

**PLANNING COMMISSION
STAFF REPORT**

Date: June 20, 2024

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC24-00055 (Airstream Condition Amendment) – A request has been made to amend conditions of approval #1 and #7 associated with LDC21-00071 (United Nissan of Reno). The requested modification would modify the originally approved site and building design for an auto dealership use and delete condition #7 related to a required sound study. The ±4.25 acre subject site is located east of Kietzke Lane between East Grove Street and Linden Street. The site is zoned General Commercial (GC) and has a Master Plan designation of Suburban Mixed-Use (SMU).**

From: Heather Taylor, Assistant Planner

Ward #: 1

Case No.: LDC24-00055

Applicant: L790, LLC

APN: 015-304-02

Request: **Modification of Condition of Approval:** To amend Condition No. 1 associated with LDC21-00071 (United Nissan of Reno) to incorporate the existing site and building design, and to delete Condition No. 7.

Location: Refer to Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with applicable findings, I move to approve the modification of LDC21-00071, subject to the revised conditions listed in the staff report.

Summary: This is a request to modify Condition No. 1 of case LDC21-00071 (United Nissan of Reno) to allow for an alternative site and building design and to delete Condition No. 7 related to a required sound study. Staff analysis focused on potential impacts of the modified site design and noise concerns. These issues are mitigated through code compliance and the original conditions of approval, as amended. Staff recommends approval subject to all existing and revised conditions.

Background: On April 20, 2022, the Planning Commission approved case LDC21-00071 (United Nissan of Reno); a request for: 1) a conditional use permit to allow: a) an auto dealership use, and b) nonresidential development over one acre within 300 feet of residential zoning; and 2) a major deviation to exceed the 100,000 lumens per acre site lighting standard by less than 50% (**Exhibit B**). The project proposed with the original request did not proceed and the property was ultimately sold to another entity with the intent of utilizing the existing conditional use permit for an Airstream (recreational vehicle) dealership.

Analysis: The proposed modifications are outside the scope of an administrative modification to the Planning Commission approval; therefore, the request must be decided by the Planning Commission.

Site Design: The original request proposed demolishing the existing building and incorporating a new building and site design to accommodate a full automobile dealership and service center. The original design included an indoor showroom, offices, service bays, indoor carwash, outdoor display and inventory storage, and customer parking (**Exhibit C**).

The site and building design associated with this modification will utilize the existing building and site configuration. While both dealership types fall under the same use category, “automobile, truck, mobile home, RV, boat, and trailer sales or rental,” the business operations associated with an RV dealership do not require the same amount of outdoor display area as a standard automobile dealership. Therefore, the applicant desires to retain the existing, larger building for an indoor display showroom, parts storage, and service areas. Other development standards, including minimum landscaping and off-street parking requirements, will be met with renovations to the existing site (**Exhibit D**).

Noise: The applicant has requested to delete Condition No. 7, which requires a sound study be provided to staff prior to the issuance of a building permit. The applicant indicates that the degree of service and repair work associated with the intended RV dealership are considerably less intense than service and repair conducted on automobiles. The services anticipated for the RVs include warranty work, interior cabinet repair, body work, general maintenance, and HVAC, plumbing and electrical repair.

Staff agrees that the proposed operations will likely have less noise impact on adjacent properties. A separate existing condition requires bay doors to remain closed and all outdoor repairs are already prohibited by code. Because service area expansion or a more impactful auto dealership/repair use could assume the site at a future date, staff recommends that Condition No. 7 be revised to require a sound study if the existing service area is expanded or a new auto use, other than a recreational vehicle sales/repair, occupies the site. The existing and revised conditions will adequately mitigate anticipated noise impacts.

Application materials indicate that the anticipated outdoor operations include an RV dump station, propane tank refilling, and a wash pad. Operation of these facilities will only occur during standard

hours of operation and will not be available to the public. The proposed outdoor operations are minimal and are not anticipated to negatively affect surrounding properties.

Public and Stakeholder Engagement: No new agency comments were received. At the time of this staff report, the applicant has not presented the project to the Ward 1 Neighborhood Advisory Board (NAB) but is expected to attend the June meeting. Staff received one public comment in support of this request (**Exhibit E**). All future public and NAB comments will be forwarded to the Planning Commission.

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

Condition 1: The project shall comply with all applicable City codes, plans, reports, materials, etc., as ~~submitted~~ approved in LDC21-00071 (United Nissan of Reno) and modified through LDC24-00055 (Airstream Condition Amendment). 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.

Condition 7: ~~Prior to the issuance of any building permit, a sound study from a qualified acoustical consultant shall be provided subject to staff review and approval. Any mitigation measures necessary to achieve compliance with applicable noise standards required in Condition No. 6 shall be incorporated into project design and verified prior to issuance of building permits. All repair work shall occur within the indoor service bays in compliance with Condition 10, requiring closed doors. An approved sound study prepared by a qualified acoustical consultant shall be required prior to any expansion of the service area reflected on the site plan or business license approval of a new auto use other than a recreational vehicle sales/repair use.~~

Findings:

General Approval 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 and application that provides a public benefit even if the development is contrary to some of the foals, 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 – LDC21-00071 (United Nissan of Reno) Approval Letter

Exhibit C – Original Site Plan

Exhibit D – Modified Site and Landscaping Plans

Exhibit E – Public Comment