

# AVENUE 55

## Calle de la Plata Industrial

### Master Plan and Regulatory Zone Amendments



Prepared by:



September 8, 2022

# **AVENUE 55**

## **Calle de la Plata Industrial**

### **Master Plan and Regulatory Zone Amendments**

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**September 8, 2022**



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### **Appendices:**

#### Appendix A:

Washoe County Development Application

Owner Affidavits

Master Plan Amendment Application

Regulatory Zone Amendment Application

Property Tax Verification

#### Appendix B:

Village Green Commerce Center Specific Plan - Redlined



# AVENUE 55 CALLE DE LA PLATA INDUSTRIAL

## Introduction

This application includes the following requests:

- A **Master Plan Amendment** to re-designate 10.448± acres of property from Rural(R) to Industrial (I).
- A **Regulatory Zone Amendment – Specific Plan** to rezone 10.448± acres from Medium Density Rural (MDR) to Industrial (I), to update the Village Green Commerce Center Specific Plan to include APN 534-561-09 and language updates (text changes only, no substantive changes).

## Project Location

The project site (APN #'s 534-561- 09) consists of 10.448± acres and is located in Spanish Springs. Specifically, the property is located east of State Route 445 (Pyramid Highway), south of Calle de la Plata and west of Dykes Court. The Sugarloaf Ranch Estates Unit 2 and Blackstone Estates Unit 1 subdivisions are located north across Calle de la Plata of the project site. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map



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### Existing Conditions/Site History

Currently, the project site includes a single-family residence (APN 534-561-09) and vacant land. The site zoning was previously changed from Industrial to Rural and MDR in 2014 and was previously included in the Village Green Commerce Center Specific Plan (Appendix D of the Spanish Springs Area Plan). The properties adjacent to APN 534-561-09 on the east and south sides are currently zoned Industrial with open space to the west that is owned by Washoe County.

The Village Green Commerce Center Specific Plan was updated in January 2022. At that time, APN 534-561-08 and -09 were not included in the Specific Plan update resulting in two different sets of development standards for properties within the Specific Plan. This update will bring all properties into the Specific Plan under one set of standards.

Figure 2 (below) provides an aerial overview of the site showing the lots included in the Specific Plan.

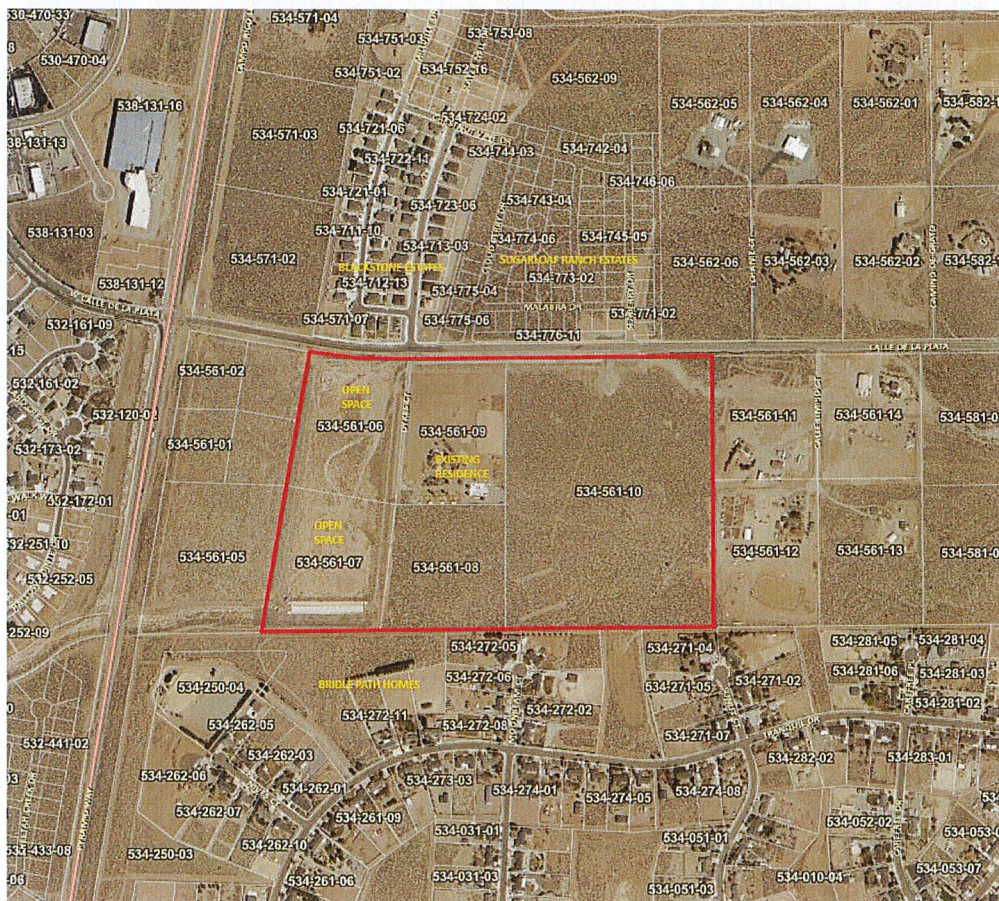


Figure 2 – Aerial View



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Figure 3 (below) and 4 (following page) provide photos of current onsite conditions.

