

Washoe County Planning Commission



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COMMUNITY  
SERVICES DEPARTMENT

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**WMMPA23-0001 & WRZA23-0001  
(Village Green Commerce Center Specific  
Plan)**

April 4, 2023

# Request

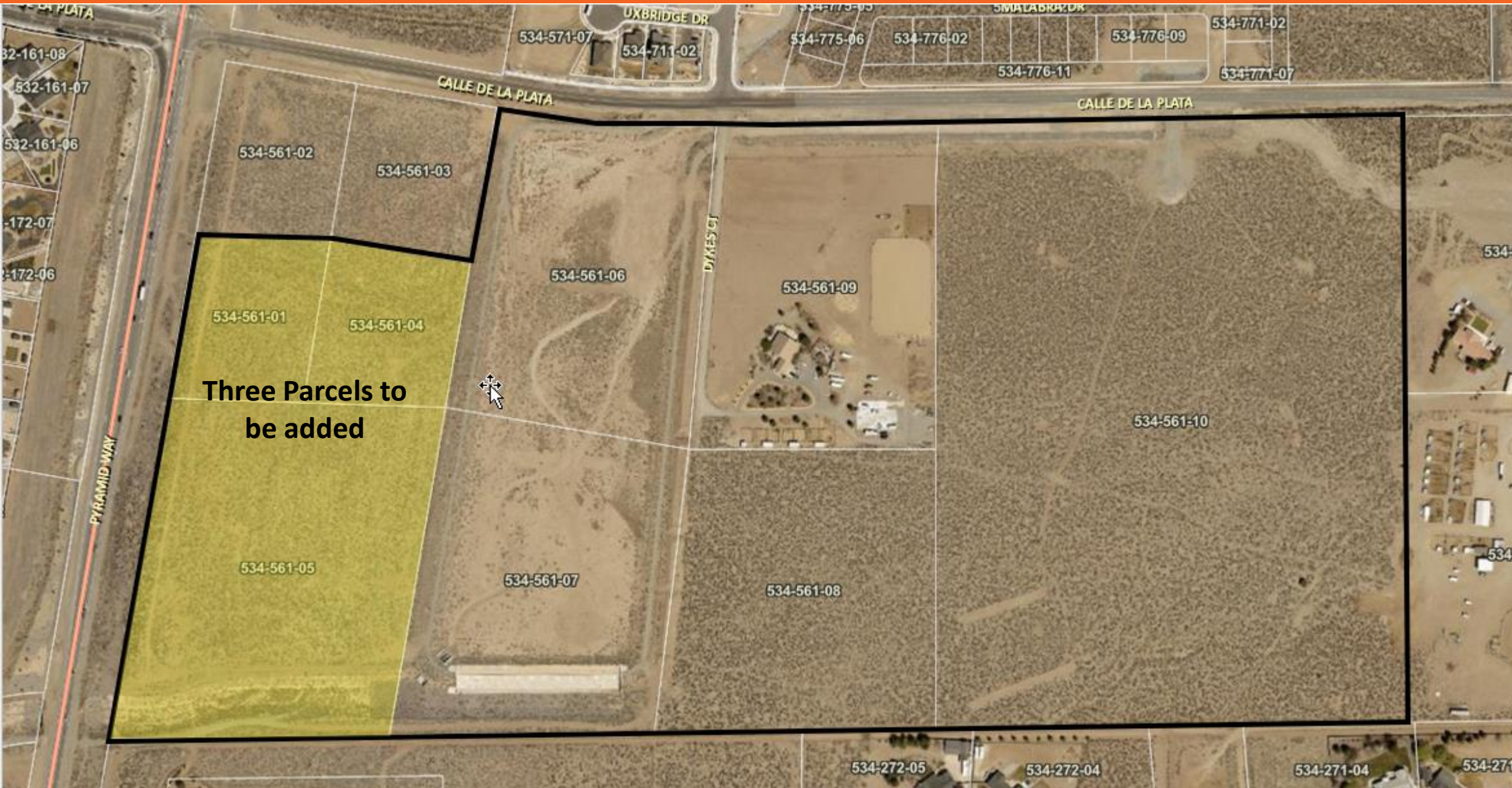
## The Request is to adopt:

1. To change the master plan land use designation for three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) from Commercial (C) to Industrial (I);
2. To add three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) to the Village Green Commerce Center specific plan;
3. To update the Specific Plan, to include the following:
  - a. Update maps to include the three new parcels and update acreage; and
  - b. Add a building setback of 150 feet from Pyramid Highway.

