



HARVEST QUEEN CREEK (MERIDIAN CROSSING)

PAD AMENDMENT

P17-0127

Town Council

April 18, 2018



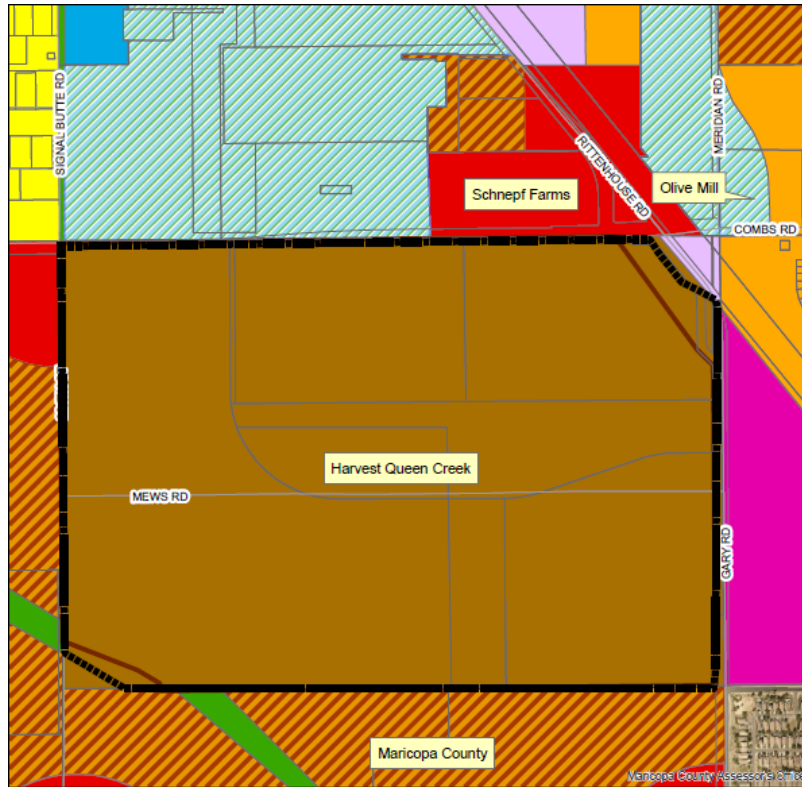
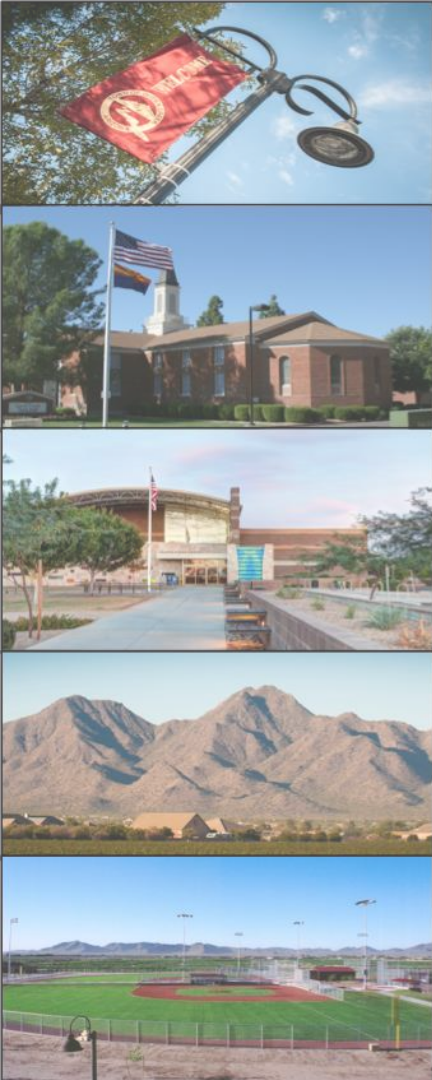


AERIAL MAP EXHIBIT

- 114 acres

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, DigitalGlobe, GeoEye, IGN, Aerospac, Aero, IGN, ENR, IGN, Esri, Inc., Swire, etc.



