

Community Services Department
Planning and Building
**REGULATORY ZONE AMENDMENT
APPLICATION**



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, distance and direction from nearest intersection)?

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- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North		
South		
East		
West		

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

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4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

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5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

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9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic			
<input type="checkbox"/> Public system	Provider:		

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

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10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

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11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
- (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 When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

MEMORANDUM

Our File Number:

TO: Timothy Evans
Jennifer Gustafson

FROM: Garrett D. Gordon

DATE: October 8, 2024

SUBJECT: Osage Supplemental Findings for APNs: 086-350-37, 086-370-09, 086-370-18 and 086-370-10

(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.

The Subject Properties are surrounded by industrial land uses that require housing. The MDS zoning designation will allow for a modest increase in density (consistent with the Master Plan) that will not only support the existing employment opportunities in the immediate area but will also support the Reno AirLogistics Center that is currently under construction by Dermody Properties. See below site location details of the Reno AirLogistics Park.

Site Location Details

Reno AirLogistics Park | Reno, NV

- Immediate access to U.S. Hwy 395 - serving Seattle and Los Angeles
- 7-minute drive south to Interstate 80 - serving Chicago and San Francisco/Oakland
- Immediate access to employee support
- 10-minute drive northwest of Reno-Tahoe International Airport
- 3-hour drive east from Port of Oakland/ San Francisco

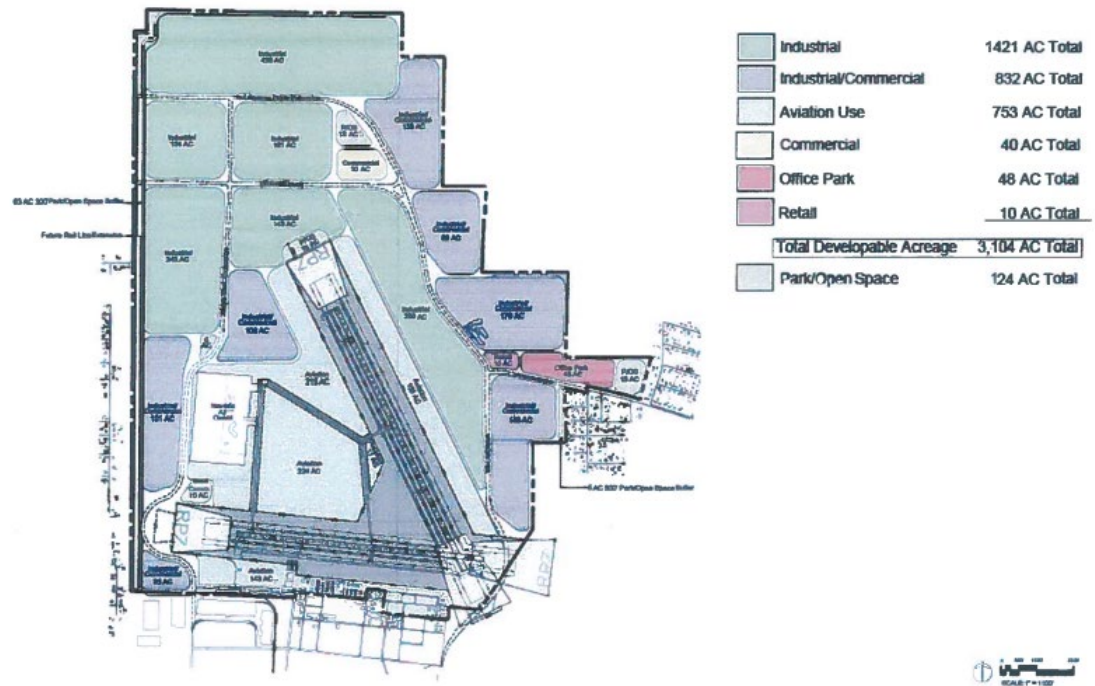
MAP KEY

- ★ SITE
- ✈ Reno-Stead Airport
- HWY 395



Below are the proposed land uses for the Reno-Stead Airport, which include Industrial, Commercial, Office Park and Retail, but no residential. The rezoning of the Subject Properties to MDS will support this employment center.

EXHIBIT B CURRENT CONCEPT PLAN



DERMODY PROPERTIES	RENO-STEAD AIRPORT Reno, NV	12.22.14 Version 2	unitedconstruction <small>14000000 Street Reno, Nevada 89502 P 775.858.6090 F 775.858.3375</small>
Conceptual Master Plan Unconstrained Proposal			

(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.

