



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: January 14, 2020

**DATE:** December 10, 2020

**TO:** Board of County Commissioners

**FROM:** Roger Pelham, MPA, Senior Planner, Planning and Building Division, Community Services Department, 328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Architect, AICP Planner, LEED AP, Director of Planning and Building, 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Possible approval of **Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)** – which amends Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result is to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment (BOA). The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

And, if approved, authorize the Chair to sign a resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan. (Commission District 4.)

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### **SUMMARY**

If adopted, the Master Plan Amendment would allow the Continuum of Care Facilities, Seniors (CCFS) use type, in the Spanish Springs Area, within the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment (BOA).

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

**AGENDA ITEM # \_\_\_\_\_**

### **PREVIOUS ACTION**

On November 5, 2019, the Washoe County Planning Commission (PC) held a public hearing on the requested master plan amendment. The PC unanimously recommended approval to the Board of County Commissioners (Board), being able to make at least three of the six findings of fact included at WCC Section 110.820.15(d) and all three findings required by the Spanish Springs Area Plan (SSAP) at SS.17.1.

### **BACKGROUND**

The SSAP was most recently adopted by the Board in September of 2010, adoption of an area plan is a process that often takes many months, or even years. This proposed amendment will allow for the CCFS use type within the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones of the SSAP in keeping with the NC and MDS regulatory zones throughout the remainder of Washoe County. The SSAP that was adopted in 2010 had been drafted some months prior to adoption, but before the Board had adopted the resolution that created the CCFS use type. To a large degree, this amendment request addresses an oversight that is primarily attributable to the very long process of area plan adoption. CCFS use type is allowed in all other area plans within Washoe County, within the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones, with the approval of a special use permit by the BOA.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

Staff recommends approval of **Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)** – which amends Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result is to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment. The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

And, if approved, authorize the Chair to sign a resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.

### **POSSIBLE MOTION**

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

“Move to approve **Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)** – which amends Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result is to

allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment. The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

And, if approved, authorize the Chair to sign a resolution to this effect.

And, if approved, to direct staff to forward the master plan amendment for a finding of conformance with the Truckee Meadows Regional Plan.”

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Attachments:

A: Resolution Adopting Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)

B: PC resolution of 11/5/2019

C: PC staff report of 8/7/2018

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cc:

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Robert M. Sader, 8600 Technology Way, Reno, NV 89521

Dave Solaro, Director, CSD

Mojra Hauenstein, Division Director, Planning and Building

Trevor Lloyd, Planning Manager

Nate Edwards, Deputy District Attorney