

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

**WTM26-002 and WSUP26-0004
(Osage Road Tentative Map and
Infrastructure)**

May 5, 2026

Background

- 10600, 10100 and 10101 Osage Road, and includes a portion of Osage Road (APNs 086-350-37; 086-370-09; 086-370-18; 086-370-10; 086-350-23; 086-962-02)
- 53.22 acres
- North Valleys
- Zoned Medium Density Suburban (MDS) and Public/Semi-Public Facilities (PSP)



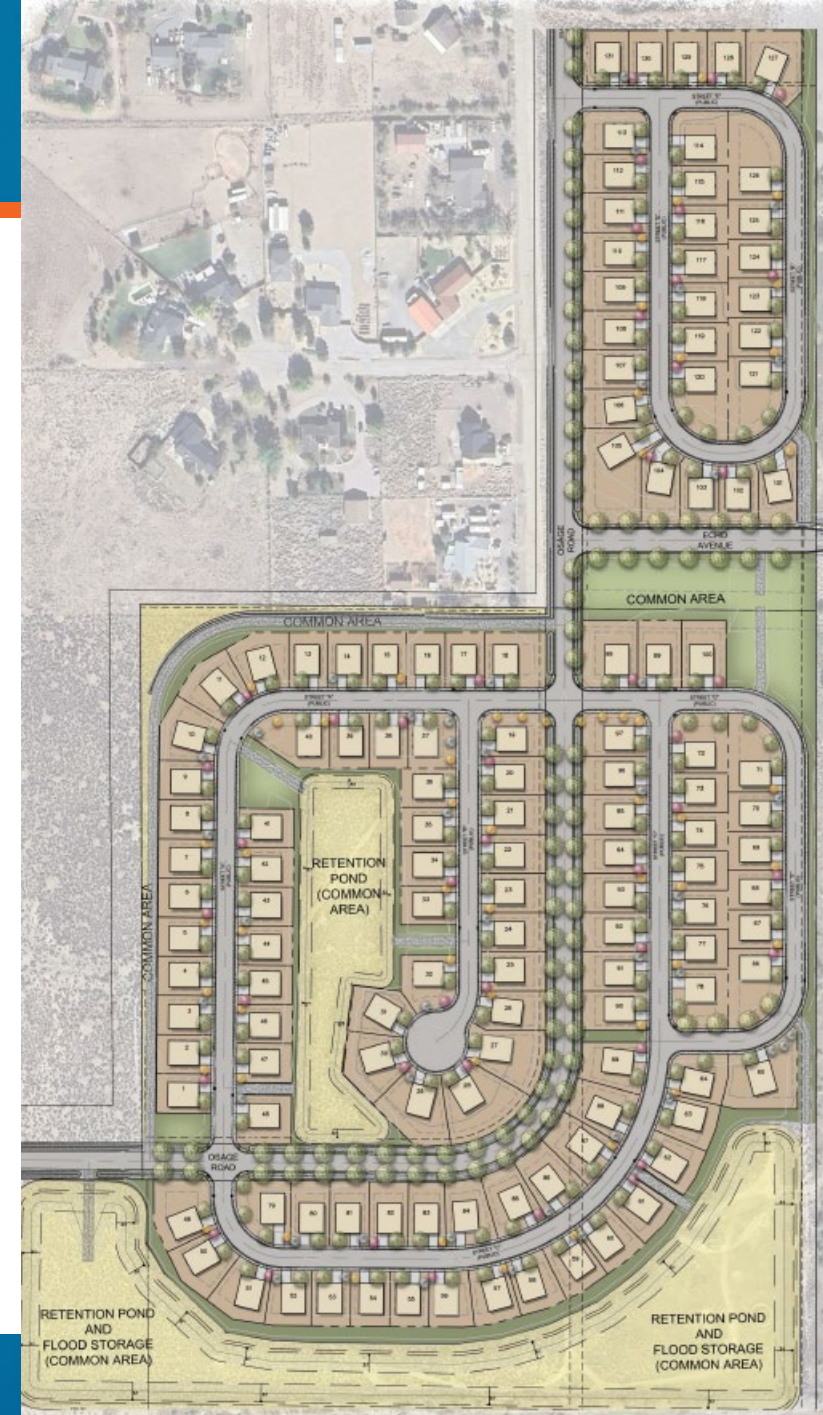
Requests

Tentative Subdivision Map for a proposed Common Open Space Development

- **Total Area:** 53.22 Acres
- **Lots Proposed:** 131 Lots
- Lots would range in size from 5,310 square feet to 15,515 square feet
- Associated Grading

Special Use Permit:

- Sewer Lift Station



Density



Regulatory-Zone	DU/AC	Acres-(AC)	Allowance-(DU)
Medium-Density-Suburban	3-DU/-AC	43.808	131.42
Public-Semi-Public	0-DU/-AC	9.412	0
Total		53.22	131

Common Open Space Development



- Article 408, Common Open Space Development allows for minimum lot sizes and minimum lot widths to be modified, and lot setbacks to be modified.
- Lots ranging in size from 5,310+/- square feet to 15,515+/- square feet.
- Common open space is commonly used to allow for density clustering in an effort to do the following:
 - Preserve or Provide Open Space
 - Protect Natural and Scenic Resources
 - Achieve a More Efficient Use of Land
 - Minimize Road Building
 - Encourage a Sense of Community

Common Open Space Development



	Front	Side	Rear
Proposed Setbacks	20'	5'/11'	20'
Closest Washoe County Zoning Setbacks – Medium Density Suburban (MDS)	20'	8'	20'

- **Excavation:** 122,158 cubic yards.
- **Fill:** 92,926 cubic yards.
- Two Major Grading thresholds triggered (Area and Volume).
- Washoe County Engineering reviewed the grading and drainage plan – provided the following condition (Exhibit A):
 - *“A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any final map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization, conformance with the Remediation Action Plan approved by Northern Nevada Public Health, and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.”*

