



LDC23-00035

(Green Acres Storage CUP & AEC)

Appeal
Reno City Council
April 12, 2023



Project Information

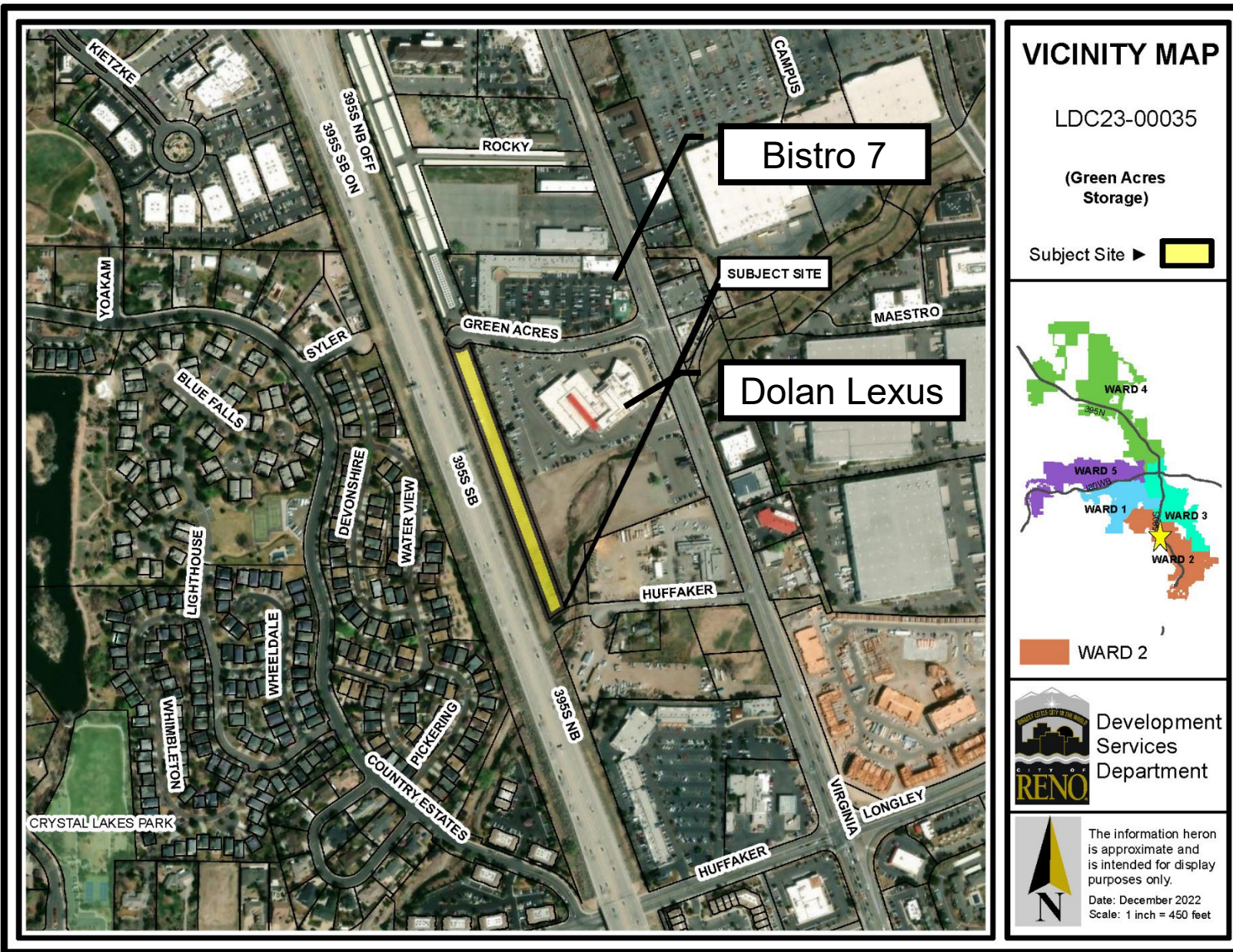
- **Site Size:**
± 1.85 acre site
- Self-storage facility with 310-units
- **Request:**
Conditional use permit for mini-warehouse and alternative equivalent compliance for landscaping and wall articulation features



