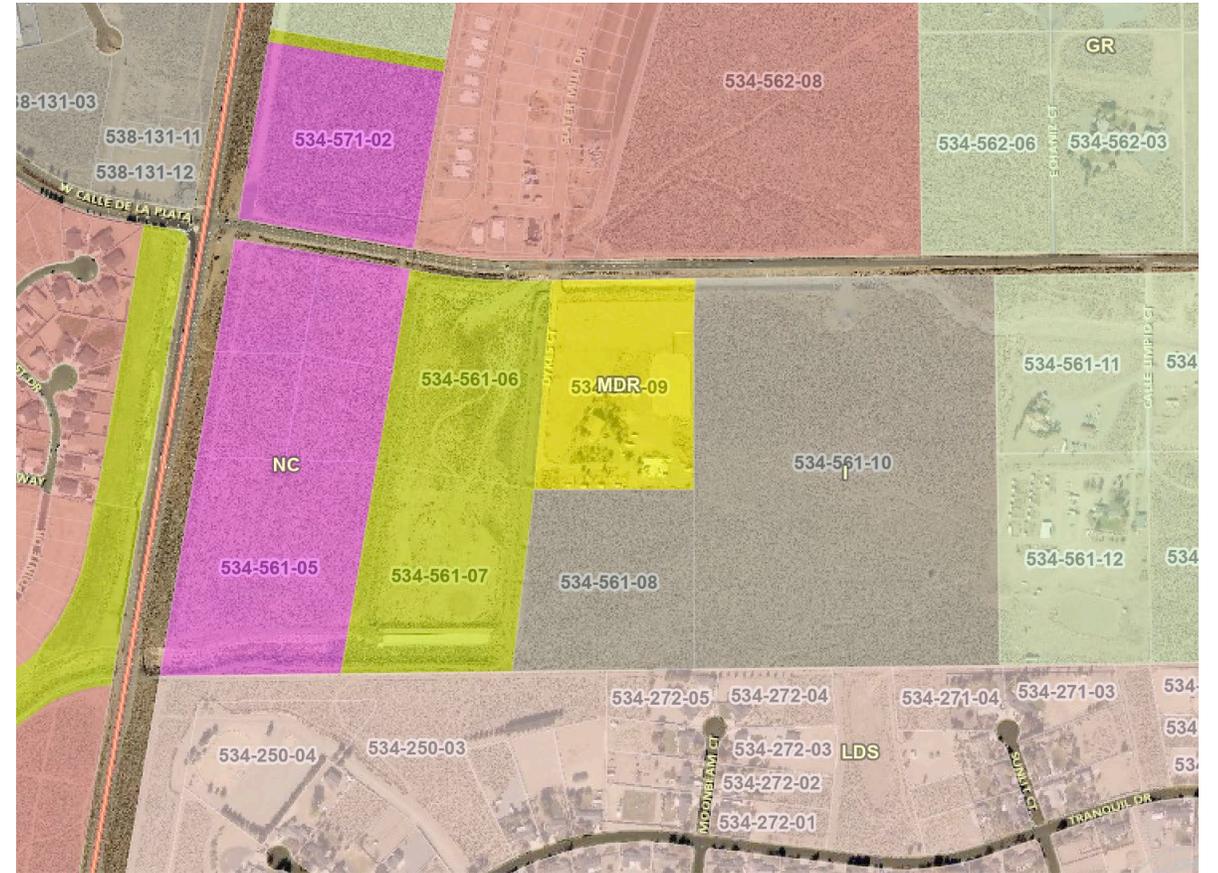
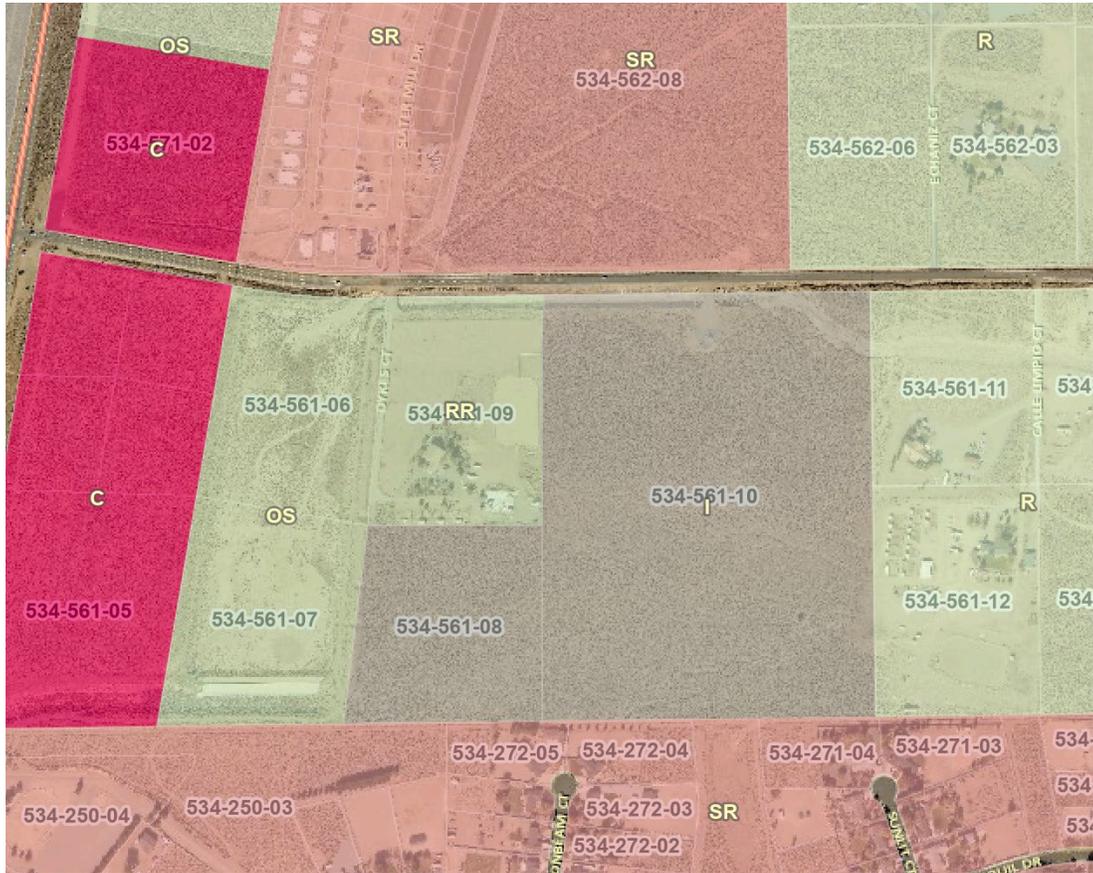


