

The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on January 14, 2020.
by Community Services
for Agenda Item No. 19
and included here pursuant to NRS 241.020(8).



Community Services Department
 Planning & Building Division for the

I hereby certify that notices for the case number referenced below were completed pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Washoe County Commission
 1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

Signature: *Robby Emson* Date: 1/3/20

Mailing List for Case No.: WMPA19-0005 Continuum of Care Facilities BCC 1/14/20 Roger Pelham

No.	APN	Name and Address of Addressee
1		Notice was emailed to Spanish Springs Citizen Advisory Board members on 12/30/2019
2		No mailing list for this case
3		Notice was published in the Reno Gazette-Journal on 1/3/2019
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BCC 1-14-20 #19
Community Services



Master Plan Amendment Case Number WMPA19-0005 Continuum of Care Facilities Spanish Springs Area Plan

**Washoe County Commission
January 14, 2020**



Request

Allow Continuum of Care Facilities, Seniors (**CCFS**) use type in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones in the Spanish Springs Area Plan



Use Type Definition

Continuum of Care Facilities, Seniors. Continuum of care facilities for seniors use type refers to establishments that provide a range of housing, activities and health services to allow for adults to age in place. Residential density and parking standards shall be determined in the special use permit process; all other development standards shall apply. 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.



Overview

- **CCFS is allowed in all other Washoe County Area Plans**
- **Was not included in the 2010 update of the Spanish Springs Area Plan**
- **This request will bring the SSAP into conformance with the remainder of area plans**



Overview

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Continuum of Care Facilities, Seniors	S ₂	--	--	S ₂	--	--	--



Background

- **Washoe County Planning Commission heard the application on November 5, 2019**
 - Recommended approval
- **South Truckee Meadows/Washoe Valley CAB reviewed the application on October 2, 2019**
 - Recommended approval



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.



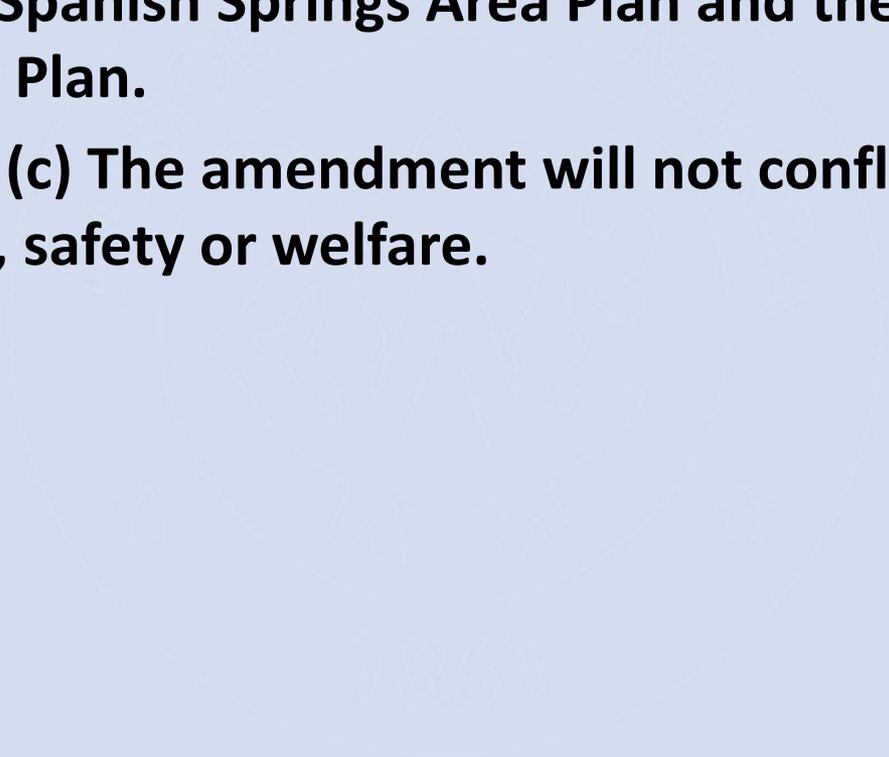
Master Plan Amendment Findings

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. **SS.17.1 (a)** The amendment will further implement and preserve the Vision and Character Statement.



Master Plan Amendment Findings

7. **SS.17.1 (b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.**
8. **SS.17.1 (c) The amendment will not conflict with the public's health, safety or welfare.**





Possible Motion (Page 2 of 3 in Staff Report)

I move to adopt a resolution adopting 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.