



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, MASTER PLAN MAP TO CHANGE THE MASTER PLAN DESIGNATION ON ONE PARCEL OF 10.4 ACRES IN SIZE (APN: 534-561-09) FROM RURAL RESIDENTIAL (RR) TO INDUSTRIAL (I); TO INCLUDE THIS PARCEL IN THE SPANISH SPRINGS AREA PLAN, APPENDIX D- VILLAGE GREEN COMMERCE CENTER SPECIFIC PLAN; AND TO ADOPT AMENDMENTS TO THE SPECIFIC PLAN (WMPA22-0006)

WHEREAS, Avenue 55 LLC applied to the Washoe County Planning Commission on behalf of Cynthia Thomas & Narayan Living Trust (owners) to amend the master plan land use designation from Rural Residential (RR) to Industrial (I) on APN: 534-561-09; to include this parcel in the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan; and to amend the Specific Plan;

WHEREAS, on November 1, 2022, the Washoe County Planning Commission held a public hearing on the proposed amendments, adopted Master Plan Amendment Case No. WMPA22-0006, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendments;

WHEREAS, upon holding a subsequent public hearing on January 17, 2023, this Board voted to adopt the proposed amendments, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15(d):

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 Changed Conditions. The proposed amendment identifies and 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 Master Plan designation.
5. 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.

Whereas, this Board also affirmed the following findings made by the Planning Commission in accordance with Spanish Springs Area Plan Policies SS.17.1 and SS.17.2:

SS.17.1

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

SS.17.2

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendments to the Regional Planning Commission and receive a final determination that the proposed amendments conform with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendments to the Spanish Springs Area Plan, Master Plan Map (Case No. WMPA22-0006), as set forth in Exhibit A-1 and A-2 attached hereto, to become effective if and when the County has received a final determination that the amendments conform to the Truckee Meadows Regional Plan.

ADOPTED this 17th day of January 2023, to be effective only as stated above.