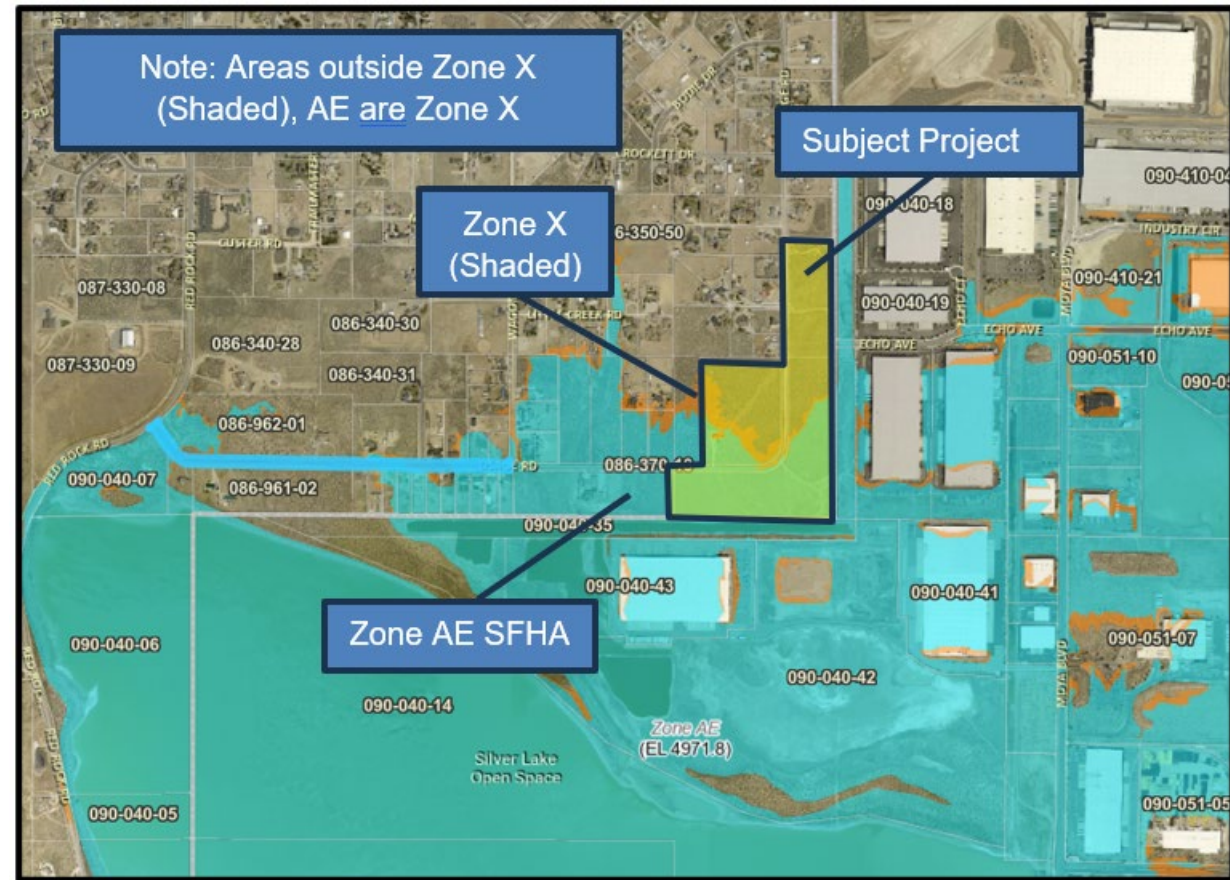
- A Biological Resource Assessment (BRA) dated July 2025, was prepared by NCE.
- Analysis area included the project boundary plus a 1-mile buffer.
- Special status species identified with the potential to occur in analysis area - recommended mitigation measures have been incorporated as conditions of approval (Exhibit A).
- NDOW reviewed and provided comments concerning:
 - Wildlife-friendly fencing
 - Appropriately shielded lighting
 - Best Management Practices (BMPs) for garbage disposal due to being within bear habitat
- Conditions of approval (Exhibit A) address NDOW comments.

- Unanticipated discovery of prehistoric or historic resources, as well as human remains, conditions of approval included as a note on the final map (Exhibit A):
 - “Should any evidence of prehistoric cultural resources be observed (freshwater shells, beads, bone tool remnants or an assortment of bones, soil changes including subsurface ash lens or soil darker in color than surrounding soil, lithic materials such as flakes, tools or grinding rocks, etc.), or historic cultural resources, structures and remains with square nails, refuse deposits or bottle dumps, often associated with wells or old home-sites, privies, all work should immediately cease and the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170 to assess the significance of the cultural materials.”*
 - “Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff’s Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.”*
- Condition of approval (Exhibit A) requires the submission of a cultural resources survey prior to the recordation of the final map.

Flood



- The project site is located within FEMA Flood Zone X, Zone X (Shaded), and Zone AE Special Flood Hazard Areas (map to the right).
- Reviewed by Washoe County Engineering provided five (5) conditions, which included conditions for floodplain boundaries being shown on each final map and the following:
 - *The project shall mitigate the loss of Silver Lake at a 1.3:1 mitigation flood storage volume for any portion of the development where fill is placed within areas located at or below the current FEMA designated 100-year water surface elevation. Flood storage volume mitigation shall address both the above ground storage and below ground storage lost due to filling within the floodplain. A geotechnical analysis and study shall be performed to estimate in-situ soil porosity and infiltration rates which can be used to estimate sub-surface storage volume lost.*