## And

4. To change the regulatory zoning for three parcels (APNs: 534-561-01, 534-561-04 & 534-561-05) from Neighborhood Commercial (NC) to Industrial (I) and; if approved, authorize the chair to sign a resolution to this effect.

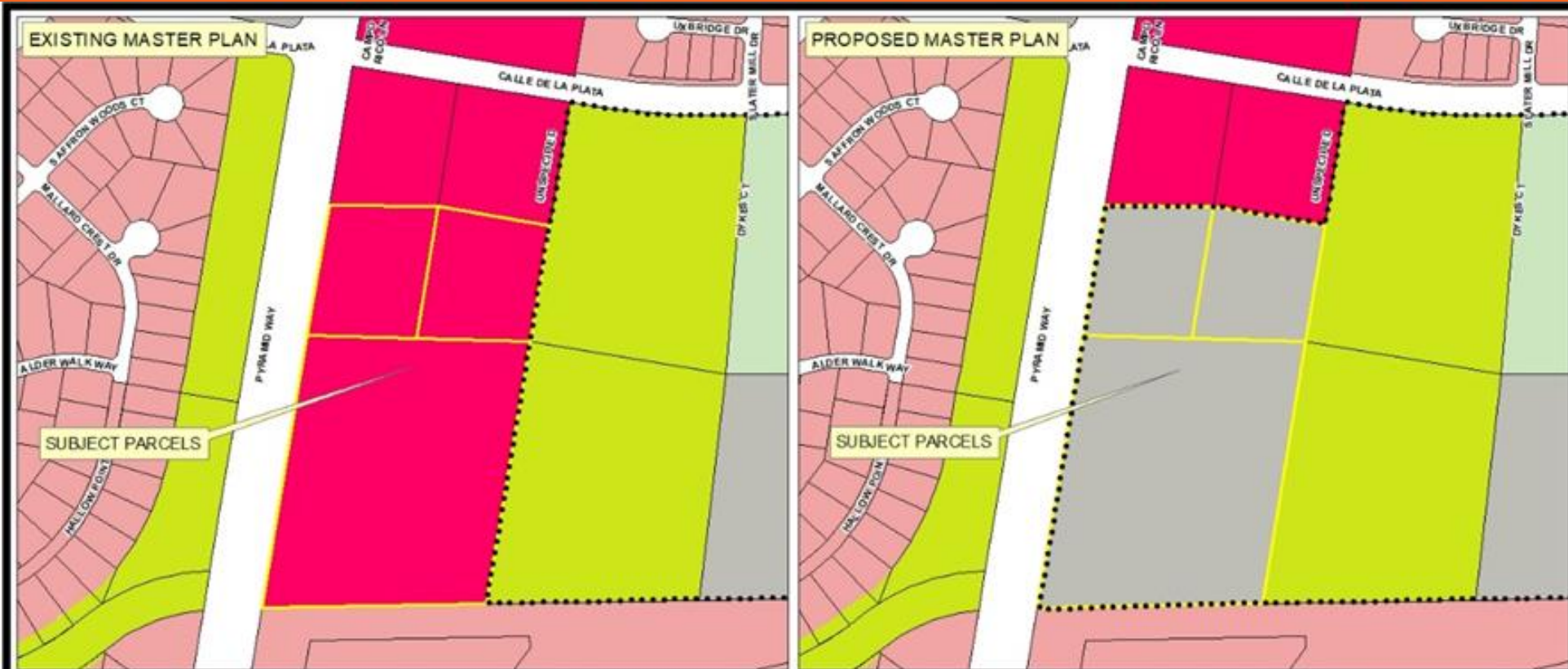
# Area map



# Background

- The Specific Plan was approved in August 2009 to allow industrial uses with specific goals and design standards to support and promote commerce and employment in the Spanish Springs area.
- It was originally had a master developer who would develop the site with standards related to land use, transportation infrastructure, site planning, architecture, energy efficient criteria, tenant criteria, signs, lighting and landscaping.
- The Specific Plan has been amended several times.
  - In 2014, when a parcel (365 Calle de la Plata, APN: 534-561-09) where a single-family house is located, was removed from the Specific Plan and then in January 2023, the parcel was approved to be added back into the Specific Plan.
  - Also, in 2019 and 2021 the Specific Plan was amended, and standards were updated or eliminated to better fit with current industrial standards.

