

Washoe County Planning Commission



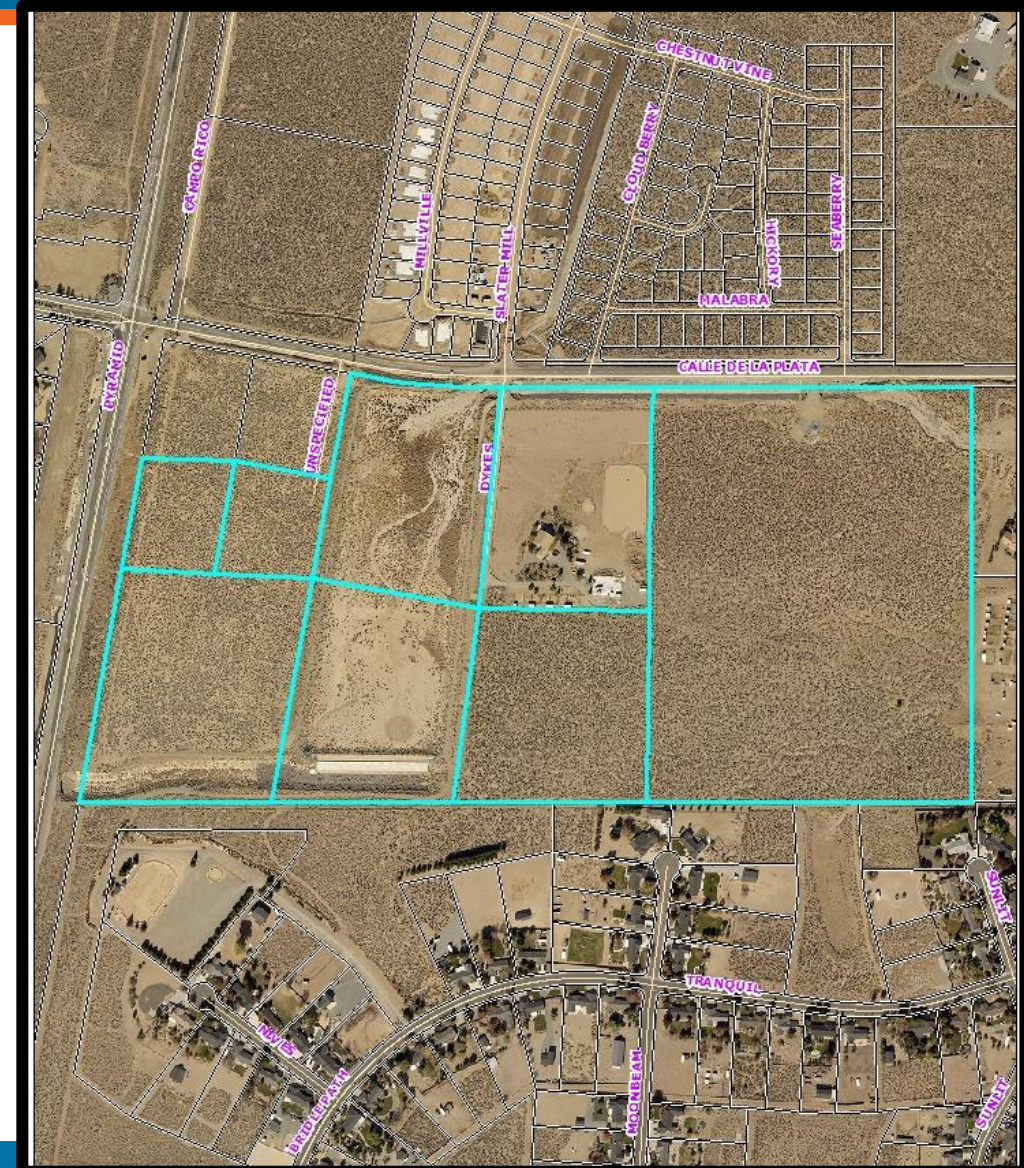
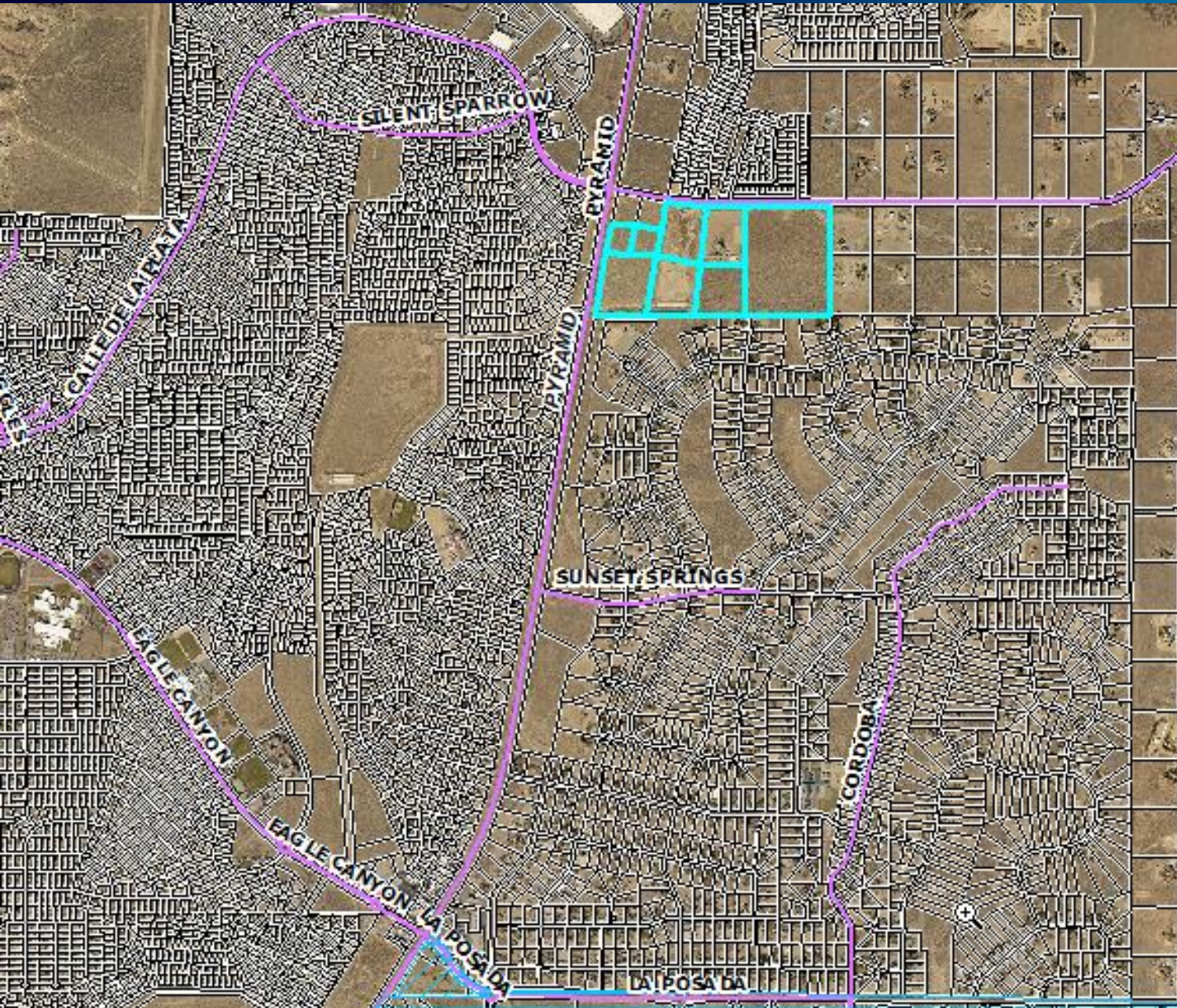
COMMUNITY
SERVICES DEPARTMENT

WDCA23-0005

(Village Green Community Area Modifiers)

January 2, 2024

- This is both an initiation and a request to amend the Washoe County Development Code:
 - To amend Article 216, Spanish Springs, section 110.216.70 Specific Plans and remove the Village Green Commerce Center Specific Plan;
 - To add section 110.216.71, the Village Green Community Area Modifiers.
- The Village Green Commerce Center Specific Plan was added to Article 216 with the update on Envision 2040.



