



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: October 22, 2019

- DATE:** September 20, 2019
- TO:** Board of County Commissioners
- FROM:** Julee Olander, Planner, Planning and Building Division
Community Services Department, 775.328.3627,
jolander@washoecounty.us,
- THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning &
Building Division, Community Services Department, 328-3619,
mhauenstein@washoecounty.us
- SUBJECT:** Public Hearing: Possible adoption of Master Plan Amendment Case Number WMPA19-0003 (Village Green) – Which amends the Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan, the amendment would include the following:
1. Amend the Spanish Springs Area Plan Policy SS.5.1 to exclude the Village Green Commerce Center Specific Plan as specified within the plan;
 2. Update the Village Green Commerce Center Specific Plan assessor's parcel numbers to reflect the removal of APN 534-561-09 which was removed from the specific plan in 2014;
 3. Update the Village Green Commerce Center Specific Plan maps (Figure D-1; Location Map, Figure D-2: Specific Plan Land Uses, and Figure D-5: Business Park Buffering) in order to reflect the removal of APN 534-561-09;
 4. Update the Village Green Commerce Center Specific Plan – Goal One under Specific Plan Goals for Protect the Natural Environment to add the language “where feasible”;
 5. Increase the building height to 40 feet from 35 feet in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
 6. Replace the western theme architecture standards with contemporary industrial theme standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
 7. Change the landscaping requirement from 20% to 15% in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
 8. Remove Village Green Commerce Center Specific Plan phasing standards as the existing phasing plan is outdated and no longer functions properly with the proposed specific plan changes;
 9. Remove the sustainability standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10 and require future development to comply with all Washoe County code requirements;

AGENDA ITEM # _____

- and
10. Remove Village Green Commerce Center Specific Plan maintenance contact information and update the definition of the master developer.

The Board may adopt, not adopt, or modify the master plan amendment. The affected area is the Village Green Commerce Center Specific Plan of the Spanish Springs Area Plan.

And if approved, authorize the Chair to sign the resolution adopting the amendment, subject to favorable conformance review by the Regional Planning authorities. (Commission District 4.)

SUMMARY

If adopted, the master plan amendment would amend “Appendix D – Village Green Commerce Center Specific Plan for only parcel 534-561-10, a component of the Spanish Springs Area Plan and the Washoe County Master Plan.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

PREVIOUS ACTION

On June 5, 2019, at the Spanish Springs Citizen Advisory Board (CAB) meeting the applicant presented the proposed changes to meet the neighborhood meeting requirement in accordance with Washoe County Code (WCC) Section 110.820.20. The meeting was held at the Spanish Springs Library. Topics of interest expressed at that meeting included: changing the building height, setbacks, loading docks and landscaping. The applicant made changes to the proposed plan and presented the updated plan at the CAB meeting on August 7, 2019. At that meeting the applicant explained the changes and the Spanish Springs CAB recommended to support the amendment.

On September 3, 2019, the Washoe County Planning Commission heard this item and voted unanimously to recommend approval of the proposed Master Plan Amendment Case No. WMPA19-0003 to the Board of County Commissioners (see Attachment C).

BACKGROUND

The Village Green Commerce Center Specific Plan was developed to allow industrial uses with specific goals and design standards to support and promote commerce and employment in the Spanish Springs area. The plan addresses land uses, transportation infrastructure, site planning, architecture, signs, lighting, landscaping and sustainability. The plan includes four parcels, parcels 534-561-10 & 08 are master planned and have a regulatory zone designation of Industrial (I) and parcels 534-561-06 & 07 are master planned and have a regulatory zone designation of Open Space (OS). The owner of 534-561-08 was contacted by certified mail to see if they wanted their parcel included with this amendment, however they did not respond and Washoe County staff will not include this property as a part of these proposed changes without the property owner’s written consent. The proposed changes are for parcel 534-561-10 only and include the following:

- Site planning, changing the allowed building height from 35 feet to 40 feet and requiring additional setback requirements if a building is over 30 feet in height;
- Architecture, removing the western theme standards and promoting a contemporary industrial theme;
- Landscaping, lower the requirement to 15% from 20%; and
- Environmental Sustainability, remove the standards and will meet all Washoe County Code requirements.

Staff is also proposing to update the maps to reflect the correct parcels; update parcel acreage or remove outdated parcel acreage; remove the phasing plan that no longer is current; and change the definition of the master developer to the tenant/user.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt Master Plan Amendment Case Number WMPA19-0003 (Village Green) – Which amends the Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan.

And if approved, authorize the Chair to sign the resolution adopting the amendment, subject to favorable conformance review by the Regional Planning authorities.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to:

- 1) Adopt Master Plan Amendment Case Number WMPA19-0003 (Village Green) – Which amends the Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan. AND
- 2) If approved, authorize the Chair to sign the resolution adopting the amendment and direct staff to submit Master Plan Amendment Case Number WMPA19-0003 (Village Green) to the Truckee Meadows Regional Planning Agency for review for conformance with the Truckee Meadows Regional Plan.”

- Attachments:
- A. BCC Resolution Adopting Master Plan Amendment Case Number WMPA19-0003 (Village Green Commerce Center Specific Plan)
 - B. Planning Commission Staff Report for WMP19-0003
 - C. Planning Commission Draft Minutes for September 3, 2019 Meeting

R19-063



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

**RESOLUTION
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN,
SPANISH SPRINGS AREA PLAN (WMPA19-0003)**

WHEREAS, Blackstone Development Group applied to the Washoe County Planning Commission on behalf of STN 375 Calle De La Plata to amend the Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan;

WHEREAS, on September 3, 2019, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Master Plan Amendment Case No. WMPA19-0003, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on October 22, 2019, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master 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.
3. Response to Changed Conditions. The proposed amendment identifies and 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.
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.
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.
And;

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Spanish Springs Area Plan (Case No. WMPA19-0003), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 22th day of October 2019, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit A-1, WMPA19-0003

Spanish Springs Area Plan

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

Policies

- SS.5.1 Development, including that granted by a special use permit, but excluding educational facilities and exemptions as specifically provided in Appendix D-Village Green Commerce Center Specific Plan, within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A –Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.

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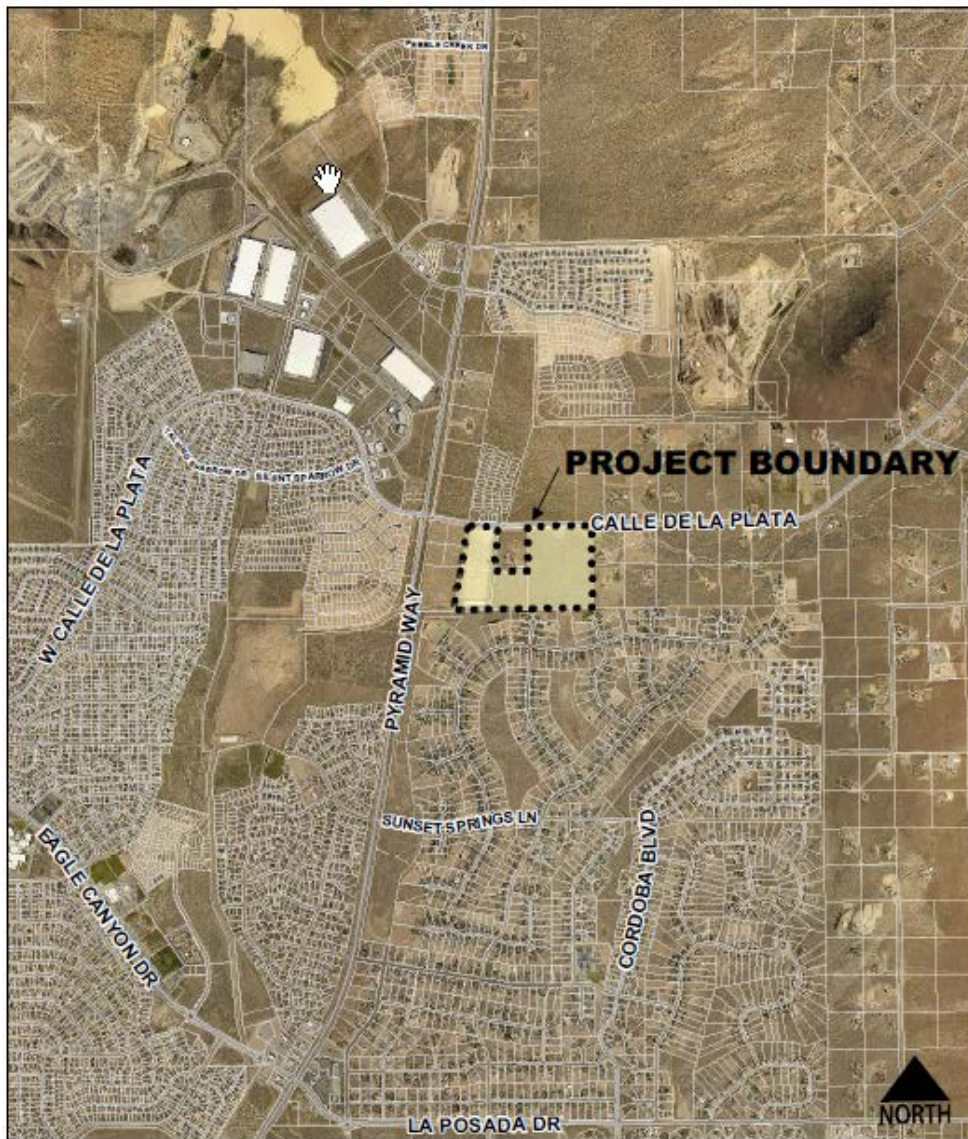
Village Green Commerce Center Specific Plan

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, and 10) consists of 70± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± 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 and Diverse Development Patterns

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.

Infrastructure

Goal Five: Village Green Commerce Center will bring major elements of public facility plans to fruition which include the construction of an arterial roadway (Calle de la Plata), providing a flood control basin, and completing a planned signalized intersection.

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.

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.

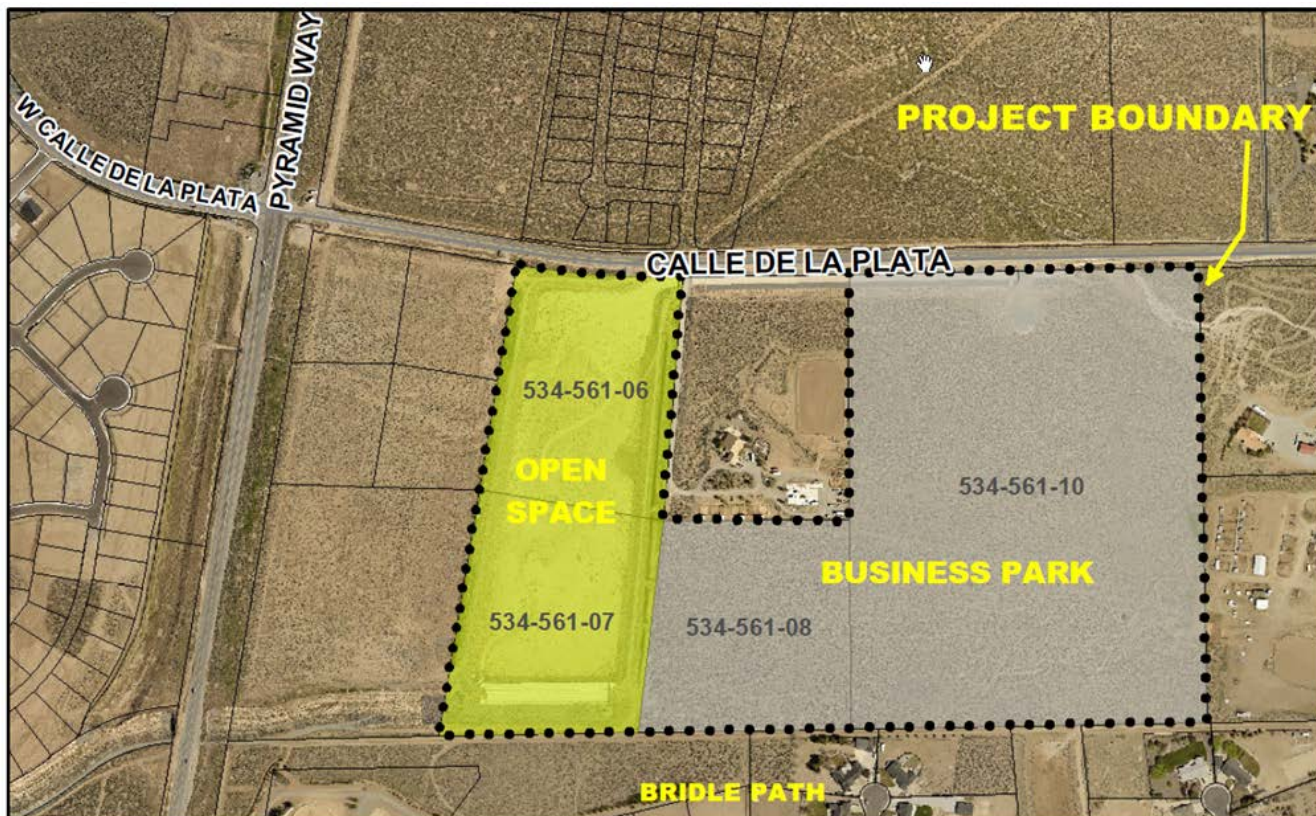
Land Use Classifications

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 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. All of the uses outlined in Table D-1 are permitted 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 and Figure D-3 (following page) shows the Surrounding Area Land Uses, a composite of land uses in the surrounding area.

Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Streets & Highway System Plan shown in Figure D-4. That map identifies future transportation needs based on the relationship of land use

and transportation facilities in the Regional Transportation Commission (RTC) modeling. Village Green Commerce Center includes land uses that compliment 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

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	20 feet
South	50 feet (includes a buffer) ¹
West	50 feet (adjacent to residential zoned parcel)
East	50 feet (includes a buffer) ¹

¹ See Figures D-5 and D-6, pages 14 and 15. Refer to Buffer Yard section of this handbook on page 15 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' (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 existing residential structure. Buildings in excess of 30' feet shall include an additional setback of one foot for each foot of building height, up to 40' feet high. Building height is measured per the definitions in the Washoe County Development Code.

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.

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.

A minimum 5' (foot) wide sidewalk is required along the project's Calle de la Plata frontage, providing a connection with neighborhood commercial properties to the west. The sidewalk may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

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 and overhangs.

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 parcel 534-151-10, which shall promote a contemporary industrial theme.

General Guidelines, for contemporary industrial theme

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, patterns, and/or textures.

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

Any equipment on the roofs will be screen and not visible from roadways or adjoining parcels.

General Guidelines

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

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

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

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

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 low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Security Lighting

Light standards shall not exceed 12' (feet) in height. Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.

In the event a security light standard higher than 12' (feet) is proposed, a photometric plan is required and shall be approved by the Administrator.

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 buildings facades oriented toward south and east property lines. These refer to only those buildings located along the original south and east property lines of Village Green Commerce Center (adjacent to existing residential).

South and east facing sign illumination is 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 not exceed 12' (feet) in height measured from the adjacent finished grade of parking lot.

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 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. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel. For parcel 534-561-10 only, a minimum of 15% of the gross site 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. The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

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

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

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

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.

Building Setback - All buildings adjacent to these 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 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: Business Park Buffering

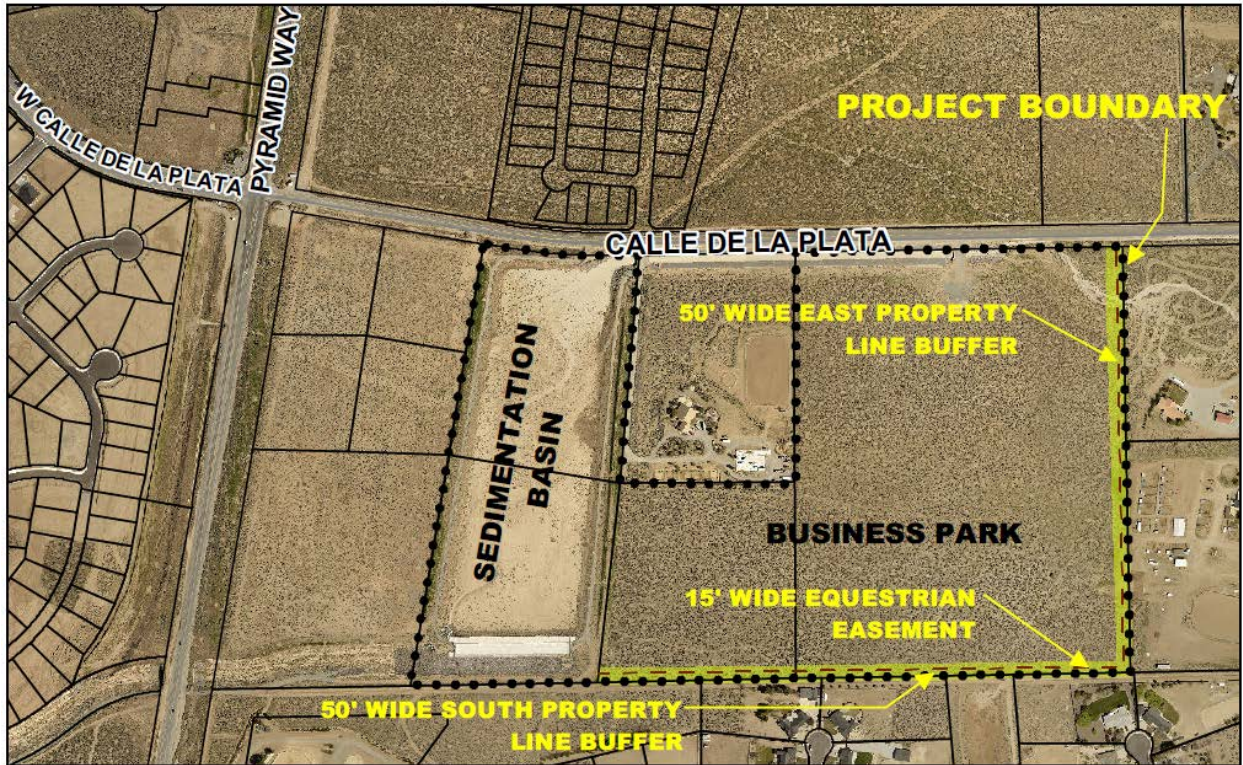
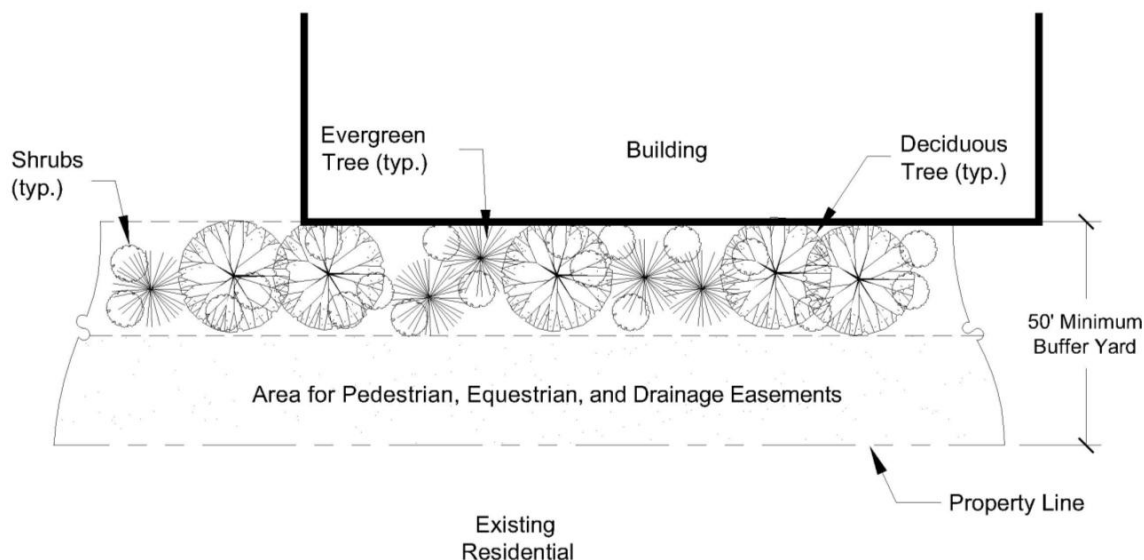


Figure D-6: Buffering Yard Planting Plan

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

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.

