

Washoe County Planning Commission



# **WTM25-002 & WSUP25-0022 (Silver Crossing)**

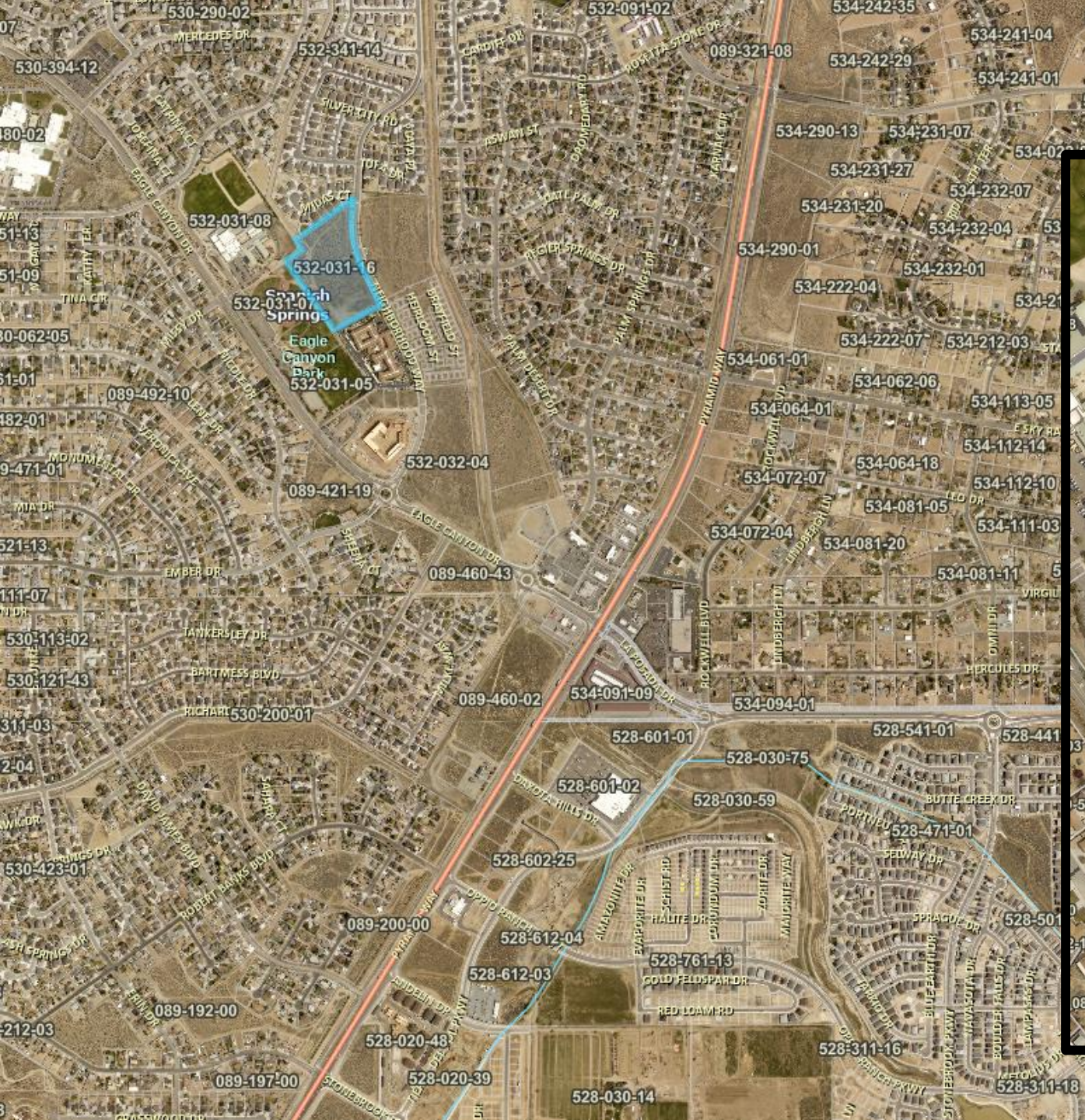
January 6, 2026

# Special Use Permit & Tentative Subdivision Map Request



This is a request for:

- A common open space tentative subdivision map on  $\pm 11.21$  acres for 52 lots, including  $\pm 2.07$  acres of common open space and lots ranging in sizes from 4,500 SF to 9,254 SF; and
- A special use permit (SUP) for single-family, detached development in accordance with Table 110.302.05.1 of the Washoe County Code for parcels with a regulatory zoning of neighborhood commercial (NC).



