

LDC25-00055

(High Desert Paving Storage Yard)

Reno Planning Commission

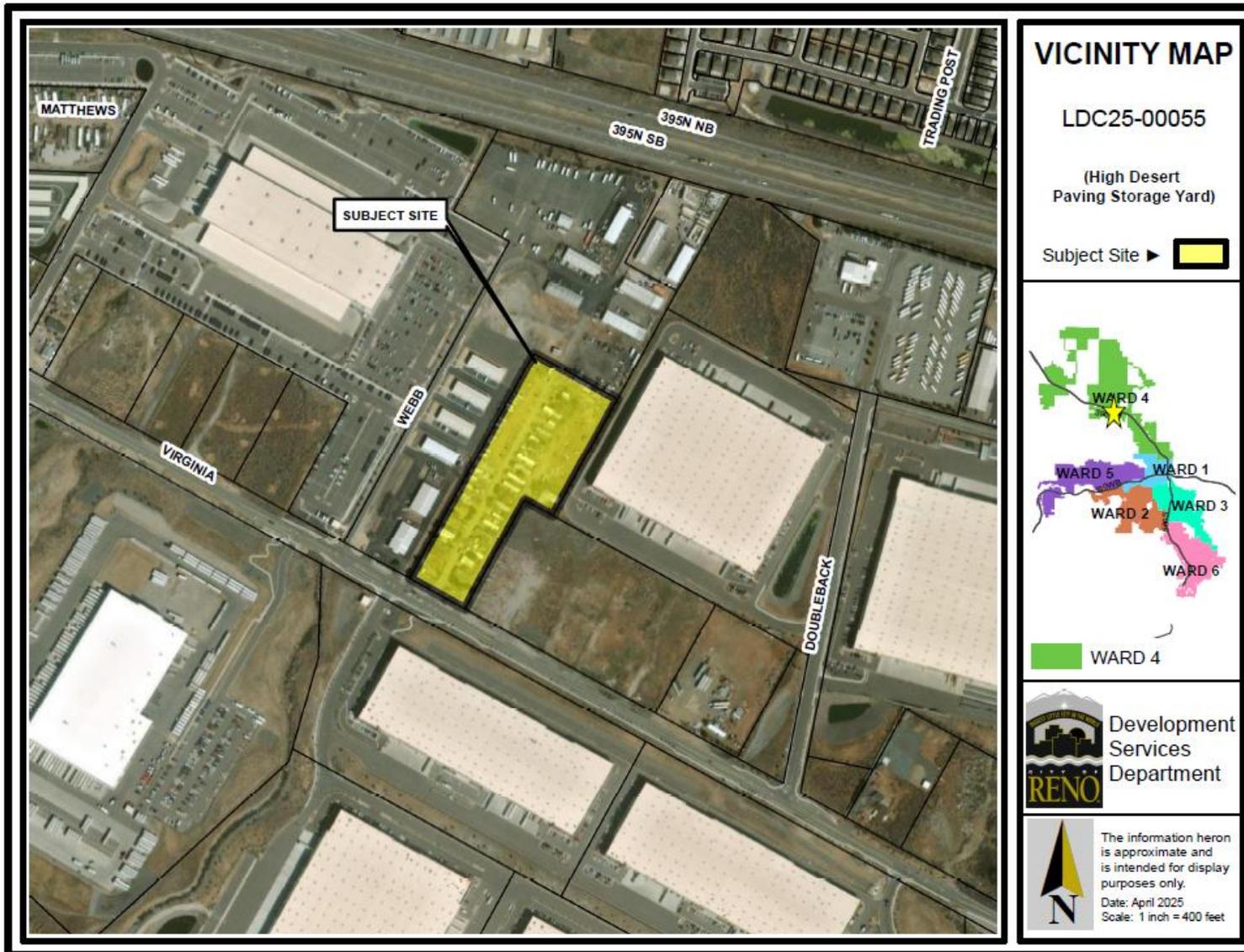
June 5, 2025

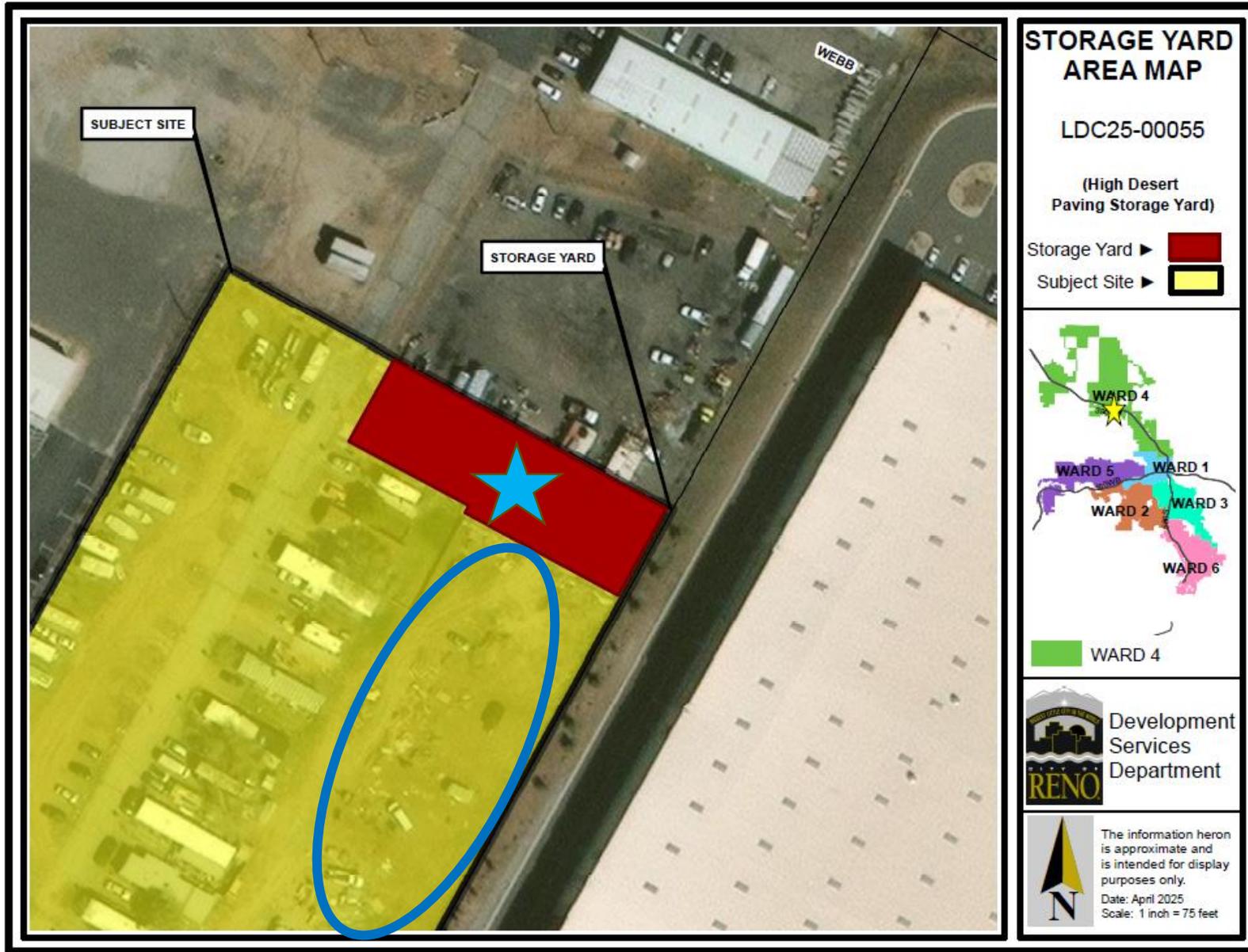


C I T Y O F
RENO

Project Information

- **Site size:** ±5.31 acres
- Webb Mobile Home Park
- **Request:** CUP to allow outdoor storage associated with a maintenance, repair, and renovation business (contractor's yard)