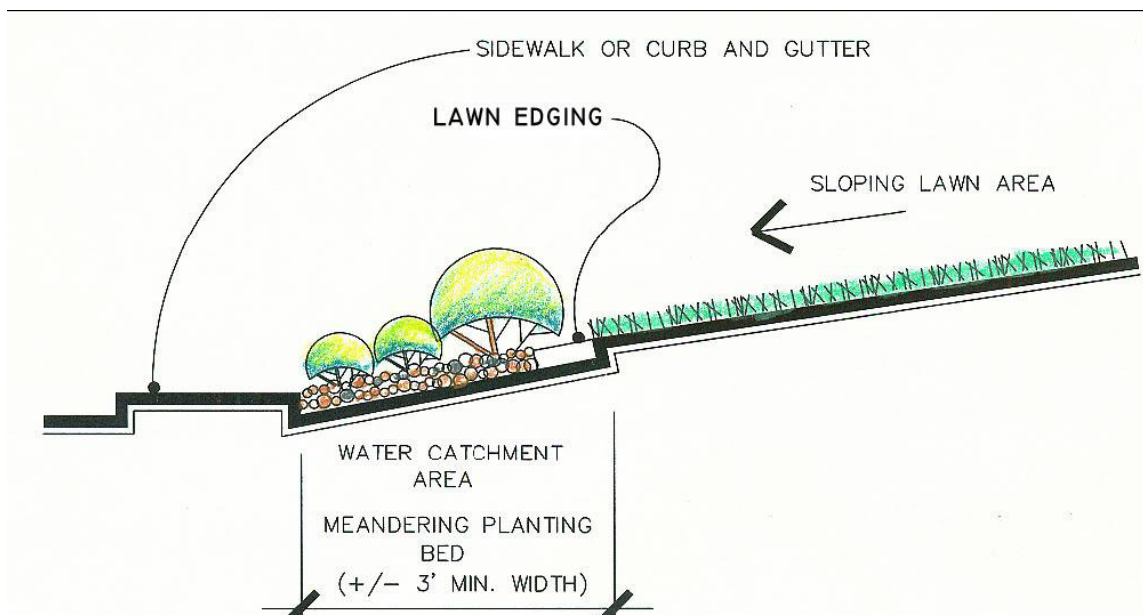
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape 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-7 below).

Figure D-7: Turf Areas



Sustainability

Low Impact Development (LID) Standards

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

Village Green Commerce Center contributes to a sustainable business park environment, except for parcel 534-151-10, which will meet all Washoe County 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.
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 Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building project. These improvements may be necessary in advance to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.

Equestrian Easement

The Master Developer shall provide an equestrian easement to Washoe County from Bridle Path and construct the path with each adjacent phase through the project site per the phasing plan and connect to Calle De Le Plata. This easement shall be 15' in width, and meet the basic criteria for equestrian use as defined by the Washoe County Parks Department, and maintained by Washoe County. This easement is noted on the Business Park Buffer Plan, Figure D-5 on page D-13.

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:

1. **Administrator.** "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** "County" shall mean Washoe County, Nevada.
4. **Code.** "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** "Master Developer" shall mean Sierra Triple Net, LLC its successors or a future tenant and /or user.
7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.



Planning Commission Staff Report

Meeting Date: September 3, 2019

Agenda Item: 9C

MASTER PLAN AMENDMENT CASE NUMBER: WMPA19-0003 (Village Green)

BRIEF SUMMARY OF REQUEST: To update and amend selected development standards and policies for the existing Village Green Commerce Center Specific Plan

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

Master Plan Amendment Case Number WMPA19-0003 (Village Green) – For possible action, hearing, and discussion to amend the Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan, and if approved, to authorize the chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. If approved, the amendment would include the following:

1. Amend the Spanish Springs Area Plan Policy SS.5.1 to exclude the Village Green Commerce Center Specific Plan as specified within the plan;
2. Update the Village Green Commerce Center Specific Plan assessor's parcel numbers to reflect the removal of APN 534-561-09 which was removed from the specific plan in 2014;
3. Update the Village Green Commerce Center Specific Plan maps (Figure D-1; Location Map, Figure D-2: Specific Plan Land Uses, and Figure D-5: Business Park Buffering) in order to reflect the removal of APN 534-561-09;
4. Update the Village Green Commerce Center Specific Plan – Goal One under Specific Plan Goals for *Protect the Natural Environment* to add the language “where feasible”;
5. Increase the building height to 40 feet from 35 feet in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
6. Replace the western theme architecture standards with contemporary industrial theme standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
7. Change the landscaping requirement from 20% to 15% in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
8. Remove Village Green Commerce Center Specific Plan phasing standards as the existing phasing plan is outdated and no longer functions properly with the proposed specific plan changes;
9. Remove the sustainability standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10 and require future development to comply with all Washoe County code requirements; and
10. Remove Village Green Commerce Center Specific Plan maintenance contact information and update the definition of the master developer.

<p>Applicant: Blackstone Development Group</p> <p>Property Owner: STN 375 Calle Group LLC</p> <p>Location: 375 Calle De La Plata</p> <p>APN: 534-561-10</p> <p>Parcel Size: 36.12 acres</p> <p>Master Plan: Industrial (I)</p> <p>Regulatory Zone: Industrial (I)</p> <p>Area Plan: Spanish Springs</p> <p>Citizen Advisory Board: Spanish Springs</p> <p>Development Code: Authorized in Article 820, Amendment of Master Plan</p> <p>Commission District: 4- Commissioner Hartung</p>	
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STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0003 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the findings required by the Spanish Springs Area Plan Policy SS.17.1 and, if approved, authorize the chair to sign a resolution to this effect.

(Motion with Findings on Page 8)

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Explanation of a Master Plan Amendment

The purpose of a master plan amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

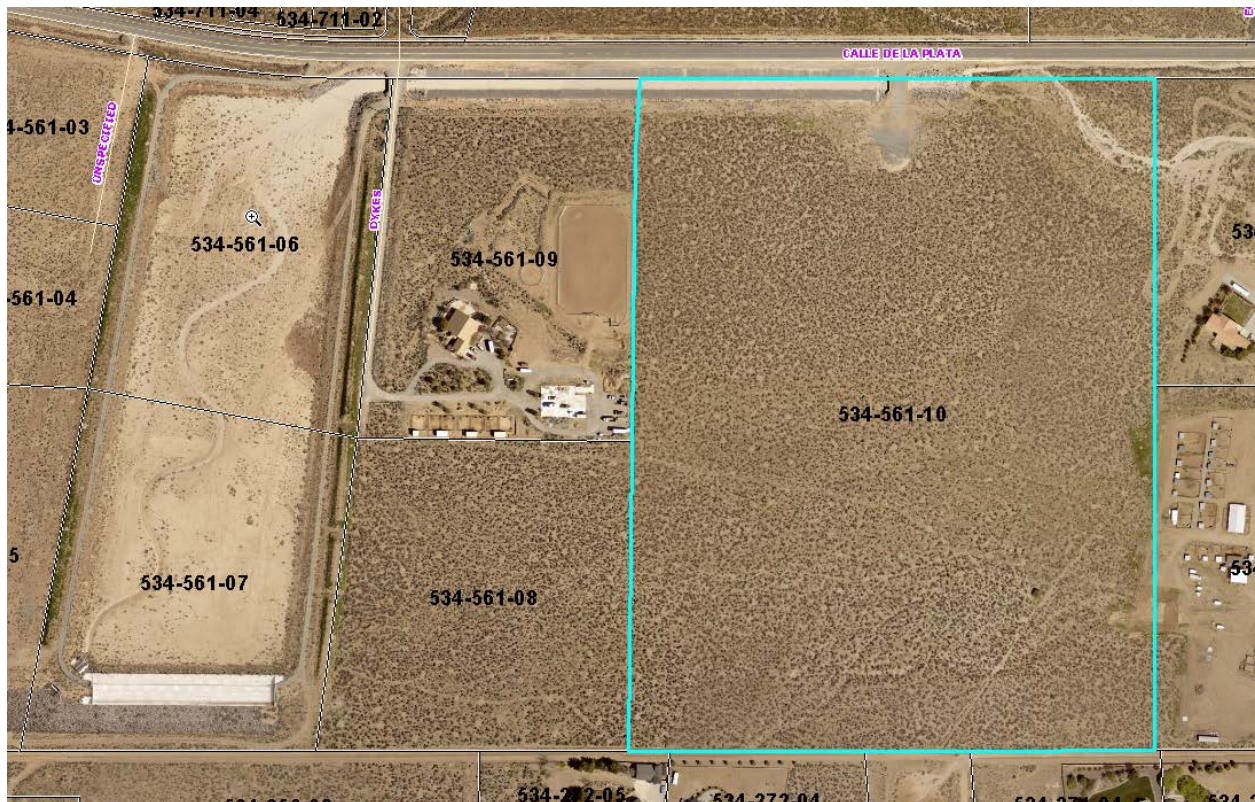
Requests to amend the Master Plan may affect text and/or maps within one of the six elements, one of the 13 area plans, or one of the specific plans, joint plans or community plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

This master plan amendment is proposing to amend selected development standards for the Village Green Commerce Center Specific Plan and Spanish Springs Area Plan policy SS.5.1.

Background

The applicant is proposing to amend specific sections of the Village Green Commerce Center Specific Plan development standards for only parcel 534-561-10. The Village Green Commerce Center Specific Plan is Appendix D of the Spanish Springs Area Plan. The Village Green Commerce Center Specific Plan was developed to include five parcels, however it was amended in 2014 and now only includes four parcels: 534-561-10, 534-561-06, 07, and 08 (See map below). The parcels have different master plan designations and regulatory zones. Parcel 534-561-10 and 08 are master planned and regulatory zoned Industrial (I), while the parcels 534-561-06 and 07 have master plan and regulatory zone designations of Open Space (OS). The owner of 534-561-08 was contacted by certified mail to see if they wanted their parcel included with this amendment, however they did not respond and Washoe County staff will not include this property as a part of these proposed changes without the property owner's written consent.



Analysis

The Village Green Commerce Center Specific Plan was developed to allow industrial uses with specific goals and design standards to support and promote commerce and employment in the Spanish Springs area. The plan addresses land uses, transportation infrastructure, site planning, architecture, signs, lighting, landscaping and sustainability. The applicant is requesting to change the following standards for parcel 534-561-10 only:

- Site planning, changing the allowed building height from 35 feet to 40 feet and requiring additional setback requirements if a building is over 30 feet in height;
- Architecture, removing the western theme standards and promoting a contemporary industrial theme;
- Landscaping, lower the requirement to 15% from 20%; and
- Environmental Sustainability, remove the standards and will meet all Washoe County Code requirements.

The applicant is requesting these changes to modernize the Village Green Commerce Center Specific Plan to meet current needs. The applicant is requesting to increase the height of industrial buildings to accommodate the type of equipment that is now typically found inside industrial buildings. Washoe County code 110.406, regulatory zoned Industrial (I) property allows the maximum building height of 65 feet. The proposal will add additional setback requirements for the taller height to address the neighborhood concerns and to provide distance from the buildings to the property lines. The proposed amendment is requesting to remove the western theme architectural standards to allow for a contemporary industrial theme. The Spanish Springs Area Plan policy SS.5.1 will be amended to exclude the reference of the Appendix A – Western Theme Design Guidelines for the Village Green Commerce Center Specific Plan as specified within Appendix D - Village Green Commerce Center Specific Plan (See Exhibit B). Another request is to lower the landscaping requirement to 15% of the developed land to be landscaped. Washoe County code 110.412 requires regulatory zoned Industrial (I) property to have 10% of the developed land be landscaped. The applicant is requesting to remove the environmental sustainability standards for parcel 534-561-10 and meet the existing Washoe County codes. The applicant has indicated that some of the requirements are dated or are not typically required of industrial type developments

Staff is also proposing to update the maps to reflect the correct parcels; update parcel acreage or remove outdated parcel acreage; remove the phasing plan that no longer is current; and change the definition of the master developer to the tenant/user (See Exhibit C).

Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan, as detailed in this staff 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.

Staff Comment: There is no change proposed to the land use of the site and will not adversely impact the public health, safety or welfare.

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.

Staff Comment: The proposed amendment is responding to business changes and to encourage development of the Village Green Commerce Center Plan, as detailed in this staff report.

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.

Staff Comment: There are adequate transportation, recreation, utility, and other facilities to accommodate the planned uses and densities.

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.

Staff Comment: The proposed amendment will maintain and promote the desired pattern for the orderly physical growth of the County.

Spanish Springs Area Plan Findings

Policy 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 implement the Vision and Character Statement.

Staff Comment: The proposed amendment to the Village Green Commerce Center Specific Plan will continue to implement the Vision and Character Statement. The proposed changes “will provide a range of employment opportunities” and “increase employment opportunities”.

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

Staff Comment: The amendment is proposing to amend and update the Village Green Commerce Center Specific Plan, which is part of the Spanish Springs Area Plan. Policies SS.5.1. requires complying with Appendix A- Western Theme Design Guidelines. This policy is proposed to be amended for Appendix D- Village Green Commerce Center Specific Plan for parcel 534-561-10. The amendment complies with all other policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

Staff Comment: The proposed amendment will not conflict with the public's health, safety or welfare, including possible effects upon water quality and quantity

Spanish Springs Citizen Advisory Board (CAB) and Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. A neighborhood meeting was held at Spanish Springs Library on June 5, 2019 and some of the issues discussed included changing the building height, setbacks, loading docks and landscaping. The CAB recommended unanimously to deny the request to change the Village Green Commerce Center Specific Plan primarily because of the change to the building height. See Exhibit C for the June 5th minutes.

The applicant amended the original request and presented the amended plan to the CAB on August 7, 2019 at the Spanish Springs Library. The applicant explained the need for the additional building height and that buildings over 30 feet in height would require additional setback requirements. Also, that there would be no change for the setbacks from the loading docks. There were numerous people who spoke with concerns about building height, loading docks and landscaping. However, after further explanation from the applicant the CAB board members unanimously recommended to support the amendment. The minutes from the August 7th meeting were not available to be included in the staff report, but will be available at the Planning Commission meeting on September 3, 2019.

Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for August 23, 2019. A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date.

Noticing for this proposal: Thirty-one (31) property owners were noticed by mail not less than 10 days before the public hearing (See Exhibit C).

Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the master plan as set forth in Master Plan Amendment Case Number WMPA19-0003. It is further recommended that the Planning Commission to forward the master plan amendments to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the master plan as set forth in Master Plan Amendment Case Number WMPA19-0003 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and all findings in accordance to Policy SS.17.1 of the Spanish Springs Area Plan. I further move to certify the resolution and the proposed master plan amendments in WMPA19-0003 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: Blackstone Development Group

Property Owner: STN 375 Calle Group, LLC, 3860 GS Richards Blvd., Carson City, NV 89703, email: rkuckenmeister@kbcallc.com

Consultant: Rubicon Design Group, Attn: Mike Railey, 1610 Montclair Ave., Suite B, Reno, NV, 89509, email: mrailey@rubicondesigngroup.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, APPENDIX D – VILLAGE GREEN COMMERCE CENTER SPECIFIC PLAN, AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 19-19

Whereas, Master Plan Amendment Case Number WMPA19-0003 came before the Washoe County Planning Commission for a duly noticed public hearing on September 3, 2019; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA19-0003, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master 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.
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.
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.
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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Spanish Springs Area Plan Policy SS.17.1 Required Findings

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA19-0003, comprised of the text changes included as Exhibit A to this resolution; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on September 3, 2019

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Attachment: Exhibit A – Spanish Springs Area Plan policy SS.5.1 and Village Green Commerce Center Specific Plan

Exhibit A, WMPA19-0003

Spanish Springs Area Plan

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

Policies

SS.5.1 Development, including that granted by a special use permit, but excluding educational facilities and exemptions as specifically provided in Appendix D- Village Green Commerce Center Specific Plan, within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A –Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.

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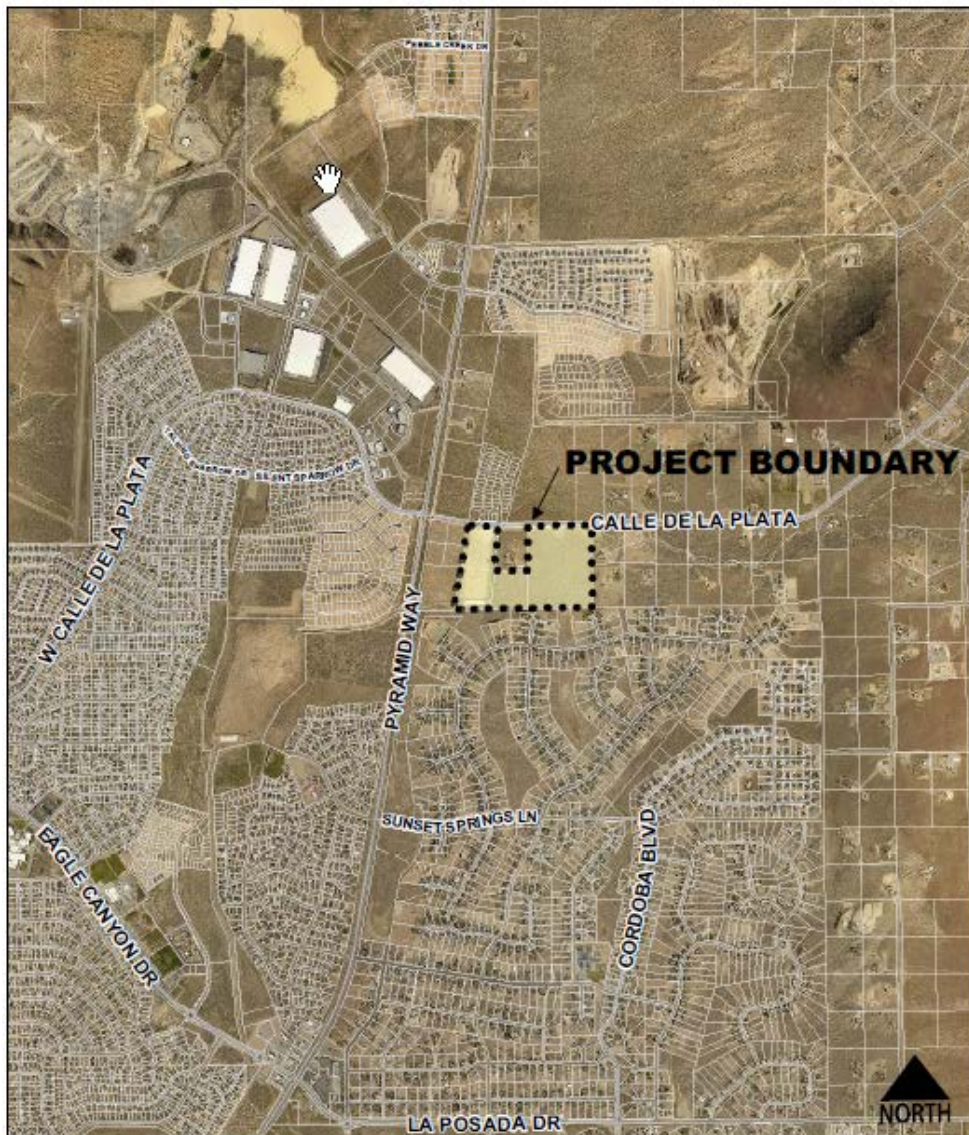
Village Green Commerce Center Specific Plan

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, and 10) consists of 70± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± 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 and Diverse Development Patterns

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.