# Background



- On December 3, 2020 the Board of Adjustment approved WSUP20-0019 (Silverado Continuum Care Community) to allow the use type of Continuum of Care Facilities, Seniors, for a 157-unit continuum care rental community on the subject property at 401 Neighborhood Way (APN: 532-031-16).
- On November 6, 2025, a one-time 5-year extension to November 6, 2030, was approved (WAC25-0017) for the applicant to obtain building permits.
- However, the applicant has concluded that a single-family residential development would be more viable at this location.
- The application states, “with three neighboring senior-focused communities along Neighborhood Way, the applicant has determined that a single-family detached residential development will more effectively serve the broader housing needs of the area.”

# TM Evaluation



- Silver Crossing is a proposed gated single-family, common open space, residential subdivision for 52 lots on an 11.21-acre site.
- The applicant envisions the development as a “boutique-style gated community” and the “this community will be defined by its close-knit layout, shared landscape features, and a design philosophy that fosters neighborly interaction.”
- The development will have smaller lots, reduced setbacks, and narrower streets to encourage a close community with a sense of place.
- Additionally, the application indicates that the proposed housing type will be more attainable, priced for the missing middle housing market.
- The overall design of the project will lower the development cost translating into overall lower housing costs, according to the applicant.
- The proposed house designs are either three or four bedrooms ranging from 1,600 SF to 2,250 SF, with 2-car garages

# SUP Evaluation



- The site requires a special use permit to allow for single family detached housing per Washoe County Table 110.302.05.1 for parcels with a regulatory zoning of neighborhood commercial (NC).
- The proposed subdivision has a regulatory zone of NC which allows for up to 5 dwelling units per acre.
- The maximum density on 11.2 acres is 56 lots; however, the applicant is proposing 52 lots on the 11.21-acre site, with a density of 4.64 units per acre.

# Elevations





OPTIONAL MASTER BEDROOM RETREAT

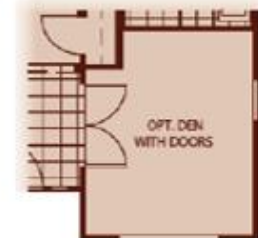


OPTIONAL 2ND MASTER CLOSET

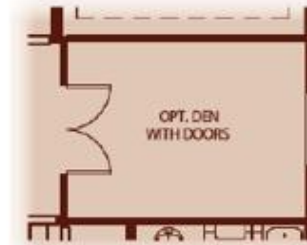
Approximately 1,750 sq. ft.  
 3 Bedrooms • 2 Baths  
 Great Room • 2 Car Garage



