



WMPA21-0002

Village Green Commerce Center Specific Plan



Washoe County Planning Commission
July 6, 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**



Request

- The applicant is requesting numerous changes and clarifications to the Plan primarily for parcel 534-561-10, including:
- Removing the parcel from any requirements in Spanish Springs Area Plan, Appendix A, including building coverage;
- Clarifying language concerning height and setbacks;
- Under Architecture changed “industrial theme” to “architecture and design” and added color and evergreen trees as options for 50 feet in length of building walls



Request

- **Exempting the parcel from the Architecture requirements for General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the Landscaping requirement for Site Grading; and the Sustainability requirements for Low Impact Development (LID) Standards, and Environmental Sustainability Standards;**
- **Clarifying that illuminated signs are not allowed adjacent to residential property;**
- **Clarifying that no loading docks are allowed to be adjacent to residential property; and**
- **Exempted the parcel from Low Impact Development (LID) Standards and Environmental Sustainability Standards**



Staff Request

Planning staff is also recommending changes including:

- **Changing Goal Two to Create Commerce;**
- **Remove Goal Five because the “flood control basin, and completing a planned signalized intersection”, have been completed. The “construction of an arterial roadway (Calle de la Plata)” language has been added to the Transportation Improvement section by the Engineering Division;**
- **Under effluent water section, “when available in the area” as been added since there is no effluent water connection in the area;**



Staff Request

- Under Calle de la Plata Streetscape section “xeriscape no-turf ground surfaces including rock”, has been added; and
- Figure D-5: Business Park Buffering has been removed since the path name has changed to public trail easement and the location has changed to the west side of parcel 534-561-10;
- Providing updated language concerning transportation improvements in accordance with Washoe County Engineering and Capital Projects requirements; and
- Rename the “equestrian easement” to the “public trail easement” and relocate such easement to the western boundary of APN: 534-561-10



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 basins**
- **The applicant tried to contact the property owner of APN: 534-561-08 to be involved in the changes; however, they did not respond**



