

Washoe County Planning Commission



COMMUNITY
SERVICES DEPARTMENT

**WMPA22-0006 & WRZA22-0007
(Calle de la Plata & Village Green Commerce
Center Specific Plan)**

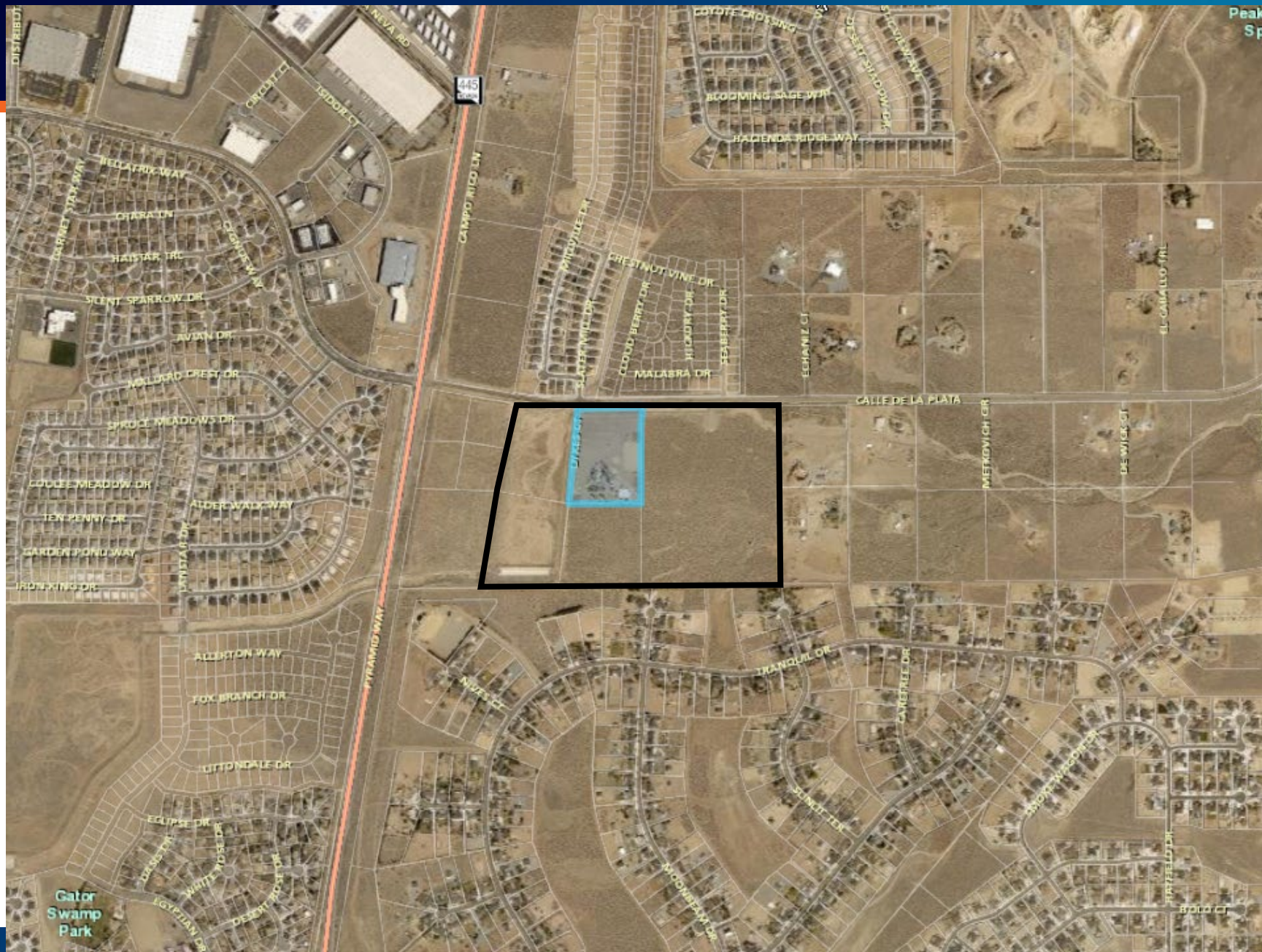
November 1, 2022

Request



The Request is to adopt:

1. An amendment to the Spanish Springs Area Plan, which is a component of the Washoe County Master Plan, to change the master plan land use designation from Rural Residential (RR) to Industrial (I) on APN: 534-561-09, which is 10.4 acres in size;
2. Adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan to add APN 534-561-09 (located at 365 Calle De La Plata) to the plan area;
3. To amend the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan; and
4. To amend the regulatory zone from Medium Density Rural (MDR) to Industrial (I) for APN 534-561-09, which is 10.4 acres in size.





