

MASTER PLAN AMENDMENT APPLICATION

&

REGULATORY ZONE AMENDMENT  
WITH SPECIFIC PLAN APPLICATION

FOR

APN 534-561-09

APPLICANT:

STN 365 Calle Group, LLC  
3860 GS Richards Blvd.  
Carson City, NV 89703

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Community Development staff at 775.328.6100.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name (commercial/industrial projects only):			
Project Description: Master Plan Amendment and Regulatory Zone Amendment with Specific Plan to remove APN 534-561-09 from the Village Green Commerce Center Specific Plan.			
Project Address: 365 Calle De La Plata, Sparks, NV 89441			
Project Area (acres or square feet): 10.45 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Approximately 1,500 feet east of the intersection of Pyramid Hwy and Calle De La Plata in Sparks, NV			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
534-561-09	10.45		
Section(s)/Township/Range: SE 1/4 Sec. 23 & NE 1/4 Sec. 26, T. 21 N., R. 20 E., M.D.B. & M.			
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case Nos. CP08-006 and SP08-001			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: STN 365 Calle Group, LLC		Name:	
Address: 3860 GS Richards Blvd.		Address:	
Carson City, NV	Zip: 89703		Zip:
Phone: (775) 885-8847	Fax: 885-9006	Phone:	Fax:
Email: rkuckenmeister@kbcallc.com		Email:	
Cell: N/A	Other:	Cell:	Other:
Contact Person: Randy Kuckenmeister		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: STN 365 Calle Group, LLC		Name: Chris Coombs	
Address: 3860 GS Richards Blvd.		Address: 3860 GS Richards Blvd.	
Carson City, NV	Zip: 89703	Carson City, NV	Zip: 89703
Phone: (775) 885-8847	Fax: 885-9006	Phone: (775) 885-8847	Fax: 885-9006
Email: rkuckenmeister@kbcallc.com		Email: ccoombs@kbcallc.com	
Cell: N/A	Other:	Cell: (775) 815-8425	Other:
Contact Person: Randy Kuckenmeister		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans
<input type="checkbox"/> A request to add, amend, modify or delete specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide a brief explanation to all questions.

1. What is the Master Plan amendment being requested at this time?

<p>A Master Plan Amendment is being requested at this time to remove APN 534-561-09 from the Village Green Commerce Center Specific Plan and change the current Master Plan designation of Industrial to Rural Residential.</p> <p>APNs 534-561-06, 07 and 08, owned by Oscar and Betty Dykes, and APN 534-561-10, owned by STN 375 Calle Group, LLC, are also subject to the Village Green Commerce Center Specific Plan, however this amendment request does not serve to alter the master plan designation on those properties. Their approval of this amendment request for APN 534-561-09 is evident by their signed Property Owner Affidavits included with this application.</p>
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2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

The current Village Green Commerce Center Specific Plan and underlying Industrial Master Plan designation on APN 534-561-09 were processed several years ago by an entity named Sierra Triple Net, Ltd, the previous owner. The members of the current owner of the property, STN 365 Calle Group, LLC, were the beneficiaries of a former first deed of trust (loan) against the property to Sierra Triple Net, Ltd. That loan went into default and STN 365 Calle Group, LLC acquired ownership of the property via a foreclosure action in 2010. STN 365 Calle Group, LLC has no capacity to develop the property and it is believed that developing the property under the current Master Plan designation is not realistic under current market conditions. However, it is believed that the existing home located on the property could be sold at this time and remain a residential property. But, due to the existing Master Plan and zoning designation of Industrial, conventional home purchase financing is not available to buyers as it is currently considered a non-conforming use. STN 365 Calle Group, LLC wishes to amend the Master Plan designation to Rural Residential so the property could be marketed and sold as a residential use with conventional purchase financing available to potential buyers.

3. Please provide the following specific information.
- a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

The address of APN 534-561-09 is 365 Calle De La Plata, Sparks, NV 89441. The property is located approximately 1,500 east of the intersection of Pyramid Hwy. and Calle De La Plata.

- b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
534-561-9	Industrial	10.45	Rural Res.	10.45

c. What are the adopted land use designations of adjacent parcels?

North	Commercial (across Calle De La Plata)
South	Industrial
East	Industrial
West	Open Space

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

APN 534-561-09 currently has a 2,400 square foot residential home located on the property. With the exception of a horse corral and concrete slab from a former shop building that was destroyed by a fire in 2012, the property is undeveloped. Access to the home is from Calle De La Plata to the north of the property via a graded and based entry road along the western edge of the property. The properties to the north (across Calle De La Plata), east, south are undeveloped. The property to the west is Open Space and has been developed as a detention facility for regional storm water runoff.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The area directly adjacent to the home on APN 534-561-09 has been landscaped with grass, trees and shrubs. The remainder of the property is covered by native grasses and sagebrush. The property has no exceptional features relative to water bodies, vegetation, topography, minerals, soils and wildlife habitat.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, please attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Department of Public Works.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

APN 534-561-09 is located in a Zone AO Special Flood Hazard Area. Properties within Zone AO are areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1-3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone. The average flood depth shown for APN 534-561-09 is 1 foot.
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- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

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- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

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- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

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- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

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7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

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8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #	Existing well	acre-feet per year	

- e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A
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- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The proposed amendment does not involve an intensification of land use.
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9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A
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10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Calle De La Plata to Pyramid Hwy. to Interstate 80

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes  No

13. Community Services (provided and nearest facility):

a. Fire Station	TMFPD Station #17, 500 Rockwell Blvd., Sparks, NV
b. Health Care Facility	Northern Nevada Medical Center
c. Elementary School	Alice Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Eagle Canyon Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	Route 2 - York Way and Pyramid Hwy.

14. Describe how the proposed amendment fosters, promotes or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan:

a. Population Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area population which complies with the goals and policies outlined within the Population Element of the Washoe County Master Plan.

b. Conservation Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area's natural resources and promote the goals and policies outlined within the Conservation Element of the Washoe County Master Plan.

c. Housing Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area housing which complies with the goals and policies outlined within the Housing Element of the Washoe County Master Plan.

d. Land Use and Transportation Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area transportation which complies with the goals and policies outlined within the Land Use and Transportation Element of the Washoe County Master Plan.

e. Public Services and Facilities Element:

The property is currently a single family residential use and the proposed amendment will allow for the property to continue under that use. As such, the amendment will have zero impact on the area public services and facilities which complies with the goals and policies outlined within the Public Services and Facilities Element of the Washoe County Master Plan.

f. Adopted area plan(s):

The property is located in the Spanish Springs Area Plan and the proposed amendment will maintain the existing use and feel of the area. As such, the amendment will implement and preserve the Vision and Character Statement of the area plan, conform to all applicable policies and not conflict with the public's health safety or welfare.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

N/A

## **Applicant Comments**

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

This amendment serves to preserve the existing use of APN 534-561-09 as a single family residential home. Since this amendment, if approved, will have zero impact on existing infrastructure, utilities, natural resources and facilities it satisfies several findings within Article 820 of the Washoe County Development Code:

Finding (2) - Compatible Land Uses: The proposed amendment will not change, but rather support, the existing land use and will not adversely impact the public health, safety or welfare.

Finding (3) - Response to Change Conditions: The economic climate and market has changed drastically since the current Master Plan designation was put in place on the property. The likelihood of a large scale industrial development upon the properties within the Village Green Commerce Center Specific Plan is extremely small at this time. However, the property is currently residential and can continue indefinitely under that use. The proposed amendment would serve to open this type of use to potential buyers and grant them the possibility of conventional financing for their purchase.

Finding (4) - Availability of Facilities: The proposed amendment will not provide any intensification of use. Therefore, the existing transportation, recreation, utility and other facilities in the area are adequate to accommodate the uses and densities permitted by the proposed Master Plan designation.

At this time, the remainder of the properties within the Village Green Commerce Center Specific Plan shall remain within the plan. The removal of APN 534-561-09 is beneficial as it reduces the intensity of the Specific Plan, but does not reduce any of the proposed Open Space or public amenities within the Specific Plan.

# Regulatory Zone Amendment for Specific Plan Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone. Requests for a change to a Specific Plan Regulatory Zone designation must be accompanied by a Design Standards Manual. The required components of the Design Standards Manual are provided in Article 106 of the Development Code.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

A Regulatory Zone amendment is being requested at this time to remove APN 534-561-09 from the Village Green Commerce Center Specific Plan and change the current zoning designation of Industrial to Low Density Rural.

APNs 534-561-06, 07 and 08, owned by Oscar and Betty Dykes, and APN 534-561-10, owned by STN 375 Calle Group, LLC, are also subject to the Village Green Commerce Center Specific Plan, however this amendment request does not serve to alter the zoning designation on those properties. Their approval of this amendment request for APN 534-561-09 is evident by their signed Property Owner Affidavits included with this application.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The address of APN 534-561-09 is 365 Calle De La Plata, Sparks, NV 89441. The property is located approximately 1,500 east of the intersection of Pyramid Hwy. and Calle De La Plata.

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
534-561-09	Industrial	Industrial	10.45	LDR	10.45

c. What are the regulatory zone designations and current use of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	General Commercial	Vacant
South	Industrial	Vacant
East	Industrial	Vacant
West	Open Space	Stormwater detention facility

3. Please provide a summary of the proposed Design Standards Manual associated with the Specific Plan request. Include a brief summation or bullet points of some of the important components of the Design Standards Manual such as the general concept, project infrastructure, phasing plan, architectural design, landscaping, buffering and screening of adjoining properties, open space preservation, recreational amenities, etc.

The Village Green Commerce Center Design Standards Manual provides for an environmentally sensitive Business & Industrial Park. This amendment serves to remove APN 534-561-09 from the Specific Plan and does not alter any components of the Specific Plan on the other parcels governed by the design standards manual. A copy of the revised design standards manual is included with this application.

