



WMPA19-0003

Village Green Commerce Center Specific Plan



*Washoe County Planning Commission
September 3, 2019*



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 for one parcel (APN: 534-561-10) in the Plan.**



Request

The request is to change the standards for parcel 534-561-10 for the following standards:

- 1. Increase the building height to 40 feet from 35 feet;**
- 2. Replace the western theme architecture standards with contemporary industrial theme standards;**
- 3. Change the landscaping requirement from 20% to 15% for developed area; and**
- 4. Remove the sustainability standards.**



Request

Staff is also requesting to make the following changes:

- 1. Amend the Spanish Springs Area Plan Policy SS.5.1, for the Village Green Commerce Center Specific Plan, which addresses the western theme architecture standards; and**
- 2. Update the Village Green Commerce Center Specific Plan maps and parcel numbers; and**
- 3. Remove phasing standards; and**
- 4. Remove maintenance contact information and update the definition of the master developer for the Village Green.**



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).**
- **The applicant is requesting changes for APN: 534-561-10.**
- **The parcel owner of APN: 534-561-08 was contacted to be included in the proposed changes; however they did not respond.**



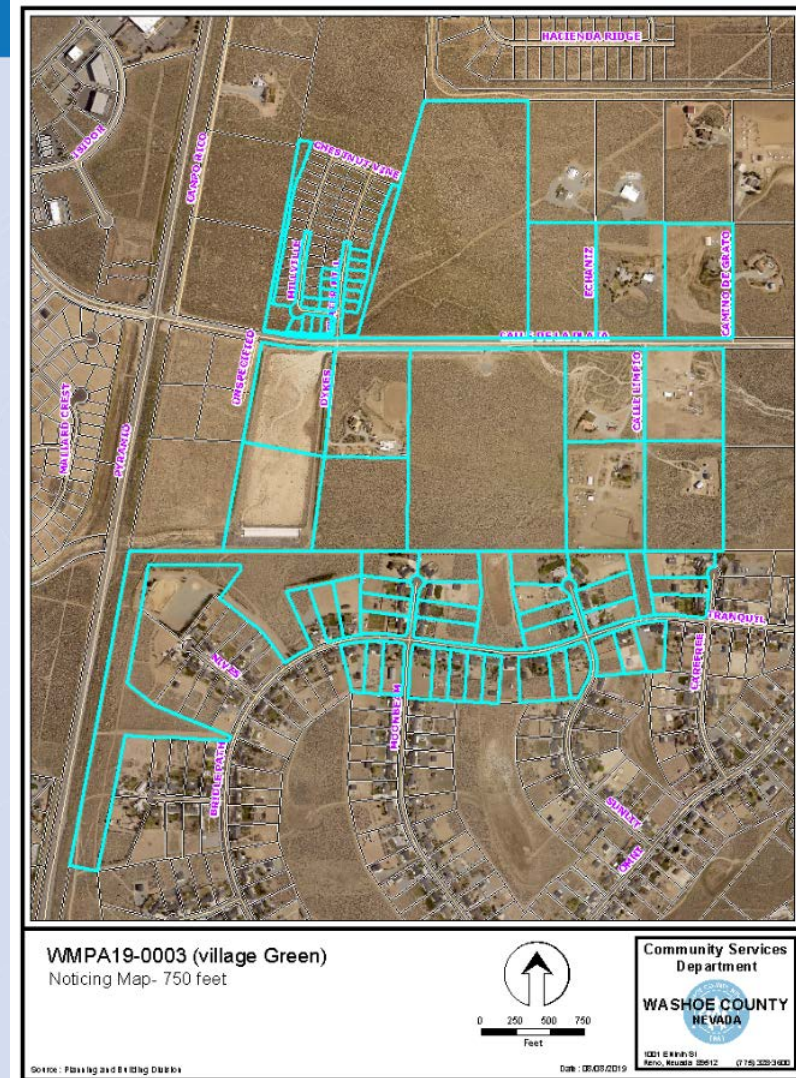
Analysis

- **The applicant is requesting changes to modernize the Village Green Commerce Center Specific Plan to meet current development needs, including:**
 - **To increase the building height to accommodate the type of equipment now found in industrial buildings;**
 - **Remove the western theme, which is not current or typical for industrial developments;**
 - **Lower the landscaping requirement to 15% of the developed land; current code for Industrial regulatory zone is 10% of the developed site; and**
 - **Remove the sustainability standards, which are not current or needed per the applicant.**



Public Notice

- Notices were sent to 47 parcels within 750 feet of the site.
- Legal notice was published in RGJ on August 23, 2019.





CAB meeting and Neighborhood Meeting

- **The Spanish Springs CAB reviewed the application on June 5, 2019 and voted to deny the application.**
- **The concerns voiced at the meeting included:**
 - Building height
 - Setbacks
 - Loading docks
 - Landscaping
- **The applicant went back to the CAB on August 7, 2019 after making numerous changes to the request.**
- **The CAB approved supporting the proposed amendment.**



Reviewing Agencies

- **Washoe County Community Services Department**
 - Planning and Building Division
 - Engineering and Capital Projects Division
- **Washoe County Health District**
 - Environmental Health Services Division
- **No recommendations for denial were received**



Master Plan Amendment Findings

- 1. Consistency with Master Plan**
 - 2. Compatible Land Uses**
 - 3. Response to Changed Conditions**
 - 4. Availability of Facilities**
 - 5. Desired Pattern of Growth**
- And Spanish Springs Area Plan Findings, Policy SS.7.1**
- Staff was able to make the findings as detailed in the staff report.**



Motion for MPA

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 adopt the resolution contained at Exhibit A of this staff report to amend the master plan as set forth in Master Plan Amendment Case Number WMPA19-0003 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and all findings in accordance to Policy SS.17.1 of the Spanish Springs Area Plan. I further move to certify the resolution and the proposed master plan amendments in WMPA19-0003 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.