OPTIONAL BEDROOM 4



OPTIONAL DEN



OPTIONAL DEN WITH DOORS



OPTIONAL DEN

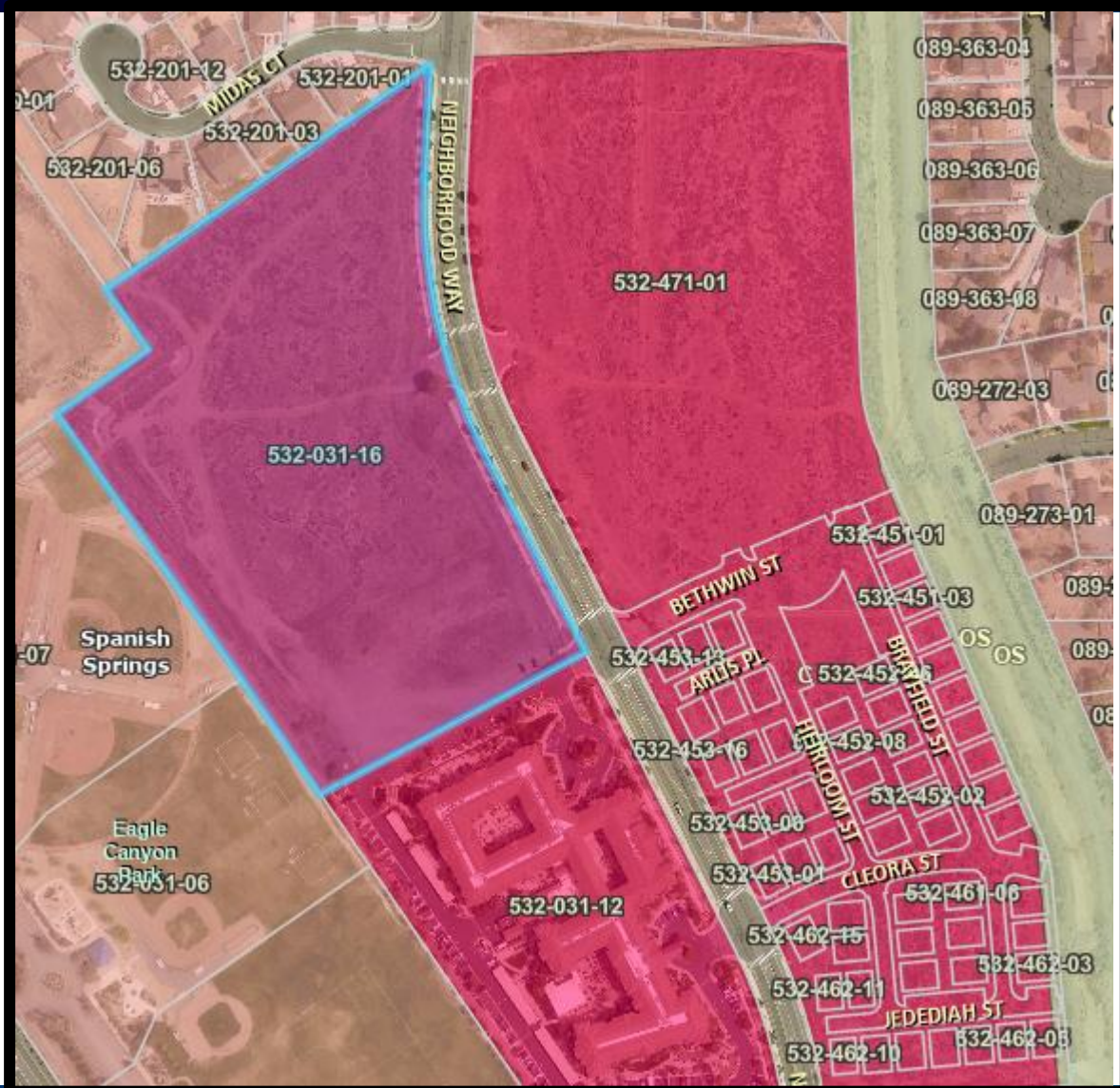
Approximately 1,887 sq. ft.  
 3 Bedrooms • 2 Baths  
 Great Room • 2+ Car Garage

# Site Characteristics



- The parcel has a master plan land use designation of Commercial (C), as does the parcel to the south and the parcels across Neighborhood Way.
- The parcel's regulatory zone is Neighborhood Commercial (NC) as is the parcel to the south and the parcel to the east across Neighborhood Way.
- The parcel to the west have a regulatory zoning of Parks & Recreation (PR where Eagle Canyon Park is located and the regulatory zoning of Public & Semi Public (PSP) where Shaw Middle is located.
- Cascades of the Sierras, an assisted living and memory care facility is located to the south.
- There is a concrete drainage ditch between the proposed development and Neighborhood Way.

# Master Plan & Regulatory Zoning





# Setbacks and Lot Minimums

	<b>NC Setbacks</b>	<b>Proposed Setbacks</b>
Front Setback	15 feet	10 feet
Rear Setback*	20 feet	10 feet
Side Setback	15 feet	5 feet
Driveway ( measured from curb to garage door )	NA	20 feet

\*- Patio covers in the rear setback are allowed to be 5 feet from the rear property line

	<b>NC Requirements</b>	<b>Proposed Requirements</b>
Minimum Lot Size	10,000 SF	4,000 SF
Maximum Lot Size	NA	9,254 SF
Average Lot Size	NA	5,950 SF
Minimum Lot Width	75 feet	48 feet

# Utilities & Public Services



- Sewer service will be provided by Washoe County and water service by Truckee Meadows Water Authority (TMWA).
- Other utilities, including power, gas and solid waste disposal are available in the area.
- The closest fire station is Station 46 located approximately 1 mile from the site at the intersection of Rockwell Blvd. and La Posada Drive.
- The schools served by the proposed development will be Alice Taylor Elementary School, Shaw Middle School, and Spanish Springs High School.