# MPA Request



## Spanish Springs Planning Area WMPA23-0001

- |                      |                   |
|----------------------|-------------------|
| RURAL                | COMMERCIAL        |
| RURAL RESIDENTIAL    | INDUSTRIAL        |
| SUBURBAN RESIDENTIAL | OPEN SPACE        |
| URBAN RESIDENTIAL    | VILLAGE GREEN SPA |

NOTE: THE FINAL DETERMINATION OF ALL DECISIONS IS THE RESPONSIBILITY OF THE BOARD OF COUNTY COMMISSIONERS. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR LIABILITY. THE BOARD OF COUNTY COMMISSIONERS SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE BOARD OF COUNTY COMMISSIONERS SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

Scale in Feet: 0 100 200

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E. 9th St.  
Reno, Nevada 89512 (775) 328-3000

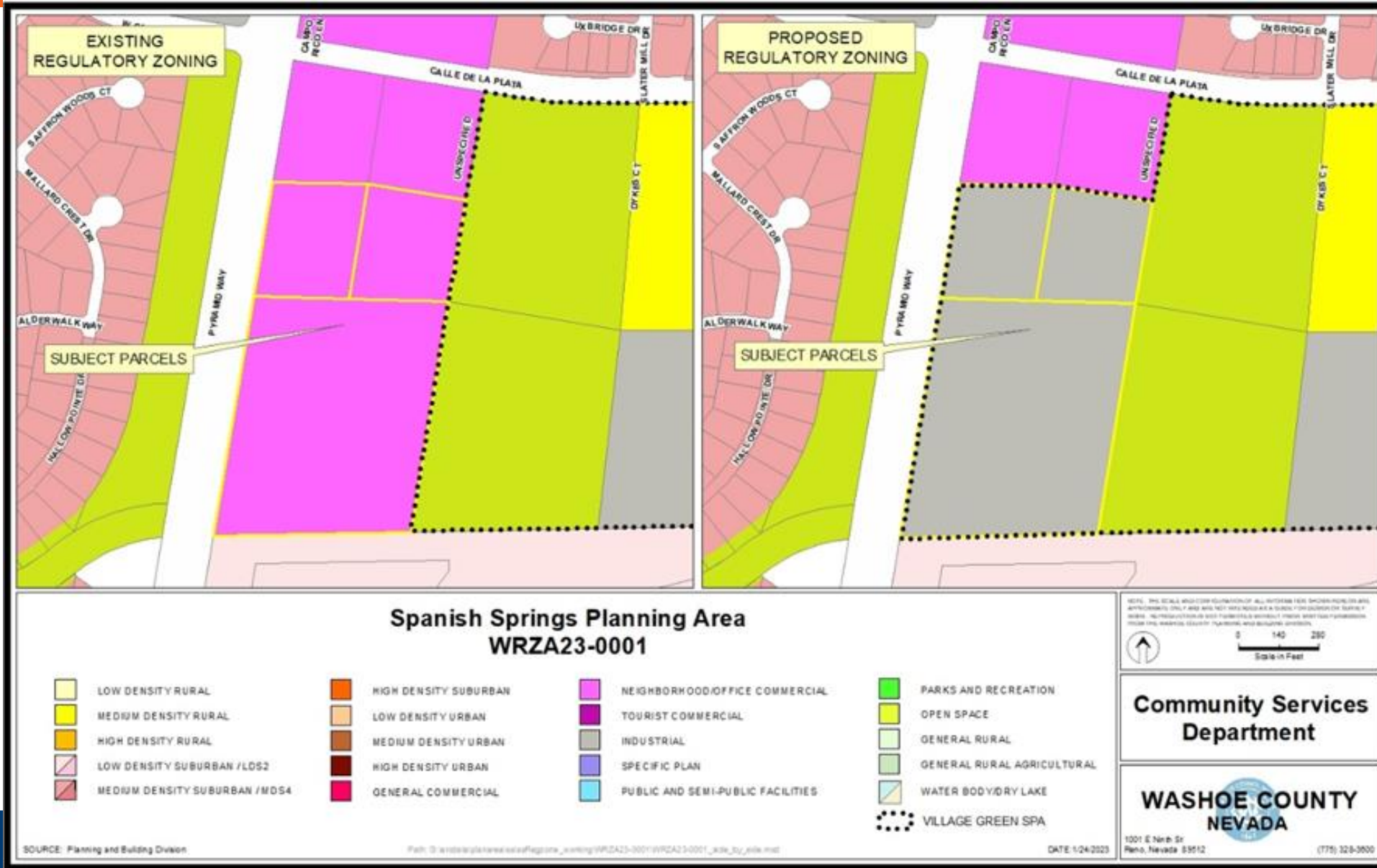
SOURCE: Planning and Building Division

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DATE: 10/2/2023

1. To amend three parcels
2. To Village Green Commerce Center Specific Plan to add three parcels; and
3. Adopt amendments to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan, to include the following:
  - a. Update maps to include the three new parcels and update acreage; and
  - b. Add a building setback of 150 feet from Pyramid Highway.

# RZA Request



# Availability of Facilities

- The Specific Plan was approved in 2009 and facilities have been anticipated and planned to accommodate the development.
- There have been several developments that have occurred in the area, including large residential subdivisions to the north.
- These subdivisions are being constructed or are planned and include Blackstone with 214 units and Sugarloaf with 199 units.
- The agencies providing utilities and infrastructure for these subdivisions reviewed this application and no comments of concern were received.
- With the submittal of building permits, utilities and infrastructure will be reviewed to confirm the availability of all needed facilities.

