

**PLANNING COMMISSION
STAFF REPORT**

Date: May 1, 2024

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC24-00043 (Silver Dollar Storage) - A request has been made for a conditional use permit to: 1) establish a mini-warehouse use and 2) establish a nonresidential use adjacent to residentially zoned property. The ±3.94 acre site is located south of Silver Dollar Lane, directly south of its intersection with Cloudburst Drive. The site is within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).**

From: Carter Williams, Associate Planner

Ward #: 4

Case No.: LDC24-00043 (Silver Dollar Storage)

Applicant: Brandt Kennedy

APN: 086-030-32 & -33

Request: **Conditional Use Permit:** To establish: a) a mini-warehouse use; and b) non-residential development adjacent to 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 ±3.94-acre project site includes two parcels located on the south side of Silver Dollar Lane, across from its intersection with Cloudburst Drive. The proposed conditional use permit would allow for the development of a self-storage facility adjacent to residentially zoned property within the General Commercial (GC) zone. The key issue analyzed in this report is the project's compatibility with surrounding uses. Staff recommends approval of the application with the proposed conditions of approval.

Analysis:

Site Design: The proposed site plan includes the construction of two mini-warehouse buildings with 400 self-storage spaces and 50 outdoor RV parking spaces (**Exhibit B**). As the site includes two parcels that would conflict with the location of buildings, **Condition No. 6** is recommended to require a reversion to acreage map be recorded to ensure buildings are not constructed over property lines.

The GC zone requires a minimum of 15 percent of the site to be landscaped and the proposed plan exceeds this requirement at 16.6 percent (**Exhibit C**). In addition to the required landscape areas and trees, non-residential projects that abut residentially zoned property require a minimum of one evergreen tree planted every 30 linear feet to provide for screening between the developments. Based on the project design, the combination of the existing solid fence, the landscape buffer, and the building wall satisfies requirements for screening between land uses.

The Reno Municipal Code (RMC) requires a minimum of 30 parking spaces for this development. The applicant has submitted a traffic demand study supported by the Institute of Transportation Engineers (ITE) manual that demonstrates a parking demand of only seven spaces. Staff supports the use of the alternative standard as it is more realistic to the demand of self-storage facilities. That being said, the provided site plan only shows three spaces on-site, and only two spaces are allowed to satisfy parking requirements on-street. **Condition No. 7** requires that two additional parking spaces meeting city standards are provided on-site, for a total of five spaces, in order to meet the minimum requirement pursuant to the demand study. RMC also allows for bicycle parking requirements to be waived by the decision-making body when it can be demonstrated that bicycle parking is unnecessary. Staff recommends that three spaces be required in lieu of the total requirement for use by employees of the facility (**Condition No. 8**), as it is not anticipated that customers of the self-storage facility would normally arrive by bicycle.

Compatibility with Surrounding Uses: The proposed site is located within a pocket of commercially zoned property with residentially zoned property to the north and east of the site. To the west is an existing mini-warehouse and RV storage facility and to the south is a non-conforming single-family residence. The site is configured so that all commercial activity is clustered in the center, surrounded on all sides by building walls. This serves to provide a consistent buffer between the proposed facility and the residential uses to the north and east. This supports standards to reduce light, noise, and visual impacts from the self-storage facility.

Building elevations were provided with the application materials that demonstrate minimum compliance with ground floor interest and architectural requirements within RMC (**Exhibit D**). Residential adjacency standards require that the architecture of the building remain consistent on all facades that face residentially zoned property and streets. Standard architectural interest

requirements apply as well, to ensure that these facades shall not be devoid of interest or feature large blank walls. The single-family neighborhood directly to the east is predominantly composed of two-story structures. To reduce impacts related to glare and provide for more aesthetic consistency, **Condition No. 9** prohibits the use of building or roof materials that are highly reflective or bright in color.

No signage plan was submitted with this application and the GC zone allows for signs that may result in impacts upon the adjacent residential uses. **Condition No. 10** establishes sign standards for this site that reduce the allowed height to eight feet, only allow internally or indirectly illuminated signs, and prohibit flashing or animated signs. These conditions in combination with standard sign regulations for commercial properties adjacent to residentially zoned property serve to reduce impacts and balance the commercial need for signage.