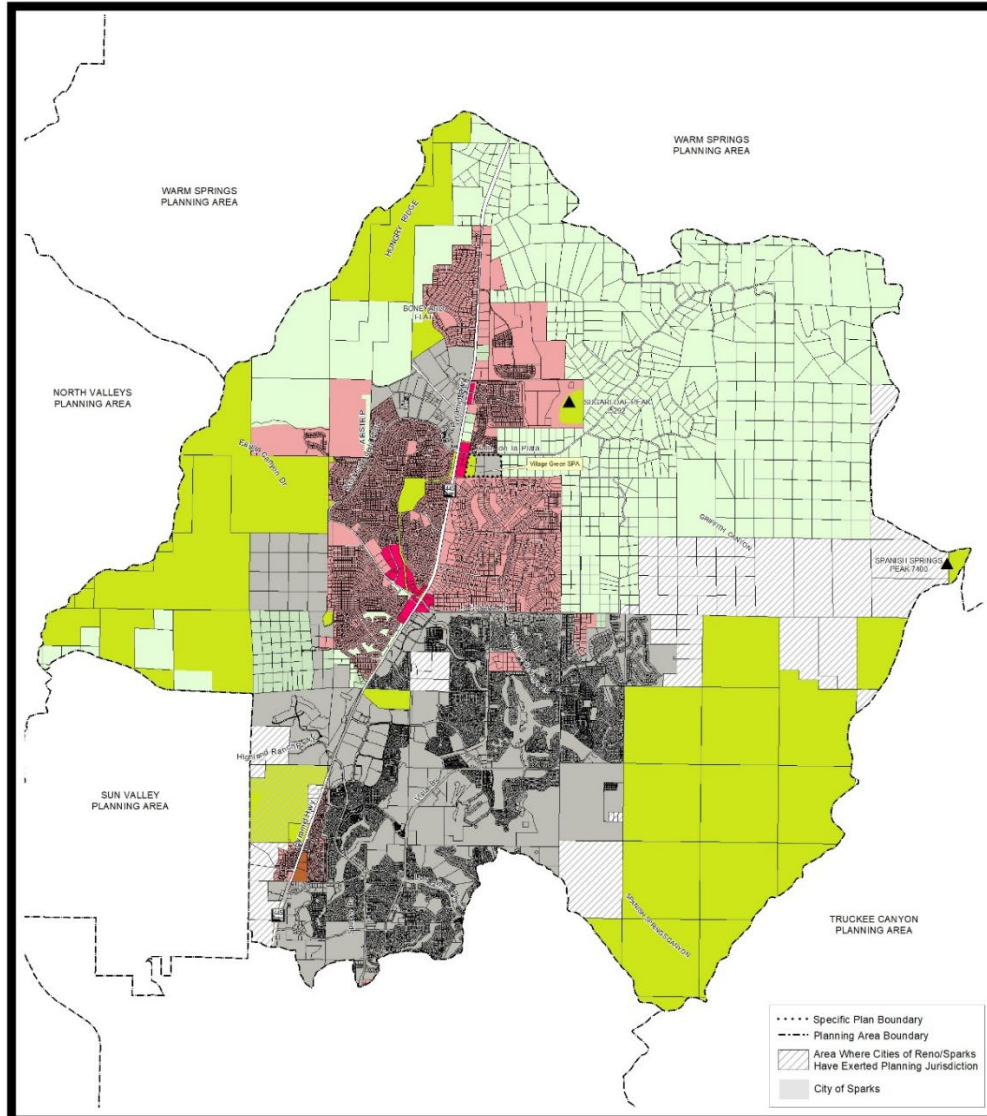
WASHOE COUNTY COMMISSION

Chair

ATTEST:

Janis Galassini, County Clerk

Exhibit A-1 – Spanish Springs Area Plan Master Plan Map



SPANISH SPRINGS MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

SOURCE: Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR CONSTRUCTION. NO PRODUCTION IS TO BE MADE WITHOUT THE WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

CERTIFICATION
 THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

DATE: _____ FUNCTION: _____

Community Services
Department

WASHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

T/C Date: November 1, 2022
 B/C Date: January 17, 2023
 M/PA Conference Date:

Exhibit B-1 – Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan

Appendix D - Village Green Commerce Center Specific Plan Contents

	Page
Introduction	D-2
Project Location	D-2
Project Concept/Description	D-2
Purpose of a Specific Plan	D-3
Development Standards	D-3
Standards Not Addressed	D-3
Land Use Classifications	D-3
Specific Plan Land Use	D-3
Site Planning	D-4
Architecture	D-5
Lighting	D-5
Landscaping	D-6
Administration	D-8
Transportation Improvements	D-8
Public Trail Easement	D-8
List of Tables	
Table D-1: Building Setbacks	D-4
List of Figures	
Figure D-1: Location Map	D-2
Figure D-2: Specific Plan Land Uses	D-3
Figure D-3: Turf Areas	D-6
Figure D-4: Buffering Yard Planting Plan	D-8

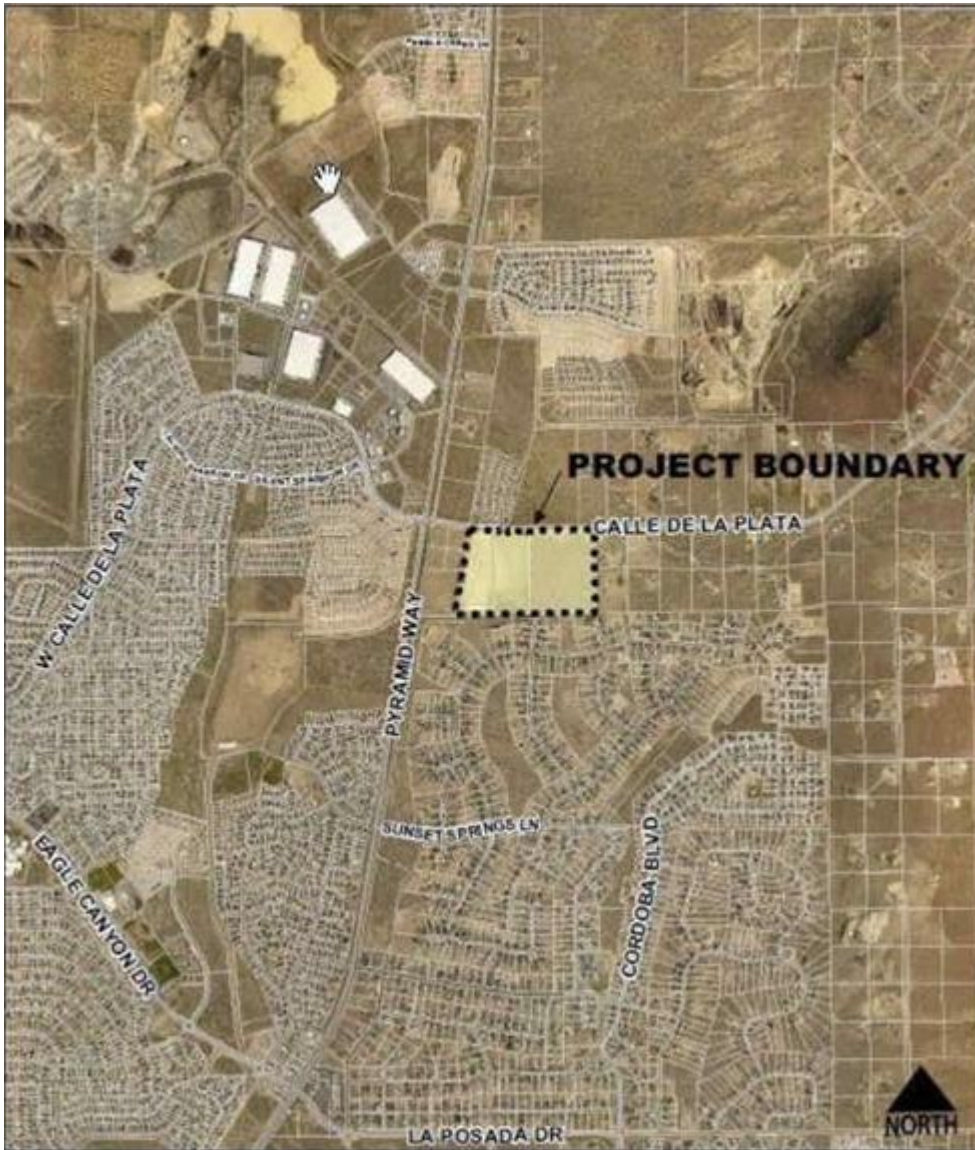
Village Green Commerce Center Specific Plan

