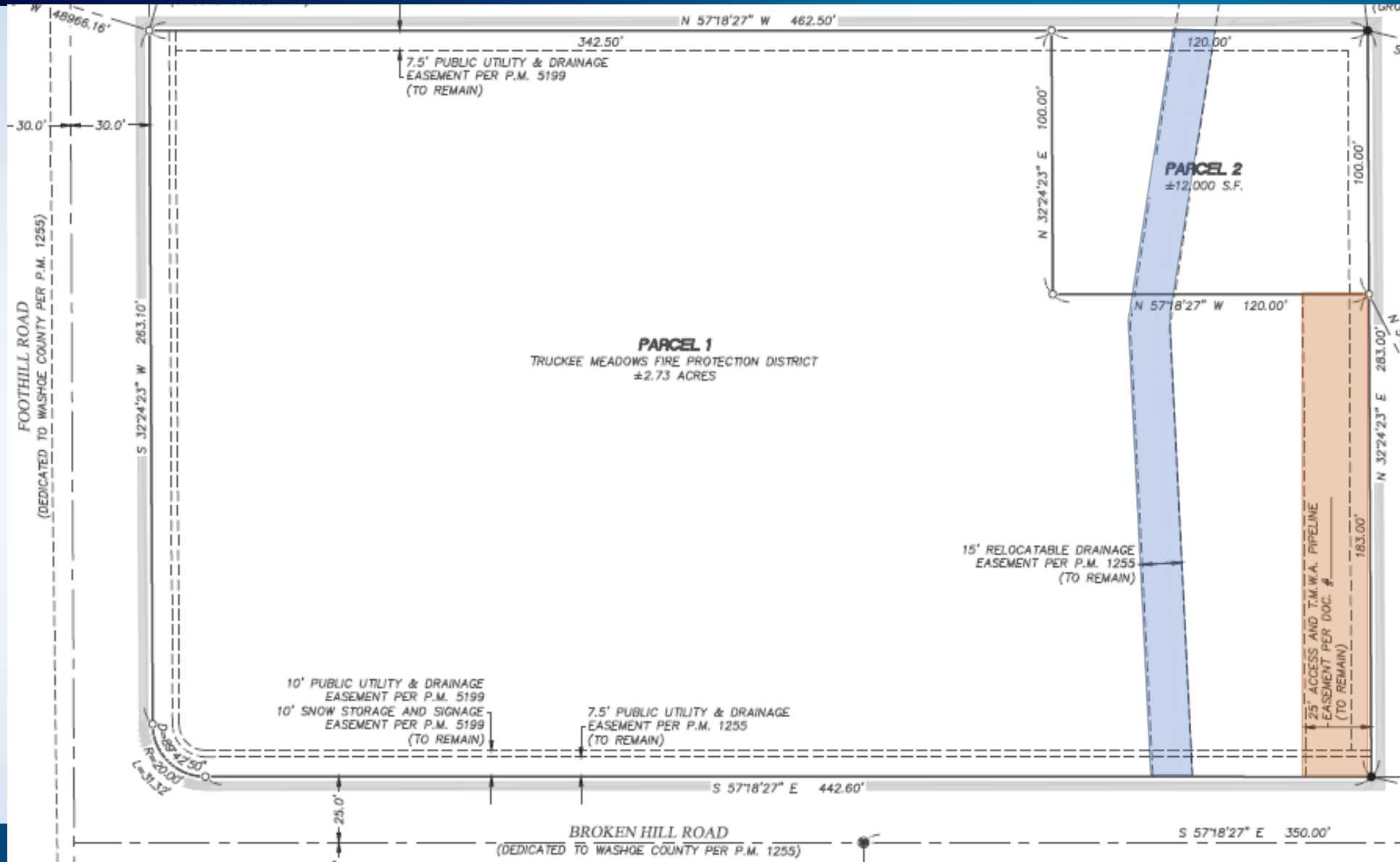
For hearing, discussion, and possible action to approve a tentative parcel map dividing a 3.00-acre parcel into two parcels of \pm 2.73 acres and \pm 0.27 acres (\pm 12,000 SF).