Public Safety: As storage facilities have the potential to attract theft related crimes, the Reno Police Department often suggests camera systems to be provided on-site, as well as lighting to improve natural surveillance. **Condition No. 11** requires that a security plan be submitted to the satisfaction of the Zoning Administrator, Code Enforcement, and the Reno Police Department. This security plan shall include the installation of security cameras around the site, describe measures to prohibit access to unauthorized individuals, and potentially include the installation of additional lighting.

Traffic and Access: The project site is proposed to have two full-access driveways on Silver Dollar Lane. The proposed mini-warehouse project is anticipated to generate 97 daily trips with few trips during the peak traffic hours. This is considered very low trip generation compared to other possible uses for this property and would not warrant a traffic entry and access study. The project will be required to pay standard Regional Road Impact Fees (RRIF) which intends to mitigate impacts on the regional roadway network.

Utilities: Electrical and gas utilities will be provided by NV Energy, and the water utility by TMWA. Sewer treatment for the project will be provided by the Reno-Stead Water Reclamation Facility (RSWRF).

Limited sewer capacity at RSWRF necessitated a short-term project that diverts sewage flow to the Truckee Meadows Water Reclamation Facility (TMWRF). The limit on sewer capacity was primarily to reduce the volume of effluent going to Swan Lake, reducing flood risk. The long-term solution for increasing wastewater treatment capacity is the expansion of RSWRF from 2 million gallons per day (MGD) to 4 MGD, in conjunction with the construction of 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.

Flood Hazard & Drainage: The project is located in an area of minimal flood hazard (FEMA Flood Zone Unshaded X). A drainage report was prepared for the project that demonstrates compliance with the Public Works Design Manual considering the on-site and off-site stormwater flows, detention, and facility capacities for the pre-development and post-development site conditions.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located within an Outer Neighborhood per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the recommended conditions, the project is in conformance with the SMU Master Plan land use designation and the following applicable Master Plan goals and policies:

- 1.1B: Community Development
- N-G.21: Transitions

Public and Stakeholder Engagement: Agency comments that were received did not identify significant concerns. The applicant presented the project to the Ward 4 Neighborhood Advisory Board (NAB) on April 18, 2024. Several concerns were raised related to lighting adjacent to residential, maintenance of the landscape buffer, and more enhanced screening within that landscape buffer. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and 15 written comments in opposition and one in support were received (**Exhibit D**). The responses varied for those in opposition and included concerns for increased traffic, visual impacts, interest in more single-family development, and safety concerns. Based on the site design, recommended conditions, and existing code requirements, staff finds that the public concerns are adequately mitigated, specifically that the proposed use is significantly less intense with regards to building height and traffic generation than many other commercial or multi-family residential uses that could occupy this site. The interest of a few community members that this property be used for detached single-family residential is not possible with the current GC zoning as it is prohibited. 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 or business license 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 or license 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. 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.
6. Prior to the issuance of any permit for the vertical construction of buildings, a reversion to acreage map shall be recorded with the Washoe County Recorder's Office to combine parcels in such a way that parcel lines will not conflict or intersect with proposed buildings.
7. Prior to the issuance of a permit for site improvements, plans shall be submitted demonstrating that a minimum of five parking spaces are provided on-site.
8. Prior to the issuance of a building permit, plans shall be submitted demonstrating a minimum of three bicycle parking spaces are provided on-site.

9. Highly reflective or brightly colored building and roof materials are prohibited for use on buildings.
10. Prior to the issuance of any sign permit, the following standards shall apply:
 - a. The maximum height for freestanding signs shall be eight feet.
 - b. Sign illumination is limited to internal or indirect illumination.
 - c. Flashing or animated signs are prohibited.
11. Prior to the issuance of a business license, a security plan shall be approved by the Zoning Administrator, the Code Enforcement Department, and the Reno Police Department, and all measures in that plan shall be implemented through any required building permits. This plan shall include the installation of security cameras around the site, describe measures to prohibit access to unauthorized individuals, and potentially include the installation of additional lighting deemed necessary for public safety and natural surveillance.

Findings:

General Review Criteria and Considerations: 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 – Site Plan

Exhibit C – Landscape Plan

Exhibit D – Building Elevations

Exhibit E – Public Comment