

**PLANNING COMMISSION
STAFF REPORT**

Date: May 8, 2025

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC25-00036 (Martinez Landscaping Storage Yard) - A request has been made for a conditional use permit to allow: 1) outdoor storage associated with a maintenance, repair, and renovation business (contractor's yard); and 2) nonresidential development adjacent to residentially zoned property. The ±2.81 acre site is located on the west side of Nola Way ±160 west of its intersection with North Virginia Street. The subject site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).**

From: Jeff Foster, Associate Planner

Ward #: 4

Case No.: LDC25-00036 (Martinez Landscaping Storage Yard)

Applicant: Raul Martinez

APN: 082-540-04

Request: **Conditional Use Permit:** To allow: 1) outdoor storage associated with a maintenance, repair, and renovation business (contractor's yard), and 2) nonresidential 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 the conditions listed in the staff report.

Summary: The ±2.81 acre site is located on the west side of Nola Way ±160 west of its intersection with North Virginia Street. The site has been established as a landscape maintenance business (contractor's yard). The associate business vehicles, equipment, and materials constitute outdoor storage. The applicant may also develop buildings for its business operations in the future. If this occurs, a separate minor site plan review will be required. The subject site is within the Mixed-Use Suburban (MS) zoning district, which requires a conditional use permit (CUP) to allow outdoor storage. Key project issues include: 1) compatibility with surrounding uses, 2) site

operations and layout, and 3) operational impacts. These issues are mitigated through project design, code compliance, and/or conditions of approval. Staff recommends approval subject to all proposed conditions.

Discussion: A business license application was submitted in August 2024, prior to the Reno Municipal Code (RMC) update that was adopted on January 8, 2025. As a result, this application was reviewed under the previous code.

Nonresidential development adjacent to residentially zoned property requires approval of a minor site plan review. Landscape maintenance is classified as “maintenance, repair or renovation,” which is a permitted use by right in the MS zone. Outdoor storage as a principal use in the MS zone requires a CUP, which the applicant did not obtain prior to establishing operations on the subject site. As a result, the entire application was elevated to a CUP.

Analysis:

Compatibility with Surrounding Uses: Surrounding land uses include residential, undeveloped land, and a trucking business. The surrounding land uses are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	MS	Mobile homes
East	MS	Single family residence and trucking business (across N. Virginia Street)
South	MS	Single family residences and vacant parcel
West	SF-3	Single family residences

The MS district is intended to accommodate a mix of low-intensity, auto-oriented uses, while supporting the gradual transition of the city’s suburban corridors to a mix of higher-density residential, retail, commercial, and other employment- and service-oriented uses. There are several light industrial uses, including those that incorporate outdoor storage, along North Virginia Street in the project vicinity, including Reno Rock Transport (3900 North Virginia Street) and United Rentals (3750 North Virginia Street). Hours of operation are generally between 6:30 a.m. and 7 p.m., with most operations taking place between 7 a.m. and 4 p.m., seven days a week. All work is done offsite, with onsite activity generally limited to morning pick up and afternoon drop off operations. Given the above, the use is generally compatible with existing uses in the area.

Site Operations and Layout: Operations will mainly include the storage of company equipment and materials necessary for a landscaping contractor business. Company vehicles and equipment will be stored at night and employee vehicles will be parked onsite during the day. Equipment will consist of pickups, backhoes, skid steers, and trailers typically used by a landscape contractor. All

storage of landscaping materials (plant materials, landscape rock, mulch, and irrigation materials) will be temporary and sporadic. Materials are typically picked up or delivered directly to job sites from material suppliers; any onsite storage of these materials would be for the immediate subsequent use on a job site (i.e. materials picked up the day before for a job the next day) or unused portions of material being used on a job site where storage area is not provided/available. Significant quantities of dirt, gravel, salt, etc. for landscaping or snow removal operations will not typically be stored onsite. There is no significant wood storage expected, and all green waste is hauled to the dump or transfer station, not stored onsite. No hazardous materials are expected to be stored at this time. No mulching or material processing will be performed onsite. **Condition 5** prohibits onsite vehicle and equipment washing.

The project site is proposed to be developed with a paved employee parking area adjacent to Nola Way, a fenced material storage area in the northwest portion of the property, equipment storage in the southwest portion, and an area for storage containers (to be permitted separately) along the southern property line (**Exhibit B**). The applicant is requesting a ten foot high maximum storage and security fence screening per code, but intends to implement an eight foot high screen fencing. The applicant believes the eight foot fence will be sufficient for the expected equipment and material to be stored. **Condition 6** requires the applicant to obtain a grading and site improvements permit, which includes the security and screen fencing.

The MS zone requires a minimum of 20% of the gross land area to be landscaped. The preliminary landscape plan emphasizes perimeter screening landscaping, especially adjacent to the residentially zoned property to the west and the eastern perimeter near North Virginia Street but does not include any parking area landscaping (**Exhibit C**). **Condition 7** requires submittal of a preliminary landscape plan in conformance with code landscaping requirements. To the extent possible, the landscape plan shall utilize drought tolerant landscaping for screening of the outdoor storage area. To minimize the need for additional screening, **Condition 8** limits the height of stacked material to no taller than the height of the fence.

The property to the west includes improvements and/or uses that have encroached onto the subject site. This neighboring property owner will be notified about removing encroachments prior to any site development or fence installation. The plans show the construction of rockery retaining walls. Prior to approving any building permit for construction of the rockery walls, the applicant shall abandon the 33-foot public utility easement and access easement per Record of Survey 6065 (**Condition 9**).

