



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION ADOPTING REGULATORY ZONE AMENDMENT CASE NUMBER WRZA24-0004 WHICH AMENDS 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 (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. THE FOUR (4) PARCELS TOTAL 47.15 ACRES (APN 086-350-37, APN 086-370-09, APN 086-370-18, AND APN 086-370-10).

WHEREAS, Lifestyle Homes TND, LLC, applied to the Washoe County Planning Commission to amend the regulatory zoning on three (3) parcels totaling 47.15 acres (APN 086-350-37, APN 086-370-09, APN 086-370-18) 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 a 5.39 acre roadway parcel (APN 086-370-10) containing part of Osage Road from Public/Semi-Public Facilities (PSP) to MDS;

WHEREAS, on December 3, 2024, the Washoe County Planning Commission held a public hearing on the proposed amendment and denied Regulatory Zone Amendment Case No. WRZA24-0004;

WHEREAS, on December 20, 2024, Washoe County received an appeal of the Planning Commission's denial of Regulatory Zone Amendment Case No. WRZA24-0004;

WHEREAS, upon holding a subsequent public hearing on February 25, 2025, this Board voted to grant the appeal and to adopt the proposed regulatory zone amendment, having made the following findings pursuant to Washoe County Code Section 110.821.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and 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. Availability of Facilities. 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. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. 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. And;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the North Valleys Regulatory Zone Map (Case No. WRZA24-0004), as set forth in Exhibit A-1 attached hereto.

ADOPTED this 25th day of February 2025, to be effective only as stated above.

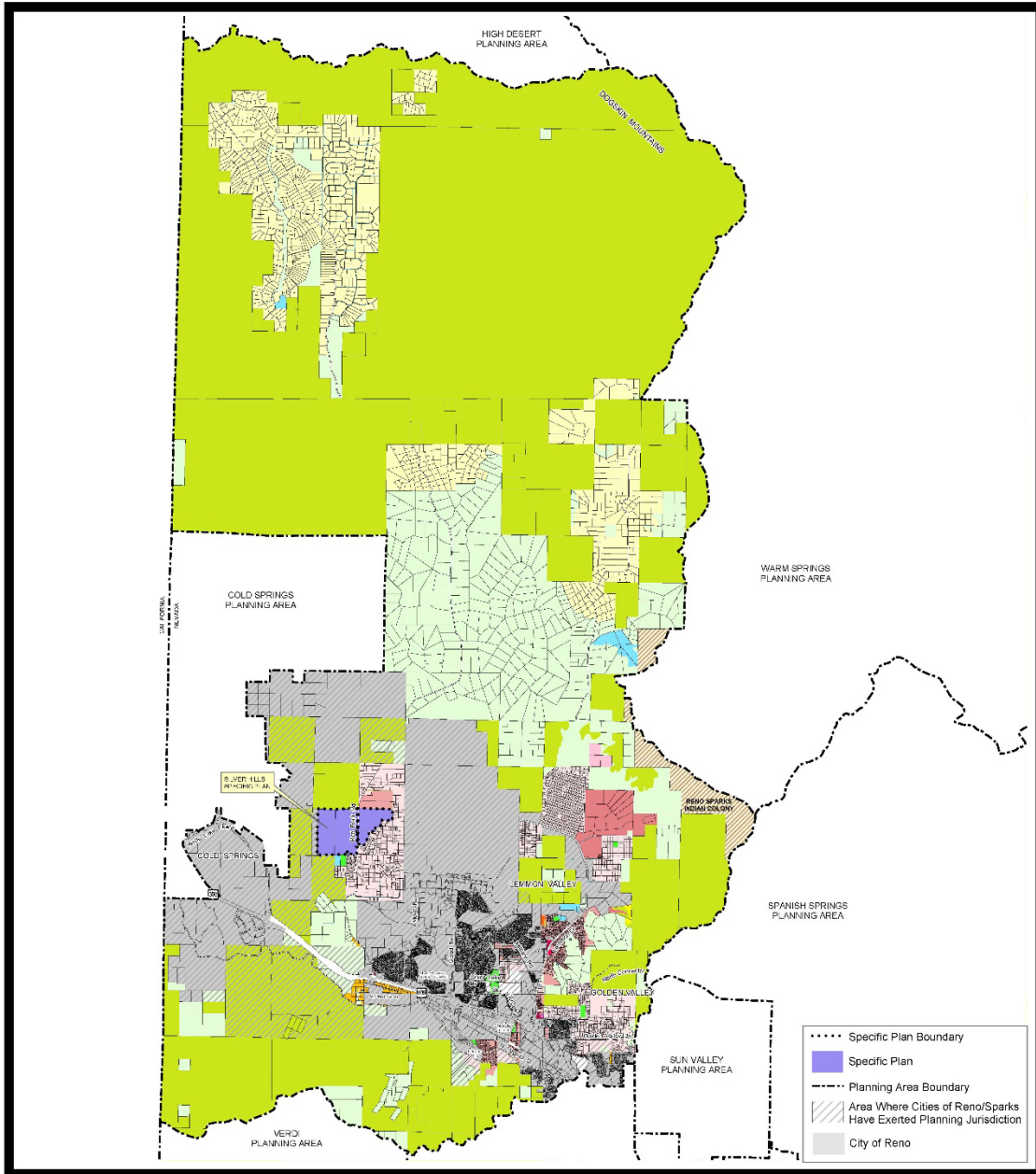
WASHOE COUNTY COMMISSION

Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit A-1



NORTH VALLEYS REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL AGRICULTURAL DRY LAKE/WATER BODY
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Planning and Building Division

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DATE: _____ DIRECTOR: _____

Community Services
Department

WASHOE COUNTY
NEVADA

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