



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 28, 2026

DATE: March 20, 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, 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 Lansing-Arcus, LLC, for Prado Ranch North, a residential subdivision (Tentative Subdivision Map Case Number WTM18-002).

The purpose of the development agreement is to extend the deadline for recording the next final map from September 9, 2026, to September 9, 2030. The project is located adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road. The project encompasses a total of approximately ± 246.6 acres, and the total number of residential lots allowed by the approved tentative map is 490 with 7 lots recorded and 483 lots remaining to be recorded. The parcels are located within the North Valleys Planning Area and Washoe County Commission District 5. (APNs: 540-051-01, 080-721-03, 080-721-04, & 080-721-05).

And, if approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 26, 2026, and authorization for the Chair to execute the Development Agreement. (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 Prado Ranch North, a 490-lot, single-family residential subdivision. The proposed development agreement, included as an attachment to the ordinance, is for the purpose of extending the deadline for four (4) years to record the next final map for the approved tentative subdivision map (Prado Ranch North) within the North Valleys Planning Area.

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

AGENDA ITEM # _____

PREVIOUS ACTION

August 6, 2024 – The Washoe County Planning Commission approved a two (2) year Extension of Time Request for the subdivision until September 9, 2026.

September 9, 2022 – Phase 1 (7 lots) of the tentative subdivision map was recorded as Tract Map #5507, Document No. 5331867.

September 11, 2018 – The Board heard the appeal of Tentative Subdivision Map WTM18-002 for Prado Ranch North and voted three in favor and one opposed to overturn the Planning Commission denial.

July 3, 2018 – Tentative Subdivision Map WTM18-002 for Prado Ranch North was denied by the Washoe County Planning Commission for 490 lots.

BACKGROUND

The Prado Ranch North tentative subdivision map was approved in 2018 and consists of approximately ±246.6 acres being subdivided into 490 residential lots ranging in size from 6,000 square feet to 24,058 square feet.

Lansing Arcus, LLC is requesting Washoe County approve a development agreement to grant an extension of time for the approved Tentative Map for the Prado Ranch North Subdivision (Case Number WTM18-002). Specifically, the development agreement provides an extension of the deadline to record the final map from September 9, 2026, to September 9, 2030.

The first final map was recorded on September 9, 2022, for seven lots. However, the applicant indicates that there have been several issues in moving the development forward. The issues included increased mortgage interest rates, which have impacted the residence's home sales and the proposed realignment of Lemmon Drive by the Regional Transportation Commission (RTC). The alignment will change access to the development. The new alignment is in the final design stages and advertising for construction is planned in early 2027. The proposed development agreement was sent to reviewing agencies and no changes were requested 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 September 9, 2030, 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 Board 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.
 - (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 continuation of the tentative map is in the best interest of the County, as it promotes the public interest and welfare by maintaining a consistency in allowable development, 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 Lansing Arcus, LLC for Prado Ranch North, a residential subdivision originally approved in 2018 (Tentative Subdivision Map Case Number WTM18-002). This agreement extends the deadline for recording the next final map from September 9, 2026, to September 9, 2030.

And, if approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 26, 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 May 26, 2026.”

Attachments:

Attachments A & A-1 – Ordinance with Proposed Development Agreement and Exhibits
Attachment B – Prado Ranch North Development Agreement Legal Description
Attachment C – Prado Ranch North Application for a Development Agreement
Attachment D – WTM18-002 Clerk's Letter dated 9/12/18

cc:

Owner/Applicant: Lansing Arcus LLC, Ppitingaro@lansingcompanies.com

Consultant: John Krmptic, johnk@klsdesigngroup.com