Infrastructure

Goal Five: Village Green Commerce Center will bring major elements of public facility plans to fruition which include the construction of an arterial roadway (Calle de la Plata), providing a flood control basin, and completing a planned signalized intersection.

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.

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

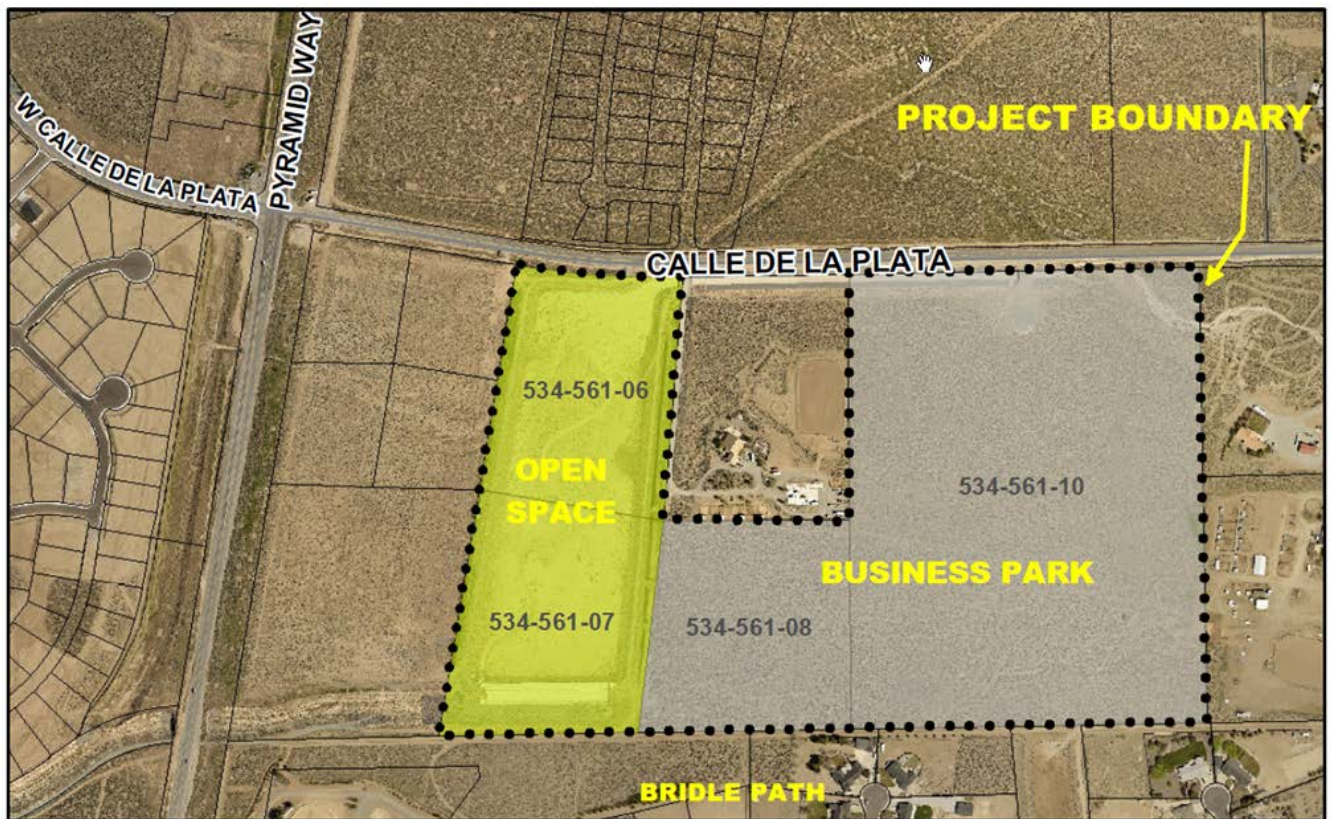
Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley. The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area

Plan Table of Allowed Uses 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. All of the uses outlined in Table D-1 are permitted 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 and Figure D-3 (following page) shows the Surrounding Area Land Uses, a composite of land uses in the surrounding area.

Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Streets & Highway System Plan shown in Figure D-4. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) modeling. Village Green Commerce Center includes land uses that compliment 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

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	20 feet
South	50 feet (includes a buffer) ¹
West	50 feet (adjacent to residential zoned parcel)
East	50 feet (includes a buffer) ¹

¹ See Figures D-5 and D-6, pages 14 and 15. Refer to Buffer Yard section of this handbook on page 15 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' (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 existing residential structure. Buildings in excess of 30' feet shall include an additional setback of one foot for each foot of building height, up to 40' feet high. Building height is measured per the definitions in the Washoe County Development Code.

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.

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.

A minimum 5' (foot) wide sidewalk is required along the project's Calle de la Plata frontage, providing a connection with neighborhood commercial properties to the west. The sidewalk may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

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 and overhangs.

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 parcel 534-151-10, which shall promote a contemporary industrial theme.

General Guidelines, for contemporary industrial theme

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, patterns, and/or textures.

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

Any equipment on the roofs will be screen and not visible from roadways or adjoining parcels.

General Guidelines

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

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

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

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

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 low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Security Lighting

Light standards shall not exceed 12' (feet) in height. Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.

In the event a security light standard higher than 12' (feet) is proposed, a photometric plan is required and shall be approved by the Administrator.

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 buildings facades oriented toward south and east property lines. These refer to only those buildings located along the original south and east property lines of Village Green Commerce Center (adjacent to existing residential).

South and east facing sign illumination is 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 not exceed 12' (feet) in height measured from the adjacent finished grade of parking lot.

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 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. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel. For parcel 534-561-10 only, a minimum of 15% of the gross site 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. The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

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

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

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

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.

Building Setback - All buildings adjacent to these 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 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: Business Park Buffering

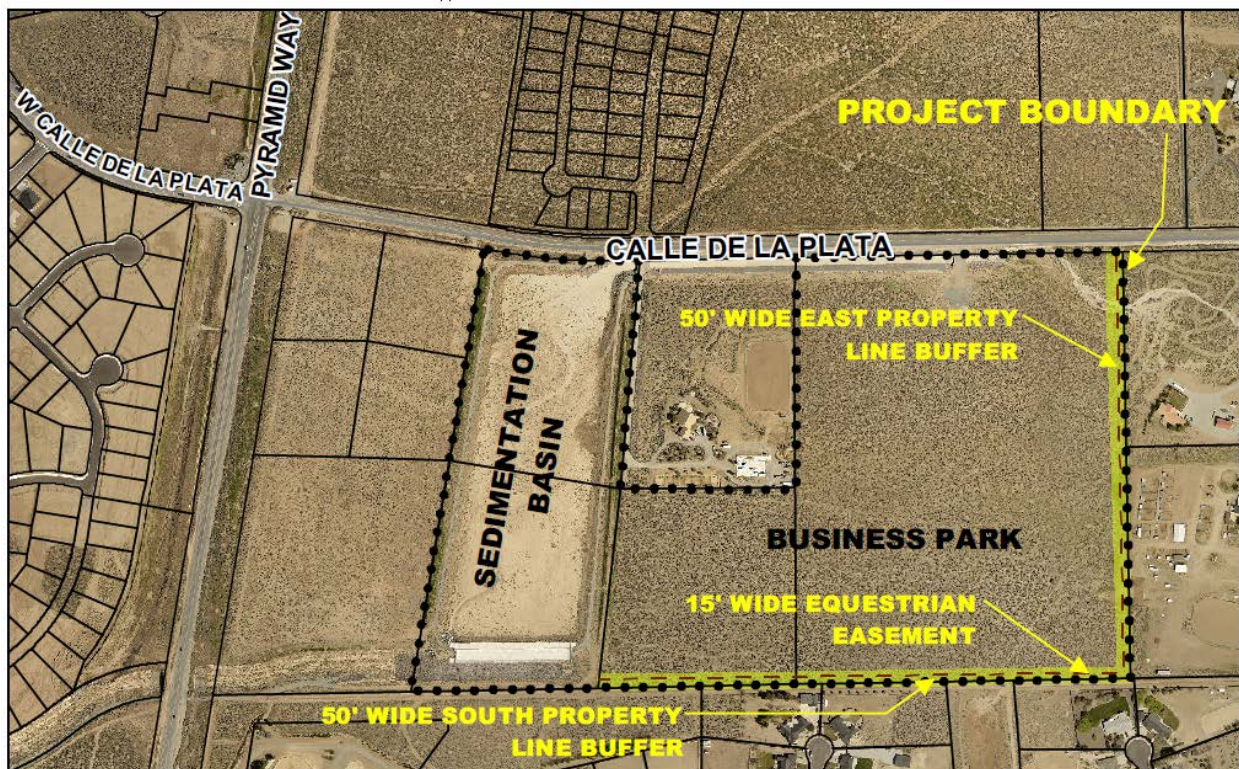
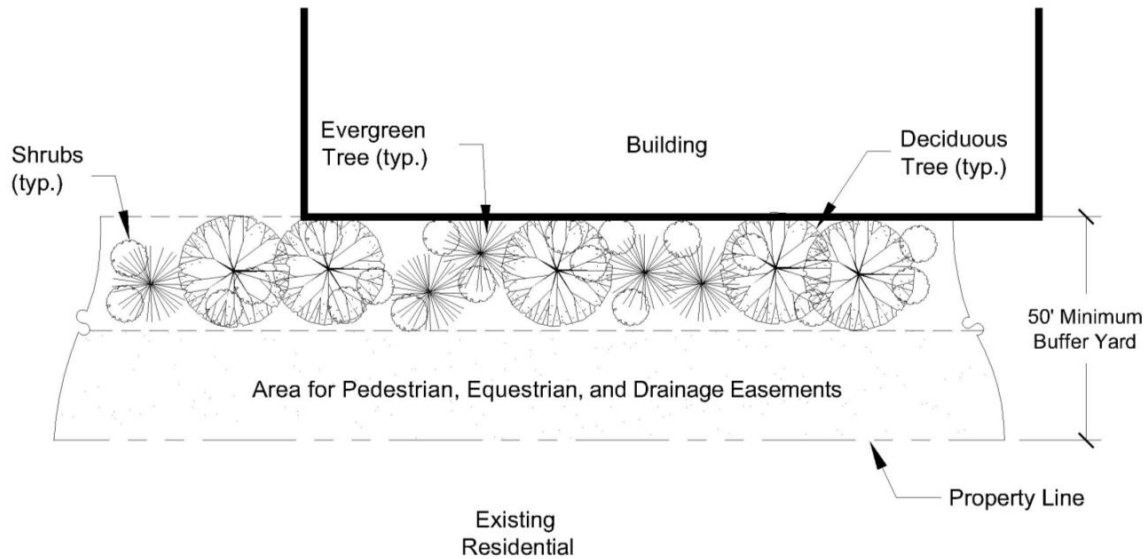


Figure D-6: Buffering Yard Planting Plan

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

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.

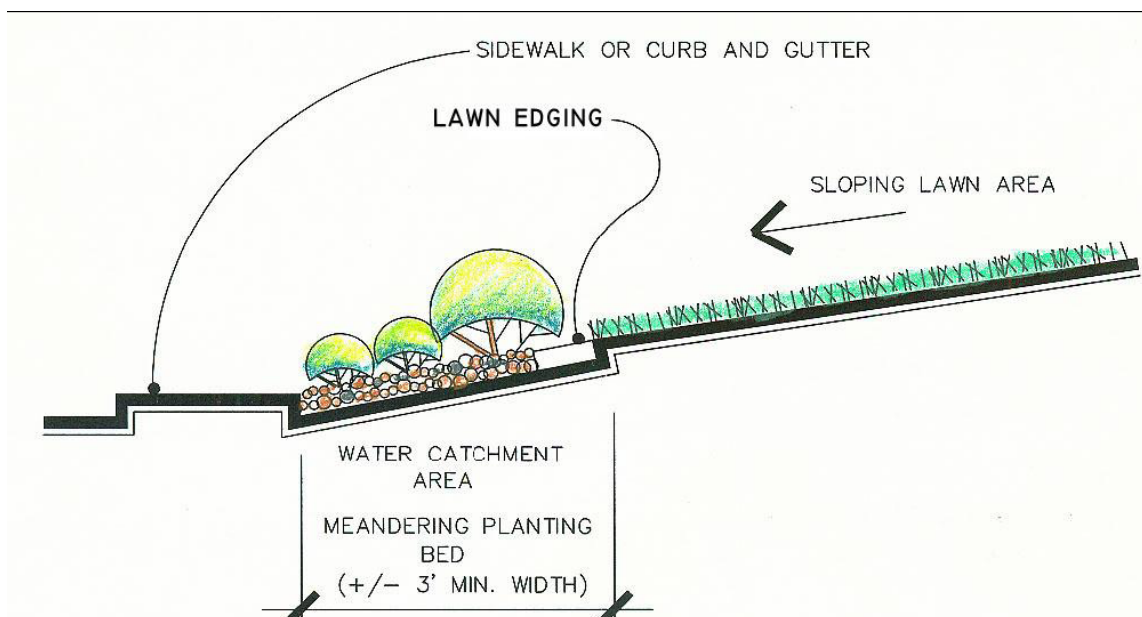
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape 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-7 below).

Figure D-7: Turf Areas



Sustainability

Low Impact Development (LID) Standards

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

Village Green Commerce Center contributes to a sustainable business park environment, except for parcel 534-151-10, which will meet all Washoe County 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.
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 Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building project. These improvements may be necessary in advance to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.

Equestrian Easement

The Master Developer shall provide an equestrian easement to Washoe County from Bridle Path and construct the path with each adjacent phase through the project site per the phasing plan and connect to Calle De Le Plata. This easement shall be 15' in width, and meet the basic criteria for equestrian use as defined by the Washoe County Parks Department, and maintained by Washoe County. This easement is noted on the Business Park Buffer Plan, Figure D-5 on page D-13.

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:

1. **Administrator.** "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** "County" shall mean Washoe County, Nevada.
4. **Code.** "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** "Master Developer" shall mean Sierra Triple Net, LLC its successors or a future tenant and /or user.
7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.

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

Policies

SS.5.1 Development, including that granted by a special use permit, but excluding educational facilities and **exemptions as specifically provided in Appendix D- Village Green Commerce Center Specific Plan**, within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A –Western Theme Design Guidelines and Appendix B – Business Park Design Guidelines.

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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 80.5270± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 59.76± acres located further east along Calle de la Plata.

