Planning Commission Staff Report

Meeting Date: January 2, 2024 **Agenda Item: 8A**

DEVELOPMENT CODE AMENDMENT CASE NUMBER:	WDCA23-0005 (Village Green Community Area Modifiers)
BRIEF SUMMARY OF REQUEST:	To add the Village Green Community Area Modifiers to Article 216 of the Development Code
STAFF PLANNER:	Julee Olander, Planner Phone Number: 775.328.3627 Email: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment and approve a resolution recommending an amendment to 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.

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 via Ordinance No. 1709, adopted by the Board of County Commissioners on December 12, 2023. This proposed Development Code Amendment incorporates standards from the Village Green Commerce Center Specific Plan directly into the development code.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

- Location: Spanish Springs
- Dev Code: Authorized in Article 818, Amendment of Development Code
- Comm. District: 4- Commissioner Andriola

STAFF RECOMMENDATION

INITIATE **INITIATE AND RECOMMEND APPROVAL** **DO NOT INITIATE**

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 recommend approval of WDCA23-0005, to amend Washoe County Chapter 110 (Development Code)in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers as reflected in the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make all of the four findings set forth in Washoe County Code Section 110.818.15(e)

(Motion with Findings on Page 5)

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Exhibit Contents

Resolution and Proposed Ordinance ..... Exhibit A and Exhibit A-1
Village Green Commerce Center Specific Plan ..... Exhibit B

Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The development code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the development code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The Development Code Amendment process provides a method of review and analysis for such proposed changes. Development Code Amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development Code Amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a Development Code Amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Background

The Village Green Commerce Center Specific Plan (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. It has been revised several times since its creation in 2009. It was recently amended in April 2023 and three parcels were added to the Plan area for a total of eight parcels (APNs 534-561-01, 04, 05, 06, 07, 08, 09 and 10) which consists of 99.4 acres. Six of the parcels on 78.7 acres have a Master Plan designation and regulatory zoning of industrial (I). The remaining two parcels, used for the flood sedimentation basin, which consists of 20.7 acres, have a Master Plan designation and regulatory zoning of Open Space (OS).

The Village Green Commerce Center Specific Plan was originally adopted prior to the adoption of Article 442, Specific Plan Standards and Procedures, of the Washoe County Development Code and does not meet the requirements for a specific plan per NRS Chapter 278A and Article 442. 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.” Additionally, there are specific plan requirements that are not included in the Village Green Commerce Center Specific Plan, including a map depicting the allowed land uses, circulation plan and phasing schedule. 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. For these reasons and others, the Village Green Commerce Center Specific Plan has been deemed to not qualify as a specific plan under NRS Chapter 278A and Article 442. Also, with the adoption of Envision Washoe 2040 all Spanish Springs Area Plan appendixes from the 2010 Master Plan were moved to the Development Code (Chapter 110 of the Washoe County Code) in Article 216, Spanish Springs Area. The Village Green Commerce Center Specific Plan was Appendix D in the Spanish Springs Area Plan and was incorporated into the development code in section 110.216.70.

Analysis

The intent of this Development Code Amendment proposal is to sunset the Village Green Commerce Center Specific Plan ("Plan") (see Exhibit B) and replace the Plan with the Village Green Community Area modifiers in the Development Code. The Plan is currently incorporated into the Development Code via section 110.216.70. This proposed Development Code Amendment removes this incorporation and adds a section containing the Village Green Community Area modifiers. These modifiers maintain most of the Village Green Commerce Center Specific Plan requirements by incorporating them directly into code. In other words, creating the Village Green Community Area Modifiers will codify the requirements in the Development Code, which will be 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, the Southeast Truckee Meadows Area.