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

APN 534-561-09 currently has a 2,400 square foot residential home located on the property. With the exception of a horse corral and concrete slab from a former shop building that was destroyed by a fire in 2012, the property is undeveloped. Access to the home is from Calle De La Plata to the north of the property via a graded and based entry road along the western edge of the property. The properties to the north (across Calle De La Plata), east, south are undeveloped. The property to the west is Open Space and has been developed as a detention facility for regional storm water runoff.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The area directly adjacent to the home on APN 534-561-09 has been landscaped with grass, trees and shrubs. The remainder of the property is covered by native grasses and sagebrush. The property has no exceptional features relative to water bodies, vegetation, topography, minerals, soils and wildlife habitat.

6. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

Yes

No

Explanation:

APN 534-561-09 is located in a Zone AO Special Flood Hazard Area. Properties within Zone AO are areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1-3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone. The average flood depth shown for APN 534-561-09 is 1 foot.



7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #	Existing well	acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A

f. Please identify how sufficient water rights will be available to serve the additional development.

The existing well on APN 534-561-09 is sufficient to accomodate the existing home on the property.

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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e. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A
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11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Calle De La Plata to Pyramid Hwy. to Interstate 80
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12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station #17
b. Health Care Facility	Northern Nevada Medical Center
c. Elementary School	Alice Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Eagle Canyon Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	Route 2 - York Way and Pyramid Hwy.

## Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance.” Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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## **Applicant Comments**

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

This amendment serves to preserve the existing use of APN 534-561-09 as a single family residential home. Since this amendment, if approved, will have zero impact on existing infrastructure, utilities, natural resources and facilities it satisfies several findings within Article 821 of the Washoe County Development Code:

Finding (2) - Compatible Land Uses: The proposed amendment will not change, but rather support, the existing land use and will not adversely impact the public health, safety or welfare.

Finding (3) - Response to Change Conditions: The economic climate and market has changed drastically since the current zoning designation was put in place on the property. The likelihood of a large scale industrial development upon the properties within the Village Green Commerce Center Specific Plan is extremely small at this time. However, the property is currently residential and can continue indefinitely under that use. The proposed amendment would serve to open this type of use to potential buyers and grant them the possibility of conventional financing for their purchase.

Finding (4) - Availability of Facilities: The proposed amendment will not provide any intensification of use. Therefore, the existing transportation, recreation, utility and other facilities in the area are adequate to accommodate the uses and densities permitted by the proposed Master Plan designation.

At this time, the remainder of the properties within the Village Green Commerce Center Specific Plan shall remain within the plan. The removal of APN 534-561-09 is beneficial as it reduces the intensity of the Specific Plan, but does not reduce any of the proposed Open Space or public amenities within the Specific Plan.

