

SOUTHWEST POINTE FINAL DEVELOPMENT AGREEMENT

CASE NO. DA9-1-93

CROSS REFERENCE TM9-14-93, SPW9-11-93, SPW9-12-93,
SPW9-13-93, SPW9-14-93

APPLICANT:

Jeff Dingman
Dingman Investments
P. O. Box 346
Minden, NV 89423
(702) 782-5888

PROPERTY OWNER

Rick Gardner
Gardner Law Firm
P. O. Box 2194
Stateline, NV 89449
(702) 588-2262

Gerald Smith
Redfield Properties
1221 Broadway, 21st Floor
Oakland, CA 94612

XC: CFA, Inc.; Attn: Brita Tryggvi, 1150 Corporate Blvd., Reno, NV 89502, (702) 856-1150

REQUEST: To develop a residential community including 1,090 homesites with common open space, a water delivery system, two golf courses with related recreational facilities, a day care facility, an equestrian center and a commercial village center. The total acreage of the project is $\pm 3,171.6$ acres. The project entrance is proposed west of the intersection of Zolezzi Lane and Thomas Creek Road. The property is designated Low Density Suburban (LDS), Low Density Rural (LDR), Medium Density Rural (MDR), High Density Rural (HDR) and General Rural (GR) and situated in Sections 3, 10, 13, 14, 15, 22, 23, 24, 26, and 27, T18N, R19E, MDM, Washoe County, Nevada. (APN:49-010-04, 49-010-10 and 41-030-12)

RECOMMENDATION/ACTION:

STAFF: DON YOUNG

PC:
BCC

DATE
DATE



Southwest Pointe

ORIGINAL

FILE COPY

DA9-1-93

Southwest Pointe

Prepared for:
DINGMAN INVESTMENTS

Prepared by:
CFA, Inc.

In Association with:

G.L. Szabo and Associates
Solaegui Engineers
Harding Lawson Associates
Huffman and Associates, Inc.

September 1993

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MAPS

Tentative Map (2 sheets)

Map Pocket

I. INTRODUCTION

Southwest Pointe occupies 3,272 acres in the Southwest Truckee Meadows. This property is ideally suited for long-range master planning, which will aid in the protection of the environment, while at the same time facilitating the development of a planned community. The property stretches from the foothills behind the Gaspari Ranch at the north end to a short distance north of the Mt. Rose Highway at the south end, for a total distance of 4 miles. The easternmost portion of the site abuts Thomas Creek Estates, and the entire western boundary is shared with the U. S. Forest Service.

The purpose of this application package is to establish a definitive master plan for the development of Southwest Pointe. To that end, this submittal package includes the following requests:

- a. **Preliminary Development Agreement** based on Article 814 of the Washoe County Development Code.
- b. **Tentative Map for a Common Open Space Development** based on Article 408 of the Development Code.
- c. **Special Use Permits** for utility services (e.g., water storage tanks), a neighborhood commercial center, child care (either large-family daycare or child daycare), and commercial outdoor sports and recreation (i.e., golf courses, maintenance area, driving range, tennis courts, swimming pool, and club house).
- d. **Administrative Permit** for a commercial stable based on Article 304 of the Development Code.
- e. **Review as a Project of Regional Significance.**

II. PROJECT DESCRIPTION

Setting

Southwest Pointe is located on a prominent site overlooking the Truckee Meadows. Every portion of the property has unobstructed views, and the entire project has been laid out to maximize these views. Both Thomas and Dry Creeks cross the property, and the concept plan takes these two prominent features into account. There is some riparian vegetation along Thomas Creek but a majority of the site is covered with moderate to dense stands of bitterbrush and sagebrush and thinly scattered field grass and alfalfa.

As shown in Figure 2-1, the property is bounded by the Toiyabe National Forest to the west, Thomas Creek along the south, and the established neighborhoods of Thomas Creek Estates and Saddlehorn to the southeast and east. Elevations range from approximately 4,950 feet along the eastern portion of the site to 5,900 feet on the west. The property slopes in a southwest to northeast direction with slopes generally ranging from 5 to 15 percent. Moderately steep slopes, generally between 15 and 30 percent, are found at the northern end of the site.