Figure D-1: Location Map

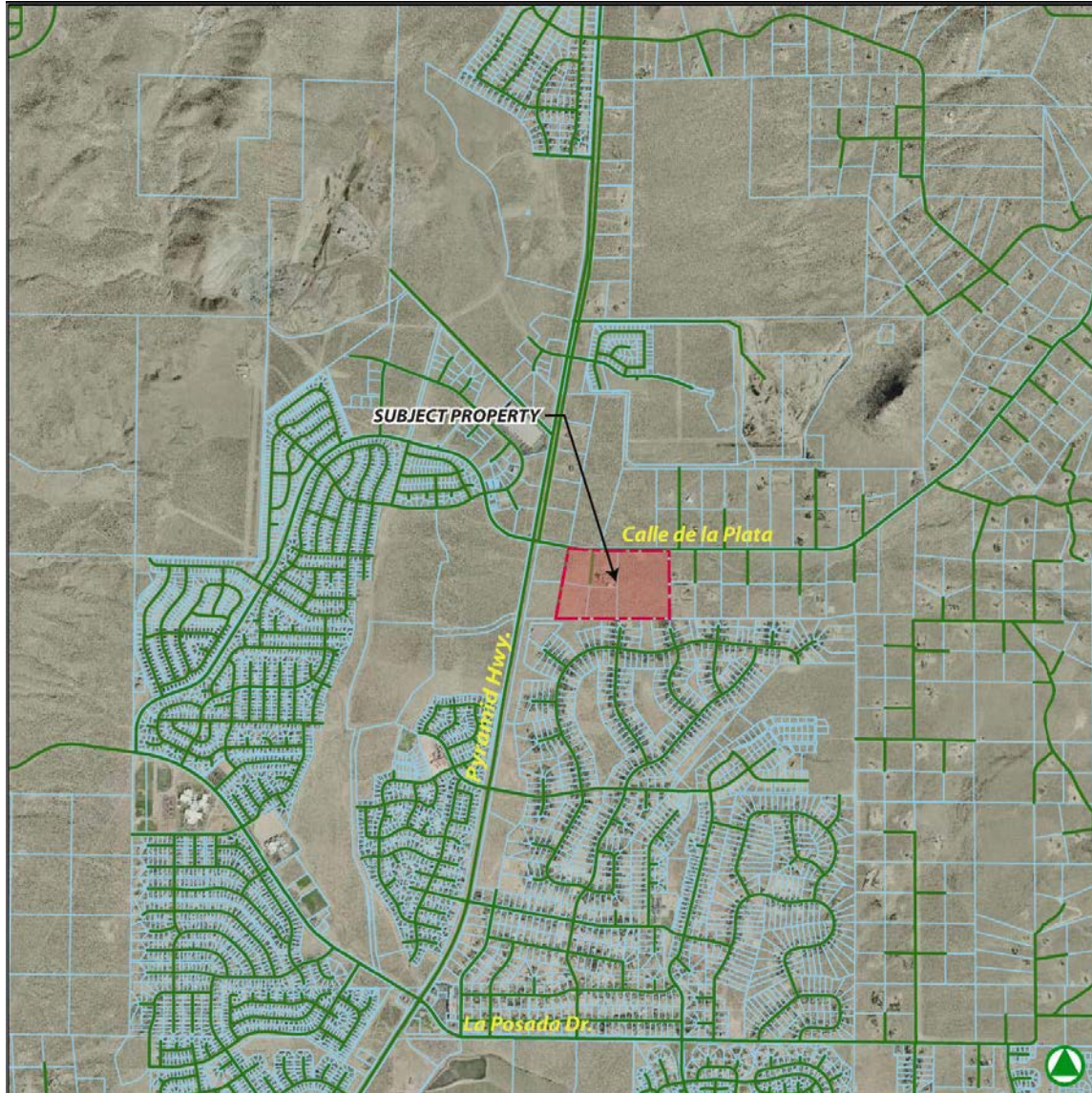
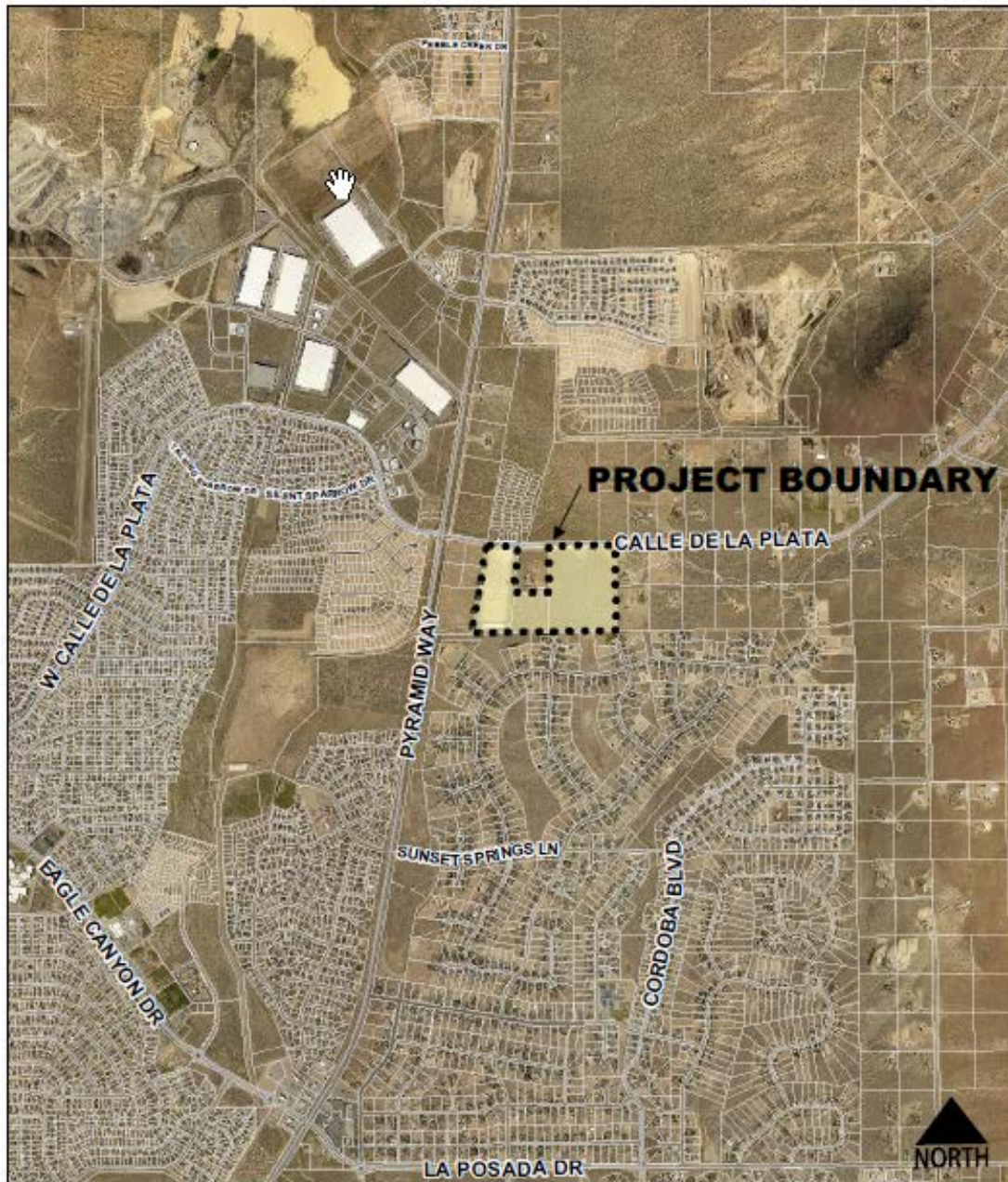


Figure D-1: Location Map



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 and Diverse Development Patterns

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.

Infrastructure

Goal Five: Village Green Commerce Center will bring major elements of public facility plans to fruition which include the construction of an arterial roadway (Calle de la Plata), providing a flood control basin, and completing a planned signalized intersection.

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.

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 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. All of the uses outlined in Table D-1 are permitted 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 and Figure D-3 (following page) shows the Surrounding Area Land Uses, a composite of land uses in the surrounding area.

Figure D-2: Specific Plan Land Uses

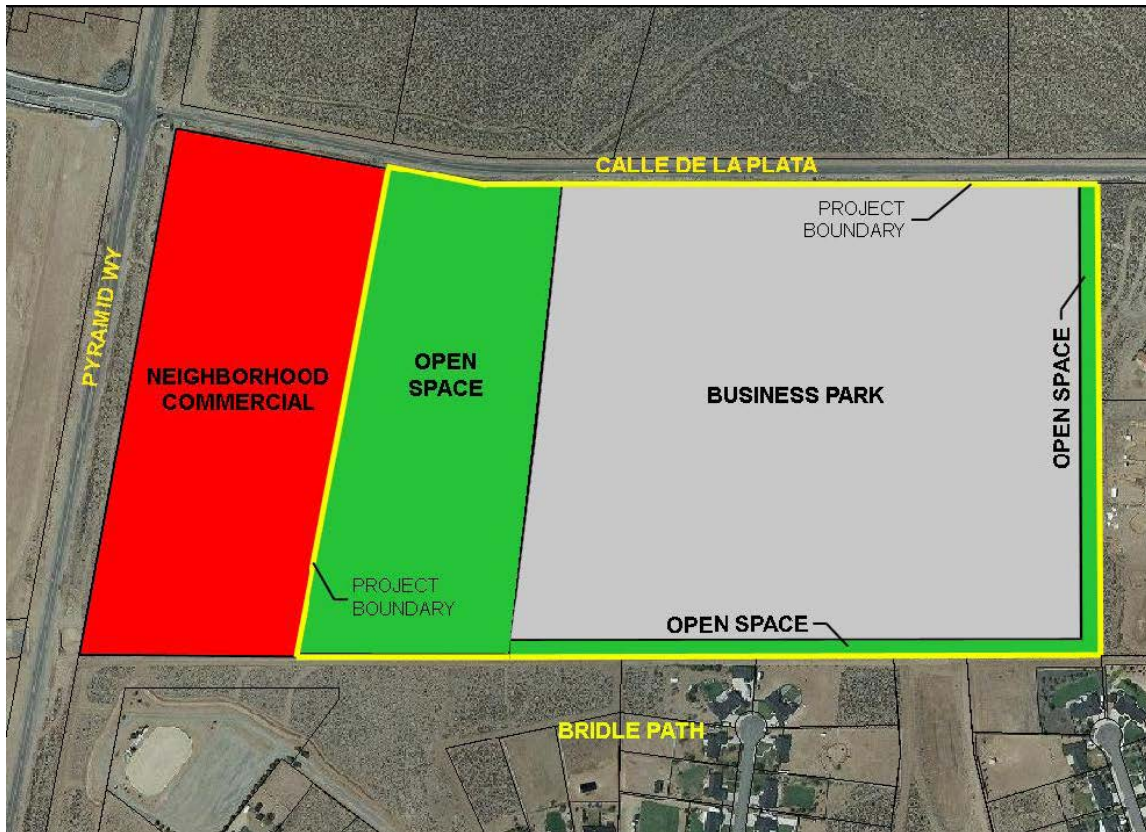
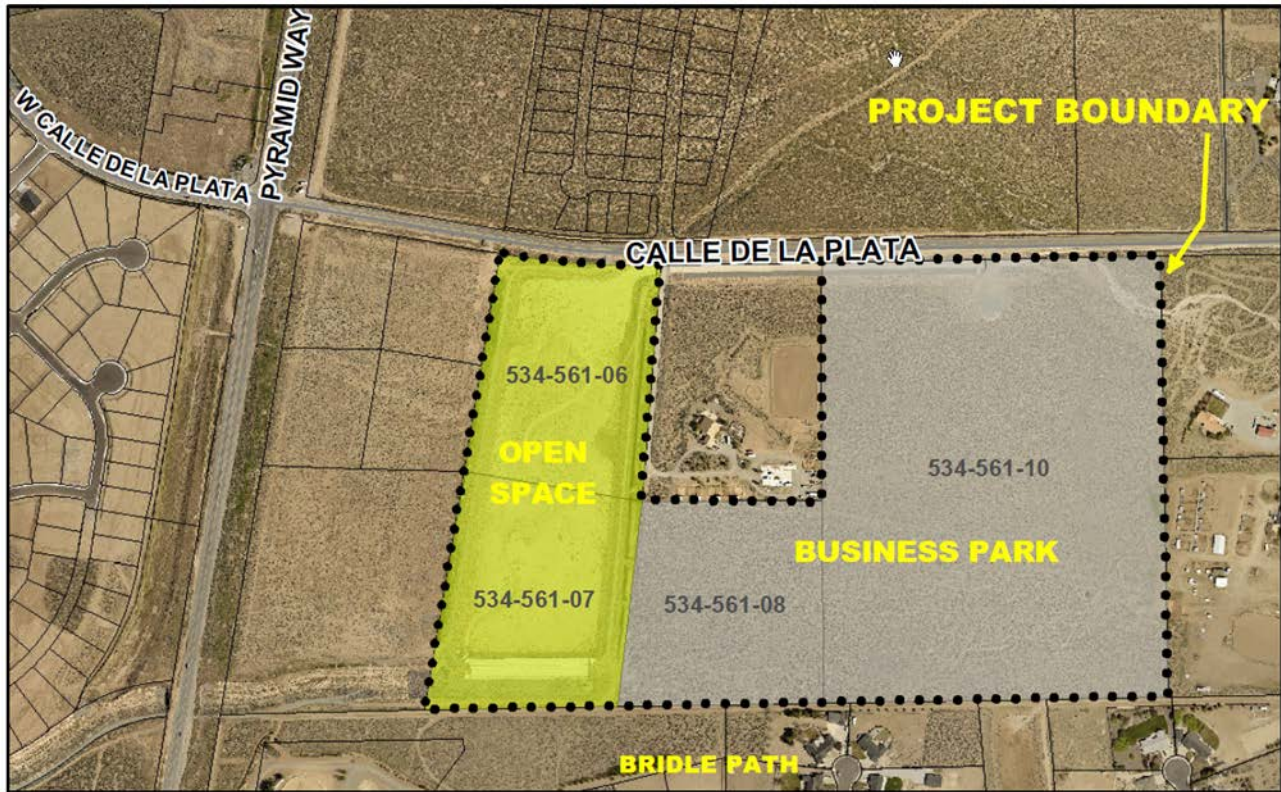


Figure D-2: Specific Plan Land Uses



Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Streets & Highway System Plan shown in Figure D-4. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) modeling. Village Green Commerce Center includes land uses that compliment 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

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	20 feet

South	50 feet (includes a buffer) ¹
West	5 feet 50 feet (adjacent to residential zoned parcels)
East	50 feet (includes a buffer) ¹

See Figures D-5 and D-6, pages 14 and 15. Refer to Buffer Yard section of this handbook on page 15 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' (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 existing residential structure. Buildings in excess of 30' feet shall include an additional setback of one foot for each foot of building height, up to 40' feet high.

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 enclosures 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.

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.

A minimum 5' (foot) wide sidewalk is required along the project's Calle de la Plata frontage, providing a connection with neighborhood commercial properties to the west. The sidewalk may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

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 and overhangs.

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 parcel 534-151-10, which shall promote a contemporary industrial theme.**

General Guidelines, for contemporary industrial theme

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, patterns, and/or textures.

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

Any equipment on the roofs will be screen and not visible from roadways or adjoining parcels.

General Guidelines

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

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

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

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

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 low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

Security Lighting

Light standards shall not exceed 12' (feet) in height. Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.

In the event a security light standard higher than 12' (feet) is proposed, a photometric plan is required and shall be approved by the Administrator.

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 buildings facades oriented toward south and east property lines. These refer to only those buildings located along the original south and east property lines of Village Green Commerce Center (adjacent to existing residential).

South and east facing sign illumination is 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 not exceed 12' (feet) in height measured from the adjacent finished grade of parking lot.

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 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% (11.95± acres) of the gross site area (59.76± acres) excluding the sedimentation basin shall be landscaped. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel. **For parcel 534-561-10 only, a minimum of 15% of the gross site 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. The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.

Calle de la Plata Streetscape

A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.

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

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.

Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.

Use of lawn, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

Planting Palette

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

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

Building Orientation - All buildings oriented along these property lines shall have the "quiet" side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.

Building Setback - All buildings adjacent to these 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 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: Business Park Buffering

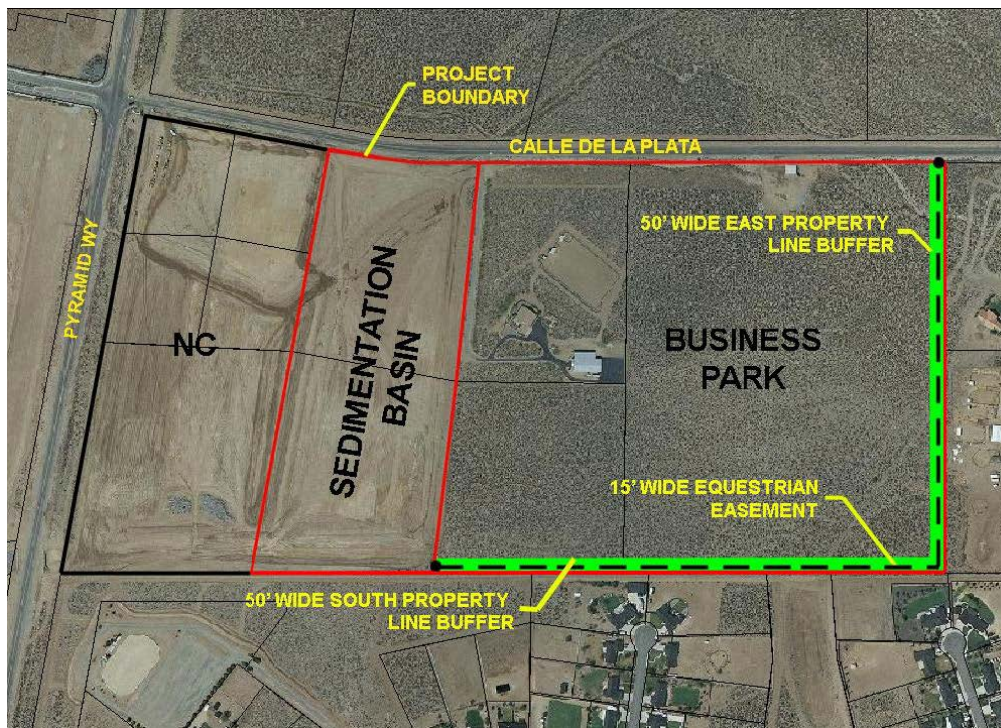


Figure D-5: Business Park Buffering

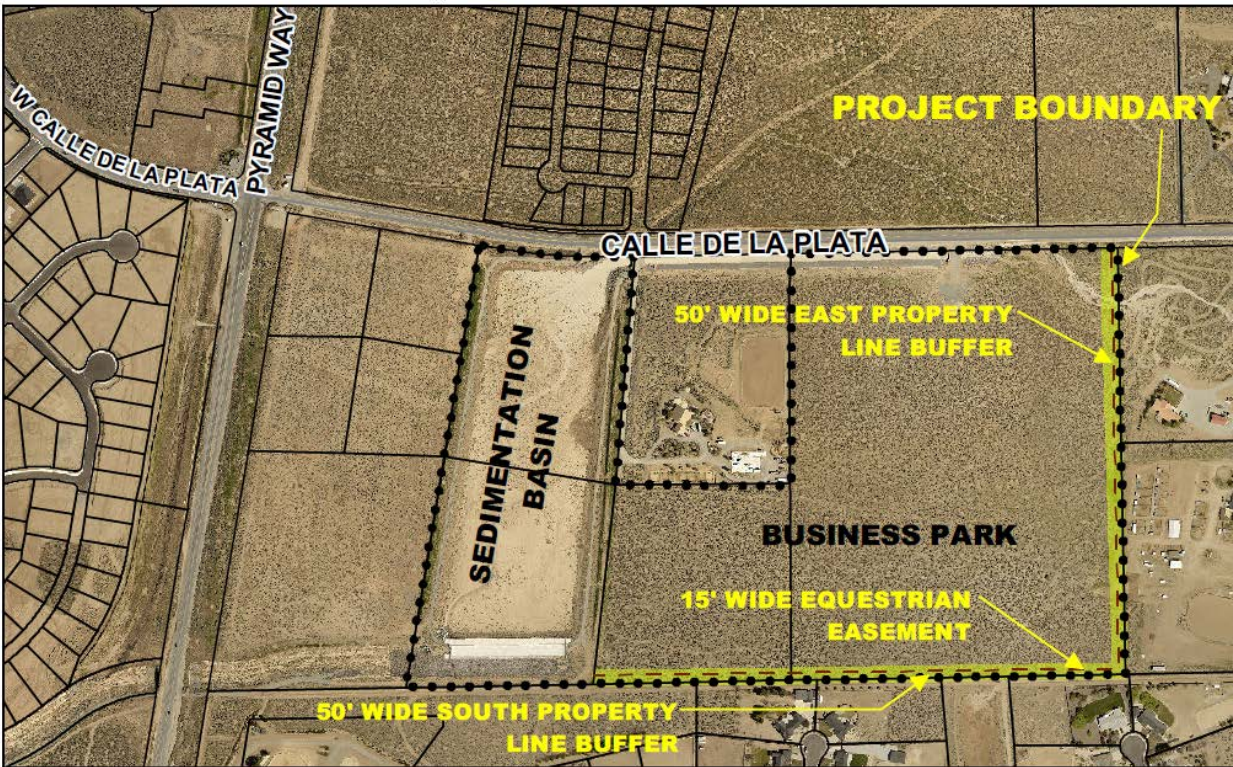
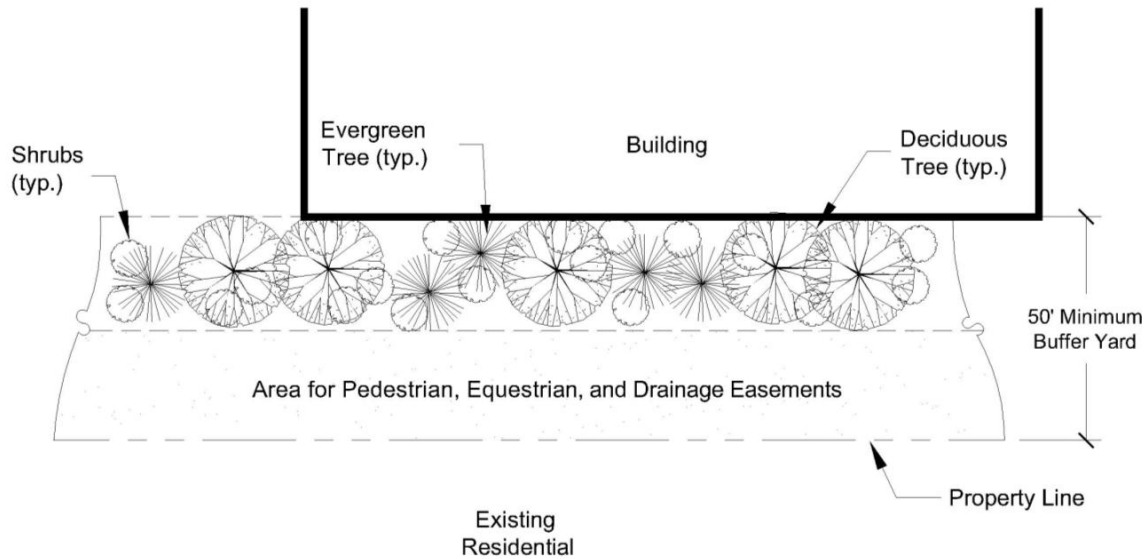


Figure D-6: Buffering Yard Planting Plan

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

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.