# Roadways & Traffic



- The site is located off Neighborhood Way, a two-lane arterial street with a center median and sidewalks on both sides.
- The development will be gated with an entrance from Neighborhood Way and a secondary gated emergency access south of the main entrance.
- The application included a traffic impact study and shows that 52-lots are anticipated to generate 48 weekday peak hour trips.
- The overall traffic is not anticipated to have a significant impact to the area.

# Silver Crossing Roadway Cross Section

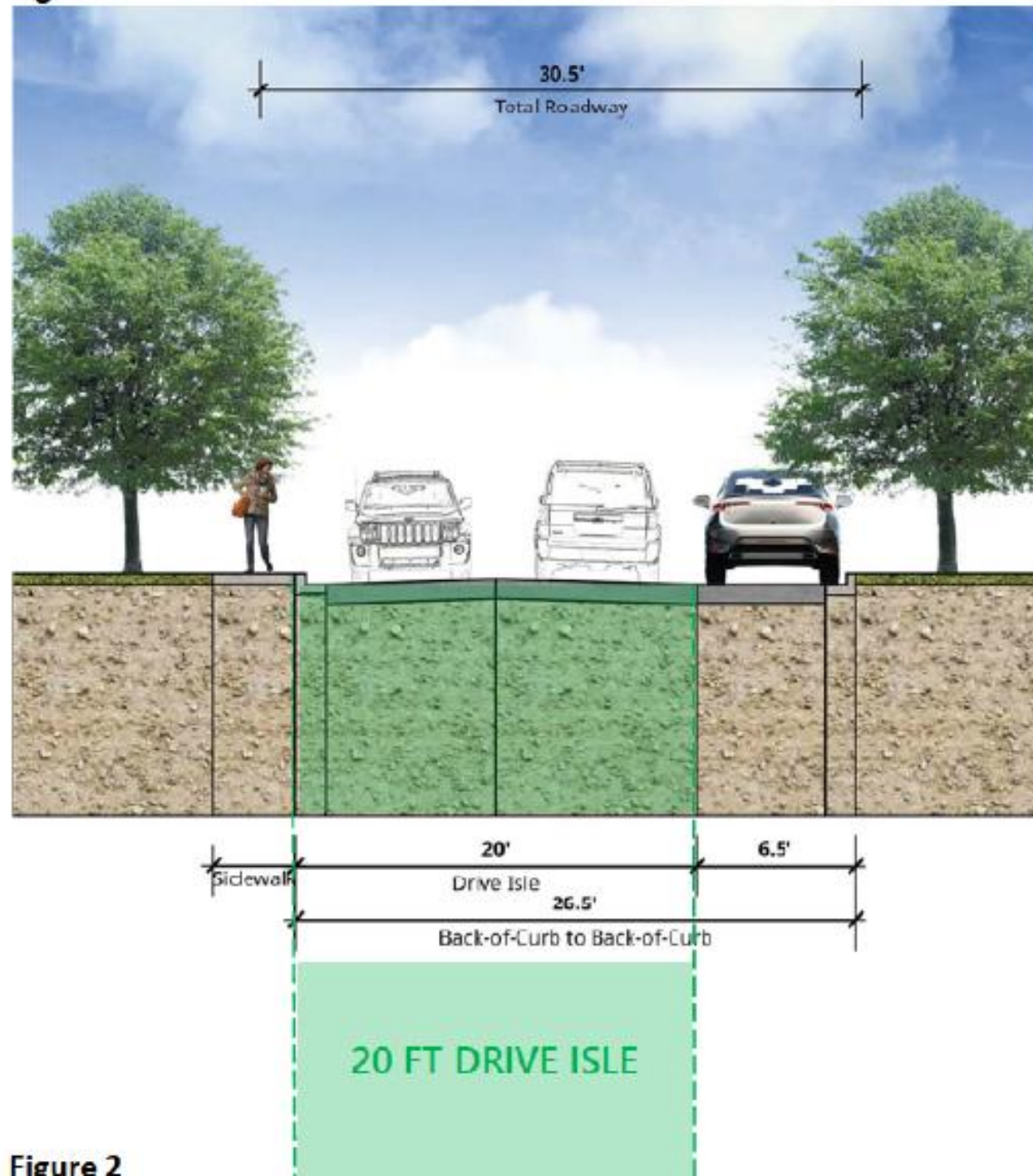


Figure 2

# SILVER CROSSING TENTATIVE MAP



## CONCEPTUAL PLANT PALETTE

- CONCEPTUAL PLANT PALETTE
- 20' C. B. PAVEMENT LANDSCAPE
- 10' Y. B. ACCENT TREE
- OVERGROWN CORNER
- EXISTING TREE ON SITE (SHOW FOR CONTEXT ONLY)