The property is traversed by several unpaved, four-wheel drive roads that provide access to the Toiyabe National Forest and to the well and tank sites developed by the Washoe County Utility Division. There is also a 120 kilovolt transmission line that crosses through the middle of the property in a north-south direction. Additionally, the South Truckee Meadows General Improvement District has constructed two, 750,000 gallon water storage tanks and a well on a 2-acre site in the northwestern quarter of Section 26. Other than these improvements the property is vacant.

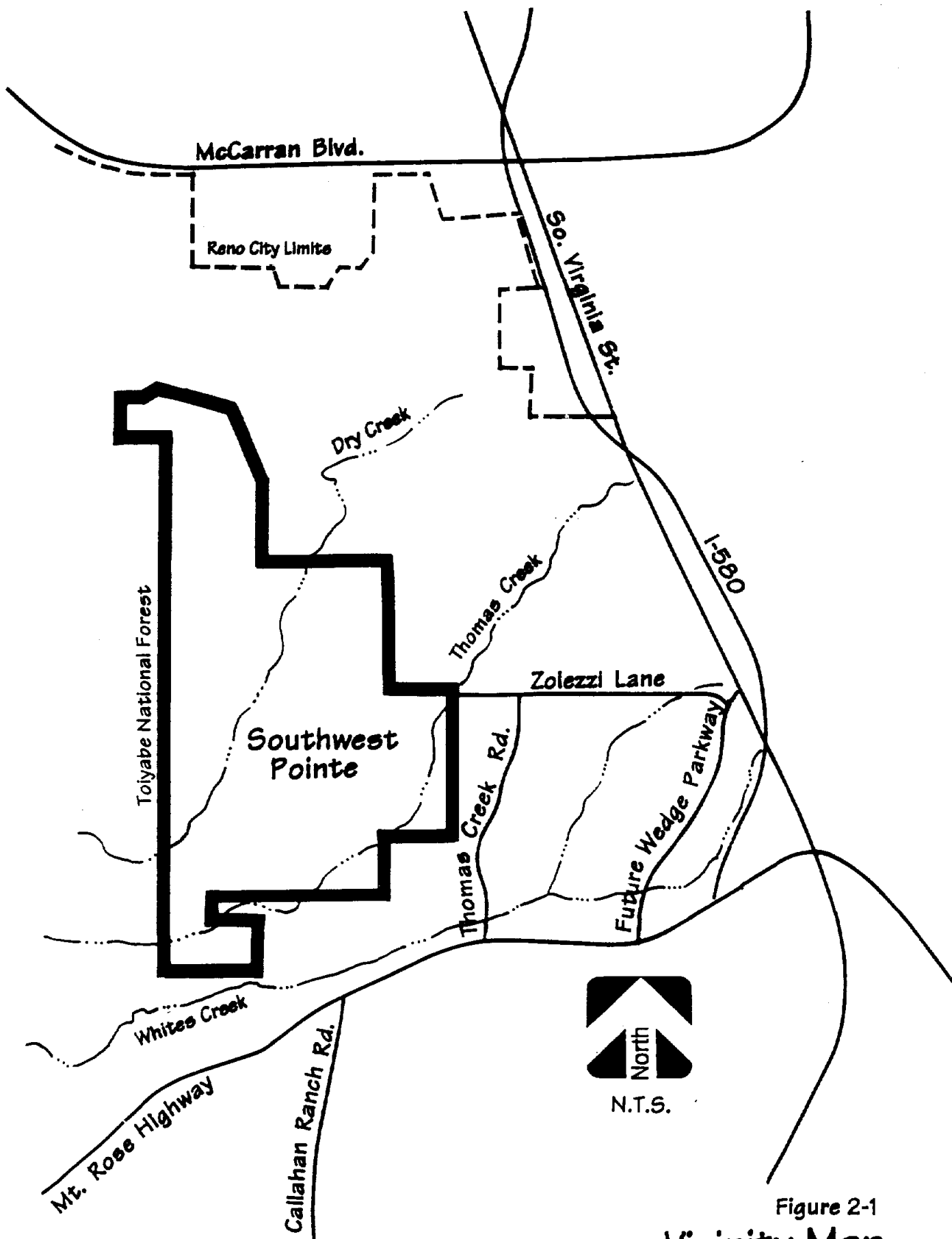


Figure 2-1
Vicinity Map

Concept Plan

Planning Approach and Analysis - The concept plan for Southwest Pointe is based on a planning approach that analyzes the constraints and opportunities of the property to identify the most appropriate development areas. Site characteristics, including topography, geology, flora and fauna, drainage, view sheds, access points, and easements were mapped and overlaid. In addition, surrounding land uses and jurisdictional regulations were considered.

The topography is steep and mountainous along the western boundary and in the "panhandle" to the north. Remaining portions of the site are characterized by gently and moderately sloping terrain with slopes ranging between 5 and 15 percent. These terrain features create panoramic views of downtown Reno and the Southeast Truckee Meadows from nearly every portion of the site.

A number of Holocene faults cross the property, generally running in a north-south direction. These faults define corridors within which development was planned.

Two major drainages traverse the property -- Thomas Creek along the southern and eastern edge and Dry Creek through the western and north central portions of the land. Some sections of the creeks are bordered by riparian wetlands and, therefore, setbacks for development are required. These riparian corridors are generally not visible from most portions of the property; however, these corridors are among the most scenic areas of the property.

The winter range for the Loyalton-Truckee deer herd covers the "panhandle" and the north central portions of the site. Some residential and golf course development is proposed within the winter range; however, there is also a significant amount of acreage left as open space.

An easement for a 120 kilovolt electrical transmission line bisects the property in a north/south direction. Water tanks and access easements are found in the southeastern corner and along the southeastern property line. The water tanks create a negative visual impact and the power line easement is a visual and physical barrier to development.

