

Washoe County Board of County Commissioners



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**COMMUNITY  
SERVICES DEPARTMENT**

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**WRZA24-0004 (Osage Road)**

February 25, 2025

- Planning Commission unanimously denied the Regulatory Zone Amendment on December 3, 2024
- Appellant is Lifestyle Homes TND, LLC
- Reasons alleged by appellant (*See Appeal at Attachment A, p. 2*):
  - The proposed regulatory zone amendment meets the required findings and:
    - In compliance with Washoe County 2040 Master Plan
    - Compatible with adjacent land uses
    - No agency concerns about adverse impacts on public health, safety, and welfare
    - Traffic Generation Letter concludes roadway is anticipated to operate within the level of service
    - Infrastructure capacity is available to support the project
- Planning Commission denied for being unable to make all the six (6) findings for the regulatory zone amendment.

# Background



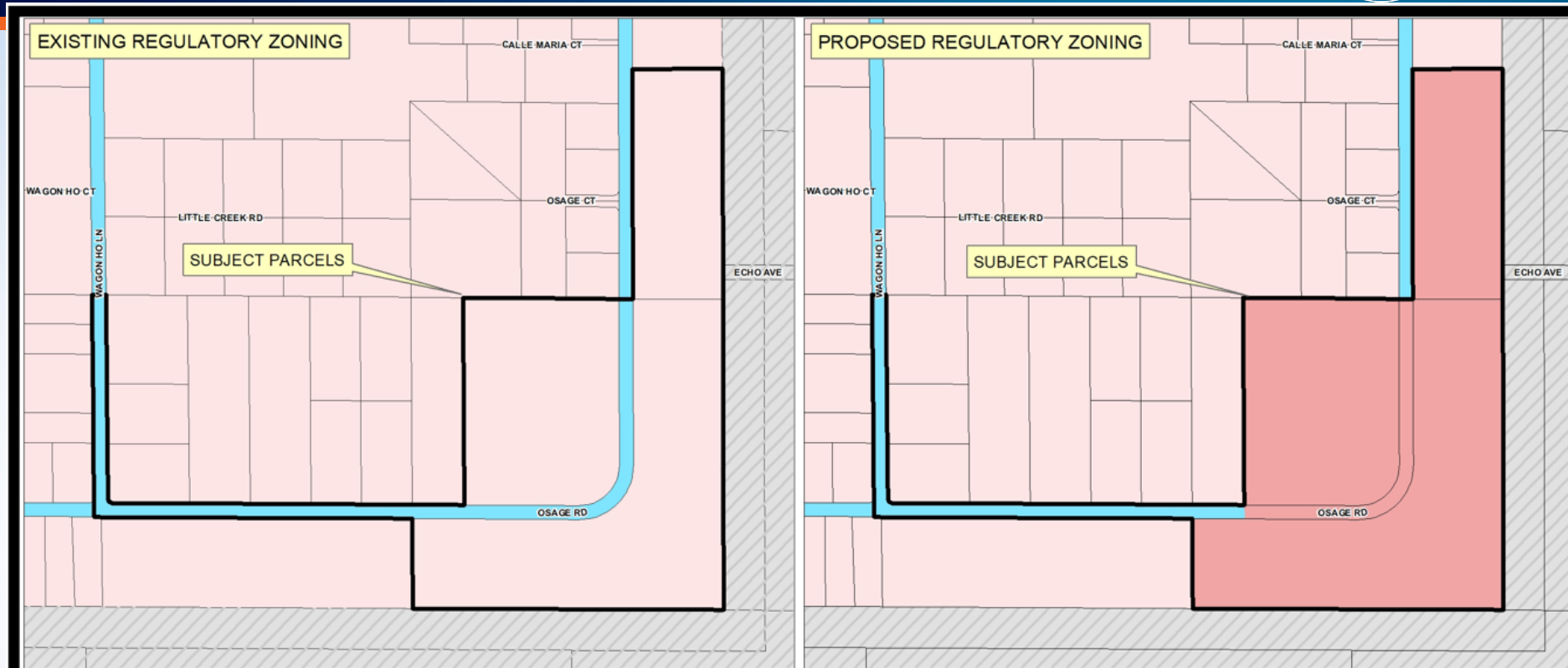
- 49.23 acres, including 2.08-acre road
- Parcels to the:
  - North are developed with single-family dwellings
  - East are developed with industrial buildings and multi-family dwellings
  - South are industrial buildings, a lake, and undeveloped land
  - West are parcels developed with single-family dwellings
- North Valleys
- Zoned Medium Density Suburban (MDS) and Public/Semi-Public Facilities (PSP)
- Approximately 26 acres in Zone AE Special Flood Hazard Area



## The request is to:

- Change the regulatory zone on three parcels, totaling 47.15 acres, from Low Density Suburban (LDS- 1 du/acre) to Medium Density Suburban (MDS- 3 du/acre), and to change the regulatory zone on a 2.08-acre portion of Osage Road from Public/Semi-Public Facilities (PSP) to MDS.
- Total maximum density over the parcels will be increased from 41 units to 131 units.

