Washoe County Planning Commission



WAC25-0014 (Continuum of Care)

September 2, 2025

Request



This is a request to approve an amendment of conditions for Special Use Permit WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001, to amend condition of approval 1(z)(8) in order to change the requirement that at least one occupant of each residence must be 62 years or older.

The proposed modification provides that at least 80% of the occupied residences must be occupied by at least one person who is 55 years or older.

Vicinity Map





History



- The Special Use Permit WSUP22-0001 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 Case Number WTM22-001 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

Evaluation

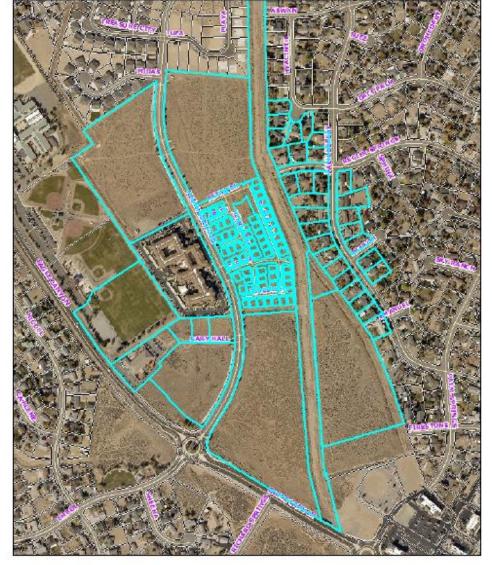


- The request is to amend one condition 1(z)(8), which states: "One occupant of the residences will be 62 years or old."
- The applicant is requesting to change the wording to state: Following Federal guidelines 80% of all residences shall be occupied by at least one occupant that is 55 years and older."
- This will provide for a more flexible requirements, while allowing for younger residents- i.e. spouses, domestic partners and dependents.
- Additionally, it would allow employees and contractors who are providing services to the HOA to live on-site, as well as other individuals that the HOA deems desirable to live on-site.

Noticing

Property owners within 500 feet of the site were noticed and 46 notices were sent out

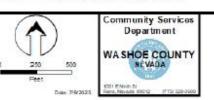
No emails or phone calls were received.



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Noticing Map -500 feet

Source: Perming and Building Division





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 can 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 Amendment of Conditions Case Number WAC25-0014 for Silverado Village Eagle Canyon, LLC, to modify condition of approval 1(z)(8), with the conditions included as Exhibit A to this matter, having made all findings in accordance with Washoe County Code Sections 110.810.30 and 110.608.25

Thank you

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