Project Site

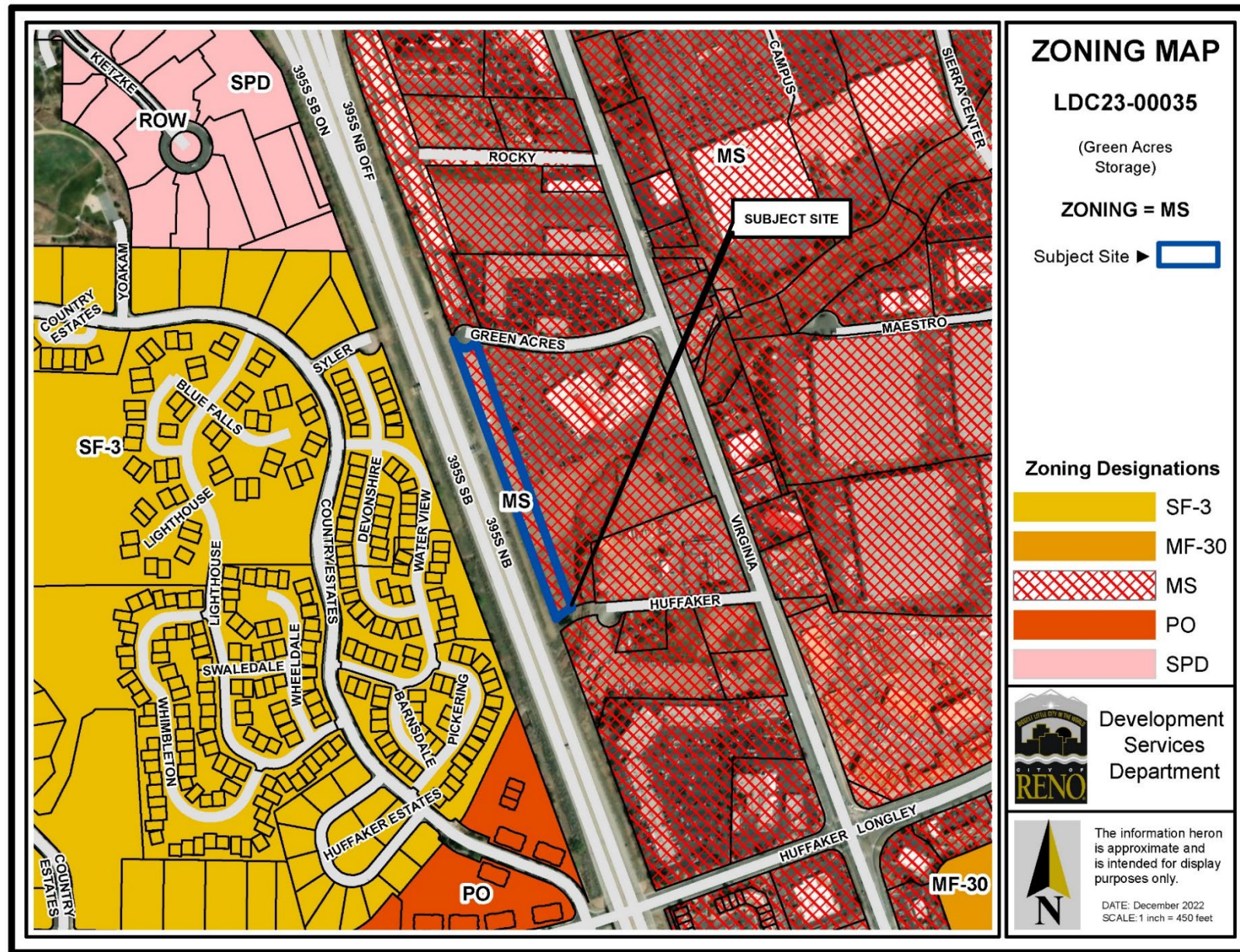
Billboard
Location

Appellant



Key Issues

- Compatibility
- Site design
- Flood mitigation



Zoning District

- Mixed-Use Suburban (MS)
- Self-storage allowed with conditional use permit

Standards

- 20% landscape requirement
- Five design features on buildings facing Green Acres Drive

Master Plan Land Use

- Suburban Mixed-Use (SMU)

