



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: April 16, 2024

**DATE:** March 8, 2024

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planner, Community Services Department  
775-328-3627, [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**THROUGH:** Kelly Mullin, AICP, Division Director, Planning & Building Division,  
Community Services Department, (775) 328-3619,  
[kmullin@washoecounty.gov](mailto:kmullin@washoecounty.gov)

**SUBJECT:** Introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers, to include provisions related to: applicability, exceptions, setbacks, building height, truck delivery areas, utilities, architecture, lighting, exterior sign lighting, parking lot lighting, landscaping, Calle de la Plata and Pyramid Way streetscapes, buffer yards, transportation improvements, and public trail easements; and all matters necessarily connected therewith and pertaining thereto.

If supported, set the public hearing for second reading and possible adoption of the Ordinance for May 14, 2024. (Commission District 4.)

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### **SUMMARY**

This is an introduction and first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area to add the Village Green Community Area Modifiers. The adoption of this development code amendment will sunset the Village Green Commerce Center Specific Plan located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs (APNs 534-561-01, 04, 05, 06, 07, 08, 09 and 10). The Village Green Commerce Center Specific Plan was incorporated into the development code by reference via Ordinance No. 1709, adopted by this Board on December 12, 2023. This proposed development code amendment incorporates standards from the Village Green Commerce Center Specific Plan directly into the development code.

### **Washoe County Strategic Objective supported by this item:**

Economic Impacts: Meeting the Needs of Our Growing Community and Support a thriving community.

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

## **PREVIOUS ACTION**

On January 2, 2024, the Washoe County Planning Commission reviewed the proposed amendments to Washoe County Code Chapter 110, initiated the code amendment, and voted unanimously to recommend approval of Development Code Amendment WDCA23-0005 to the Board of County Commissioners (*see* Attachment B). In doing so, the Planning Commission made the following findings in accordance with Washoe County Code Section 110.818.15(e):

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

On December 7, 2023, a public workshop was held in person at the Washoe County complex and by Zoom. The one attendee had questions about the proposed development code change and staff explained the changes.

There have been the following previous master plan and regulatory zone amendments to the Village Green Specific Plan parcels:

- On May 23, 2023, the Board of County Commissioners (“Board”) approved a Master Plan Amendment and Regulatory Zone Amendment to change the land use and zoning designations from Commercial/Neighborhood Commercial to Industrial and to add three parcels to the Village Green Commerce Center Specific Plan for a total of eight parcels (WMPA23-0001 & WRZA23-0001).
- On January 17, 2023, the Board amended the Specific Plan to add APN: 534-561-09 back into the Specific Plan; to change the parcel’s land use and zoning designations to Industrial; and to further update and/or eliminate sections within the Specific Plan (WMPA22-0006 & WRZA22-0007).
- On October 26, 2021, the Board amended the Specific Plan to update and/or eliminate standards to better fit with current industrial standards, primarily for APN: 534-561-10 (WMPA21-0002).

- On October 22, 2019, the Board amended the Specific Plan to update and/or eliminate standards to better fit with current industrial standards primarily for APN: 534-561-10 (WMPA19-0003).
- On October 28, 2014, the Board amended the Specific Plan to remove APN: 534-561-09 from the Specific Plan (MPA14-002 & RZA14-003).
- On January 27, 2009, the master plan and regulatory amendments to adopt the Village Green Commerce Center Specific Plan was heard by the Board and the resolution was signed on August 14, 2009 (CP08-006 & SP08-001). The Specific Plan would allow industrial uses with specific goals and design standards and would support and promote commerce and employment in the Spanish Springs area. The Specific Plan was developed with a master developer to oversee the development of the site, with standards related to land use, transportation infrastructure, site planning, architecture, energy efficient criteria, tenant criteria, signs, lighting and landscaping.

### **BACKGROUND**

The intent of this development code amendment proposal is to sunset the Village Green Commerce Center Specific Plan (“Plan”) and replace the Plan with the Village Green Community Area modifiers. The Plan area was originally envisioned to be developed under a master developer to allow industrial uses with specific goals and design standards, to support and promote commerce and employment in the Spanish Springs area.

The Development Code amendments associated with Envision Washoe 2040 (Ordinance No. 1709) incorporated the Plan into the Development Code by reference via section 110.216.70. It has become evident that the Plan does not meet the requirements for a specific plan per NRS Chapter 278A and Article 442 Specific Plan Standards and Procedures, of the Washoe County Development Code. The parcels have been sold over the years from one owner to several owners. The requirement per code is that the parcels within the specific plan be “developed as a single entity” and are “under single ownership or control.” Further, the regulatory zoning on the parcels is a combination of Industrial and Open Space; however, a specific plan contains a single regulatory zone of Specific Plan. Finally, there are specific plan requirements that are not included in the Village Green Commerce Center Plan. Accordingly, it is appropriate to transfer desirable provisions within the Plan directly into the development code.

The proposed Village Green Community Area modifiers maintains most of the Plan requirements by codifying the requirements in the Development Code. This is similar to other community modifiers in the Development Code, such as the Wadsworth Community Area Modifier, in Article 222, the Truckee Canyon Area and the Hidden Valley Community Area Modifiers in Article 212, and the Southeast Truckee Meadows Area in Article 212.

The modifiers’ requirements will continue to provide further mitigation relating to residential uses adjacent to industrial uses. Some sections and requirements are proposed to be removed. The basis for the removal of these sections and requirements is that they

are already in the development code or are no longer needed with current standards. The proposed modifiers will also be exempted from the Western Theme Design Guidelines, codified in section 110.216.60 of the Development Code, previously Appendix A of the Spanish Springs Area Plan (2010 Master Plan).

For a full discussion and analysis of the proposed development code amendments, please see the Planning Commission Staff Report for WDCA23-0005 (Attachment C).

**FISCAL IMPACT**

No fiscal impact.

**RECOMMENDATION**

It is recommended that the Board of County Commissioners introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers. If supported, the Board is asked to set the public hearing for second reading and possible adoption of the Ordinance for May 14, 2024.

**POSSIBLE MOTION**

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

“Move to introduce and conduct a first reading of Bill Number [insert Bill number provided by County Clerk], which is an ordinance amending Washoe County Code Chapter 110 (Development Code), in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers, to include provisions related to: applicability, exceptions, setbacks, building height, truck delivery areas, utilities, architecture, lighting, exterior sign lighting, parking lot lighting, landscaping, Calle de la Plata and Pyramid Way streetscapes, buffer yards, transportation improvements, and public trail easements; and all matters necessarily connected therewith and pertaining thereto.

Further move to set the public hearing for second reading and possible adoption of the Ordinance for May 14, 2024.”

- Attachments: A - BCC Ordinance (Working Copy)  
B - Planning Commission Signed Resolution 24-01  
C - Planning Commission Staff Report for WDCA23-0005  
D - Planning Commission Meeting Minutes for 1/2/24  
E - BCC Ordinance (Clean Copy)