EXISTING

PROPOSED



FREEWAY



ARTERIAL



RURAL HIGHWAY



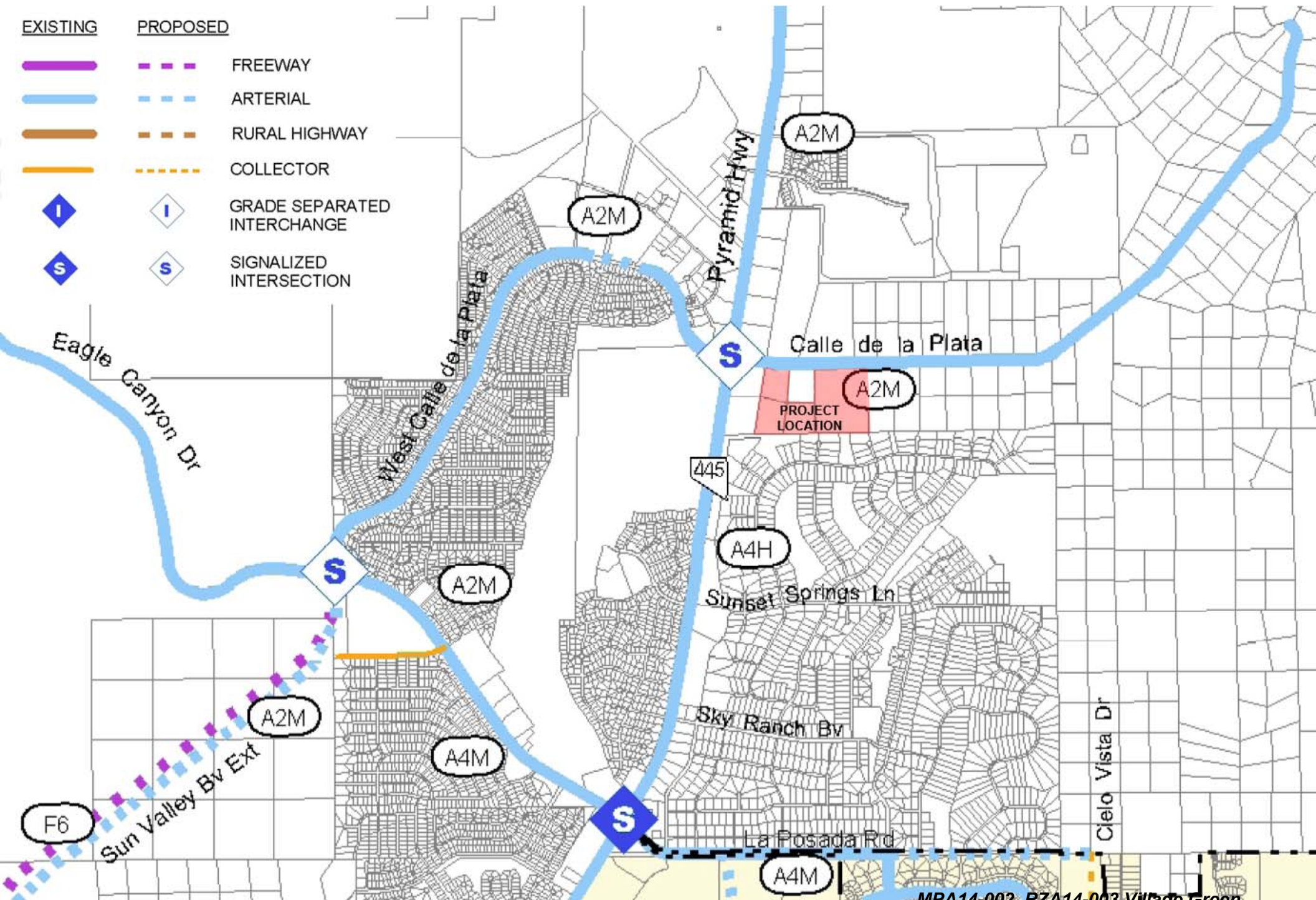
COLLECTOR

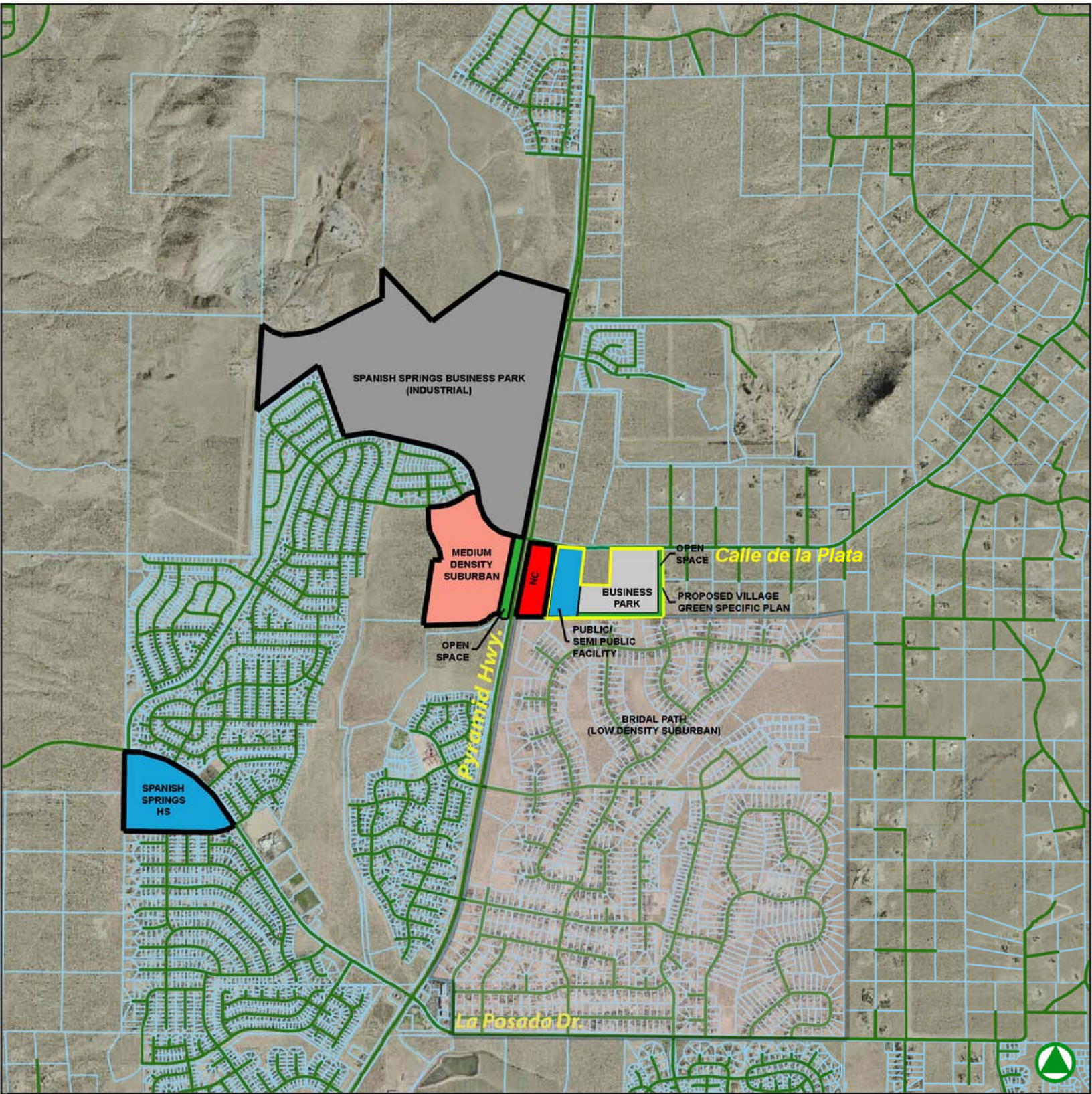


GRADE SEPARATED INTERCHANGE



SIGNALIZED INTERSECTION



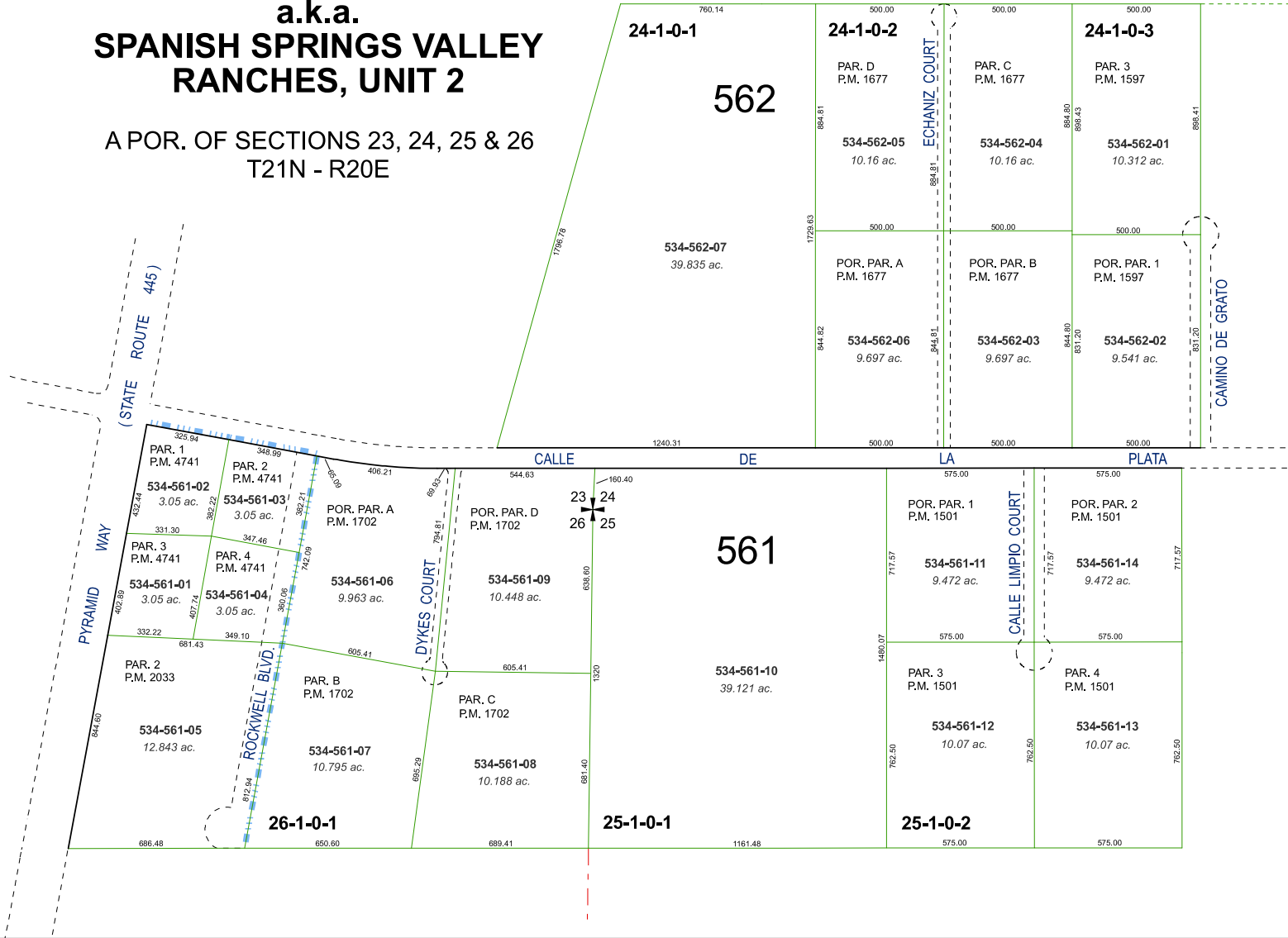


- SPECIFIC PLAN BOUNDARY
- PUBLIC FACILITY PARCELS



# MAP OF DIVISION INTO LARGE PARCELS #23 a.k.a. SPANISH SPRINGS VALLEY RANCHES, UNIT 2

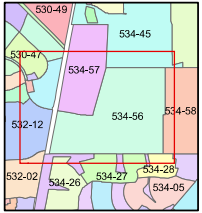
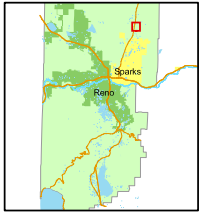
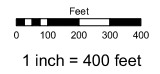
A POR. OF SECTIONS 23, 24, 25 & 26  
T21N - R20E



Assessor's Map Number  
**534-56**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



created by: KSB 1/25/11  
last updated: \_\_\_\_\_  
area previously shown on map(s)  
076-40

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Washoe County Nevada (Unincorporated Areas)	NO PROJECT	UPDATED INFORMATION
	COMMUNITY NO.: 320019		
IDENTIFIER	North Spanish Springs Detention Basin	APPROXIMATE LATITUDE & LONGITUDE: 39.666, -119.700 SOURCE: USGS QUADRANGLE      DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*      NO.: 32031C2865 G      DATE: March 16, 2009		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map; \*\* FBFM - Flood Boundary and Floodway Map; \*\*\* FHBM - Flood Hazard Boundary Map

### FLOODING SOURCE(S) & REVISED REACH(ES)

Spanish Springs Wash - from approximately 500 feet upstream of Rockwell Boulevard to just upstream

### SUMMARY OF REVISIONS

This Letter of Map Revision (LOMR) is an update of a LOMR issued on March 18, 2009 (Case No. 09-09-0489P), which added a Special Flood Hazard Area (SFHA), an area subject to inundation by the base (1-percent-annual-chance) flood, along the revised reach of Spanish Springs Wash. In the March 18 LOMR, the new SFHA was inadvertently misrepresented north of Calle de la Plata Road from approximately 500 feet upstream to just upstream of Rockwell Boulevard. This LOMR revises a portion of the March 18 LOMR to redelineate the SFHA based on updated digital mapping data. As a result, the SFHA is removed north of Calle de la Plata Road from approximately 500 feet upstream to just upstream of Rockwell Boulevard along Spanish Springs Wash.

### DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Dahlia Kasperski, P.E., CFM, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

**MPA14-002, RZA14-003 Village Green**

112553 10.3.1.09091788 102-D



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION

#### APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

#### COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Handwritten signature of Dahlia Kasperski in black ink.

Dahlia Kasperski, P.E., CFM, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

**MPA14-002, RZA14-003 Village Green**

112553 10.3.1.09091788 102-D



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally M. Ziolkowski  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IX  
1111 Broadway Street, Suite 1200  
Oakland, CA 94607-4052  
(510) 627-7175

**STATUS OF THE COMMUNITY NFIP MAPS**

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

A handwritten signature in cursive script that reads "Dahlia Kasperski".

Dahlia Kasperski, P.E., CFM, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

**MPA14-002, RZA14-003 Village Green**

112553 10.3.1.09091788 102-D



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

**PUBLIC NOTIFICATION OF REVISION**

This revision is effective as of the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific or technical data.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.




A handwritten signature in cursive script that reads "Dahlia Kasperski".

Dahlia Kasperski, P.E., CFM, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

