

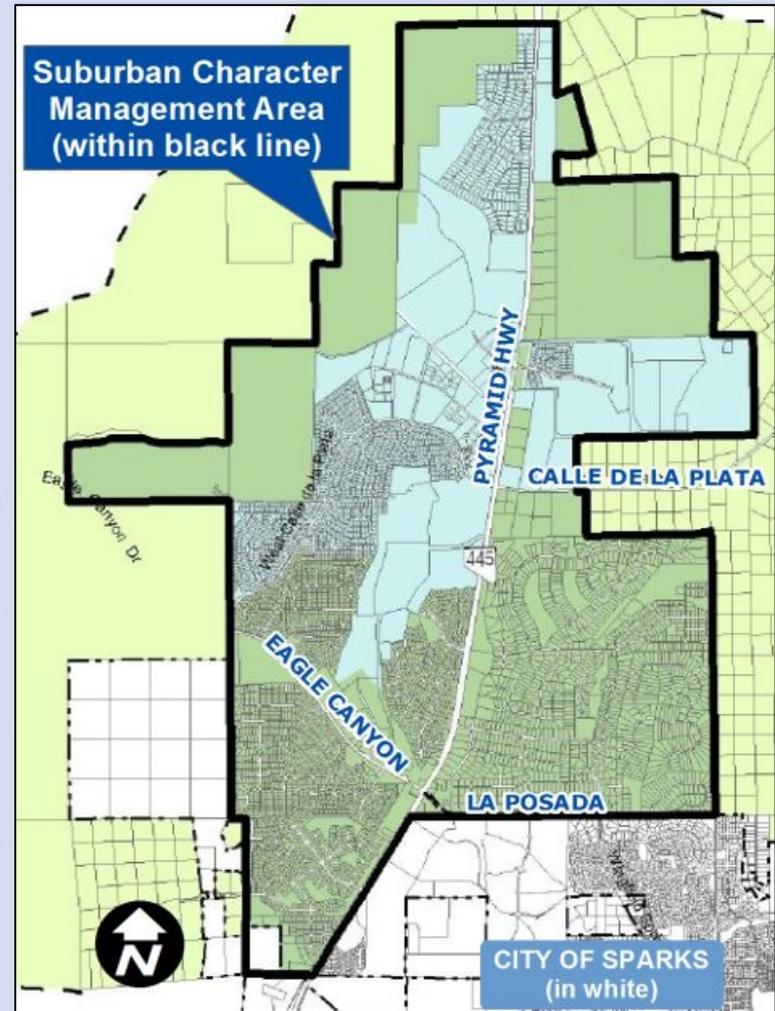


Planning Commission

Master Plan Amendment WMPA17-0012

SPANISH SPRINGS AREA PLAN TEXT AMENDMENT – GENERAL COMMERCIAL

February 6, 2018





Overview of Request

■ Policy SS.1.3(f): Remove date limitation for General Commercial

- SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:
- a. High Density Rural (HDR – One unit per 2.5 acres).
 - b. Low Density Suburban (LDS – One unit per acre).
 - c. Medium Density Suburban (MDS – Three units per acre).
 - d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
 - e. Neighborhood Commercial/Office (NC).
 - f. **General Commercial (GC) – GC limited to the areas designated GC prior to August 17, 2004.**
 - g. Industrial (I).
 - h. Public/Semi-Public Facilities (PSP).
 - i. Parks and Recreation (PR).
 - j. General Rural (GR).
 - k. Open Space (OS).
 - l. Medium Density Rural (MDR – One unit per 5 acres).



Background

- **Amendment initiated by BCC Nov. 2017**
- **Stems from action on different amendment last year**
 - WMPA17-0001 sought to allow RV storage in Neighborhood Commercial with special use permit
 - April 2017: Request denied by PC
 - May 2017: BCC reversed denial; sent back to PC
 - July 2017: PC still not in favor of request
 - Aug. 2017: Hartung requested compromise that would deny WMPA17-0001, but lead to allowing RV storage on applicant's property.



Background (cont.)

- Alternative options investigated
- RV storage only a possibility in either General Commercial or Industrial (not allowed in NC)
- Surrounding properties GC and NC; Industrial not likely to be appropriate at that location
- Most feasible path: Re-zone to GC
- SS.1.3(f) limits GC to areas GC as of Aug. 2004
- Alternative path requires change to this policy



Other Considerations

- **Commercial/industrial limited to 9.86% of Suburban Character Management Area (SCMA)**
 - Already at 9.65%
- **SCMA is designated growth area**
- **Commercial intensifications require community serving trade area**
- **Normal MPA/RZA review processes still apply**



Citizen Advisory Board

- **Jan. 12 meeting**
- **One public comment in opposition**
- **CAB voted unanimously to recommend approval**
- **Audience questions:**
 - Requirements for potential future project at Pyramid/La Posada
 - Details about other existing businesses in Spanish Springs
 - Scope of change



Findings

Master Plan Amendment Findings

1. Consistency with Master Plan
2. Compatible Land Uses
3. Response to Changed Conditions
4. Availability of Facilities
5. Desired Pattern of Growth

Area Plan Findings



Recommendations

- 1. Adopt the amendment to Spanish Springs Area Plan (Exhibit A-1)**
- 2. Certify resolution (Exhibit A)**
- 3. Authorize Chair to sign the resolution**



Recommended Motion

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Planning Commission adopt Master Plan Amendment WMPA17-0012 to amend the Spanish Springs Area Plan by removing the date limitation within Policy SS.1.3(f), having made the five findings in accordance with Washoe County Code Section 110.820.15(d) and the three findings required by the Spanish Springs Area Plan. I further move to certify the resolution contained as Exhibit A of this staff report for submission to the Washoe County Board of Commissioners, and authorize the chair to sign the resolution on behalf of the Planning Commission.