



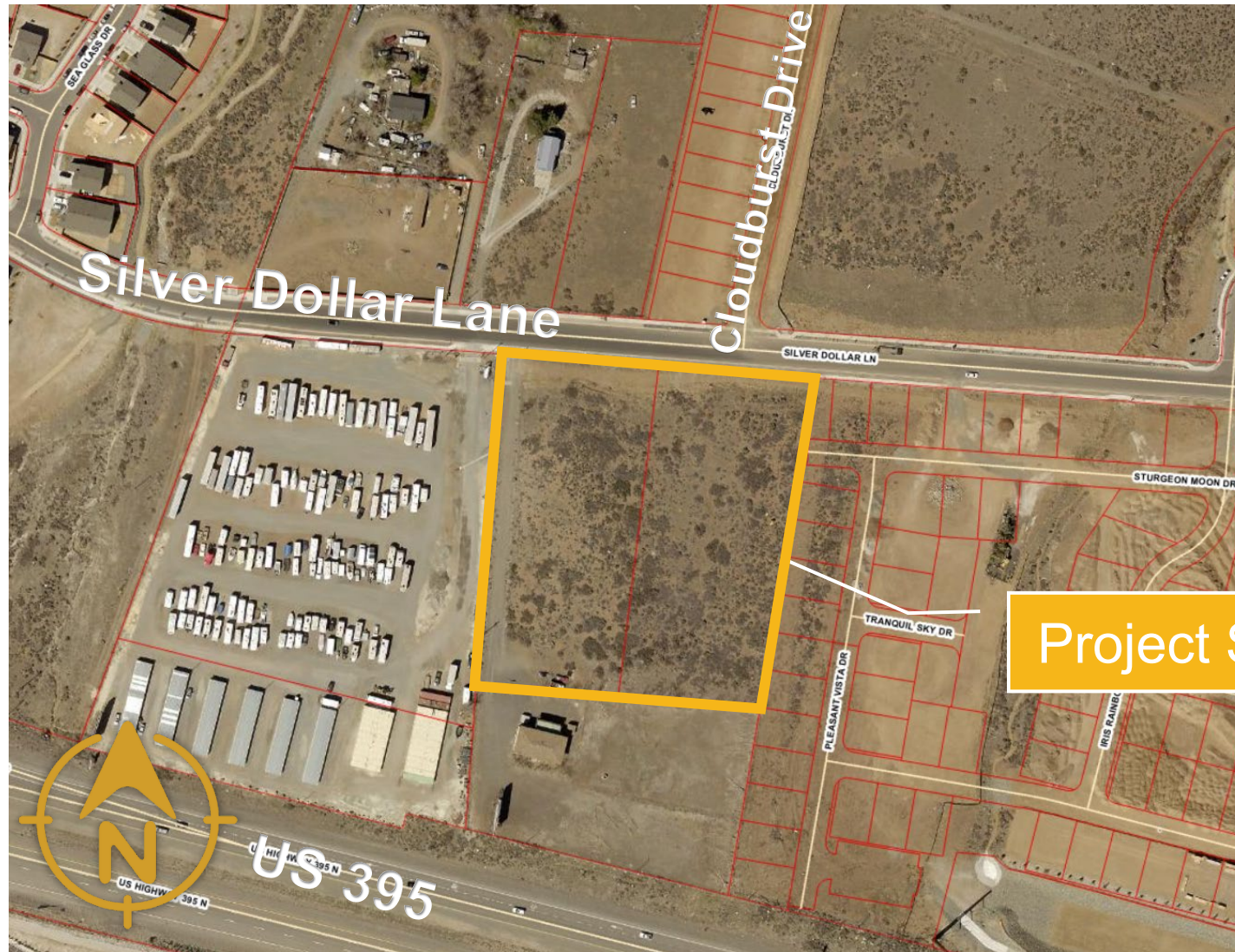
LDC24-00043

Silver Dollar Storage Conditional Use Permit

*Reno City Planning Commission
May 1, 2024*



Project Information

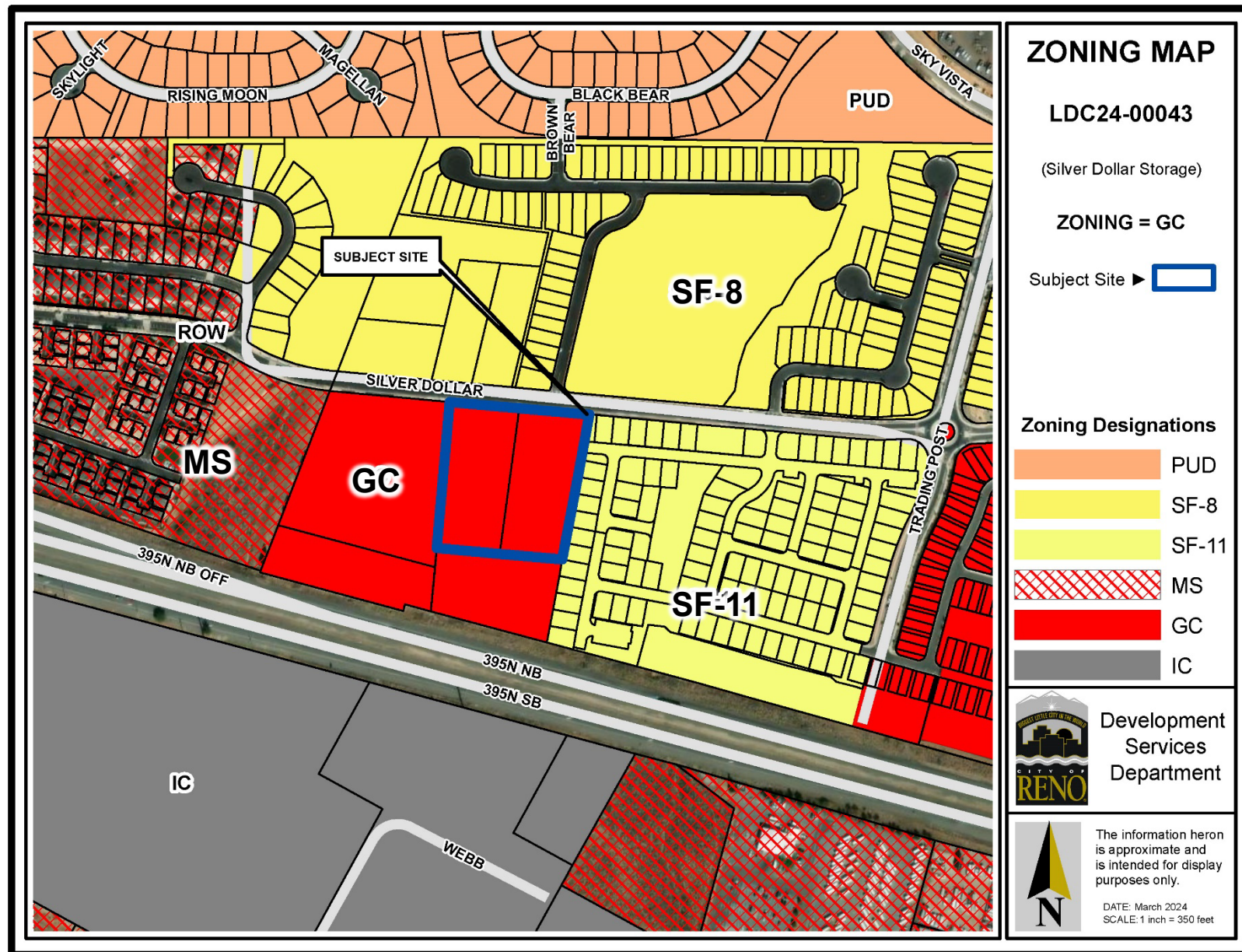


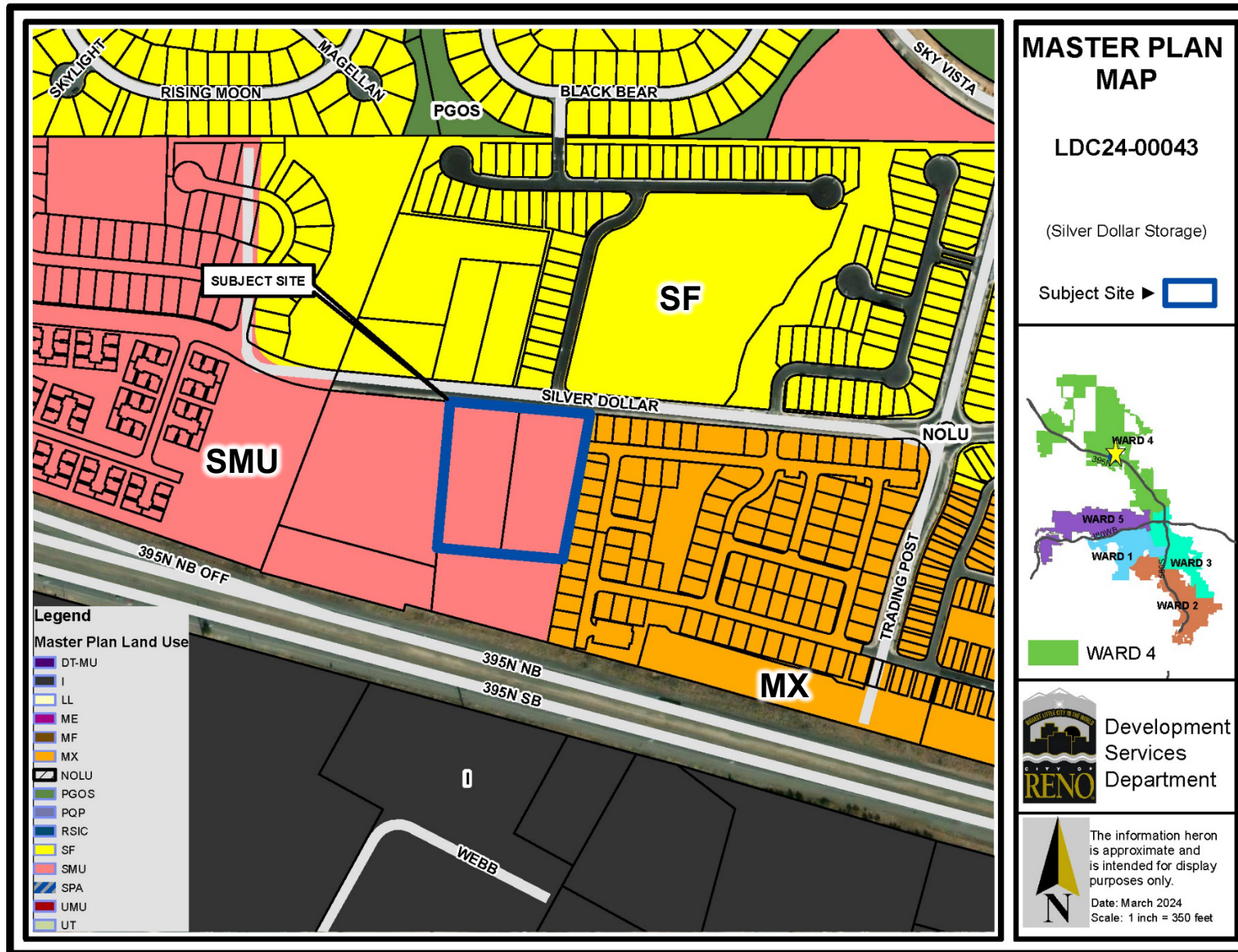
- **Site Size:**
± 9.02 acre site
- **Conditional Use Permit Request for**
 1. 400-unit mini-warehouse facility with RV storage
 2. Non-residential development adjacent to residential zone

Zoning District

General Commercial (GC)

- Mini-warehouse requires CUP
- Residential adjacency requires site plan review and application residential adjacency standards