**MPA14-002, RZA14-003 Village Green**

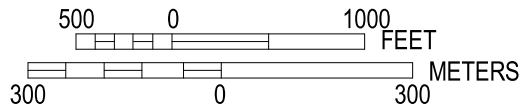
112553 10.3.1.09091788 102-D

Legend

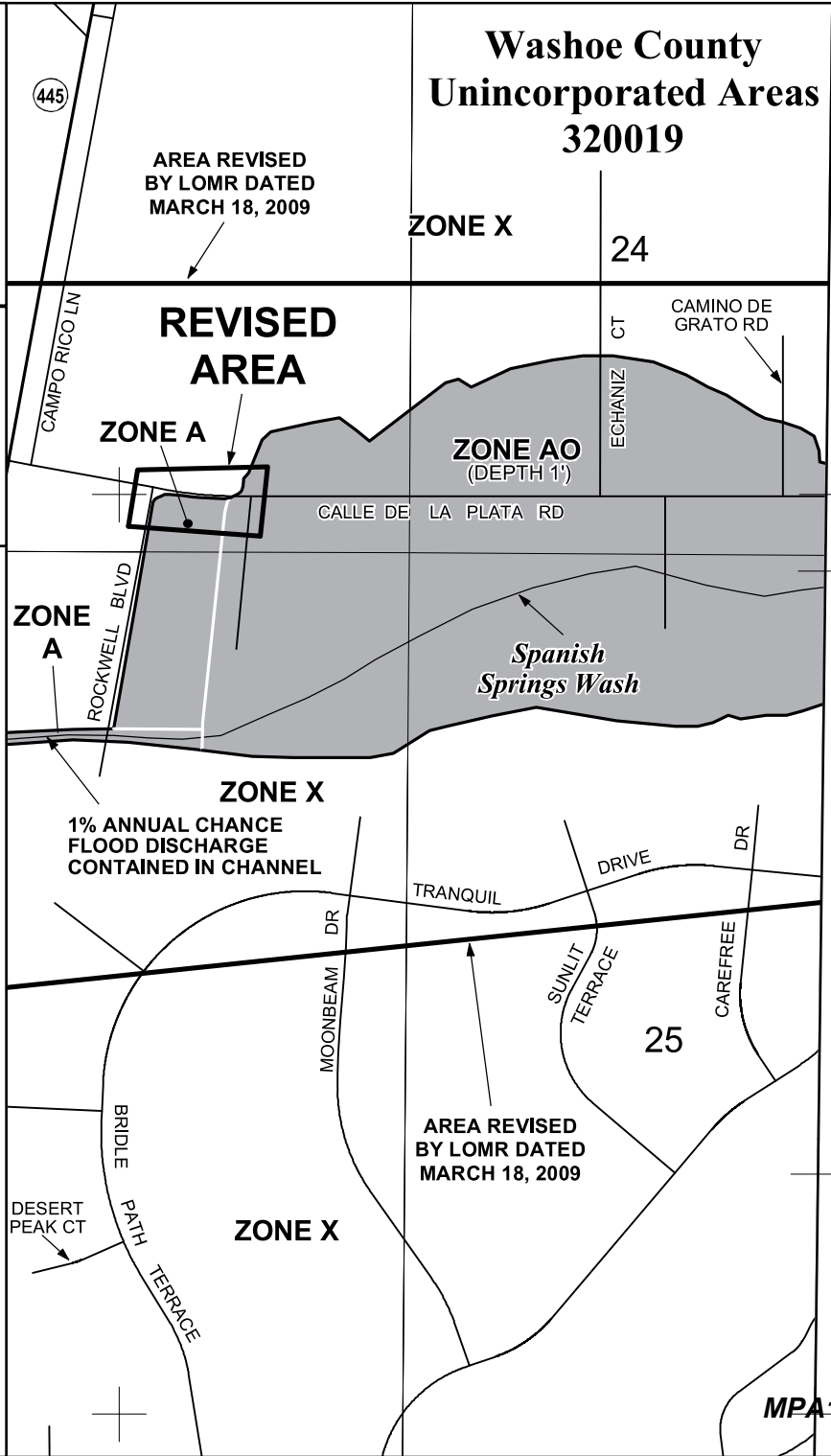
-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 1000'



Washoe County  
Unincorporated Areas  
320019



PANEL 2865G

**FIRM**  
FLOOD INSURANCE RATE MAP

WASHOE COUNTY,  
NEVADA  
AND INCORPORATED AREAS

PANEL 2865 OF 3475  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)  
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WASHOE COUNTY	320019	2865	G
SPARKS, CITY OF	320021	2865	G

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: May 29, 2009**

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
32031C2865G

MAP REVISED  
MARCH 16, 2009

Federal Emergency Management Agency

JOINS PANEL 2870

MPA14-002, RZA14-003 Village Green

# VILLAGE GREEN COMMERCE CENTER

## SPECIFIC PLAN

### DESIGN STANDARDS HANDBOOK



**May 15, 2014**

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# I. Introduction

## Project Location

Village Green Commerce Center is located on the south side of Calle de la Plata, east of Pyramid Highway in Spanish Springs. The project site (AP #'s 534-561-06, 07, 08, and 10) consists of 70.08 ± acres. As shown in Figure 1 (below), 20.76± acres are used for the flood sedimentation basin, with the remaining 49.32 ± acres located further east along Calle de la Plata.

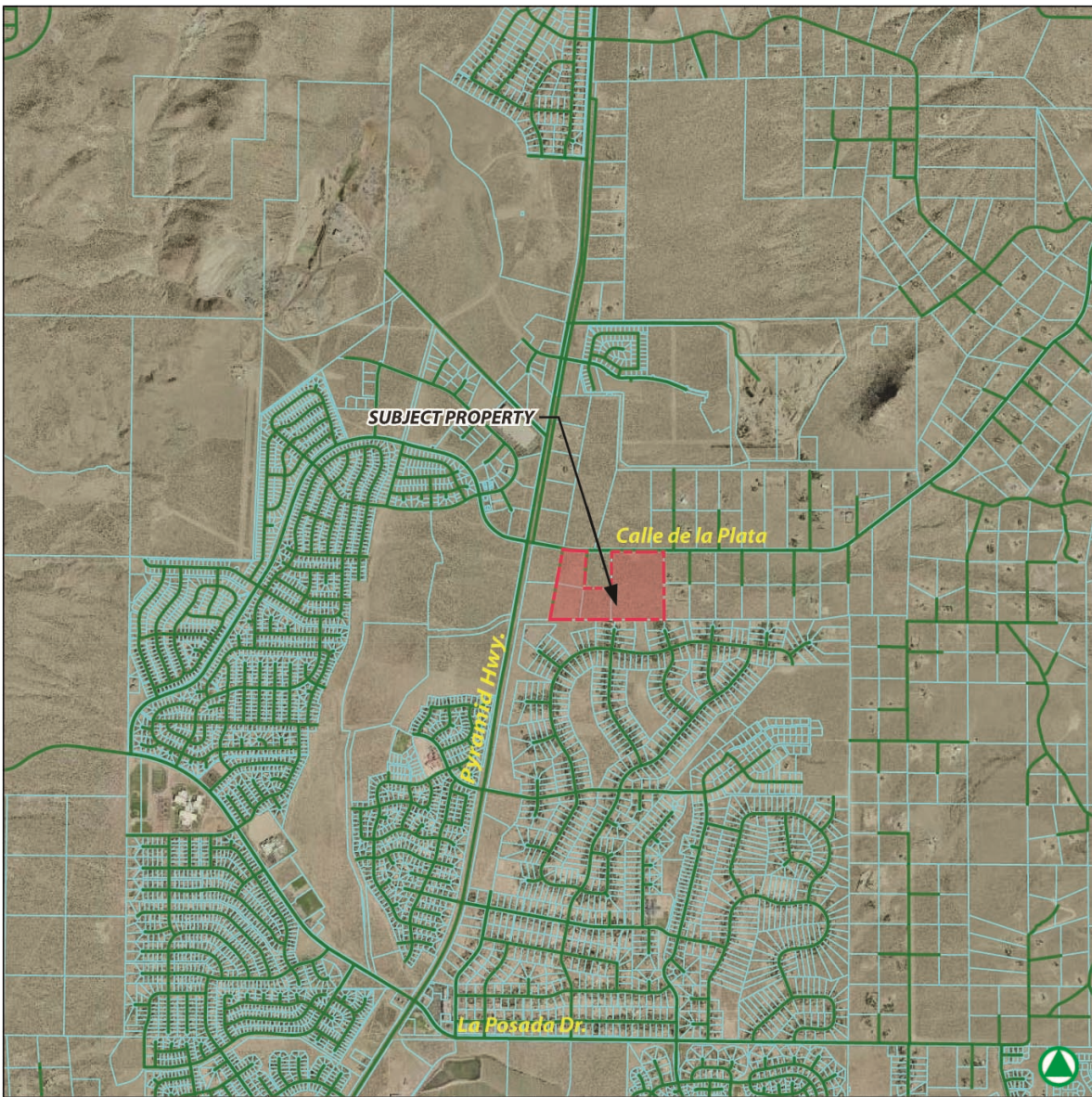


Figure 1 - Location Map

**Project Concept/Description**

Village Green Commerce Center is envisioned to be an environmentally sensitive Business & Industrial Park that creates a stronger employment base within the Spanish Springs valley.

**Purpose of a Specific Plan:**

Specific plans are a planning and regulatory mechanism that allow more precise implementation of the comprehensive plan by requiring or permitting large scale planning in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are adequate to serve new development.

**Specific Plan Goals:**

The following specific goals for the Village Green Commerce Center are implemented with the standards in this handbook.

I. Protect the Natural Environment:

Goal 1: To promote environmental stewardship by using Green building concepts, and renewable energy resources.

II. Create commerce and diverse development patterns:

Goal 2: To promote community sustainability by providing a mix of employment that serves the growing population of Spanish Springs and reduces commutes out of the valley.

Goal 3: To promote economic diversity in the Spanish Springs Valley by providing higher than average wage employment.

III. Energy Conservation:

Goal 4: To promote a high quality project with western themed architecture using energy efficient building concepts and environmentally friendly site design.

IV. Infrastructure:

Goal 5: Village Green Commerce Center will bring major elements of public facility plans to fruition which include the construction of an arterial roadway (Calle de la Plata), providing a flood control basin, and completing a planned signalized intersection.

## **II. Development Standards**

Village Green Commerce Center focuses development through design standards. The standards offer little flexibility in terms of architectural quality, required landscaping, streetscape treatments, and similar standards. The Development Standards ensure compatibility with adjacent uses, relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking and provide project amenities.

### **Standards Not Addressed**

Any development standards not addressed in this handbook are subject to the requirements set forth in the Spanish Springs Area Plan and Washoe County Development Code in effect at the time of building permit application submittals.

