



Attachment B

Planning Commission Action Order Regulatory Zone Amendment Case Number WRZA24-0004 (Osage Rd.)

Decision: **Denial**
Decision Date: **12/03/2024**
Mailing/Filing Date: **12/10/2024**
Property Owner: **Lifestyle Homes TND, LLC**
Staff Planner: Tim Evans, Planner
Phone: 775.328.2314
E-Mail: TEvans@washoecounty.gov

Regulatory Zone Amendment Case Number WRZA24-0004 (Osage Rd.) – For hearing, discussion, and possible action to recommend adoption of a regulatory zone amendment to the North Valleys Regulatory Zone Map to change the regulatory zone on three parcels at 10600, 10100 and 10101 Osage Road from Low Density Suburban (LDS- 1 du/acre) to Medium Density Suburban (MDS- 3 du/acre), and to change the regulatory zone on a portion of Osage Road from Public/Semi-Public Facilities (PSP) to MDS, and if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: 10600, 10100 and 10101 Osage Road, and portion of Osage Road
- APN: 086-350-37; 086-370-09; 086-370-18; 086-370-10
- Parcel Size: 8.56 acres; 20.00 acres; 13.20 acres; 5.39 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS) and Public/Semi-Public Facilities (PSP)
- Area Plan: North Valleys
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: Tim Evans, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2314
- E-mail: TEvans@washoecounty.gov

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on its inability to make all the findings required by Washoe County Code Section 110.821.15(d). With regard to the request for a Regulatory Zone Amendment, Commissioner Lazzareschi moved to deny WRZA24-0004, which was seconded by Commissioner Pierce. A roll-call vote was made with all five Commissioners present at the

To: Lifestyle Homes TND, LLC
Subject: Regulatory Zone Amendment WRZA24-0004 (Osage Rd.)
Date: 12/9/2024
Page: Page 2 of 3

meeting voting to deny the amendment and announcing which findings they could not make. The motion to deny WRZA24-0004 passed unanimously 5-0.

Votes by the Planning Commissioners were as follows:

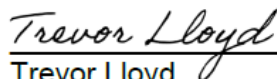
1. Commissioner Barnes: Voted to deny; unable to make RZA findings 2,4 and 6.
2. Commissioner Nelson: Voted to deny; unable to make RZA findings 2,4 and 6.
3. Commissioner Owens: Voted to deny; unable to make RZA findings 2,4, 5 and 6.
4. Commissioner Pierce: Voted to deny; unable to make RZA findings 1,2,3,4,5 and 6.
5. Commissioner Lazzareschi: Voted to deny; unable to make RZA finding 6.

In order to approve a Regulatory Zone Amendment, a majority of the members present at the Planning Commission must have been able to make all of the following findings set forth in Washoe County Section 110.821.15(d), as follows:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at Planning@washoecounty.gov or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/TE/BR

To: Lifestyle Homes TND, LLC
Subject: Regulatory Zone Amendment WRZA24-0004 (Osage Rd.)
Date: 12/9/2024
Page: Page 3 of 3

Applicant/Owner: Lifestyle Homes TND, LLC; Robert Lissner, rlissner@gmail.com

Representatives: Lewis Roca Rothberger Christie LLP; Garrett Gordon, Esq.,
ggordon@lewisroca.com; Aubrey Powell, Esq., apowell@lewisroca.com

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's
Office; Rigo Lopez, Assessor's Office; Rob Wimer, Engineering and Capital
Projects; Dale Way, Truckee Meadows Fire Protection District; Truckee
Meadows Regional Planning Agency; James English, Northern Nevada
Public Health (Environmental Health); April Miller, Northern Nevada Public
Health (EMS); Steve Shell, Nevada Division of Water Resources; Lissa
Butterfield, Reno-Tahoe Airport Authority; Julie Orvald, Technology
Services, GIS.