



Virginia Ranch Specific Plan

Gardnerville Town Board Meeting – November 7, 2023



Background



- The Virginia Ranch Specific Plan was adopted in 2004 (by ordinance) and outlines the implementation process for the Development.
 - The Applicant has met numerous times with the County, the final approving authority, to determine the process forward based on the desired modifications.
 - The General Provisions of the Specific Plan state that the Douglas County Zoning Regulations in effect at the time of adoption of the Specific Plan shall apply, except where expressly addressed and/or modified by the Specific Plan. This includes modifications related to implementation.
 - The Specific Plan gives the Director the authority and discretion to determine what is considered major amendments and minor modifications.
 - Per the Specific Plan, minor modifications are to be processed administratively.
 - Based on this direction, the major amendments came in front of the Town in March of this year and were approved by the BOCC in May. These include removing the school site, removing the rear load garage requirement and adding a new private street section.
 - The modifications outlined as minor in nature are presented in this request and our responses to staff's comments are as follows.
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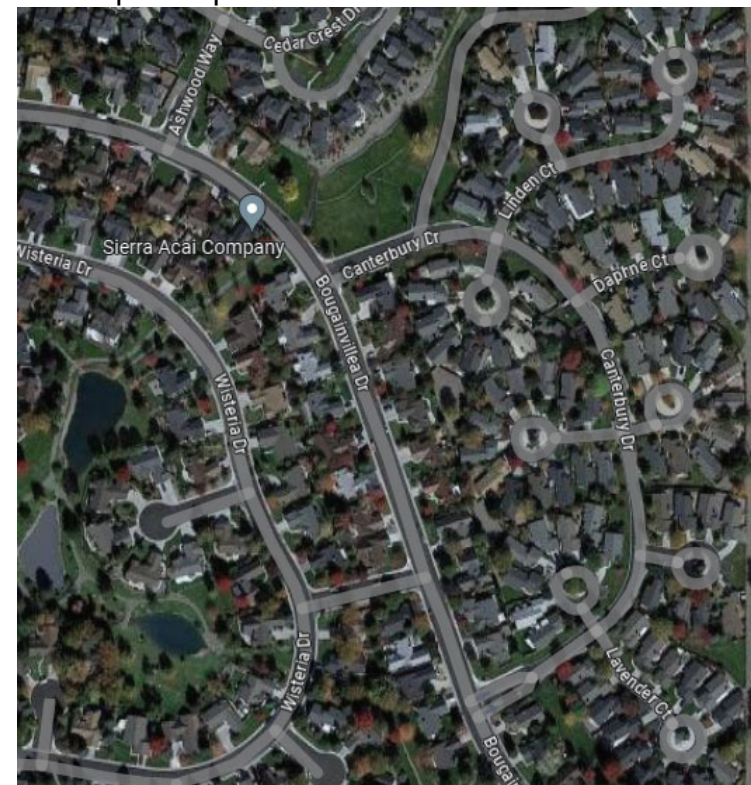


Parks - Design Concept



- The town center park configuration only functions safely and efficiently with an alley load design concept.
- In a traditional streetscape design, (which was determined in concept as the preferred layout by this board and the town manager at the March meeting) the park is fronted by streets on all sides with driveway ingress/egress creating an unsafe pedestrian environment.