### **Land Use Classifications**

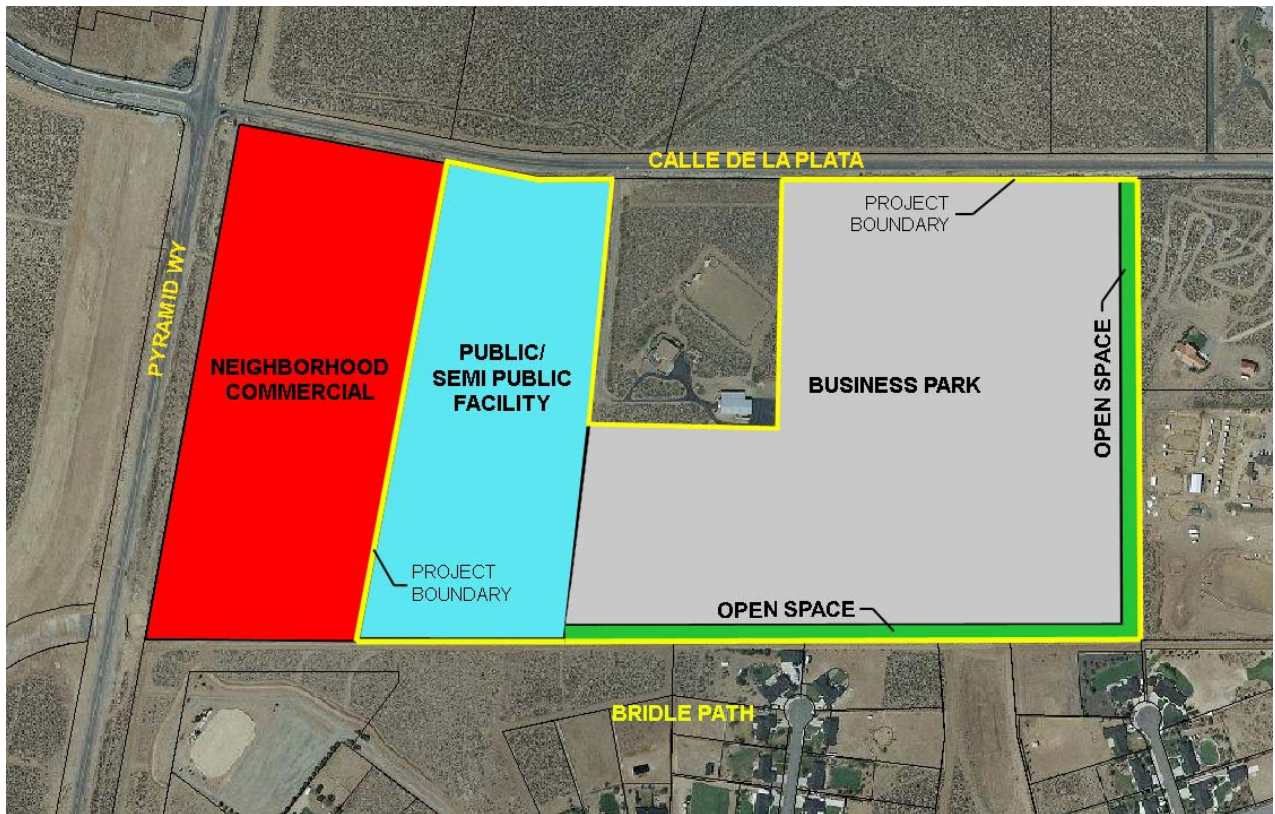
Village Green Commerce Center includes a mix of a renewable energy producing Business Park & Industrial land uses to promote commerce and new employment within the Spanish Springs Valley.

The uses in the Industrial (I) regulatory zone are subject to the Industrial uses within the Spanish Springs Area Plan Table of Allowed Uses with the following exception: Renewable Energy Production (excluding geothermal and petroleum) for on-site use is allowed within the Specific Plan.

**Specific Plan Land Use**

Land uses in Village Green Commerce Center are defined in three land use classifications of the Specific Plan which are Industrial, Public Facility/Semi-Public Facility, and Open Space. There is no further definition of land use designations or sub-categories thereof. All of the uses are permitted subject to the standards and conditions outlined within this Handbook.

The sedimentation basin parcels (AP #'s 534-561-06 and 07) are limited to public facility uses only. These parcels shall meet Public Facility regulations in the Spanish Springs Area Plan and Washoe County Development Code. Figure 2 (below) shows the Specific Plan Land Uses and the surrounding area land uses in the immediate area.



**Figure 2 – Specific Plan Land Uses**

## Transportation Infrastructure

Calle de le Plata is a planned arterial street in the Street & Highways System Plan. That map identifies future transportation needs based on the relationship of land use and transportation facilities in the Regional Transportation Commission (RTC) modeling. Village Green Commerce Center includes land uses that compliment the planned infrastructure and capacity created in this arterial street and signalized intersection at Pyramid Highway. This intersection is identified with the most significant investment in public infrastructure for the entire area north of Eagle Canyon Drive for the long range regional plans.

## Site Planning

### Setbacks:

The setback standards are intended to complement adjacent properties, and promote a uniform streetscape along Calle de la Plata.

Table 1 (below) provides a summary of the required perimeter building setbacks within the Village Green Commerce Center.

**Table 1 – Building Setbacks**

Location	Setback Requirement
Adjacent to Calle de la Plata	20 feet
South	50 Feet (includes a buffer) <sup>1</sup>
West	5 feet
East	50 feet (includes a buffer) <sup>1</sup>

<sup>1</sup>See Figures 5 and 6, pages 16-17. Refer to the Buffer Yard section of this handbook on page 15 for required landscaping within setback areas.

### Additional Setback Requirements:

Building setbacks from internal property lines may be zero. This applies to parcels created internally with zero setbacks for attached buildings.

### Building Height

- Maximum building height shall be 35' (feet). All buildings exceeding 30' (feet) in height must be located a minimum of 125' (feet) from any existing residence.
- Building height is measured per the definitions in the Washoe County Development Code.

**Parking:**

- Parking shall be provided per the requirements in Article 410 of the Washoe County Development Code.
- Any use not defined by Article 410 of the Washoe County Development Code shall be subject to the reasonable interpretation by the Administrator.
- Joint non-concurrent use of parking facilities shall be permitted with approval by the Administrator, which cannot be unreasonably withheld.
- A reciprocal parking agreement(s) may be recorded over the property encompassing all uses within the project boundaries.
- When future building permits and/or Administrative Permits are proposed, the applicant shall provide documentation to the Department of Community Development that parking will meet Washoe County code requirements.

**Trash Enclosures**

- All outdoor trash enclosures shall be visually screened with a solid non-combustible enclosure. A 6' (foot) minimum height shall be required to fully screen trash dumpsters.
- Trash enclosure colors shall match the primary colors of the building in which they serve.
- A minimum of one 6' (foot) evergreen tree and 5 shrubs (2-gallon minimum) shall be planted on three sides of the trash enclosure.
- Trash enclosures located at the back sides of buildings do not require landscaping when screened with masonry walls that blend with the building architecture (colors and materials).
- Trash enclosure openings shall include gates that provide a minimum 80% screening of dumpster areas.

**Circulation & Sidewalks**

Pedestrian access and circulation standards are to create a pedestrian friendly environment that is safe and efficient with obvious connections to major building entrances and destinations.

- A minimum 5' (foot) wide sidewalk is required along the project's Calle de la Plata frontage, providing a connection with neighborhood commercial properties to the west. The sidewalk

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## VILLAGE GREEN COMMERCE CENTER

may either meander within the 20' (foot) required landscape setback or parallel the right-of-way.

- Sidewalks shall be provided adjacent to primary building entrances and are required to meet applicable ADA standards.
- Ownership and maintenance of internal paths/walks shall be the responsibility of the Master Developer or the subsequent tenant or owners association.

### Fences & Walls

- Maximum fence height for any perimeter fencing shall be 6' (feet). Perimeter fencing may consist of wood, vinyl, split-rail, or masonry. Chain link fencing is prohibited along the perimeter of the project. Solid fencing is prohibited for use in the buffer areas. Perimeter refers to the exterior boundaries of the site, not internal lots.
- Fencing within the front yard of any lot, or along the Calle de la Plata frontage is prohibited.
- Storage yards or business activities may be screened with fencing up to 8' (feet) in height. Chain link fencing must use wood or vinyl slats to provide screening.
- A minimum 5' (foot) planter area must be provided adjacent to any fence in excess of 8' (foot) height. This planter area shall contain shrubs and/or trees to soften the bulky appearance of the fence (i.e. vines, columnar trees).
- Fences and walls adjacent to buildings shall be architecturally integrated by using consistent color/finish, and materials.

### Truck Delivery Areas

Delivery area standards provide for necessary functions while protecting from unsightly views.

- Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls and overhangs.
- Loading docks are prohibited within 100' (feet) of any residential uses or residentially zoned properties.
- Delivery hours are allowed from 6:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.



## **Architecture**

Village Green Commerce Center architecture promotes a western theme adopted in the Spanish Springs Area Plan and accentuated with the “Virginia City” theme shown in the photos in Figure 4. The architectural standards below apply to all uses and buildings within the Business Park area.

### **General Guidelines**

- Primary building entries shall be identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.
- Stylized façade treatments that complement the intended architectural character shall be permitted.
- Exterior building colors shall use earth tones, consistent with the architectural styles and renderings illustrated in the Spanish Springs Area Plan. Vibrant colors may be used to accent architectural features, and project entries. Vibrant colors may be used with business logos.
- Exterior elements and accent materials (to include masonry, stucco, rock, and wood) shall be limited in quantity, and must consider compatibility and scale with the buildings. These materials shall not detract from the building’s overall appearance.
- Figures 3 (next page) and 4 (following page) show renewable energy building elements and the western theme styles proposed for the Village Green Commerce Center. These are provided for illustrative purposes, however, the general features of these illustrations shall be permitted in the project. Final elevations and architecture will vary but must comply with the Design Standards included with this handbook.