Access to the property is via the extensions of Zolezzi and Whites Creek Lanes. No connection with the Mt. Rose Highway or surrounding local streets is contemplated.

Land use designations are discussed in Chapter 6, Planning Analysis, and indicate a lessening of residential density from east to west across the property. The master plan for this park district anticipates trails along Thomas Creek for access to the Mt. Rose Crest Trail and around the northern portion of the project for access to the Mackay Fair Flume Trail and the U.S. Forest Service parcel in Section 11.

Planning Concepts - Blending the constraints and opportunities analysis with the allowable lot count of 1,090 dwelling units and the development program, which calls for 36 holes of golf, the following design objectives were formulated and implemented in the concept plan:

- Provide significant natural open space buffers around the periphery of the project to preserve the visual and physical environment of surrounding residents and to focus the views from within the property.
- Preserve the Thomas Creek and Dry Creek corridors and use creek edges, where feasible, for golf course fairways and for visual amenities from lots.
- Distribute land uses so that the progression from the property boundaries inward is from open space, to golf or large lots, to smaller lots, to the Village Center.
- Remain consistent with the intent of the Southwest Truckee Meadows Area Plan. Set aside a location for the civic uses proposed in the Area Plan -- schools, neighborhood park, regional trails, trail head, and a fire station.
- Create a major community entrance at the extension of Zolezzi Lane and a secondary community entrance at Whites Creek Lane with signage,

monumentation, special paving, and landscaping. Integrate the bridge structures across Thomas Creek with the community entrance features.

- Use the earthquake faults and associated building setbacks, wherever practical, as golf course fairways, road right-of-ways, and open space.
- Establish a rural golf course community theme by locating golf course fairways, open space, and larger lots adjacent to collector roads by using smaller paved road sections, by creating neighborhood enclaves, and by controlling development through comprehensive design standards.
- Develop a mix of lot sizes ranging from approximately 45 percent one acre and large lots, 15 percent 1/2 acre lots, and 40 percent with a minimum size of 12,000 square feet. Primary lot orientation should be to the golf courses and/or the northeastern views.
- Locate the first phases of development east of the power line easement and west of Thomas Creek. Subsequent phases are generally west of the power line easement.