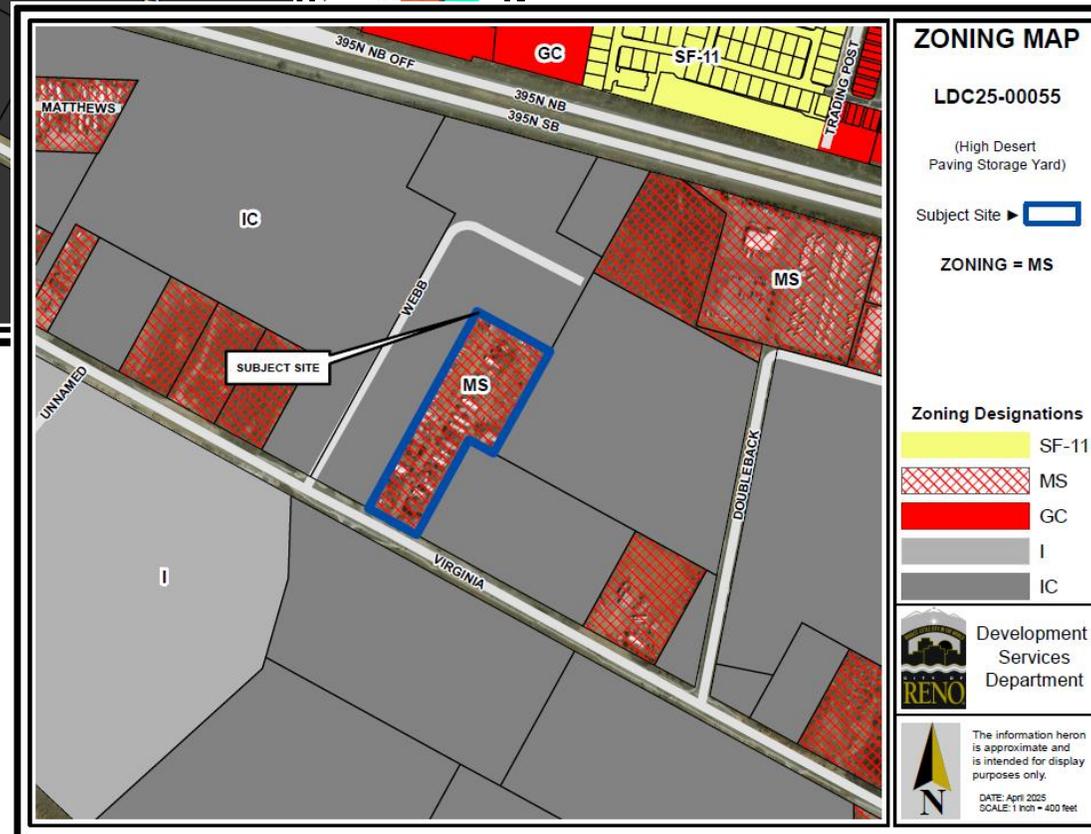
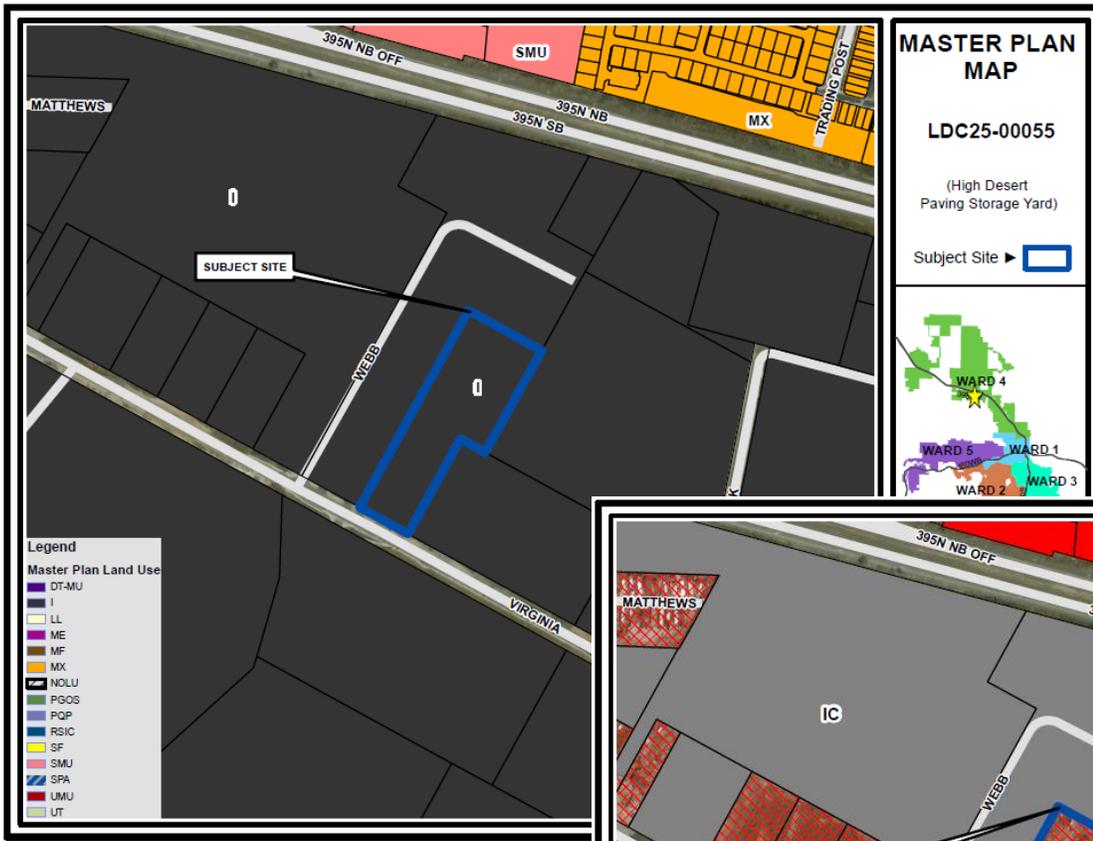


Key Issues

- Compatibility with surrounding uses
- Site operations and layout
- Operational impacts

Master Plan Land Use

- Industrial (I)
 - GP 1.2C: Existing Businesses
 - GP 2.2B: Underutilized Properties
 - GP 5.2I: Traffic Calming and Pedestrian Safety
 - C-SC.1: Overall Mix
 - C-SC.17: Infill and Redevelopment



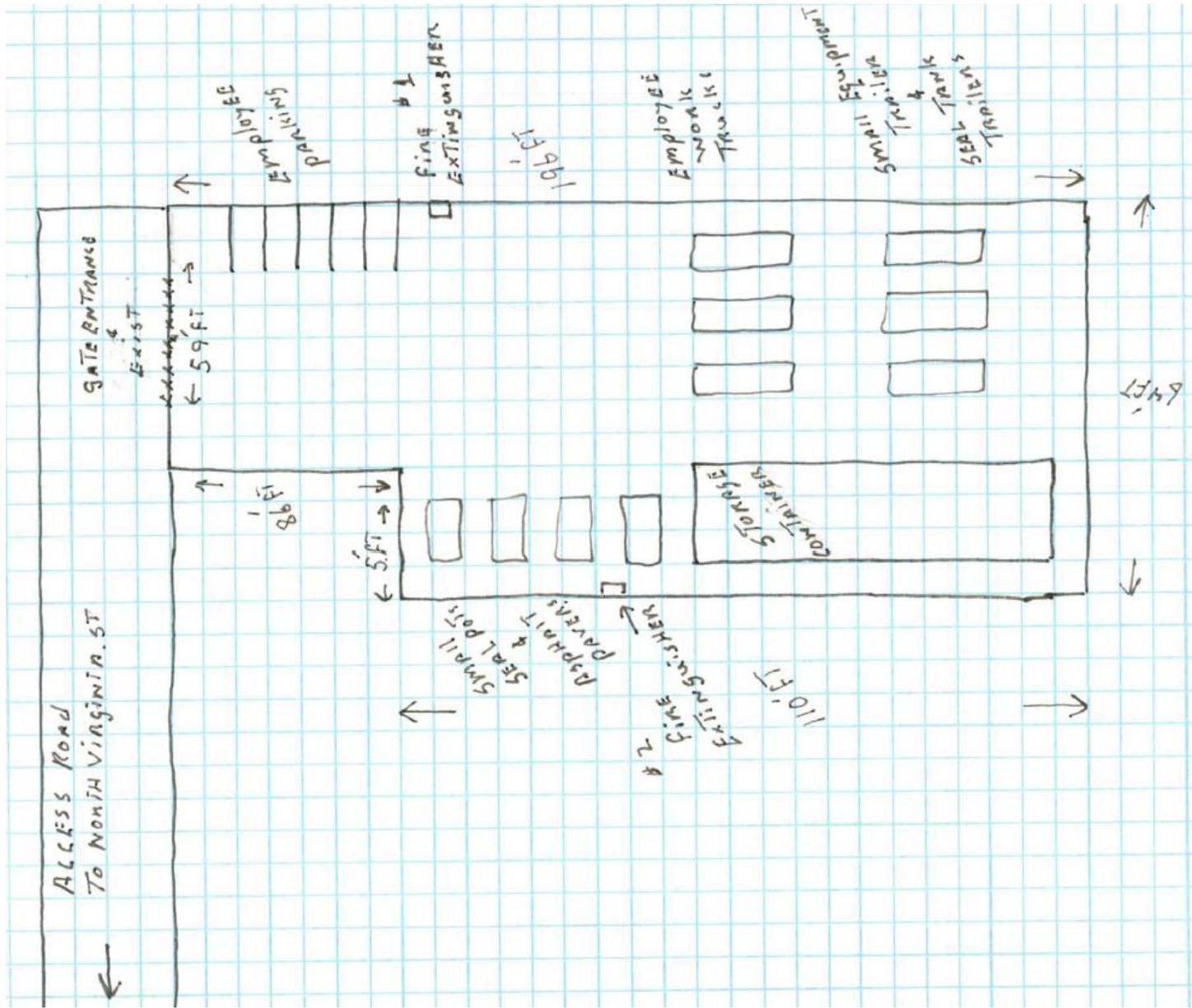
Zoning District

- Mixed-Use Suburban (MS)

Compatibility

- General development pattern in area is industrial
- 7 a.m. to 7 p.m., seven days a week
- All work done offsite, onsite activity generally limited to morning pick up and afternoon drop off operations
- Due to adjacent mobile homes **Condition 5** recommended to limit hours of operation to hours listed by applicant
- **Condition 13** requires speed bumps for resident safety





Site Layout

- No hazardous materials
- No site lighting
- **Condition 6** prohibits onsite vehicle and equipment washing
- **Condition 7** requires screening slats

Site Layout

- MS zone requires minimum 20% landscaping
- Since most of fenced area interior is utilized, applicant may use available space outside of fenced area
- Large tree within fenced area shall be preserved **(Condition 8)**





Operational Impacts

- Noise from project limited to people entering/exiting vehicles, voices, pickup of equipment, vehicle startup/idling and movement (**Condition 10** for idling)
- Potential air quality issues from vehicle idling and dust generated by vehicle movement onsite; surfacing for all non-paved areas to receive regular vehicle traffic is asphalt grindings
- **Condition 11** for ongoing maintenance of site to minimize dust generation and other environmental impacts

Conditional Use Permit Recommended Findings

CUP Findings	Analysis	Staff Review
Consistent with RMC	Allowed in MS with a CUP	✓ Yes
Land use and project design are compatible with surrounding development	Nearby industrial uses, screening buffer, limited onsite activity	✓ Yes
Consistent with development standards	Meets parking, landscaping, screening, noise	✓ Yes
Public services and utilities are available	Available but generally not necessary for use	✓ Yes
Characteristics are compatible	Industrial development pattern, limited onsite activity and hours	✓ Yes
Will not be detrimental to public health, safety, or welfare	Potential noise, air quality and environmental impacts addressed through conditions and adherence to regulations through protocols and BMPs	✓ Yes

Recommended Motion

In the matter of case LDC25-00055, based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to the conditions listed in the staff report.