### **Energy Efficient Tenant Criteria**

Following are Energy Efficient Building Design Standards. All buildings within the project shall include at a minimum:

- R20 Insulated Walls
- R50 Insulated Ceilings
- Electric Hydronic Heat
- Electric Cooling
- Cement Floors to be insulated and include hydronic coils

**VILLAGE GREEN COMMERCE CENTER**

- Rent incentives will be provided to tenants that consume a minimum amount of electricity per month.



**Figure 3 – Renewable Energy Building Features**

VILLAGE GREEN COMMERCE CENTER



Figure 4 – Virginia City Western Theme Building Architecture

**Building Massing and Form**

- All buildings must consider pedestrian scale. Buildings should provide articulation and dimension to add visual interest, windows (real or false) to break-up large building masses.
- Building exterior walls shall include some of the following elements:
  - Design that gives the appearance of multiple structures when functionally possible.
  - Offsetting building planes through wall step backs.
  - Treatment with materials to ensure visual interest.
  - Clustering small-scale elements such as planter walls, pilasters, and columns around the major form.
- Rear and side elevations on small stand-alone structures shall include articulation and wall treatments related to the primary façade when visible from Calle de la Plata.
- Rear or side facades on larger buildings or multi-tenant buildings should include the same design elements as the front façade and facades abutting public rights-of-way.
- Measures to address side and rear articulation will include the use of varied colors, architectural articulation such as pillars, posts, awnings, and trellises.
- Theme structures and signage along with building and roof forms will promote the western theme envisioned in the SSAP and Virginia City photos.

**Mechanical Equipment**

- Exterior mechanical equipment shall be designed and maintained in an orderly, compact manner. Equipment colors shall blend with the building architecture or blend with the natural background, as appropriate.
- All roof-mounted equipment shall be screened with use of parapet walls, or screens including color(s) of the primary structure including the rear of stationary solar panels. Non stationary roof-mounted photo voltaic solar panels shall be exempt from this standard.
- Exterior mounted electrical equipment shall be located where it is screened from public view. It shall not be located on the public street side of any building unless screened with a wall or non-deciduous plantings.
- Solar panels used to generate renewable energy sources are not subject to these standards.

### **Building Materials**

- On free-standing buildings 7,000 square feet or less, materials such as wood siding, brick, rock veneer, block, and rustic metals shall dominate the primary façade.
- Larger buildings may use concrete tilt-up design with articulation techniques such as bump-outs, faux pillars, or trellises. Building entrances shall include overhangs, awnings, trellises, or similar elements to identify primary access points. Natural stone or wood for accents around entrances, or wainscoting is highly encouraged.
- Materials shall blend existing buildings within the project to provide some level of overall consistency.
- Drainage pipes may be located on primary facades if incorporated into the overall architectural design of the structure.
- Long, unbroken expanses of concrete or glass are discouraged. These are not consistent with the theme identified in the “Virginia City” buildings.

### **Signs**

- All signs located within the Village Green Commerce Center shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity.

### **Lighting**

#### **General Standards:**

- Lighting design will conform to Washoe County Development Code requirements.
- On-site lighting shall confine light to the property through selection, location, and mounting of the fixtures.
- Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.
- All exterior lighting shall utilize energy efficient lighting such as low pressure sodium lamps, high pressure sodium lamps or metal halide lamps. Mercury vapor lighting shall be prohibited.

### **Security Lighting**

- Light standards shall not exceed 12' (feet) in height. Light standards located within 100' (feet) of any residential zone shall be limited to no more than 12' (feet) in height.
- In the event a security light standard higher than 12' is proposed, a photometric plan is required and shall be approved by the Administrator.

### **Exterior Sign Lighting**

- Sign lighting shall be diffused stationary lighting of constant intensity. Flashing and animated signs shall be prohibited.
- All lighted signs are required to use individual letter lighting rather than total illumination.
- Illuminated signs are prohibited for the buildings facades oriented toward south and east property lines. These refer to only those buildings located along the original south and east property lines of Village Green Commerce Center (adjacent to existing residential).
- South and east facing sign illumination is allowed for all other building elevations other than those described above.

### **Parking Lot Lighting**

- Parking lot lighting is required for public safety. This lighting shall be designed and located to minimize direct glare onto adjoining residential property or streets.
- Parking lot lighting shall not exceed 12' (feet) in height measured from the adjacent finished grade of parking lot.
- Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.
- All exterior lighting shall use energy efficient lighting standards such as low pressure sodium lamps, high pressure sodium lamps, or metal halide lamps. Mercury vapor lighting shall be prohibited.

### **Landscaping**

#### **General Requirements**

Landscaping shall comply with the provisions of Article 412 of the Washoe County Development Code and the standards in the Spanish Springs Area Plan for any standard not addressed in this handbook.

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## VILLAGE GREEN COMMERCE CENTER

- A minimum of 20% (9.86 ± acres) of the gross site area (49.32 ± acres) excluding the sedimentation basin shall be landscaped. Individual parcels are required to provide a minimum of 20% landscaping based on the gross area of each parcel.
- All non-turf ground surfaces within landscape areas shall include rock, bark mulch, pine needles or acceptable mulching options, placed over a pre-emergent herbicide and weed barrier film.
- Plantings shall include those approved within the planting palette included in the Spanish Springs Area Plan, with additions noted in the planting palette section.
- A desert landscape with drought tolerant native plantings are highly encouraged. The use of turf is highly discouraged to promote the environmentally sustainable features of the project.
- Any common area landscaping within a given parcel may be counted towards the overall landscape requirement for that particular parcel.
- Effluent water used for landscape irrigation and recharge is highly encouraged. The Master Developer shall be required to provide "dry lines" for the future extension of effluent lines to the site. The timing of constructing these lines is addressed in the Environmental Sustainability section.

### **Calle de la Plata Streetscape**

- A 20' (foot) minimum landscape strip shall be provided along Calle de la Plata. No buildings or parking areas shall encroach into this area.
- A 5' (foot) wide concrete sidewalk shall be constructed within the 20' (foot) landscape area. The sidewalk may either parallel the right-of-way at the curb line, or meander through the landscape area in private property. If located in private property, it shall require granting of a public access easement to Washoe County.
- Trees within the streetscape shall be planted at one tree per 25' lineal feet of Calle de la Plata frontage. Plantings shall include a mix of evergreen and deciduous trees at the discretion of the landscape architect to create visual interest and frame project architecture, or entries.
- Deciduous trees shall be a minimum 1.5" (inch) caliper at time of planting, with evergreen trees at a minimum of 8' (feet) height at time of planting. A minimum of 5 shrubs (2 gallon minimum) shall be planted for every tree within the Calle de la Plata streetscape.
- Use of lawn, berming, and landscape boulders may be included into the Calle de la Plata streetscape design at the discretion of the landscape architect.

## **Planting Palette**

An amended list of plant material in addition to those noted in the S.S.A.P. may be used in the project at the sole and absolute discretion of the landscape architect. The selections must consider the intended desert landscape theme as related to the sustainability features of the project with a preference to using plant material native to northern Nevada.

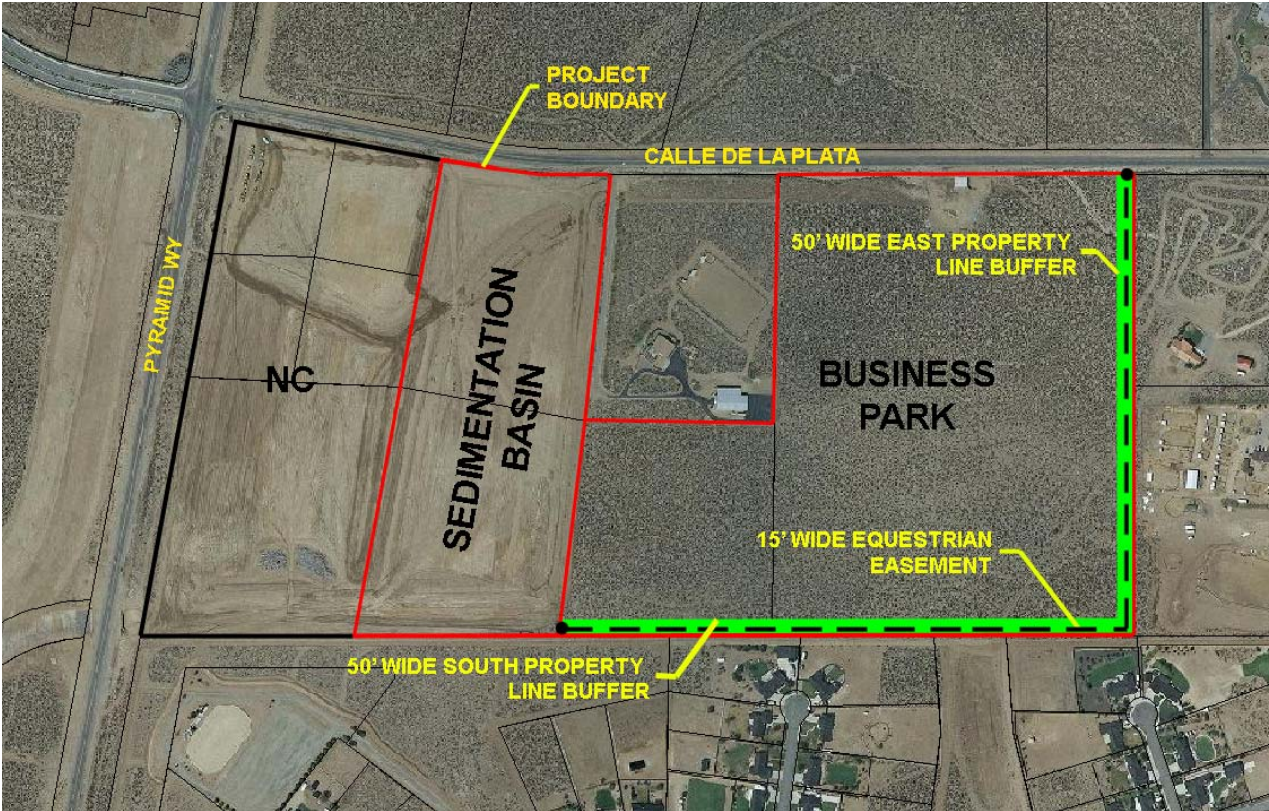
## **Buffer Yards**

Landscape buffers are included in the 50' minimum building setbacks that are required on the south and east property lines of the site (see Figure 5 – Business Park Buffering). Compatibility concerns must address noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

- **Building Orientation** - All buildings oriented along these property lines shall have the “quiet” side of a building facing the property line. There shall be no doors (except fire doors) or activity between the building and the property line to ensure a quiet interface.
- **Building Setback** - All buildings adjacent to these property lines shall maintain at least a 50' (foot) building setback from the south and east property lines.
- **Access and Parking** - There is no parking or access allowed unless required for emergency vehicle circulation or fire doors for the buildings.
- **Landscape Screening** - Landscaping shall be provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas (See Figure 6 – Buffer Yard Planting Plan). The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with emphasis on reducing the visual impact of building mass.
- **Building Material & Colors** - Building design encourages the use of material and colors to soften the appearance of large blank walls along these property lines.
- **Lighting** – Lighting on the exterior of buildings is restricted to security lighting.