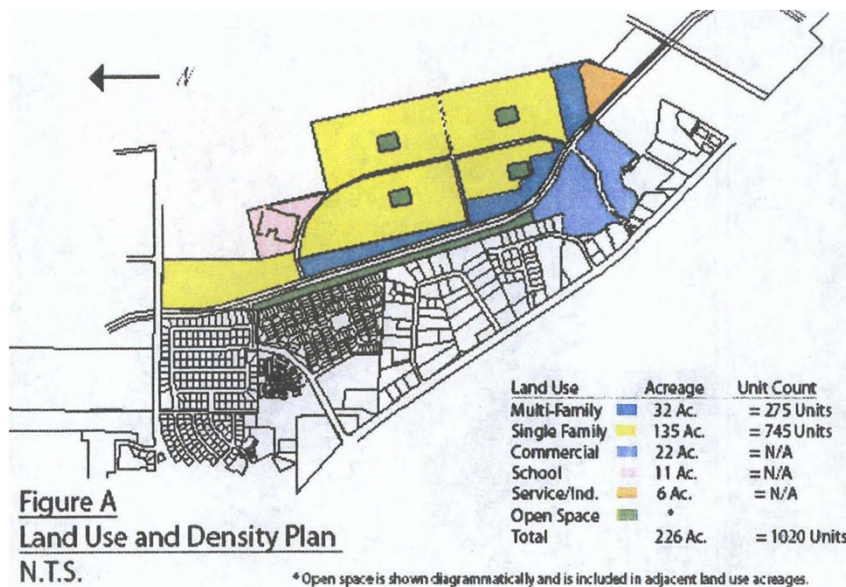
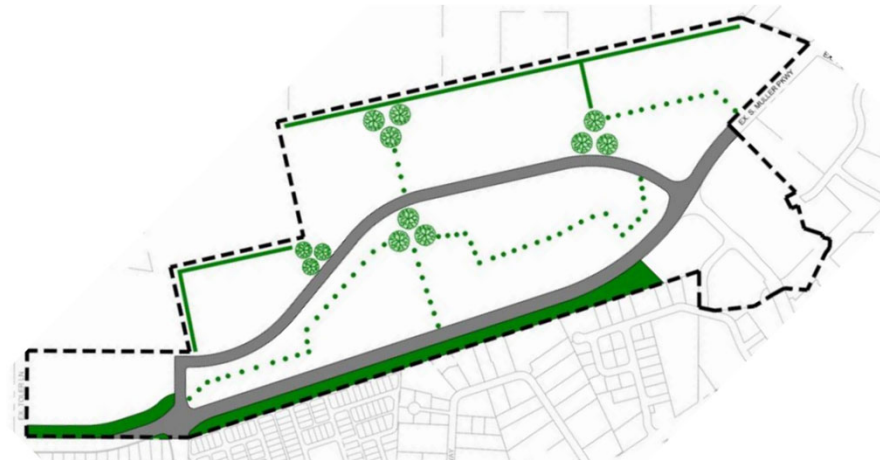
- The town center park concept creates an island making it difficult to provide safe pedestrian connectivity for residents.
- Additionally, this park concept creates a single loaded street network which increases impervious surfaces and long-term maintenance costs for the town.
- Whereas a free-flowing street network allows for passive and active parks to complement the development pattern.





Parks - Location

- The approved modification of the land use plan, including the removal of the school site, shifted the residential polygon.
- As a result, shifting the park locations slightly actually makes them more centralized to the development as a whole.
- The locations of the parks were intentional, not “left over or remnant parcels” as indicated by staff.



- Passive park locations are placed along the access routes to serve a dual purpose; providing a sense of arrival, while breaking up the corridor effect rear yard fences may provide.
- Active park locations are placed within the neighborhood with dedicated safe pedestrian connectivity.
- A larger centralized park will provide the bulk of the active amenities outlined in the specific plan.



Architectural Modifications - Garages

- Garage size is mentioned throughout the approved specific plan in reference to ensuring that building facades are not dominated by garage doors
- Proposed – in an attempt to provide design flexibility
 - No more than 60% of the width of the house, or 24', whichever is less.
 - No limit on small (<5,000 sf) lots
- Town of Gardnerville Guideline
 - No more than 50% of the width of the house
 - *This is acceptable if we are referring to the garage door width*
- The approved specific plan only calls for single bay entries for multi-family development
 - *This is also acceptable in relation to the future townhome and multi-family planning areas, not the single family or cottage developments*



Architectural Modifications - Facades

- The intent of the design modifications is to provide quantifiable requirements for the associated design standards, replacing the existing passive language (ex. should, encourage and promote) with actual enforceable guidelines.
- The intent of the approved specific plan language, the current town guidelines, and the proposed specific plan language are all attempting to promote high quality architectural design; the interpretation is where we differ.
- The town staff interpretation is that all four (4) facades need to be of the same material, whereas the applicant believes quality materials should be used on all four (4) facades, but a variety of materials can be used resulting in an enhanced streetscape as appreciated from the public view.





