



WMPA21-0002

Village Green Commerce Center Specific Plan



*Washoe County Board of County Commissioners
October 26, 2021*



Request

- **The applicant is requesting a Master Plan Amendment for the Village Green Commerce Center Specific Plan**
- **Village Green Commerce Center Specific Plan is Appendix D of the Spanish Springs Area Plan**
- **The request is primarily for one parcel APN: 534-561-10**



Village Green Area





Background

- **The Village Green Commerce Center Specific Plan was developed to allow for industrial uses adjacent to residential uses**
- **There are four parcels within the plan - 2 parcels are master planned and zoned Open Space (OS) and the other 2 are master planned and zoned Industrial (I)**
- **Two 2 parcels are owned by Washoe County and are used as sediment basin**
- **The applicant tried to contact the property owner of APN: 534-561-08 to be involved in the changes; however, they did not respond**



Analysis

- **The specific plan was originally adopted for a unique industrial project that was never developed**
- **The applicant is requesting to make the Plan work for another developer with specific needs and to create more flexibility in developing the property**
- **The proposed changes will modify the Plan to be more consistent with current industrial development standards**



Analysis

- The main proposed changes are :
- Remove 534-561-10 from the Spanish Spring Area Plan, Appendix A;
- Allowing parking areas, driveways to face residential parcels; however, no loading dock doors will be allowed;
- Clarify building height, signage and light requirements;
- Update the Transportation Improvements section; and
- Remove the Equestrian Easement



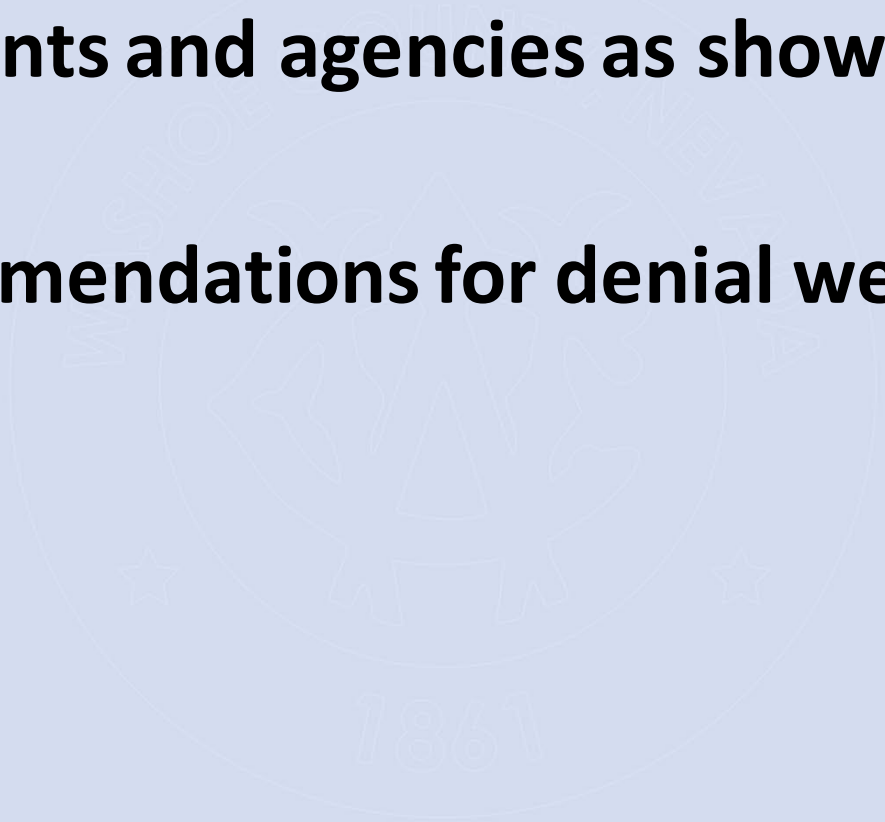
Neighborhood Meeting

- **The neighborhood meeting was held by Zoom on June 16, 2021, from 6 pm to 7 pm**
- **The comments made at the meeting included:**
 - **Good with the changes and industrial is better than residential**
 - **Questions about lighting, flooding, building placement**
 - **Questions about the path location and connection to paths to the north and south**



Reviewing Agencies

- **The applications was reviewing by various departments and agencies as shown in the staff report**
- **No recommendations for denial were received**





Master Plan Amendment Findings

Staff was able to make the all the findings as detailed in the staff report and a motion is provided in your staff report.