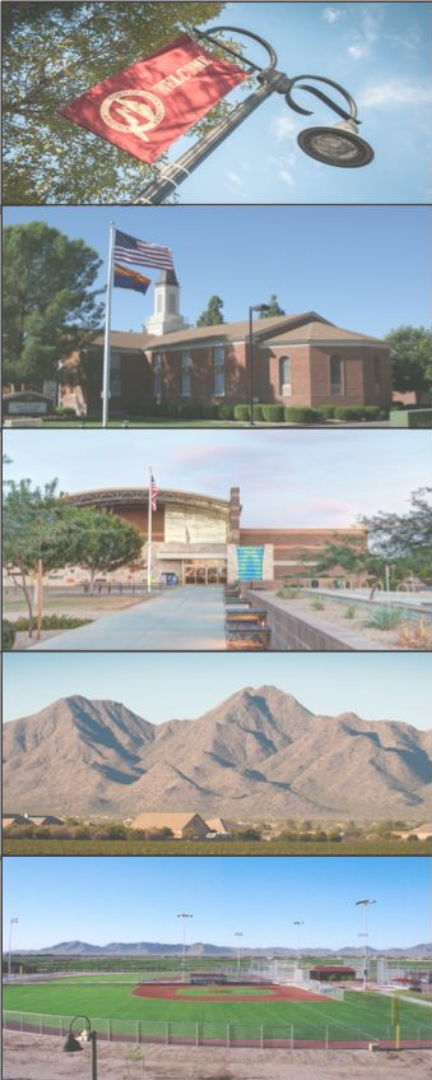


General Plan Land Use

Very Low Density Residential (0-1 DU/AC)	Mixed Use	Regional Commercial Center
Low Density Residential (0-2 DU/AC)	Town Center Mixed Use	Employment Type A
Medium Density Residential (0-3 DU/AC)	Neighborhood Commercial	Employment Type B
MHDR	Community Commercial	Agritainment
Multi-Family	Office/Services	Public/Quasi-Public
Master Planned Community (0-1.8 DU/AC)	Commercial	Open Space
		Aerials2018

EXISTING GENERAL PLAN EXHIBIT

- MHDR (Med. High Density Residential)
- No Proposed Changes



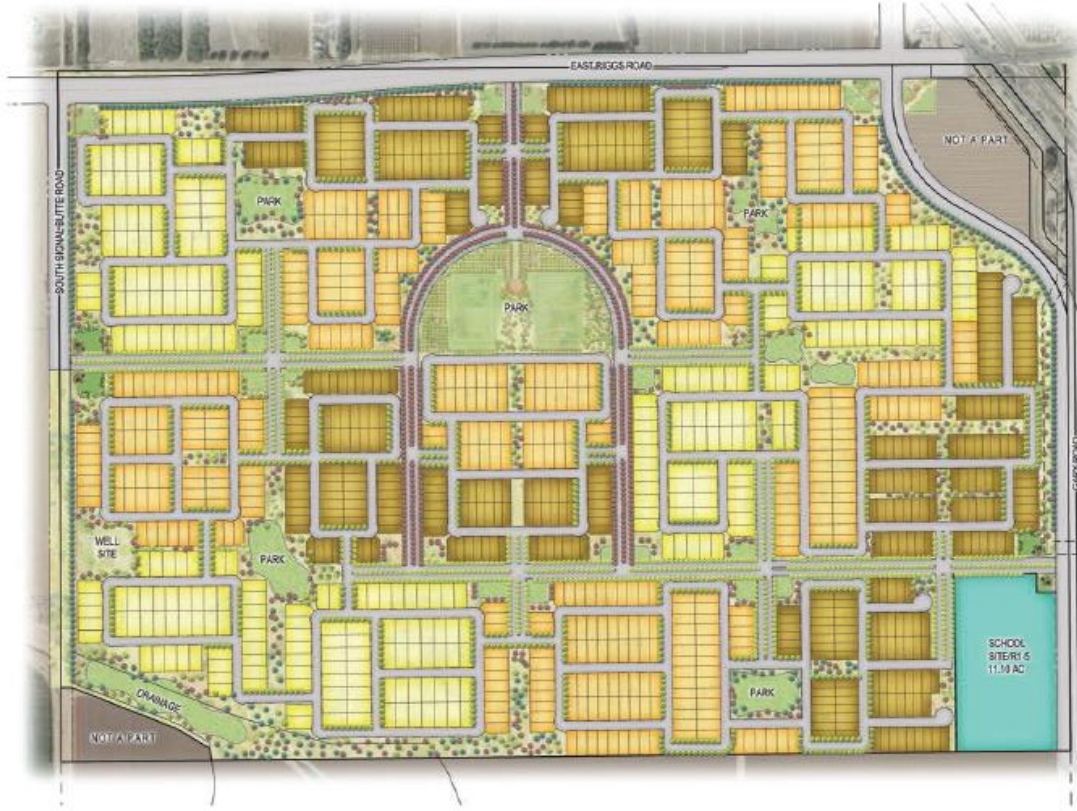
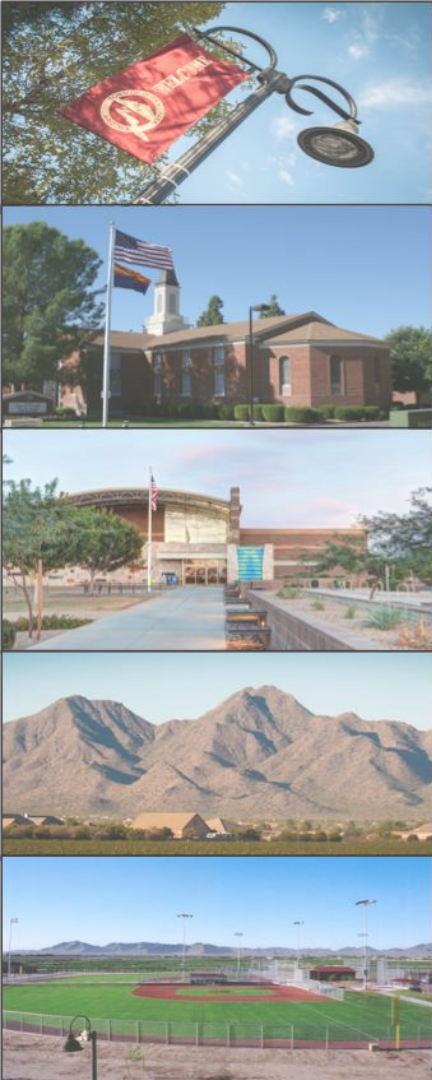
Zoning Districts

