



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: July 14, 2026

DATE: June 12, 2026
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, 775-328-3619, kmullin@washoecounty.gov
SUBJECT: Introduction and first reading of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving a development agreement between Washoe County and WVC Commercial, LLC, for Woodland Village Town Center, a residential subdivision (Tentative Subdivision Map Case Number WTM20-005).

The purpose of the development agreement is to extend the deadline for recording the next final map from May 20, 2026, to May 20, 2028. The project is located at 18400 Village Center Drive. The project encompasses a total of approximately ± 9.8 acres, and the total number of residential lots allowed by the approved tentative map is 111 attached residential lots. The final map for 42 lots has been recorded, and additional time is sought for the presentation of subsequent final maps for the remaining 69 lots. The parcels (APNs: 556-390-05 & 556-721-01) are located within the Cold Springs Planning Area and Washoe County Commission District No. 5.

And, if approved, schedule a public hearing for the second reading and possible adoption of the ordinance for August 25, 2026. Community Services. (Commission District 5.) FOR POSSIBLE ACTION.

SUMMARY

The Washoe County Commission is asked to introduce and conduct a first reading and possibly set the second reading and public hearing to adopt an ordinance approving a development agreement for Woodland Village Town Center, a 111-lot, single-family attached residential subdivision. The proposed development agreement, included as an attachment to the ordinance, is for the purpose of extending the deadline for two (2) years to record the next final map for the approved tentative subdivision map (WTM20-005 Woodland Village Town Center).

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

AGENDA ITEM # _____

PREVIOUS ACTION

May 7, 2024 – The Washoe County Planning Commission approved a two (2) year Extension of Time Request for the subdivision until May 20, 2026.

May 20, 2022 – Phase 1 (42 lots) of the tentative subdivision map was recorded as Tract Map #5490, Document No. 5304782.

March 9, 2021 – Tentative Subdivision Map WTM20-005 for Woodland Village Town Center was approved by the Washoe County Board of County Commissioners for 111 attached residential lots.

BACKGROUND

The Woodland Village Town Center tentative subdivision map was approved in 2021 and consists of approximately ± 9.8 acres being subdivided into 111 attached residential lots.

WVC Commercial, LLC is requesting Washoe County approve a development agreement to grant an extension of time for the approved Tentative Map for the Woodland Village Town Center Subdivision (Case Number WTM20-005). Specifically, the development agreement provides an extension of the deadline to record the next final map from May 20, 2026, to May 20, 2028.

The first final map was recorded on May 20, 2022, for 42 lots. However, the applicant indicates that there have been several issues in moving the development forward. The issues include high construction costs and historically high interest rates. This situation has created an uncertain economic time and has made lending to potential buyers difficult. The request will allow the applicant more time to sell lots to potential buyers. The proposed development agreement was sent to reviewing agencies and no changes were requested from the reviewing agencies to the original approved conditions.

PROCESS FOR ADOPTING A DEVELOPMENT AGREEMENT

Pursuant to NRS 278.0203(1) and Washoe County Code (“WCC”) 110.814.25, a development agreement must be entered into via ordinance after 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 extends the deadline for recording the next final map until May 20, 2028, and provides that the tentative subdivision map will terminate if the final map is not recorded by that date.

If the Board introduces and conducts a first reading of the ordinance, then the County Clerk will publish the title of the ordinance and the required notice of intent to adopt the ordinance and schedule a public hearing for the second reading and possible adoption in accordance with NRS 244.100 and Washoe County Code.

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 will also be 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), 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 Planning Commission determined that the development was consistent with the Master Plan. The proposed development agreement does not change any uses, standards or policies that would be inconsistent with the Master Plan. Only the time schedule for development is being 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.

Staff Comment: The request for the development agreement would be in the best interests of the County. The applicant has completed Phase 1 and has invested in the development of the project. The additional time will allow the applicant the opportunity to continue to work diligently to sell the existing lots, enabling time to complete the project.

- (2) The reasons why the development agreement would or would not promote the public interest and welfare of the County.

Staff Comment: The request for the development agreement promotes the public interest and welfare of the County because the development will increase the number of housing units in the area.

- (3) The reasons why departures from Development Code regulations are or are not deemed to be in the public interest.

Staff Comment: The development agreement only modifies the development code insofar as it extends the deadline for the filing of the next final map. The request for the development agreement is deemed to be in the public interest because it will provide more housing opportunities to the area.

- (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 Comment: The request for the development agreement would extend the requirement to submit the next final map for 2 years. The original terms and conditions are not proposed to be changed at this time. The development agreement continues to protect the interests of the public, residents and owners of the land.

Staff believes that continuation of the tentative map is in the best interest of the County, as it promotes and protects the interests of the public, residents and owners of the land, 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 introduce and conduct the first reading of an ordinance approving a development agreement between Washoe County and WVC Commercial, LLC for Woodland Village Town Center, a residential subdivision originally approved in 2021 (Tentative Subdivision Map Case Number WTM20-005). This agreement extends the deadline for recording the next final map from May 20, 2026, to May 20, 2028.

And if approved, schedule a public hearing for the second reading and possible adoption of the ordinance for August 25, 2026.

POSSIBLE MOTION

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

“Move to introduce Bill Number [insert bill number as provided by the County Clerk] and set the public hearing and second reading of the Ordinance for possible adoption during the meeting of August 25, 2026.”

Attachments:

Attachments A & A-1 – Ordinance with Proposed Development Agreement and Exhibits

Attachment B – Woodland Village Town Center Development Agreement Legal
Description

Attachment C – Woodland Village Town Center Application for a Development
Agreement

Attachment D – WTM20-005 Clerk's Letter dated 3/11/21