Background

- The Specific Plan was approved in August 2009 to allow industrial uses with specific goals and design standards to support and promote commerce and employment in the Spanish Springs area.
- A master developer was to oversee the development of five parcels (APN: 534-561-06, 07, 08, 09, &10) with standards related to land use, transportation infrastructure, site planning, architecture, energy efficient, tenant criteria, signs, lighting and landscaping.
- A single-family house was and is still located at 365 Calle de la Plata (APN: 534-561-09), the residential house became a legal, nonconforming use and structure with the adoption of the Specific Plan.
- The parcels to the west (APN: 534-561-06 & 7) are owned by Washoe County and are part of the Spanish Springs Flood Detention Facility as sediment basins.

Background

- The Specific Plan has been amended several times.
- In 2014, the parcel, where the single-family house is located at 365 Calle de la Plata (APN: 534-561-09), was removed from the Specific Plan by the new property owner (MPA14-002 & RZA14-0003).
- The new owner wanted to maintain the single-family residence use.
- The master plan designation was amended to Rural Residential (RR) and the regulatory zone amended to Medium Density Rural (MDR).

Background

- The most recent amendment (WMPA21-0002) was approved in January 2022 by the owner of APN: 534-561-10, to add language throughout the Specific Plan that modified or eliminated standards for only that parcel to better meet current industrial standards.
- Previously, the property owner of APN: 534-561-08 had not participated in any of revisions and that parcel maintained the original Specific Plan requirements.
- This situation has changed and now the parcel is included in the proposed changes to the Specific Plan.

MPA Request



The master plan amendment request is to:

1. Amend the master plan designation for one 10-acre parcel APN: 534-561-09 from Rural Residential (RR) to Industrial (I).