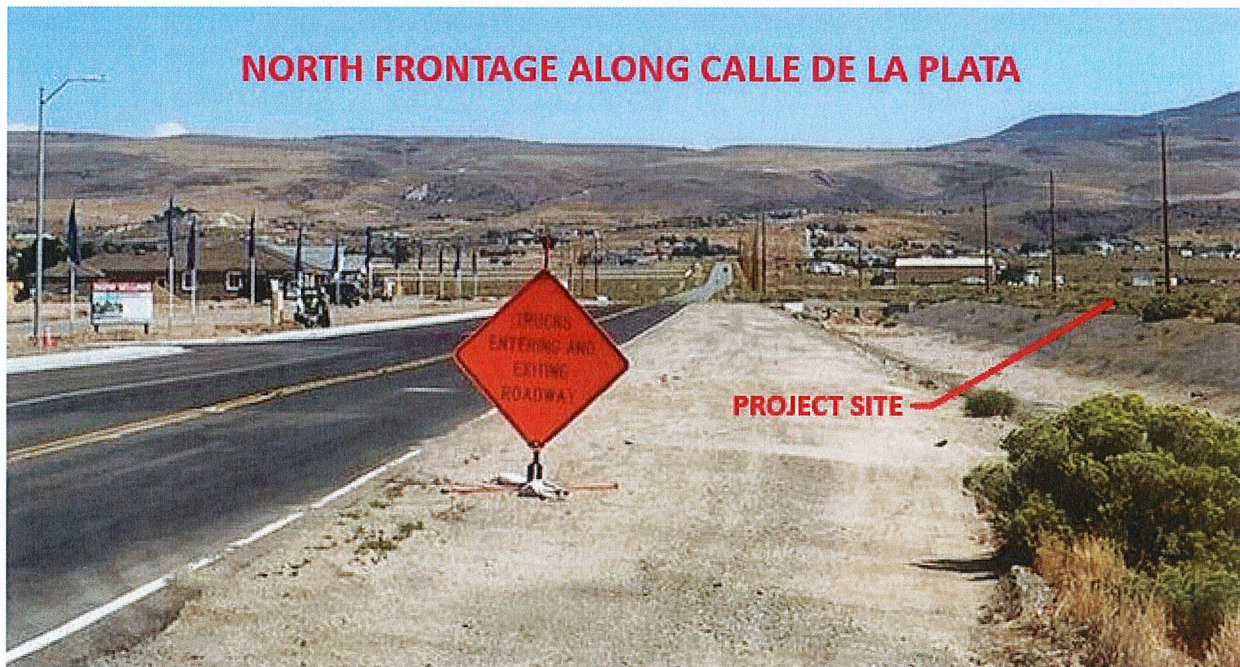


Figure 3 – Existing Conditions



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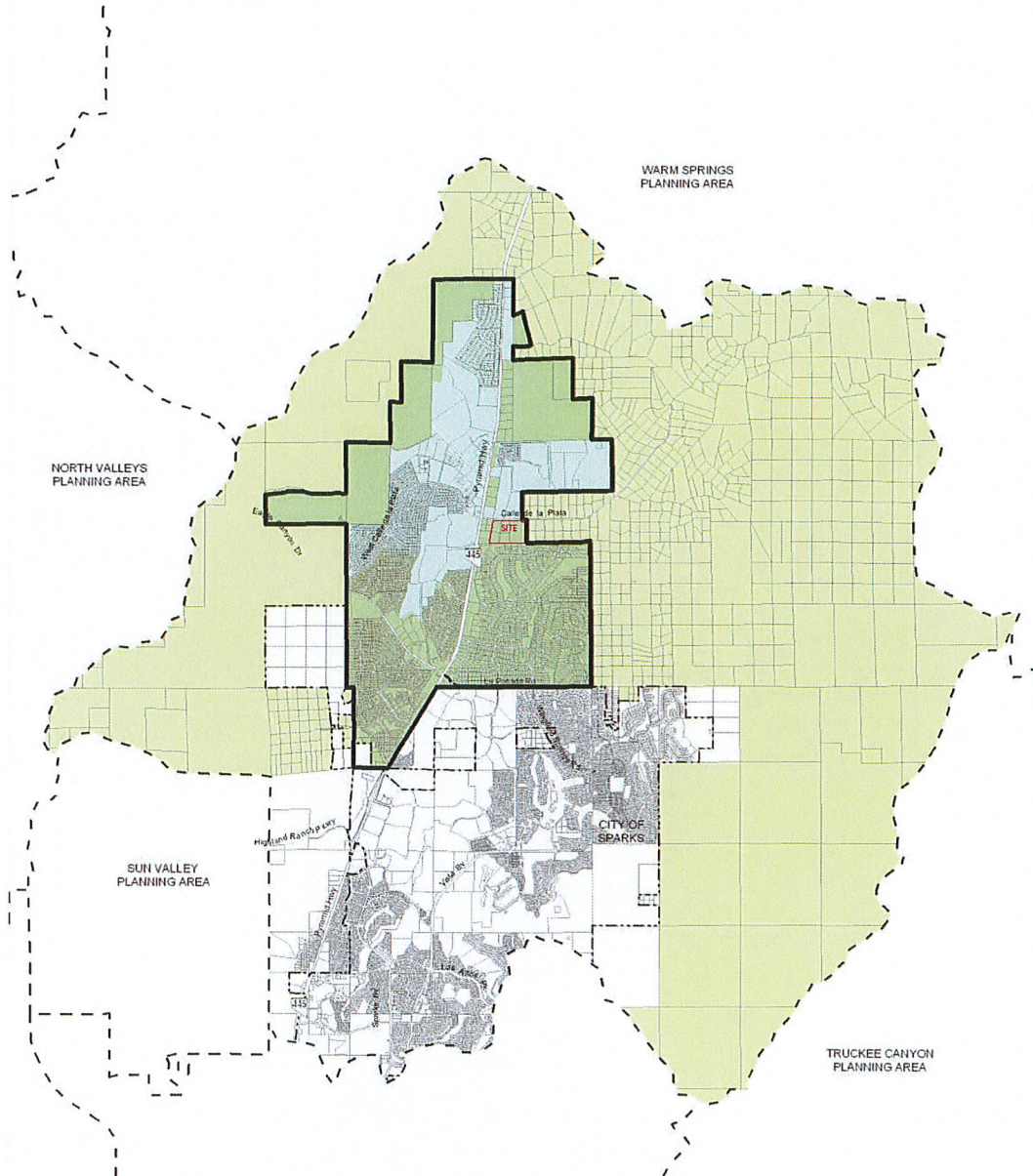


Figure 4 – Existing Conditions



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The project site is located within the Spanish Springs Area Plan and is identified within the Suburban Character Management Area as defined in the Spanish Springs Character Management Plan. The Spanish Springs Area Plan states that the Suburban Character Management Area (SCMA) “will be the designated growth area in the Spanish Springs Valley.” Figure 5 (below) depicts the project site in context with the SCMA.



NOTE: SCMA boundary is outlined in bold.

Figure 5 – Suburban Character Management Area

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### Request Summary

This application includes two land use requests. The first is a Master Plan Amendment (MPA) to redesignate the 10.448± acre site from Rural (R) to Industrial (I) for APN 534-561-09. The second request is a Regulatory Zone Amendment (RZA) to rezone APN 534-561-09 from Medium Density Rural (MDR) to Industrial (I) and to update the Village Green Commerce Center Specific Plan to include APN 534-561-09 and update the language (text changes only, no substantive changes).

It is the intent of the project applicant to establish the necessary Master Plan and zoning designations to position the site for future industrial development, similar to that planned for property to the east, in alignment with the Village Green Specific Plan.

Each request is summarized below:

- **Master Plan Amendment**

Currently, the project site (APN 534-561-09) is designated as Rural in the Spanish Springs Area Plan.

The MPA request included with this application would redesignate the 10.448± acre site (APN 534-561-09) to Industrial. As defined in the Land Use and Transportation Element of the Master Plan, *“The intent of the Industrial category is to provide for activities such as manufacturing, warehousing, mining and construction. The industrial designation is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses.”*

The Master Plan goes on to state that *“The appropriate scale of non-residential development shall be based on generally accepted service standards for population, employment, service area, and market analysis. Industrial/warehouse uses are permitted only within existing or master-planned multi-use business parks found in conformance with the Regional Plan.”*

Based on the site location and surrounding uses, an industrial designation is logical for the site. APN 534-561-09 is in the middle of a block of industrial uses that are regulated by the Village Green Commerce Center Specific Plan. These adjacent properties are currently zoned Industrial and will likely include warehousing space or other light industrial uses. Furthermore, the Specific Plan includes development standards that are more restrictive than the Washoe County Development Code in terms of allowed uses, setbacks, building heights, etc. This will ensure that any future industrial development is compatible with residential uses to the south.

As detailed in the following section(s) of this report, the requested Industrial designation is consistent with the goals and policies of the Washoe County Master Plan and Spanish Springs Area Plan. The property is located within the Suburban Character Management Area (SCMA) boundary identified in the Spanish Springs Area Plan. The SCMA includes all areas identified for new growth within the Area Plan boundary.



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The site does not contain steep terrain that would preclude development of the site for industrial use. The development suitability of the site on the Development Suitability exhibit included in the Spanish Springs Area Plan identifies the site as being in a 1% FEMA Flood Hazard area. The flooding concerns have been addressed within the Village Commerce Center with the construction of the regional stormwater basin that has been construction on the property western property within the Specific Plan boundary.

Figure 6 (following page) depicts the existing and proposed Master Plan designations for APN 534-561-09 in context with the surrounding area.

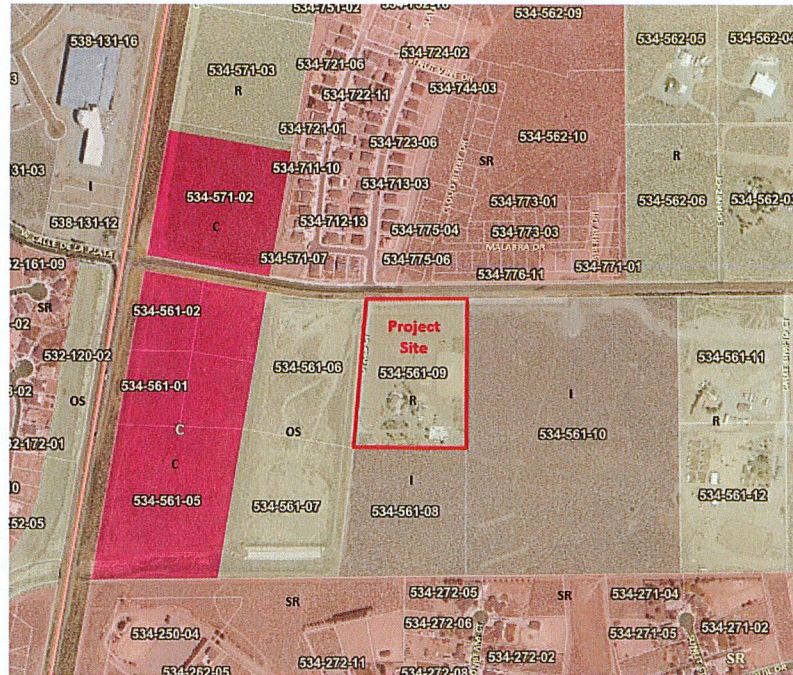
By redesignating APN 534-561-09 as Industrial, land use compatibility with the adjacent surrounding properties will be achieved.

The Washoe County Master Plan establishes guidelines to gauge whether a land use is appropriate for any given parcel. In the case of APN 534-561-09, the site meets or exceeds all criteria outlined for the Industrial designation on page 55 of the Land Use and Transportation Element. This includes:

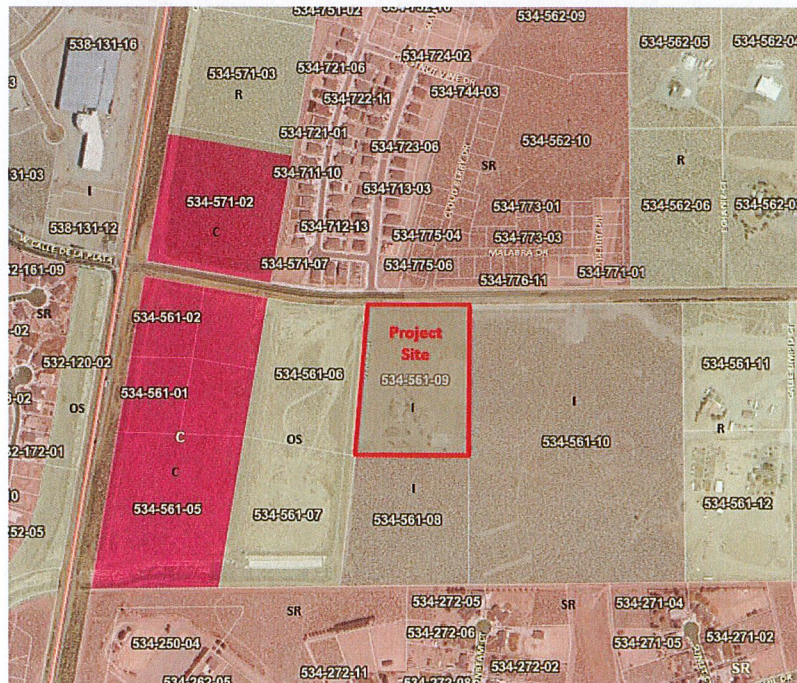
- A. Conservation – The Master Plan calls for the Industrial use to comply with the conservation, water quality and air quality policies. Industrial uses allowed in the Specific Plan will not result in the degradation of water and air quality. Additionally, the dedication of APNs 534-561-06 and -07 to Washoe County support conservation. The lots provide open space and regional trail network connectivity for the area.
  