REMARKS: TREE LOCATIONS ARE SHOWN AS APPROXIMATE AND MAY BE MODIFIED DUE TO FUTURE DRAINAGE LOCATIONS OR SIGHT VISIBILITY REQUIREMENTS.

## LANDSCAPE LEGEND

- CONCEPTUAL LANDSCAPE - DRIVEWAY, PARKWAY, DRIVEWAY, SIDEWALK, DRIVEWAY
- EXISTING LANDSCAPE - DRIVEWAY, SIDEWALK, DRIVEWAY
- EXISTING LANDSCAPE - DRIVEWAY, SIDEWALK, DRIVEWAY

## LANDSCAPE SITE DATA

SITE AREA: 11.21 AC  
 JURISDICTION: WASHINGTON COUNTY  
 APN: 020-014-0000  
 DRAWING NO: 10000000

## PLANTING & IRRIGATION NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. INITIAL PLANT SELECTION AND LAYOUT WILL BE BASED ON LOCAL HORTICULTURE PRACTICES RELATIVE TO MICRO-CLIMATE, SOIL, AND WATER RESOURCES. ALL TREES WILL BE STAKED TO ADJUST TO REMAIN UPRIGHT AND PLANNING INCLUDING IRRIGATION PLAN, TREE AND QUALITY AT THE TIME OF PLANTING WILL BE PER THE AMERICAN STANDARDS FOR NURSERY STOCK.
3. ALL PLANTER BEDS WILL RECEIVE TOP DRESSING OF MULCH (PINE ROCK, DECOMPOSED GRANITE, ETC.).
4. ALL LANDSCAPING SHALL BE AUTOMATICALLY IRRIGATED. SURF GRASSES WILL BE IRRIGATED USING CORNER SPRAY, ROTARY, AND/OR SPRINKLER HEADS TO MINIMIZE WIND DRIFT. CONCEPT PLANNING WILL BE SHOWN BASED ON THE SPECIFIC IRRIGATION REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE BASED ON A THREE-DAY WEEKLY IRRIGATION SCHEDULE. A REDUCED PRESSURE TYPE BACKFLOW PREVENTER (BFP) WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



SILVER CROSSING  
PRELIMINARY  
LANDSCAPE PLAN

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Reno, NV 89502 Tel: 775.823.4000 Fax: 775.823.4000  
 JOB NO. 3599.018 NOVEMBER, 2022

# Grading



- The site is fairly flat and the applicant is anticipating minimal grading; however, the request is to import  $\pm 28,500$  cubic yards of material.
- This amount of imported material meets Washoe County Code 110.438.28(a)(1)(ii)(B) for exceeding the major grading thresholds and can be approved through the tentative map process.
- Proposed grading plans conform with all other standards of Article 438.
- Final review ensuring conformance with Article 438 and with all Conditions of Approval will occur during the final map and/or building permit stages.



# Article 408, Common Open Space

- The purpose of Article 408, Common Open Space Development, is “to set forth regulations to permit variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.”
- Staff has concluded that the application meets the purpose of Article 408 by providing open space and achieves a more efficient use of land, with smaller lots and narrower streets.