C-1, Commercial	RC, Recreation/Conservation	R1-7, Residential	R1-18, Residential
C-2, Commercial	PCD, Planned Community Development	R1-8, Residential	R1-35, Residential
TC, Commercial	MDR, Multi-Family	R1-9, Residential	R1-43, Residential
EMP A, Heavy Industrial	R1-4, Residential	R1-10, Residential	R1-54, Residential
EMP B, Light Industrial	R1-5, Residential	R1-12, Residential	R1-190, Residential
PQP, Public/Quasi-Public	R1-6, Residential	R1-15, Residential	Aerials2018

EXISTING ZONING

- R1-5/PAD
- No Proposed Changes

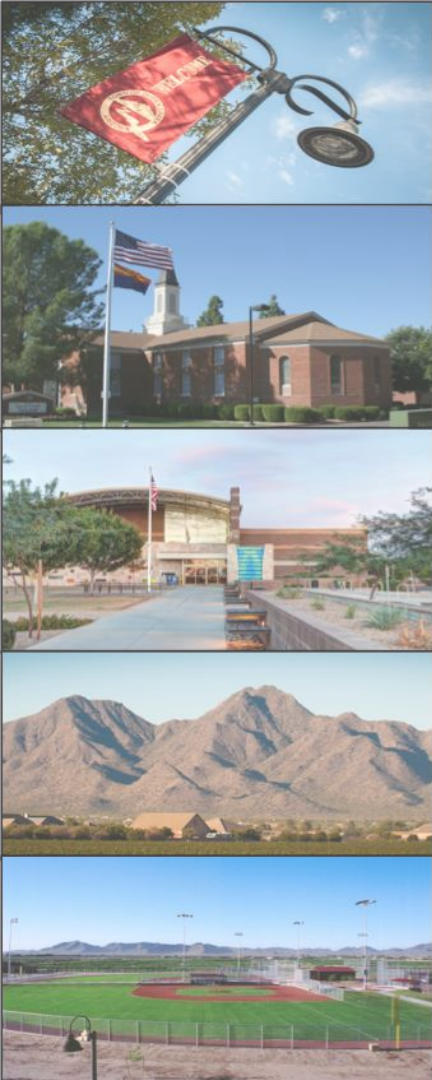
EXISTING DEVELOPMENT PLAN 2016



Site Data

Description	
45'x125' Lots (8,625 sq. ft.)	488 Units 49%
55'x125' Lots (6,875 sq. ft.)	488 Units 38%
65'x138' Lots (8,450 sq. ft.)	299 Units 24%
Total Units	1,265 Units
Gross Area	415.42 AC.
Arterial & Collector R/W	49.02 AC.
School Site (donated)	11.33 AC.
Total NET Area	395.40 AC. 1.31 DBAC
Active Open Space	65.31 AC. 62%
Passive Open Space	39.07 AC. 37%
Total Open Space	104.38 AC. 26.51%