The Plan requirements were developed primarily to address and mitigate issues relating to the adjacency of residential uses next to industrial uses. Most of the main sections and requirements will be maintained in the proposed modifiers; however, 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 no longer are needed with current standards. The sections and requirements recommended for removal include the following:

1. Trash enclosures section, included in 110.306.35(e);
2. Fences and walls section, included in 110.406.12 & 50;
3. Some of the lighting requirements, included in 110.406.12 and 110.410.25(g); and
4. Some of the Calle de la Plata and Pyramid Way Streetscape requirements, included in 110.412.40

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). The Plan parcels were identified within the boundary of the Western Theme Design Guidelines, which have specific requirements including a coverage requirement, which states: "shall not exceed 30 percent of the gross parcel area." Previous versions of the Spanish Springs Area Plan had removed the coverage requirement. However, a clerical error occurred on the most recent update and the coverage requirement was inadvertently re-inserted back into the Plan.

Community Meeting & Public Notice

A community meeting was held at the Washoe County complex and by Zoom on December 7, 2023, from 5:00 p.m. to 6:00 p.m. The meeting had one attendee. Staff presented the proposed changes and the attendee had various questions about the proposed changes and how the changes would impact the current requirements.

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting.

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code Amendment.

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.

   Staff comment: The Master Plan establishes policies governing properties in Washoe County, which are then regulated through the development code. This amendment is consistent with the newly adopted EnvisionWashoe2040 Master Plan document which resulted in the relocation of regulatory policies from the Master Plan document to the development code. Likewise, the proposed amendment will move the current Village Green Specific Plan policies to Article 216 of the Washoe County Development Code; and thus, will continue to provide similar standards for the parcels located within the Village Green Commerce Center Specific Plan, with the requirements located in the Village Green Community Area Modifiers. This update does not conflict with any of the policies or action programs of the 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.

   Staff comment: The proposed Development Code Amendment will add a section for the Village Green Community Area Modifiers, that were previously located within the Village Green Commerce Center Specific Plan. This change will not adversely impact public health, safety or welfare.

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 amendments allow for a more desirable utilization of land within the regulatory zones.

   Staff comment: The proposed amendment will replace the Village Green Commerce Center Specific Plan with the Village Green Community Area Modifiers with development requirements for all subject parcels. This change is a response to the new Envision Washoe 2040 format.

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.

   Staff comment: The Conservation Element and the Population Element are not adversely affected by this proposed amendment. There are no goals or policies that address the proposed amendment to add the Village Green Community Area Modifiers.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA23-0005, to amend Washoe County Chapter 110 (Development Code) within Article 216. 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 recommend approval of WDCA23-0005, to amend Washoe County Chapter 110 (Development Code) in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers

as reflected in the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make all of the following four findings set forth in 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.

Appeal Process

An appeal of the Planning Commission's denial of a Development Code Amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.

RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AND RECOMMENDING APPROVAL OF AN AMENDMENT TO 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 OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 24-01

WHEREAS

A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of Commissioners or the Washoe County Planning Commission; and

B. The Washoe County Planning Commission initiated amendments to Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area, on January 2, 2024 as fully described in Exhibit A-1 to this resolution; and

C. Development Code Amendment Case Number WDCA23-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on January 2, 2024; and

D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and

E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Development Code amendment Case Number WDCA23-0005:

1. Consistency with Master Plan. The proposed 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.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on January 2, 2024.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair

DRAFT: January 2, 2024

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT~~: DELETE LANGUAGE

BOLD TEXT: NEW LANGUAGE
****

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: Amends Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers.

BILL NO. ____

ORDINANCE NO. ____

Title:

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 OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

A. This Commission desires to amend Article 216 Spanish Springs Area, of the Washoe County Development Code (Washoe County Code Chapter 110) in order to add the Village Green Community Area Modifiers to the Development Code; and

B. The amendments and this Ordinance (WDCA23-0005) were drafted in concert with the District Attorney's Office; and

C. The Washoe County Planning Commission held a duly noticed public hearing for WDCA23-0005 on January 2, 2024, and

initiated the proposed amendments to Washoe County Code Chapter 110 (Development Code) in Article 216 by Resolution Number 24-01; and

D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and

E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended in Section 110.216.70 as follows:

Section 110.216.70 Specific Plans. Some parcels in the Spanish Springs planning area may be subject to a specific plan and/or a document labeled as a "specific plan" and its associated development standards. ~~By way of example, the Village Green Commerce Center Specific Plan falls within this planning area. The Village Green Commerce Center Specific Plan is hereby incorporated by reference into this code section. Any amendments to the Village Green Commerce Center Specific Plan shall require a Development Code Amendment in accordance with Article 818.~~ For the most up to date information on specific plans, visit the Washoe County Planning Program's website or the Washoe County Regional Mapping System.

