

Washoe County Board of County Commissioners



**COMMUNITY
SERVICES DEPARTMENT**

WRZA24-0004 (Osage Road)

February 25, 2025

- Planning Commission unanimously denied the Regulatory Zone Amendment on December 3, 2024
- Appellant is Lifestyle Homes TND, LLC
- Reasons alleged by appellant (*See Appeal at Attachment A, p. 2*):
 - The proposed regulatory zone amendment meets the required findings and:
 - In compliance with Washoe County 2040 Master Plan
 - Compatible with adjacent land uses
 - No agency concerns about adverse impacts on public health, safety, and welfare
 - Traffic Generation Letter concludes roadway is anticipated to operate within the level of service
 - Infrastructure capacity is available to support the project
- Planning Commission denied for being unable to make all the six (6) findings for the regulatory zone amendment.

Background



- 49.23 acres, including 2.08-acre road
- Parcels to the:
 - North are developed with single-family dwellings
 - East are developed with industrial buildings and multi-family dwellings
 - South are industrial buildings, a lake, and undeveloped land
 - West are parcels developed with single-family dwellings
- North Valleys
- Zoned Medium Density Suburban (MDS) and Public/Semi-Public Facilities (PSP)
- Approximately 26 acres in Zone AE Special Flood Hazard Area



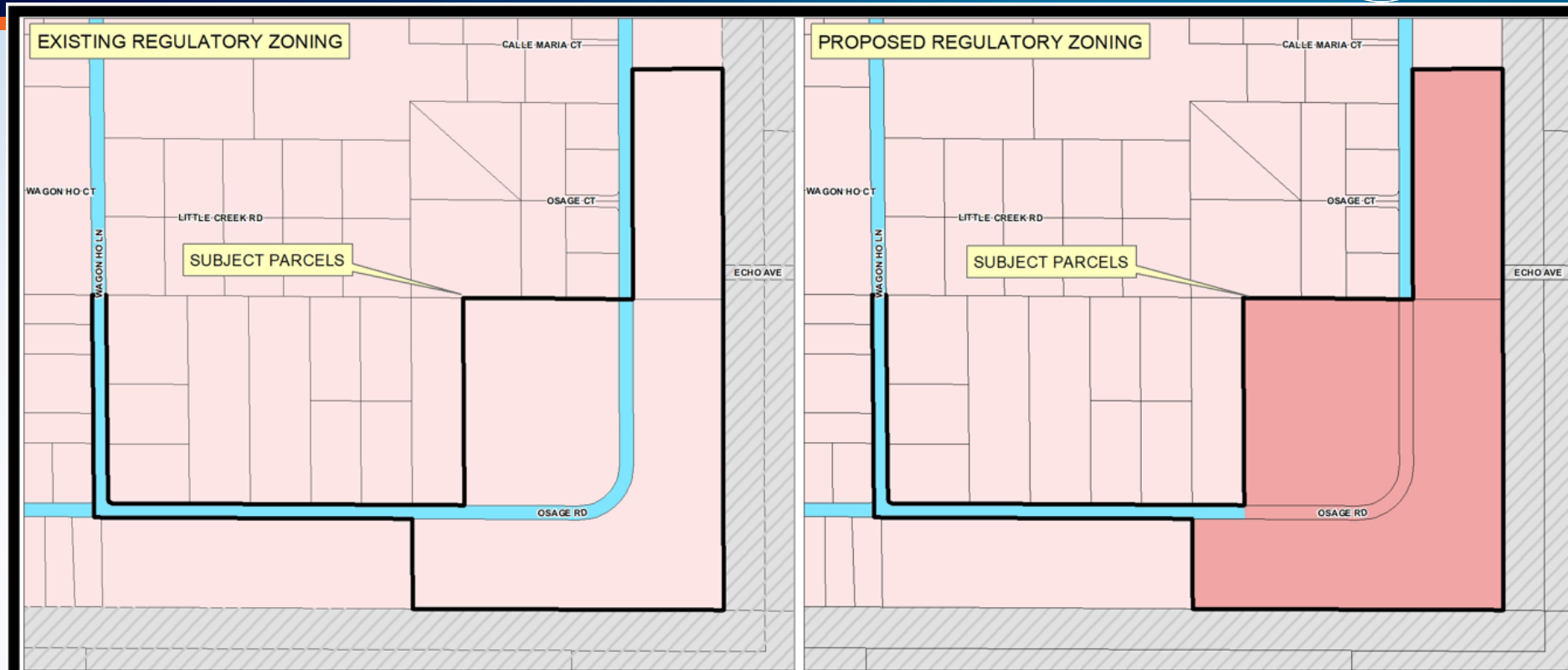
The request is to:

- Change the regulatory zone on three parcels, totaling 47.15 acres, 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 Osage Road from Public/Semi-Public Facilities (PSP) to MDS.
- Total maximum density over the parcels will be increased from 41 units to 131 units.

Existing and Proposed Zoning



COMMUNITY SERVICES DEPARTMENT



NORTH VALLEYS PLANNING AREA WRZA24-0004 - APNs 089-350-37, 086-370-09,10,18

PC Date: December 3, 2024
BCC Date:
TMRPC Conformance Date:
Regional Governing Board:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.