Applicant:	Odyssey Engineering, Inc.
Property Owner:	Truckee Meadows Fire Protection District (TMFPD)
Location:	470 Foothill Road, Reno, NV 89511
APN:	044-300-19
Parcel Size:	3.00 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Medium Density Suburban (MDS)
Planning Area:	Southwest Truckee Meadows
Development Code:	Authorized in Article 606, Parcel Maps
Commission District:	2 – Commissioner Clark



Vicinity Map

Site Plan



Parcel Map Information



- The applicant indicated Truckee Meadows Water Authority (TMWA) as the owner of proposed parcel 2 in the images of the parcel map provided with the project application (Exhibit C).
- Proposed parcel 2 is currently owned by TMFPD, along with all of parcel 044-300-19.
- If this parcel map is approved, then the intention is for TMWA to take ownership of parcel 2 & move forward with plans for a new pumphouse facility, standby generator, transformer & associated piping & conduit.
- The applicant provided an updated parcel map (Exhibit D), which does not list TMWA on the proposed parcel.

Evaluation



Tentative Parcel Map Evaluation

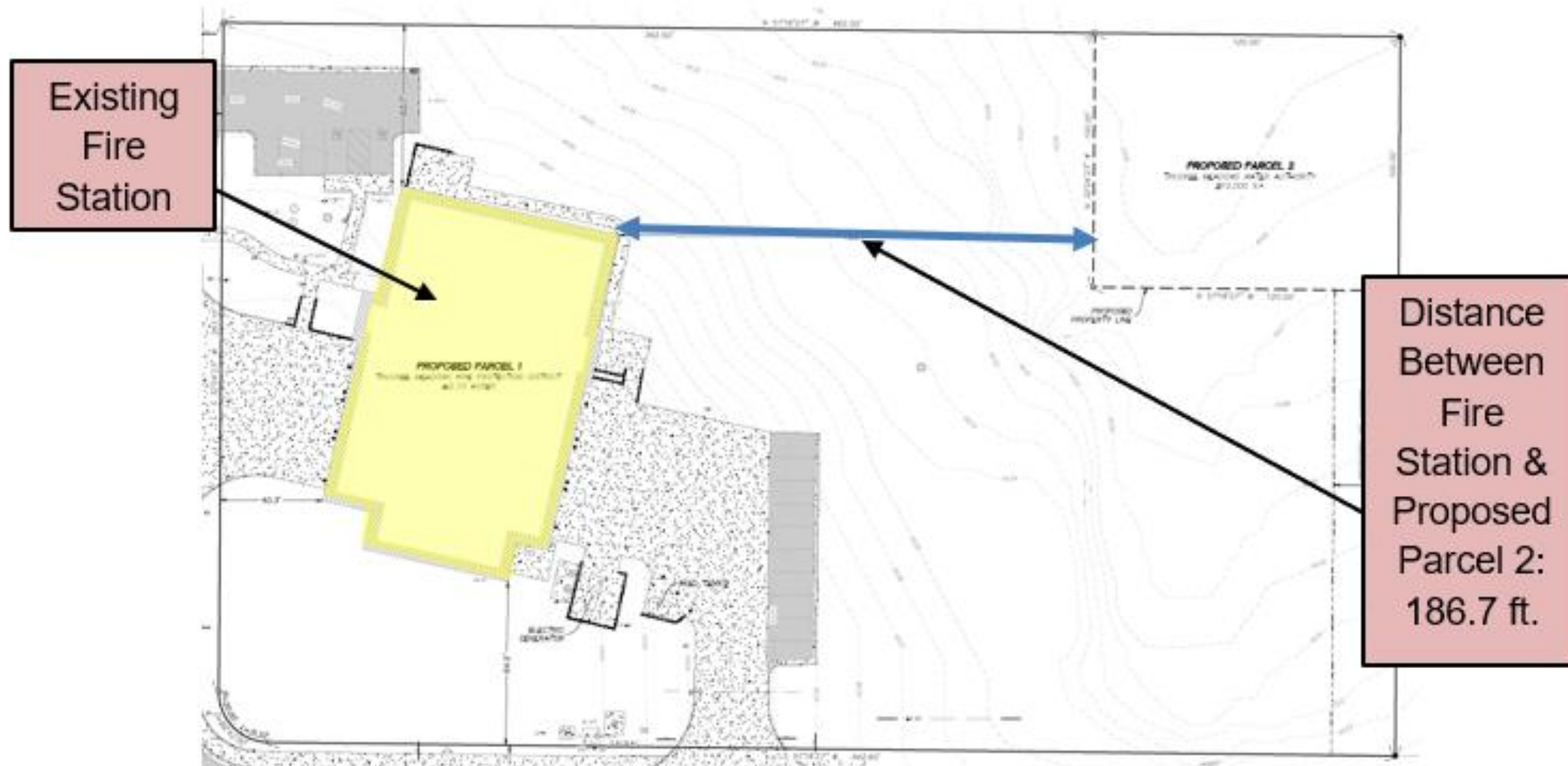
Requirement	Evaluation
Planning Area	Southwest Truckee Meadows
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	9
Number of Lots on Parcel Map	2
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	12,000 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	100 feet
Development Suitability	No development concerns
Hydrographic Basin	Truckee Meadows Hydrographic Basin

Development Information



- The west side of the subject parcel is developed with a fire station, driveway & paved parking spaces.
- The existing fire station will continue to meet the MDS setbacks of 20 ft. from front & rear property lines & 8 ft. from side property lines.

Development Information



Parcel Map Showing Existing Development

Development Information



- 15-foot relocatable drainage easement – runs through proposed parcels 1 & 2
- Parcel Map 5199 (Exhibit E) – Relocatable drainage easement runs through multiple surrounding parcels.
- Applicant – Drainage easement is to remain.
- Intended owner (TMWA) of proposed parcel 2 is aware of the drainage requirements for parcel 2 & has plans to accommodate the drainage needs.
- There is space on proposed parcel 2 for a structure to be constructed & meet MDS setbacks without relocating the drainage easement.

Master Plan Evaluation



The proposed parcel map aligns with applicable Priority Principles & Policies of the Washoe County Master Plan

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p>Land Use Principle 6. Direct Development into the Truckee Meadows Service Area (TMSA).</p>		
<p>LU6.2 – Promote compatible mixed-use and infill development patterns within the TMSA.</p>	<p>The existing parcel being divided in the proposed parcel map is located within the TMSA. The proposed parcel map would create one additional parcel, encouraging infill within the TMSA.</p>	
<p>Public Facilities and Services Principle 2. Provide sufficient water to meet the current and future needs of County residents.</p>		
<p>PFS2.3 – Ensure new suburban- and urban-level development is served by a community water supply system.</p>	<p>The existing parcel is currently served by a community water system, and the proposed parcels would continue to be served by a community water system.</p>	

Reviewing Agencies



Various agencies reviewed the application. Conditions are included in Exhibit A.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Amelia Galicia, agalicia@washoecounty.us
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Katherine Hyde, kdhyde@washoecounty.gov, Janelle Thomas, jkthomas@washoecounty.gov & Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		Sarah C. Smith, EMSProgram@nnph.org
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X			
AT&T	X	X		Cliff Cooper, cc2132@att.com
Truckee Meadows Water Authority	X			

Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Parcel Map Review Committee carefully consider all aspects of Tentative Parcel Map Case Number WTPM24-0001 and the nature of the stringent recommended conditions of approval and approve the requested Tentative Parcel Map.

Thank you

Katy Stark, Planner
Washoe County CSD – Planning Division
krstark@washoecounty.gov
775-328-3618