Introduction

Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-06, 07, 08, 09 and 10) consists of 80± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 70.16± acres located further east along Calle de la Plata.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an Industrial Park that creates a commerce and employment base within the Spanish Springs valley.

Purpose of a Specific Plan

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

Development Standards

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and site planning standards. The Development Standards ensure compatibility with adjacent uses, provide proportional sizes/arrangements of buildings.

Standards Not Addressed

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

Specific Plan Land Use

Land uses in the Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only.

Figure D-2: Specific Plan Land Uses



Site Planning

Setbacks

The setback standards are intended to complement adjacent properties and promote a uniform streetscape along Calle de la Plata. Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

Table D-1: Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	30 feet
South	50 feet (includes a buffer) ¹
West	5 feet
East	50 feet (includes a buffer) ¹

¹ See Figures D-4, pages 8

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be 40 (feet).

All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing as of the date of this Master Plan Amendment. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40 feet high (i.e. a 40 foot high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosures colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

There shall be no trash enclosures on the building side directly adjacent to and facing any residential parcels.

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Chain link fencing is prohibited along the perimeter of the project. Perimeter refers to the exterior boundaries of the site, not internal lots.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence

(i.e. vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading “docks” shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100’ (feet) of any residential uses or residentially zoned properties.

Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

Utilities

Any development projects on the site will include underground utilities, other than above ground transformers, backflow preventers, irrigation control boxes and other miscellaneous utility equipment typically required to be above ground.

Architecture

Village Green Commerce Center architecture promotes a contemporary industrial architecture and design and no longer promotes a Western Theme Design as required by Appendix A of the Spanish Springs Area Plan.

General Guidelines

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-foot in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level of adjoining parcels.

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Lighting shall implement dark skies standards, with no spill-over of light or glare may project beyond the exterior boundaries of the Specific Plan area.

A photometric plan demonstrating compliance with this standard shall be submitted for approval by Washoe County concurrently with building permit(s).

Prior to the issuance of a certificate of occupancy for new buildings within the Village Green Commerce Center

Specific Plan, an evening inspection shall be conducted by Washoe County to validate the photometric plan to further ensure that spill-over and glare do not occur to surrounding properties and that all lighting conforms to Washoe County code requirements.

Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the building facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent to and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