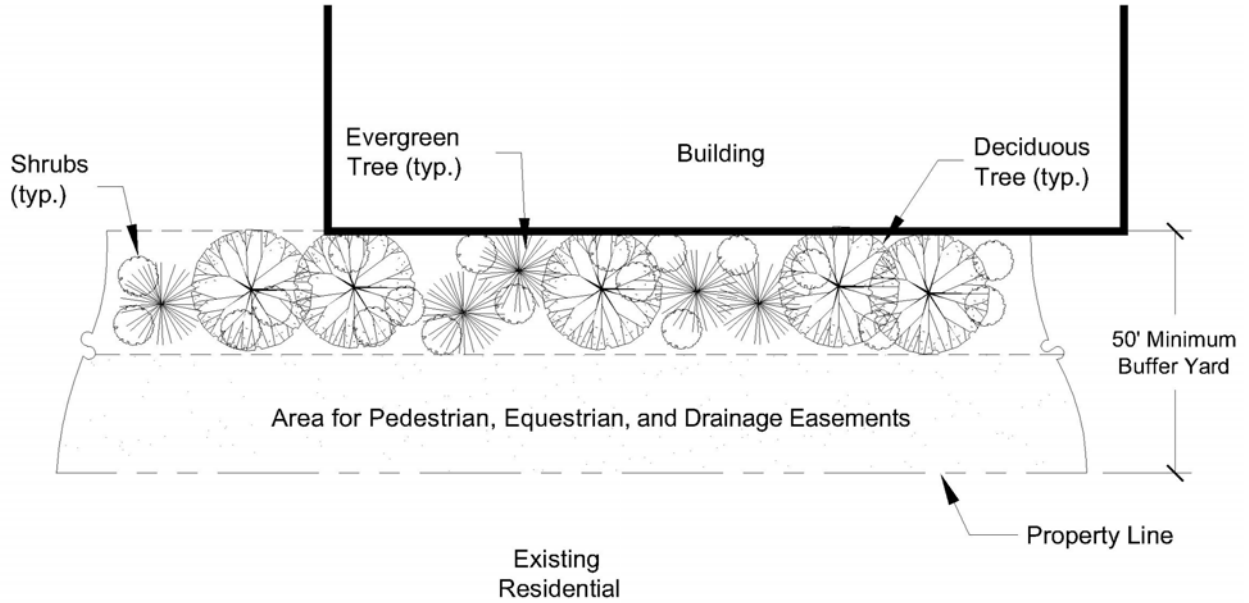
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Scale: 1"=550'

Figure 5 – Business Park Buffering

Note:  
Tree planting to include a mix of 50% Deciduous and 50% Evergreen Trees



Evergreen Trees shall be 50% @ 7' Height Min.  
50% @ 6' Height Min.

Deciduous Trees shall be 50% @ 2" Caliper Min.  
50% @ 1" Caliper Min.

**Figure 6 – Buffer Yard Planting Plan**

**Parking Lot Landscaping**

Parking lot landscaping requirements shall be those established in Section 110.412.50, Parking and Loading Areas, of the Washoe County Development Code. Additional requirements are noted below.

- A mix of deciduous and evergreen trees shall be used in parking areas to create shade and break-up the mass of parking areas to create a “smaller” feel.
- A minimum of one tree per every 10 parking spaces shall be provided within parking lot “islands.”
- Deciduous trees shall be a minimum 1.5” (inch) caliper, with evergreen trees at a 6’ (foot) minimum height.
- These standards do not apply within loading areas or storage facilities which are screened or enclosed behind a fence/wall.
- Landscaping shall not be less than 15% of the site area of the parking lot.

**Site Grading**

The grading concept is to minimize visual impacts from grading. Grading will use some Low Impact Development (LID) techniques as well.

- Mass grading shall be consistent with a specific building phase. This prohibits mass grading of any future development phase without an associated building permit. One exception is any grading needed for infrastructure that includes roads, utility lines, and flood control improvements may be allowed without a building permit.
- Naturalistic grading will be used where re-contouring and revegetation must occur. Continuous expanses of land forms must look natural as opposed to contrived or manmade. Architectural or structured berms (i.e., retaining walls, or sculptural land forms.) will be a key part of the architectural and landscape theme of the project, including consideration of color.
- Transitions of graded slopes will be rounded to blend with the natural terrain. Abrupt, squared off transitions are not permitted, except where part of a traditional/symmetrical landscape design, or less than 5’ (feet) in height.

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- Retaining walls shall use native stone or modular blocks materials where grading dictates.

**Turf Areas:**

A “water catchment area” or a planting bed shall separate lawn areas from hard surfaces such as streets and sidewalks in order to catch runoff (see Figure 7 below).

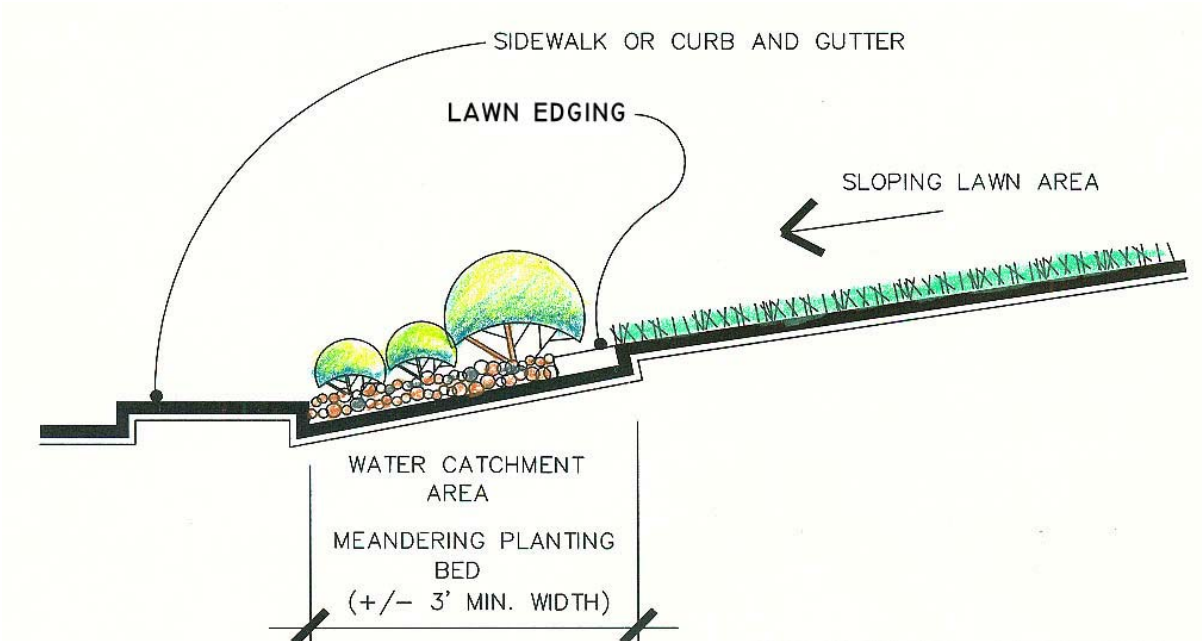


Figure 7 – Turf Areas

## Sustainability

### Low Impact Development (LID) Standards

LID standards and techniques shall be used in the development of the site. These techniques are intended to reduce storm water runoff and mitigate development impacts to the land, and hydrologic functions of the site. LID aims to mimic natural hydrology by using processes that infiltrate, and evaporate storm water.

LID standards shall include a mix of some of the following design solutions and criteria:

- Design infiltration basins where possible. These are shallow depressions in the landscape with specific soils and vegetation to assist in infiltrating. The water catchment areas noted in Figure 7 for turf are a positive LID feature to infiltrate irrigation and stormwater runoff.
- Use grass drainage swales where possible as an alternative to curbs, gutters, and pipes. Water moving in swales is slowed and percolates into the ground.
- Reduce the extent and size of storm detention ponds with use of infiltration ponds and drainage swales in landscape areas
- Use efficient irrigation technology for landscape areas to avoid generating offsite runoff.
- Minimize the use of impervious surfaces by meeting precise parking demands that may reduce the amount of parking spaces provided and reduce the amount of impervious surface. This is further accomplished by providing alternative modes of transportation to the site.
- Disconnect hydrologic elements (roofs, downspouts, parking areas) in design.

### Environmental Sustainability Standards

Village Green Commerce Center contributes to a sustainable business park environment by including the following standards:

1. All buildings will include solar panels on the rooftops to supplement energy demands or other renewable sources should be required.

