

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

Regulatory Zone Amendment Case Number WRZA24-0004 (Osage Rd.)

December 3, 2024

The request is for:

- A regulatory zone amendment on three parcels to change the regulatory zone from Low Density Suburban (LDS- 1 du/acre) to 43.84 acres of Medium Density Suburban (MDS- 3 du/acre), and to change the regulatory zone on a 5.39-acre portion of Osage Road from Public/Semi-Public Facilities (PSP) to 2.08 acres MDS.

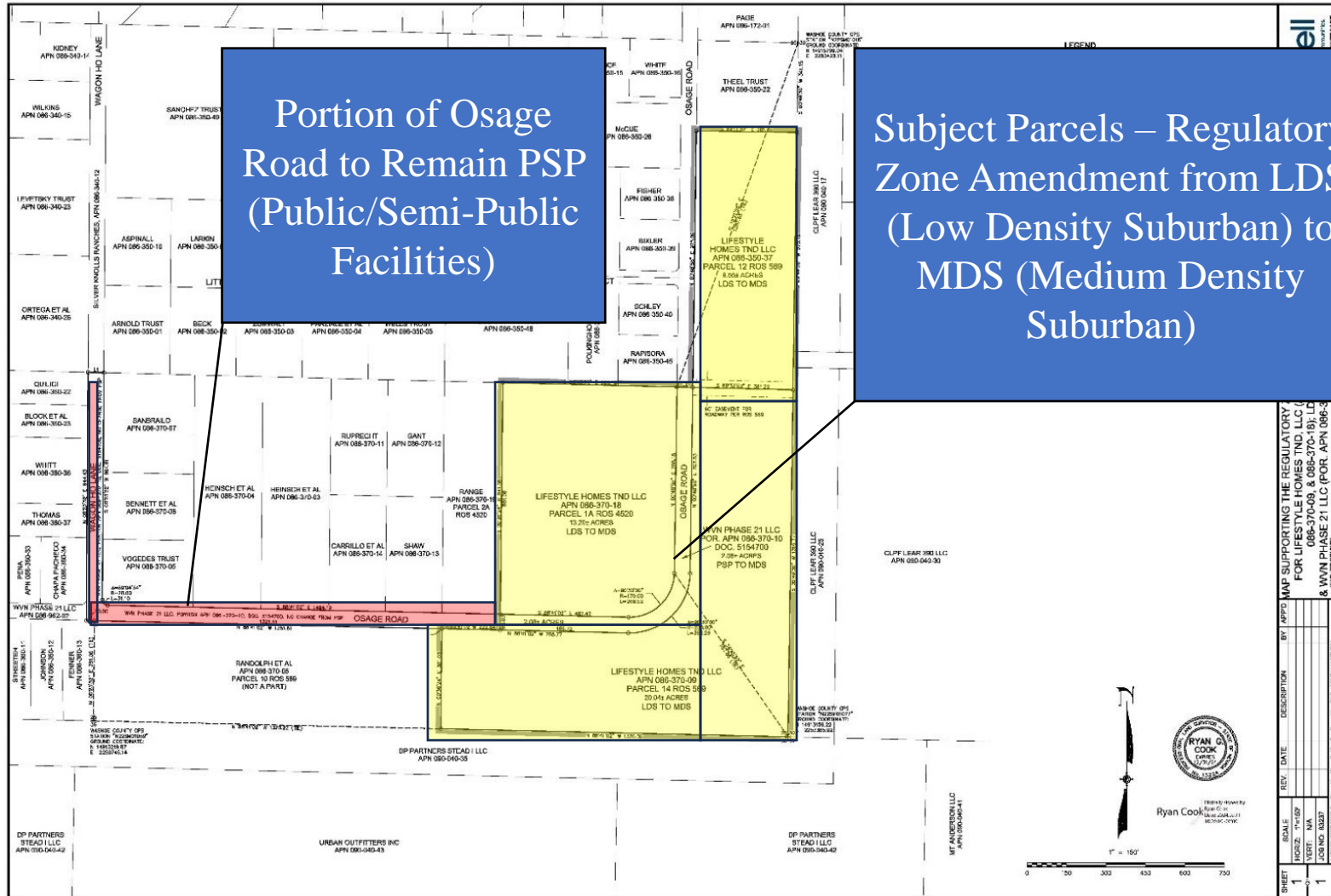
Vicinity Map



- 8.56-acre, 20.00-acre, 13.20-acre; 5.39-acre parcels
- North Valleys
- Zoned Low Density Suburban (LDS) and Public/Semi-Public Facilities (PSP)



Site Plan



Existing Conditions

- One parcel is developed, with an approximate 2700-square-foot dwelling and is served by a well and septic.
- Remaining three (3) parcels are undeveloped - includes Osage Road parcel.
- The developed parcel is served by a septic system and well.
- All parcels are gently sloping.
- Parcels to the north and west are, on average, approximately 1.0 – 2.0 acres and developed with single-family dwellings, with the remaining parcels being undeveloped residential parcels.
- Parcels to the east and south are within the City of Reno.

