Agenda Item 6.D
• **Site Planning**
  - Changing the allowed building height from 35 feet to 40 feet
  - Require additional setback requirements if a building is over 30 feet in height;

• **Architecture**
  - Removing the western theme standards and promoting a contemporary industrial theme;

• **Landscaping**
  - Lower the requirements from 20% to 15% of land and;

• **Environmental Sustainability**
  - Removal of current standards and tenant to meet all Washoe County Code requirements
Additional Text Changes

- Update maps to reflect correct parcels of the Specific Plan
- Update parcel acreage/remove outdated parcel acreage
- Remove phasing plan that is no longer current
- Change definition of the master developer to tenant/user
Review criteria

- Policy 4.1.3 of the Regional Plan identifies six factors that the RPC must consider when evaluating the conformance of an amendment to a master plan or a project of regional significance:
  - Regional form and pattern,
  - Infill, housing and jobs/housing balance,
  - Public services and infrastructure,
  - Development constraints,
  - Military installations, and
  - Cumulative and indirect effects
I move to find the Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan amendment to the Washoe County Master Plan in conformance with the 2012 Truckee Meadows Regional Plan, based on the finding listed in the staff report.