



# WMPA21-0002

## Village Green Commerce Center Specific Plan



*Washoe County Planning Commission  
September 7, 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





# Request

**The applicant is requesting numerous changes which are listed and explained in the staff report and since the last meeting there have been the following changes:**

- 1. Removal of security lighting section and parking lighting requirements - Washoe County code has been updated since this plan was developed and now has requirements for lighting regarding industrial parcels adjacent to residential parcels**
- 2. Removal of the equestrian easement - no longer viewed as a needed amenity**



# Request

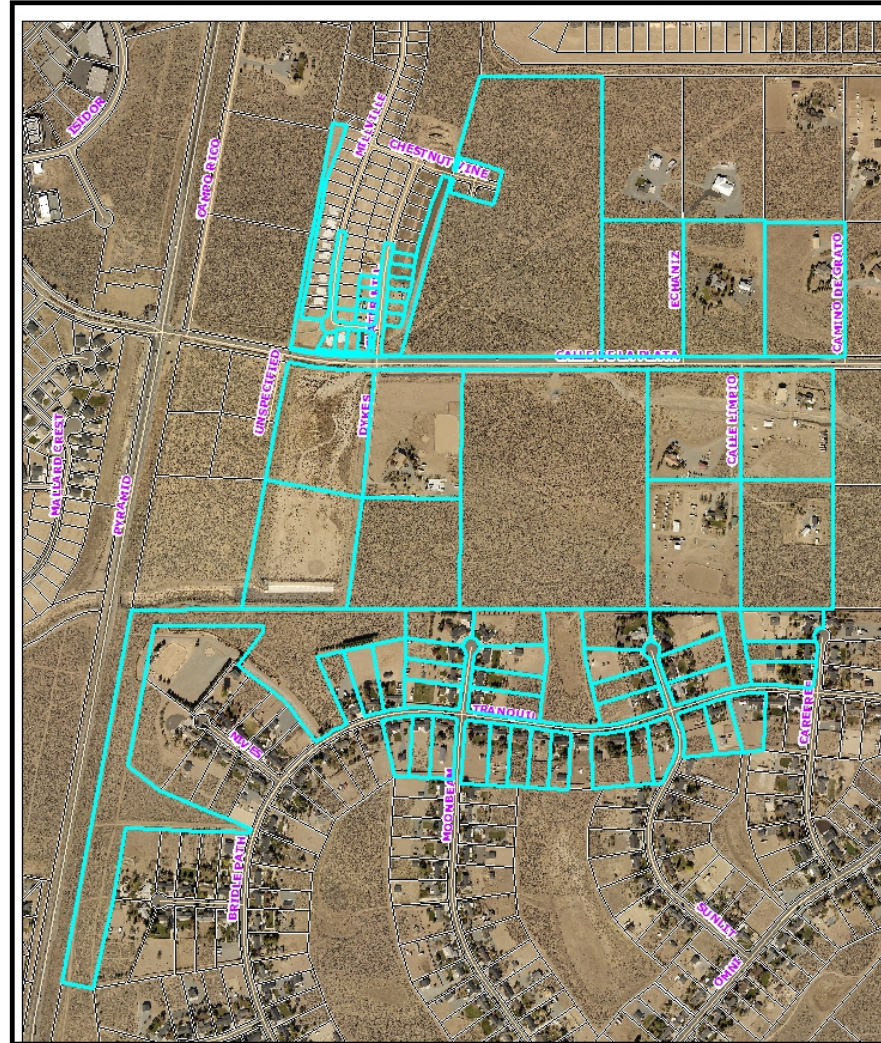
## **3. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects:**

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 improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

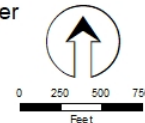


# Public Notice

- Notices were sent to 51 parcels within 750 feet of the site.
- Legal notice was published in RGJ on August 20, 2021



WMPA21-0002 Village Green Commerce Center  
Noticing Map - 750 feet



Source: Planning and Building Division

Date: 5/12/2021

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-6000



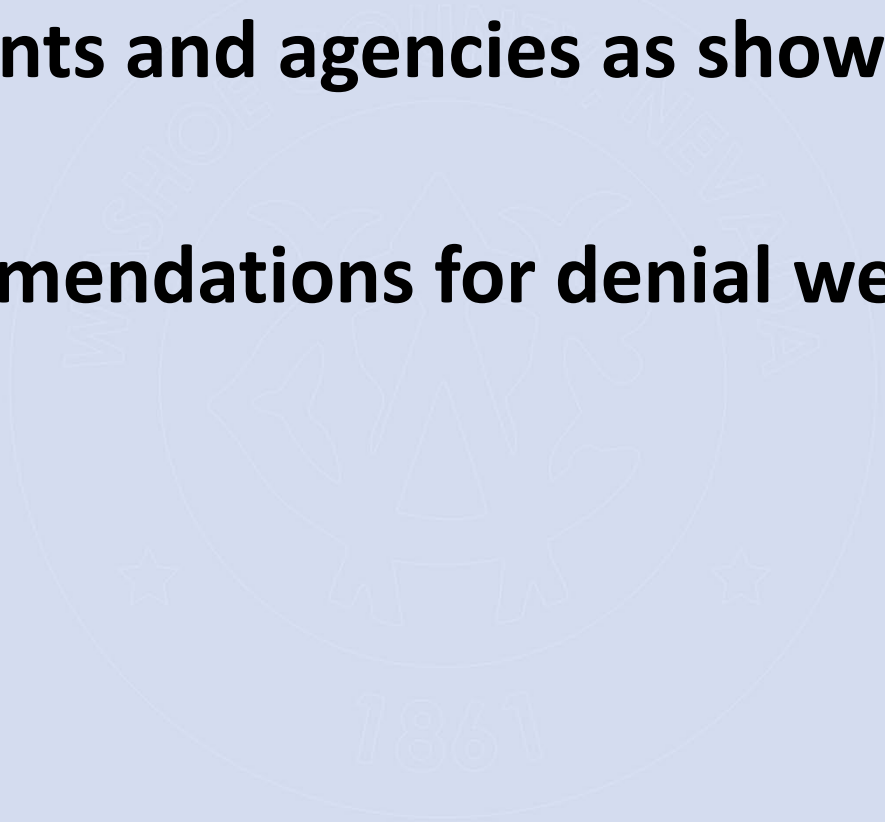
# Neighborhood Meeting

- **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 were reviewed 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 as 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**