Operational Impacts:

Noise: The majority of work associated with the landscape contracting/maintenance business is performed offsite. Onsite activity is generally limited to employee pickup and drop-off of vehicles and equipment in the morning and afternoon. For most of the day, the site is unoccupied. Under

normal operations noise generated from the project is limited to people entering and exiting vehicles, voices, delivery and pickup of materials and equipment, and vehicle startup, idling, and movement. **Condition 10** prohibits vehicle idling to further reduce noise generated by the project.

Air Quality: Potential air quality issues can result from vehicle idling and dust generated by onsite vehicle movement(s). The surfacing for all non-paved areas that include regular vehicle traffic will be compacted aggregate base, which will be removed and recompactd upon any rutting or wear to prevent dust. **Condition 10** prohibits vehicle idling and **Condition 11** requires ongoing maintenance of the site to minimize dust generation and other environmental impacts.

Hydrology: The project lies entirely within a FEMA unshaded flood zone X designation area indicating the site is outside of the 500-year flood zone. The project will detain the 5-year and 100-year stormwater flow increases. Drainage from the area eventually discharges via existing drainageways to the Truckee River over three miles to the south. Proper access and appropriate easements will be required for all drainage facilities, as required by the Public Works Design Manual (PWDM). The applicant shall properly manage pollutants to prevent potential surface water and groundwater contamination (**Condition 12**).

The project is located directly adjacent to North Virginia Street, a State of Nevada (NDOT) owned and maintained street that is classified as a major arterial. Any proposed or required improvements within the NDOT right-of-way will require an occupancy permit issued by NDOT. The applicant will be required to coordinate with NDOT's Permit Office for any required occupancy permit (hydraulic design, drainage facilities, etc.) and provide documentation of NDOT's permit approval to the City (**Condition 13**).

Traffic and Access: The project is estimated to generate approximately 22 a.m. and 22 p.m. peak hour trips based on the ITE Trip Generation Manual. Based on an observation of business operations, the trip generation is approximately 40 a.m. and 40 p.m. peak hour trips. Using either method, the estimated traffic generated is significantly less than the thresholds that would require either a Traffic Entry and Access Study (100 trips per peak hour) or a Traffic Impact Analysis (200 or more peak hour trips). Because there are no proposed changes to the access location or configuration, and the proposed use will generate low peak hour trips, no significant traffic impacts are expected.

Access to the site will be provided from a driveway off Nola Way, a City owned street. With future development of buildings on the site, a secondary access point will be required per the PWDM.

Public Improvements: No public improvements are proposed with this project (i.e. sewer, storm drain, sidewalk, curb and gutter, etc.). Nola Way currently does not have sidewalks. With future

development of the site, the project will be required to construct sidewalks along the property boundary line or provide an approved sidewalk waiver.

Public Services: The site is used for pickup and drop-off only and will utilize a portable restroom provided and serviced by a separate entity. As no structures are proposed, no gas, water, sewer, telephone, or other utilities are necessary. Future development of buildings on the site will require connection to the public sewer system.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located near a Suburban Corridor within the Mixed Use Areas per the Structure Plan Framework of the Master Plan. The SMU land use designation is intended to have a diverse mix of commercial and residential uses. The size, density, and mix of uses will vary depending on access, location, and the character of surrounding areas. As proposed, and with the recommended conditions, the project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 1.2C: Existing Businesses
- GP 2.2B: Underutilized Properties
- C-SC.1: Overall Mix
- C-SC.17: Infill and Redevelopment
- SD.15: Low Impact Development

Public and Stakeholder Engagement: Agency comments were received and incorporated into the analysis as applicable (**Exhibit D**). A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. The applicant presented the project at the February 20, 2025, Ward 4 Neighborhood Advisory Board (NAB) meeting. A question was raised regarding the project location, but no concerns were expressed by NAB members and no comments were received from the public (**Exhibit E**). 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 for the entire project within 18 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 associated with this project, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit 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. Washing of vehicles and equipment onsite shall be prohibited.
6. Prior to issuance of a business license, the applicant shall obtain a grading and site improvements permit for the project. The application shall include the security and screening fence, paved parking area, and appropriate surfacing for all non-paved areas that receive regular vehicle traffic.
7. The applicant shall submit a preliminary landscape plan in conformance with RMC landscaping requirements with the grading and site improvements permit application. To the extent possible, the landscape plan shall include drought tolerant landscape screening.
8. Per RMC 18.03.306(b)(3)(a)(4) stacked material shall not exceed the height of the screen fence. This shall be identified on the grading and site improvements permit.
9. Prior to approval of any building permit for construction of onsite rockery walls, the applicant shall abandon the 33-foot public utility and access easement per Record of Survey 6065.
10. Vehicle idling is prohibited onsite. Prior to issuance of the grading and site improvements permit, the applicant shall have plans approved demonstrating that signage will be installed on the fence, adjacent to the equipment storage area, informing vehicle operators that idling is prohibited.
11. The site shall be maintained in good order to address visual and environmental concerns. The fence and screening slats shall be kept in good repair. Ground surfaces shall be maintained with appropriate materials (pavement, compacted aggregate base, etc.) in sufficient condition to minimize dust, erosion, and potential water quality impacts. Watering for dust control may be utilized as necessary.

12. The business proprietor shall follow all local, state, and federal regulations to prevent surface water and groundwater contamination. Internal protocols and procedures shall be followed at all times, including utilizing proper containers, labeling all materials clearly, properly storing all potential contaminants in designated and secured locations, and assigning properly trained personnel to manage.
13. Prior to issuance of the grading and site improvements permit, the applicant shall coordinate with NDOT's Permit Office for any required occupancy permit (grading, hydraulic design, drainage facilities, etc.) and provide documentation of NDOT's permit approval to the City.

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. Preliminary Site Plan

Exhibit C. Preliminary Landscape Plan

Exhibit D. Agency Comments

Exhibit E. Ward 4 NAB Meeting Summary