# Existing and Proposed Zoning



## NORTH VALLEYS PLANNING AREA WRZA24-0004 - APNs 089-350-37, 086-370-09,10,18

PC Date: December 3, 2024  
BCC Date:  
TMRPC Conformance Date:  
Regional Governing Board:

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- |                                |                       |                                   |   |
|--------------------------------|-----------------------|-----------------------------------|---|
| LOW DENSITY RURAL              | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL    | PARKS AND RECREATION  |
| MEDIUM DENSITY RURAL           | LOW DENSITY URBAN     | TOURIST COMMERCIAL                | OPEN SPACE  |
| HIGH DENSITY RURAL             | MEDIUM DENSITY URBAN  | INDUSTRIAL                        | GENERAL RURAL   |
| LOW DENSITY SUBURBAN / LDS2    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL  |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE   |
|                                |                       |                                   | Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction |

**Community Services Department**

**WASHOE COUNTY NEVADA**  
1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

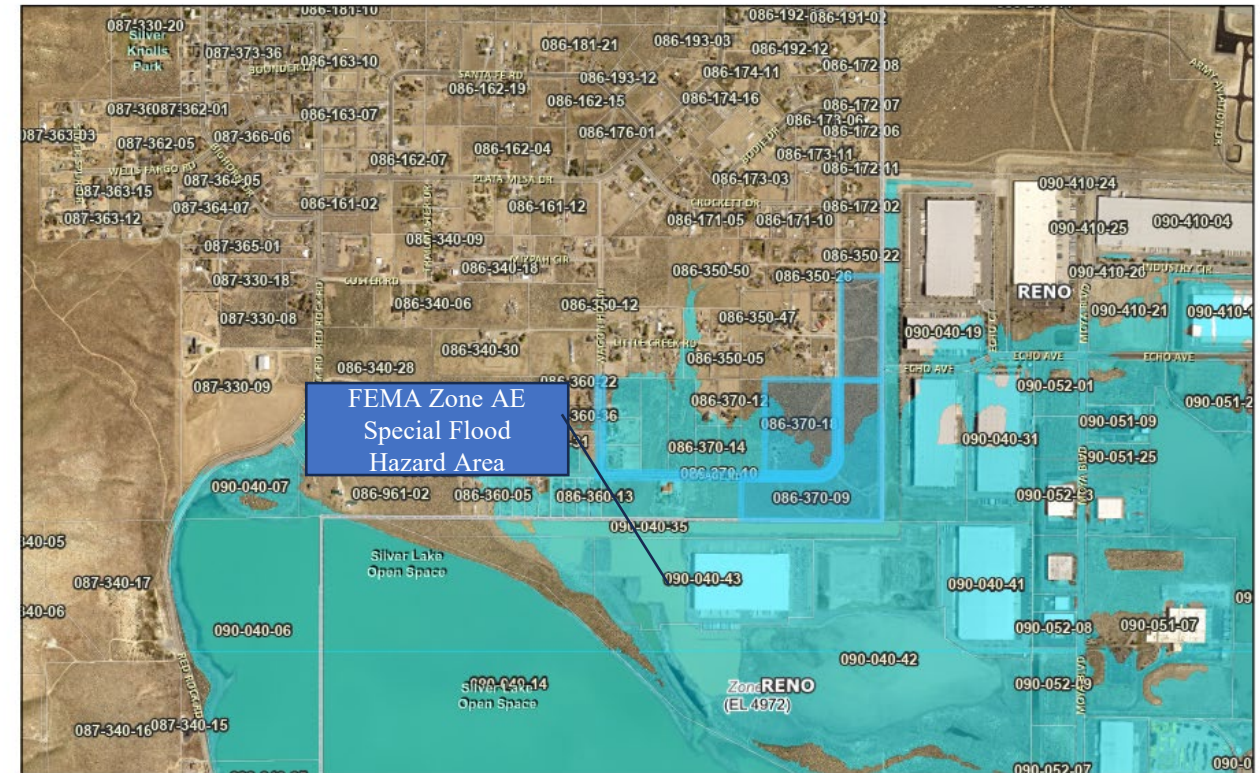
Path: G:\arcdata\planarea\inv\invRegzone\_working\WRZA24-0004\WRZA24-0004\_side\_by\_side.mxd

DATE: 10/28/2024

# Floodplain



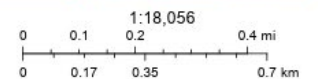
- Floodplain (FEMA Zone AE Special Flood Hazard Area – 100-year Floodplain) in southern portion of subject parcels
- Engineering reviewed and stated flooding would be addressed during the processing of a tentative map application



February 19, 2025

Flood Hazard Zones

 1% Annual Chance Flood Hazard



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# Availability of Facilities



- Reviewed by Engineering – Traffic and roadways addressed at the time of future development application
- Power provided by NV Energy
- Reviewed by Truckee Meadows Water Authority (TMWA) – Annex into TMWA's retail service area and obtain available water rights through TMWA
- City of Reno — Sewer service provided by Reno/Stead wastewater treatment facility – current remaining capacity and the facility is being expanded.
- Structural fire protection provided by Truckee Meadows Fire Protection District

# RZA Findings—Planning Commission



The following findings could not be made by the Planning Commission:

1. Consistency with Master Plan.
2. Compatible Land Uses.
3. Response to Changed Conditions; more desirable use.
4. Availability of Facilities.
5. No Adverse Effects.
6. Desired Pattern of Growth.



# Recommendation



Review the whole record and consider the record and any testimony, materials and evidence submitted at the Board's public hearing. **The Board may take one of the following actions:**

1. Grant Lifestyle Homes TND, LLC's appeal and reverse the Planning Commission's decision; and thereby approve Regulatory Zone Amendment Case Number WRZA24-0004 (Osage Road) as presented to the Planning Commission; or
2. Deny Lifestyle Homes TND, LLC's appeal and affirm the Planning Commission's decision; and thereby, deny Regulatory Zone Amendment Case Number WRZA24-0004 (Osage Road) as presented to the Planning Commission.

# Thank you

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SERVICES DEPARTMENT

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