- B. Land Use and Transportation – The Land Use and Transportation Element lists Industrial as an allowable zoning designation. This application also includes a Regulatory Zone Amendment to rezone the site from MDS to I, consistent with the Washoe County Master Plan criteria.
  
- C. Public Services and Facilities – The site meets or exceeds the standards for fire, EMS, and police response times and far exceeds the distance requirements from public schools outlined in the Master Plan.



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Existing Master Plan Designations



Proposed Master Plan Designations

Figure 6 – Existing/Proposed Master Plan Land Use



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The Planning Policy Analysis section of this report provides further analysis of applicable Washoe County Master Plan Goals and Policies and demonstrates how the proposed amendment serves to implement them along with goals and policies of the Spanish Springs Area Plan and Truckee Meadows Regional Plan.

- **Regulatory Zone Amendment**

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site (APN 534-561-09) is zoned Medium Density Rural (MDR). Consistent with the requested Industrial Master Plan designation, it is requested that the zoning for APN 534-561-09 be amended to Industrial (I). The Industrial designation will allow for industrial development directly matching that of the adjacent properties.

Additionally, revisions to the Village Green Commerce Center Specific Plan are requested. These revisions would include adding APN 534-561-09 to the Specific Plan and update the language in the Plan (text changes only, no substantive changes). A redline version of the proposed changes to the Specific Plan are included in the attached appendices. The proposed changes do not alter the updated standards approved in early 2022. Rather, they simply provide clarity and allow for common development standards to be applied to all industrial uses within the Specific Plan area.

Industrial zoning on APN 534-561-09 will allow for industrial uses that directly complement the adjoining properties. In fact, APN 534-561-09 was originally within the Village Green Commerce Center Specific Plan and included Industrial zoning. Given the availability of infrastructure and services that are already occurring in the area as well as recent development patterns, Industrial is a logical zoning designation for the property and is compatible with the surrounding area.

Figure 7 (following page) depicts the existing and proposed for the project site as well as that of the surrounding area.

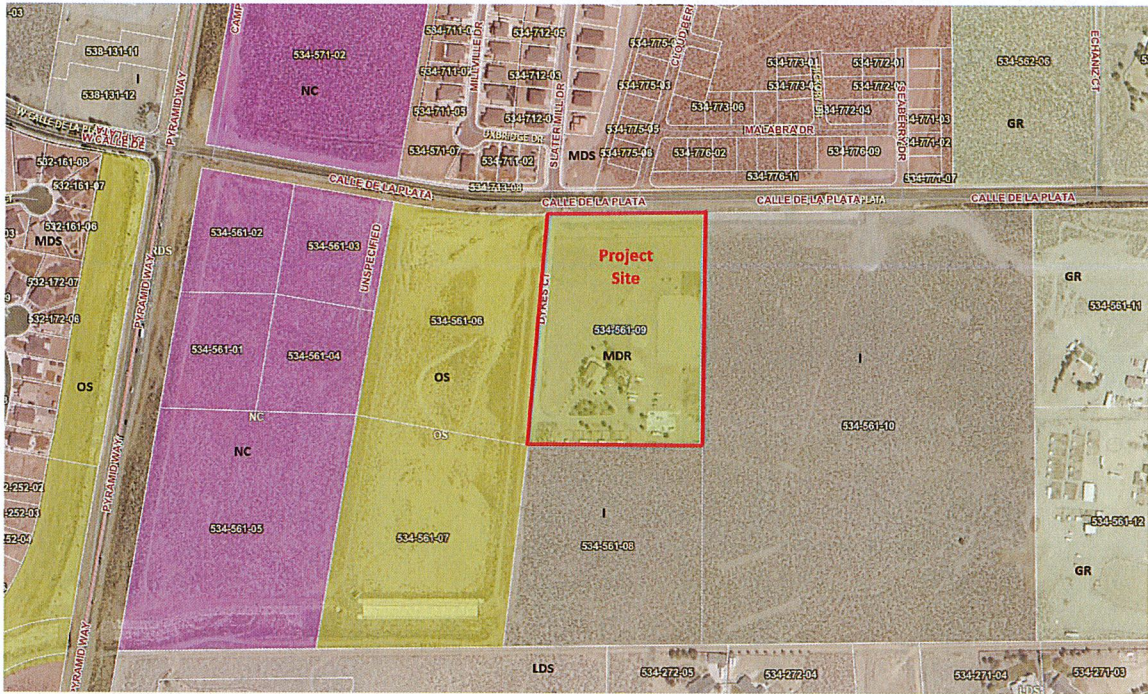
The recently updated and adopted Truckee Meadows Regional Plan designates the project site as Tier 2. Tier 2 lands are eligible for intensification per the policies of the Regional Plan. This, coupled with the site's location within the SCMA, makes the property a logical location for the zoning proposed. Additionally, the supplemental development standards included in the Specific Plan ensure that all potential impacts to residential areas are fully mitigated.

As noted, the Spanish Springs Area Plan designates the project site as an area "most suitable for development." As such, Industrial zoning is appropriate and will provide for more fiscally responsible development in terms of maximizing infrastructure utilization, etc.

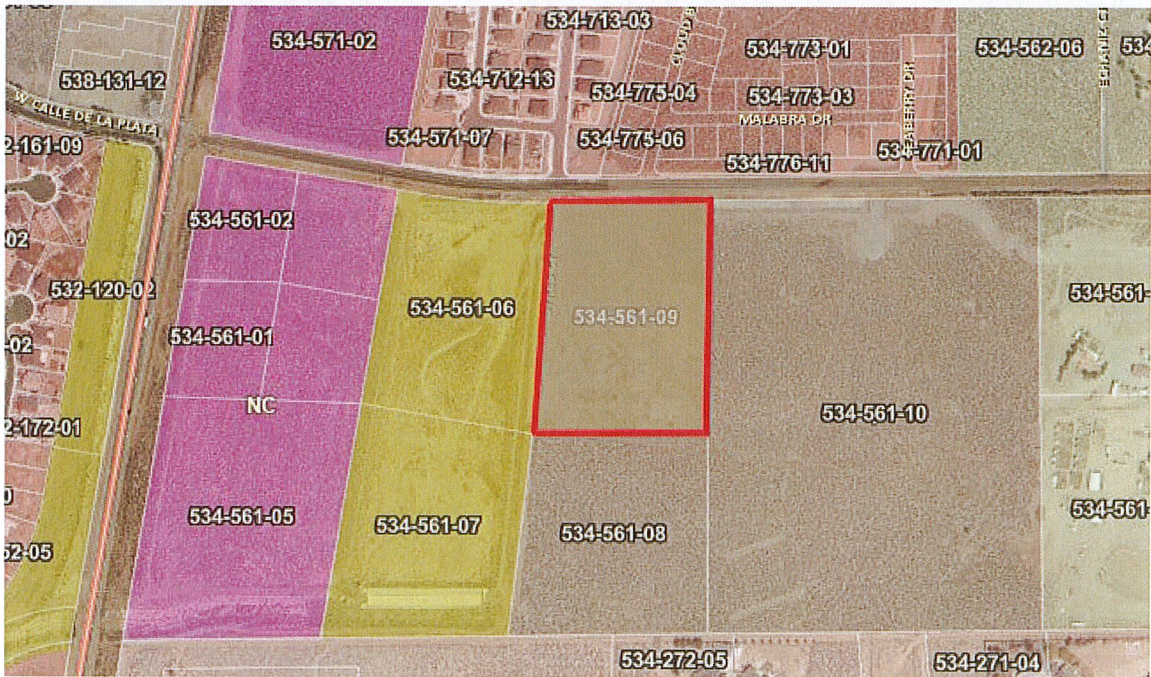
This report later contains a section entitled "Planning Policy Analysis" and provides a thorough review and analysis of the Washoe County Master Plan and Spanish Springs Area Plan. In that section, specific items are noted that support the requested change in zoning. These include policies and goals ranging from community character to infrastructure and development regulations.