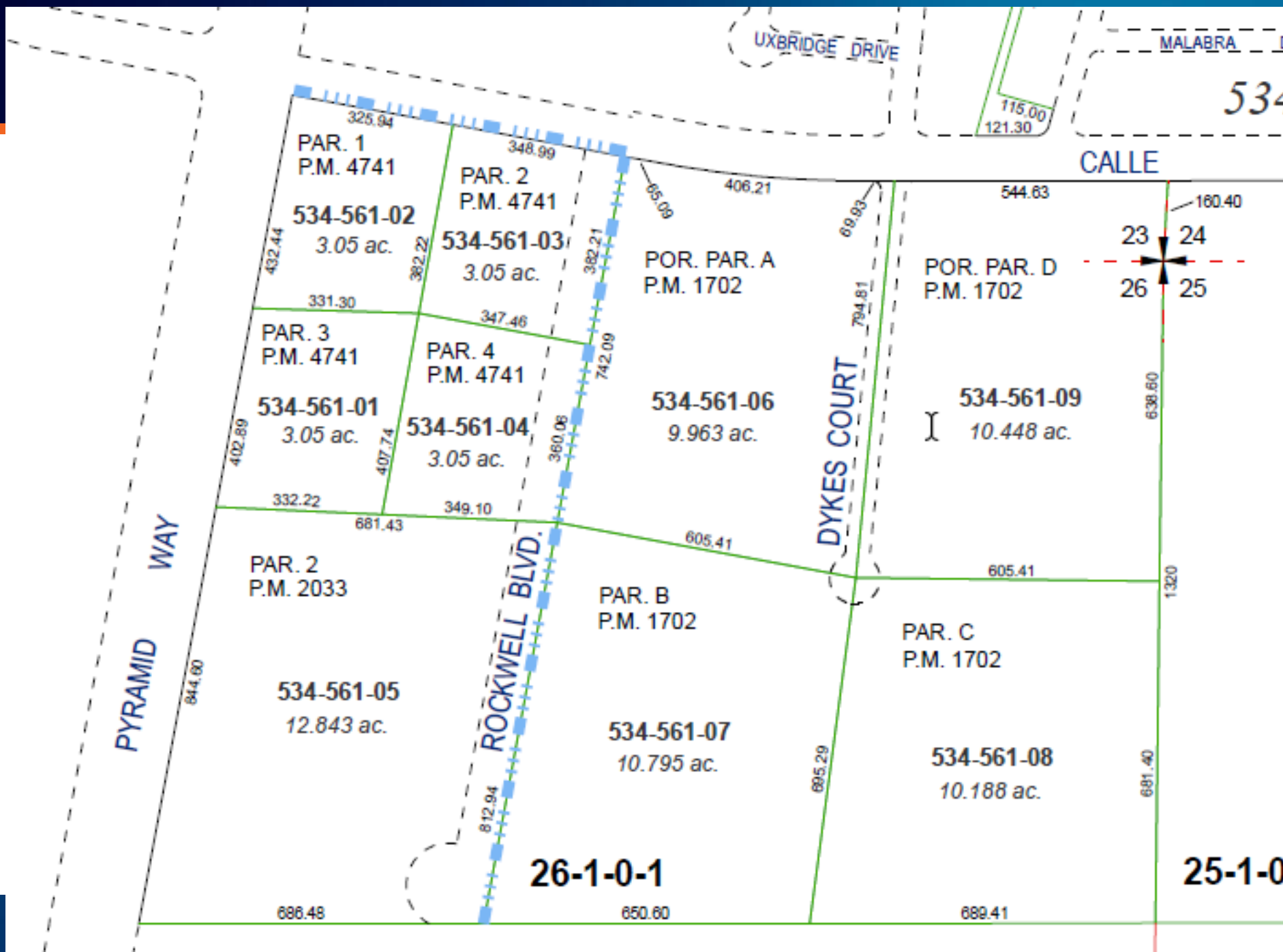


# Availability of Facilities

- Water will be provided by the Truckee Meadows Water Authority (TMWA) and sewer service will be provided by Washoe County.
- Sewer will be conveyed to the Truckee Meadows Water Reclamation Facility (TMWRF) which is owned and operated by the City of Sparks.
- The City of Sparks, letter dated January 27, 2023, expresses concerns related to the future wastewater volumes generated from neighborhood commercial uses versus industrial uses.
- The Engineering dept. provided the calculation for wastewater usage for commercial and industrial uses showing that wastewater will decrease with industrial uses.
- Engineering confirmed that once specific projects are proposed, adequate treatment capacity will be confirmed before will-serve commitments are made.

# Availability of Facilities

- The applicant has been in discussion with Nevada State Department of Transportation (NDOT) to obtain right-in access from Pyramid Highway.
- An undeveloped road Rockwell Blvd. traveling north to Calle de la Plata is located along the eastern side of APN: 534-561-04 & 05.
- The roadway will be developed by the applicant to Washoe County standards to provide access to the three parcels.



