

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** January 15, 2025

**To:** Reno City Planning Commission

**Subject:** **Staff Report (For Possible Action): Case No. LDC25-00023 (L&H CUP) – A request has been made for a conditional use permit to allow for: 1) outdoor storage and 2) nonresidential development within 300 feet of residentially zoned property. The ±6.69-acre subject site is located on the south side of North Virginia Street, approximately ±2,130 feet northwest of its intersection with West Golden Valley Road. The subject site has a zoning designation of Mixed-Use Suburban (MS) and a Master Plan land use designation of Industrial (I).**

**From:** Daniel Martoma, Associate Planner Specialist

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**Ward #:** 4

**Case No.:** LDC25-00023 (L&H CUP)

**Applicant:** Matt Long

**APN:** 082-270-24

**Request:** **Conditional Use Permit:** To allow for: a) outdoor storage; and b) nonresidential development within 300 feet of residentially zoned property

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.

**Summary:** The ±6.69-acre subject site is located on the south side of North Virginia Street, ±2,130 feet northwest of its intersection with West Golden Valley Road. The site has a zoning designation of Mixed-Use Suburban (MS) and a Master Plan land use designation of Industrial (I). The applicant is proposing site improvements to include an office/shop building as well as outdoor storage of vehicles and equipment. A conditional use permit (CUP) is required for outdoor storage in the MS zoning district and to address residential adjacency. Key project issues include: 1) building and site design and 2) compatibility with surrounding uses. Staff recommends approval of the request subject to the proposed conditions.

**Background:** Based on City records, multiple businesses have been proposed at the site in the past including a concrete contractor and self-storage. Additionally, there were two previously approved special use permits (SUP's). LDC17-00005 was an SUP request to approve the construction of a mini-warehouse facility and covered RV parking while LDC19-00005 was an SUP request to approve the construction of a mini-warehouse with outdoor storage. In both cases, the SUP expired because the applicant did not apply for building permits for the associated project within the specified 18 months per the conditions of approval. At present, there are no current entitlements or valid business licenses associated with the property.

Washoe County records and aerial images indicate that there are two buildings (a smaller commercial utility building and a larger primary building) at the northern end of the site with a concrete pad connection between the structures. There are other minor improvements including smaller concrete pads and a six-foot fence interior to the site. Aerial images of the property also show that the site has historically included outdoor storage, including the storage of boats and RV's. The applicant has proposed demolition of the existing structures to provide for the buildout of a new ±8,300 square foot office/shop associated with a concrete services business. It should be noted that the subject site is located ±195 feet due north of the Peavine Heights 2 subdivision which is zoned Single-Family Residential (8 Units Per Acre) (SF-8).

**Analysis:** Per the requirements of RMC 18.08.602(b)(2), nonresidential developments that exceed one acre in site area and are located between 150 feet and 300 feet from residentially zoned property are subject to the approval of an administrative site plan review. Since the MS zoning district requires a CUP for outdoor storage, the entire application was elevated to a CUP.

**Building and Site Design:** The subject site includes ±6.69 acres with ±340 feet of frontage along North Virginia Street. Based on the current MS zoning, the proposed building and site improvements must meet the requirements outlined in RMC 18.04, Article 10, Site and Building Standards for Mixed-Use Districts. General standards for Mixed-Use Districts applicable to this project include: 1) building orientation (e.g. buildings to be oriented toward primary street frontage) and; 2) building design (e.g. wall articulation and ground-level interest standards). With respect to building orientation, the applicant is proposing that the primary entrance to the building be located on the south side of the structure (away from North Virginia Street). This may be accommodated per the provisions of RMC 18.04.1003(a)(7)(b) for new buildings on sites greater than two acres in size if direct pedestrian access is provided from the primary street frontage to all buildings and enhanced landscaping is provided along the street frontage. The proposed building will also be required to meet the wall articulation standards for building design including a minimum of five of the following design elements per the requirements of RMC 18.04.1003(c)(2): 1) variations in roof form or parapet height, 2) variations in building height, 3) projected or recessed building mass, 4) wall plane off-sets, 5) window openings, 6) balconies, 7) distinct changes in texture and color of wall surfaces, 8) recessed entries, and 9) an alternative design element as approved by the Administrator. Additionally, the building will be

required to meet the standards for ground-level interest outlined in RMC 18.04.1003(c)(3) requiring at least 40 percent of the façade's horizontal length facing North Virginia Street. The applicant has provided preliminary architectural elevations demonstrating the proposed building's design compliance with the aforementioned wall articulation and ground-level interest standards required for mixed-use zoning districts (**Exhibit B**).

Residential adjacency standards evaluated with this request include, among others: 1) site and building orientation, 2) spillover lighting, 3) noise at residential property lines, and 4) loading/unloading activities. In order to mitigate impacts to the single-family residences to the south, the applicant has submitted a preliminary site plan that leaves a significant portion of the southern end of the site undeveloped and notes the installation of a six-foot fence (**Exhibit C**). **Condition 5** requires amendment to this CUP if the outdoor storage area is to expand beyond that included in Exhibit C in the future. Screening of the project area is reinforced with added landscaping at the south side of the outdoor storage area to provide enhanced visual impact mitigation, as illustrated on the preliminary landscape plan (**Exhibit D**). Moreover, in meetings with City staff, the applicant has cited that the operational activities will be further screened from the residential properties to the south by the existing natural berm at the southern end of the property. The applicant has cited additional measures to mitigate residential impacts by noting the following: 1) no on-site concrete production (operations limited to office use and vehicle parking), 2) commercial trucks equipped with no back-up beeping sounds and automatic shut-off systems to prevent idling noise, 3) limited business hours only (as opposed to 24/7 operations), and 4) no outdoor lighting other than shielded building lights (**Condition 6**). The rear of the property will be utilized for outdoor storage (e.g. RV's, boats, trailers, etc.). The applicant has proposed that gravel be provided as foundation for this area of the site. Although not a formal condition, City of Reno Engineering staff will require any drive aisle connection (as well as any circular drive aisle within the gravel lot) be treated with an oil emulsion.