**VILLAGE GREEN COMMERCE CENTER
MASTER PLAN AMENDMENT
WMPA21-0002**

Planning Commission Hearing

July 6, 2021

Warehouse distribution buildings are currently allowed with the site's Industrial master plan and zoning designations



Planning Request:

A Master Plan Amendment to modify text in the Village Green Commerce Center specific plan (Appendix D) of the Spanish Springs Area Plan (Appendix A) of the Washoe County Master Plan (Part 2 – Area Plans)



**Department of
Community Development**

**Master Plan
Spanish Springs Area Plan**



**WASHOE COUNTY
NEVADA**

1001 E. Ninth St., Reno, NV 89512
Telephone: 775.328.6100 – Fax: 775.328.6133 – www.washoecounty.us/csd/planning_and_development



Washoe County Master Plan *SPANISH SPRINGS AREA PLAN*

Appendix A – Western Theme Design Guidelines

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Washoe County Master Plan *SPANISH SPRINGS AREA PLAN*

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A few plan text amendments are needed to support new development

- Revise 30% Building Coverage limit to be consistent with Washoe County Development Code industrial zoning standards
- Provide for residential sides to have exterior doors, fire access doors, front door entrances, car parking, and access
- Correct the landscaping text to reflect the previously approved 15% requirement for this parcel
- Revise the equestrian trail to be a public use trail
- Add clarifying language that parcel 10 is not subject to the design standards of Spanish Springs Area Plan Appendix A



We welcome your questions

**VILLAGE GREEN COMMERCE CENTER
MASTER PLAN AMENDMENT
WMPA21-0002**

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