Fencing Standards

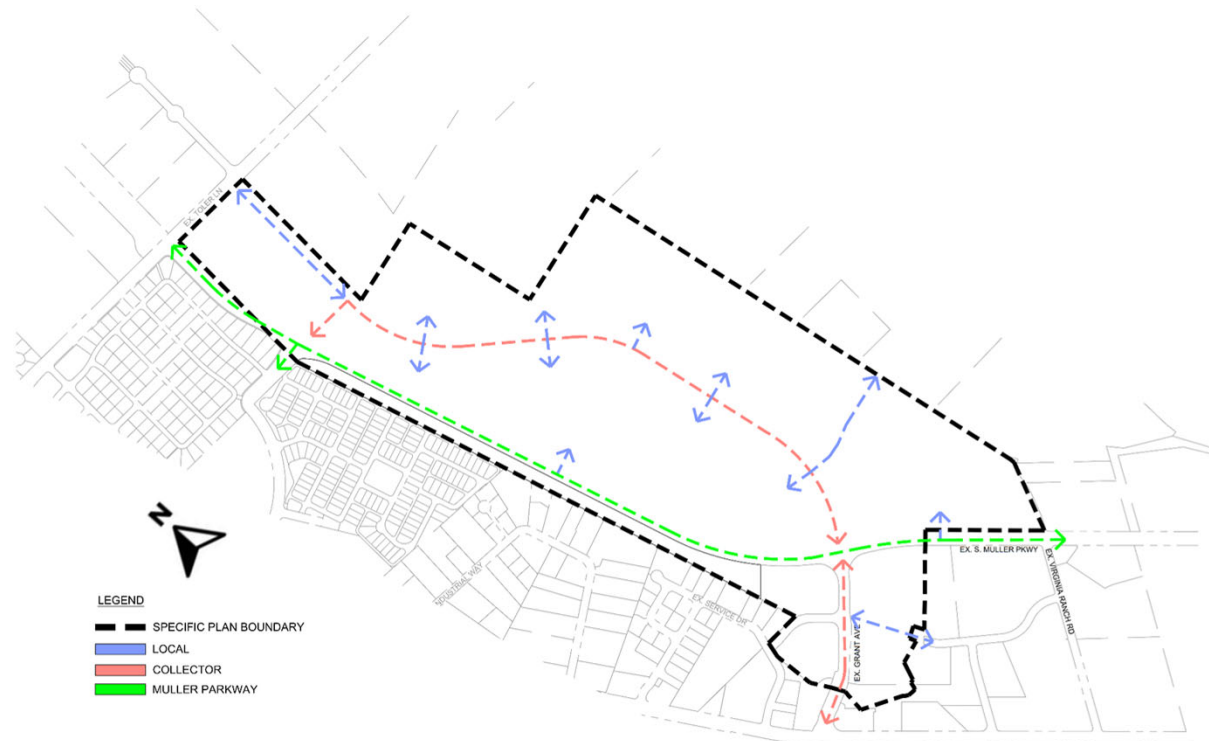
- The applicant is proposing to introduce vinyl fencing into the design specific plan standards.
- The town staff is using a loose interpretation of the town guidelines relating to vinyl siding not being allowed in construction of new buildings as a basis for recommending denial of the request.
- However, there is a provision that, “new durable materials may be used if they are configured similarly to traditional materials”.
- Vinyl is proven to be of equal to or higher quality material as wood with a longer lifecycle and requiring less maintenance.
- Our only conclusion is that the interpretation may be based on personal preference.





Grant Avenue Extension

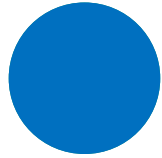
- A 60' local street section is proposed to connect the collector road to South Orchard Road as outlined in the approved specific plan consistent with anticipated traffic volumes.





Request

- We respectfully disagree with staff's recommendation for denial for the following reasons;
 - Results in a disconnected design that lacks safe pedestrian connectivity
 - Maintains passive unenforceable language regarding design standards
 - Results in a reduced quality of street frontages and facades for the portions within the public view
- Alternatively, we request that the board recommend approval to Douglas County staff with the considerations as outlined.



Q&A

