



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: November 18, 2025

DATE: October 17, 2025

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Planning and Building Division, Community Services Department, 775-328-3627, jolander@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, 328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Second reading and possible adoption of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 to adopt a development agreement between Washoe County and Petersen Village Phase 1 LLC, for Petersen Village (previously Village Parkway), a residential, common open space subdivision (Tentative Subdivision Map Case No. WTM21-007).

The purpose of the development agreement is to extend the deadline to present the first final map from September 7, 2025, to be recorded no later than September 7, 2027. The project is located on the west side of Village Parkway, north of Cold Springs Drive. The project encompasses a total of approximately 124.6 acres, and the total number of residential lots allowed by the approved tentative map is 349 lots. The parcels are located within the North Valleys Planning Area and Washoe County Commission District No. 5. (APNs: 087-400-11, 087-400-23, & 087-400-24).

If approved, authorize the Chair of the Board of County Commissioners to sign the Development Agreement. (Commission District 5.) FOR POSSIBLE ACTION

SUMMARY

The Washoe County Commission is asked to conduct the second reading and public hearing to adopt an ordinance approving a development agreement for Petersen Village, a residential subdivision within the North Valleys Planning Area. The Petersen Village tentative subdivision map has been approved for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space development on 3 parcels totaling 124.6 acres. The proposed development agreement, which is included as an attachment to the proposed ordinance, is for the purpose of extending the deadline for an additional two (2) years to present and record the first final map. If the proposed development agreement is approved, the deadline to record the first final map will be set at September 7, 2027.

Washoe County Strategic Objective supported by this item: Meets the Need of Our Growing Community and Support a Thriving Community.

AGENDA ITEM # _____

PREVIOUS ACTION

September 9, 2025 – The Board of County Commissioners (Board) introduced and conducted a first reading of an ordinance approving the aforementioned development agreement between Washoe County and Petersen Village Phase 1 LLC, for Petersen Village (previously Village Parkway), a residential, common open space subdivision (Tentative Subdivision Map Case No. WTM21-007).

September 7, 2021– Tentative Subdivision Map WTM21-007 for Village Parkway was approved by the Washoe County Planning Commission for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space development on 3 parcels totaling 124.6 acres.

BACKGROUND

The applicant, Petersen Village Phase 1 LLC, is requesting that this Board adopt a development agreement to extend the approved Tentative Map for the Petersen Village Subdivision (Case Number WTM21-007). The current deadline is September 7, 2025, for the applicant to present the final map for final signature by the Director of Planning and Building, as provided in NRS 278.360 and Washoe County Code Section 110.610.50. The proposed development agreement provides for a two (2) year extension to September 7, 2027, for the applicant to record the first final map. According to the applicant, a development agreement is needed to extend the time for the tentative map in order to address changes necessitated by market conditions and a slower pace of home sales. The application contends that: “the developer has taken a measured approach, responding to real-time market data to avoid overbuilding and to ensure financial feasibility and alignment with long-term community goals.” The applicant has taken action on the site by purchasing sewer connections, acquiring water rights for the whole development, grading the site, and constructing retaining walls. The applicant has applied dust palliatives to the graded areas. The applicant also is planning to request modifications to the approved tentative map, particularly the approved conditions of approval, which will be considered by the Washoe County Planning Commission at a later date. The proposed development agreement was sent to reviewing agencies, and no concerns with the requested extension of time were noted.

PROCESS FOR ADOPTING A DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0203(1) and Washoe County Code (WCC) Section 110.814.25, a development agreement must be entered into via ordinance after special notice and a public hearing. Included as Attachment A is the proposed Ordinance and included as Attachment A-1 is the proposed development agreement which sets the date by which the first final map must be recorded as September 7, 2027, and provides that the tentative subdivision map will terminate if the first final map is not recorded by that date.

Under WCC 110.814.25 notice of the public hearing and possible adoption of a development agreement must be sent to all property owners within three hundred (300) feet of the property which is the subject of the development agreement. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

COMPLIANCE WITH MASTER PLAN

NRS 278.0203(1), NRS 278.0205(2) and WCC Section 110.814.40(b) require that when development agreements are adopted or amended, there must be a finding that the agreement is consistent with the Master Plan.

When the tentative subdivision map was approved, the Board of County Commissioners determined that the development was consistent with the Master Plan. The development agreement does not seek to change any uses, standards or policies that would be inconsistent with the Master Plan. Only the time schedule for development is proposed to be changed.

WCC 110.814.30(d) also requires the Board to make findings as follows:

- (d) Findings. 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.

Staff believes that maintenance of the current development approval is in the best interest of the County, as it promotes the public interest and welfare by maintaining a consistency in allowable development, there are no departures from development code regulations and that sufficient terms and conditions of approval are in place to protect the interests of the public and the developer.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board conduct the second reading of an ordinance pursuant to NRS 278.0201 through 278.0207 approving a development agreement between Washoe County and Petersen Village Phase I LLC, for Petersen Village, a residential, common open space subdivision originally approved in 2021 (Tentative Subdivision Map Case Number WTM21-007). This agreement extends the deadline for recording the first final map from September 7, 2025, to September 7, 2027.

If approved, it is recommended that the Board authorize the Chair of the Board of County Commissioners to sign the Development Agreement.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt Ordinance Number [insert ordinance number as provided by the County Clerk] adopting an ordinance pursuant to NRS 278.0201 through 278.0207 approving a development agreement between Washoe County and Petersen Village Phase I LLC, for Petersen Village, a residential subdivision originally approved in 2021 (Tentative Subdivision Map Case Number WTM21-007). This agreement extends the deadline for recording the first final map from September 7, 2025, to September 7, 2027. And further move to authorize the Chair to sign the development agreement.

This approval is based on the Board's ability to make all the findings required by WCC 110.814.30(d), as well as the following finding:

That this development agreement is in the best interests 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.”

Attachments:

Attachments A & A-1 – Ordinance with Proposed Development Agreement and Exhibits
Attachment B – Petersen Village Pkwy. Development Agreement Application

Owner/Applicant: Petersen Village Phase 1 LLC

Consultant: Juniper & Sage Consulting