



September 5, 2017

Heather Manzo
City of Reno Planning Department
One East First Street, 2nd Floor
Reno, NV 89501

Subject: StoneGate – September 5th Submittal Responses

Dear Heather:

Attached is the September 5th PUD Handbook submittal with redlines. The updated changes include incorporation of staff's comments from the past week, as well and responses to Exhibit 2 and 3 from the August 30th Planning Commission staff report. I've included a list of the "big changes" or areas that involved more than quick and easy edits.

Exhibit 2 Comments

- 1. Prior to the certification of the Planned Unit Development Handbook (PUD HB), the street sections shall be modified to meet the City's Public Works Design Manual (PWDM) Standards. Specifically, the public streets will be designed with a crown-slope cross section; include curb and gutter; and eliminate open drainage channels within the public-right-of-way. Any portion of an open drainage channel within the public right-of-way shall be adequately protected in accordance with AASHTO – A Policy on Geometric Design of Highway and Streets publication and to the approval of the Community Development and Public Works Departments.**

A revised set of street sections has been added to the Handbook on pages 80-101 – Street Design Standards. The revised roadway sections detail new ROW limits, minimum landscape areas, and minimum clearance zones.

In addition, three new roadway standards have been added for the Town Center (pages 96-101). All three Town Center roadways include curb and gutter.

The following language has been added to the Street Design section to address AASHTO clear zone requirements:

The AASHTO is a standard setting body that publishes specifications and quality control protocols and guidelines, which are used in roadway design. The guidelines set recommendations for a defined "clear zone", or unobstructed, relatively flat area beyond the edge of the traveled way that allows a driver to stop safely or regain control of a vehicle that leaves the traveled way.

1. All street sections shall comply with AASHTO recommendations for clear zones.

2. Landscaping permitted within the clear zone of roads designed without curb and gutter, shall include the following types of plants and materials:
 - a. Shrubs under 30 inches in height
 - b. Native grasses
 - c. Ground covers
 - d. Mulch
3. Landscaping and amenities prohibited within the clear zone of roads designed without curb and gutter, shall include the following:
 - a. Boulders
 - b. Trees measuring larger than four inches in diameter, measured at six inches above the ground upon maturity.
 - c. Signs, light poles, utility boxes and mailboxes (unless designed utilizing approved breakaway standards).
4. Drainage swales adjacent to the Neat and Local Streets shall be limited to six inches in depth.
5. Drainage corridors located along the Arterial and Collector Streets shall vary in depth and width and capture street runoff.
6. Spray irrigation shall be prohibited within six feet of the edge of pavement.

2. All sanitary sewer manholes shall be constructed to meet the City of Reno PWDM standards for finish grade surface requirements unless an engineering design exception request is made and approved by the City Engineer.

Page 26 of the Handbook has been revised to include manholes.

Prior to approval of each site improvement permit or final map, as applicable, the Master Developer shall have approved plans providing for access to all public storm drain and sanitary sewer improvements, including manholes, culverts, and storm drain inlets and outlets, in accordance with the Public Works Design Manual.

3. Prior to approval for the first development proposal within each phase, the Master Developer shall provide a traffic analysis that demonstrates that the anticipated highway and regional roadway infrastructure improvements outlined in Exhibit C have been constructed.

StoneGate has no control over the timing of roadway improvements on U.S. 395. NDOT and RTC have the ability to change the funding and timing of those developments as traffic needs shift. StoneGate cannot be tied to roadway improvements that are out of their control, nor can the City of Reno limit StoneGate development based on future roadway conditions. The Handbook has language that requires a traffic impact study at the time of development. If capacity and policy LOS are not met, the Master Developer must apply for additional improvements to mitigate, which may require a PUD amendment, as detailed below and on page 15 of the Handbook.

Prior to approval of each tentative map or nonresidential building permit, as applicable, the Master Developer shall provide a trip generation letter which includes all previously approved development associated with the PUD to verify the traffic impact is within the envelope provided in the PUD's Traffic Impact Study. If the trip generation letter indicates that the trips exceed the anticipated levels, the Master Developer shall amend the PUD.

Prior to approval of each phased site improvement permit or final map, as applicable, the applicant shall provide verification that White Lake Parkway (a moderate access control arterial) capacity and policy level of service (LOS) D on White Lake Parkway is met. If capacity and policy LOS are not met, the Master Developer must apply for additional improvements to mitigate, which may require a PUD amendment.

4. Prior to the first CofO within Phase 2, the Master Developer shall be responsible to construct multimodal connection between the north (Town Center Phase) and the south (Phase 1 through 5) of the PUD. This connection shall provide access to the StoneGate Trail system.