The Subject Properties are accessed via Echo Avenue which is also the entry point to the Reno-Stead Airport and Reno AirLogistics Center. Dermody Properties entered into a Development Agreement with the Reno-Tahoe Airport Authority to develop the Reno AirLogistics Park that will “consist of the development of approximately 1,700-3,000 acres of certain land as set forth in Exhibit A for the construction, operation and/or maintenance of office buildings, flex office buildings, Aeronautic Use, manufacturing, industrial and other approved uses, including all supporting infrastructure necessary for the operation of such uses, including but not limited to roadways, parking areas, curbs, gutters, drainage facilities, water, sewer, gas, telephone, high speed data cables and other utilities sufficient for the same.”

EXHIBIT A



Phase 1 of the Reno AirLogistics Park is currently under construction and includes 1,118,000 square feet of warehouse/industrial space located on approximately 58 acres in the southwest corner of the Reno Stead Airport property. The project location on Figure 1 and the site plan is shown on Figure 2.

Figure 1



Figure 2

Property Specifications

Reno AirLogistics Park | Reno, NV



Property Specs

- Two State-of-the-Art, Freestanding Logistics Buildings
- Building 1 - 654,500 SF
 - BTS
- Building 2 - 468,740 SF
 - Q2 2025 Delivery
- 4,000 Amp; 3 phase; 480 Volt; Switchgear
- Ample Parking
- Close Proximity to Stable and Abundant Labor Force
- Built to Attract Logistics, Manufacturing and Aerospace Clients



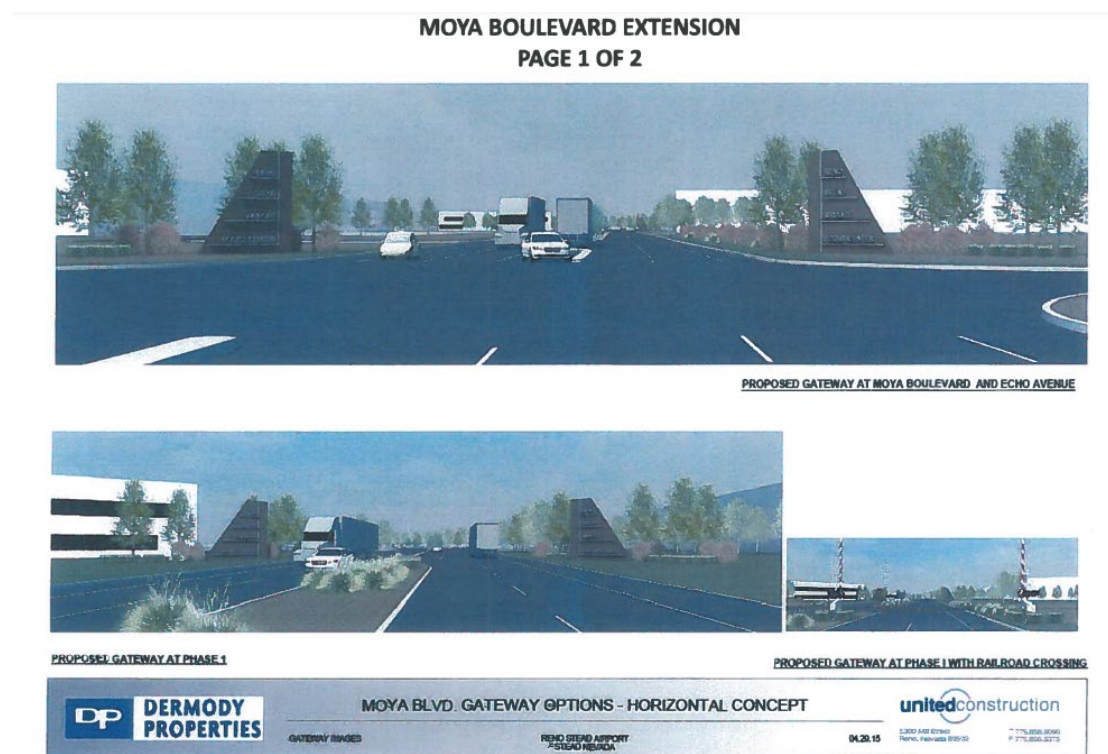
DERMODY PROPERTIES

(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.