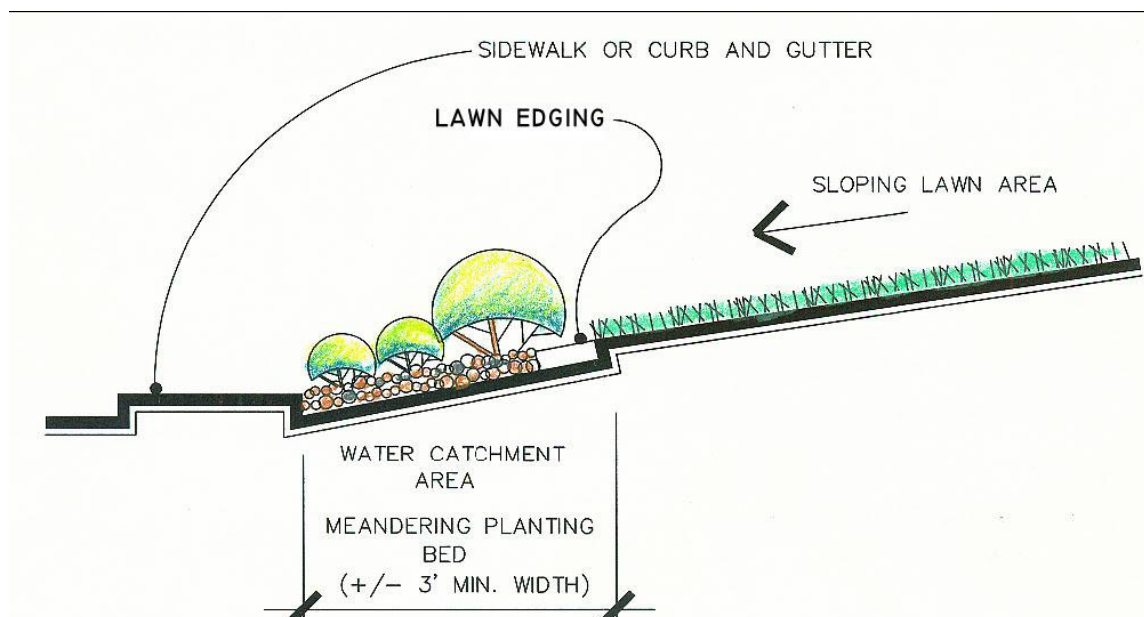
Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape 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-7 below).

Figure D-7: Turf Areas



Sustainability

Low Impact Development (LID) Standards

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

Village Green Commerce Center contributes to a sustainable business park environment, **except for parcel 534-151-10, which will meet all Washoe County 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.
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.

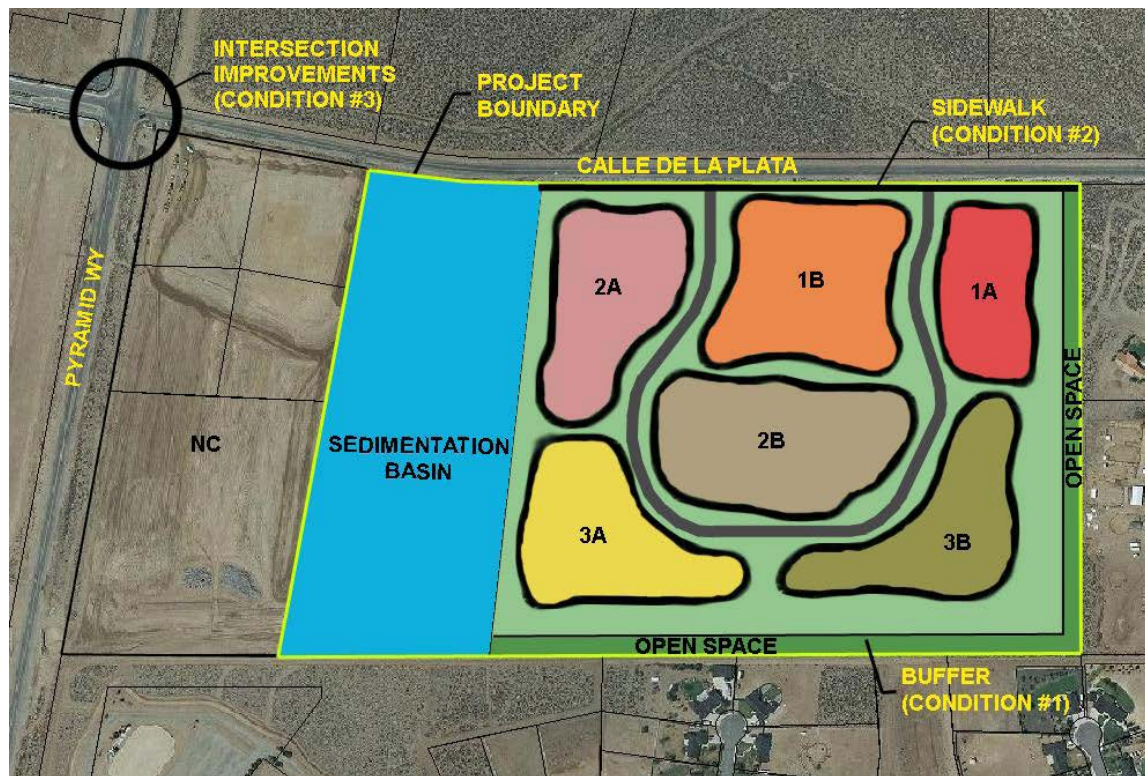
Administration

Project Phasing

The Village Green Commerce Center will be developed in multiple phases as shown in the Phasing Plan in Figure D-8 below. That plan includes 6 phases, but may be modified administratively and increased up to 10 phases without a handbook amendment. The following three conditions shall be satisfied as noted with specific phasing requirements:

1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.
2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.
3. Intersection improvements to the Calle de la Plata/Pyramid Highway intersection, as detailed in the Solaegui Engineers Traffic Analysis dated June 2008, may be constructed prior to the first phase of development.

Figure D-8: Phasing Plan



Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building phase approval of the project. See Project Phasing in Figure D-8. These improvements may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata

share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.

Equestrian Easement

The Master Developer shall provide an equestrian easement to Washoe County from Bridle Path and construct the path with each adjacent phase through the project site per the phasing plan and connect to Calle De Le Plata. This easement shall be 15' in width, and meet the basic criteria for equestrian use as defined by the Washoe County Parks Department, and maintained by Washoe County. This easement is noted on the Business Park Buffer Plan, Figure D-5 on page D-13.

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

- ~~1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer, listed as: Sierra Triple Net, LLC, c/o David Frear, 3960 Howard Hughes Parkway, Suite 150, Las Vegas, Nevada, 89109~~
2. 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:

1. **Administrator.** "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect.** "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County.** "County" shall mean Washoe County, Nevada.
4. **Code.** "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards.** "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer.** "Master Developer" shall mean Sierra Triple Net, LLC its successors **or a future tenant and/or user** ~~or assigns, of all or part of this project.~~
7. **Project.** The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.



Spanish Springs Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held June 5, 2019, 6:00 p.m. at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:00 PM.

MEMBERS PRESENT: Ken Theiss, Donald Christensen, Matt Lee, Stan Smith (alternate filling in for Abram Woodward).

MEMBERS ABSENT: James Scivally (not excused), Joe Healy (excused), Abram Woodward (excused).

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT –

Aurora Partridge, Washoe County Spanish Springs Librarian, provided an announcement regarding current activities happening at the Library.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JUNE 5, 2019:

Stan Smith moved to approve the agenda for the meeting of **JUNE 5, 2019**. Matt Lee seconded the motion to approve the agenda of **JUNE 5, 2019**. Motion passed unanimously

5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 3, 2019: Stan Smith moved to approve the minutes of **APRIL 3, 2019**. Donald Christensen seconded the motion to approve the minutes of **APRIL 3, 2019**. Motion passed unanimously.

6. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

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

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

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

Mike Railey, Rubicon Design Group/Project representative, provided a PowerPoint presentation.

He said this application will be delayed to go before the Planning Commission in order work with neighboring property owner to get onboard with proposed changes.

Public Comment:

Dan Engler said he lives next door to project site. He said he was fine with original plan of industrial zoning. He said he is happy the neighborhood proposal went away. He would like to see the 50 ft buffer remain the same. He said increasing the height building is not necessary. He said his neighbors couldn't attend who express similar opinions.

Larry Thomas said he would like to see it remain at 50 ft buffer. He said loading docs would be installed which is too close to residential of 100 feet. He was concerned with damaging of livestock fencing. He said he is happy they don't have to put up with more housing. He said he doesn't have a problem if the original approval of setbacks were upheld. He asked about a possible easement through the property. Mike said that would be possible.

Dan Herman requested building height to remain at 35 ft. He said they are requesting 125 feet from existing residence, but it should be from the property line. He said it's too close to the residents. He said they should keep the landscaping requirements. Original plan for Village Green was 20% landscaping, but developer is requesting 10%. He said the buffers need to remain the same. Stay with the specific plan. Mike said it's a 50 foot setback, not a buffer. He said they are proposing to reduce the setback, not landscaping.

Terry Plys asked about hours of operations restrictions. Mike said when a specific project is proposed, hours of operation could be conditioned.

Ralph Theiss said he lives across the street. He said it will be only 100 feet from loading dock to the residence. Mike read the standards. Ralph said a 40 foot semi truck will get too close to the residence during turning into the loading dock.

Mike said realistically, the candy factory would be a comparable size to what would go in there. For example, it could be a showroom with a warehouse. He said it's a flexspace, not a distribution center. He said they can look at that concern with the distance to the loading dock.

Ken Theiss, made a public comment. He said he lives to the north of this subject property. He said he is not ok with 40 ft tall buildings. Mike said the interior height requires 35 feet. Ken said the building needs to be dug down if it requires a higher ceiling. Ken said he is concerned with the loading dock and idling trucks turning into the property near the residences.

Hearing no more request for public comment, Ken Theiss closed the public comment period.

Donald Christensen asked about the 40 foot building height request. Mike Railey explained the clear span for automation standards of a 35 foot ceiling height which requires a 40 ft high building. He said everything is being built to these new ceiling height standards. He said there isn't a specific project for this site yet, but we are looking ahead prior to development. He said they can look at alternatives for stepping the building or digging down.

MOTION: Matt Lee moved to recommend denial and keep the standards as is – keep the existing plan. Stan Smith seconded the motion to recommend denial. The motion passed unanimously.

ADJOURNMENT

Meeting adjourned at 7:50 p.m.

Number of CAB members present: 4
Number of Public Present: 44

Presence of Elected Officials: 1
Number of staff present: 2



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

Attachment B
Page 56
1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: August 01, 2019

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Village Green
Master Plan Amendment WMPA19-0003
APN: 534-561-10

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041}

The application indicates that the subject parcel is not located within a 100-year floodplain, however the project does substantially lie within Zone AO per FIRM 32031C2865G. Development of the site shall be in conformance with Article 110.416 Flood Hazards and 110.438 Grading Standards. Given the extents of the proposed development within the flood zone, a flood study will likely be required with a submittal to FEMA for a Conditional Letter of Map Revision (CLOMR)/Letter of Map Revision (LOMR).

Future grading of the site may require that a Special Use Permit for major grading be obtained.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

It should be noted that Calle de la Plata is not designed as a truck route and is improved to residential standards with a pavement structural section of 3" of asphalt paving over 6" aggregate base. Any proposed industrial project using Calle de la Plata will require the roadway to be upgraded to support truck traffic.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 31, 2019

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Master Plan Amendment Case Number WMPA19-0003 (Village Green)

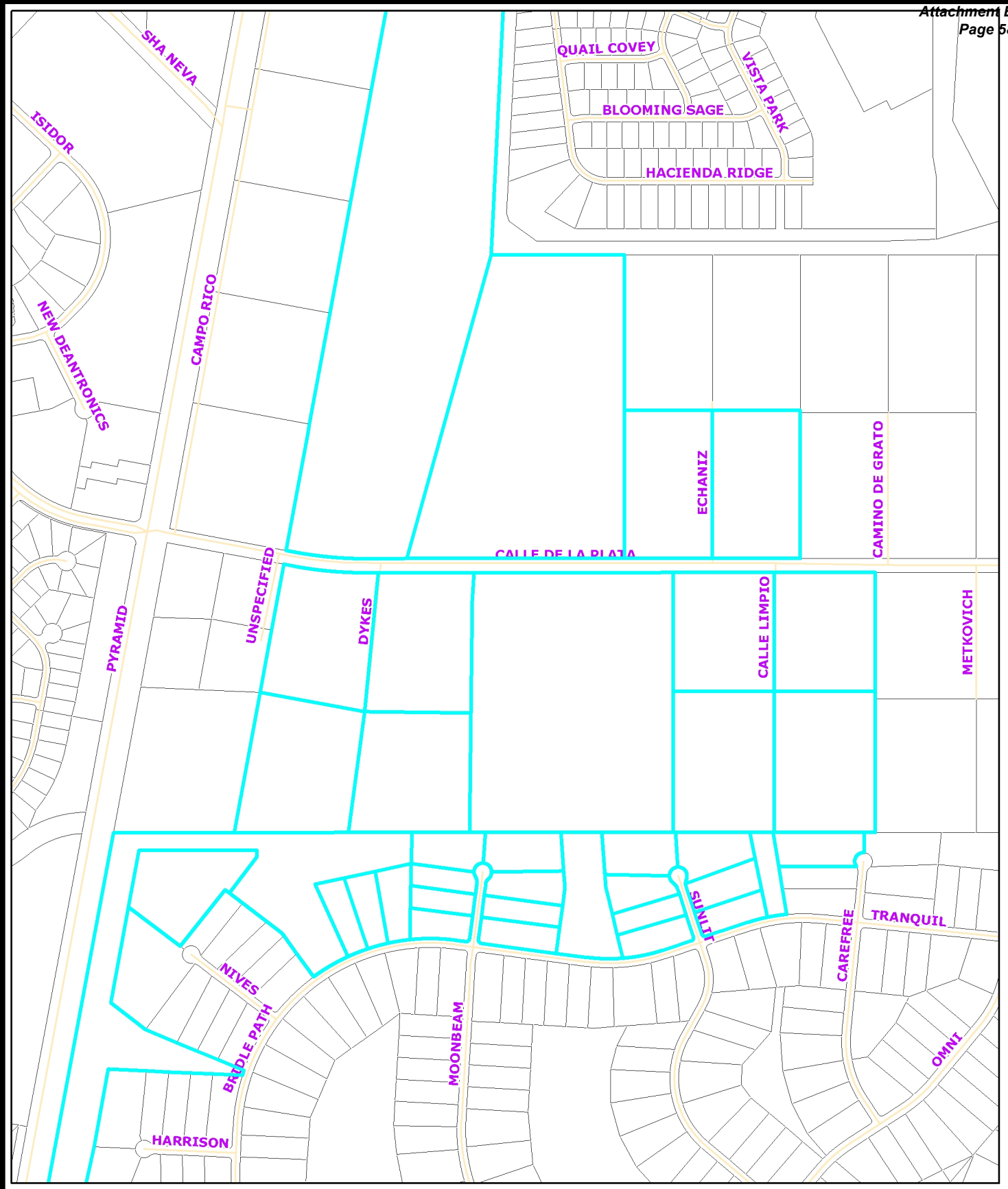
Project description:

To approve amending selected development standards for the existing Village Green Commerce Center Specific Plan.

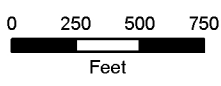
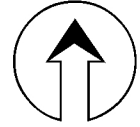
Project Location: 375 Calle De La Plata' Assessor's Parcel Number: 534-561-10

The Community Services Department (CSD) offers the following Water Rights comments and conditions regards this project:

There are no conditions. The project will be developed with future water service from TMWA.



WMPA19-0003(Village Green)
Noticing Map- 600 feet



Community Services
Department

**WASHOE COUNTY
NEVADA**

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600



July 16, 2019

Julee Olander
Washoe County
Community Services Department
1001 E. 9th Street, Building A
Reno, Nevada 89512

Re: WMPA19-0003 Village Green Commerce Center Amendment

Dear Julee,

As we discussed in our previous meeting, we are requesting modifications to our previously submitted Master Plan Amendment (MPA) request associated with case # WMPA19-0003. Specifically, the MPA was to allow for modifications to the Village Green Commerce Center Specific Plan, an element of the Spanish Springs Area Plan.

The proposed revisions to our original request are based on input received at our noticed neighborhood meeting/Citizens Advisory Board as well as from meetings with adjoining neighbors. A significant concern raised was reduction in buffer yards and building setbacks. Thus, after careful consideration, we wish to withdraw our original request to amend buffering and setback requirements and have those standards remain as-is within the Village Green Specific Plan.

The current plan limits building height to 30 feet. As explained in our previously submitted application, a 30 building height simply does not accommodate modern-day industrial needs and was reflective of a specific use envisioned for the property at the time the Specific Plan was adopted. Current industrial standards require higher interior clear heights in order to accommodate automation equipment. Thus, our request to increase allowable building height to 40 feet remains. However, based on concerns raised by residents, we are proposing to alter our original submittal to include a 1:1 height/setback ratio for buildings exceeding 30 feet in height. This, coupled with keeping the buffer yards and building setbacks, serves to directly address concerns raised at the CAB and by neighbors.

Residents did not express any concern related to the proposed amendments to project architecture including the removal of the western theme, etc. Additionally, new modern building code requirements address green technologies and sustainability. Thus, no modifications to the previously requested changes to architecture or removal of green technologies is proposed. Revised architectural requirements are proposed for implementation to ensure that new industrial uses provide appropriate detailings, articulation, etc. as described in our previously submitted application.