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Existing Zoning



Proposed Zoning

Figure 7 – Existing/Proposed Zoning



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### Potential Impacts

This section aims to provide a cursory impact analysis based on a redesignation to Industrial zoning.

- **Traffic**

Traffic is a measurable impact that will result no matter what is developed at the site. A comprehensive traffic study was completed for the entire Village Green Commerce Center Specific Plan. This traffic study contemplated industrial uses on the subject property included with this application. Since that time, improvements such as a traffic signal at Calle de la Plata and Pyramid Way have already been completed. Additional traffic impact studies will be required as a part of each individual project building permit as development proceeds.

- **Schools**

Schools will not be impacted with the change to Industrial zoning.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. All municipal services (i.e. water, sewer, storm drain, etc.) are either in place or can easily be extended (at the developer's expense) to serve a future project. Consistent with the policies of the Spanish Springs Area Plan and requirements of the Washoe County Development Code, all new development within a future project will be served by municipal water and sewer. Power, natural gas, cable television, and high speed internet service all exist at or adjacent to the project site.

Currently, there is a well and septic system occurring within APN 534-561-09 that serve the residential unit. If the property develops for industrial use in the future, the existing septic system would be abandoned and well would be capped or taken over by the Truckee Meadows Water Authority (TMWA).

- **Site Suitability**

As noted previously in this report, the site is well suited for the type of development potential associated with the requested Industrial designation. The site does not include identified development constraints and has comparable characteristics as the adjacent properties that are also zoned Industrial. Furthermore, the site is not encumbered by geologic, cultural, or historical concerns that would preclude development. The flood concerns have been addressed by the adjoining detention basin.

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- **Public Services**

The property is within an acceptable response time of the Truckee Meadows Fire Protection District station located on La Posada Drive to the south. Also, the Washoe County Sherriff's Office has existing patrols within the project area.

### **Planning Policy Analysis**

The proposed requests must be reviewed for consistency with the goals and policies of the Washoe County Master Plan, Spanish Springs Area Plan, and Truckee Meadows Regional Plan. Each of these planning documents is addressed below:

- **Spanish Springs Area Plan**

The Spanish Springs Area Plan is an element of the Washoe County Master Plan that establishes the overall theme and vision that the community has in terms of how they wish to see Spanish Springs develop over the next 20 years. Last updated in 2010, there has been significant change within the plan area in the last 5 years. As the region's economy continues to grow at an unprecedented pace, there is opportunity to implement change within the plan area, consistent with the goals and policies of the Area Plan.

The Introduction section of the Area Plan states that the *"Spanish Springs community will maintain and apply objective standards and criteria that serve to manage growth and development in Spanish Springs in a manner that:*

- *Respects the rural heritage of the area by encouraging a rustic appearance and preserving scenic quality;*
- *Respects private property rights;*
- *Provides open space and recreational opportunities;*
- *Provides local services and employment opportunities;*
- *Ensures that growth is kept in balance with resources and infrastructure.*

This amendment request is entirely consistent with this intent of the Area Plan.

As noted in the second introductory bullet point in the Area Plan, the plan sets out to protect private property rights. The Thomas family currently resides at the property and the inevitable development of the surround industrial properties have proven that a residence surrounded by Industrial properties on three sides is no longer logical. As land uses in the valley have evolved, an isolated residence is no longer the highest and best use for the property given surrounding conditions and market demands. With these requests, the Thomas family is exercising their property rights to repurpose the land to a more appropriate use type.



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The project site is directly adjacent to Industrial and Open Space (a regional detention basin) designations. The requested designation included with this application are identical to those adjoining the site and are consistent with the available infrastructure and services in the area, consistent with final primary goal of the Area Plan.

The Area Plan also establishes an overall Character Statement. The first paragraph of the Character Statement states that *“over the next 20 years, the community will provide a range of employment opportunities and a more limited, but still mixed, range of residential opportunities. Over this period, the distribution of land uses and the provision of public facilities and infrastructure will preserve and facilitate a community character that merges Spanish Springs’ scenic, low-density, rural and western heritage with suburban residential, employment, and commercial opportunities.”* The Character Statement recognizes that a transition to include industrial development will occur within Spanish Springs. The industrial development of APN 534-561-09 is directly complementary to the lots to the east, west and south. There has been significant change in the area over the past 20 years and this application is reflective of proper planning and density given available infrastructure and developing land use patterns. The current designation is simply not logical anymore given the imminent development in the area. In fact, had it not been for the Great Recession, the site would already be designated as Industrial which has been envisioned for the area for nearly 20 years.

As noted previously and depicted in Figure 5, the project site is located within the Suburban Character Management Area defined in the Area Plan. This “employment and commercial opportunities” as discussed in the Character Statement includes *“Increasing employment opportunities will make it possible for more Spanish Springs residents to chose to work close to home, while an efficient Regional Transportation System will provide substantial and efficient links to the greater region.”*

It is noteworthy that Washoe County’s “suburban core” as discussed in the Character Statement includes *“A distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre.”*

Another noteworthy excerpt from the Character Statement is that *“the Suburban Character Management Area will be the designated growth area in the Spanish Springs Valley. Non-residential uses in the SCMA will maintain a link to the scenic, rural, western and agricultural character of the Spanish Springs planning area by developing a built environment that respects this heritage and seeks to preserve it whenever possible.”* The Character Statement goes on to note that *“an integrated trail system that provides access to regional and local open space”* is a community desire along with a *“desire for resource conservation in the community.”* Trail linkages and open space connections to the regional network are included within the Specific Plan already.

The Area Plan also contains goals and policies that are applicable to these particular MPA and RZA requests. These policies are listed below and are addressed in **bold face** type. It is important to note that many of the policies are not applicable to these requests.

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*Goal One: The pattern of land use designations in the Spanish Springs Area Plan will implement and preserve the community character described in the Character Statement.*

**As described in the previous section, the site conforms to the Character Statement in terms of location within the Suburban Character Management Area, preservation of open space, trail connections, and resource conservation.**

*SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:*

*g. Industrial (I).*

Note: Additional zoning categories listed in policy SS.1.3 are omitted as they are irrelevant to this request.

**The requested Industrial Master Plan designation and Industrial zoning are in direct compliance with this policy.**

*SS.1.6 Staff will review any proposed Master Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. As a minimum, the Planning Commission must make each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.*

**The findings included under the Plan Maintenance section are addressed later in this report. The site is consistent with all of the findings.**

*Goal Three: The regional and local transportation system in the Spanish Springs planning area will be a safe, efficient, multi-modal system providing significant connections to the greater region, and access to commercial services, public lands and employment opportunities in the community. The system will contribute to the preservation and implementation of the community character as described in the Spanish Springs Vision and Character Statement.*

*SS.3.1 Washoe County's policy level of service (LOS) for local transportation facilities in the Spanish Springs planning area is LOS "C."*

**A detailed traffic impact analysis was prepared for the Village Green Commerce Center Specific Plan which included APN 534-561-09. Additional traffic impact studies will be required as a part of each individual project building permit applications as development proceeds. Any mitigation measures needed to maintain acceptable levels of service will be completed as the property(s) develop.**



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*Goal Four: Maintain open vistas of the surrounding ridges and more distant mountain ranges, and minimize the visual impact of hillside development.*

*SS.4.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit or in consideration of any conditions including underground placement which may be placed upon an approval, the Planning Commission will utilize the best available information including, but not limited to, the most recent Regional Utility Corridor Report and any Environmental Impact Statement or other study undertaken regarding the proposal.*

**Any development projects on the site will include underground utilities.**

*Goal Five: The built environment will implement and preserve the community character as described in the Spanish Springs Vision and Character Statement.*

**The project can serve to implement the Character Statement by providing employment opportunities, trail and open space connections and appropriate uses within the SCMA.**

*Goal Six: Public and private development will respect the value of cultural and historic resources in the community.*

**There are no known cultural or historical resources located on the site, ensuring consistency with this goal.**

*Goal Seven: The Spanish Springs planning area will contain an extensive system of parks and trails that provides the community and region with a broad range of recreational opportunities; provides connections between major developments, recreational facilities, the Regional Trail System, public lands and schools; and contributes to the preservation and implementation of the community character.*

*SS.7.6 Access to existing trails will be protected and improved wherever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes with the Spanish Springs planning area or connect existing trails.*

**As noted previously, trail connections and open space is included in the Specific Plan and have been developed.**



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*Goal Eight: The Spanish Springs planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.*

**Development of the site will comply with all air quality standards.**

*Goal Nine: The built environment will minimize the destructive potential of any identified geological hazard.*

**There are no known geological conditions that would preclude development of the site.**

*Goal Eleven: Personal and economic losses associated with flooding will be minimized. Development in the Spanish Springs planning area will be protected from the 100-year flood event.*

**Flooding concerns for the site has been addressed within the Village Green Commerce Center with the construction of the Flood Control Basin on APNs 534-561-06 and -07.**

*Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning area according to the best principles/practices of sustainable resource development.*

*SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:*

- a. Decreed Truckee River water rights or other approved imported surface water rights when used with an appropriate drought yield discount as determined by the water purveyor and approved by the State Engineer.*
- b. Imported groundwater from a source that is replenished in sufficient quantity to meet the demands placed upon a source without groundwater mining.*
- c. Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water from a source such as the Truckee River.
  - i. For residential developments, the quantity of imported water or decreed surface water shall be equal to 50 percent of the groundwater demand.*
  - ii. For developments other than residential (commercial, industrial, recreational, etc.), the quantity of the matching imported or decreed surface water rights shall be equal to 100 percent of the calculated demand.*
  - iii. The Truckee River surface water dedicated must be capable of diversion to the Orr Ditch.**

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It is premature to evaluate specific water rights at this time. However, all new development will be required to dedicate water rights to the Truckee Meadows Water Authority in order to receive municipal water service, consistent with the requirements of this policy.