SECTION 2. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.216.71 and read as follows:

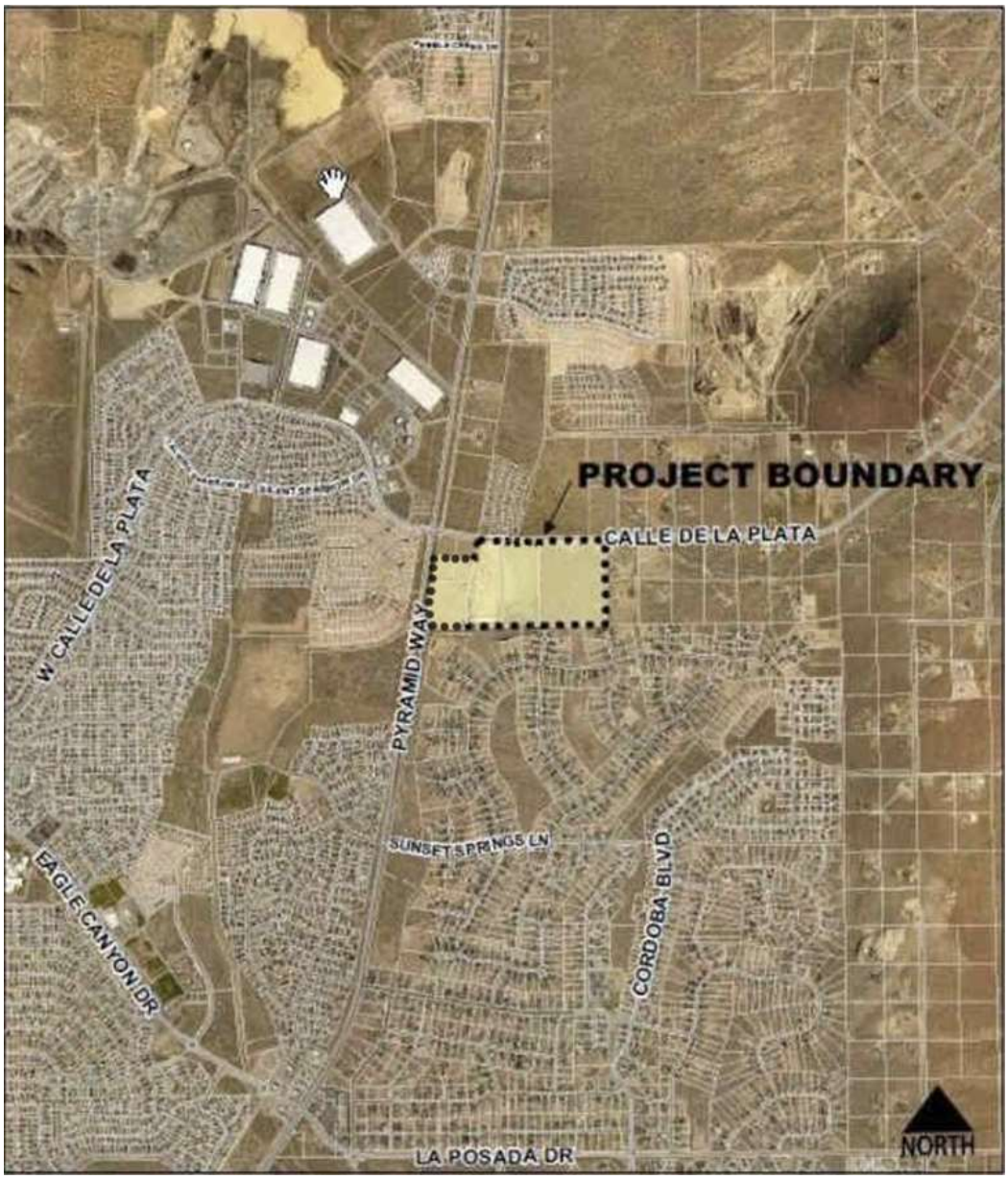
110.216.71 Village Green Community Area Modifiers. The purpose of this section is to establish regulations to promote development within the area identified as the Village Green Community Area.