Elements of the Community - As shown on the Concept Plan on the following page, the land use pattern clusters residential neighborhoods within enclaves created by the golf course fairways and the two major loop roads. Both the fairways and the roads are located to maximize the use of the earthquake faults. All edges of the proposed development reserve substantial areas of natural open space, ranging from the entire "panhandle" to a minimum of 500 feet to the nearest existing lot. The average distance to existing lots outside Southwest Pointe is 1,500 feet.

Two loop roads provide access to the three phases of the project. The primary loop enters the property as an extension of Zolezzi Lane. From this main entry point, the road proceeds westward to the Village Center and south towards Whites Creek Lane and the second project entrance. The secondary loop road connects to the primary loop road below the driving range and the Village Center. It then proceeds westward toward Dry Creek and serves as the main

CONCEPT PLAN

PHASE I		LOT TYPE		
NEIGHBORHOOD	ACRES	1.0 ACRE	0.5 ACRE	12,000 S.F.
A	50			
B	44			
C	12			
D	66			
E	27			
F	55			
G	55			
H	70			

VILLAGE CENTER, INCLUDING DRIVING RANGE 50 ACRES
 GOLF MAINTENANCE YARD 2 ACRES
 RESIDENTIAL AREA 279 ACRES
 GOLF COURSE/ROADS/COMMON AREA 264 ACRES
PHASE I TOTAL: 670 ACRES

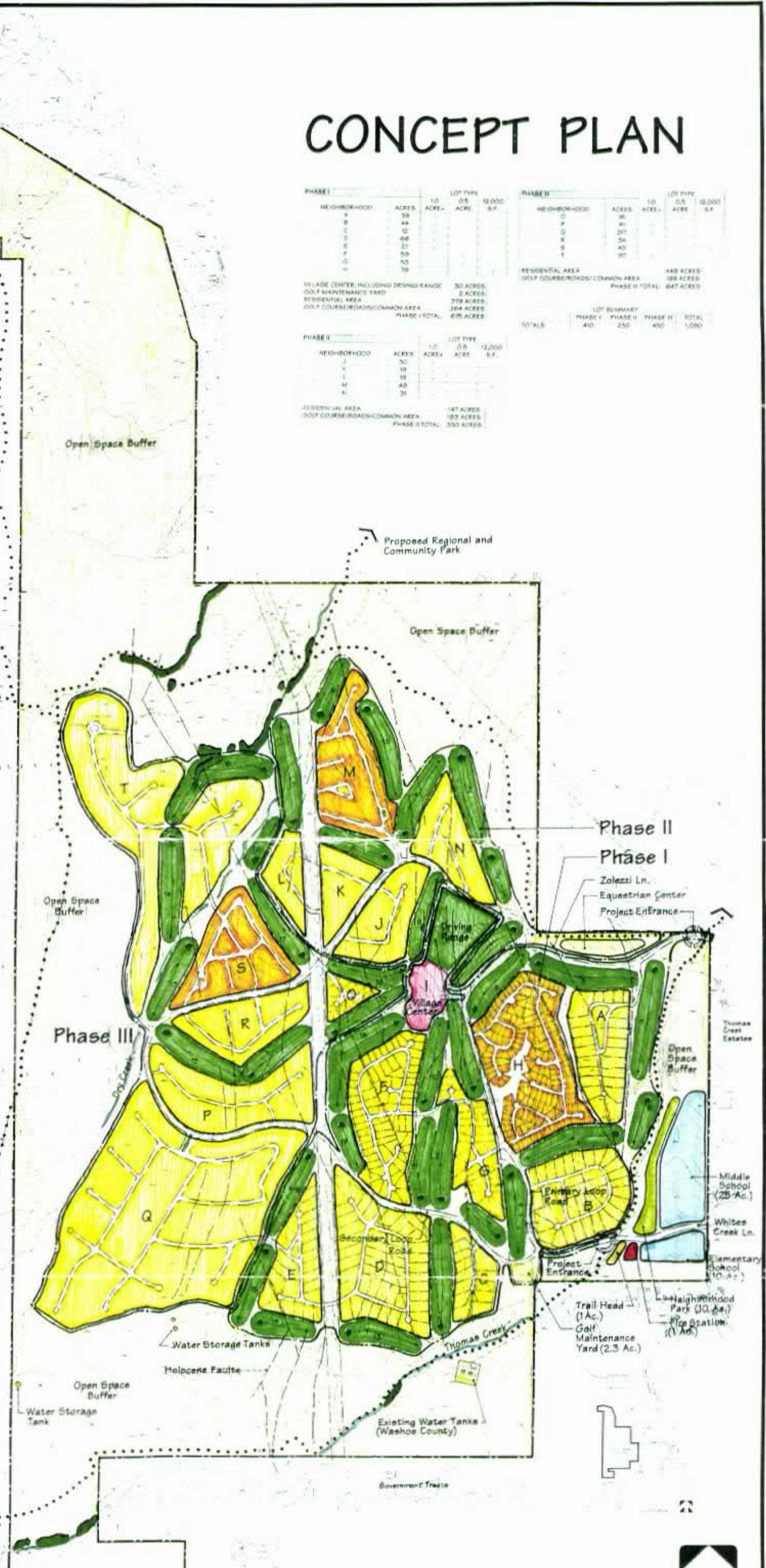
PHASE II		LOT TYPE		
NEIGHBORHOOD	ACRES	1.0 ACRE	0.5 ACRE	12,000 S.F.
J	50			
K	18			
L	18			
M	45			
N	31			