PROPOSED DEVELOPMENT PLAN 2018



SITE DATA		
80'x125' (6,000 sq. ft.)	500 (Units)	8.7%
80'x100' (8,000 sq. ft.)	400 (Units)	9%
50'x100' (5,000 sq. ft.)	300 (Units)	3.7%
40'x100' (4,000 sq. ft.)	200 (Units)	1.7%
75'x100' (7,500 sq. ft.)	400 (Units)	1.9%
TOTAL UNITS	1,240 (Units)	
GROSS AREA	614,372 AC.	
RETAIL & COLLECTOR R/W	14.34 AC.	
FUTURE WATER STORAGE SITE	1.20 AC.	
FUTURE SCHOOL SITE (APPROX.)	11.28 AC.	
TOTAL NET AREA	129.51 AC. = 1,28,000 AC.	

PARCEL TABLE	
GROSS PARCEL AREA	NET PARCEL AREA
614,372 AC.	129,534 AC.
REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %
20%	22.6%
REQUIRED OPEN SPACE NET AC	PROVIDED OPEN SPACE NET AC**
75,91 AC.	104 AC.
REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %
5%	3.8%
REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
22,77 AC.	30,22 AC.

*Based on existing zoning and lot coverage of area
**Based on 10% open space policy as indicated in the plan.

Harvest Queen Creek Development Plan



REQUEST FOR TWO NEW LOT SIZES

45' x 125' 5,625 sf 41%

★ 50' x 125' **6,250 sf** **9%**

55' x 125' 6,875 sf 27%

65' x 130' 8,450 sf 13%

★ 75' x 130' **9,750 sf** **10%**

OPEN SPACE PLAN

Open Space
27.6%



PARCEL TABLE	
GROSS PARCEL AREA	NET* PARCEL AREA
414.27 AC	279.53 AC
REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %
30%	37.6 2%
REQUIRED OPEN SPACE / NET AC	PROVIDED OPEN SPACE / NET AC**
75.91 AC	104 AC
REQUIRED ACTIVE OPEN SPACE %	PROVIDED ACTIVE OPEN SPACE %
30% REQUIRED OPEN SPACE	39.2%
REQUIRED ACTIVE OPEN SPACE AC	PROVIDED ACTIVE OPEN SPACE AC
33.77 AC	30.32 AC

* Does not include utility and other non-sellable area of project

** Includes 30% of area reserved for future development of a school site in accordance with the City of Reno



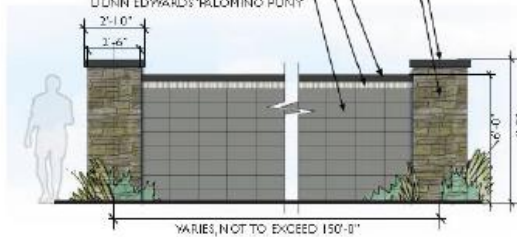
WALL PLANS



THEME WALL

COLUMN CAP - SMOOTH BLOCK PRE-CAST CONCRETE, DUNN EDWARDS 'STORM CLOUD'
 THEME COLUMN - CAST STONE VENEER, EL DORADO STONE SHADOW ROCK 'TETON'

WALL CAP - SOLID SMOOTH FACE BLOCK MASONRY CAP, DUNN EDWARDS 'STORM CLOUD'
 ACCENT BAND - FOUNDERS FINISH BLOCK, DUNN EDWARDS 'MINERS DUST'
 WALL - SMOOTH / REGULAR CMU BLOCK, DUNN EDWARDS 'PALOMINO PONY'

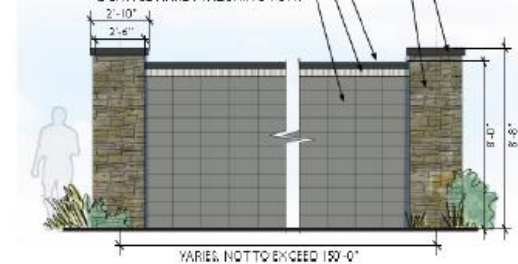


VARIES, NOT TO EXCEED 150'-0"