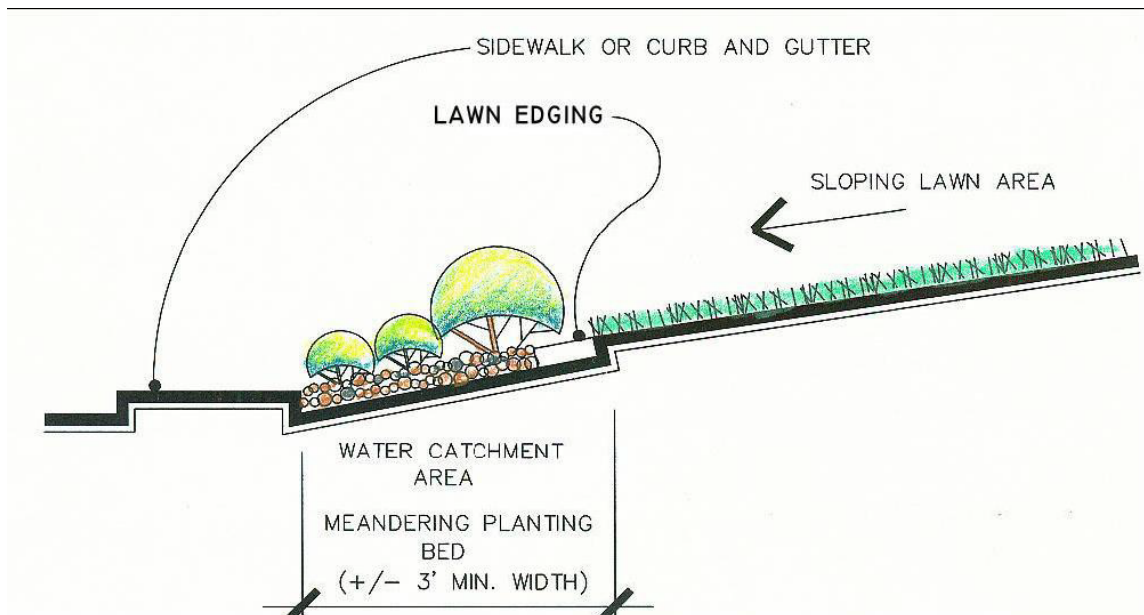
Free-standing parking lot lighting shall be limited to a maximum of 12-feet in height and shall comply with the spill-over/glare restrictions as required under the General Standards.

Landscaping

A minimum of 15% of the gross site area of parcel shall be landscaped.

Turf Areas: A “water catchment area” or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-3 below).

Figure D-3: Turf Areas



Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site. Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along south and east property lines shall have the "quiet" side of a building facing the south and east property lines. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

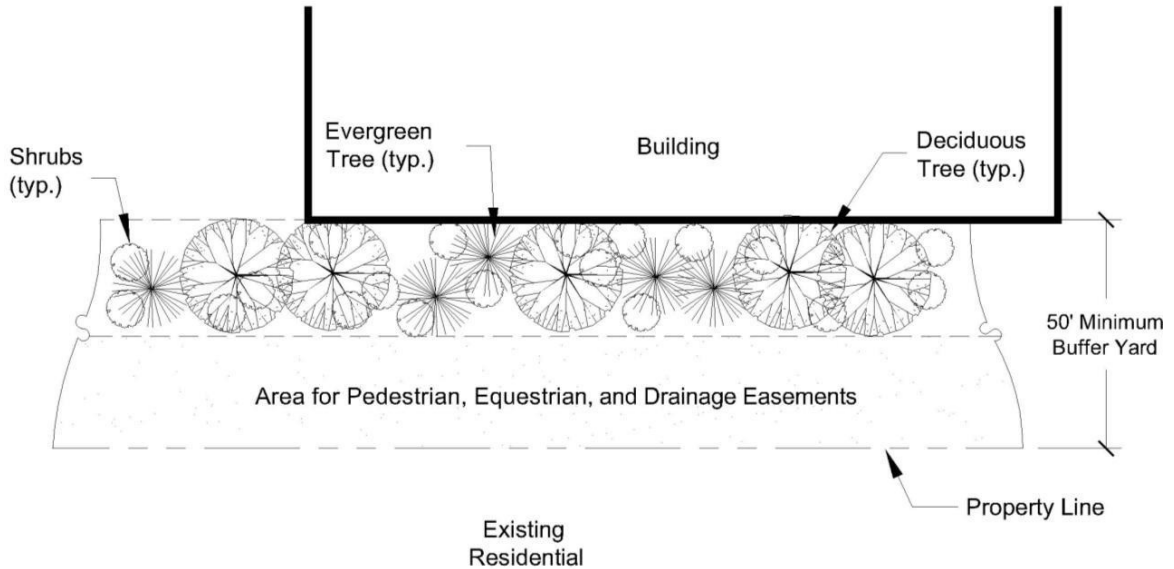
Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation.

Landscape Screening - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-4 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

Figure D-4: Buffering Yard Planting Plan

Note:
Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.
50% @ 1" Caliper Min.

Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the transportation improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Public Trail Easement

A public trail easement shall be located along the western property line of APN 534-561-08 and 534-561-09. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Department.