Village Green Area





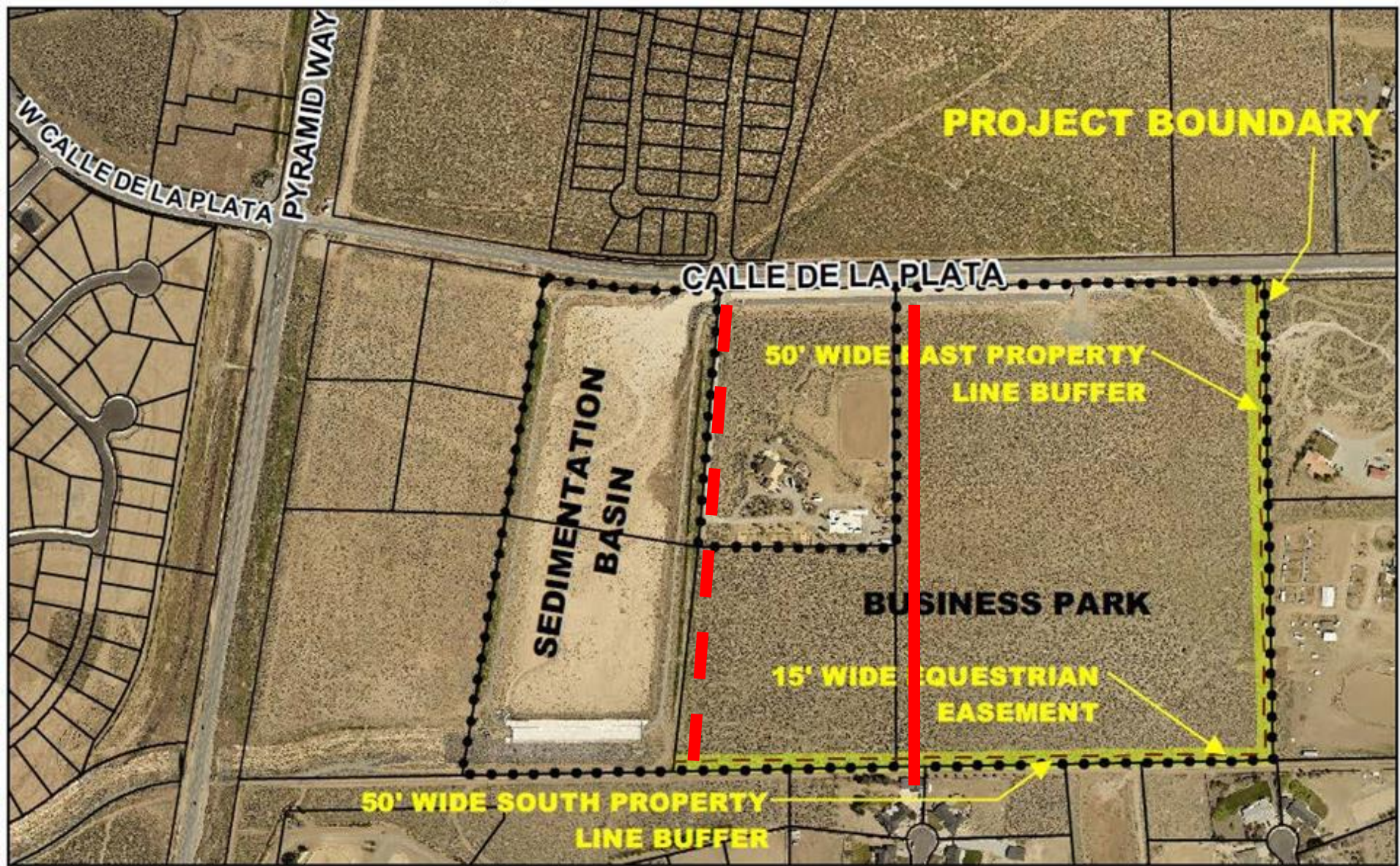
Analysis

- **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 consistent with current industrial development standards**
- **Minor changes are proposed throughout the Plan to clarify the requirements**



Analysis

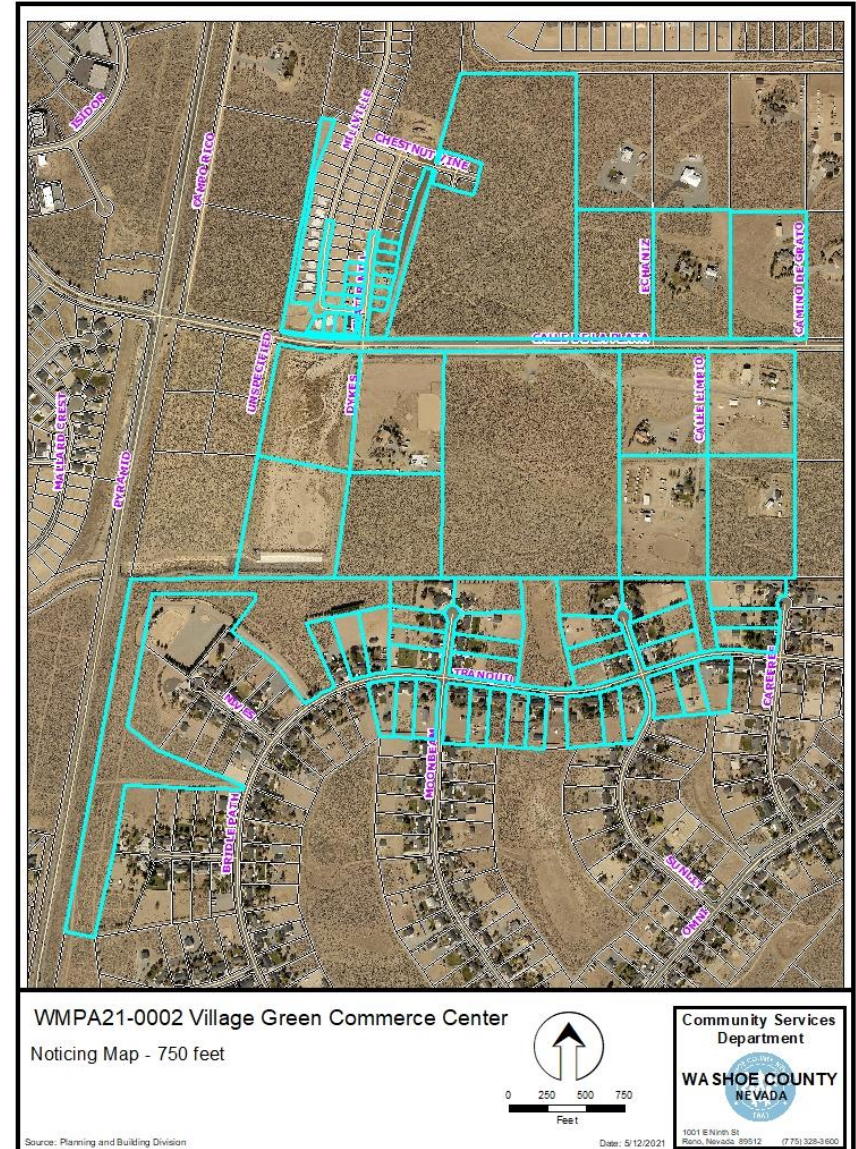
- The main proposed changes are :
- Removing 534-561 from the Spanish Spring Area Plan, Appendix A;
- Allowing parking areas, driveways and facing residential parcels; however, no dock doors will be allowed
- Building height, signage and light requirements have been clarified
- Transportation improvements have been updated for Calle de la Plate
- Equestrian Easement has been renamed Public Trail Easement and the alignment has been moved