*Goal Fifteen: Water resources will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.*

**As previously detailed, the project is in direct compliance with the Vision and Character Statement included in the Area Plan. This will include the manner in which water service is provided to the site.**

*SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community water service.*

**The site will be served by a community/municipal water system.**

*Goal Sixteen: Wastewater treatment and disposal will be provided to residential and nonresidential uses in a manner that implements and preserves the community character as described in the Spanish Springs Vision and Character Statement.*

**The site will be served by sanitary sewer and not septic systems, serving to implement not only this goal, but numerous policies as well.**

*SS.16.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area will connect to a community sewer service.*

**The site will connect with a community sewer system, consistent with this policy and a suburban development form.**

*Goal Seventeen: Amendments to the Spanish Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Spanish Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.*

**As detailed throughout this report, the site is consistent with, and in many instances, serves to implement the Vision and Character Statement of the Spanish Springs Area Plan. The project site is identified within the Suburban Character Management Area which clearly allows for the uses being proposed.**



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SS.17.1 *In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:*

- a. *The amendment will further implement and preserve the Vision and Character Statement.*

**The project is located within the SCMA and will provide for industrial use that is directly compatible with adjoining properties. The amendment is consistent with the Vision and Character statement by maintaining the envisioned density, locating new development within the SCMA, and establishing compatible use types.**

- b. *The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.*

**This report contains detailed policy analysis from the Area Plan and Master Plan, demonstrating compliance.**

- c. *The amendment will not conflict with the public's health, safety or welfare.*

**The project will promote the community's health, safety, and welfare by providing for appropriate land use.**

SS.17.2 *In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:*

- a. *A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.*

**A feasibility analysis was performed for the Village Green Commerce Center Specific Plan approval. The analysis satisfies the feasibility analysis requirement of the Area Plan for water, sewer and storm water. It is important that the previously reviewed and approved studies contemplated the Industrial zoning and uses envisioned with this application.**

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- b. *A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.*

**A traffic impact analysis was completed with the approval of the Village Green Specific Plan and contemplated industrial use on all parcels included with this application. Furthermore, as demonstrated with the industrial project to the east (also included in the Specific Plan), individual traffic impact studies will be required with site-specific projects to ensure that any needed mitigation improvements are made concurrently with new development, at the developer's expense.**

- c. *For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.*

**As noted, the subject site was zoned industrial when the Area Plan was adopted. Industrial land to the north was amended to residential for the Blackstone Ranch project and no additional Industrial zoning has been added. Thus, the proposed amendment complies with this policy.**

- d. *For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.*

**Not applicable.**

- e. *If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.*

**Traffic volumes for industrial uses at the site have been included in previous traffic models. Additionally, improvements identified in that study such as additional turn and deceleration lanes along Pyramid Highway and Calle de la Plata have been constructed, along with a traffic signal. Individual projects within the Specific Plan will be reviewed at building permit to determine if additional improvements/mitigation measures are needed.**



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- f. *If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.*

**Traffic volumes for industrial uses at the site have been included in previous traffic models. Additionally, improvements identified in that study such as additional turn and deceleration lanes along Pyramid Highway and Calle de la Plata have been constructed, along with a traffic signal. Individual projects within the Specific Plan will be reviewed at building permit to determine if additional improvements/mitigation measures are needed.**

- g. *Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.*

**As detailed previously in this section under policy SS.1.2, the site provides for consistency with all applicable requirements and polices.**

- h. *If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.*

**Not applicable.**

- i. *Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.*

**Not applicable.**

## AVENUE 55 CALLE DE LA PLATA INDUSTRIAL

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- **Washoe County Master Plan**

The Washoe County Master Plan contains numerous goals and policies that support the requested Master Plan and Regulatory Zone Amendments included with this application. These policies are listed and addressed below:

**Conservation Element:**

*C.2.1 The Washoe County Department of Community Development shall maintain maps depicting valuable scenic areas, including but not limited to, prominent ridgelines, playas, and other unique scenic features. These maps shall be used to determine, in part, the land use and public services and facilities appropriate for each planning area. These maps, which may be specific to and contained within each Area Plan, shall also be used during development review to identify areas where scenic resource assessment and possible mitigation measures may be required.*

**The project site does not contain any significant natural features or resources and is identified in the Spanish Springs Area plan as an area “most suited for development.”**

*C.2.3 Each development proposal shall be evaluated with the intent to preserve visually prominent ridges and escarpments. Evaluation shall address mitigation of the affects on visual appearance, scarring of hillsides, and the impact of increasing access in roadless areas.*

**The site is ideal in that development will not result in the grading of hillsides, visual scarring or grading of roadways through undeveloped parcels.**

*Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.*

**Once again, development of the site will not result in any threat to protected resources, cultural sites, sensitive lands, etc.**



## **AVENUE 55 CALLE DE LA PLATA INDUSTRIAL**

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C.3.1 *The Washoe County Department of Community Development shall adequately consult with other agencies while maintaining Development Suitability maps that depict valuable and/or critical land, water and wildlife resources or features which shall include, but not be limited to, the following:*

- a. *Geothermal and mining areas.*
- b. *Landslide, avalanche and rockfall areas.*
- c. *Active and potentially active faults, and areas of potential ground shaking.*
- d. *Slopes greater than 15 percent.*
- e. *Sensitive soils.*
- f. *Key wildlife habitats and migration routes.*
- g. *Wildfire hazard areas (as specified by the respective fire agency).*
- h. *One hundred year flood plains.*
- i. *Perennial and intermittent streams, and wetlands.*

*This map series shall be used to determine the land use and public services and facilities appropriate for each planning area. These maps shall also be used during development review to identify areas where more detailed land and water resource information is needed. Where the information indicates a need, measures to protect these resources shall be required. The maps depicting development constraint areas and areas of biodiversity should be used as a reference tool only in reviewing development applications.*

**As indicated in the Spanish Springs Area Plan, the project site is identified as an area of “1% FEMA Flood Hazard.” The flood zone has been mitigated with the addition of an adjacent flood control basin.**

C.20.1 *Restrict development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.*

**Flooding concerns for the site has been addressed within the Village Green Commerce Center with the construction of the Flood Control Basin on APNs 534-561-06 and -07.**

## AVENUE 55 CALLE DE LA PLATA INDUSTRIAL

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### Land Use and Transportation Element:

*LUT.1.1: Washoe County should define smaller areas where more intense suburban developments permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).*

**The project site lies within the identified Suburban Character Management Area of the Spanish Springs Area Plan within a smaller Specific Plan area.**

*LUT.3.1: Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).*

**The project site is located within an identified Suburban Character Management Area as well as within the TMSA.**

*LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.*

**The site is identified as “most suitable” for development within the Spanish Springs Area Plan and is one of the few remaining undeveloped parcels in the Suburban Character Management Area. As such, it is well suited to meet the industrial needs of Spanish Springs and the region.**

*LUT.4.4 Encourage new suburban developments to provide interconnected street networks (Photo 6) to improve fluidity between different land uses and encourage walking and cycling as viable and safe modes of transportation..*

**The Specific Plan includes trails and open space, and future development will include safe storage of bikes for commuters.**

*LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.*

**The site is located in an area of existing services and patrols and can easily be absorbed into the existing service framework.**



## AVENUE 55 CALLE DE LA PLATA INDUSTRIAL

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*LUT.6.1 Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada's regional economic base.*

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base. Encourage land uses that preserve a quality of life and define a sense of place within the region*

**The site is consistent with the Vision of the Spanish Springs Area Plan and will promote a high quality of life through careful planning that will allow access to open space, trails, and recreational opportunities. Additionally, it adds to the economic base inside established service areas.**

*LUT.9.5 Require the connection of open space; trail access and bikeway systems with regard to a multitude of different trail uses.*

**Trails provided around the site will provide for connectivity with and continuance of the regional trail network within the community.**

*LUT.25.1 Ensure that development proposals are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.*

**The Planning Policy Analysis included in this report clearly demonstrates the project's conformance.**

### **Population Element:**

*Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces.*

**Establishment of industrial use at the site is logical from a land use perspective as it provides for appropriate transitions to adjoining properties and offers employment opportunities.**

- **Truckee Meadows Regional Plan**

Master Plan Amendment applications in Washoe County are required to complete a review by the Truckee Meadows Regional Planning Agency. This project advances many of the goals and policies of the *2019 Truckee Meadows Regional Plan*. Outside of the urban core, Tier 2 lands are recognized and the most desirable areas for new growth within the region.

