

APPLICATION FOR CONDITIONAL USE PERMIT
LDC25-00023

L&H CONCRETE FACILITY

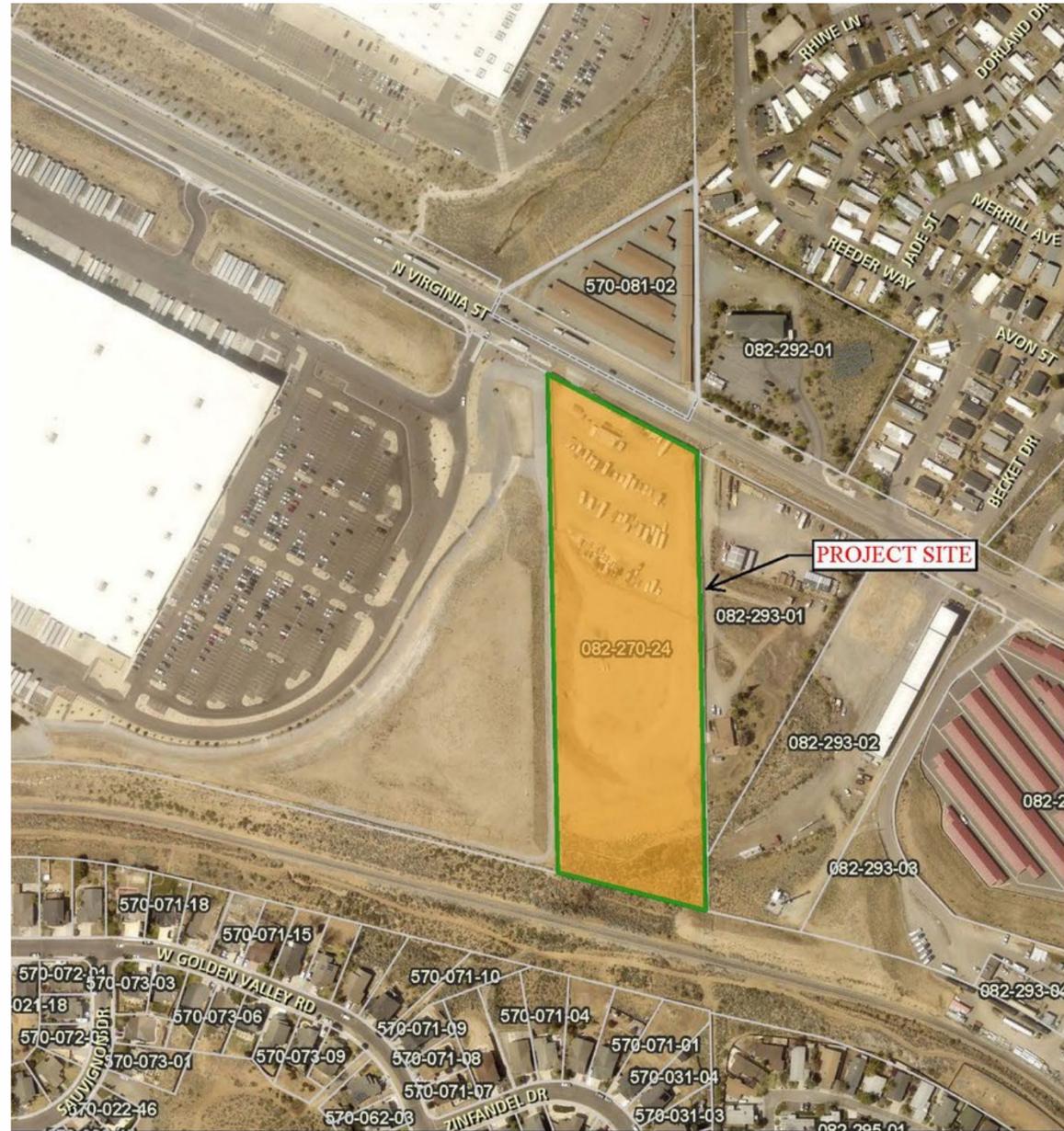
7901 N VIRGINIA ST, RENO, NV 89506
APN(s): 082-270-24