(a) Applicability. The highlighted areas shown herein on Map 110.216.71.1 Village Green Community Area Location Map delineates all parcels within the

Village Green Community Area, currently listed as APNs 534-561-01, 04, 05, 06, 07, 08, 09 and 10.

Map 110.216.71.1

VILLAGE GREEN COMMUNITY AREA LOCATION MAP



(b) Exceptions. The Village Green Community Area is not required to meet section 110.216.60 Western Theme Design Standards.

(c) Setbacks. Table A-1 (below) provides a summary of the required perimeter building setbacks within

the Village Green Community Area.

Table A-1: Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	30 feet
South	50 feet (includes a buffer)
West	5 feet
East	50 feet (includes a buffer)
Pyramid Way	150 feet
Internal parcels	0 feet

(d) Building Height. Maximum building height shall be 40 feet. All buildings exceeding 30 feet in height must be located at least 125 feet from any residential dwelling (not including any ancillary free-standing garages and shed structures). Buildings in excess of 30 feet in height shall include an additional setback beyond the 125 foot setback of one foot for each foot of building height greater than 30 feet, up to a maximum building height of 40 feet (i.e. a 40-foot high building will require a 135 foot building setback from any existing residential dwelling). Building height is measured per the definitions in the Washoe County Development Code.

(e) Truck Delivery Areas.

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

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

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

(f) Utilities.

i. Any development projects on the site will include underground utilities, other than

above-ground transformers, backflow preventers, irrigation control boxes and other miscellaneous utility equipment typically required to be above ground.

(g) Architecture.

i. 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.

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

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

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

(h) Lighting.

i. General Lighting Standards

1. A photometric plan demonstrating compliance with this standard shall be submitted for approval by Washoe County concurrently with building permit(s).

2. Prior to the issuance of a certificate of occupancy for new buildings within the Village Green Community Area, an evening inspection shall be conducted by Washoe County to validate the photometric plan to further ensure that spill-over and glare do not occur to surrounding properties and that all lighting conforms to Washoe County Code requirements.

ii. Exterior Sign Lighting

1. Illuminated signs are prohibited for the building facades directly adjacent to and directly facing residential property lines.

iii. Parking Lot Lighting

1. **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.**
2. **Free-standing parking lot lighting shall be limited to a maximum of 12-feet in height and shall comply with the spill-over/glare restrictions as required under the General Lighting Standards.**

(i) Landscaping. A minimum fifteen (15) percent of the total developed land area shall be landscaped.

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

(k) Buffer Yards.

i. Landscape buffers are included in the 50 foot minimum building setbacks that are required on the south and east external (perimeter) property lines of the site. The landscape buffer will help mitigate 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:

1. **Building Orientation - All buildings oriented along the south and east perimeter property lines shall have the "quiet" side of a building facing the south and east property lines. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.**
2. **Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50 foot building setback from the south and east perimeter property lines.**

3. Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation.

4. 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. 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 an emphasis on reducing the visual impact of building mass.

(l) Transportation Improvements. Any development in the Village Green Community Area will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the transportation improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

(m) Public Trail Easement. A public trail easement shall be located along the western property line of APNs: 534-561-08 and 534-561-09. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Division.

SECTION 3. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.

2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance.

The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.

3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

DRAFT: January 2, 2024

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2024.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2024.