School District



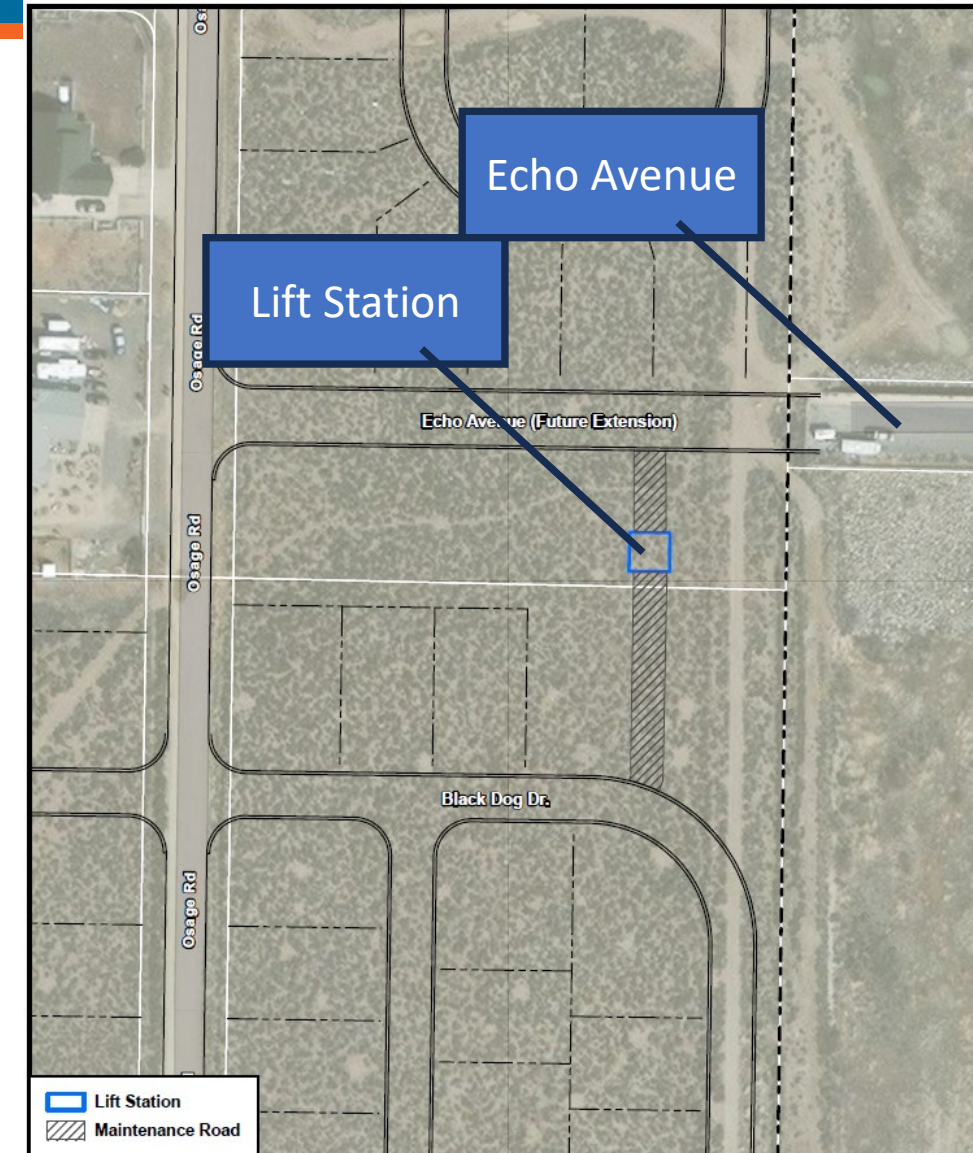
- Zoned for Desert Heights Elementary School, Cold Springs Middle School, and North Valleys High School.
- The School District has stated (Exhibit B) that the schools the development is currently zoned for are projected to have available capacity to serve the students potentially generated by the development.