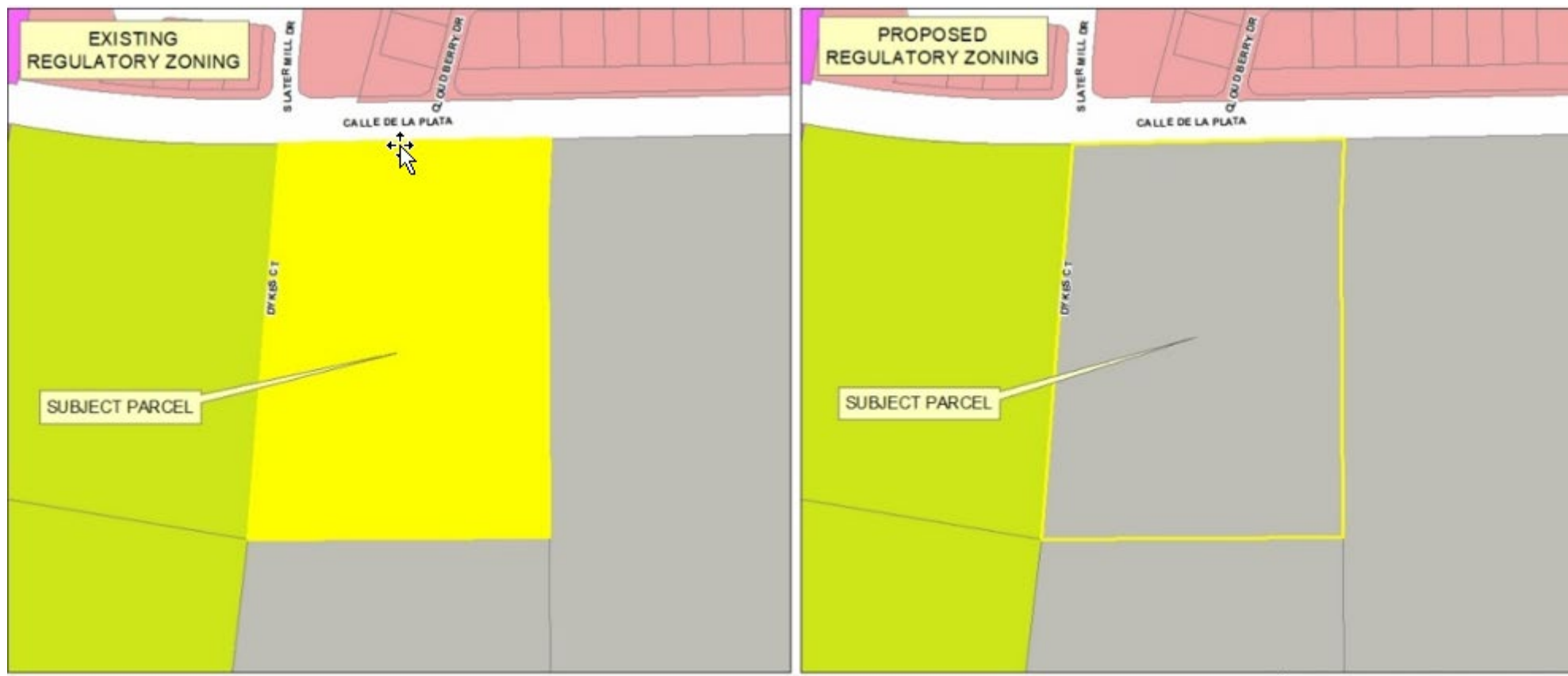


2. To amend the Village Green Commerce Center Specific Plan (Specific Plan) to add APN: 534-561-09; and
3. To amend portions of the Specific Plan, including the following:
 - Remove specific references to APN 534-561-10 and update all requirements to be the same for all parcels;
 - Add a Utilities section requiring undergrounding utilities;
 - Amend and update the following sections of the Specific Plan: Development Standards; Site Planning: Building Height and Fences and Walls; Architecture; Turf Areas: Buffer Yards; and Public Trail Easement; and
 - Remove the following sections of the Specific Plan: Specific Plan Goals; Land Use Classifications; Transportation Infrastructure; Site Planning: Building Site Coverage, Parking, Circulation & Sidewalks; Architecture: General Guidelines, Energy Efficient Tenant Criteria, Figures D-3 & D-4, Building Massing and Form, Mechanical Equipment, and Building Materials; Signs; portions of Landscaping; Turf Areas: Planting Palette and Parking Lot Landscaping; Subsequent Review Requirements; Project Financing; Maintenance; Administrative Approval for Minor Revisions; Design Flexibility; Omissions; and Definitions.

RZA Request



The request is to change the regulatory zoning for the 10-acre parcel APN:534-561-09 from Medium Density Rural (MDR) to Industrial (I)



Evaluation for APN: 534-561-09



- The proposed master plan and regulatory zone amendments for APN: 534-561-09 are being requested to develop the parcel with industrial uses and include it in the Specific Plan.
- The property owner no longer wants to maintain the residential use on the parcel.
- These changes will enable the parcel to be developed like the adjacent parcels and be included in the Specific Plan.
- This change is compatible with the surrounding parcels and pattern of growth for the area.
- The existing residential buildings will be removed from the parcel if this request is approved.

Evaluation of the Specific Plan

The primary changes to the Specific Plan include:

- Adding parcel 534-561-09;
- Remove all references to “For parcel 534-561-10 only”, so that all parcels with Industrial (I) regulatory zoning will have the same standards;
- Update the acreage and maps;
- Remove sections that refer to Washoe County Code requirements;
- Remove and amend sections that require a master developer oversight or the site to be developed under one ownership and not as it now is with individual owners.

Evaluation of the Specific Plan

- The applicant and staff have closely reviewed the Specific Plan to make it work for future development of the site.
- The original intent of the Specific Plan with a master developer has changed and individual property owners will now develop their individual parcels.
- Also, since the approval of the Specific Plan the Washoe County Code has been updated and provides more current and appropriate requirements for landscaping and industrial uses adjacent to residential uses.
- The proposed changes will modernize the Specific Plan, with flexibility for the individual property owners to meet current needs and standards.
- These changes will maintain the Specific Plan and will continue to allow the site to be developed as a unique industrial site for the area.

Additions to the Specific Plan

- Building Site Coverage - Parcels shall not be required to comply with the building site coverage per Appendix A of the Spanish Springs Area Plan. (D-3/D-4, page 41)
- Building Material & Colors - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines. (D-11/D-8, page 49)

Availability of Facilities

- The Specific Plan was approved in 2009 and facilities have anticipated and planned to accommodate the development.
- This proposal was reviewed by various agencies and no significant comments of concern were received.
- With the previous update to the Specific Plan, Washoe County Engineering updated the transportation section.
- The Health District commented that the residential onsite sewage system and domestic well would need to be abandoned on APN 534-561-09 when industrial development occurs, and the property owner understands this requirement.