NEIGHBORHOOD ADVISORY BOARD
DECEMBER 19TH, 2024 | 6:00 PM

CITY OF RENO PLANNING COMMISSION
JANUARY 2ND, 2024 | 6:00 PM

REQUEST: APPROVAL OF A CONDITIONAL USE PERMIT FOR

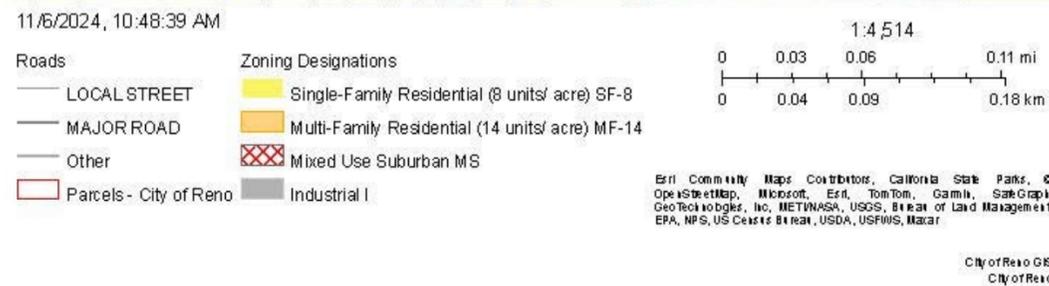
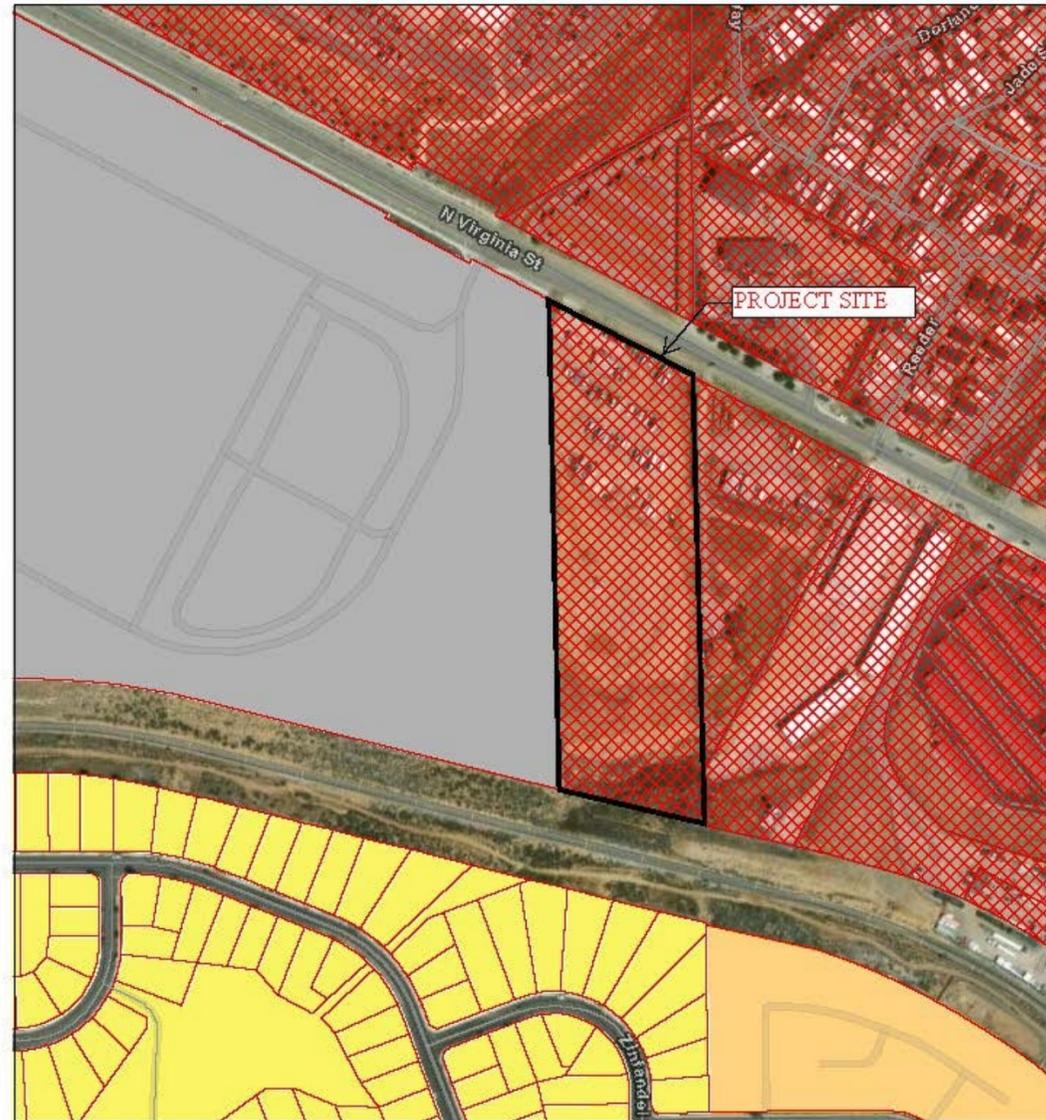
- OUTDOOR STORAGE
- NONRESIDENTIAL DEVELOPMENT WITHIN 300 FEET OF RESIDENTIALLY ZONED PROPERTY.



- Vacant parcel with APN 082-270-24 and totaling 6.7 acres is located on the south side of North Virginia Street, ±2000 feet west of its intersection with W Golden Valley Road.
- The applicant is proposing the construction of an approx. 8300-square-foot building on the subject property, to be used as their concrete shop/office and outdoor storage in the back of the property.

CURRENT ZONING

- MIXED-USE SUBURBAN

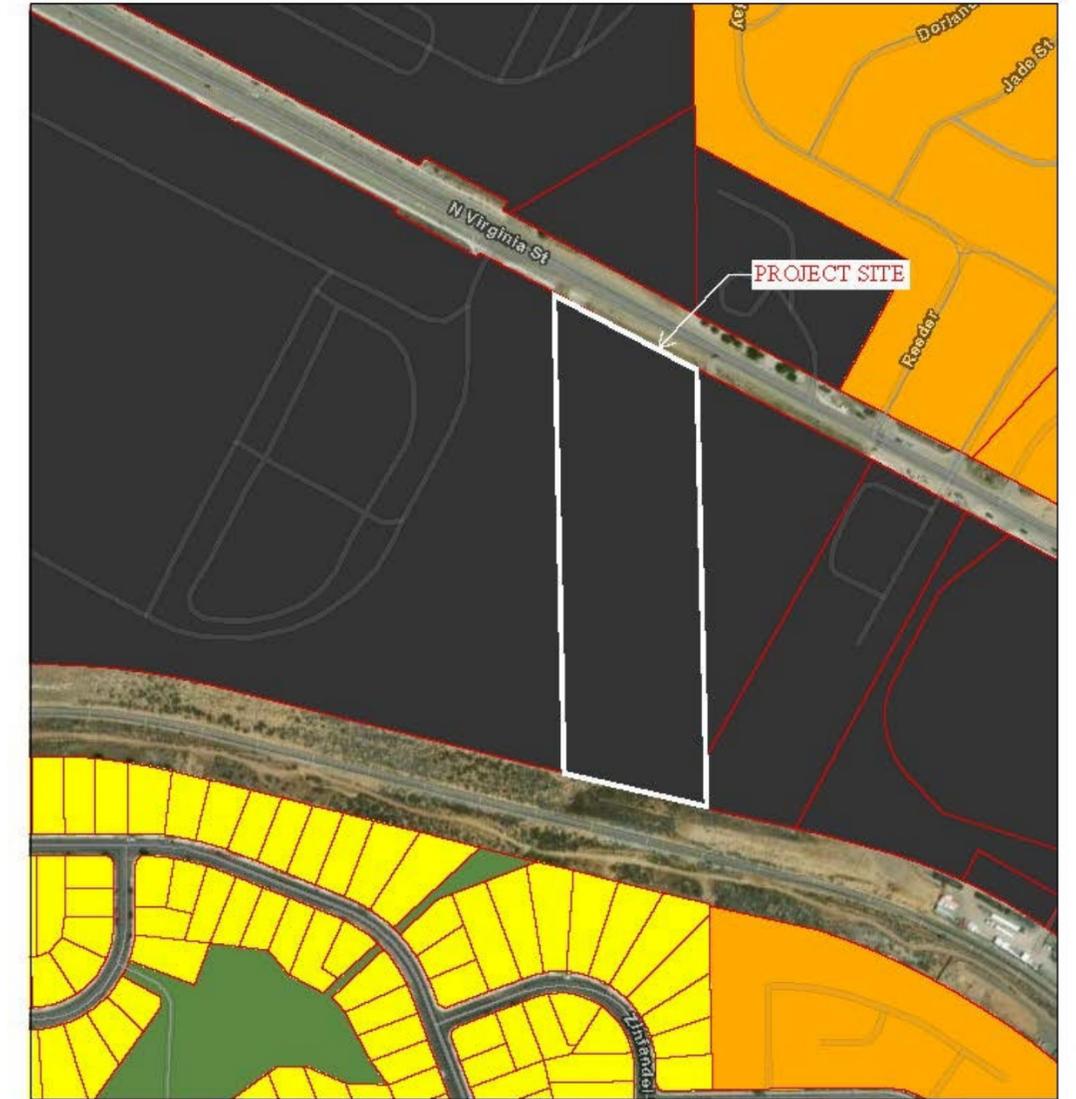


Subject Property has a zoning designation of MS – **Mixed-Use Suburban**.

Master Plan zoning designation for all the subject property is **Industrial (I)**.

MASTER PLAN LAND USE

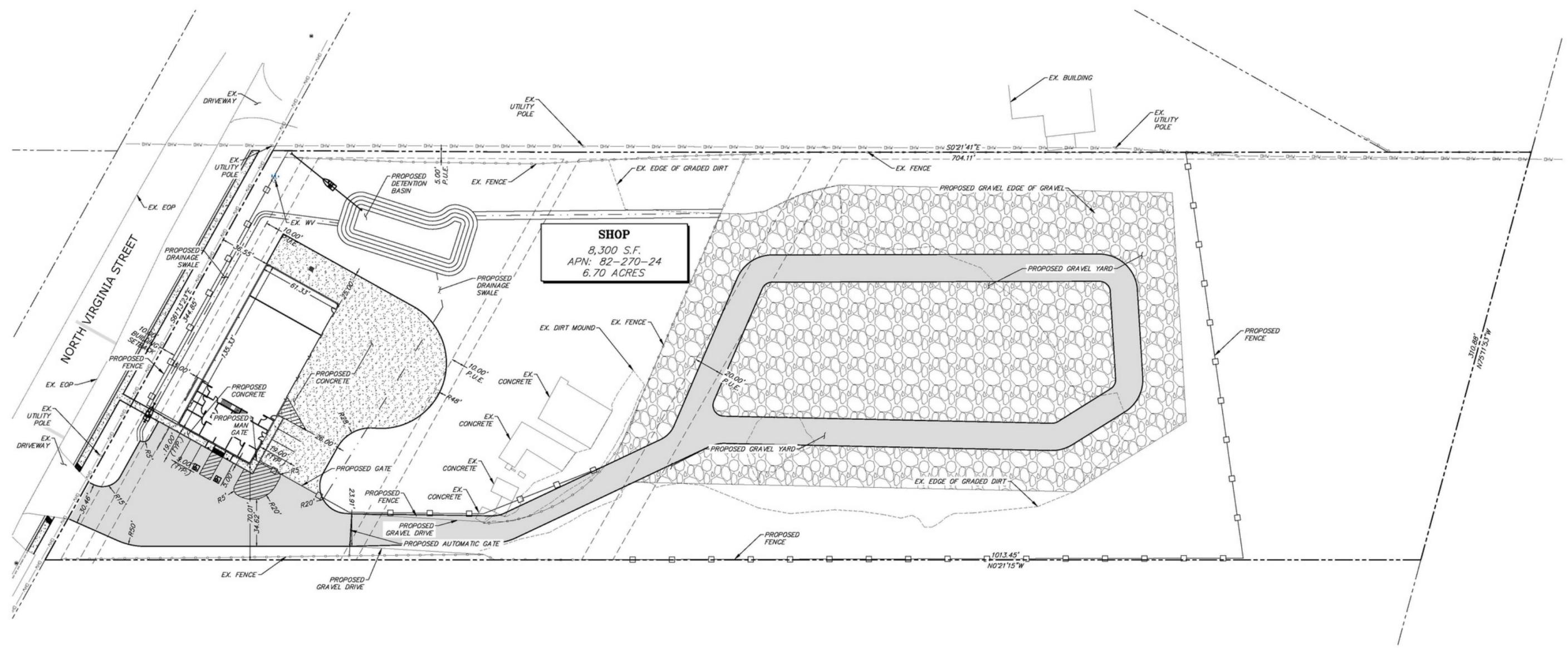
- INDUSTRIAL (I)



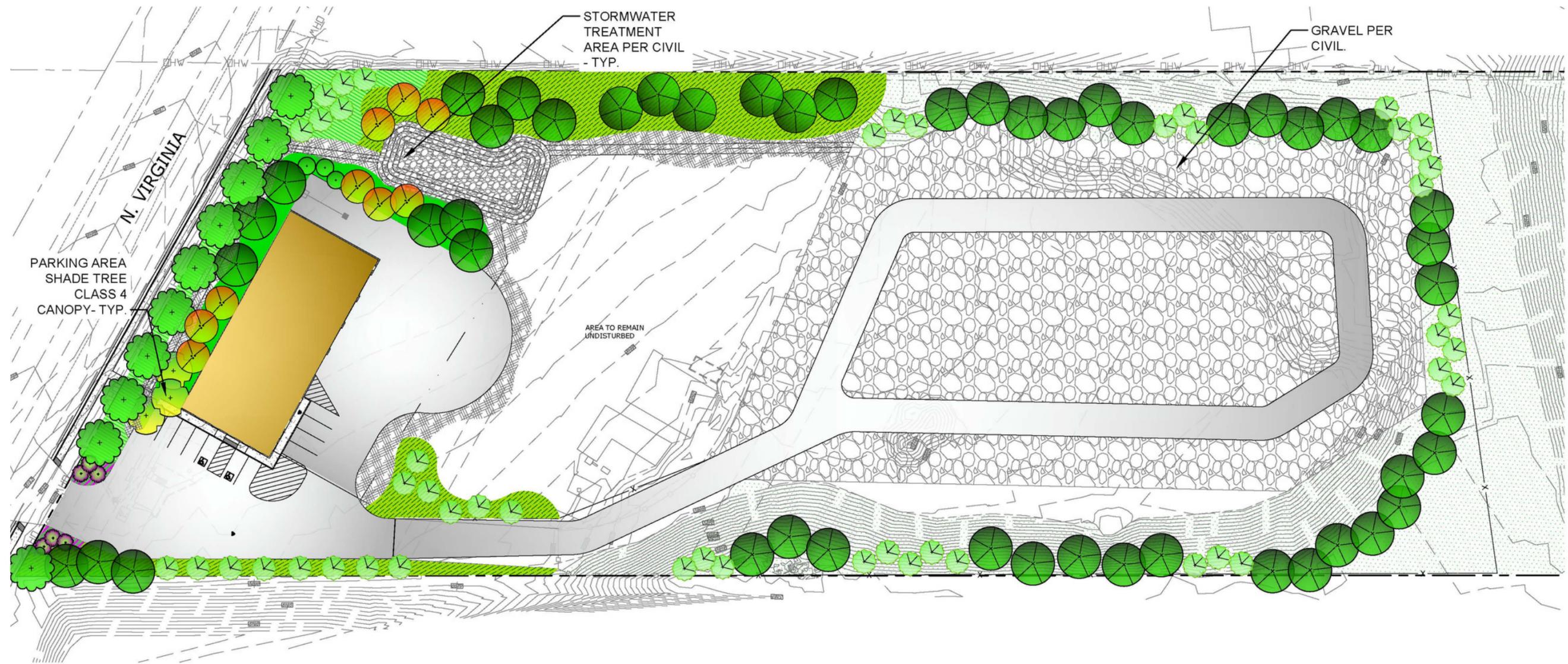
SITE PLAN

| PROJECT LEGEND | |
|--|------------------------|
| A.P.N.: | 82-270-24 |
| PARCEL ZONING: | MS |
| SITE SETBACKS: | |
| FRONT YARD: | = 10 FEET |
| SIDE YARD: | = 0 FEET |
| BACK YARD: | = 0 FEET |
| PARKING REQUIRED: | |
| SHOP: | 1/1,000 SQ.FT. |
| | 6,550/1,000 = 7 STALLS |
| OFFICE: | 1/400 SQ.FT. |
| | 1,750/400 = 4 STALLS |
| HANDICAP PARKING REQUIREMENTS: | |
| 1:25 FOR FIRST 100 SPACES | = 1 |
| TOTAL HANDICAP PARKING REQUIRED SPACES | = 1 |
| PARKING PROVIDED: | |
| STANDARD PARKING PROVIDED SPACES | = 9 |
| HANDICAP PARKING PROVIDED: VAN (WITH 8' MIN ACCESS) SPACES | = 2 |
| TOTAL SPACES PROVIDED: | = 11 |

| LEGEND: | |
|---------|-------------------------|
| | - 6" MEDIAN CURB |
| | - 6" CURB & GUTTER |
| | - CONCRETE SIDEWALK |
| | - HEAVY ASPHALT SECTION |
| | - CONCRETE SECTION |



LANDSCAPE PLAN



LEGEND

-  DECIDUOUS STREET TREE (2.0" min. caliper.)
-  LARGE EVERGREEN TREE (6' min. ht.)
-  LARGE SHADE TREE (2.0" min. caliper)
-  TALL COLUMNAR DECIDUOUS TREE (2.0" caliper.)
-  FLW. ACCENT TREE (2.0" cal.)
-  MEDIUM EVERGREEN SCREEN TREE (5 gal. min. 6' height)
-  ACCENT PLANTING DROUGHT TOLERANT SHRUBS, GROUND COVER, GRASSES & PERENNIALS. LARGE BOULDER ACCENT w/ D.G. MULCH
-  SMALL TO MEDIUM SHRUBS DROUGHT TOLERANT NATURALIZING w/ GRASSES, & BOULDER ACCENTS w/ COBBLE ROCK MULCH
-  LARGE SHRUBS DROUGHT TOLERANT w/ COBBLE ROCK MULCH
-  LOW SHRUBS DROUGHT TOLERANT w/ FEW PERENNIALS
-  SMALL DIA. ROCK MULCH COLOR TAN TO GRAY
-  LARGE DIA. ROCK MULCH COLOR TAN TO GRAY
-  EXISTING LANDSCAPE/VEGETATION TO REMAON OR NATIVE SEEDED REVEGETATION IF DISTURBED

LANDSCAPE REQUIREMENTS MS ZONING

GROSS DEVELOPMENT AREA: 192,704 S.F.
 REQUIRED LANDSCAPE 20% : 38,540 S.F.

SITE TREES REQUIRED:
 1 PER 300 S.F. OF 20% LANDSCAPE LS AREA (38,540 S.F.) = 128
 TREE PLACEMENT REQUIREMENT 1/30 L.F. OF FRONTAGE (PROVIDED)

SITE SHRUBS REQUIRED:
 6 SHRUBS PER 300 S.F. OF 20% LANDSCAPE AREA (52,640 S.F.) = 771 SHRUBS

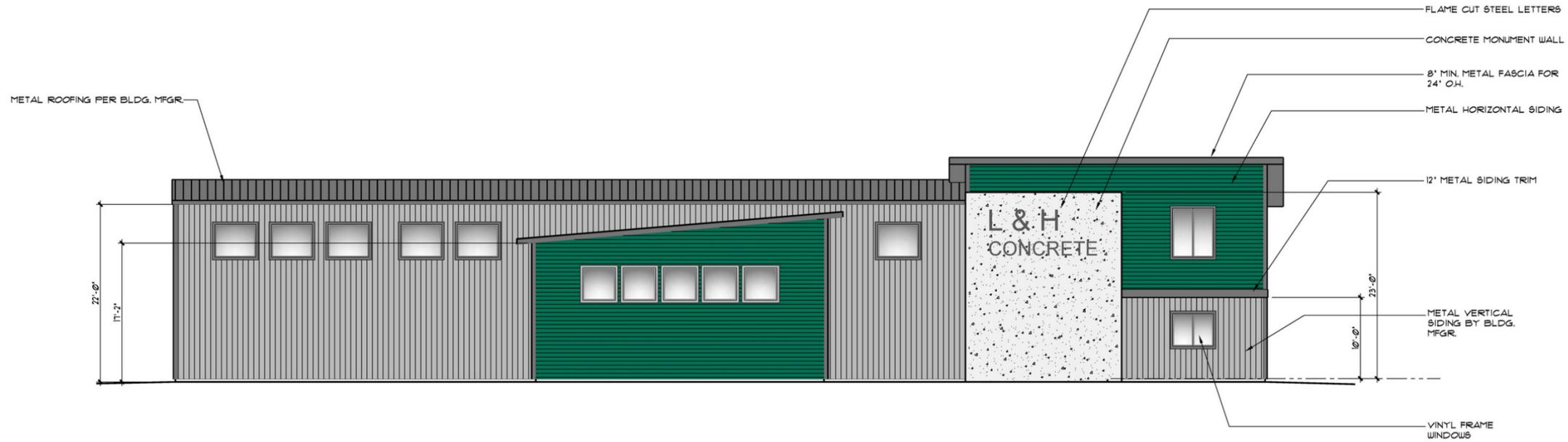
SITE AREA LANDSCAPE PROVIDED:

REQUIRED LANDSCAPE : 38,540 S.F.
 TOTAL LANDSCAPE AREA PROVIDED: 73,350 S.F.
 ORNAMENTAL LANDSCAPE PROVIDED: 26,501 S.F.
 STORM WATER TREATMENT AREA: 2,659 S.F.
 DECORATIVE ROCK MULCH AREA/SWALE: 1,989 S.F.
 NATIVE VEGETATION TO REMAIN: 42,201 S.F.

SITE TREES PROVIDED:
 TOTAL TREES REQUIRED = 128
 TOTAL TREES PROVIDED = 128
 TREE PLACEMENT REQUIREMENT 1/30 L.F. OF FRONTAGE (PROVIDED)

TOTAL PARKING AREA: 2,352 S.F.
 NO. OF PROVIDED PARKING SPACES : 11 SPACES
 REQUIRED LANDSCAPE PARKING 15% MIN. OF PARKING AREA = 315 S.F.
 PROVIDED LANDSCAPE PARKING 15% OF AREA = 320 S.F.
 TREE PLACEMENT REQUIRED IN PARKING AREA 1/10 SPACES: 1
 PARKING AREA TREES PROVIDED: 1

ELEVATIONS



NORTH ELEVATION
SCALE 1/8" = 1'-0"

18.04.1003 (C)(2) – ARTICULATION ELEMENTS.

FRONT ELEVATION (5):

- VARIED ROOF / PARAPET HEIGHT
- VARIED BUILDING MATERIALS – VERTICAL METAL SIDING, HORIZONTAL METAL SIDING, CONCRETE
- WINDOW OPENINGS
- WALL PLANE OFFSETS
- PROJECTED BUILDING MASS

WEST ELEVATION (3):

- WINDOW OPENINGS
- VARIED BUILDING MATERIALS
- TEXTURE / COLOR CHANGES. THE HORIZONTAL SIDING, VERTICAL SIDING, CONCRETE AND WINDOWS / TRIM WILL BE DIFFERENT BUT COMPLIMENTARY COLORS.

SOUTH ELEVATION (3):

- VARYING ROOF HEIGHT
- WINDOW OPENINGS
- VARYING ROOF FORMS. THE GABLE OVER THE ENTRY DOORS IS DIFFERENT THAN THE RETREATING MONO-SLOPE.

EAST ELEVATION (3):

- VARYING ROOF FORMS. GABLE END, CROSSING MONO-SLOPE ON THE WESTERN SIDE, RETREATING MONO-SLOPE ALONG THE FRONT ELEVATION.
- WALL PLANE OFFSETS. THE ARTICULATION FOOTPRINT ALONG THE FRONT ELEVATION AND THE WALL PLANE OF THE WESTERN MONO-SLOPE.
- TEXTURE / COLOR CHANGES. THE HORIZONTAL SIDING, VERTICAL SIDING AND WINDOWS / TRIM WILL BE DIFFERENT BUT COMPLIMENTARY COLORS.

18.04.1003 (C)(3) GROUND LEVEL INTEREST.

FRONT ELEVATION IS 135'-4". 40% OF FRONTAGE WIDTH TO BE 4' TALL WINDOWS.

40% = 54.13'

PROPOSED = (5) 48" WIDE WINDOWS AND (7) 60" WIDE WINDOWS = 55'

ADDITIONAL DESIGN STANDARDS – 18.04.1103(C)(2) – BUILDING ARTICULATION

FRONT ELEVATION.

a. HORIZONTAL ARTICULATION

WALL HEIGHT (EAST SIDE) = 22'-0". REQUIRED PLANE OFFSET = 15% = 3'-3 1/2"

WALL LENGTH GRID [A] TO GRID [C] = 44'-0"

WALL PLANE CHANGE GRID [2] TO GRID [3] = 3'-4"

b. VERTICAL ARTICULATION

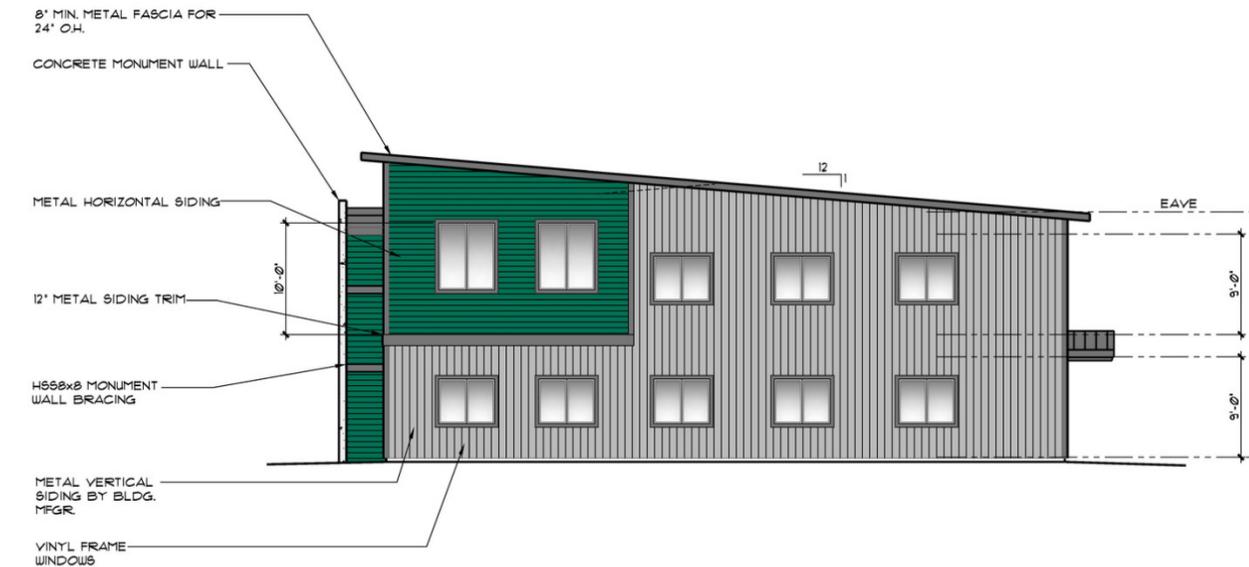
WALL HEIGHT (EAST SIDE) = 22'-0". REQUIRED HEIGHT CHANGE = 15% = 3'-3 1/2"

WALL HEIGHT GRID [C] = 17'-2" = 4'-10"

ARTICULATION

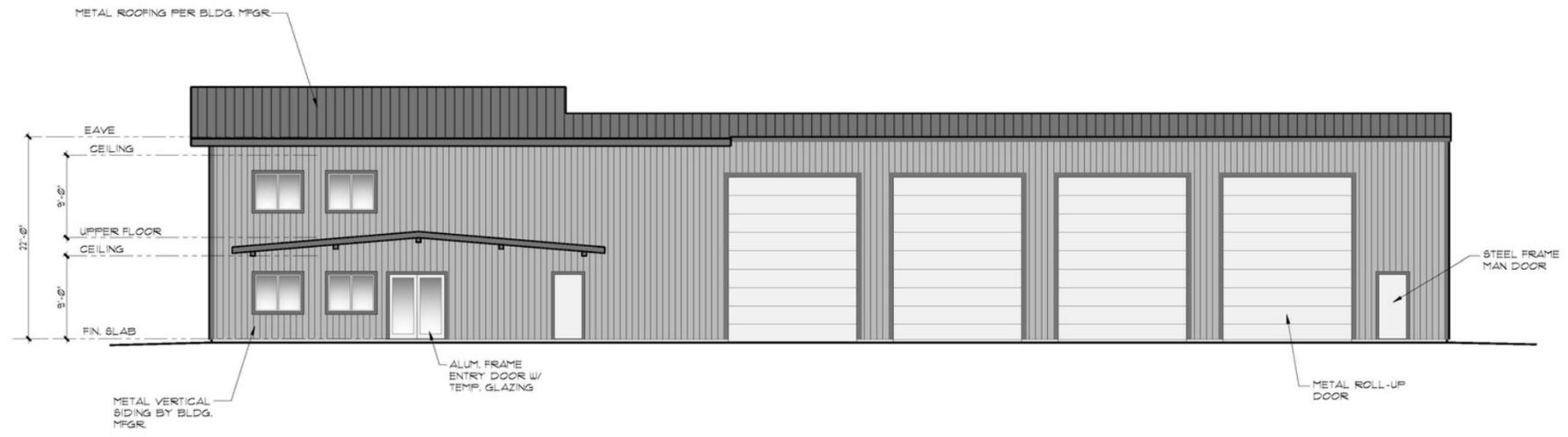
VARIED ROOF / PARAPET HEIGHT
VARIED BUILDING MATERIALS
WINDOW OPENINGS
WALL PLANE OFFSETS
PROJECTED BUILDING MASS