Public Notice

- Notices were sent to 51 parcels within 750 feet of the site.
- Legal notice was published in RGJ on July 25, 2021





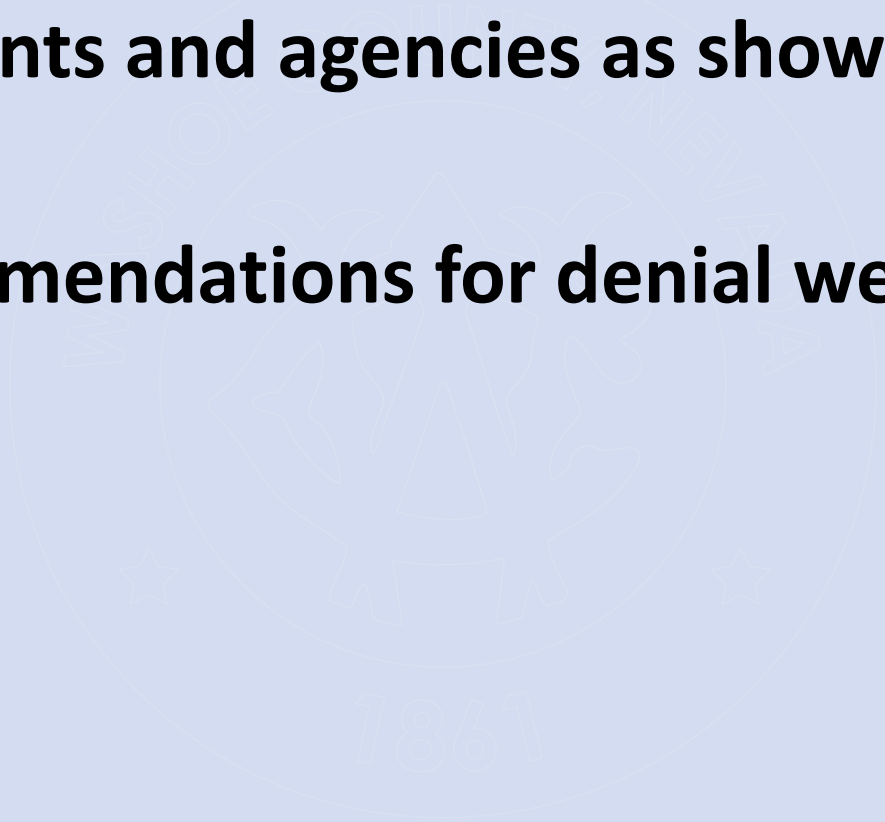
Neighborhood Meeting

- **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

- 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 Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0002 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required Spanish Springs Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0002 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.