Sewer treatment for the project will be provided by the Reno-Stead Water Reclamation Facility (RSWRF). There is limited sewer capacity remaining at RSWRF connected to a short-term capacity project that diverts or "shaves" the raw sewage flow to a pipe that is used to pump sludge to TMWRF for processing. The limit on sewer capacity was primarily to allow the remaining flow potential to be used to reduce the volume of effluent going to Swan Lake, which reduces the potential for flooding from this source. Since that time, a project was constructed to pump water directly out of Swan Lake during the irrigation months (April through October) and has been very effective in managing the water level at the lake. The long-term solution for increasing wastewater treatment capacity is the expansion of RSWRF from 2 Million Gallons per Day (MGD) to 4 MGD and the Advanced Purified Water Facility and American Flat Aquifer Storage and Recovery project.

The applicant will be required to apply for a sewer will-serve and pay sewer connection fees prior to permit issuance consistent with the established sewer allocation program. If the applicant is not able to secure a sewer will-serve in advance of the project, resulting from the wastewater treatment capacity

constraints, the time frame for building permit application specified in Condition No. 2 has been adjusted.

**Compatibility with Surrounding Uses:** The zoning and land uses of the properties surrounding the subject site are summarized in the table below:

	ZONING DISTRICTS	LAND USES
<b>NORTH</b>	Mixed-Use Suburban (MS)	Self-storage facility; medical supply store
<b>EAST</b>	Mixed-Use Suburban (MS)	Storage yard with single-family residence in rear of the property
<b>SOUTH</b>	Single-Family Residential (8 Units Per Acre) (SF-8)	Single-family residences
<b>WEST</b>	Industrial (I)	Warehouse/distribution center (Chewy)

Properties to the north and east of the site are zoned MS. Uses to the north include self-storage and a medical supply store, while uses to the east include outdoor storage and a single-family residence (existing non-conforming). The property to the west of the site is zoned Industrial (I) and includes a warehouse/distribution center (Chewy). Properties directly south of the subject site are zoned SF-8 and include the Peavine Heights 2 subdivision. There is a 200-foot Union Pacific Railroad right-of-way, including an active track, separating the project site from residential uses to the south.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Industrial (I) and is located within Industrial/Logistics Employment Area along a Suburban Corridor per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the recommended conditions, the project is in conformance with the I Master Plan land use designation and the following applicable Master Plan goals and policies:

- 2.2B: Underutilized Properties
- EA-ILA.1: Overall Mix
- EA-ILA.7: Varied Design

**Public and Stakeholder Engagement:** The project was reviewed by various City divisions and partner agencies, and no noted concerns were identified at the time this report was prepared. City of Reno Environmental Control will require all drains in the shop to be blocked and vehicle washing to be prohibited because the originally submitted application materials did not include a pretreatment device such as a sand/oil interceptor (**Exhibit E**). The applicant has since provided a response/revision letter amending their submittal to include the necessary pretreatment device as they have indicated that vehicle washing is an anticipated activity at the project site. The application was presented at the Ward 4 Neighborhood Advisory Board (NAB) meeting on December 19, 2024. A courtesy notice was sent

out to surrounding property owners, and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

**Recommended Conditions of Approval:** All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The owner or developer shall apply for a building permit for the entire project within 36 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. Outdoor storage area shall be limited to that depicted in Exhibit C. Any future expansion shall require an amendment to this CUP.
6. The following operational criteria shall be implemented at the project site; 1) no onsite concrete production (operations limited to office use and vehicle parking); 2) commercial trucks shall not include back-up “beepers” and shall be equipped with automatic shut-off systems to prevent extended idling and noise, 3) business hours shall be limited to 6:00 a.m. to 6:00 p.m. ); and 4) no freestanding outdoor lighting shall be permitted.
7. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. A sign with the approved construction hours shall be posted on site for the full duration of construction activity. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.

## **Findings:**

**General Review Criteria:** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) **Consistency with the Reno Master Plan:** The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) **Compliance with Title 18:** The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) **Mitigates Traffic Impacts:** The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) **Provides Safe Environment:** The project provides a safe environment for pedestrians and people on bicycles.
- 5) **Rational Phasing Plan.** If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

**Conditional Use Permit:** In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a conditional use permit:

1. The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
2. The proposed land use and project design is compatible with surrounding development;
3. The proposed land use and project design is consistent with applicable development standards;
4. Public services and facilities are available to serve the project, or will be provided with development;
5. The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
6. The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
  - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
  - b. Any hazard to persons and property.

**Attachments:**

Exhibit A – Case Maps

Exhibit B – Preliminary Architectural Elevations

Exhibit C – Preliminary Site Plan

Exhibit D – Preliminary Landscape Plan

Exhibit E – Agency Comments

Exhibit F – Response/Revision Letter