Vote:

Ayes:

Nays:

Absent:

_____
_____, Chair
County Commission

ATTEST:

_____
Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year _____.

Appendix D - Village Green Commerce Center Specific Plan Contents

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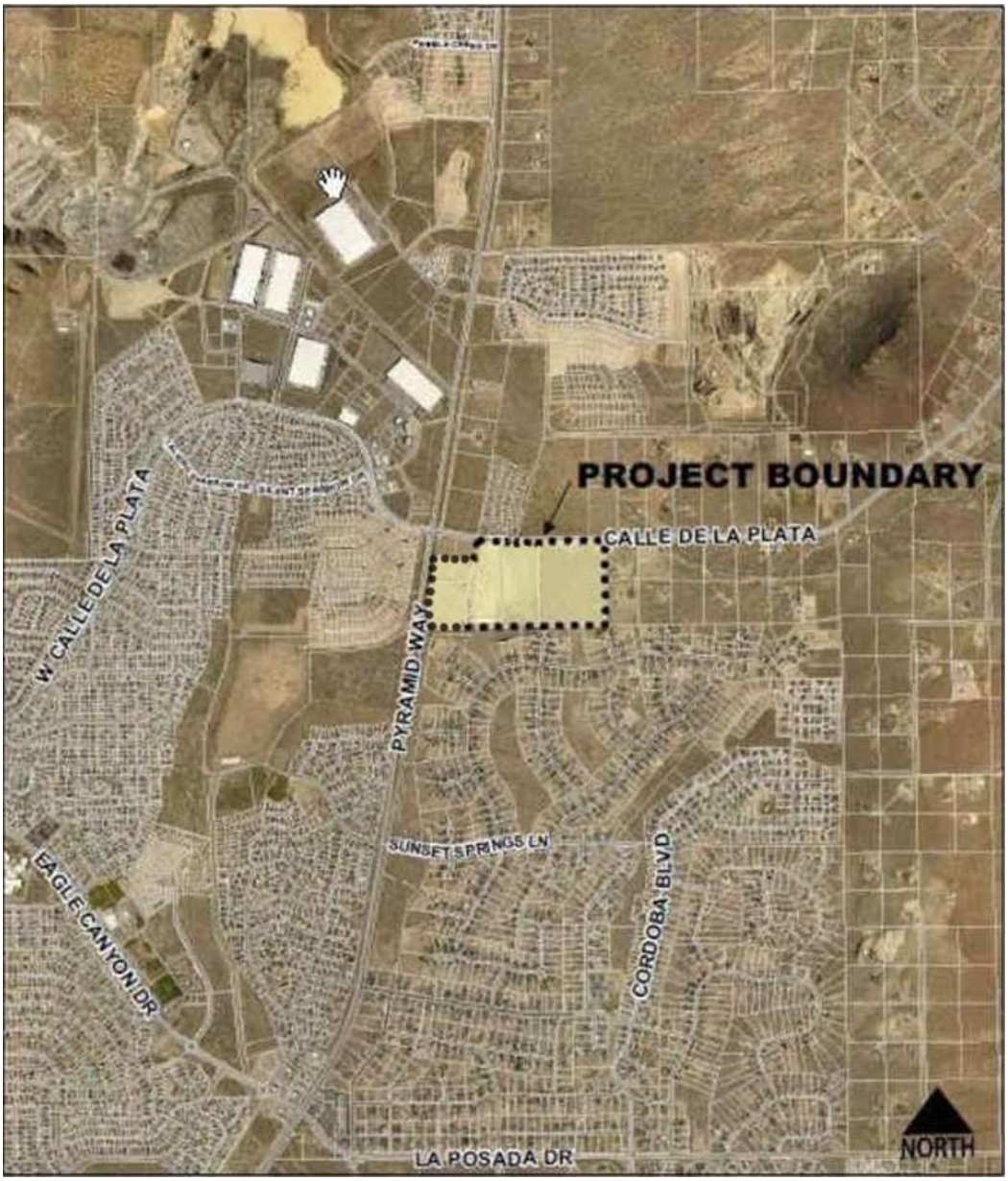
Village Green Commerce Center Specific Plan

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 534-561-01, 04, 05, 06, 07, 08, 09 and 10) consists of 99.4± acres. As shown in Figure D-1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 78.7± acres located further east along Calle de la Plata and Pyramid Highway.