**1610 Montclair Avenue, Suite B • Reno, Nevada 89509
(775) 425-4800 • www.rubicondesigngroup.com**

**WMPA19-0003
EXHIBIT G**

The primary changes from what is being proposed now versus with the previous submittal have already been outlined. However, other minor revisions include the requirement for 15% of the site to be landscaped rather than 10% as previously requested. Also, it is proposed to not require landscape islands within parking areas designated for trucks. Providing islands within these parking areas is problematic for truck circulation and often results in damage to the islands and plant materials.

Essentially, the new proposed revisions to the Village Green Commerce Center Specific Plan are less than what was previously proposed. The most noteworthy changes are the increase in allowed building height, elimination of the western architectural theme, and removal of the green building standard requirements. By retaining the existing buffers and building setbacks and adding an additional 1:1 height/setback ratio for buildings over 30 feet, resident concerns raised at the CAB meeting have been directly addressed.

Attached to this letter is a matrix that provides a side-by-side comparison of the existing Specific Plan standards and that proposed with this MPA request. Any standards not included in the matrix would remain as adopted.

We look forward to proceeding with the MPA request and appreciate your ongoing assistance with the review process. Please do not hesitate to contact me at (775) 250-3455 or mrailey@rubicondesigngroup.com with any questions or concerns. Thank you.

Sincerely,



Michael Railey
Partner

WMPA19-0003 Village Green Commerce Center Specific Plan Amendment

Summary of Proposed Modifications

Existing Standard	Proposed Standard
<p>Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources.</p>	<p>Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources where feasible.</p>
<p>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.</p>	<p>Goal Two: To promote a high-quality project with contemporary industrial architecture using low impact site design.</p>
<p>Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.</p>	<p>Maximum building height shall be 40' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence. Buildings in excess of 30' (feet) shall include an additional setback of one foot (1') for each foot of building height, up to 40' (feet).</p>
<p>Truck Delivery Areas Delivery area standards provide for necessary functions while protecting from unsightly views.</p> <ul style="list-style-type: none"> • Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls and overhangs. 	<p>Truck Delivery Areas</p> <ul style="list-style-type: none"> • Loading "docks" shall be screened from view of residential areas by using architectural elements such as increased landscaping, landscaped berms, walls, or overhangs.
<p>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.</p> <p><i>(continued)</i></p> <p>General Guidelines</p> <ul style="list-style-type: none"> • 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 	<p>Architecture for parcel 534-561-10 shall promote a contemporary industrial theme utilizing the colors and accent standards defined below.</p> <p>General Guidelines</p> <ul style="list-style-type: none"> • Primary building entries shall be identifiable and accessible. <p><i>(continued)</i></p> <ul style="list-style-type: none"> • 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.

<p>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.</p> <ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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.
<p>Energy Efficient Tenant Criteria Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:</p> <ul style="list-style-type: none"> • 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. 	<p>Construction on parcel 534-561-10 shall adhere to the standards contained in the current building code at the time of plan submittal.</p>
<p>Building Massing and Form</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Design that gives the appearance of multiple structures when functionally possible. <p><i>(continued)</i></p> <ul style="list-style-type: none"> • Offsetting building planes through wall step backs. • Treatment with materials to ensure visual interest. <ul style="list-style-type: none"> • 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. 	<p>Building massing and form on parcel 534-561-10 shall adhere to the standards contained in the Washoe County Development Code at the time of plan submittal.</p>

<ul style="list-style-type: none"> • 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. 	
<p>Building Materials</p> <ul style="list-style-type: none"> • 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 bumpouts, 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. 	<p>Building Materials</p> <ul style="list-style-type: none"> • 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 bumpouts, 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.
<p>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.</p> <ul style="list-style-type: none"> • A minimum of 20% (11.95+ acres) of the gross site area (59.76± acres) excluding the sedimentation basin shall be landscaped. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel. • 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. 	<p>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.</p> <ul style="list-style-type: none"> • A minimum of 15% of the gross site area (39.12± acres) excluding the sedimentation basin shall be landscaped. <p><i>(continued)</i></p> <ul style="list-style-type: none"> • 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.

<ul style="list-style-type: none"> • 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. The Master Developer shall be required to provide “dry lines” for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section. 	<ul style="list-style-type: none"> • 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.
<p>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.</p> <ul style="list-style-type: none"> • 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. 	<p>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.</p> <ul style="list-style-type: none"> • 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.” • Parking areas designated for truck parking shall be exempt from the landscape island requirement. • 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.
<p>Site Grading The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.</p> <ul style="list-style-type: none"> • 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 <i>(continued)</i> 	<p>Site Grading The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.</p> <ul style="list-style-type: none"> • 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 <i>(continued)</i>

<p>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.</p> <ul style="list-style-type: none"> • 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. 	<p>transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5' (feet) in height.</p> <ul style="list-style-type: none"> • Retaining walls shall use native stone or modular blocks materials where grading dictates.
<p>Environmental Sustainability Standards Village Green Commerce Center contributes to a sustainable business park environment by including the following standards:</p> <ol style="list-style-type: none"> 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. 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 <i>(continued)</i> 	<p>Environmental Sustainability Standards Village Green Commerce Center contributes to a sustainable business park environment by adhering to the most current Washoe County Building Code requirements.</p>

<p>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.</p> <p>9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.</p> <p>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.</p> <p>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.</p>	
<p>Administration Project Phasing The Village Green Commerce Center will be developed in multiple phases as shown in the Phasing Plan in Figure D-8 below. That plan includes 6 phases, but may be modified administratively and increased up to 10 phases without a handbook amendment. The following three conditions shall be satisfied as noted with specific phasing requirements:</p> <ol style="list-style-type: none"> 1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase. 2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure. 3. Intersection improvements to the Calle de la Plata/Pyramid Highway intersection, as detailed in the Solaegui Engineers Traffic Analysis dated June 2008, may be constructed prior to the first phase of development. 	<p>Administration Project Phasing The Village Green Commerce Center as described earlier applies to the overall Plan. The following standards apply to parcel 534-561-10.</p> <ol style="list-style-type: none"> 1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase. 2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.
<p>Transportation Improvements The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC. The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being <i>(continued)</i></p>	<p>Transportation Improvements The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.</p>

<p>linked to a specific building phase approval of the project. See Project Phasing in Figure D-8. These improvements may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.</p>	
<p>Maintenance</p> <ol style="list-style-type: none">1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer, listed as: Sierra Triple Net, LLC., c/o David Frear, 3960 Howard Hughes Parkway, Suite 150, Las Vegas, Nevada, 891092. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.	<p>Maintenance</p> <ol style="list-style-type: none">1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer.2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

VILLAGE GREEN COMMERCE CENTER DEVELOPMENT STANDARDS AMENDMENT Master Plan Amendment



Prepared by:



May 15, 2019

VILLAGE GREEN COMMERCE CENTER DEVELOPMENT STANDARDS AMENDMENT

MASTER PLAN AMENDMENT APPLICATION

Prepared for:

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May 15, 2019

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Washoe County Master Plan Amendment Application	
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Owner Affidavit	
Applicant Affidavit	
Title Report	
Proof of Tax Payment	

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Introduction

This application includes the following requests:

- A **Master Plan Amendment** to revise the development standards for a single 39.12-acre parcel (APN 534-561-10) within the Village Green Commerce Center Specific Plan.

Project Location

This amendment applies to the parcel outlined below in Figure 1, located at 375 Calle de la Plata in northern Spanish Springs. Specifically, the property is located on the south side of Calle de la Plata, east of Pyramid Highway.



Figure 1 – Vicinity Map

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Existing Conditions

Currently, the project site is vacant. Surrounding land use includes vacant land and a single-family residence to the west, the recently approved Sugarloaf Estates project to the north, and single family residential to the east and south.

The property contains generally flat terrain and is accessed from Calle de la Plata on the north side. Figures 2 (below) and 3 (following page) depict the existing onsite conditions.

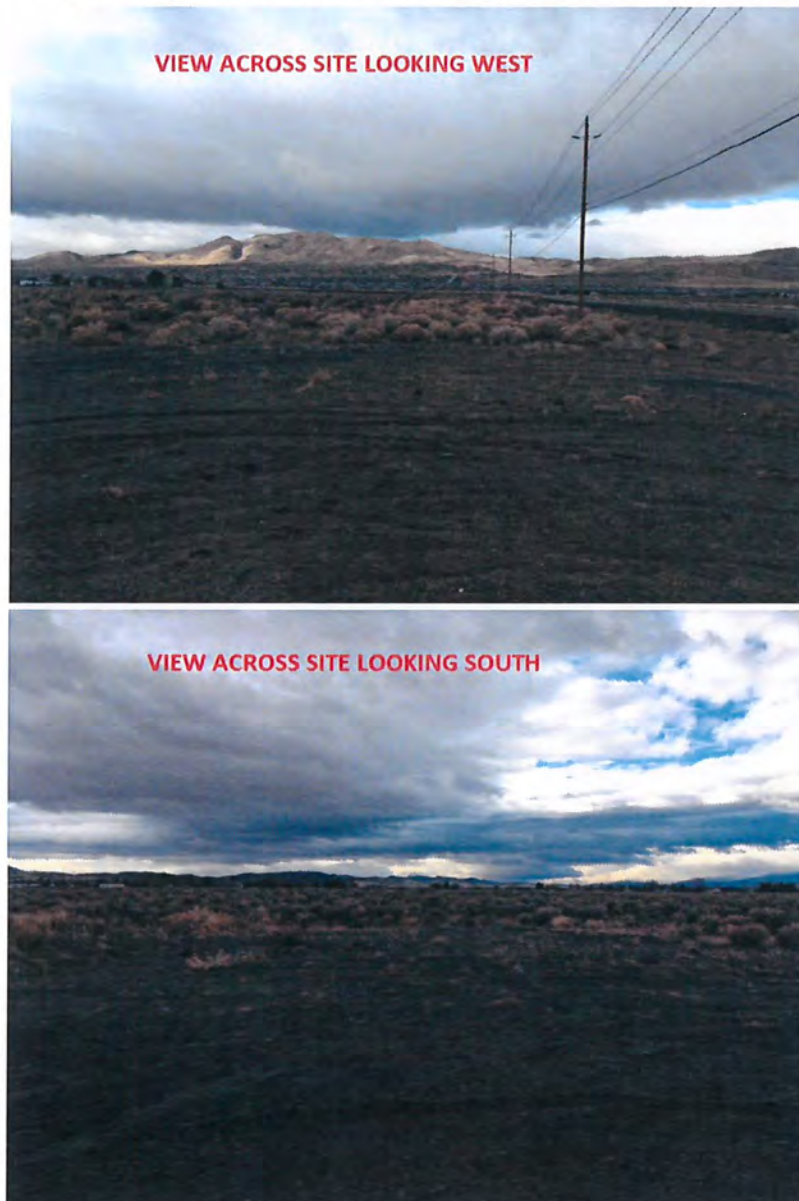


Figure 2 – Existing Conditions

VILLAGE GREEN COMMERCE CENTER AMENDMENT

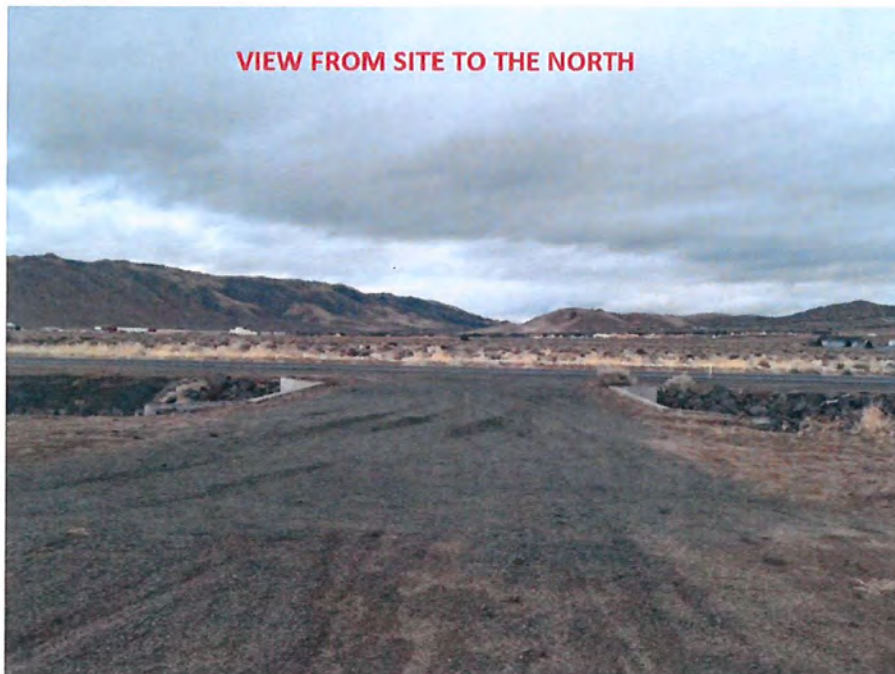


Figure 3 – Existing Conditions

VILLAGE GREEN COMMERCE CENTER AMENDMENT

The Village Green Commerce Center 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 4 (below) depicts the project site in context with the SCMA. Note that no revision to the Character Management Plan is included in this request.

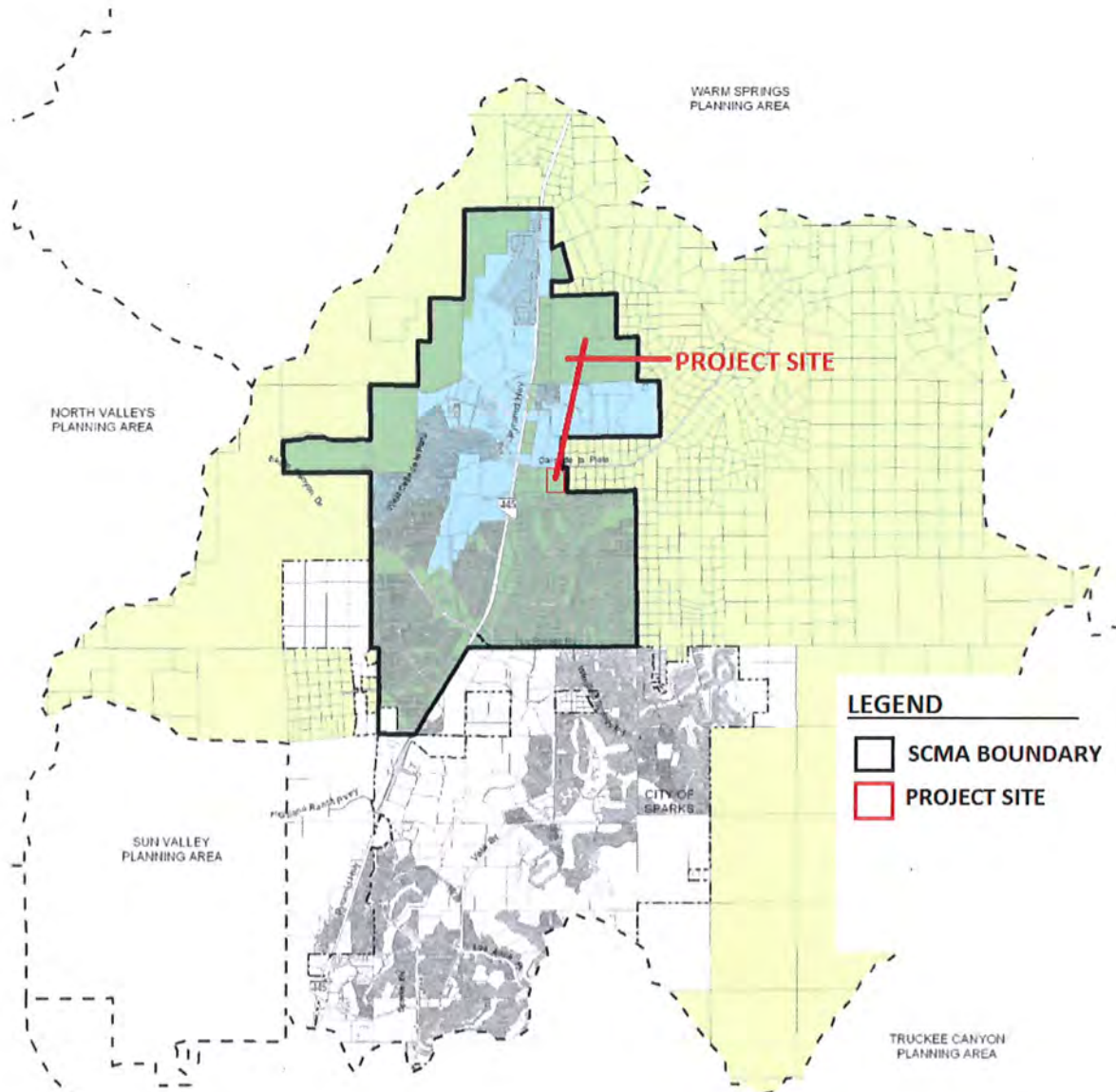


Figure 4 – Suburban Character Management Area

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Request Summary

This application includes a request to amend the existing Village Green Specific Plan by revising the development standards for a single 39.12± acre parcel. This parcel is zoned and Master Planned Industrial and will remain so with this amendment. Figure 6 (below) depicts the Master Plan designation for the project site.

The purpose of the amendment is to allow for industrial development of the site that is more aligned with other contemporary development in Spanish Springs, while retaining the high-quality development standards provided in the Plan. In general, the Plan calls for a restrictive style of architecture that is not well suited to contemporary industrial development. Specific amendments are outlined later in this report. Figure 5 below shows the Master Plan designations for the site and surrounding area.

