

Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Spanish Springs Associates Limited Partnership

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Jesse Haw, President of Hawco Development Company, General Partner

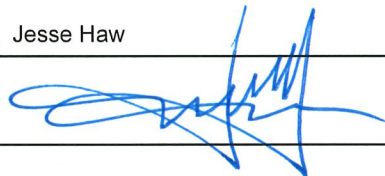
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): N/A

Printed Name Jesse Haw

Signed 

Address 550 W. Plumb Lane, #B-505

Reno, NV 89509

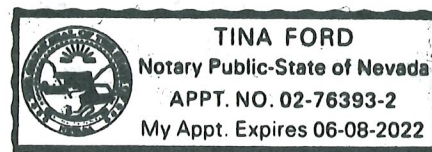
Subscribed and sworn to before me this 10th day of September, 2019.



Notary Public in and for said county and state

My commission expires: 6-8-22

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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 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 and/or specific language found in the area plans See Applicant Comments
<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 an explanation to all questions; attach additional sheets if necessary.

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

Amend the Spanish Springs Area Plan, Appendix C, Table C-3 Allowed Uses (Commercial Use Types) to add "Continuum of Care Facilities, Seniors", as defined in WDCDC Section 110.204.25 (k) to the Neighborhood Commercial Regulatory Zone.

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?

After adoption of the Spanish Springs Area Plan, Development Code Amendment DCA09-002 was approved in February, 2010 to amend Washoe County Code Chapter 110, Tables 302.05.03 and Section 304.25 to create a new use for senior continuum of care facilities.
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3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

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Amend the Spanish Springs Area Plan, Appendix C, Table C-3 Allowed Uses (Commercial Use Types) to add "Continuum of Care Facilities, Seniors", as defined in WDCDC Section 110.204.25 (k).

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres

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

North	
South	
East	
West	

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

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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. N/A

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

a. Is property located in the 100-year floodplain? (If yes, 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 Engineering & Capital Projects Division.) N/A

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

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b. Does property contain wetlands? (If yes, 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.) N/A

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

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

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

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- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation. N/A

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

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- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation. N/A

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

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7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation. N/A

<input type="checkbox"/> Yes	<input 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. Provide copies of all water rights documents, including chain of title to the original water right holder.) N/A

<input 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. 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).

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

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

9. Please describe the source and timing of the water facilities necessary to serve the amendment. N/A

- a. System Type:

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

- b. Available:

<input 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. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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

- a. System Type:

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

- b. Available:

<input 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. If a public facility is proposed and is currently 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.

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

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.) N/A

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

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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:

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b. Conservation Element:

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c. Housing Element:

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d. Land Use and Transportation Element:

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e. Public Services and Facilities Element:

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f. Adopted area plan(s):

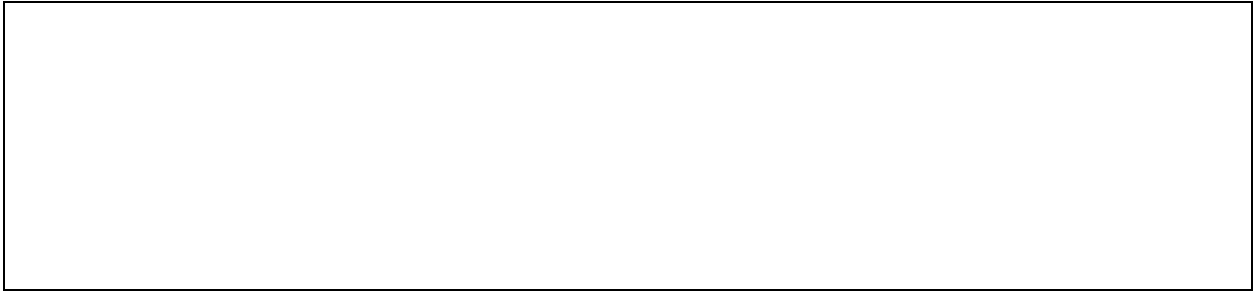
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15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

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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 is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)



APPLICANT COMMENTS

This master plan amendment (“MPA”) application seeks to amend the Spanish Springs Area Plan (“SSAP”) to add a commercial use type, “Continuum of Care Facilities, Seniors” (“CCF”), to Appendix C, Table C-3 Allowed Uses, subject to a Board of Adjustment Special Use Permit.

The CCF use is allowed in most areas of the County. It is not allowed in the SSAP due to a specific provision in the first paragraph of Appendix C, stating that land uses not listed in the tables are prohibited. This requires an MPA to add the CCF use to the SSAP.

On February 10, 2010 the Board of County Commissioners approved staff-sponsored amendments to the Washoe County Development Code (“WCDC”) regarding a number of regulatory zone and land use types (Case No. DCA09-002). One of these amendments changed WCDC Table 302.05.3 and Section 304.25 to create a new use type for CCF.

The staff Report dated November 19, 2009 for DCA09-002 contained the following justification on page 3:

A new use type to allow senior citizens to “age in place” was identified as needed by staff. This new use type is called “Continuum of Care”. The need for a Continuum of Care use type was questioned by one citizen, in the unincorporated County, as that use is allowed in the Cities. As this use type has been requested in the recent past by applicants in the unincorporated County, it is clear to staff that creation of the use type is beneficial to the administration of the code. This is also a use type that may become more common as the general population ages. General support for a Continuum of Care use type was expressed by the majority of those in attendance at the public meeting.