Figure D-1: Location Map



Project Concept/Description

Village Green Commerce Center is envisioned to be an Industrial Park that creates a commerce and 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.

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 site planning standards. The Development Standards ensure compatibility with adjacent uses, provide proportional sizes/arrangements of buildings.

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.

Specific Plan Land Use

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. The permitted uses are subject to the standards and conditions outlined within this Handbook. The sedimentation basin parcels (APN 534-561-06 and 07) are limited to public facility uses only.

Figure D-2: Specific Plan Land Uses

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	30 feet
South	50 feet (includes a buffer)[1]
West	5 feet
East	50 feet (includes a buffer) [1]
Pyramid Highway	150 feet

[1] See Figures D-3 and D-4, pages 7 and 9.

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 40' (feet).

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

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

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.

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

Fences and Walls

Maximum fence height for any perimeter fencing shall be 6' (feet). Chain link fencing is prohibited along the perimeter of the project. Perimeter refers to the exterior boundaries of the site, not internal lots.

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

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

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

Truck Delivery Areas

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

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

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

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

Utilities

Any development projects on the site will include underground utilities, other than above ground transformers, backflow preventers, irrigation control boxes and other miscellaneous utility equipment typically required to be above ground

Architecture

Village Green Commerce Center architecture promotes a contemporary industrial architecture and design and no longer promotes a Western Theme Design as required by Appendix A of the Spanish Springs Area Plan.

General Guidelines

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

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

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

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

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

Lighting

General Standards

Lighting design will conform to Washoe County Development Code requirements.

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

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

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

Lighting shall implement dark skies standards, with no spill-over of light or glare projecting beyond the exterior boundaries of the Specific Plan area.

A photometric plan demonstrating compliance with this standard shall be submitted for approval by Washoe County concurrently with building permits(s).

Prior to the issuance of a certificate of occupancy for new buildings within the Village Green Commerce Center Specific Plan, an evening inspection shall be conducted by Washoe County to validate the photometric plan to further ensure that spill-over and glare do not occur to surrounding properties and that all lighting conforms to Washoe County code requirements.

Exterior Sign Lighting

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

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

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

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

Parking Lot Lighting

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

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

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

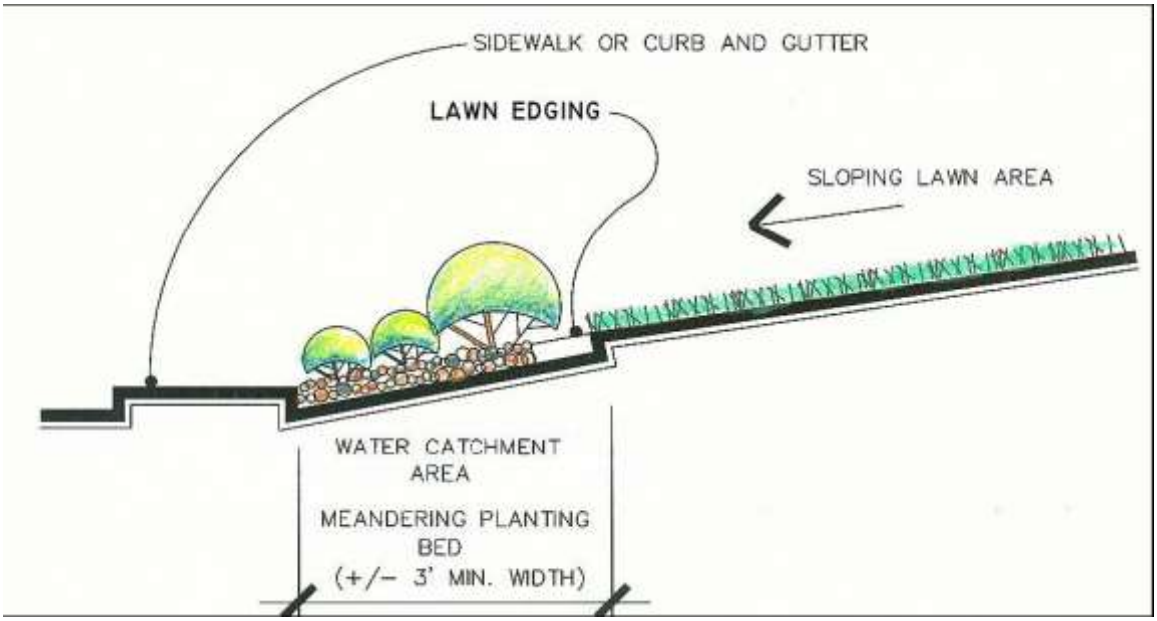
Free-standing parking lot lighting shall be limited to a maximum of 12-feet in height and shall comply with the spill-over/glare restrictions as required under the General Standards.