<b>Land Type</b>	<b>Acreage</b>	<b>Percent of Site</b>
Common Open Space	2.07	18.5%
52 Developed Lots	7.10	63.3%
Right-of-way (Streets)	2.04	18.1%

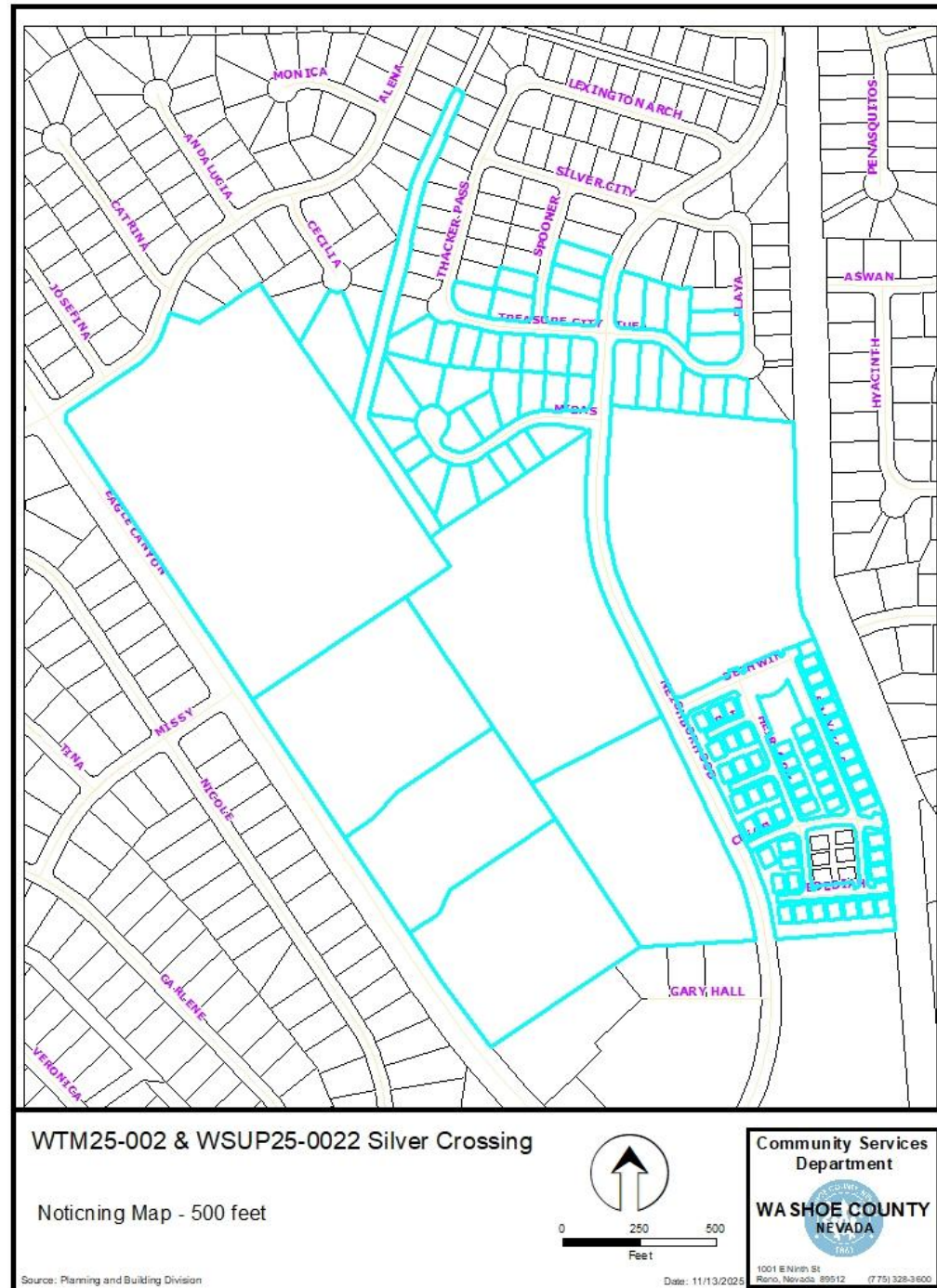
# Neighborhood Meeting



- The applicant hosted a virtual neighborhood meeting on March 30, 2022.
- Notices were sent to 105 property owners and one person participated in the meeting.
- The meeting lasted approximately 35 minutes and included a presentation on the project by the applicant.
- The participant asked questions regarding projected timeline to start construction, if this would be a gated community, and about the adjacent trail along the flood channel.

# Noticing

- Property owners within 500 feet of the site were noticed and 57 notices were sent out.
- No emails or phone calls were received.



# Reviewing Agencies & Findings



- Various 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 all the findings as explained in the staff report.

# Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001 for Silverado Homes NV Inc., with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and all ten findings in accordance with Washoe County Code Section 110.608.25.

# Thank you

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