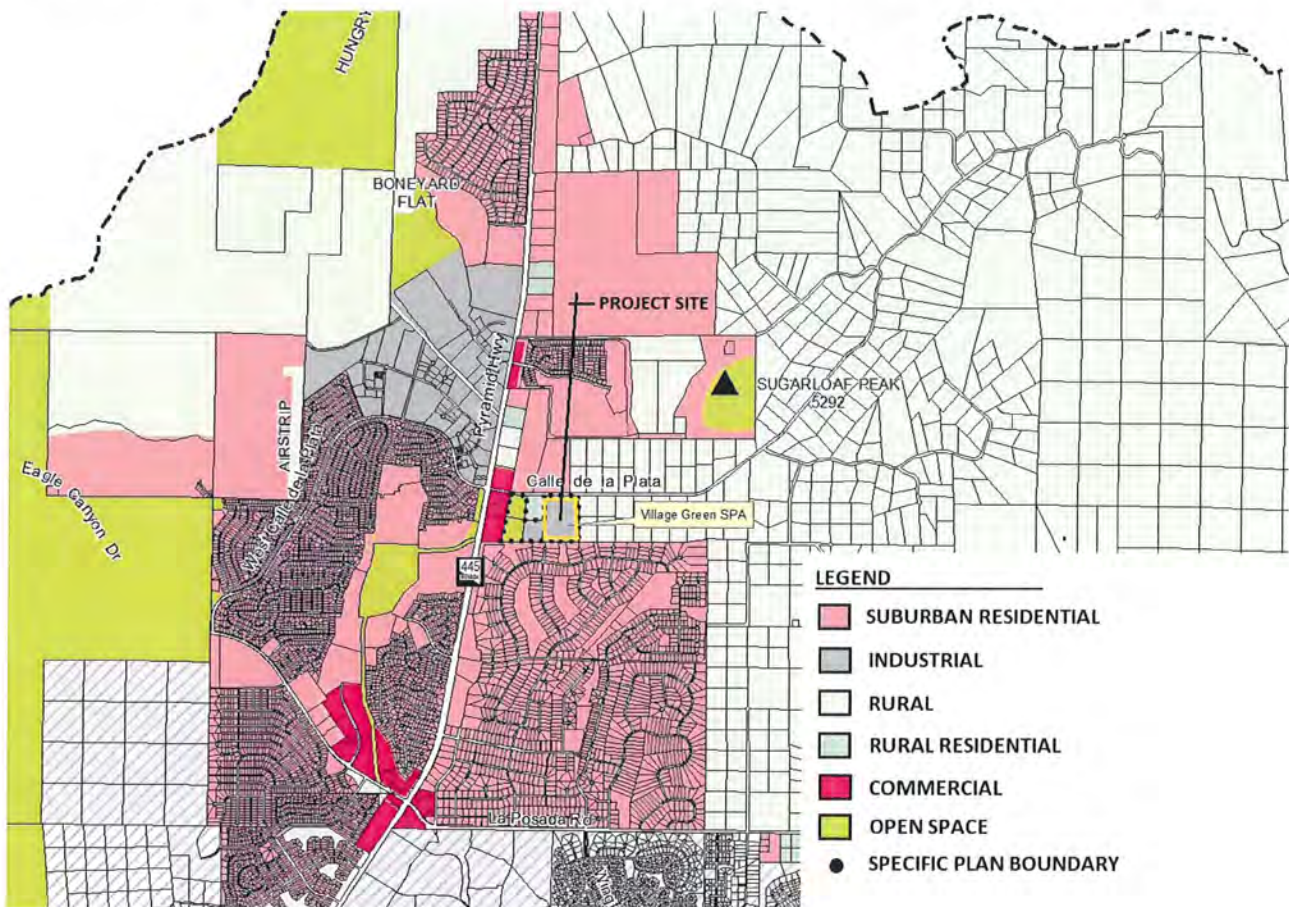


Figure 5 – Master Plan Designation

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Specific Plan Format

The existing Specific Plan addresses all parcels within the Plan area. This amendment proposes to add an addendum to the Plan that provides standards relating to a single parcel within the Plan. This addendum would be added to the existing Plan, leaving the original standards for the rest of the Plan unaffected.

Note that the proposed addendum also includes a summary of Village Green Commerce Center amendments. This is the second amendment. The first amendment removed a parcel from the Plan area.

Proposed Modifications to the Specific Plan

Each proposed amendment to the existing Specific Plan is provided below in **bold text** followed by the original text in *italic*. An explanation of why the amendment is warranted is also included.

Attached to this report is the entire proposed addendum document as it would appear in the Master Plan.

Amendment 2, Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources where feasible.

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

The original Specific Plan was written at a time when renewable energy, particularly wind power, was regarded as a highly promising element to include in many projects. Subsequent experience has indicated that few sites are ideal for wind power and that some wind installations have visual and noise impacts. The applicant does not wish to force these impacts on neighbors.

Amendment 2, Goal Two: To promote a high-quality project with contemporary industrial architecture using low impact site design.

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.

The western-themed architecture requirement is difficult to define and does not necessarily result in a pleasing project. The purpose of this amendment is to allow for a site that includes architecturally interesting buildings without dictating a rigid and difficult theme.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Table D-10 Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	30 feet (includes a buffer) ¹
West	5 feet
East	30 feet (includes a buffer) ¹

¹ See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Table D-1 Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	50 feet (includes a buffer) ¹
West	5 feet
East	50 feet (includes a buffer) ¹

¹ See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

The original setback standards were developed for a single large project that occupied the bulk of the site. Such a project is no longer applicable since the site area has changed with a previous amendment to the Specific Plan. This amended setback table is therefore a response to the changed site area. Note that buffering and landscaping requirements that accompany these setbacks remain in place.

Building Height

- **Maximum building height shall be 40' (feet). All buildings exceeding 36' (feet) in height must be located a minimum of 100' (feet) from any existing residence.**

Building Height

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

The building height limits contained in the original Specific Plan are outdated, given current industrial requirements. Current buildings require a higher clear-span measurement, consistent with the height limits proposed here.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Truck Delivery Areas

- Loading “docks” shall be screened from view of residential areas by using architectural elements such as landscaped berms, walls, or overhangs.
- Loading docks are prohibited within 100’ (feet) of any existing residences.

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 and overhangs.*
- *Loading docks are prohibited within 100’ (feet) of any residential uses or residentially zoned properties.*

Landscaped berms are an attractive and effective means of providing screening. This option probably should have been included in the original approval.

It is not possible to predict the location of future residential construction, possibly resulting in a non-conforming situation within the Village Green Commerce Center. This standard maintains the intent of protecting residents while also allowing the site to develop rationally.

Architecture

Architecture for parcel 534-561-10 shall promote a contemporary industrial theme utilizing the colors and accent standards defined below.

General Guidelines

- Primary building entries shall be identifiable and accessible.
- 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.

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.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

General Guidelines

- *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.*

As noted, the western theme described in the Specific Plan is not necessarily suited to a contemporary industrial site. By retaining the color, accenting, and variation standards otherwise present in the Specific Plan will ensure an appealing project while allowing for a more flexible design.

Energy Efficient Tenant Criteria

Construction on parcel 534-561-10 shall adhere to the standards contained in the current building code at the time of plan submittal.

Energy Efficient Tenant Criteria

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.*

The original Specific Plan was written at a time when building codes were not as stringent as they are now. The current building code provides assurances on energy efficiency.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Building Massing and Form

Building massing and form on parcel 534-561-10 shall adhere to the standards contained in the Washoe County Development Code at the time of plan submittal.

Building Massing and Form

- *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.*

Washoe County Code contains standards on building mass and form that are sufficient for an industrial project, particularly given the architectural standards included above.

Building Materials

- **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 bumpouts, faux pillars, or trellises. Building entrances may 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.**

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VILLAGE GREEN COMMERCE CENTER AMENDMENT

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- *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.*

Amendments to this section allow for more flexibility in design while retaining the overall intent of the Plan's architecture.

Security Lighting

Lighting shall be subject to current Washoe County Development Code standards.

Security Lighting

- *Light standards shall not exceed 12' (feet) in height. Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.*
- *In the event a security light standard higher than 12' (feet) is proposed, a photometric plan is required and shall be approved by the Administrator.*

The current Code contains provisions for managing lighting. Additionally, the above section of the Specific Plan is not clearly written in that it appears to both allow and prohibit light poles taller than 12'.

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 10% of the gross site area (39.12± acres) excluding the sedimentation basin 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.**

VILLAGE GREEN COMMERCE CENTER AMENDMENT

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% (11.95+ acres) of the gross site area (59.76± acres) excluding the sedimentation basin shall be landscaped. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel.*
- *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. The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.*

Given the reduced Plan area, it is a substantial burden on the site to adhere to the existing landscape requirement. This amendment allows the site to conform to existing Washoe County Code for Industrial zones.

Buffer Yards

Landscape buffers are included in the 30' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- **Building Setback** - All buildings adjacent to these property lines shall maintain at least a 30' (foot) building setback from the south and east property lines.
- **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.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

Buffer Yards

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering).

Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- Building Orientation - All buildings oriented along these property lines shall have the “quiet” side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.*
- Building Setback - All buildings adjacent to these 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 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.*

Amended buffer yards are required due to the reduced site area. These amended yards provide substantial separation from neighboring properties while allowing a more flexible site design. As amended, these setbacks exceed what is required by Code. The buffer yard on the east side is three times greater than required by Code and the south buffer is twice as great as Code.

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 25 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.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

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.*

Amending the landscaping requirement will allow for a more efficient site layout and more functional design.

Site Grading

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

- **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.**

Site Grading 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*

VILLAGE GREEN COMMERCE CENTER AMENDMENT

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.*

The only amendment to the site grading standards is the removal of a requirement that mass grading be restricted to each project phase. With the reduced Plan area, this requirement is no longer significant.

Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment by adhering to the most current Washoe County Building Code requirements.

Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment 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.*
- 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.*

VILLAGE GREEN COMMERCE CENTER AMENDMENT

The original Specific Plan was written at a time when building codes and site design standards were not as stringent as they are now. Additionally, low-impact development standards for grading and landscaping were not always included in the Code in the past. The current building and development codes provide assurances on environmental sustainability.

Administration Project Phasing

The Village Green Commerce Center as described earlier applies to the overall Plan. The following standards apply to parcel 534-561-10.

1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.
2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.

Administration Project Phasing

The Village Green Commerce Center will be developed in multiple phases as shown in the Phasing Plan in Figure D-8 below. That plan includes 6 phases, but may be modified administratively and increased up to 10 phases without a handbook amendment. The following three conditions shall be satisfied as noted with specific phasing requirements:

1. *Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.*
2. *The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.*
3. *Intersection improvements to the Calle de la Plata/Pyramid Highway intersection, as detailed in the Solaegui Engineers Traffic Analysis dated June 2008, may be constructed prior to the first phase of development.*

This amended section retains the overall intent and purpose of the original phasing plan.

Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC. The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building phase approval of the project. See Project Phasing in Figure D-8. These improvements

VILLAGE GREEN COMMERCE CENTER AMENDMENT

may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.

Given the reduced size of the project, earlier traffic impacts are unlikely to be realized due to the project and the requirements under this section should be reduced accordingly.

Maintenance

- 1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer.**
- 2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.**

Maintenance

- 1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer, listed as: Sierra Triple Net, LLC., c/o David Frear, 3960 Howard Hughes Parkway, Suite 150, Las Vegas, Nevada, 89109*
- 2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.*

The above section has been amended to remove the previous owner name.

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Project Impacts

It is important to note that nothing in this amendment introduces new impacts to the area. The site is currently zoned industrial and will remain so with this request. In fact, the overall size of the Specific Plan has been reduced over the years, resulting in overall impacts lower than were originally expected when the Plan was approved.

Allowed uses remain unchanged with this request.

Washoe County Master Plan Policy Analysis

The Washoe County Master Plan contains numerous goals and policies that support the requested Master Plan Amendment. 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 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 project 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. The project site is flat and well suited for development.

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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. *Wild fire 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.

Previous flooding concerns were alleviated with the construction of the regional detention facility located west of the project site. There are no known natural constraints that would preclude development of the site.

Goal Ten: Incorporate technical information on geologic hazards into the land use planning and development processes.

A review of record data indicates no known geologic hazards. A detailed geotechnical analysis will be included with the forthcoming tentative map request.

C.16.1 *Through the adoption of the Open Space and Natural Resource Management Plan and implementation of the policies contained in the Land Use and Transportation Element, Washoe County will promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation and open space.*

The planned trails and open space within the Village Green Commerce Area Specific Plan serve to implement this policy.

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Land Use and Transportation Element:

Goal One: Influence future development to abide by sustainable growth practices.

The project site is within an approved Specific Plan and has therefore been intended for development for some time. Encouraging development close to existing facilities and roads reduce impacts to natural resources and reduces the pressure for urban sprawl.

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.

Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

Encouraging development on this site supports this goal, by allowing development on an area already approved for industrial use.

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 has no known natural constraints and is one of the few remaining larger (40 acre) undeveloped parcels in the Suburban Character Management Area. As such, it is well suited to meet the future development 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.

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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.

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*

A project on this site will strengthen the local economic base while not expanding service areas for utility and public safety providers.

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

As noted above, the Specific Plan includes open space areas.

LUT.12.2 In reviewing development or other land use applications, the County shall consider open space values and other characteristics, which contribute to the open and rural character or unincorporated Washoe County.

The open space serves to implement the Vision and Community Character sections of the Spanish Springs Area Plan.

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

The 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.

Encouraging development on this site contributes to a balance of land uses in the area.

GOAL 1.1 Between 2007 and 2030, at least 99% of the region's population growth and 99% of the

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region's jobs growth will be located in the Truckee Meadows Service Areas (TMSA).

The project site is within the existing TMSA and serves to better respect natural resources and provide more efficient use of infrastructure as encouraged within the Regional Plan, Washoe County Master Plan, and Spanish Springs Area Plan.

Policy 1.1.3 or Reno, Sparks, and Washoe County the Regional Plan defines Truckee Meadows Service Areas (TMSA) and Future Service Areas (FSA) that avoid environmental degradation, optimize infrastructure, and maintain a compact form while providing for a variety of living and working situations.

The project site is well suited for development and allows for better optimization of infrastructure and less impact on resources.

Policy 1.1.8 The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Areas and the Rural Development Area (see Map 3). The Development Constraints Area consists of playas, jurisdictional water/wetland in accordance with Section 404 of the Clean Water Act, designated FEMA floodway areas within the floodplain Zone AE floodways, significant water bodies, natural slopes over 30%, publicly-owned open space, and properties that are deed restricted to prevent development.

The site is not located within a Development Constraints Area.

Policy 3.5.1 To be in conformance with the Regional Plan, the master plans, facilities plans, and other similar plans of local governments and affected entities must ensure that necessary public facilities and services to support new development are or will be available and adequate, based on adopted levels of services (LOS) at the time the impacts of new development occur.

Infrastructure is already in place around the site and can be easily extended to serve future development. Therefore, the concurrency requirements are met.

VILLAGE GREEN COMMERCE CENTER AMENDMENT

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 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 request is consistent with the Master Plan in that it doesn't change allowed uses on the site and doesn't change the overall intent of the Plan. With this amendment in place, the Plan still requires that buildings be of high quality with significant architectural variation and interest.

- (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 amendment does not change the allowed land uses. Land use impacts from this site were therefore already reviewed during the approval of the existing Specific Plan. Standards for setbacks and architecture remain in excess of what is required by standard County Code.

- (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.

The primary change prompting this request is the previous amendment to the Specific Plan that reduced the overall Plan area. The Plan was approved based on a vision of a single large project occupying the site. With the reduced Plan area, such a project is no longer likely. This amendment is therefore an attempt to better position the property for development.

- (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 or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure.

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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 located within the Suburban Character Management Area and is part of an approved Specific Plan. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new 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.

APPENDIX

Village Green Commerce Center Specific Plan - Amendment 2

This section of the Specific Plan amends selected design requirements and standards for parcel 534-561-10 only. This 39.12± acre parcel is shown below in Figure D-9.

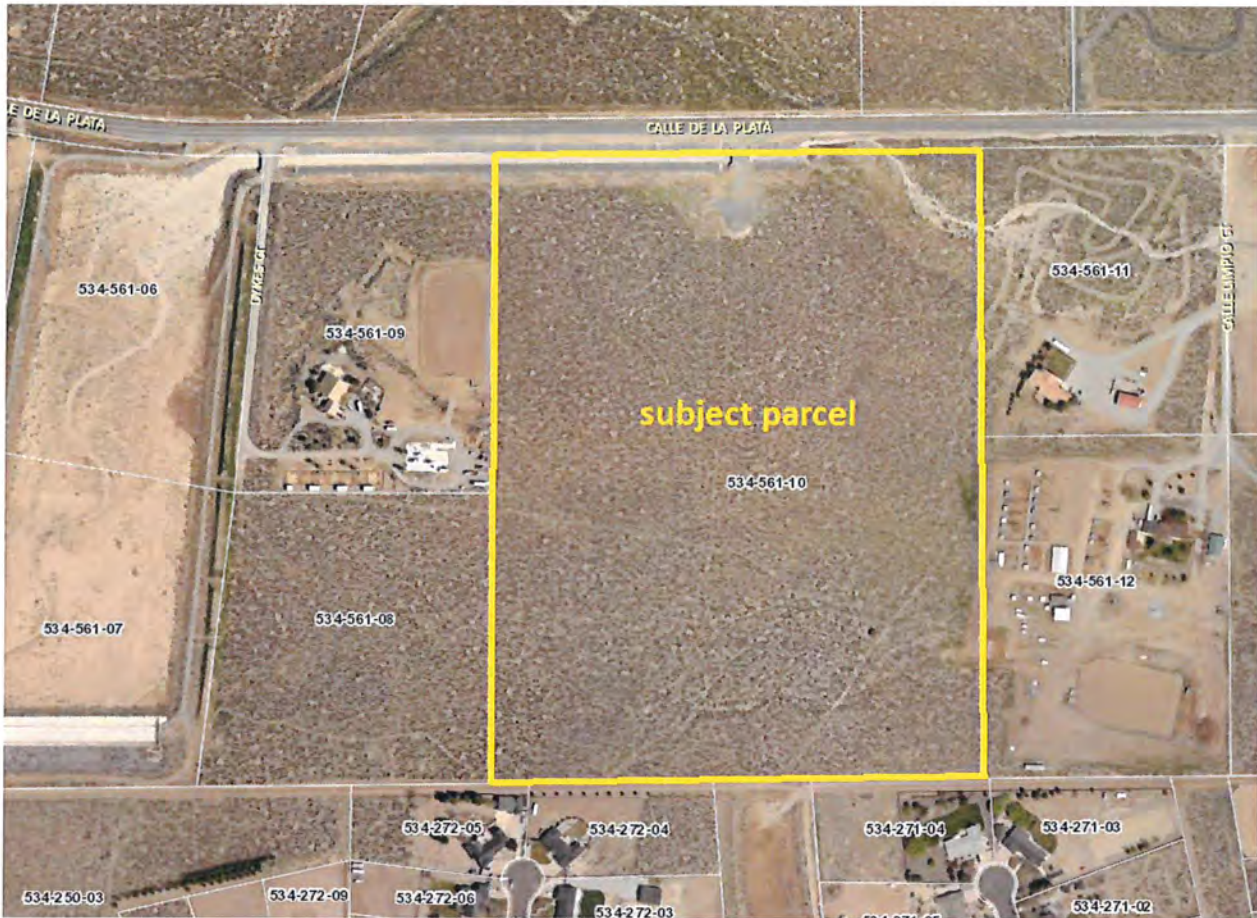


Figure D-9: Location Map

Amendment Description

The Village Green Specific Plan was originally conceived as a large site that would be developed with a single integrated project. This project was never installed and the Specific Plan has subsequently undergone changes including the removal of parcel 534-561-09. This parcel removal impacts the remaining site area and renders it somewhat less suitable for a single large development. The currently proposed amendment is therefore intended to make the parcel more suitable for a standard industrial development.

Nothing in this amendment is intended to overturn the original intent of the Specific Plan, which was to provide a quality development with appealing architecture while respecting the environmental realities of the area. For example, this amendment does not seek to encroach into the central detention basin area that was included as part of the original design.

The following goals, design requirements, and standards shall apply to parcel 534-561-10. For standards not addressed here, refer to the text of the overall Specific Plan.

Specific Plan Goals

Protect the Natural Environment

Amendment 2, Goal One: To promote environmental stewardship by using Green building concepts, and renewable energy resources where feasible.

Energy Conservation

Amendment 2, Goal Two: To promote a high-quality project with contemporary industrial architecture using low impact site design.