RESIDENTIAL AREA 147 ACRES
 GOLF COURSE/ROADS/COMMON AREA 103 ACRES
PHASE II TOTAL: 250 ACRES

PHASE II		LOT TYPE		
NEIGHBORHOOD	ACRES	1.0 ACRE	0.5 ACRE	12,000 S.F.
O	36			
P	41			
Q	217			
R	54			
S	43			
T	37			

RESIDENTIAL AREA 445 ACRES
 GOLF COURSE/ROADS/COMMON AREA 188 ACRES
PHASE II TOTAL: 633 ACRES

LOT SUMMARY			
TOTALS	PHASE I	PHASE II	TOTAL
	40	250	450
			1,080



circulation route in Phases II and III. From these two loop roads, 19 neighborhoods and the Village Center (clubhouse and retail/service uses) are served. Identity entry points will be established for each neighborhood with special signage, monumentation, and landscaping.

A bridge crossing Thomas Creek, special signage, monumentation, and landscape treatment will create the primary entry at Zolezzi Lane. Entering Southwest Pointe, the views will be of open space, the equestrian center on the right, golf course fairways, the Village Center, and the mountain back drop. The first neighborhood entry is found to the south between two golf holes and leads to one-acre lots (Neighborhood A). Proceeding westward on the primary loop road, vistas are across golf fairways, the driving range, and toward the Village Center, which is placed at the confluence of eight golf holes and has panoramic views of downtown Reno.

As the loop road turns southward past the entrance to the Village Center, a view corridor (3,200 feet in length) is created by the golf course. The second neighborhood entrance occurs to the east and introduces a neighborhood of 12,000 square foot lots (Neighborhood H). This neighborhood contains an internal landscaped open space system to provide an amenity for lots that do not front the golf course fairways. Further to the south, the second entry to Neighborhood H coincides with the entry for Neighborhood G to the west. Neighborhood G is composed of 1/2-acre lots. The internal road system connects through the golf course to Neighborhood F, which is an area of similar lot size.