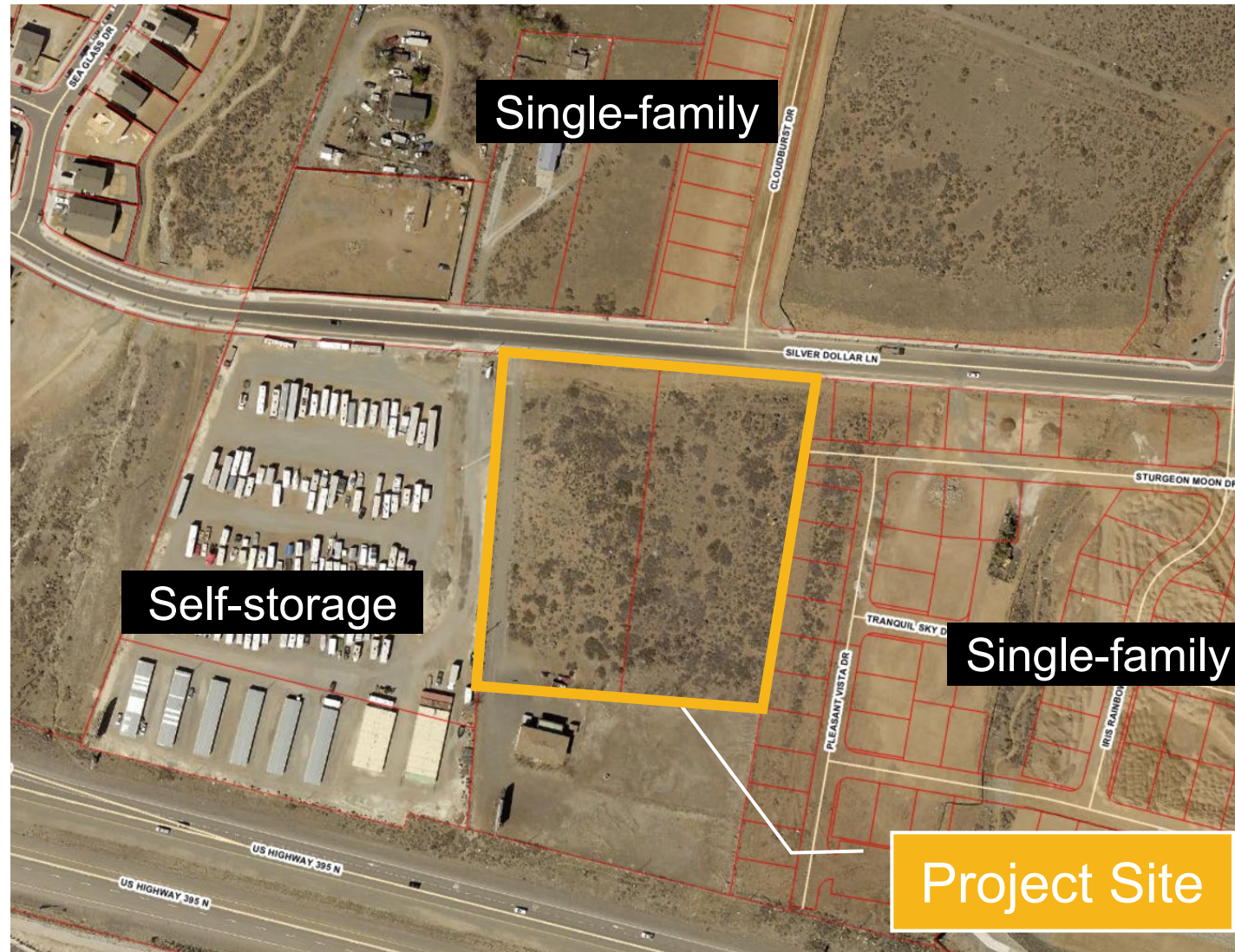
Master Plan

Suburban Mixed-Use (SMU)

Master Plan Policies:

- 1.1B: Community Development
- N-G.21: Transitions

Compatibility with Surrounding Uses



Condition No. 9:

Restricts the use of highly reflective and bright colored building and roof materials

Condition No. 10:

Restricts the height, illumination, and prohibits flashing or animated signs

Condition No. 11:

Requires a security plan approved by RPD and Code Enforcement

Site and Building Design

Residential Adjacency Standards:

- Higher-activity areas concentrated to the center of the site
- Separates development from residential property with building walls to reduce noise



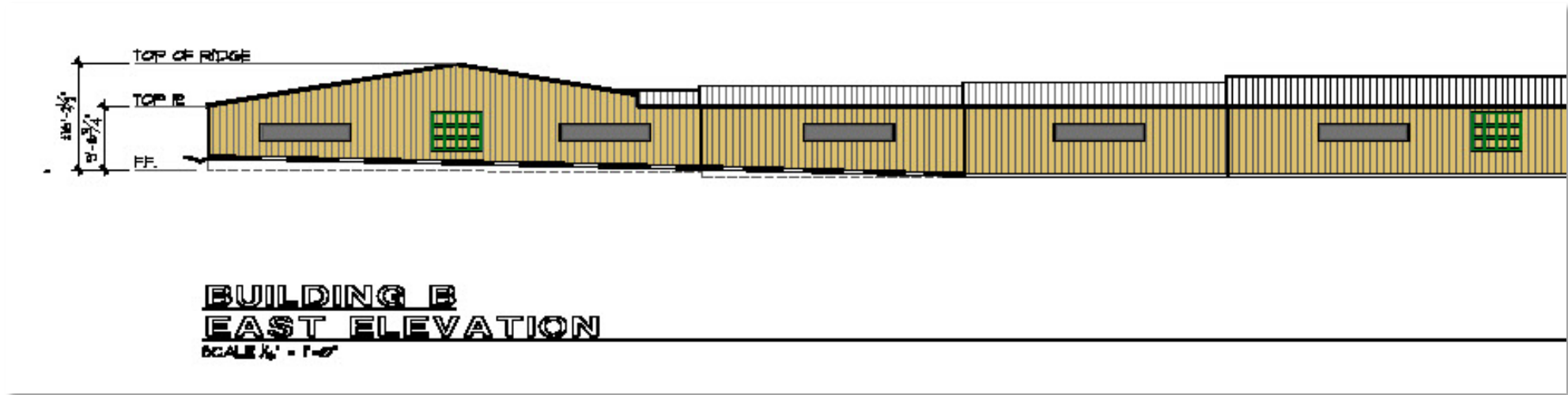
Site and Building Design



Residential Adjacency Standards:

- Increased architectural interest on walls facing roadways and residential
- Landscaping more densely packed in areas abutting residential with a minimum of 1 evergreen tree for every 30 feet

Site and Building Design



Conditional Use Permit Findings Recommendation

Findings	Analysis	Staff Review
Consistent with RMC	Proposal is consistent with RMC	✓ Yes
Land use is compatible with surrounding development	Land use is less intense with regards to traffic and provides a service to the neighborhood	✓ Yes
Consistent with development standards	Meets requirements	✓ Yes
Public services and utilities are available	Adequate services available	✓ Yes
Physical land characteristics are compatible	Land characteristics are standard with no special considerations	✓ 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.