

Washoe County Board of County Commissioners



Development Agreement (Blue Oaks WTM19-003)

April 23, 2024

Request



A development agreement between Washoe County and North Pyramid Investors LLC for Blue Oaks, a residential subdivision (Tentative Subdivision Map Case No. WTM19-003).

The purpose of the development agreement is to extend the deadline for recording the next final map from January 7, 2024 to January 7, 2026.

Vicinity Map



Background



- Blue Oaks Development Agreement was heard for first reading at the March 19, 2024 BCC meeting and was approved unanimously.
- Blue Oaks was originally approved on January 7, 2020 for 10 residential lots.
- The applicant submitted for Final Map in November 2023.

Blue Oaks– Existing Site Plan



Additional Conditions (NDOT)



- The applicant shall obtain an occupancy permit for the drainage encroachment.
- Any work proposed within SR 445 right of way will require an encroachment permit.

Findings



- Findings for Approval. The approval or denial of the development agreement shall be accompanied by the following findings:
 - (1) The reasons why the development agreement would or would not be in the best interests of the County.
 - (2) The reasons why the development agreement would or would not promote the public interest and welfare of the County.
 - (3) The reasons why departures from Development Code regulations are or are not deemed to be in the public interest.
 - (4) In the case of a development agreement which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the land subject to the development agreement in the integrity of the plan.

Recommendation & Motion



- Staff recommends approval, based on a thorough analysis and believes that continuation of the tentative map is in the best interest of the County, as it promotes the public interest and welfare by maintaining a consistency in allowable development, and that sufficient terms and amended conditions of approval are in place to protect the interests of the public and the developer.
- The motion can be found on page 4 of the staff report.

Thank you

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