Proceeding eastward to the secondary community entry at Whites Creek Lane, the loop road passes the entry to Neighborhood B before crossing Thomas Creek. The civic uses are clustered at this entrance. The remaining neighborhoods in Phase I (Neighborhoods C, D, and E) consist of 1-acre lots.

The secondary loop road serves the five neighborhoods in Phase II and the six neighborhoods in Phase III. The visual experience moving through the developed areas is focused up and down the golf course fairways with the mountain back drop and defined by neighborhood entry points and golf fairway crossings.

Each phase has a mixture of the three lot sizes -- 12,000 square feet, 1/2 acre, and 1 acre and larger. Land uses by phase are presented in Table 2-1.

Table 2-1
Land Use Summary
 (acres)

<u>Land Use</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>	<u>Total Acreage</u>
Residential	268	147	538	953(29%)
Golf Course, Roads, and Common Area	266	183	220	669(21%)
Civic Uses	48	0	0	48(1%)
Village Center inc. Driv. Range	27	0	0	27(1%)
Open Space	<u>621</u>	<u>361</u>	<u>593</u>	<u>1,575 (48%)</u>
TOTAL	1,230	691	1,351	3,272 (100%)

Village Center - The Village Center is centrally located in the community to serve the needs of the two golf courses and the future residents. This 9-acre center is planned to contain a clubhouse (minimum floor area: 15,000 square feet) and a neighborhood commercial center (minimum floor area ranging from 15,000-20,000 square feet). The driving range is adjacent to the village center and encompasses approximately 18 acres. As a gathering place for the community and a destination for golfers, the Village Center will be created by a cluster of pavilions linked to the clubhouse by protected walks and trellises. The pavilions will house uses such as a country store, day care, real estate office, and similar neighborhood uses. (Refer to Figures 2-2 and 2-3.)

Development Program

The project will be developed in three phases. Phase I includes a tentative map for 410 lots, an 18-hole golf course, the Village Center, driving range. Construction of the golf course and the driving range will commence