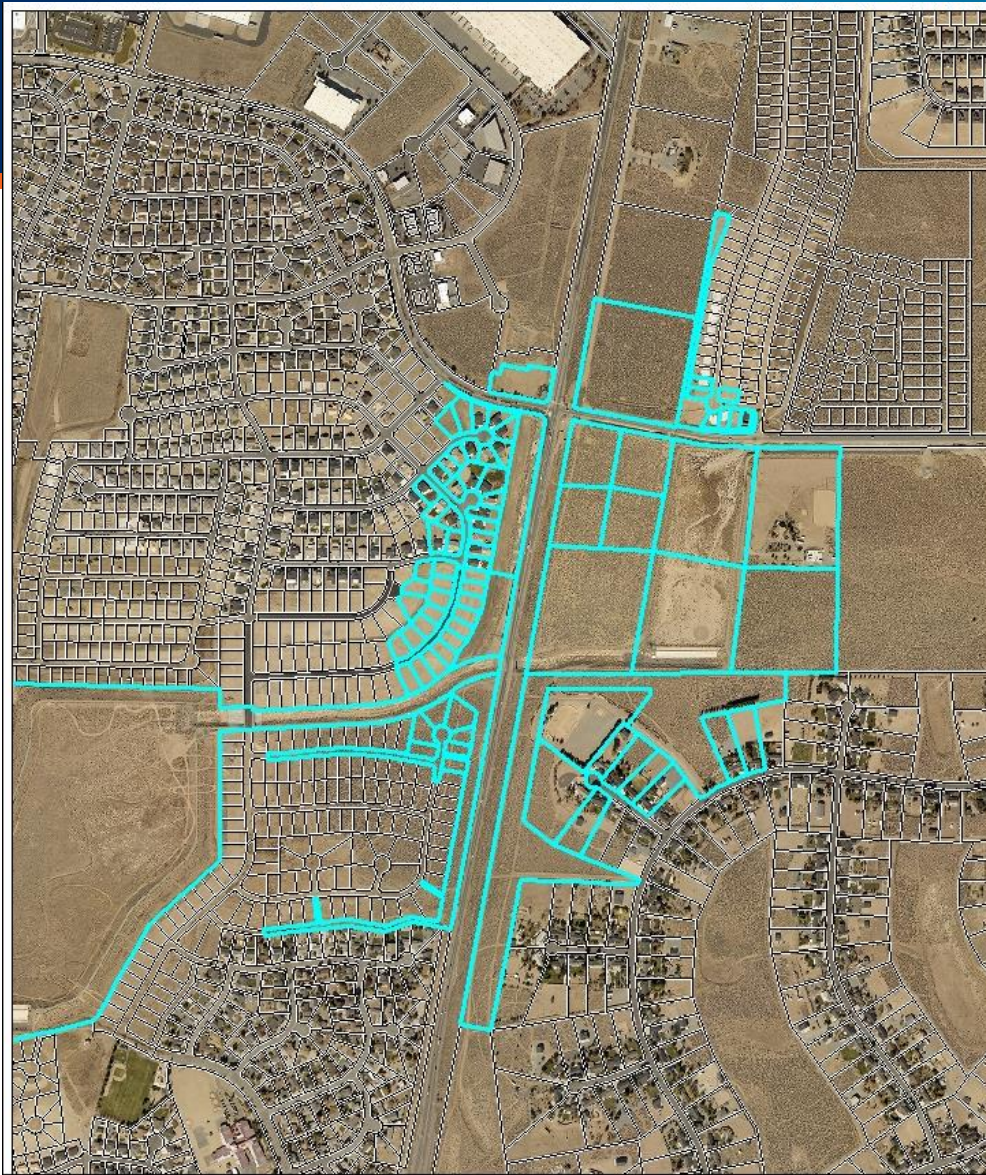
# Change of Conditions

- The overall character of development along Calle de la Plata has evolved from large rural residential lots to residential subdivisions on the north side of the street.
- The Specific Plan has been expanded and been updated with current industrial standards, with requirements to better address residential adjacent issues.
- According to the applicant, there continues to be a need for industrial space in the area.
- The two parcels totaling 6 acres at the corner of Pyramid Highway and fronting Calle de la Plata with regulatory zoning of NC will continue to be available to be developed with neighborhood commercial uses for the area.

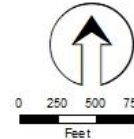
- A neighborhood meetings was held on December 19, 2022 at the Spanish Springs Library and there were 16 attendees.
- The comments included:
  - Traffic, already bad in the area
  - Water and impact on existing wells
  - Building height
  - Need to retain commercial/retail, rather than add more industrial
- Did receive 49 emails yesterday in opposition of the zone change to industrial from commercial

# Noticing

- Property owners within 750 feet of the site were noticed and 76 notices were sent out.
- A legal ad was placed with the Reno Gazette Journal for January 23, 2023.



WMPA23-0001 & WRZA23-0001  
Village Green Commerce Center Specific Plan  
Noticing Map- 750 feet



Community Services  
Department  
**WASHOE COUNTY**  
NEVADA  
1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

Source: Planning and Building Division

Date: 1/10/2023



COMMUNITY  
SERVICES DEPARTMENT

# Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report (Exhibit D).
- Staff can make all the findings as explained in the staff report.

# Possible Motions



- Possible motions can be found in the staff report



# Thank you

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SERVICES DEPARTMENT

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