- | | | | |
|--------------------------------|-----------------------|-----------------------------------|---|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / LDS2 | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE |
| | | | Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction |

Community Services Department

WASHOE COUNTY NEVADA
1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

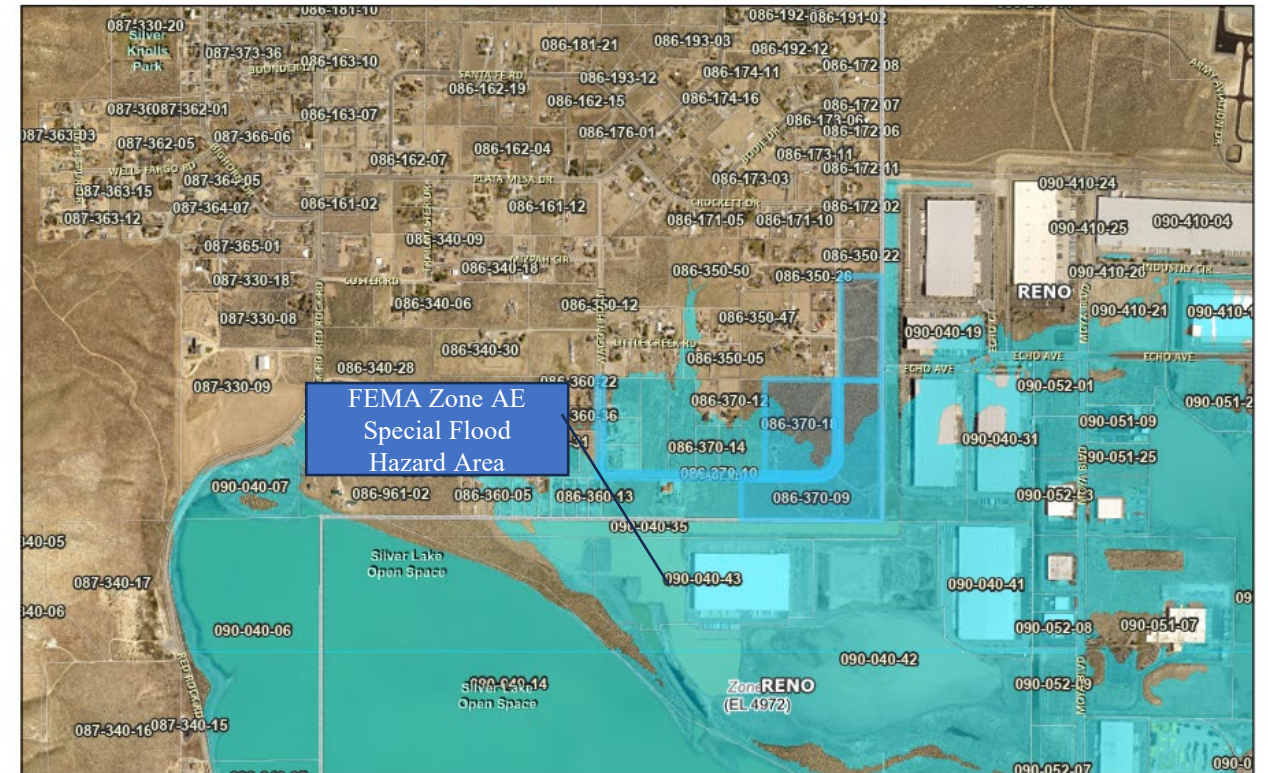
Path: G:\arcdata\planarea\inv\invRegzone_working\WRZA24-0004\WRZA24-0004_side_by_side.mxd

DATE: 10/28/2024

Floodplain



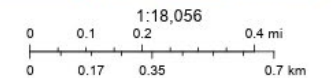
- Floodplain (FEMA Zone AE Special Flood Hazard Area – 100-year Floodplain) in southern portion of subject parcels
- Engineering reviewed and stated flooding would be addressed during the processing of a tentative map application



February 19, 2025

Flood Hazard Zones

1% Annual Chance Flood Hazard



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Availability of Facilities



- Reviewed by Engineering – Traffic and roadways addressed at the time of future development application
- Power provided by NV Energy
- Reviewed by Truckee Meadows Water Authority (TMWA) – Annex into TMWA's retail service area and obtain available water rights through TMWA
- City of Reno — Sewer service provided by Reno/Stead wastewater treatment facility – current remaining capacity is 1,081 residential units and the facility is being expanded.
- Structural fire protection provided by Truckee Meadows Fire Protection District

RZA Findings—Planning Commission



The following findings could not be made by the Planning Commission:

1. Consistency with Master Plan.
2. Compatible Land Uses.
3. Response to Changed Conditions; more desirable use.
4. Availability of Facilities.
5. No Adverse Effects.
6. Desired Pattern of Growth.

Recommendation



Review the whole record and consider the record and any testimony, materials and evidence submitted at the Board's public hearing. **The Board may take one of the following actions:**

1. Grant Lifestyle Homes TND, LLC's appeal and reverse the Planning Commission's decision; and thereby approve Regulatory Zone Amendment Case Number WRZA24-0004 (Osage Road) as presented to the Planning Commission; or
2. Deny Lifestyle Homes TND, LLC's appeal and affirm the Planning Commission's decision; and thereby, deny Regulatory Zone Amendment Case Number WRZA24-0004 (Osage Road) as presented to the Planning Commission.

Thank you

Tim Evans, Planner
Washoe County CSD – Planning Division
TEvans@washoecounty.gov
775-328-2314



COMMUNITY
SERVICES DEPARTMENT