## **AVENUE 55 CALLE DE LA PLATA INDUSTRIAL**

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### **Request Findings**

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

- **Master Plan Amendment**

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

**The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan, as detailed in the previous section(s) of this report.**

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

**The requested land use designation directly matches the surrounding Industrial zoning of the other properties within the Village Green Commerce Center Specific Plan. Uses permitted will be restricted to those allowed under the Specific Plan. These include stringent design guidelines.**

- (3) Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

**This amendment brings an outlying residential property into conformance with the surrounding Industrial properties. As development of the surrounding properties is underway, this responds to the development conditions directly east and south of the property.**

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

**As detailed throughout this report all facilities, services, and infrastructure needed to serve the site are existing. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities what exists today.**



## **AVENUE 55 CALLE DE LA PLATA INDUSTRIAL**

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- (5) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**The site is identified within the Village Green Commerce Center which is located within the Suburban Character Management Area. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new industrial growth has long been anticipated.**

- (6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

**Not applicable.**

- **Regulatory Zone Amendment**

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

**As detailed in the Planning Policy Analysis section of this report the requested RZA serves to implement numerous goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan.**

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

**The requested Industrial zoning directly matches that of the directly surrounding properties, ensuring substantial compatibility with existing uses surrounding the site.**

- (3) Response to Change Conditions.; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

**This amendment brings an outlying residential property into conformance with the surrounding Industrial properties. As development of the surrounding properties is underway, this responds to the development conditions directly east and south of the property.**

## **AVENUE 55 CALLE DE LA PLATA INDUSTRIAL**

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- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

**As noted under the Master Plan Amendment findings, all facilities, services, and infrastructure needed to serve the site are existing. The project meets the requirements of the Area Plan in terms of services and infrastructure and will not generate an increased demand for public schools or libraries.**

- (5) No Adverse Affects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

**This request serves to implement goals and policies of the Master Plan and Area Plan and will not adversely affect the policies and action programs.**

- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**The subject site is identified as most suitable for development within the Area Plan and can serve to better meet the industrial needs of the community. No environmental or other conditions exist that would preclude development of the property. The project can maximize infrastructure usage providing for smart growth from both a planning and fiscal perspective.**

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

**Not applicable.**



# APPENDICES

# **APPENDIX A**



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Avenue 55 Calle de la Plata Industrial</b>			
Project Description: The project is a Master Plan Amendment to revise the Village Green Commerce Center Specific Plan to include APN 534-561-09 in the Specific Plan and changing the zoning from Medium Density Rural to Industrial and the Master Plan designation of Rural to Industrial. It also includes text amendments to the Village Green Specific Plan to create consistent Industrial development standards for the entire plan area.			
Project Address: 365 Calle de la Plata and 0 Dykes Court			
Project Area (acres or square feet): 20.636 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Calle de la Plata and Dykes Court, directly across from Slater Mill Drive, east of Pyramid Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-561-09	10.448		
534-561-08	10.188		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). CP08-006, MPA14-002, RZA14-003			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Cynthia L. Thomas		Name: Christy Corporation, LTD	
Address: 365 Calle de la Plata		Address: 1000 Kiley Parkway	
Sparks, NV                      Zip: 89441		Sparks, NV                      Zip: 89436	
Phone: (775) 358-7734      Fax:		Phone: (775)502-8552      Fax:	
Email: ldtconstruction57@yahoo.com		Email: Mike@christynv.com	
Cell:                              Other:		Cell: (775)250-3455      Other:	
Contact Person: Larry Thomas		Contact Person: Mike Railey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Avenue 55 LLC		Name:	
Address: 601 Union St., Suite 2930		Address:	
Seattle, WA                      Zip: 98101		Zip:	
Phone: (206)707-9696      Fax:		Phone:                              Fax:	
Email: sbblattner@avenue55.net		Email:	
Cell:                              Other:		Cell:                              Other:	
Contact Person: Sam Blattner		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	





## Washoe County Development Application

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Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-561-09	10.448		
534-561-08	10.188		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). CP08-006, MPA14-002, RZA14-003			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Narayan Living Trust		Name: Christy Corporation, LTD	
Address: 222 N. Sierra St.		Address: 1000 Kiley Parkway	
Reno, NV	Zip: 89501	Sparks, NV	Zip: 89436
Phone: (775)	Fax:	Phone: (775)502-8552	Fax:
Email: Carolinamovement@yahoo.com		Email: Mike@christynv.com	
Cell: (775)233-1525		Cell: (775)250-3455	
Other:		Other:	
Contact Person: Carolina Flores		Contact Person: Mike Railey	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Avenue 55 LLC		Name:	
Address: 601 Union St., Suite 2930		Address:	
Seattle, WA	Zip: 98101		Zip:
Phone: (206)707-9696	Fax:	Phone:	Fax:
Email: sblattner@avenue55.net		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person: Sam Blattner		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Jai Narayan

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Jai NARAYAN of NARAYAN LIVING TRUST  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 534-561-08

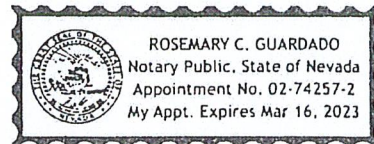
Printed Name JAI NARAYAN  
Signed [Signature]  
Address 222 NTH. SIERRA ST  
RENO N.V. 89501

Subscribed and sworn to before me this 6th day of September, 2022.

[Signature]  
Notary Public in and for said county and state

My commission expires: 03-16-23

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



Community Services Department  
Planning and Building  
MASTER PLAN AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

To redesignate 10.448± acres from Rural (R) to Industrial (I).

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

Refer to the attached report for additional details and analysis.

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

The project is located at 365 Calle de la Plata. It is east of Pyramid Way and on the south side of Calle de la Plata. Please refer to the attached report for location details and map.



b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
534-561-09	R	10.448	I	10.448

c. What are the adopted land use designations of adjacent parcels?

North	SR
South	I, SR
East	I, R
West	OS, C

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

**The site is currently utilized as a single-family residence.**

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

**Refer to the attached report for additional details and analysis.**

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Explanation:

**Refer to the attached report for additional details and analysis.**

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

**No regulated wetlands are located on site.**

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

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- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------



If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

9. Please describe the source and timing of the water facilities necessary to serve the amendment.

a. System Type:

<input checked="" type="checkbox"/> Individual wells	To be removed upon connection to public water		
<input type="checkbox"/> Private water	Provider:		
<input checked="" type="checkbox"/> Public water	Provider:	TMWA	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input checked="" type="checkbox"/> Individual septic	To be removed upon connection to public sewer		
<input checked="" type="checkbox"/> Public system	Provider:		

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Pyramid Way and Calle de la Plata

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station 46
b. Health Care Facility	Renown Urgent Care, Spanish Springs
c. Elementary School	Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs
f. Parks	Sparks Parks
g. Library	Spanish Springs Library
h. Citifare Bus Stop	NA

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

- a. Population Element:

Not applicable.

- b. Conservation Element:

See attached report for details.

- c. Housing Element:

Not applicable.

- d. Land Use and Transportation Element:

See attached report for details.

- e. Public Services and Facilities Element:

See attached report for details.

- f. Adopted area plan(s):

Analysis of the Spanish Springs Area Plan is included in the attached report.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

Not applicable.

### Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)



Please refer to the attached supplemental report that provides a detailed project description and analysis of the request.

Community Services Department  
Planning and Building  
REGULATORY ZONE AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100



# Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
  - a. What is the location (address, distance and direction from nearest intersection)?

The project is located at 365 Calle de la Plata. It is east of Pyramid Way and on the south side of Calle de la Plata. Please refer to the attached report for location details and map.