Page 66 of the PUD Handbook has been revised to include:

5) Prior to the first Certificate of Occupancy within Phase 2, the Master Developer shall be responsible for construction of a multimodal connection between the north (Town Center) parcel and the south (Phase 1 through 5) of the PUD.

Exhibit 3 Comments

1. Modify the definition of a Super Pad to include a minimum lot size of nine acres. Minimum Super Pad lot size standards are not applicable for right-of-way, utilities, common area and open space parcels.

Both NRS 278.461 to 278.4725 and Reno Municipal Code Section 18.06.503(g) regulate how land can be subdivided and the minimum parcel size allowed. There are no minimum requirements outside of the zoning to restrict a parcel to nine acres in size. That requirement is not consistent with State Law, the Zoning Code, or common practice for parcel maps or subdividing property.

2. Fire Services: The staff report includes language that has been recommended by the Reno Fire Department in order to provide emergency services to the StoneGate development. The recommendations will need to be incorporated into the PUD HB and Fire and Public Safety Services Agreement in order to ensure emergency services are available to serve the development to demonstrate Concurrency requirements have been satisfied.

3. Police Services: Add provisions for a 600 square foot substation within the Permanent Station.

Page 27 of the Handbook has been amended to include details on the EMS and Permanent Fire Stations, as well as provisions for a 600 square foot substation as outlined below.

Prior to certification of the PUD Handbook, Master Developer will enter a separate agreement with the City of Reno addressing details of a temporary and permanent fire station and a police substation. The PUD Handbook shall be revised to reflect that unless otherwise provided in the agreement to be entered with the City, the following shall apply:

- The Master Developer shall provide for the temporary use of an appropriately modified single family home (“Residential Station”) that will accommodate a two-man public safety crew, police, fire and emergency medical services (EMS) equipment prior to the issuance of a Certificate of Occupancy for the 250th residence within StoneGate.
 - The Master Developer shall dedicate a site that is a minimum of 2.5 acres in size for a “Permanent Fire Site”.
 - A Permanent Fire Station shall be constructed by the Master Developer, prior to the issuance of a Certificate of Occupancy for the 1,700th dwelling unit.
 - The Permanent Fire Station shall include a 600-square-foot substation for police services.
 - Homes will have sprinklers installed in accordance with and as required by applicable fire code requirements.
- 4. The PUD HB should be updated to reference the appropriate PUD land use categories and density ranges as they relate to the Master Plan land use designations.**

I was unsure where the PUD referenced density ranges and reference to the Master Plan on page 26, however, this information was updated in the Handbook on pages 29-31.

- 5. Schools: Add language that states the agreement for the high school site be in place prior to the first application for a tentative map that will generate high school students.**

With the passage of WC-1, the Washoe County School District (WCSD) has the funding needed to construct new schools. It is up to the WCSD to determine when new schools are needed and where they should be developed. Limiting development of StoneGate based on another agency’s timeline for development of new facilities, in particular, a new high school in the North Valley’s, is not typical and does not follow how the WCSD develops. Mike Boster from the WCSD attended the Planning Commission and spoke in favor of moving forward with StoneGate, without tying development to schools.

- 6. Add allowed density ranges to each of the PUD HB land use category descriptions that correspond with the proposed underlying Master Plan land use designations.**

Pages 29-31 of the Handbook have been updated to include written narratives with allowed density ranges within each of the PUD land use categories that correspond with the underlying Master Plan land use designations.

7. Where references to RMC are noted in the handbook, the section name should be referenced.

All the RMC references in the Handbook have been updated to include specific section references.

8. Incorporate pedestrian and bicycle access between Phases 1-5 and Town Center, as well as internal pedestrian facilities throughout Town Center that promote a safe walking and biking area between uses.

The updated Town Center roadway street sections all include bike and pedestrian pathways. These are discussed on pages 80-101 of the Handbook. Page 60 of the Handbook shows a map of the proposed trails, with details describing the trail type and width located on page 62. Trail connections between the north and south parcels are identified in the footnotes.

9. Add a typical street section standards and figures for proposed arterials located within the Town Center phase.

New street sections for the Town Center have been added to the Handbook between pages 96-101.

10. Remove or rename Figure 68-Proposed Cuts and Fills map in the PUD Handbook as the analysis of anticipated development as it relates to cuts and fills is not complete.

Figure 67 shows the approximate locations where cuts of 20 feet or greater and fills of ten feet or greater are anticipated. The intent is to provide staff and the Planning Commission with a blue print for future development, so that they have something to reference when special use permits and tentative maps are submitted. This is a relevant piece of information that will guide development throughout the lifetime of the project and eliminates any surprises about future grading activities. The Figure has been renamed to Anticipated Cut and Fill Map.