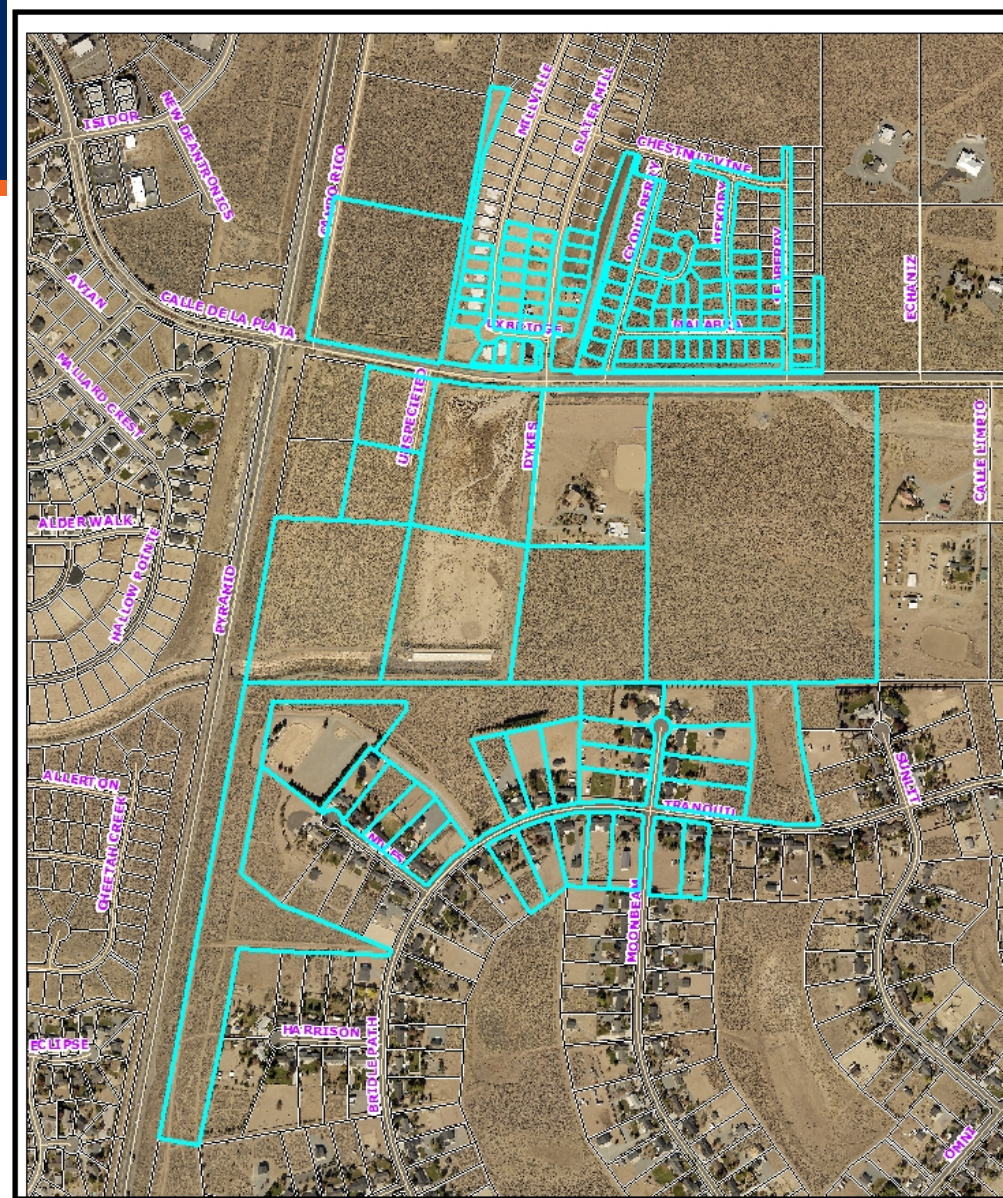
Neighborhood Meetings



- Two neighborhood meetings were held:
 - One meeting on June 29, 2022, was held at the Spanish Springs Library and the meeting was for APN: 534-561-09 and there were 14 attendees.
 - Another meeting was held remotely on July 18, 2022, by Zoom and the meeting was for APN: 534-561-08 and there were 4 attendees.
- The comments included:
 - Traffic on Calle de la Plata & Pyramid Highway
 - Industrial uses adjacent to residential
 - Noise and lighting
 - Concerns about 40 feet height
 - Adhering to the Spanish Springs Area Plan

Noticing

- Property owners within 750 feet of the site were noticed and 67 notices were sent out.



WMPA22-0006 & WRZA22-0007 Calle de la Plata

Noticing Map - 750 feet



0 250 500 750
Feet

Community Services
Department

WASHOE COUNTY
NEVADA

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

Source: Planning and Building Division

Date: 9/13/2022



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Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report (Exhibit D).
- Staff can make all the findings as explained in the staff report.

Possible Motions



- Possible motions can be found in the staff report
- **Please add the wording, “as amended with additional requirements to the Village Green Commerce Center Specific Plan, as presented”.**

Thank you

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