Table D-10 Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	30 feet (includes a buffer) ¹
West	5 feet
East	30 feet (includes a buffer) ¹

¹ See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

Building Height

- Maximum building height shall be 40' (feet). All buildings exceeding 36' (feet) in height must be located a minimum of 100' (feet) from any existing residence.

Truck Delivery Areas

- Loading "docks" shall be screened from view of residential areas by using architectural elements such as landscaped berms, walls, or overhangs.

- Loading docks are prohibited within 100' (feet) of any existing residences.

Architecture

Architecture for parcel 534-561-10 shall promote a contemporary industrial theme utilizing the colors and accent standards defined below.

General Guidelines

- Primary building entries shall be identifiable and accessible.
- 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.

Energy Efficient Tenant Criteria

Construction on parcel 534-561-10 shall adhere to the standards contained in the current building code at the time of plan submittal.

Building Massing and Form

Building massing and form on parcel 534-561-10 shall adhere to the standards contained in the Washoe County Development Code at the time of plan submittal.

Building Materials

- 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 bumpouts, faux pillars, or trellises. Building entrances may include overhangs, awnings, trellises, or similar elements to

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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.

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 10% of the gross site area (39.12± acres) excluding the sedimentation basin 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.

Buffer Yards

Landscape buffers are included in the 30' minimum building setbacks that are required on the south and east property lines of the site (see Figure D-5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- Building Setback - All buildings adjacent to these property lines shall maintain at least a 30' (foot) building setback from the south and east property lines.
- 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.

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

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 25 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.

Site Grading

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

- 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.

Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment by adhering to the most current Washoe County Building Code requirements.

Administration Project Phasing

The Village Green Commerce Center as described earlier applies to the overall Plan. The following standards apply to parcel 534-561-10.

1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.
2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.

Transportation Improvements

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

Maintenance

1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer.
2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

List of Specific Plan Amendments:

1. Parcel 534-561-09 removed from Specific Plan (MPA14-002)
2. Amend selected development standards for parcel 534-561-10

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Village Green Development Standards Amendment			
Project Description: A request to amend selected development standards for one parcel within the existing Village Green Commerce Center Specific Plan. Exact amendments are listed in the attached materials.			
Project Address: 375 Calle De La Plata			
Project Area (acres or square feet): 39.12 acres			
Project Location (with point of reference to major cross streets AND area locator): south side of Calle De La Plata, roughly 1,860' east of the intersection with Pyramid Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
534-561-10	39.12		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SP08-001, CR09-009			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: STN 375 Calle Group, LLC		Name: Rubicon Design Group	
Address: 3860 GS Richards Blvd		Address: 1610 Montclair Avenue, Suite B	
Carson City, NV	Zip: 89703	Reno, NV	Zip: 89509
Phone: 775-885-8847	Fax:	Phone: 775-425-4800	Fax:
Email: rkuckenmeister@kbcallc.com		Email: mrailey@rubicondesigngroup.com	
Cell:	Other:	Cell: 775-250-3455	Other:
Contact Person: Randall Kuckenmeister		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Blackstone Development Group		Name:	
Address: 439 W. Plumb Lane		Address:	
Reno, NV	Zip: 89509		Zip:
Phone: 520-400-4845	Fax:	Phone:	Fax:
Email: jgm@blackstonedevelopmentgroup.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Josh Myers		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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 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 checked="" 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?

An amendment to the Village Green Specific Plan to make a specific parcel more suitable for a standard industrial development

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?

The VGSP was originally conceived as a development for a single integrated project. Changes have occurred to the original plan, including the removal of APN 534-561-09

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?

South side of Calle de la Plata, roughly 1,860' east of the intersection with Pyramid Way. (APN# 534-561-10)
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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
N/A	N/A	N/A	N/A	N/A

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

North	Suburban Residential
South	Suburban Residential
East	Rural
West	Industrial and Rural Residential

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

The project site is currently vacant and includes flat terrain that includes native brush and grasses. The site is currently accessed via a single connection to Calle de la Plata

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.

The project site is generally flat and contains native vegetation. There are no known natural constraints or resources onsite that would preclude development of the property.

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.)

Yes No

Explanation:

County GIS identifies the site as Zone AO however this likely does not reflect recent flood channel construction in the area.

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.)

Yes No

Explanation:

N/A

- 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:

N/A

- 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:

N/A

- 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:

N/A

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:

N/A

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 type="checkbox"/> Yes	<input checked="" 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 #	TBD	acre-feet per year	TBD
b. Certificate #	TBD	acre-feet per year	TBD
c. Surface Claim #	TBD	acre-feet per year	TBD
d. Other #	TBD	acre-feet per year	TBD

- 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.

Water rights will be dedicated through TMWA at the time of development. No development is being requested at this time.

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

- a. System Type:

<input type="checkbox"/> Individual wells			
<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
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

N/A

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

- a. System Type:

<input type="checkbox"/> Individual septic			
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County	

- 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.

N/A

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

Traffic generated by a future project would access Pyramid Highway via 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 - La Posada Drive
b. Health Care Facility	Renown Health or St. Mary's Urgent Care - Los Altos Parkway
c. Elementary School	Taylor
d. Middle School	Shaw
e. High School	Spanish Springs
f. Parks	Lazy 5 Regional Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	Pyramid Way @ McCarran Boulevard

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:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- b. Conservation Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- c. Housing Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- d. Land Use and Transportation Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- e. Public Services and Facilities Element:

Policies from the Washoe County Master Plan/Spanish Springs Area Plan are analyzed in depth in the attached report.

- f. Adopted area plan(s):

The attached report includes a detailed analysis of the Spanish Springs Area Plan, including its policies, exhibits, etc.

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.

No substantive changes to the approved Maintenance Plan are proposed.

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.)

A detailed report that fully explains the project request is included.

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES											HEALTH FEES	
	Planning			Engineering				Parks				Health District	
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR	TOTAL		
<i>DIVISION OF LAND INTO LARGE PARCELS (See Note 2)</i>	\$252	-	\$10.08	\$416	\$35	\$18.04	-	-	\$47	-	\$778.12		
<i>EXTENSION OF SUBDIVISION EXPIRATION DATE</i>	\$340	-	\$13.60	-	-	-	-	-	-	-	\$353.60		
<i>MASTER PLAN AMENDMENT</i>													
Not Tahoe	\$3,576	\$400	\$159.04	\$54	\$2,549	\$104.12	-	-	\$423	-	\$7,265.16		
Tahoe	\$3,576	\$400	\$159.04	\$54	-	\$2.16	-	-	\$423	-	\$4,614.20		
<i>NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST</i>	\$52	-	-	-	-	-	-	-	-	-	\$52.00		
<i>REGULATORY ZONE AMENDMENT</i>													
Not Tahoe	\$2,481	\$200	\$107.24	\$54	\$2,549	\$104.12	-	-	\$572	-	\$6,067.36		
Tahoe	\$2,481	\$200	\$107.24	\$54	-	\$2.16	-	-	\$572	-	\$3,416.40		
<i>REGULATORY ZONE AMENDMENT (Article 442, Specific Plan)</i>													
Not Tahoe	\$3,449	\$200	\$145.96	\$1,039	\$1,274	\$92.52	\$65	\$2.60	\$572	-	\$6,840.08		
Tahoe	\$3,449	\$200	\$145.96	\$1,039	-	\$41.56	\$65	\$2.60	\$572	-	\$5,515.12		
<i>REINSPECTION FEE</i>	-	-	-	-	-	-	-	-	-	-	\$50/hr.		
<i>RESEARCH/COPIES</i>	-	-	-	-	-	-	-	-	-	-	Note 3		
<i>SIGN PERMIT INSPECTION - (Permanent or Temporary)</i>													
<i>SPECIAL USE PERMIT</i>													
Residential													
Not Tahoe	\$1,162	\$200	\$54.48	\$65	\$203	\$10.72	-	-	\$572	-	\$2,267.20		
Tahoe	\$1,162	\$200	\$54.48	\$65	-	\$2.60	-	-	\$572	-	\$2,056.08		
With Environmental Impact Statement	\$1,162	-	\$46.48	-	-	-	-	-	-	-	\$1,208.48		
Commercial, Industrial, Civic													
Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	\$203	\$13.32	-	-	\$572	\$226	\$3,603.92		
Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	\$203	\$28.92	-	-	\$572	\$226	\$4,009.52		
Tahoe Minor (See Note 6)	\$2,165	\$200	\$94.60	\$130	-	\$5.20	-	-	\$572	\$226	\$3,392.80		
Tahoe Major (See Note 6)	\$2,165	\$200	\$94.60	\$520	-	\$20.80	-	-	\$572	\$226	\$3,798.40		
With Environmental Impact Statement	\$2,240	-	\$89.60	-	-	-	-	-	-	-	\$2,329.60		

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

Master Plan Amendment

Washoe County Code (WCC) Chapter 110, Article 820, Amendment of the Master Plan, provides the method for amending the Master Plan, including requests to change a master plan designation affecting a parcel of land or a portion of a parcel. A Master Plan Amendment may be initiated by the Board of County Commissioners, by the Director of Planning and Building, or an owner of real property or the property owner's authorized agent may initiate an amendment by submitting an application. See WCC 110.820, for further information.

Development Application Submittal Requirements

Applications are accepted on the 15th of January, May, and September

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Master Plan Amendment Application materials.
6. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed amendment will create the potential to generate 80 or more weekday peak hour trips as determined using the latest edition of the Institute of Transportation Engineers (ITE) trip generation rates or other such sources, as may be acceptable by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering staff prior to preparing a traffic impact report.
7. **Application Map Specifications:** If this request involves a change to a map within the Master Plan, provide a map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Compliance with Planning Area Special Requirements:** Several planning areas (e.g. North Valleys, South Valleys, etc.) have additional submittal requirements, especially related to proof of sufficient water rights to serve the proposed master plan amendment. Please consult the Master Plan and the Washoe County Development Code, Division Two, for the planning area(s) to be impacted prior to submitting a Master Plan Amendment Application.
9. **Digital File:** If this request involves a change to a map within the Master Plan, the applicant must provide an electronic file representing the scale, location, and size (in acres) of the proposed Master Plan changes. The file shall match any exhibits and/or acreage information contained within the original paper application. Preferred file format will be compatible with ESRI Geographic Information System (GIS) software technology (AutoCAD files are acceptable but should only include the polygon layer information necessary to determine the location and size of the proposed land use change request). The data provided will be used by staff to create a "side-by-side" comparison map of existing and proposed land use and will also be the basis for official changes to the Washoe County land use database should the request be approved. The data may also be used for three dimensional (3D) modeling of the request during the permit review and public hearing process.
10. **Packets:** Four (4) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any large-scale map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on

Property Owner Affidavit

Applicant Name: Blackstone Development Group, Inc

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
Carson City
COUNTY OF ~~WASHOE~~

1. Randal S. Kuckenmeister, Manager of STN 375 Calle Graf, LLC
(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): 534-561-10

Printed Name Randal S. Kuckenmeister

Signed [Signature]

Address 3860 65 Richards Blvd

CARSON CITY, NV 89703

(Notary Stamp)

Subscribed and sworn to before me this
13th day of May, 2019.

Elaine Kusisto
Notary Public in and for said county and state

My commission expires: 10-3-2022



*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

INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE BUSINESS LICENSE APPLICATION OF:

STN 375 CALLE GROUP, LLC
NAME OF LIMITED-LIABILITY COMPANY

ENTITY NUMBER
E0190792011-9



FOR THE FILING PERIOD OF APR, 2019 TO APR, 2020

USE BLACK INK ONLY - DO NOT HIGHLIGHT

****YOU MAY FILE THIS FORM ONLINE AT www.nvsilverflume.gov****

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20190157452-86
	Filing Date and Time 04/09/2019 12:54 PM
	Entity Number E0190792011-9

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

- Print or type names and addresses, either residence or business, for all manager or managing members. A Manager, or if none, a Managing Member of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
- If there are additional managers or managing members, attach a list of them to this form.
- Return completed form with the fee of \$150.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
- State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
- Make your check payable to the Secretary of State.
- Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
- Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
- Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

(This document was filed electronically.)
ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$150.00 LATE PENALTY: \$75.00 (if filing late) BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

NRS 76.020 Exemption Codes
001 - Governmental Entity
006 - NRS 680B.020 Insurance Co.

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NAME RANDAL S KUCKENMEISTER	MANAGER OR MANAGING MEMBER		
ADDRESS 3860 GS RICHARDS BLVD.	CITY CARSON CITY	STATE NV	ZIP CODE 89703
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X RANDAL KUCKENMEISTER
Signature of Manager, Managing Member or Other Authorized Signature

Title: MANAGER Date: 4/9/2019 12:54:13 PM

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washocounty.us

Washoe County Treasurer
Tammi Davis

Account Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

CollectionCart			
Collection Cart	Items	Total	Checkout View
	0	\$0.00	

Pay Online

Washoe County Parcel Information			
Parcel ID	Status	Last Update	
53456110	Active	5/13/2019 2:07:00 AM	
Current Owner: STN 375 CALLE GROUP LLC C/O RANDAL S KUCKENMEISTER MGR 3860 GS RICHARDS BLVD CARSON CITY, NV 89703		SITUS: 375 CALLE DE LA PLATA WCTY NV	
Taxing District 4000	Geo CD:		
Legal Description			
Section 24 Section 25,26 Lot Lot Block Block Township 21 Township 21 Range 20 Range 20 SubdivisionName _UNSPECIFIED SubdivisionName _UNSPECIFIED			

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$727.61	\$727.61	\$0.00	\$0.00	\$0.00
2017	\$698.44	\$698.44	\$0.00	\$0.00	\$0.00
2016	\$680.61	\$680.61	\$0.00	\$0.00	\$0.00
2015	\$680.44	\$680.44	\$0.00	\$0.00	\$0.00
2014	\$680.46	\$680.46	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St, Ste D140
Reno, NV 89512-2845

- Payment Information**
- Special Assessment District**
- Installment Date Information**
- Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washocounty.us



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

The Planning Commission will convene as the NRS 278B.150 "Impact Fee" Capital Improvements Advisory Committee for a portion of the meeting

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes
Thomas B. Bruce
Sarah Chvilicek
Philip Horan
Kenneth Krater - CIAC
Kate S. Nelson
Trevor Lloyd, Secretary

Tuesday, September 3, 2019
6:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on **Tuesday, September 3, 2019**, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Chesney called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes
Thomas B. Bruce
Sarah Chvilicek
Philip Horan
Kenneth Krater – CIAC
Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Julee Olander, Planner, Planning and Building
Dwayne Smith, Director, Engineering and Capital Projects
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Vice Chair Donshick led the pledge to the flag.

3. *Ethics Law Announcement

Nathan Edwards, Deputy District Attorney, provided the ethics procedure for disclosures.

4. *Appeal Procedure

Secretary Trevor Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. *General Public Comment and Discussion Thereof

With no requests for public comment, Chair Chesney closed the public comment period.

9. Public Hearings

C. Master Plan Amendment Case Number WMPA19-0003 (Village Green) – For possible action, hearing, and discussion to amend the Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan, and if approved, to authorize the chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. If approved, the amendment would include the following:

1. Amend the Spanish Springs Area Plan Policy SS.5.1 to exclude the Village Green Commerce Center Specific Plan as specified within the plan;
2. Update the Village Green Commerce Center Specific Plan assessor's parcel numbers to reflect the removal of APN 534-561-09 which was removed from the specific plan in 2014;
3. Update the Village Green Commerce Center Specific Plan maps (Figure D-1; Location Map, Figure D-2: Specific Plan Land Uses, and Figure D-5: Business Park Buffering) in order to reflect the removal of APN 534-561-09;
4. Update the Village Green Commerce Center Specific Plan – Goal One under Specific Plan Goals for *Protect the Natural Environment* to add the language "where feasible";
5. Increase the building height to 40 feet from 35 feet in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
6. Replace the western theme architecture standards with contemporary industrial theme standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
7. Change the landscaping requirement from 20% to 15% in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
8. Remove Village Green Commerce Center Specific Plan phasing standards as the existing phasing plan is outdated and no longer functions properly with the proposed specific plan changes;
9. Remove the sustainability standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10 and require future development to comply with all Washoe County code requirements; and
10. Remove Village Green Commerce Center Specific Plan maintenance contact information and update the definition of the master developer.

- Applicant: Blackstone Development Group
- Property Owner: STN 375 Calle Group LLC
- Location: 375 Calle De La Plata
- Assessor's Parcel Number: 534-561-10
- Parcel Size: 36.12 acres
- Master Plan Category: Industrial (I)

- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4 – Commissioner Hartung
- Prepared by: Julee Olander, Planner
Washoe County Community Services
Department
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: jolander@washoecounty.us

Julee Olander, Washoe County Planner, provided a staff presentation.

Mike Railey, Rubicon Design Group, representative provided a presentation.

Commissioner Chvilicek asked Ms. Olander on page 5, referencing parcel 08 and 10 are industrial and 06 and 07 are open space, and parcel 08 is referenced twice. Ms. Olander said parcel owner of 08 was contacted but he never responded. Mr. Lloyd said property owner of parcel 08 was attempted to be contacted. He said this process would have been easier. It was an attempt to remove standard for that parcel.

Commissioner Nelson asked how far the effluent water was from the parcel. Ms. Olander said she contacted Sparks, it's not feasible. It's on the east side of Pyramid, not the west side.

Chair Chesney called for Commissioner disclosures. There were none.

Public comment:

Dan Eagler said his 10 acre property line adjoins this project. He said this proposal has gone from industrial to residential and back to an industrial proposal. He said the western theme was horrible. He said he is in favor of the industrial. He said we are in a flood plain and have lost our access road two years in a row. He said it's kind of the developer to provide easement for access. He would like FEMA flood zone clarity.

Mike Wallace said he is a homeowner in the Bridal Path development. The developer never contacted the owners on the southern border. He said he has never been contacted. The other concerns are lighting. He asked about parking lot lighting and if it will be on all night. He said it's a residential area surrounding this project. He doesn't understand putting industrial in a residential area. He said he is concerned that it's in a flood plain.

There were no further requests for public comment.

Commissioner Horan asked if they have to account for the flood to make sure they don't increase the water flow.

MOTION: Commissioner Chvilicek moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the master plan as set forth in Master Plan Amendment Case Number WMPA19-0003 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and all findings in accordance to Policy SS.17.1 of the Spanish

Springs Area Plan. I further move to certify the resolution and the proposed master plan amendments in WMPA19-0003 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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

Commissioner Donshick seconded the motion. The motion carried unanimously.

10. Chair and Commission Items

- *A. Future agenda items - None
- *B. Requests for information from staff - None

11. Director's and Legal Counsel's Items

- *A. Report on previous Planning Commission items - None
- *B. Legal information and updates – DDA Edwards said the subdivision Lakes on Lemmon Valley was denied by this Commission and upheld by the Board of County Commission. It's currently on appeal at NV Supreme Court. DDA Edwards answered Commissioner Horan's question regarding the Supreme Courts on appeals and case law to support decision on access.

12. *General Public Comment and Discussion Thereof

There were no requests for public comment. Chair Chesney closed the public comment period.

13. Adjournment – The meeting adjourned at 7:48 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on October 1, 2019.

Trevor Lloyd, Secretary to the Planning Commission