Breakdown of changes made in response to redline comments:

Page 13 - StoneGate Residential Construction Tax

Revised existing language as follows:

- A parks construction and maintenance agreement shall be approved by Reno City Council and shall address the following:

Page 28 - Sustainable Development Standards

Request that none of the City staff redline comments be incorporated.

Page 41 – Permitted Use Table

- Retained Outdoor Manufacturing, Processing, Assembly or Fabrication as a SUP in the Industrial zone.
- Revised Outdoor Storage to a SUP in the Industrial zone.

Page 51-56 – Signs

- The Entry Identification sign maximum height and maximum area categories were revised for Project Gateway, Community Gateway, and Neighborhood Gateway, to reflect reduced height and area standards.

Sign Type	Location	Max. Height for Freestanding	Max. Area	Illumination	Flashing/Animated
Entry Identification					
Project Gateway (Freestanding/Monument)	Primary Entry	12 feet	200 SF	Indirect	Not Allowed
	Secondary Entry	8 feet	200 SF		
Community Gateway (Freestanding/Monument)	Located on Collector and Arterial right-of-way	8 feet	40 SF	Indirect	Not Allowed
Neighborhood Gateway (Freestanding/Monument)	Located at the entrance into a neighborhood	6 feet	40 SF	Indirect	Not Allowed

Language was added to the sign section as follows:

**All commercial and industrial signs must be on-premise signs.

City staff Comments and Redlines

In addition to the City staff redlines and comments from Planning, the following changes have been either incorporated or were not incorporated as staff proposed.

Page 29

Changed the title of the Chapter from Design Standards to Land Use Designations

Page 29 – Multi-family Land Use Designations

- Single family detached housing should remain in the Multi-family designation and will provide housing products that include “tiny homes” and lots smaller than 4,000 square feet in size. The City of Reno Master Plan policies are calling for land use regulations that provide for diverse housing products. By allowing the, this will provide another housing opportunity.

Page 29, 31-33 – Land Use Designations

- Added more detail on “Purpose” of each land use category in the areas that were lacking.

Page 32 – Parks and Open Space

- Moved Parks and Open Space to two separate categories.

Page 33 - Development Standards

- Added language “All development standards not addressed in this PUD will be in accordance with the Reno Land Development Code and RMC, as amended.”

Page 34-35

- Added a column for Maximum Structure Height for non-building features to residential setbacks and non-residential setbacks.

Page 36

- Changed the heading from Permitted Uses and Standards to Permitted Uses and Use Regulations

Page 43 – Coffee House

- Added a parking standard to Coffee house use that no parking shall be allowed in front of any residence.

Page 44 – Electric Utility Substation

- Added: i) Substations may be enclosed by a fence six feet in height with barbed wire used above it as long as the total height thereof does not exceed nine feet. Arms carrying barbed wire must extend inward or straight up.

Page 46 – Accessory Dwelling Units (ADUs)

Added: 13) The ADU shall meet the setbacks of the zoning category.

Page 50 – Industrial Architecture

- Added: 7) Development shall comply with RMC Section 18.12.301 – Residential Adjacency Standards, as amended.

Page 58 - Screening of Outdoor Service Areas, Utilities and Equipment

- Changed the header to match the text, as follows:

Screening of Outdoor Service Areas, Utilities and Equipment

Screening of utilities, equipment, and outdoor service areas (i.e. trash enclosures) shall conform to RMC 18.12.1208, Screening of Outdoor Service Areas, Utilities, and Equipment, as amended.

Page 62: Trail Standards Table

- The Trail Standards Table includes a footnote about the minimum trail crossing details from the south side to the north Town Center property as follows:

Note: 1 - The Neighborhood Trail crossing at White Lake Parkway and crossing under U.S. 395 shall be designed with a minimum trail width of eight feet through the interchange that connects the south property and the north property.

Page 78 – Landscape Design Standards

- Language has been added to the Single Family Residential minimum landscape requirement the lawn/turf area in the front yard shall be limited to ten percent of the front yard landscaping.

Page 98 – Berming along U.S. 395 Design Standards

- The language was changed so that trees are planted at a rate of one tree for every 30 linear feet, rather than one tree for every 300 square feet of required landscape area.
1. The landscape areas along the frontage roadway shall be subject to the following standards.
 - a. Landscape shall include clustered street trees planted at a rate of one tree for every 30 lineal feet of street frontage.

Page 123 – Cultural Resources

- Per discussions with the Reno-Sparks Indian Colony, language has been added to the Cultural Resources section of the Handbook as follows:

The closest affiliated Tribe is the Reno-Sparks Indian Colony.

Development within the StoneGate PUD will adhere to Nevada Revised Statutes (NRS) 381: State Museums and (NRS) 383: Historic Preservation & Archeology.

If you have any questions, please do not hesitate to contact me at 775-827-6111.

Sincerely,

Angela Fuss, AICP
Planning Group Manager