Section 304.25(k) was added in Article 304 of the WCDC as a result of this amendment. It reads:

- (k) Continuum of Care Facilities, Seniors. Continuum of care facilities for seniors use type refers to establishments that provide range housing, activities and health services to allow for adults to

age in place. Residential density and parking standards shall be determined in the special use permit process; all other development standards shall apply. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

WCDC Table 110.302.05.3 for commercial use types was amended to include CCF as an allowed use, subject to a Board of Adjustment Special Use Permit, in several regulatory zones (that are not allowed in the SSAP), and in the NC regulatory zone (which is permitted in the SSAP).

This MPA would allow a land use type in Spanish Springs which has been allowed in most other areas of the County since 2010. The Applicant sees no good reason the CCF use should not be allowed in the SSAP, and there are several provisions of the County Master Plan elements and the SSAP suggesting that this MPA would foster, promote and comply with those policies, as cited below.

As a preface to discussing Master Plan elements and SSAP provisions, however, more detail on typical attributes of the CCF use will be helpful. CCF is specifically targeted at seniors, most of whom are age 70 or older. CCF communities are often called “super senior” communities. Typical CCF communities range from independent living units to intensive care units. Units are clustered together to be walkable, with connected pathways. Services and amenities include on-site and off-site transportation, a lodge and/or clubhouse where fitness and wellness classes are conducted, and meals are provided to those who want them. Memory care and Alzheimer’s care are available. Since advanced-age seniors often have handicaps and disabilities, units are constructed to accommodate their needs. Most importantly, CCF communities allow seniors to create friendships and acquire companions in order to age gracefully in place. Depression and mental distress which often accompany aging can be mitigated. As more intense care is needed, it can be provided in a super-senior community without a resident having to be uprooted and introduced to a new, foreign and confusing environment. CCF communities provide services to residents living within that local community and predominantly attract and service senior residents who either have previously been living

in the local area, or have family (usually children) who live in the local area and want their parent(s) to be nearby. They therefore provide services to the local community rather than the greater region.

Master Plan Elements.

The Housing Element and Land Use And Transportation Element are the most applicable to the CCF use. A few of the goals, policies and programs which CCF fosters, promotes or complies with are mentioned below.

Housing.

- Policy 3.8: Allow for construction of supportive housing for seniors, disabled persons and others with special housing accommodations.
- Policy 5.1: The County will support the provision of housing units accessible to persons with disabilities.
- Policy 5.3 Encourage housing development for all senior citizens with an emphasis on low-income senior households.

Housing Needs Assessment – Appendix A

- p. A-6: The steady growth of people over 60 years and older indicates a need for housing suited to the special needs....
- p.A-20-22: Seniors and disabled persons as special needs groups-states the need for increased elderly housing and care services (p.A-20). Reduce the number of seniors living in isolation and unsupported (p.A-20). Special housing features for disabled persons (p.A-22).

Land Use And Transportation Element.

This quote from the LUTE, p.39, promotes land uses that support the aging population:

Mobility and Changing Demographics

Not everyone is capable of maneuvering through the built environment without well-planned accommodations. One factor that makes our environment more accessible is the ability to easily walk to points of interest, such as a neighborhood store, school or bus stop. This type of accessibility is obtained through mixed-use interconnected development. It is important to recognize the populations that reside in our communities and plan for them appropriately.

By the year 2025, 60 million Americans will be 65 or older. As people age, they often lose their ability to drive safely long before they lose their ability to walk. For the aging person, the safety and convenience of being able to obtain needed services makes a tremendous difference by allowing them to age with grace rather than depend on others for everyday needs. Communities and transportation networks need to be carefully designed to meet the needs of a rapidly growing senior population.

Other LUTE provisions support the CCF use:

p.44: Compatibility with New Urbanism and Smart Growth.

p.60: Transportation for the “graying population”.

p.70: Walkable communities.

SSAP Provisions.

This amendment is consistent with SSAP policies. The Vision and Character Statement envisions a suburban core, the SCMA, where commercial uses are provided. The CCF use will be in the NC zone area. The Vision and Character Statement also states that “(f)uture commercial land use designations will be aimed at providing services and employment opportunities to the local community and not the greater region.” The CCF use will serve residents in the local community, many of whom have family members who are also in the local community. Approving this amendment will not conflict with the Vision and Character Statement or any of the SSAP policies.

Plan Maintenance.

- SS 17.1 Findings a, b and c can be made in approving this amendment. The Vision and Character Statement is preserved; there is conformance with all policies; there is no conflict with public health, safety and welfare.
- SS 17.2 No land use change to property within the SSAP is proposed.
- SS 17.3 No new commercial land use is sought to be established or intensified.
- SS 17.4 No alteration of the Vision or Character Statement is proposed.
- SS 17.5 No expansion of the SCMA is proposed.
- SS 17.6 and 7 are not applicable.

Findings Based on WCDC Section 110.820.15(d).

In addition to all required findings in the SSAP, the following five findings can be made:

- (1) Consistency with Master Plan. This amendment is in substantial compliance with the Master Plan. Several policies and provisions cited above are fostered and promoted.
- (2) Compatible Land Uses. Compatibility of NC land uses in the SSAP with adjacent land has already been established. This amendment will not promote incompatibility, nor will it adversely impact public health, safety or welfare.
- (3) Changed Condition. After the SSAP was adopted, DCA09-002 created a new commercial land use type, CCF. This amendment responds to that changed condition and represents a desirable utilization of land.
- (4) Availability of Facilities. The adequacy of facilities to support commercial uses within the NC regulatory zone has been established. A new CCF use type will not be inconsistent with the adequacy of these facilities.
- (5) Desired Pattern of Growth. By locating CCF uses on NC land, the desired pattern of growth is promoted. CCF uses address the needs of the projected population growth of seniors without natural resource

impairment, and do not conflict with efficient expenditures of funds for public services.