COLOR PALETTE

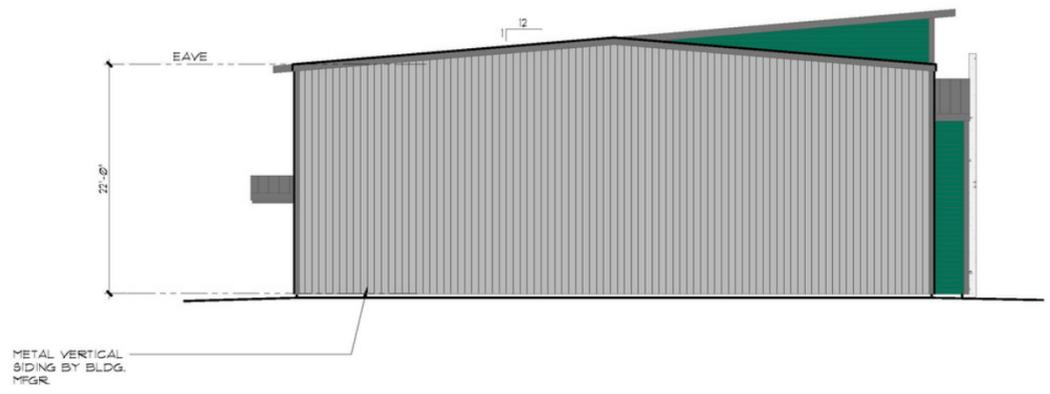


WEST ELEVATION
SCALE 1/8" = 1'-0"

ELEVATIONS



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

COLOR PALETTE

| | |
|--------------|-------------------|
| #005030 | HORIZONTAL SIDING |
| Green Forest | |
| #888888 | VERTICAL SIDING |
| Pewter Gray | |
| #828173 | ROOFING & TRIM |
| Quaker Gray | |

Trip generation calculations were based on the projected number of employees, as the ITE Trip Generation Manual does not have specific rates for maintenance shops. The project is expected to generate minimal traffic, with five employees arriving during the AM peak hour and departing during the PM peak hour. To ensure conservative estimates, trip generation was compared to ITE rates for "Warehouse" (150), demonstrating comparable and minimal impacts on traffic.

Table 1. Estimated Project Trips

| Land Use (ITE Code) | Quantity | Daily | | | AM | | | PM | | |
|---|-------------|-------|----|-----|-------|----|-----|-------|----|-----|
| | | Total | In | Out | Total | In | Out | Total | In | Out |
| Maintenance Shop | 5 employees | 26 | 13 | 13 | 8 | 5 | 3 | 8 | 3 | 5 |
| Similar Land Use with Established ITE Rates | | | | | | | | | | |
| Warehouse (150) | 5 employees | 25 | 13 | 12 | 3 | 2 | 1 | 3 | 1 | 2 |

Source: ITE Trip Generation Manual, 11th Edition

The proposed project is anticipated to generate approximately 26 Daily trips, 8 AM peak hour trips, and 8 PM peak hour trips. As shown in the table, the custom trip generation estimates developed for the project based on the number of employees are more conservative than the ITE Warehouse (150) rates.

NOISE GENERATION

- **No On-Site Concrete Production**
 - Operations limited to office use, vehicle parking and concrete construction equipment storage.
- **Regular Business Hours Only**
 - No 24/7 operations – consistent with standard daytime activity.
- **Outdoor Storage with Minimal Impact**
 - Outdoor storage (e.g., RVs, materials) at the back of the property only.
 - Minimal noise-generating activities.
- **Comparison to Neighboring Uses**
 - Chewy's Distribution Center: High-intensity, 24/7 operations.
 - Our Project: Low-intensity use with significantly lower noise levels.
- **Noise Compliance**
 - Compliance with local noise ordinances.
 - Adequate buffering through site layout and existing conditions.
- **Trucks Equipped with Kill Switches**
 - Trucks will have automatic shut-off systems (kill switches) to prevent idling noise.

GENERAL FINDINGS

- 1) The proposed location of the use is in conformance with the City of Reno Municipal Code, City of Reno Re-imagine Master Plan and the purposes of the Mixed Use Suburban zoning district in which the site is located.
- 2) The proposed use is compatible with the surrounding development.
- 3) The proposed use is consistent with all applicable development standards set forth in the Reno Municipal Code.
- 4) Public services and facilities are available to serve the project.
- 5) The characteristics of the proposed use is compatible with the types of use permitted in the surrounding area.
- 6) The granting of the CUP will not be materially detrimental to the public's health, safety and welfare.

WE APPRECIATE YOUR TIME AND WELCOME QUESTIONS AND FEEDBACK

CONTACTS

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