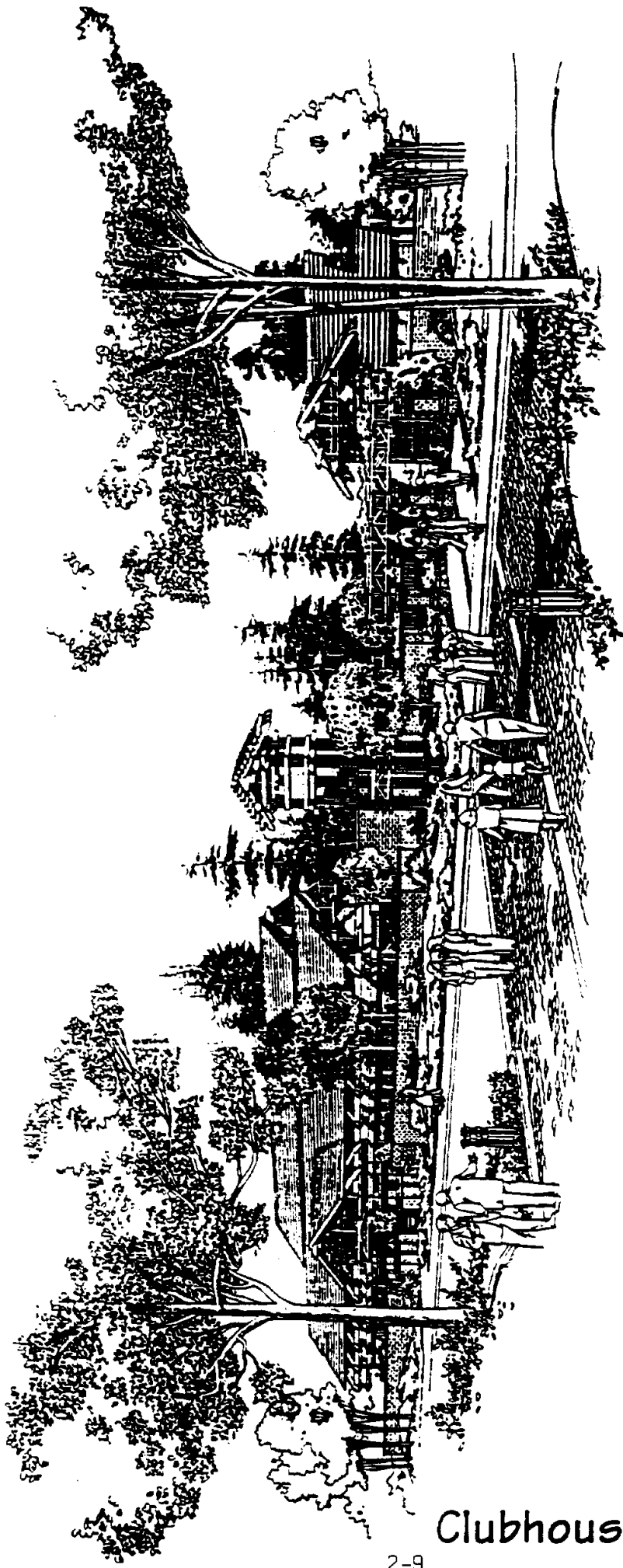
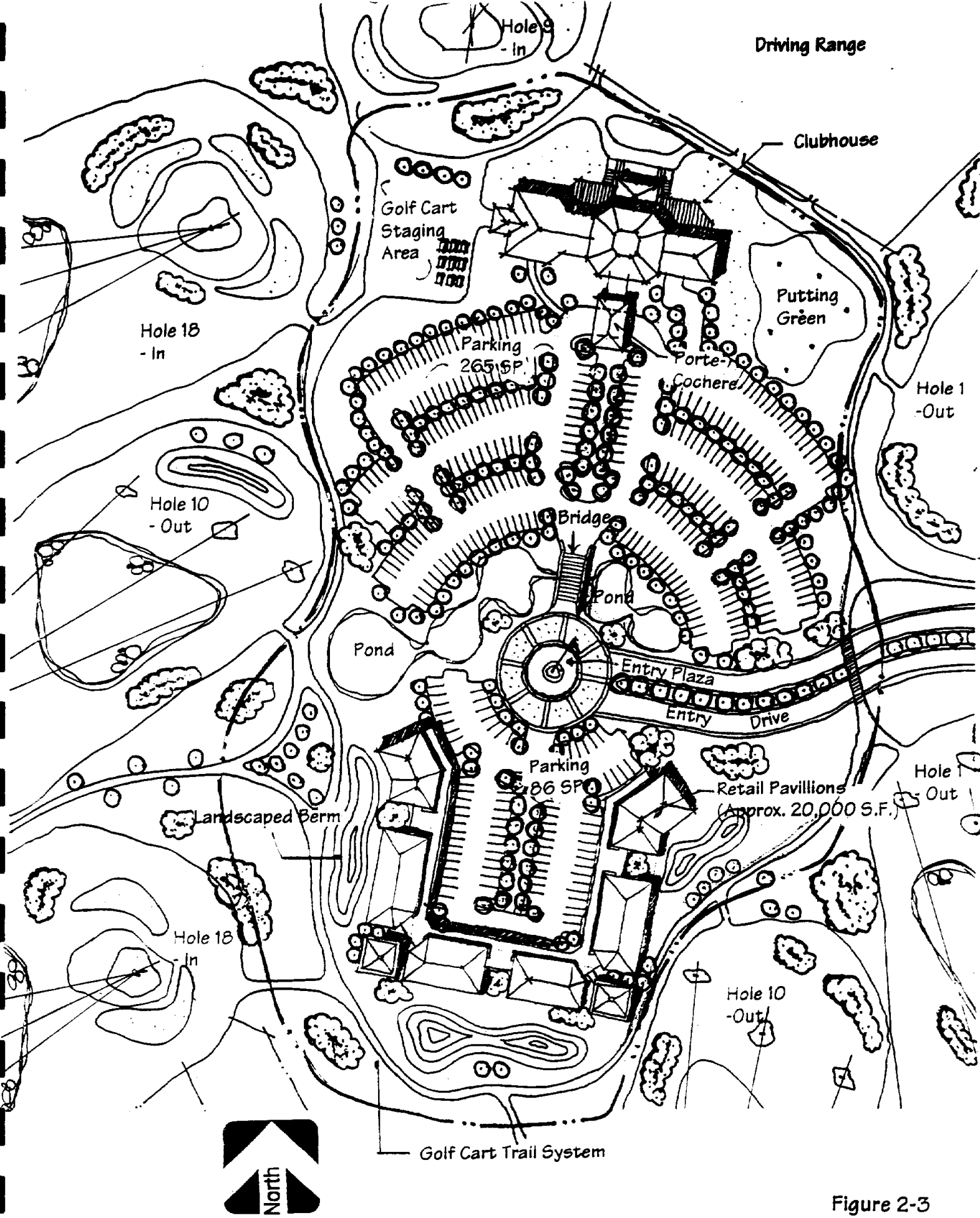