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2. All buildings will be programmed to include electrical docking stations for recharge of electrical vehicles. Size & quantities of docking stations will be based on building size and shall be determined by the architect or designer of individual buildings.
3. All structures shall include elements of the Sierra Green building program. That program is accessed via the internet at [www.thebuilders.com/sierragreen.php](http://www.thebuilders.com/sierragreen.php).
4. LID standards shall be applied within the site design per the standards noted in the LID section above. Additional information to help address LID criteria is accessed via the internet at <http://www.unce.unr.edu/programs/sites/nemo>.
5. Businesses shall have recycling programs including recycling bins for domestic recycling (i.e. cans, bottles, paper).
6. Employers shall prepare a ridesharing program and make employees aware of the program in an effort to reduce vehicle trips.
7. All buildings shall provide a bicycle or motorcycle rack to encourage alternative forms of transportation. The number of racks may increase based on total parking demand.
8. Effluent water shall be required for landscape irrigation when made available by Washoe County to the Spanish Springs Valley and this site. Timing of the connection or transition to effluent irrigation shall be linked to a future development phase that is pending approval once the effluent lines are made available to the site. Effluent irrigation is not required retroactively to site improvements completed prior to the effluent lines being available to the site.
9. Hitching posts for equestrian use shall be included in the site programming with approval of the first phase.
10. Bike paths and pedestrian paths are key circulation improvements to encourage several modes of transportation to the project for employers, employees, and the community.
11. The flood control sedimentation basin on the site is a sustainable feature that captures storm water and recharges the Spanish Springs ground water through infiltration.

### III. Administration

#### Project Phasing

The Village Green Commerce Center will be developed in multiple phases as shown in the Phasing Plan in Figure 8 on the next page. That plan includes 5 phases, but may be modified administratively and increased up to 10 phases without a handbook amendment. The following

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three conditions shall be satisfied as noted with specific phasing requirements:

1. Only the perimeter landscaping and the buffer adjacent to a respective building phase along the south and east property lines shall be installed prior to the issuance of the certificate of occupancy for the building in each phase.
2. The 5' wide sidewalk along Calle de la Plata shall be installed prior to the issuance of the first certificate of occupancy for any structure.
3. Intersection improvements to the Calle de la Plata/Pyramid Highway intersection, as detailed in the Solaegui Engineers Traffic Analysis dated June 2008, may be constructed prior to the first phase of development.

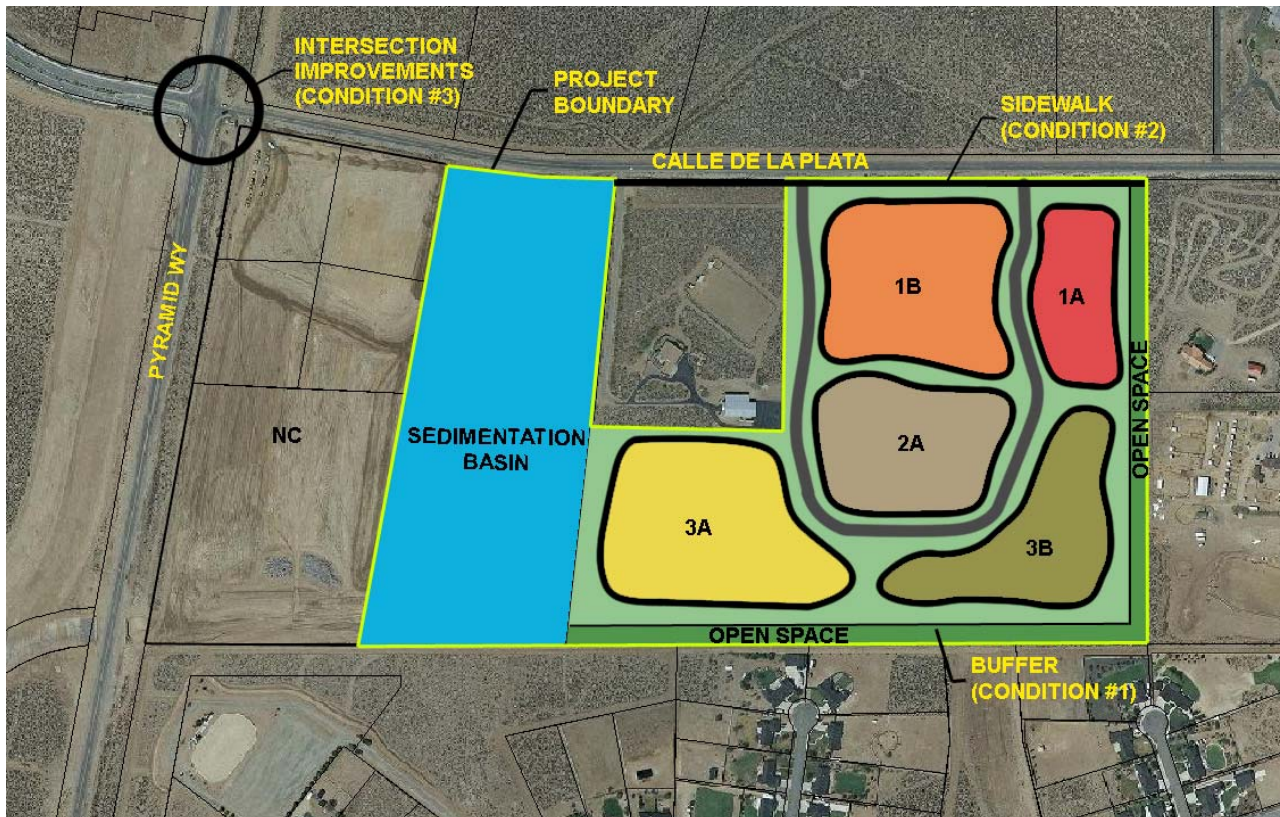


Figure 8 - Phasing Plan

## **Transportation Improvements**

The Master Developer shall make provisions to dedicate a bus pad easement for future service by the Regional Transportation Commission's (RTC) Citifare system, or any future public transit service on any public streets within the project area or on Calle De Le Plata. Timing will be determined by the RTC.

The Master Developer intends to construct improvements at the Pyramid Highway/Calle De Le Plata intersection at his discretion without being linked to a specific building phase approval of the project. See Project Phasing in Figure 8. These improvements may be necessary in advance of a building phase to accelerate overall construction progress. The timing of this improvement will require approval by Washoe County and RTC with respect to meeting traffic signal warrants. The Master Developer will pay a pro rata share contribution toward the signalization. Other pro rata share contributions will be collected and administered by Washoe County staff.

## **Equestrian Easement**

The Master Developer shall provide an equestrian easement to Washoe County from Bridle Path and construct the path with each adjacent phase through the project site per the phasing plan and connect to Calle De Le Plata. This easement shall be 15' in width, and meet the basic criteria for equestrian use as defined by the Washoe County Parks Department, and maintained by Washoe County. This easement is noted on the Business Park Buffer Plan, Figure 5 on page 16.

## **Subsequent Review Requirements**

Per the Allowed Uses section, all uses within the Village Green Commerce Center require subsequent review by Washoe County in the form of either a building permit or Administrative Permit.

Administrative Permits for uses within the Village Green Commerce Center shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

## **Project Financing**

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the Master Developer



and dedicated to Washoe County as appropriate.

2. Any agreement made between the Master Developer or a future tenant/user and Washoe County for alternative financing of infrastructure shall be permitted if agreeable to all parties, which agreement should not be unreasonably withheld.
3. Village Green Commerce Center is required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

### **Maintenance**

1. Maintenance of common areas, parking lots, perimeter landscaping, and streetscape as well as the general upkeep of the project shall be the responsibility of the Master Developer, listed below:
  - Name (To Be Determined)
  - Address
  - City, State
2. At project build out, the Master Developer may choose to form a Tenant or Owners Association to assume maintenance responsibilities.

### **Administrative Approval for Minor Revisions**

The Administrator shall have the authority at his/her reasonable discretion to administratively approve minor deviations in the plans, standards, and guidelines as requested by the Master Developer prior to the submission of a final development plan for each phase or pad area.

The boundaries/property lines included within the Village Green Commerce Center are subject to modification. The Master Developer may submit a commercial subdivision map, parcel map, or boundary line adjustment creating new parcel(s) or altering the shape of existing parcels that make up the Village Green Commerce Center without an amendment to this handbook. However, the overall acreage of the Specific Plan cannot increase without amendment to this handbook and the subsequent Comprehensive Plan Amendment process.

### **Design Flexibility**

The final development plan, standards, and regulations contained in this handbook are intended to depict the nature and intensity of the development proposed within the Village Green Commerce Center. Sufficient flexibility provided by Washoe County shall be allowed for the Master Developer to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered at Master developer's discretion to accommodate detailed site conditions.

## Omissions

In cases where the handbook does not specifically address a standard/subject, the provisions of the Washoe County Development Code, Washoe County Comprehensive Plan, Spanish Springs Area Plan, and/or Nevada Revised Statutes in effect at that time shall prevail.

## Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Handbook. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator:** - "Administrator" shall mean the Washoe County Community Development Director or his/her lawfully designated representatives.
2. **Architect:** - "Architect" shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Master Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County:** - "County" shall mean Washoe County, Nevada.
4. **Code:** - "Code" shall refer to the Washoe County Development Code and its adopted Articles.
5. **Design Standards:** - "Design Standards" shall refer to the contents of this handbook and any subsequent revisions approved by Washoe County.
6. **Master Developer:** - "Master Developer" shall mean Sierra Triple Net, LLC its successors or assigns, of all or part of this project.
7. **Project:** - The provisions for development of a Business and Industrial Park referred to as the Village Green Commerce Center.