

**PLANNING COMMISSION
STAFF REPORT**

Date: June 5, 2025

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC25-00055 (High Desert Paving Storage Yard) - A request has been made for a conditional use permit to allow for outdoor storage associated with a maintenance, repair, and renovation business (contractor's yard). The ±5.31 acre site is located on the north side of North Virginia Street ±2,225 feet east of its intersection with Stead Boulevard. The subject site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Industrial (I).**

From: Jeff Foster, Associate Planner

Ward #: 4

Case No.: LDC25-00055 (High Desert Paving Storage Yard)

Applicant: Johnny Vega

APN: 082-101-71

Request: **Conditional Use Permit:** To allow 1) outdoor storage associated with a maintenance, repair, and renovation business (contractor's yard).

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 ±5.31 acre site is located on the north side of North Virginia Street, ±2,225 feet east of its intersection with Stead Boulevard. The site is developed with a mobile home park (Webb Mobile Home Park) with undeveloped space that has been fenced off and available for lease. The applicant leased a portion of this space for a maintenance, repair, and renovation business (contractor's yard). The business vehicles, equipment, and materials constitute outdoor storage. Outdoor storage as a principal use in the Mixed-Use Suburban (MS) zoning district requires a conditional use permit (CUP), which the applicant did not obtain prior to establishing operations on the subject site. 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.

Background: The parcel is developed with a mobile home park. A fence permit (BLD25-05507E) was approved in January 2025 to fence off an unused portion of the parcel in two separate areas with the intent to make the vacant area available for lease. The applicant leased an ±11,194 square foot area at the northern end of the parcel (**Exhibit B**) for a contractor's yard and applied for a business license prior to obtaining a CUP.

Analysis:

Compatibility with Surrounding Uses: Surrounding land uses include residential, vacant land, and industrial. The surrounding land uses are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	IC	Industrial business park
East	IC	Warehouse building
South	MS/IC	Mobile homes and vacant area within same parcel, warehouse building across North Virginia Street
West	IC	Industrial business park

Despite the presence of a few mobile home parks in the project vicinity, the general development pattern in the area is industrial. Project hours of operation are between 7 a.m. and 7 p.m., seven days a week. All work is done offsite, with onsite activity generally limited to morning pick up and afternoon/evening drop off operations. Even though standard allowed hours of operation are between 6 a.m. and 11 p.m., **Condition 5** is recommended to limit the hours of operation to the hours proposed by the applicant due to the adjacent residential use. 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 paving contractor business. Company vehicles and equipment will be stored at night and employee vehicles will be parked onsite during the day. Vehicles and equipment consist of typical pickups, skid steers, rollers, trailers, and other equipment used by a paving contractor, as well as a shipping container used for storage of tools, personal protective equipment, etc. No hazardous materials are expected to be stored. **Condition 6** prohibits onsite vehicle and equipment washing.

The site layout is shown in **Exhibit C**. Most of the project site has been paved or covered with four inches of asphalt grindings. In addition to vehicles and equipment, the site has multiple fire

extinguishers, an eye wash center, first aid kits, and the applicant has ordered a dumpster. No site lighting is proposed. Per RMC 18.03.306(b)(4)(a)(3), the maximum height for all material storage is 10 feet; none of the vehicles and equipment are over nine feet tall. **Condition 7** requires the applicant to obtain a grading and site improvements permit, and the applicant shall install screening slats in the existing chain link fence around the entire perimeter to screen the materials and equipment from adjacent land uses.

The MS zone requires a minimum of 20% of the gross land area to be landscaped ($\pm 2,239$ square feet). **Condition 8** requires submittal of a preliminary landscape plan in conformance with code landscaping requirements. Since most of the fenced area interior is utilized, the applicant may use available space between the fence and Webb Circle and on the other side of Webb Circle to provide the required landscaping. The large tree within the fenced area, which counts toward the required landscaping, shall be preserved (**Condition 9**).

Operational Impacts:

Noise: All work is done offsite, with onsite activity 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, pickup of materials and equipment, and vehicle startup, idling and movement. **Condition 10** prohibits vehicle idling to reduce project generated noise.

Air Quality: Potential air quality issues can result from vehicle idling and dust generated by vehicle movement onsite. The surfacing for all non-paved areas to receive regular vehicle movement is asphalt grindings. **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 site is located within a FEMA unshaded flood zone X designation area indicating the site is outside of the 500-year flood zone. A drainage report was not required for this project as the total impervious surface area is projected to be less than 10,000 square feet, which will be verified during the site improvements building permit review process. The applicant shall properly manage pollutants to prevent potential surface water and groundwater contamination (**Condition 12**).

Traffic and Access: 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). Access to the project site will occur via North Virginia Street and the eastern side of Webb Circle, which is a privately maintained and gated (at the northerly property boundary) roadway. Since company vehicles must travel through the center of the existing mobile home park to access the storage yard, the applicant has agreed to install and

maintain five (5) speed bumps on Webb Circle adjacent to the mobile homes to ensure slow vehicle speeds for the safety of the existing residents (**Condition 13**). 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.

Master Plan Conformance: The subject site has a Master Plan land use designation of Industrial (I) and is located along a Suburban Corridor within the Industrial/Logistics Employment Areas per the Structure Plan Framework of the Reno Master Plan. The Industrial land use designation is intended to support industrial uses, including manufacturing/processing operations, maintenance and repair shops, and warehousing and distribution facilities. As proposed and with the recommended conditions, the proposed 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
- GP 5.2I: Traffic Calming and Pedestrian Safety
- C-SC.1: Overall Mix
- C-SC.17: Infill and Redevelopment

Public and Stakeholder Engagement: Agency comments were received and incorporated into the analysis as applicable (**Exhibit D**). Northern Nevada Public Health has already reviewed additional information provided by the applicant and determined it addresses their initial comments/concerns. A courtesy notice was sent out to surrounding property owners upon initial submittal of the project and no comments have been received. The property owner presented the project at the May 15, 2025, community forum meeting sponsored by the Ward 4 councilmember. 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. Allowed hours of operation are between 7 a.m. and 7 p.m. This will be noted on the business license approval.
6. Vehicles and equipment shall not be washed onsite.
7. 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 with screening slats installed on all sides, paved area, and appropriate surfacing (asphalt grindings) for all non-paved areas to receive regular vehicle movement.
8. The applicant shall submit a preliminary landscape plan in conformance with code landscaping requirements with the grading and site improvements permit application. In addition to any available space within the fenced lease area, available space between the fence and Webb Circle and on the other side of Webb Circle may be used to provide the required landscaping.
9. The large tree within the fenced area shall be shown on the preliminary landscape plan and shall be preserved. Project operations shall ensure that equipment is not parked above its root zone or otherwise damage its root zone. Any paving or asphalt grindings above the root zone shall be identified for removal on the site improvements permit application and preliminary landscape plan.
10. Vehicle idling is prohibited on the site. 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 in a conspicuous location 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 (asphalt, asphalt grindings, etc.) in sufficient condition to minimize dust, erosion and potential water quality impacts.

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 have plans approved demonstrating that a minimum of five (5) speed bumps will be installed along Webb Circle adjacent to the existing mobile homes. The speed bumps shall be maintained in proper condition to ensure slow vehicle speeds for as long as the storage yard use is in operation.

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 and application that provides a public benefit even if the development is contrary to some of the foals, 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. Storage Yard Location

Exhibit C. Site Layout

Exhibit D. Agency Comments