Figure 2-2
Clubhouse & Village Center



N.T.S.

Figure 2-3

Conceptual Site Plan For Village Center

simultaneously with recordation of the first final maps for the subdivision. Within the village center, construction of the club house will start after the golf course is open. Temporary facilities will be used until the clubhouse is completed. The neighborhood commercial uses are within the Village Center and, therefore, included in Phase I. Actual construction of the commercial uses will, however, probably not occur until a later phase because there will not be enough residents to support these uses until that time.

Phase II will include an additional 9 holes of golf, the equestrian center and a tentative map for approximately 230 lots. Phase III includes the remaining 450 lots and the last 9 holes of golf.

The open space will be distributed among all three phases to maintain a density of 0.3 dwelling units per acre. The amount of acreage designated open space (approximately 1,575 acres) may vary minimally up or down with subsequent tentative maps. However, the number of lots allowed on this property (1,090) remains constant and is consistent with the Southwest Truckee Meadows Area Plan.

Various civic uses are also shown on the concept plan. These include an elementary school, middle school, fire station, neighborhood park, trail head, and regional trails. (These facilities are discussed in detail in Chapter 5, Infrastructure/Services.) The Washoe County School District will be responsible for construction of the elementary and middle schools. The timing for the middle school is unknown, but the District hopes to have the elementary school open in September 1995. Construction of the fire station will be the responsibility of the Nevada Division of Forestry (NDF); however, it is possible that the Truckee Meadows Fire Protection District will also be involved in the construction and operation of the station since the location could serve both NDF and Truckee Meadows. The Washoe County Department of Parks and Recreation will be responsible for developing the trail head and trails. To construct the neighborhood park, the developers hope to enter into an agreement with Washoe County whereby the developer will construct the recreational facilities in the park and then be reimbursed by Washoe County from fees collected in Southwest Pointe the Residential Construction Tax.

Schedule

Approval of this application for a preliminary development agreement does not authorize development or the issuance of any building permits. A final development agreement must be recorded prior to commencing development. A draft of the final development agreement, for all or a portion of the project, will be submitted to Washoe County within 6 months of BCC approval of the preliminary development agreement. Staff will have two months to prepare their comments on the draft final agreement. After receiving the staff comments, the final development agreement will be submitted to Washoe County for approval within 3 months. Upon recordation, the development agreement binds all parties and their successors in interest for the duration of the agreement.

It is anticipated that construction of this project will occur over a 15-year period. Therefore, the duration of the development agreement should also be for 15 years. Section 110.814.95 of the Development Code states that amendments to the development agreement can be approved by the BCC if the amendment is consistent with the Comprehensive Plan. Should market conditions or other unforeseen delays necessitate a longer time period for construction, it would be necessary for the property owner to initiate an amendment to the agreement.

A tentative map for the lots within Phase II will be filed within 5 years and for the lots in Phase III within 10 years. The tentative maps for these phases will comply with the lot sizes and density shown on the concept plan.