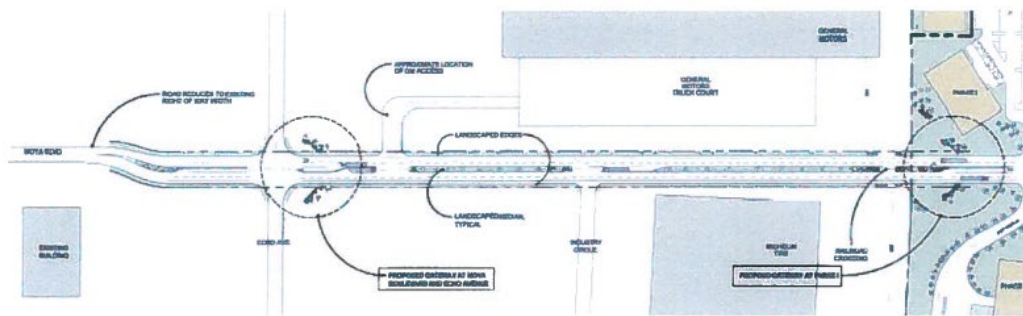
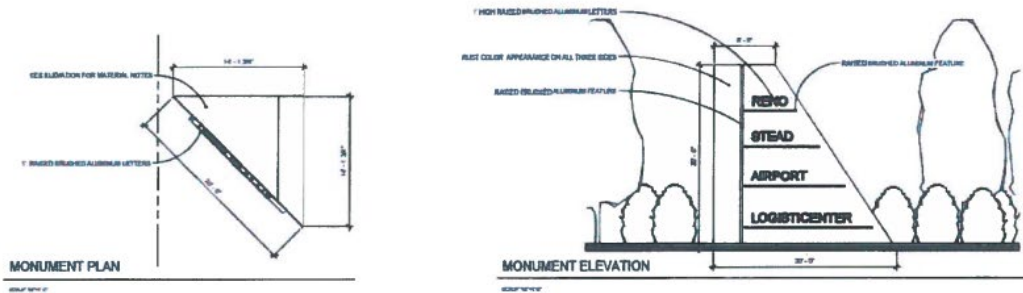
Rezoning the Subject Properties to MDS is consistent with the growth in the area. This planned growth is also supported by the planned infrastructure, such as the following RTP Regional Road Improvements:

- (2017-2021) Lemmon Drive (Sky Vista Parkway to Military Road) – Widen from four lanes to six lanes
- (2022-2026) Moya Boulevard (Red Rock Road to Echo Avenue) – Widen from two lanes to four lanes Military Road (Lemmon Drive to Echo Avenue)

The Subject Properties are accessed via Echo Avenue, which also serves as the gateway entrance to the Reno AirLogistics Park:

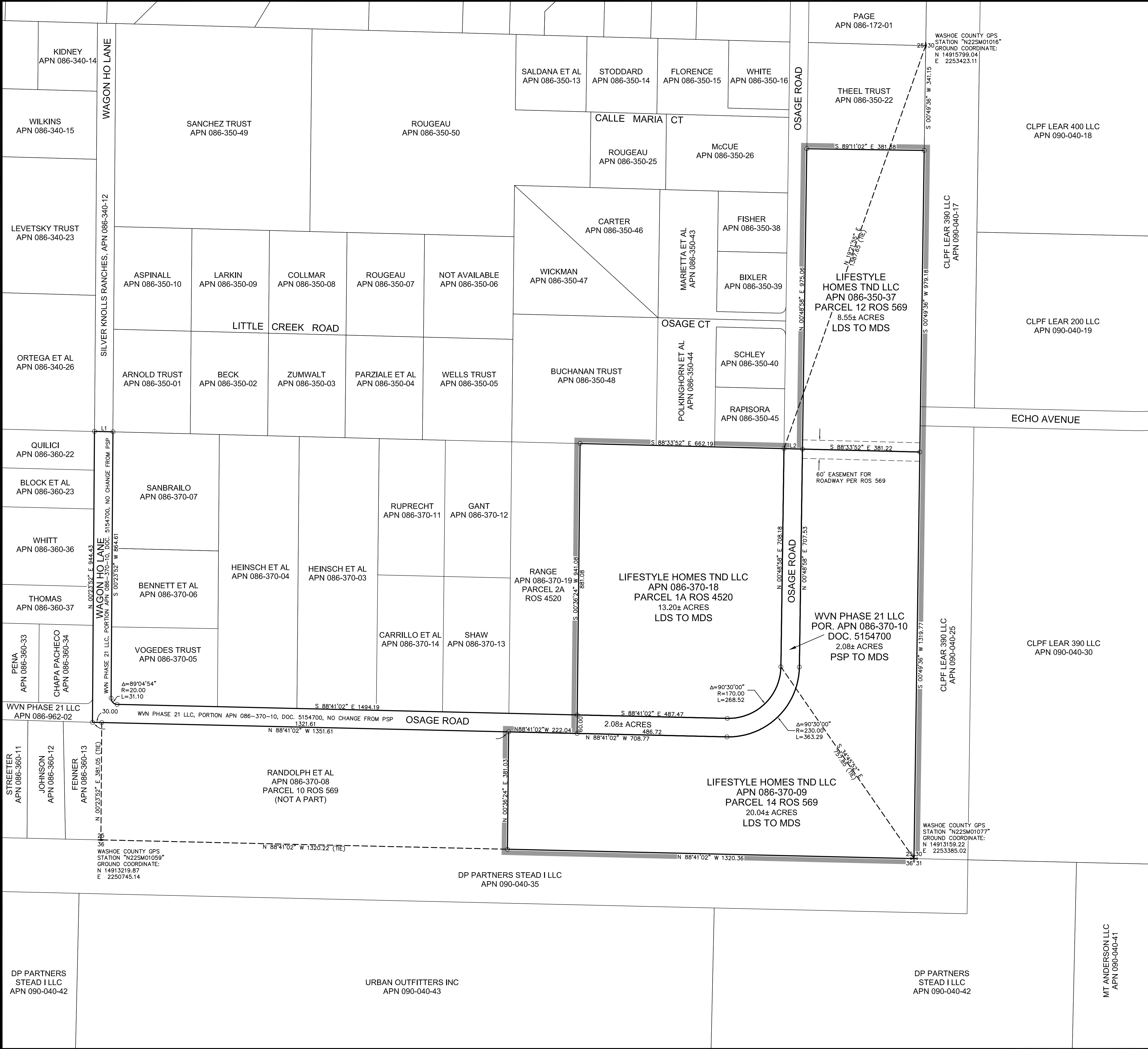


**EXHIBIT A-1
MOYA BOULEVARD EXTENSION
PAGE 2 OF 2**



PROPOSED MOYA BOULEVARD REALIGNMENT

	MOYA BLVD. GATEWAY OPTIONS - HORIZONTAL CONCEPT	
MOYA BLVD. GATEWAY OPTIONS	RENO STEAD AIRPORT STEAD NEVADA	04.29.15 5301 Mid Street Reno, Nevada 89502 T 775.858.8090 F 775.250.5375



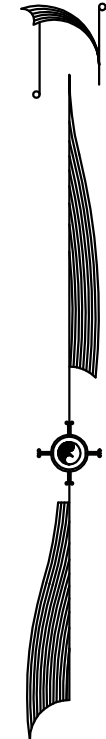
LEGEND

- SECTION CORNER / GPS CONTROL STATION AS NOTED
- QUARTER CORNER / GPS CONTROL STATION AS NOTED
- CALCULATED POINT; NOTHING SET
- ROS RECORD OF SURVEY MAP
- PM PARCEL MAP
- BOUNDARY LINE OF SUBJECT PARCELS
- APPROXIMATE BOUNDARY LINE OF ADJACENT PARCELS
- EASEMENT LIMITS
- TIE LINE

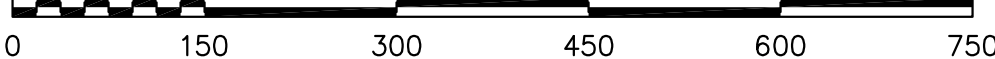
LINE	BEARING	DISTANCE
L1	S 88°33'52" E	60.01
L2	S 88°33'52" E	60.00


BASIS OF BEARINGS AND COORDINATES:

NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 39°37'31.936680" NORTH AND 119° 53' 01.166280" WEST FOR REGIONAL GPS CORRS STEA (WASHOE COUNTY IDENTIFIER N22SM01037). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000197939 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.



1" = 150'







Intelligent Infrastructure. Enduring Communities.

DESIGNED BY:	RG
DRAWN BY:	rook
CHECKED BY:	RG
Copyright SUMMIT ENG 2024	

MAP SUPPORTING THE REGULATORY ZONE AMENDMENT FOR LIFESTYLE HOMES TND, LLC (APNs 086-350-37, 086-370-09, & 086-370-18); LDS TO MDS & WVN PHASE 21 LLC (POR. APN 086-370-10); PSP TO MDS

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APPD
1	1"=150'					
OF						
1						

1X:\DVG\SJ\2327-42329_ZoneChange\Map\Osage\RefRoadZoneChange\Map.DWG - 3:36 PM - 11-SEP-2024