Landscaping

A minimum of 15% of the gross site area of parcel shall be landscaped.

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-3 below).

Figure D-3: Turf Areas



Calle de la Plata and Pyramid Way Streetscape

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

Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata and Pyramid Way 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 and Pyramid Way streetscape.

Use of lawn, xeriscape no-turf ground surfaces including rock, berming, and landscape boulders may be included into the Calle de la Plata and Pyramid Way streetscape design at the discretion of the landscape architect.

Buffer Yards

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

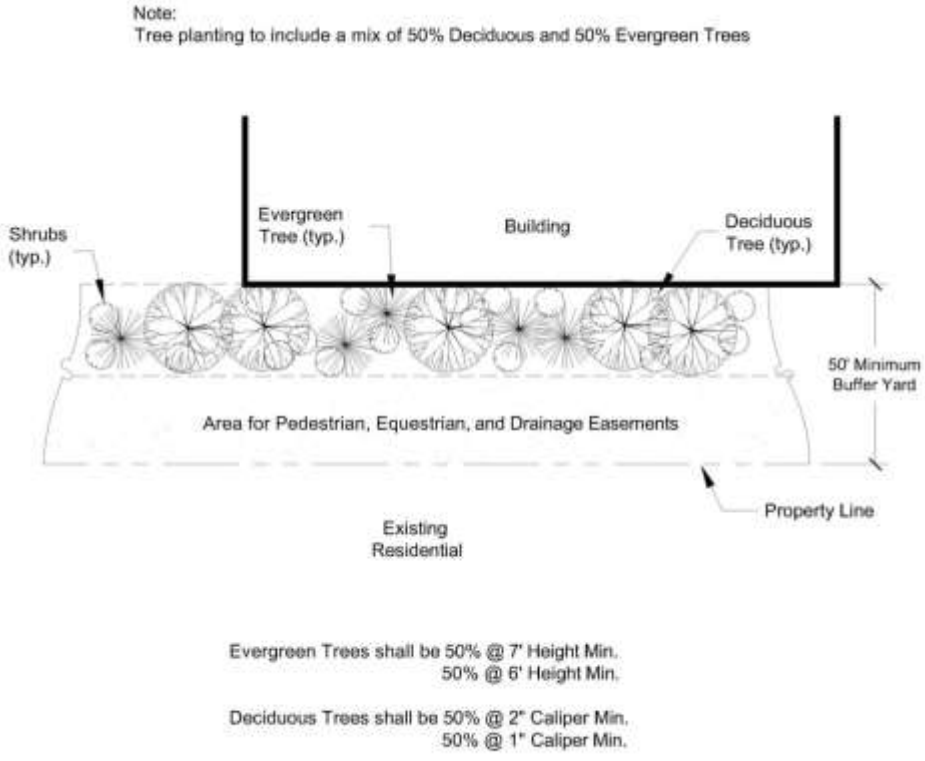
Building Orientation - All buildings oriented along south and east property lines shall have the "quiet" side of a building facing the south and east property lines. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

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

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

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-4 – 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.

Figure D-4: Buffering Yard Planting Plan



Administration

Transportation Improvements

The Village Green Commerce Center will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the transportation improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

Public Trail Easement

A public trail easement shall be located along the western property line of APN 534-561-08 and 534-561-09. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Department.