Maximum Density Potential



Regulatory Zone	Density Standard	Subject Parcel Maximum Density Potential
Medium Density Suburban (MDS)	3 du / acre	Approx. 131 dwelling units (43.84 acres)
Public/Semi-Public Facilities (PSP)	N/A	N/A (3.31 acres)

Availability of Facilities

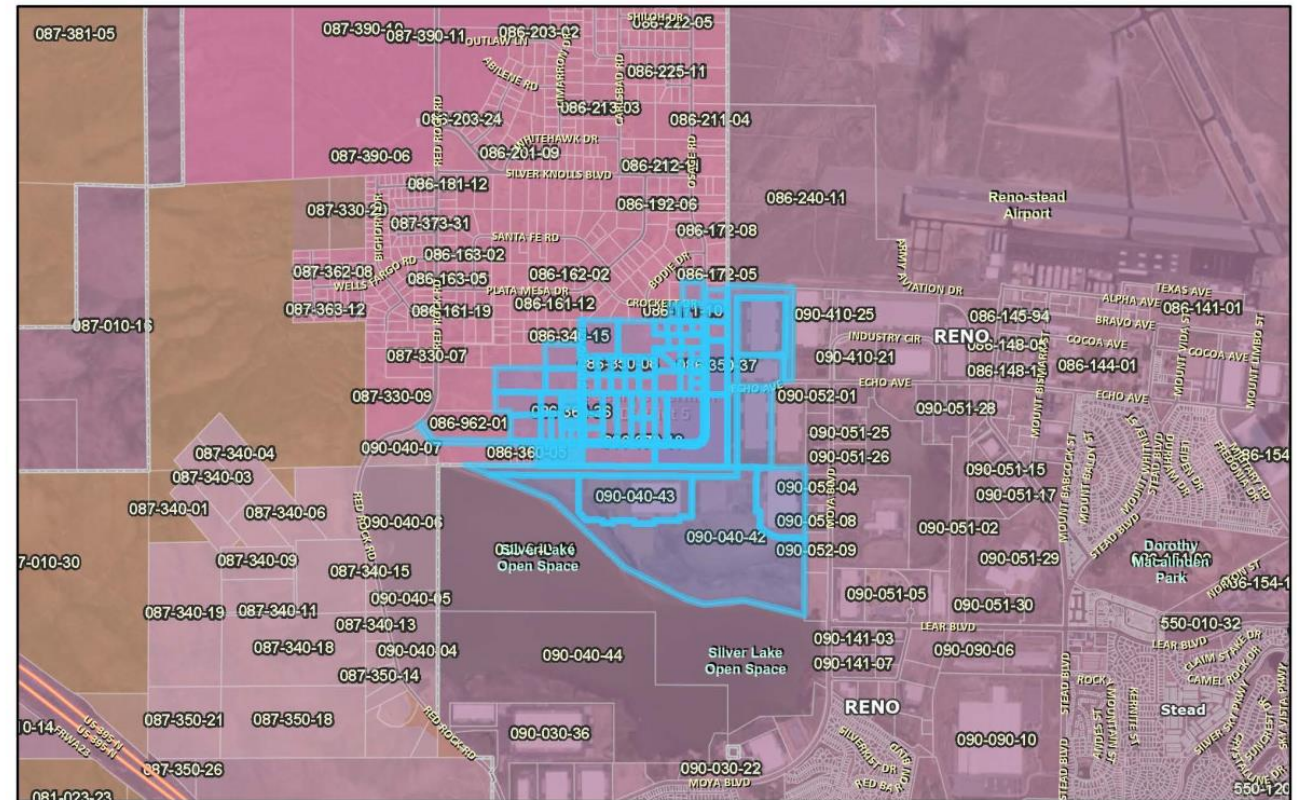


- Sewer service provided by the City of Reno.
- Water service provided by TMWA.
- Access provided by Red Rock Road – Traffic Impact Letter provided – no concerns from Engineering.
- Northern Nevada Public Health - future development would require connection to water and sewer service.
- No concerns from Truckee Meadows Fire Protection District or Washoe County Sheriff's Office.

Public Notice

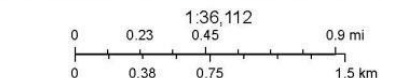


- Eighty-three (83) parcels noticed
- Two (2) public comments received



May 13, 2024

Planning Areas	Rural	Regulatory Zoning - Washoe	Low Density Suburban
	North Valleys	CITY	Open Space
Master Plan - Washoe	Rural Residential	General Rural	Parks and Recreation
	Suburban Residential	High Density Rural	
	Open Space		



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

This information for illustrative purposes only. Not to be used for boundary.

Staff is able to make all 7 required findings, as detailed on pages 13-16 in the staff report.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. 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. Response to Change Conditions; more desirable use. 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. 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff recommends the Planning Commission approve Regulatory Zone Amendment Case Number WRZA24-0004 and provides the following motion:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0004, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA24-0004 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

Thank you

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



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