- Automatic aid agreement between the Truckee Meadows Fire District and the City of Reno Fire Department requires fire service to be provided by the agency that is closest to the call.
- With extension of Echo Avenue, City of Reno Fire Station #9 will be approximately 1.5 miles east of the project site.
- Project information provided to Washoe County Sheriff's Office, Reno Fire Department, and Truckee Meadows Fire Protection District for review.
- No response or comments were received from the Washoe County Sheriff's Office or Reno Fire Department.
- Truckee Meadows Fire Protection District provided the conditions of approval (Exhibit A).

Sewer and Water



- Public utilities which currently exist within Echo Avenue will be extended to the project site.
- Special use permit for sewer lift station.
- Sewer will end up at Reno-Stead Water Reclamation facility which has capacity.
- Water service for the project would be provided by the Truckee Meadows Water Authority (TMWA).



Roadways and Traffic



- A Traffic Impact Study (TIS) (Exhibit E) dated July 30, 2025, was prepared by Loren Chilson, Professional Engineer, GCW, for the proposed project.
- Projected to generate approximately 1,270 daily trips
 - 95 AM peak hour trips
 - 127 PM peak hour trips
- Proposed improvements include:
 - Pave ±1.41 miles of Osage Road
 - Extension of Echo Avenue
- Washoe County Engineering reviewed the project information and provided twenty-three (23) conditions (Exhibit A) concerning traffic and roadways, including traffic calming measures.

Reviewing Agencies

- The project applications were sent to thirty-five (35) agencies for review.
- Four (4) agencies (Nevada Department of Wildlife (NDOW), Engineering, TMFPD, and Washoe-Storey Conservation District) provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Army Corps of Engineers	X			
Bureau of Indian Affairs	X			
U S Postal Service	X			
Environmental Protection	X			
N DOT (Transportation)	X			
N DOW (Wildlife)	X	X	X	Cheyenne Acevedo, cheyanne.acevedo@ndow.org
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Street Naming	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X			
WC SO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X			
Reno Fire	X			
TMFPD	X	X	X	Jenny Williamson; Jen Donohue
Airport Authority	X			
Reno Community Development	X			
Truckee Meadows Regional Planning	X			
Washoe County School District (All TMs)	X			
Washoe-Storey Conservation District	X	X	X	
Regional Transportation Commission	X	X		
Nevada State Historic Preservation	X			
Pyramid Lake Paiute Tribe	X			
Reno/Sparks Indian Colony	X			
Washoe Tribe of NV	X			
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X			
Utilities, Inc.	X			

Noticing



- 52 property owners noticed
- 12 public comments
- All public comment received was in opposition to the proposal



Tentative Map Findings



Staff is able to make all required findings, as detailed in the staff report.

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Common Open Space Findings



Staff is able to make all required findings, as detailed in the staff report.

- a) Preserve or Provide Open Space.
- b) Protect Natural and Scenic Resources.
- c) Achieve a More Efficient Use of Land.
- d) Minimize Road Building.
- e) Encourage a Sense of Community.

Special Use Permit Findings



Staff is able to make all required findings, as detailed in the staff report.

- a) Consistency.
- b) Improvements.
- c) Site Suitability.
- d) Issuance Not Detrimental.
- e) Effect on a Military Installation.

Possible Motions



Staff recommends the Planning Commission approve Tentative Subdivision Map WTM26-002 and Special Use Permit Case Number WSUP26-0004 and provides the following motions:

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 WSUP26-0004 and Tentative Subdivision Map Case Number WTM26-002 for Lifestyle Homes TND, LLC, with the condition included as Exhibit A to this matter, having made all twenty findings in accordance with Washoe County Code Section 110.408.28, Findings, Article 408, Common Open Space; and Section 110.608.25, Findings, Article 608, Tentative Maps:

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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP26-0004 for Lifestyle Homes TND, LLC, 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:

Thank you

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