



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

**Washoe County Planning Commission  
November 5, 2019**



# Request

Allow Continuum of Care Facilities, Seniors (**CCFS**) use type in the Neighborhood Commercial (NC) regulatory zone 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 <sub>2</sub>	--	--	S <sub>2</sub>	--	--	--



# Public Notice & CAB

- **Legal notice published in RGJ – October 24, 2019**
- **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

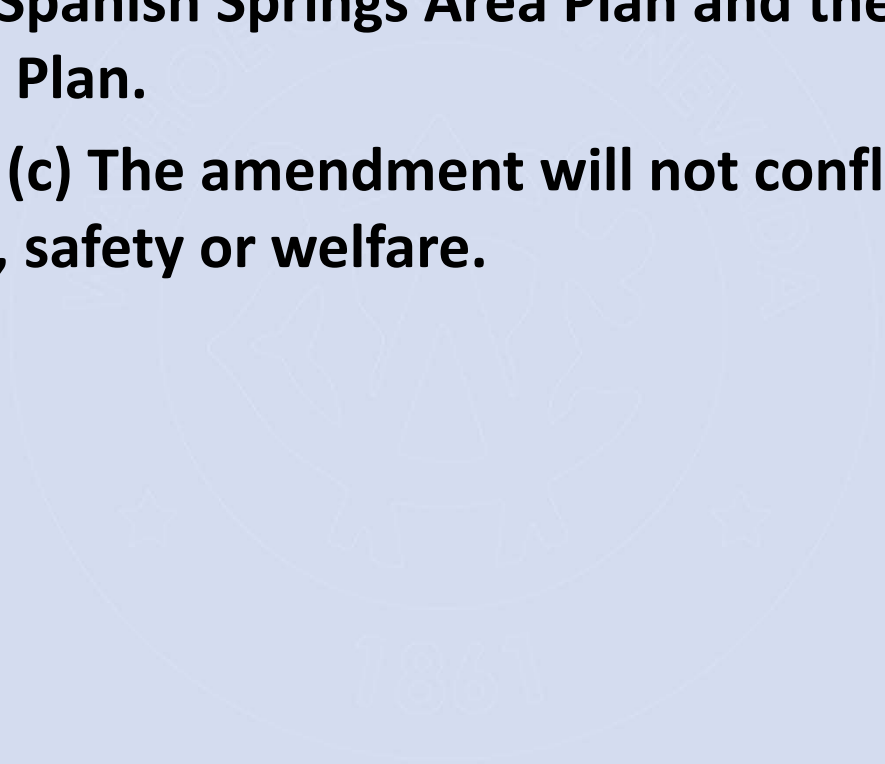
4. **Availability of Facilities.** There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. **Desired Pattern of Growth.** The proposed amendment will promote the desired 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

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 adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d), and the following three findings in accordance with the Spanish Springs Area Plan. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.