WATER STORAGE FACILITY WALL

COLUMN CAP - SMOOTH BLOCK PRE-CAST CONCRETE, DUNN EDWARDS 'STORM CLOUD'
 THEME COLUMN - CAST STONE VENEER, EL DORADO STONE SHADOW ROCK 'TETON'

WALL CAP - SOLID SMOOTH FACE BLOCK MASONRY CAP, DUNN EDWARDS 'STORM CLOUD'
 ACCENT BAND - FOUNDERS FINISH BLOCK, DUNN EDWARDS 'MINERS DUST'
 WALL - SMOOTH / REGULAR CMU BLOCK, DUNN EDWARDS 'PALOMINO PONY'



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VIEW WALL

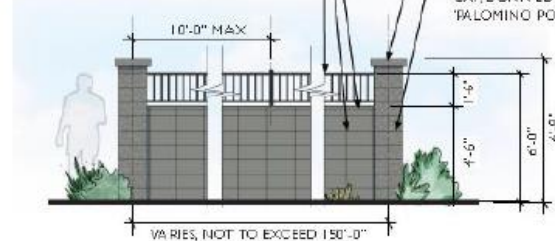
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WALL - SMOOTH / REGULAR CMU BLOCK, DUNN EDWARDS 'PALOMINO PONY'

TUBULAR STEEL PICKET (PAINTED BLACK)

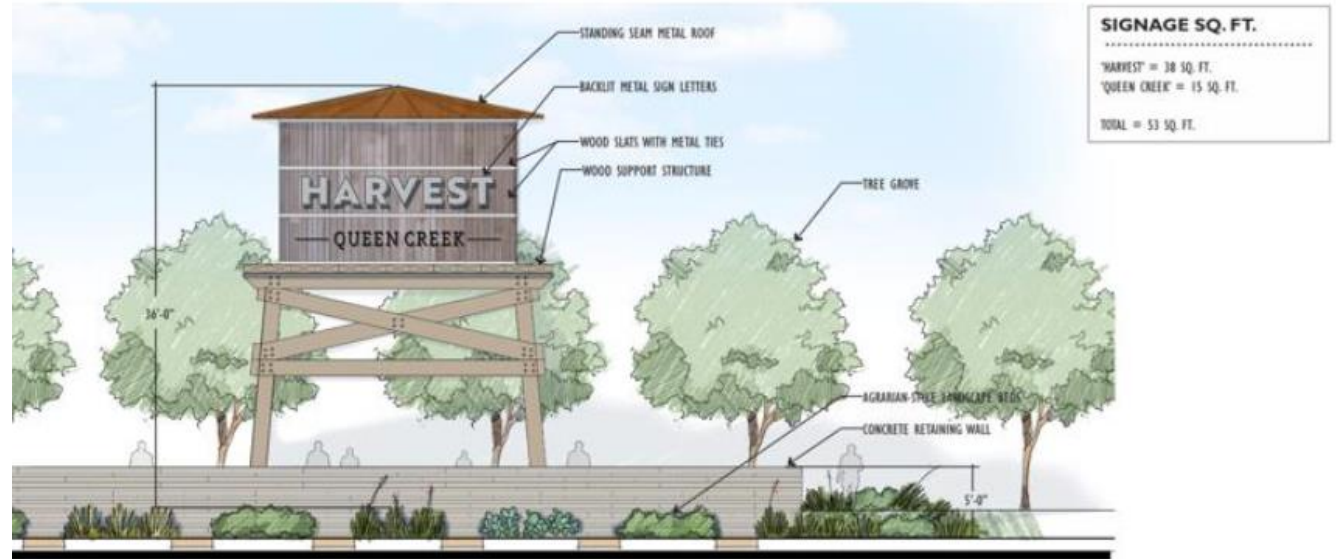
COLUMN CAP - SMOOTH BLOCK PRE-CAST CONCRETE, DUNN EDWARDS 'PALOMINO PONY'

VIEW COLUMN - SPLIT FACE BLOCK MASONRY CAP, DUNN EDWARDS 'PALOMINO PONY'



VARIES, NOT TO EXCEED 150'-0"

COMMUNITY MONUMENT



- 36-foot Water Tower
- 55 s.f. Sign



NEIGHBORHOOD MEETING

- Nov. 7, 2017—no attendees

PLANNING COMMISSION MEETING


- March 14, 2018—no comments from public
- Planning Commission recommended approval 7 to 0



TRANSPORTATION IMPROVEMENTS

★ Future Traffic Signal

TRANSPORTATION IMPROVEMENTS

 Future Traffic Signal





Questions?

Thank you.