

Washoe County Board of Adjustment / Planning Commission



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COMMUNITY  
SERVICES DEPARTMENT

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**WAC25-0019 (Continuum of Care Cottages) for  
Special Use Permit Case Number  
for WSUP22-0001 &  
Tentative Subdivision Map WTM22-001**

January 6, 2026

- The request is to:
- Change the use type from continuum of care, senior to senior housing, which will reduce the total allowed number of units from 136 to 134; and
- Remove conditions 1.t, 1.u, 1.w, and 1.y that refer to the use type of continuum of care or medical requirements and/or equipment.

# Vicinity Map



# Background

- The special use permit was for a continuum of care facility, seniors in accordance, with Table C-3 of the Spanish Springs Area Plan and for major grading of 55,000 CY of imported material
- The tentative subdivision map was for a common open space tentative subdivision map on 21.5 acres for 136 lots, ranging in sizes from 2,004 SF to 2,400 SF

# Background



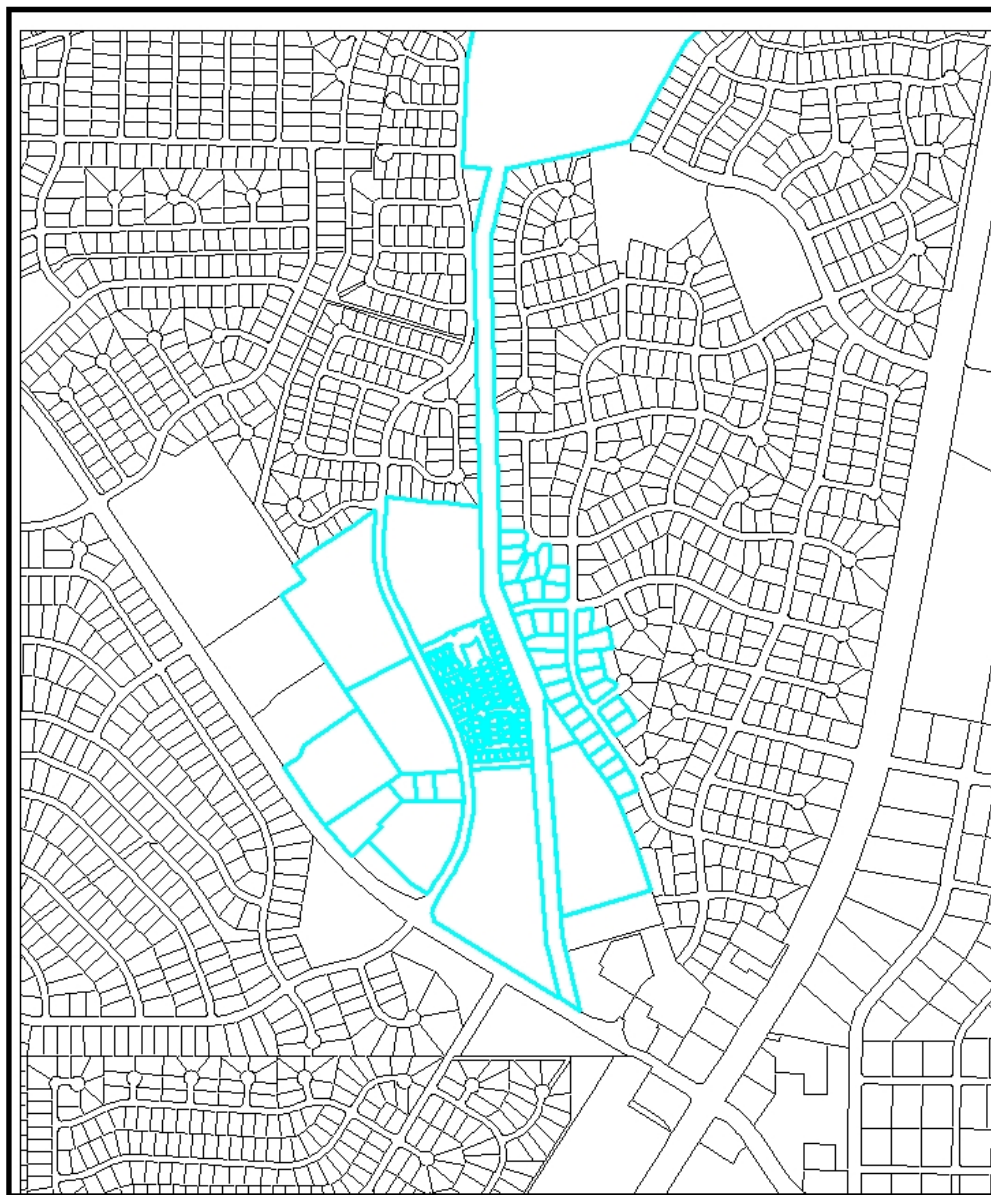
- On December 16, 2025, the Washoe County Board of County Commissioners approved a development code amendment to add a senior housing use type and establish incentives for senior housing in Article 336.
- Senior housing allows any type of residential construction—single family, middle housing, or multifamily, with the requirement that at least 80% of occupied units be occupied by a resident at least 55 years old.
- Senior housing development requires a deed restriction to be recorded with the Washoe County Recorder’s Office restricting the property to senior housing for a period of no less than 20 years.
- The definition allows for a density increase based on the regulatory zoning and states, “a 25% density increase above the base density, which is calculated based on the underlying housing type and regulatory zoning per Table 110.406.05.1.”

- The applicant is now requesting to change the use type to senior housing and remove conditions referring to continuum of care.
- The conditions are the following:
  - 1.t- All staff on site who are responsible for staffing the medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.
  - 1.u- The facility will provide a fully equipped emergency medical station staffed 24/7 near the ground floor entry for quick access to emergency medical personnel. The emergency medical station shall contain, at a minimum, a defibrillator, a fully stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to 24/7 online and on call to medical professionals that can assist and advise for medical issues
  - 1.w- The homeowner's association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact Washoe County Community Development concerning any request for changes to the business license for the continuum of care facility
  - 1.y- The applicant must notify all homeowners that the site is a commercial use and is dependent on the HOA maintaining a business license throughout the life of the continuum of care facility and subdivision.

- The change use type senior housing changes the allowed number of units from 136 units to 134 units.
- The 21 acres site has a regulatory zoning of neighborhood commercial (NC) and the allowed density for NC is 5 units per acre, which allows 107.8 units.
- Senior housing allows an increase of 25%, which would allow for an additional 26.95 units for a total of 134 units for the site.
- The applicant understands that with the senior housing use type the number of units will decrease the number of units to 134 units.

# Noticing

- Parcels 500 feet from the site were noticed and 52 notices were sent out
- No emails or phone calls were received.



WAC25-0019 Silverado Continuum of Care

Noticing Map - 500 feet



Community Services  
Department

WASHOE COUNTY  
NEVADA

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

Source: Planning and Building Division

Date: 11/13/2025



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# Reviewing Agencies & Findings/Motion



- Various departments and agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make the Findings.
- Possible motions can be found in the staff report.

# Thank you

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