- The overall Village Green Commerce Center Specific Plan (Specific Plan) is not changing.
- The new proposed Village Green Community Area Modifiers (Modifiers) will still address and mitigate issues relating to the adjacency of residential uses next to industrial uses.
- Several sections are proposed to be removed because these sections and requirements are already in the development code or no longer are needed with current standards, including:
 - Trash enclosures section;
 - Fences and walls section;
 - Some lighting requirements; and
 - Some Calle de la Plata and Pyramid Way Streetscape requirements.

- The proposed Modifiers will also be exempt from the Western Theme Design Guidelines, previously Appendix A of the Spanish Springs Area Plan and now in section 110.216.60 of the Development Code.
- The Specific Plan area and now the Modifiers area are identified within the boundary of the Western Theme Design Guidelines.
- The Western Theme Design Guidelines have a coverage requirement stating, “shall not exceed 30 percent of the gross parcel area.” and the proposed Modifiers will not have to comply with the coverage requirement.
- Previous updates of the Specific Plan had removed the coverage requirement, however in the most recent update and the coverage requirement was not removed and the area was required to comply to the 30% requirement.

- The proposed Modifiers are similar to the Wadsworth Community Area Modifier, in Article 222, the Truckee Canyon Area, and the Hidden Valley Community Area Modifiers in Article 212, the Southeast Truckee Meadows Area and the proposed Sutcliffe Community Area Modifiers in Article 222, the Truckee Canyon Area.
- With the approval of Envision 2040 the Specific Plan was incorporated into the Development Code and this proposal will add a section containing the Village Green Community Area Modifiers requirements.
- The proposal will codify the requirements, making it easier to understand the standards for development of the area.

- The Modifiers will have standards for the following:
 - Applicability- showing the parcels included in the Village Green Modifier area;
 - Exceptions- removing the area from section 110.216.60, Western Theme Design Standards;
 - Setbacks- requirements for all property lines;
 - Height- 30 feet high, if exceed to 40 feet have building setback requirements;
 - Truck Delivery- requirements to protect adjacent residential properties;
 - Utilities- must be underground;

Analysis Cont.



- Architecture – require a variety of materials, color, and screen roof equipment;
- Lighting- addresses general lighting, exterior sign lighting, and parking lot lighting;
- Landscaping- 15% of developed land is required to be landscaped;
- Calle de la Plata and Pyramid Way Streetscapes- a 20-foot minimum landscape strip & no buildings or parking within the strip area;
- Buffer Yards- buffering for building orientation, setbacks, access & parking and landscape screening;
- Transportation Improvements – roadway improvements require County Engineer approval; and
- Public Trail Easement- 15-foot wide along parcels adjacent to the detention parcels.

Community Meeting

- A community meeting was held at the Washoe County complex and by Zoom on December 7, 2023, from 5:00 p.m. to 6:00 p.m.
- The meeting had one attendee.
- Staff presented the proposed changes and the attendee had various questions about the proposed changes and how the changes would impact the current requirements.

Staff is able to make all 4 required findings, as shown in the staff report and recommends approval.

1. Consistency with Master Plan
2. Promotes Purpose of Development Code
3. Response to Changed Conditions
4. No Adverse Effects

Possible Motion



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 recommend approval of WDCA23-0005, to amend Washoe County Chapter 110 (Development Code) in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers as reflected in the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make all of the following four findings set forth in Washoe County Code Section 110.818.15(e).

Thank you

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