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
534-561-09	R	MDR	10.448	I	10.448

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	MDS	Residential
South	I	Vacant
East	I	Vacant
West	OS	Flood Control Basin

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

The site is currently utilized as a single-family residence.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

Refer to the attached report for additional details and analysis.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input checked="" type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
--	-----------------------------

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

--

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

--

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

--

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input checked="" type="checkbox"/> Individual wells	To be removed upon connection to public water	
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

Not applicable

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic	To be removed upon connection to public sewer		
<input checked="" type="checkbox"/> Public system	Provider:	TMWA	

- b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Not applicable

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Pyramid Way and Calle de la Plata

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Pyramid Way and Calle de la Plata
b. Health Care Facility	Renown Urgent Care, Spanish Springs
c. Elementary School	Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs
f. Parks	Sparks Parks
g. Library	Spanish Springs Library
h. Citifare Bus Stop	NA



## Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines "Projects of Regional Significance". Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A "Yes" answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

# **APPENDIX B**

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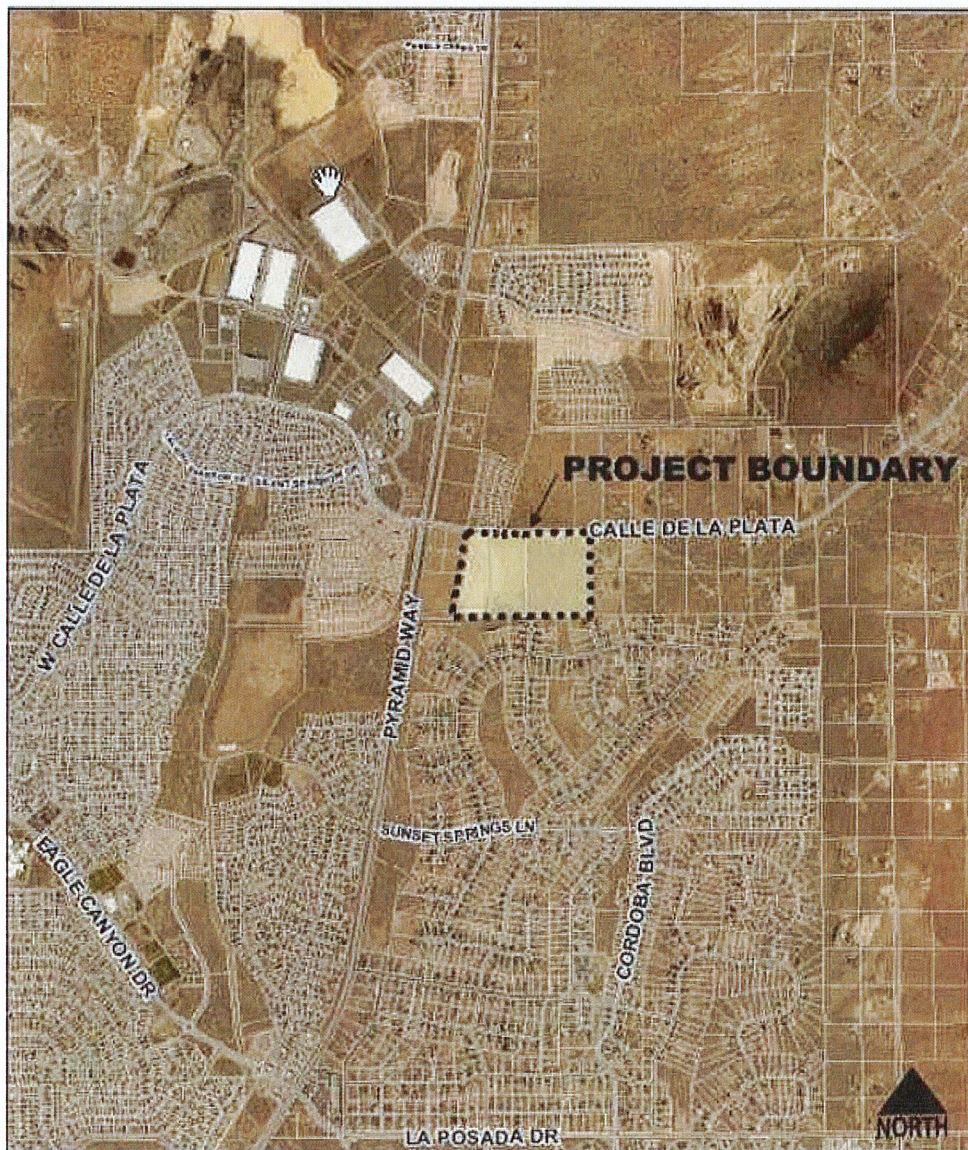
## Village Green Commerce Center Specific Plan

### Introduction

#### Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (APNs 534-561-06, 07, 08, **09** and 10) consists of **70.80±** acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining **59.76 70.16±** acres located further east along Calle de la Plata.

Figure D-1: Location Map



#### Project Concept/Description

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.



### **Purpose of a Specific Plan**

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the master plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

### **Specific Plan Goals**

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

#### ***Protect the Natural Environment***

Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources, where feasible.

#### ***Create Commerce***

Goal Two: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal Three: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

#### ***Energy Conservation***

Goal Four: To promote a high-quality project with ~~western~~ **or contemporary industrial** themed architecture using energy efficient building concepts and environmentally friendly site design.

### **Development Standards**

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking and provide project amenities. **For APN 534-561-10, the Spanish Springs Area Plan Appendix A requirements are not required.**

### **Standards Not Addressed**

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

### **Land Use Classifications**

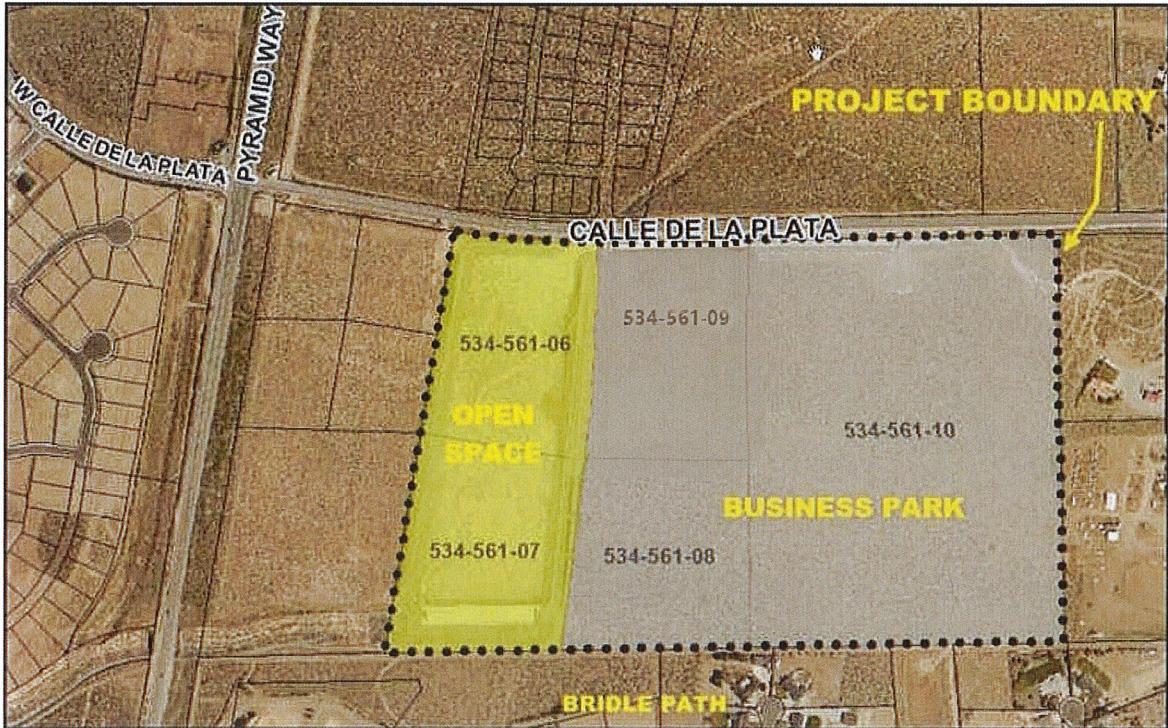
Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley. The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses (Appendix C) with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.



**Specific Plan Land Use**

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The 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 le 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) model. 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

Parcels APNs 534-561-10 shall not be required to comply with the building site coverage per Appendix A.

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.

Table D-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

**Table D-1: Building Setbacks**

Location	Setback Requirement
Adjacent to Calle de la Plata	30 feet
South	50 feet (includes a buffer) <sup>1</sup>
West	5 feet
West	50 feet (adjacent to residential zoned parcels)
East	50 feet (includes a buffer) <sup>1</sup>

<sup>1</sup> See Figures D-5 and D-6, pages 13 and 15. Refer to Buffer Yard section of this handbook on page 12 -13 for required landscape within setback areas.

Additional Setback Requirements

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

Building Height

Maximum building height shall be ~~35'~~ **40** (feet). ~~All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.~~

~~For parcel 534-561-10 only, the maximum building height shall be 40' (feet).~~ All buildings exceeding 30' feet in height must be located 125' feet from any residential dwelling (not including any ancillary free-standing garages and shed structures) existing **as of the date of adoption of this Specific Plan**, as amended ~~this Master Plan Amendment~~. Buildings in excess of 30' feet in height shall include an additional setback beyond the 125' setback of one foot for each foot of building height greater than 30', up to a maximum building height of 40 feet high (i.e. a 40 foot high building will require a 135' building setback).

Building height is measured per the definitions in the Washoe County Development Code.

Parking

Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.

Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.

Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.

A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.

When future building permits and/or administrative permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County Code requirements.

#### Trash Enclosures

All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure.

A 6' (foot) minimum height shall be required to fully screen trash dumpsters.

Trash enclosure colors shall match the primary colors of the building in which they serve.

A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.

Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).

Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

There shall be no trash enclosures on the building side directly adjacent to and facing any residential parcels.

#### Circulation & Sidewalks

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.

Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owners association.

#### Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.

Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.

Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.

A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).

Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

#### Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.



Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

### Architecture

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the "Virginia City" theme shown in the photos in Figure D-4. The architectural standards below apply to all uses and buildings within the Business Park area, except for parcels 534-561-08, -09, and -10, which shall promote a contemporary industrial architecture and design.

#### General Guidelines, for contemporary industrial architecture and design

Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-foot in height).

Exterior detailing with columns or other projections will be used to demarcate entrances to buildings.

Any equipment on the roofs will be screened and not visible from roadways or ground level of adjoining parcels.

#### General Guidelines – APN 534-561-10 is not subject to these requirements

Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.

Stylized façade treatments that complement the intended architectural character shall be permitted.

Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.

Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building's overall appearance.

Figures D-3 and D-4 show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes, however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

#### Energy Efficient Tenant Criteria – APN 534-561-10 is not subject to these requirements

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

R20 Insulated Walls



R50 Insulated Ceilings

Electric Hydronic Heat

Electric Cooling

Cement Floors to be insulated and include hydronic coils

Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.

**Figure D-3: Renewable Energy Building Features**



**Figure D-4: Virginia City Western Theme Building Architecture**







Building Massing and Form – APN 534-561-10 is not subject to these requirements

All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.

Building exterior walls shall include some of the following elements:

Design that gives the appearance of multiple structures when functionally possible.

Offsetting building planes through wall step-backs.

Treatment with materials to ensure visual interest.

Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.

Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.

Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.

Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.

Theme structures and signage along with building and roof forms will promote the western theme envisioned in the Spanish Springs Area Plan and Virginia City photos.

Mechanical Equipment – APN 534-561-10 is not subject to these requirements

Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.

All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non-stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.

Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.

Solar panels used to generate renewable energy sources are not subject to these standards.

Building Materials – APN 534-561-10 is not subject to these requirements

On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.



Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.

Materials shall blend existing buildings within the project to provide some level of overall consistency.

Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.

Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the "Virginia City" buildings.

#### — Signs

All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

### Lighting

#### General Standards

Lighting design will conform to Washoe County Development Code requirements.

On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.

Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

All exterior lighting shall utilize energy efficient lighting such as LED, low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

#### Exterior Sign Lighting

Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.

All lighted signs are required to use individual letter lighting rather than total illumination.

Illuminated signs are prohibited for the building facades directly adjacent to and directly facing residential property lines. These refer to those buildings located directly adjacent to and facing residential property lines adjacent to the Village Green Commerce Center (adjacent to existing residential).

Illuminated signs are allowed for all other building elevations other than those described above.

#### Parking Lot Lighting

Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.

Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

All exterior lighting shall use energy efficient lighting standards such as LED, low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

## Landscaping

### General Requirements

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

~~A minimum of 20% of the gross site area excluding the sedimentation basin shall be landscaped.~~

~~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.

### 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.

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. 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 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.

**Building Setback** - All buildings adjacent to residential property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.

**Access and Parking** - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation or fire doors for the buildings.

**Landscape Screening** - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure D-6 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.

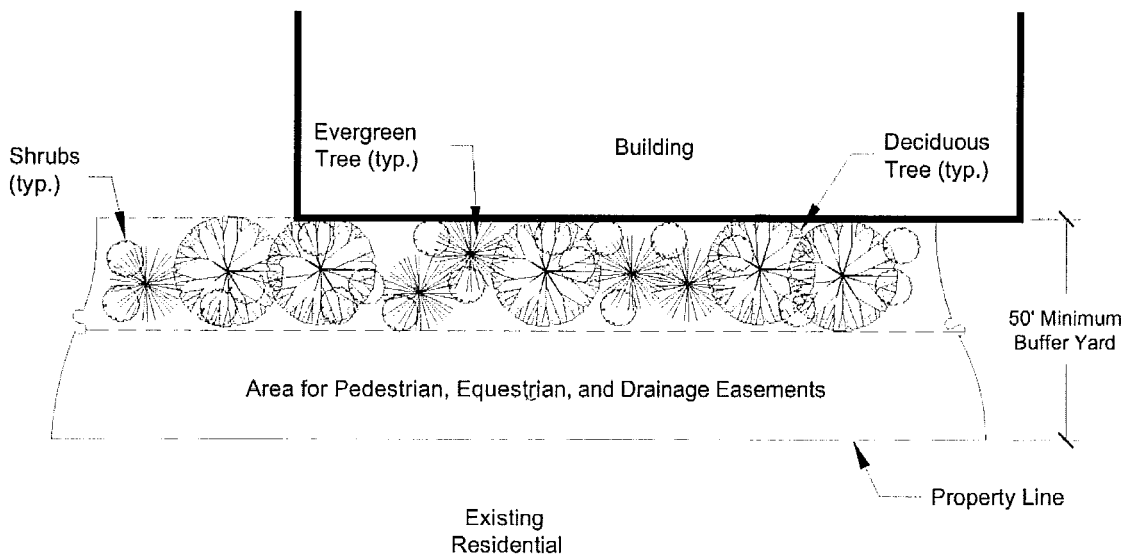
**Building Material & Colors** - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.

**Lighting** – Lighting on the exterior of buildings is restricted to security lighting.

**Figure D-5: Buffering Yard Planting Plan**

Note:

Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.  
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.  
50% @ 1" Caliper Min.



Parking Lot Landscaping

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a "smaller" feel.

A minimum of one tree per every 10 parking spaces shall be provided within parking lot "islands." Deciduous trees shall be a minimum 1.5" (inch) caliper, with evergreen trees at a 6' (foot) minimum height.

These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.

Landscaping shall not be less than 15% of the site area of the parking lot.

Site Grading -- APN 534-561-10 is not subject to these requirements

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.

Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.

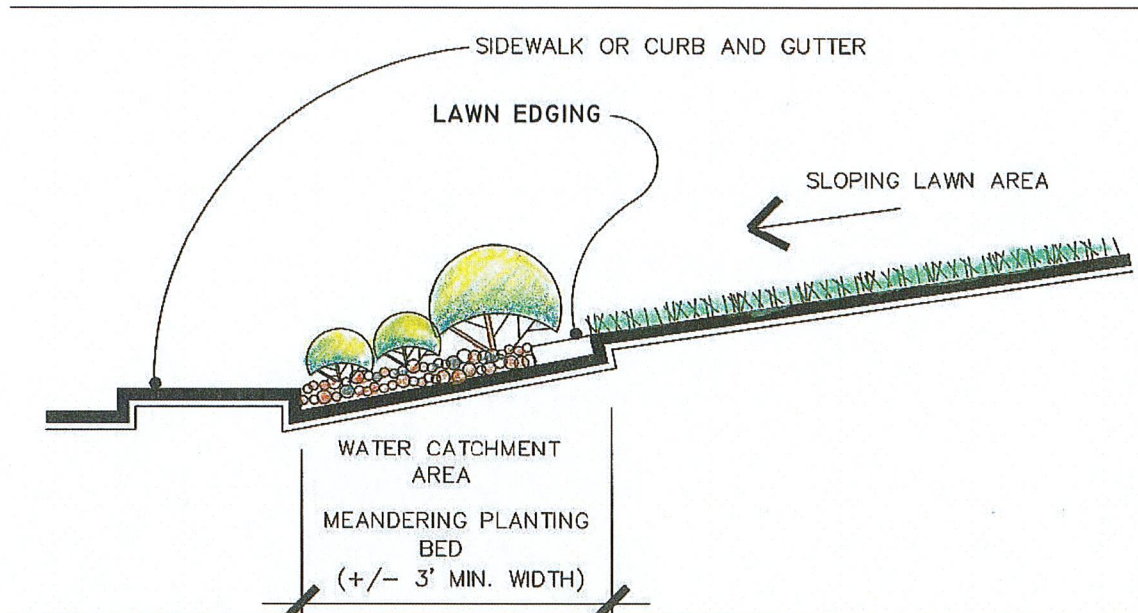
Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared-off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.

Retaining walls shall use native stone or modular blocks materials where grading dictates.

**Turf Areas:** A "water catchment area" or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure D-6 below).



Figure D-6: Turf Areas



### Sustainability

Low Impact Development (LID) Standards – APN 534-561-10 is not subject to these requirements

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure D-7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.

Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.

Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas.

Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.

Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.

Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

Environmental Sustainability Standards – APN 534-561-10 is not subject to these requirements

Village Green Commerce Center contributes to a sustainable business park environment, except for parcel 534-561-10, which will meet the Washoe County Building Code requirements, by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.



2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at [www.thebuilders.com/sierragreen.php](http://www.thebuilders.com/sierragreen.php).
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

## Administration

### Transportation Improvements

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

### Public Trail Easement

A public trail easement shall be located along the eastern property line of APN 534-561-06 and 534-561-07. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Department.

### Subsequent Review Requirements

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or administrative permit.

Administrative permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s).



Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

### **Project Financing**

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer and dedicated to Washoe County as appropriate.
2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

### **Maintenance**

At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

### **Administrative Approval for Minor Revisions**

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Master Plan Amendment process.

### **Design Flexibility**

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

### **Omissions**

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Master Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

### **Definitions**

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document: