

# LDC25-00023

## L&H CUP

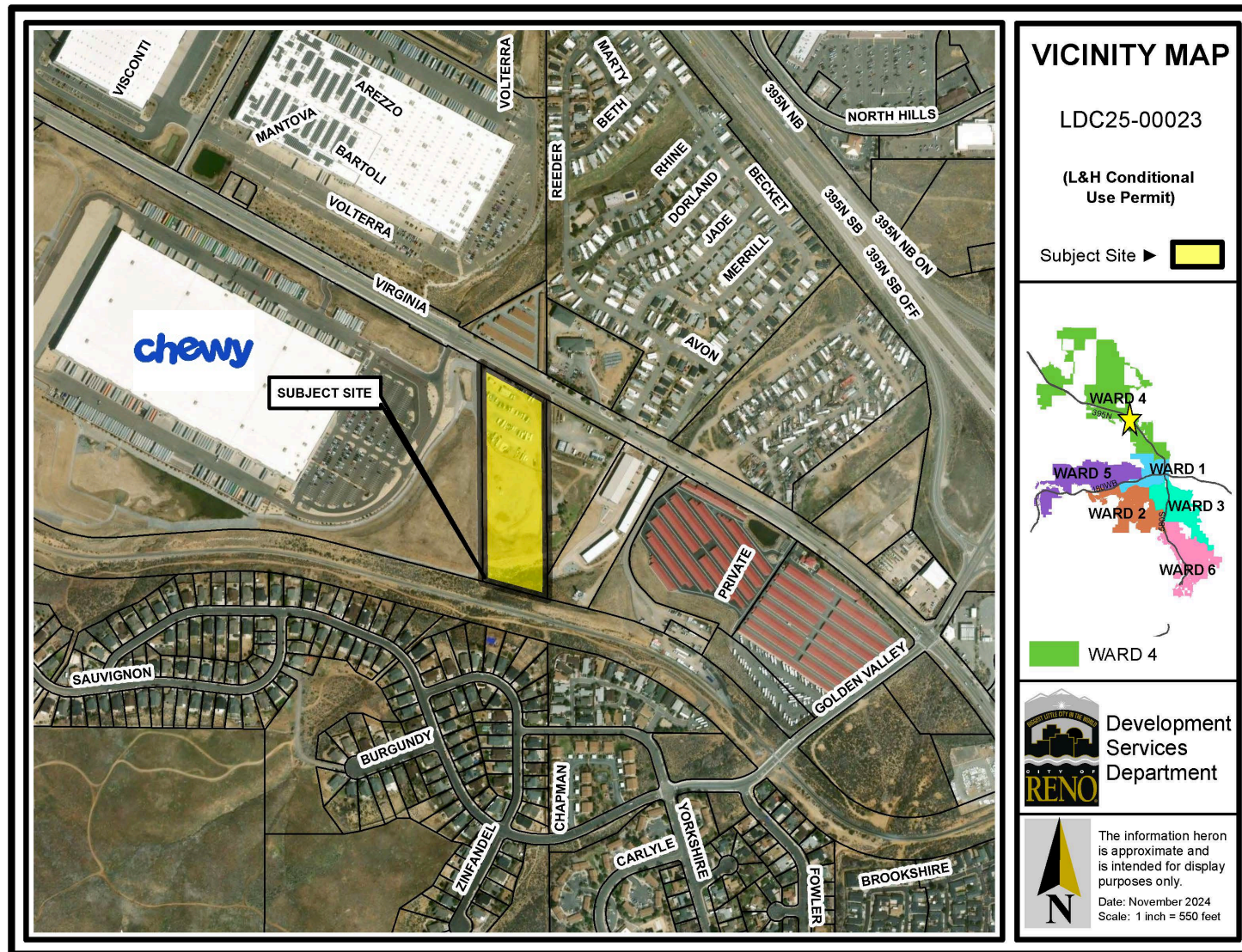
*Reno City Planning Commission  
January 15, 2025*

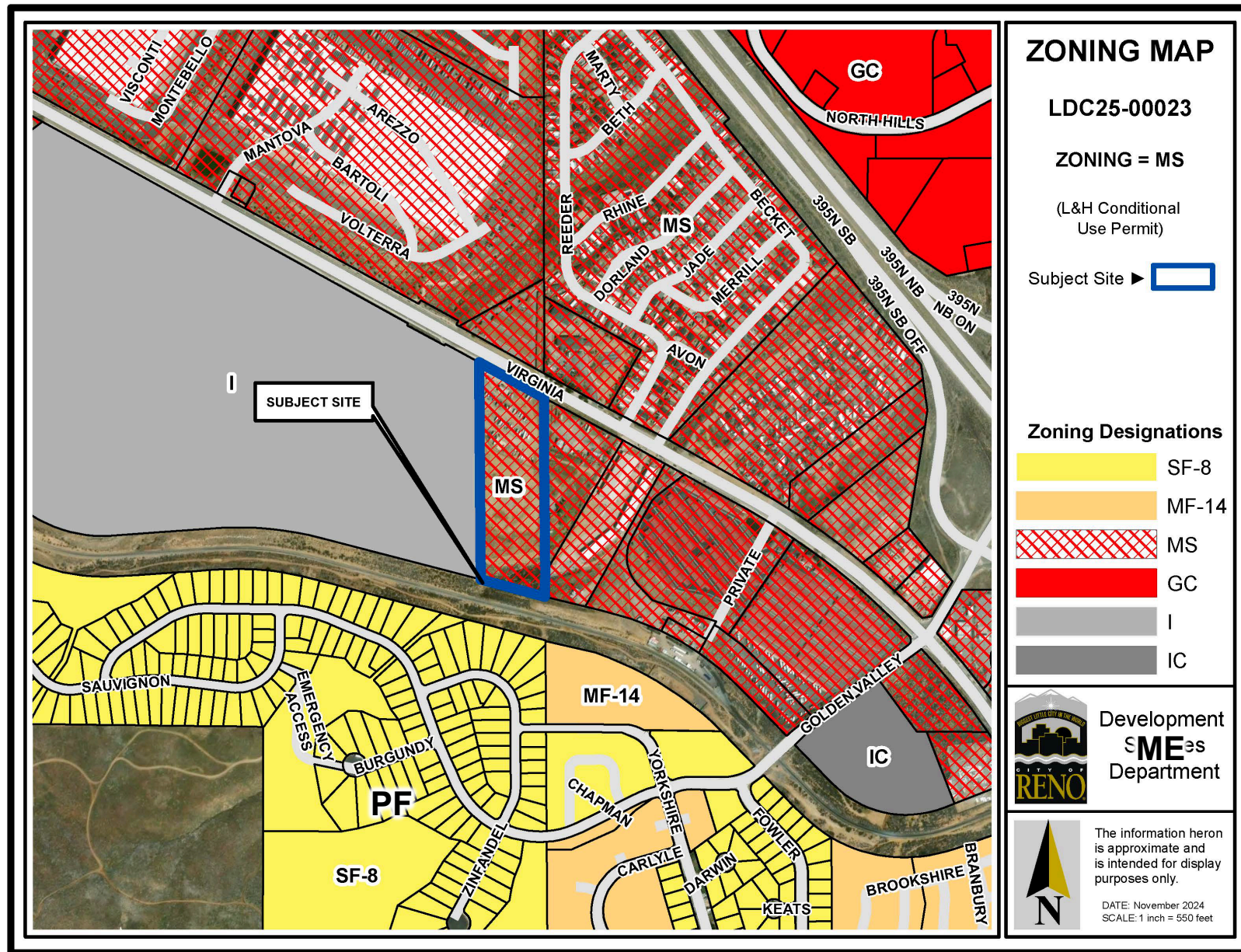


C I T Y O F  
**RENO**

# Project Information

- **Conditional Use Permit Request**  
Outdoor Storage & Residential Proximity
- **Site Size:**  
6.69-acre parcel
- **Key Issues:**
  1. Area Compatibility
  2. Building/Site Design





# Zoning District

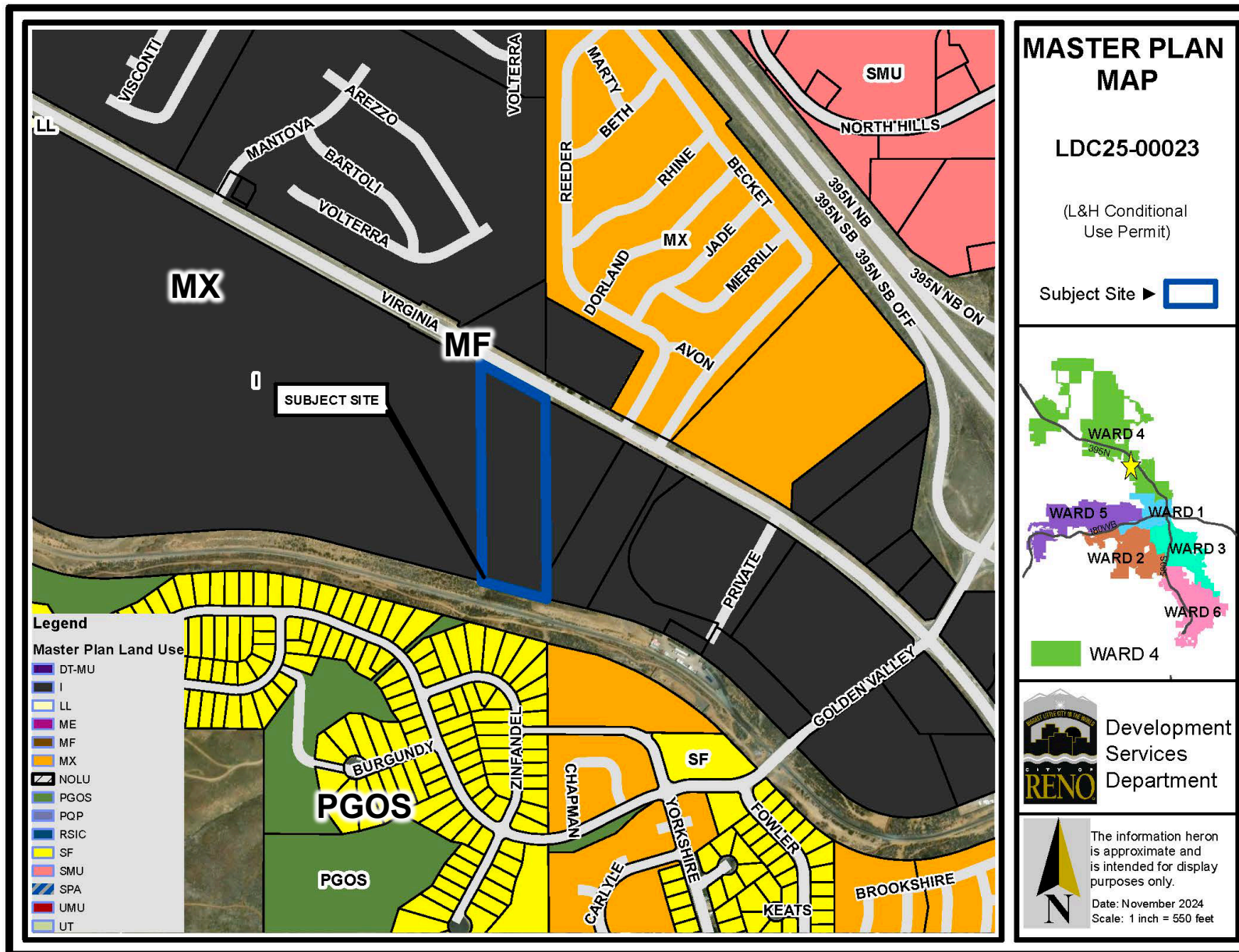
- Mixed-Use Suburban (MS)
- Maintenance/Repair/Renovation use allowed by right
- Outdoor Storage - CUP
- Nonresidential use within 300 feet of residential zoning-SPR

# Master Plan

## Industrial (I)

### Master Plan Policies:

- EA-ILA.1 Overall Mix
- EA-ILA.3 Residential Compatibility
- EA-ILA.7 Varied Design



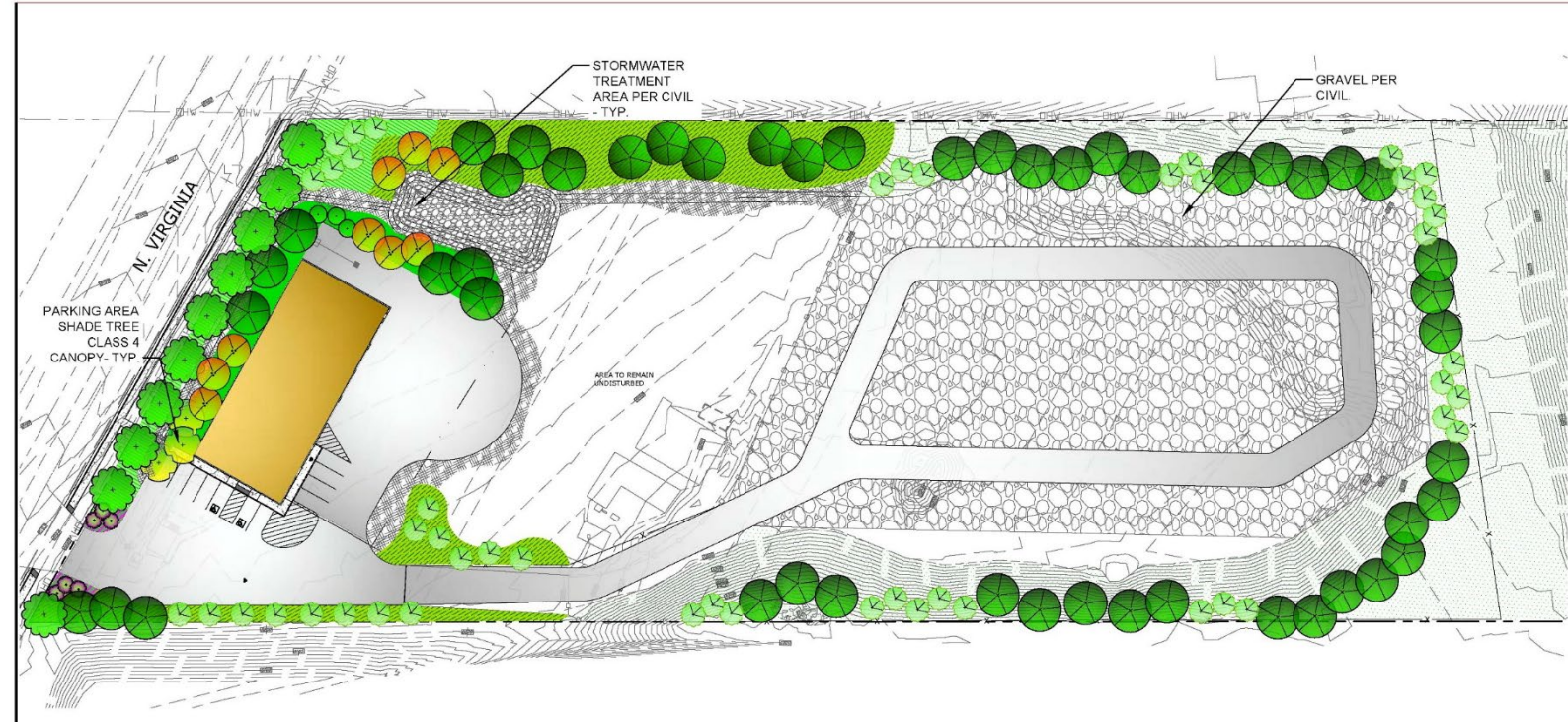
# Existing Site & Previous Entitlements



- Site is generally undeveloped. Some grading work from previous entitlements
- Site history of unlicensed outdoor storage operations
- 2016 – SUP approved for mini-warehouse and outdoor storage- Expired
- 2018 – SUP approved for mini-warehouse and outdoor storage- Expired

# Site Design

- Building fronts N. Virginia St. with service bays facing interior.
- ±35-foot landscaped buffer between proposed sidewalk and building
- Rear area allocated to outdoor storage
- MS requires minimum 20% landscaping - Compliant
- Full perimeter landscaping; solid fence/wall screening required for outdoor storage



LEGEND

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

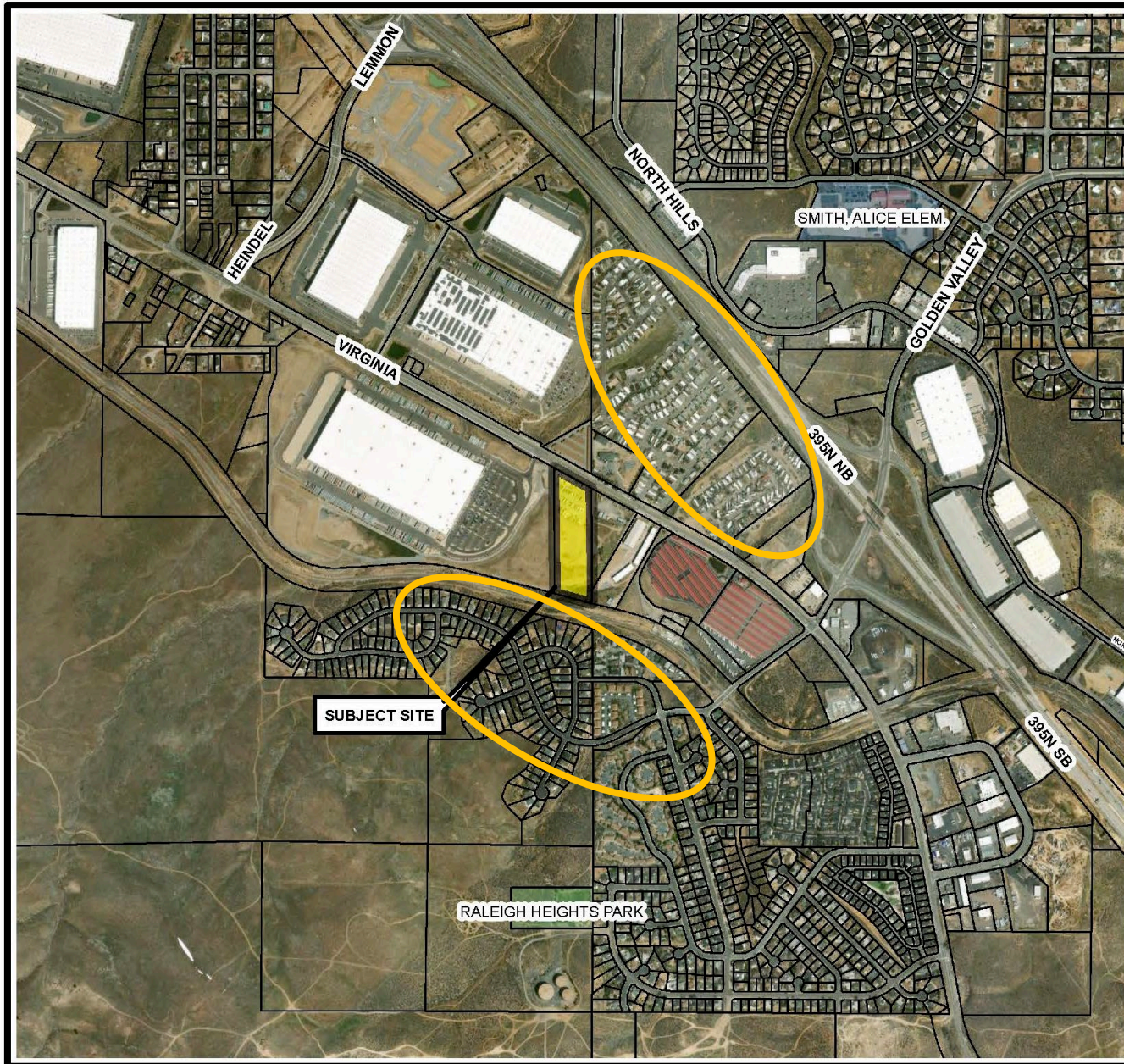
# Building Design

- Proposed demolition of existing structures
- Construction of new 8,300 sq. ft. office/shop for concrete contracting operation/maintenance
- There is no concrete pouring, mixing, or outdoor fabrication proposed with this request. Require additional CUPs.



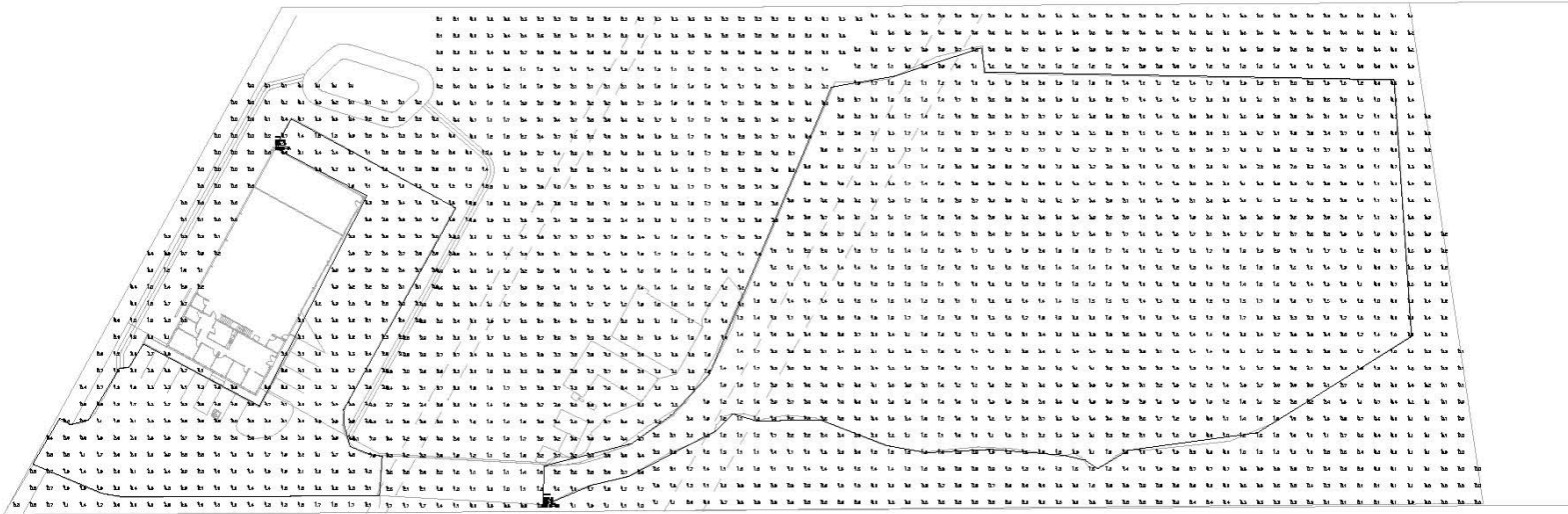
# Compatibility with Surrounding Uses

- Site is within Master Planned industrial corridor
- Nearest residentially zoned property is ±330 feet south across railroad
- **Condition 6** –
  - Limits hours of operation from 6:00 a.m. to 6:00 p.m.
  - Operations restricted to office/indoor vehicle maintenance use and outdoor vehicle/equipment storage
- Restricted construction hours (**Condition 7**)



# Modifications to Condition 6

- Application included eleven freestanding outdoor lights.
- Needed for onsite security.
- As proposed, meets all RMC lighting res. adj. requirements
  - Dark sky, 25' height, 0-foot candle at property line, light temperature, max site lumens, etc.
- ...“and 4) ~~no~~ freestanding outdoor lighting shall be permitted reduced to security levels by 6:00 p.m. Security level lighting shall be a minimum 30% reduction from photometric plan standard.
- Security lighting =  $\pm 62\%$  of allowed site lumens.

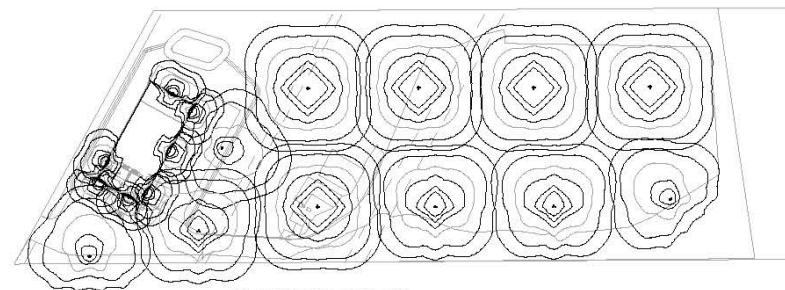


**1 PHOTOMETRIC CALCULATIONS**  
Scale: 0 100' 200'

## Photometric Statistics

<b>SHOP AREA</b>
ILLUMINANCE (FC)
AVERAGE=2.03 MAXIMUM=6.6 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.
<b>ASPHALT</b>
ILLUMINANCE (FC)
AVERAGE=2.71 MAXIMUM=6.8 MINIMUM=0.6 AVG/MIN=4.62 MAX/MIN=11.33
<b>FRONT YARD</b>
ILLUMINANCE (FC)
AVERAGE=2.36 MAXIMUM=6.5 MINIMUM=0.1 AVG/MIN=23.60 MAX/MIN=65.00
<b>REAR YARD</b>
ILLUMINANCE (FC)
AVERAGE=1.80 MAXIMUM=6.6 MINIMUM=0.0 AVG/MIN=N.A. MAX/MIN=N.A.
<b>GRAVEL AREA</b>
ILLUMINANCE (FC)
AVERAGE=2.36 MAXIMUM=6.8 MINIMUM=0.5 AVG/MIN=4.70 MAX/MIN=18.20

PRELIMINARY  
NOT FOR CONSTRUCTION



**2 LIGHT DISTRIBUTION**  
Scale: 0 100' 200'

# Conditional Use Permit Recommended Findings

<b>CUP Findings</b>	<b>Analysis</b>	<b>Staff Review</b>
Consistent with RMC	Allowed with CUP	✓ Yes
Land use and project design are compatible with surrounding development	Generally surrounded by other industrial and storage uses; Conditions 6-7 limits allowed hours for business activity	✓ Yes
Consistent with development standards	Meets outdoor storage use standards and MS development standards	✓ Yes
Public services and utilities are available	Surrounding area built out, public services and utilities are in place	✓ Yes
Characteristics are compatible	Low traffic generating, compatible with other industrial uses as conditioned	✓ Yes
Will not be detrimental to public health, safety, or welfare	No or minimal smoke, glare, dust, noise, vibrations, fumes, pollution, or odors as conditioned	✓ Yes

# Recommended Motion

Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report, as modified through presentation.