

**VILLAGE GREEN COMMERCE CENTER
MASTER PLAN AMENDMENT
WMPA21-0002**

Planning Commission Hearing

July 6, 2021


Subject Property:

The vacant parcel (APN 534-561-10) totaling 39.121-acres located at 375 Calle de la Plata in Spanish Springs




Planning Request:

A Master Plan Amendment to modify text in the Village Green Commerce Center specific plan (Appendix D) of the Spanish Springs Area Plan (Appendix A) of the Washoe County Master Plan (Part 2 – Area Plans)



**Department of
Community Development**

**Master Plan
Spanish Springs Area Plan**



**WASHOE COUNTY
NEVADA**

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Washoe County Master Plan *SPANISH SPRINGS AREA PLAN*

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Washoe County Master Plan *SPANISH SPRINGS AREA PLAN*

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A few plan text amendments are needed to support new development

- Revise 30% Building Coverage limit to be consistent with Washoe County Development Code industrial zoning standards
- Provide for residential sides to have exterior doors, fire access doors, front door entrances, car parking, and access
- Correct the landscaping text to reflect the previously approved 15% requirement for this parcel
- Revise the equestrian trail to be a public use trail
- Add clarifying language that parcel 10 is not subject to the design standards of Spanish Springs Area Plan Appendix A



We are following the same public planning process that was conducted for this parcel in 2019

Notice of Neighborhood Meeting

A neighborhood meeting will be held to discuss a proposed amendment to the Washoe County Master Plan. The request is associated with the parcel located at 375 Calle De La Plata. The request will amend selected development standards for the Village Green Commerce Center Specific Plan.

The meeting will be held virtually on Zoom on Wednesday, June 16, 2021, from 6:00 to 7:00 pm.

The planned webinar will allow for community participation and can be accessed at the following website:

<https://us02web.zoom.us/j/83288863142?pwd=WENoREZnOUJzaTJaU3h0bEdoTFpKQT09>

(Zoom meeting ID # 83288863142, password 507404). You may also contact Kerry Rohrmeier for details at kerry@kdrohrmeier.com or at (510) 993-4034.

6.C. Master Plan Amendment Case Number WMPA19-0003 (Village Green) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for amending selected development standards for the existing Village Green Commerce Center Specific Plan. This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting. (for Possible Action)

- Applicant\Property Owner: Blackstone Development Group
- Location: 375 Calle De La Plata
- Assessor's Parcel Number: 534-561-10
- Staff: Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on July 2, 2019

Julee Olander, Washoe County Planner, was available for process and procedure questions.

The staff report includes edits to the Village Green Commerce Center specific plan

sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility Industrial regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure D-2 (below) shows the Specific Plan Land Uses.

Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de la Plata is a planned arterial street in the Streets & Highway System Plan as shown in Spanish Springs Area Plan E-13. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) modeling. Village Green Commerce Center includes land uses that complement the planned infrastructure and capacity created in this arterial street and signalized intersection at Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long-range regional plans.

Site Planning

Building Site Coverage

The building site coverage for APN 534-561-10 shall not be required to comply with Appendix A and shall conform with the Washoe County Development Code.

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.

A minimum of 20% (41.95+ acres) of the gross site area (50.76+ acres) excluding the sedimentation basin shall be landscaped. ~~Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel.~~

For parcel 534-561-10 only, a minimum of 15% of the gross site area of parcel shall be landscaped.

All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.

Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.

A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.

Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.

Effluent water used for landscape irrigation and recharge is highly encouraged, **when available in the area.** ~~The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.~~

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.

A 5' (foot) wide concrete sidewalk shall be constructed within the 20' (foot) landscape area. The sidewalk may either parallel the right-of-way at the curb line, or meander through the landscape area in private property. If located in private property, it shall require granting of a public access easement to Washoe County.

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.

Planting Palette

An amended list of plant material in addition to those noted in the Spanish Springs Area Plan may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

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 (see Figure D-5 – Business Park Buffering). 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 these property lines shall have the "quiet" side of a building facing the property line. ~~There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.~~ **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.**

Points of clarification are needed in the adopted version

Minor Typos:

Plan Page 6 “Know” should be “no”

Plan Page 7 “as” should be “has” in the second bullet point

Plan Page 20 “of” should be added to “Any equipment on the roofs will be screened and not visible from roadways or ground level **of** adjoining parcels”

‘Dock’ doors is incorporated in the final clean draft but is not incorporated in highlighted draft.

Points of clarification are needed in the adopted version

Content Revisions:

- Add parking lot lighting “located within 100’ of any primary residential home” as is allowed under security lighting.
- Revise transportation improvements to state, “the Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standards from the easterly project boundary to the intersection of Pyramid Highway. **Based on the recommendations of a traffic study**, these improvements **may** include items such as pavement widening and overlay to meet minimum pavement structural section for truck traffic on both sides of the roadway, curb, gutter, and sidewalk directly adjacent to and on the side of the roadway of the development, Calle de la Plata/Pyramid Highway intersection improvements, etc. The development will also be required to pay standard RTC Regional Road Impact Fees
- Revise Public Trail Easement to state, “A public trail easement shall be constructed by the developer of each parcel along the southern boundary of the Plan area and along only the west property line of APN 534-561-10. If parcels to the west (east of the sediment basin parcels) are developed the trail will be relocated along the eastern boundary of the sediment basins as defined by the Washoe County Parks Department and maintained by Washoe County.

We welcome your questions

**VILLAGE GREEN COMMERCE CENTER
MASTER PLAN AMENDMENT
WMPA21-0002**

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