1.2C: Existing Businesses

2.2B: Underutilized Properties

C-UC.1: Overall Mix

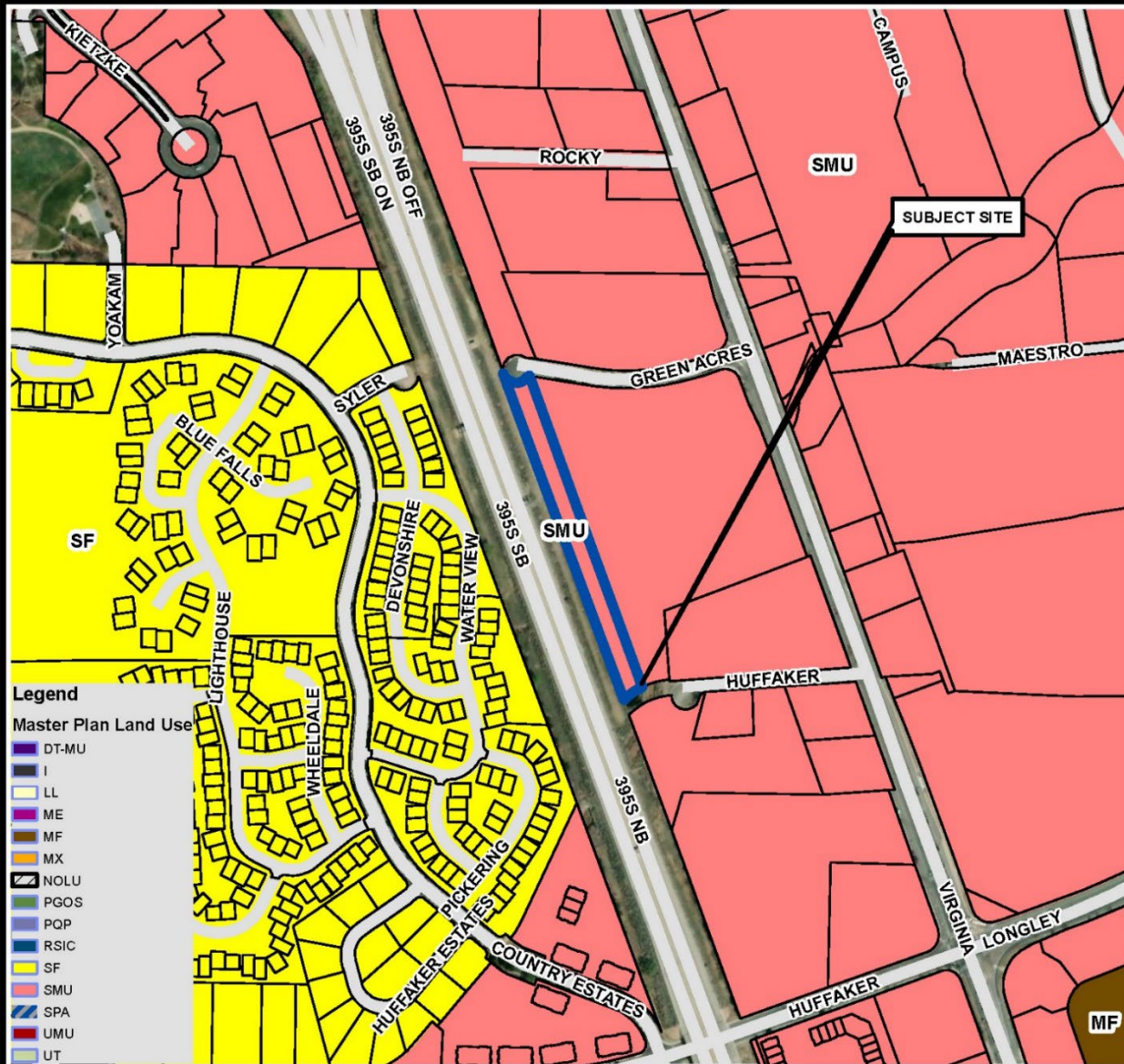
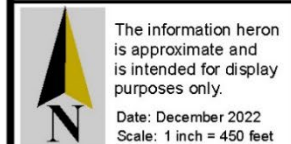
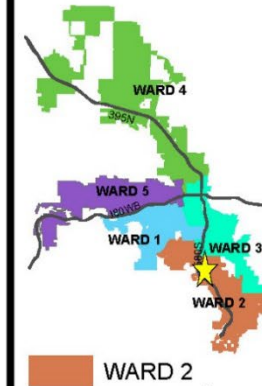
C-UC.20: Street-level Interest

MASTER PLAN MAP

LDC23-00035

(Green Acres Storage)

Subject Site ► 



Compatibility with Surrounding Uses

- Self-storage supports higher density residential
- Mix of commercial uses in area
- Project separated by freeway from residential

Single-family

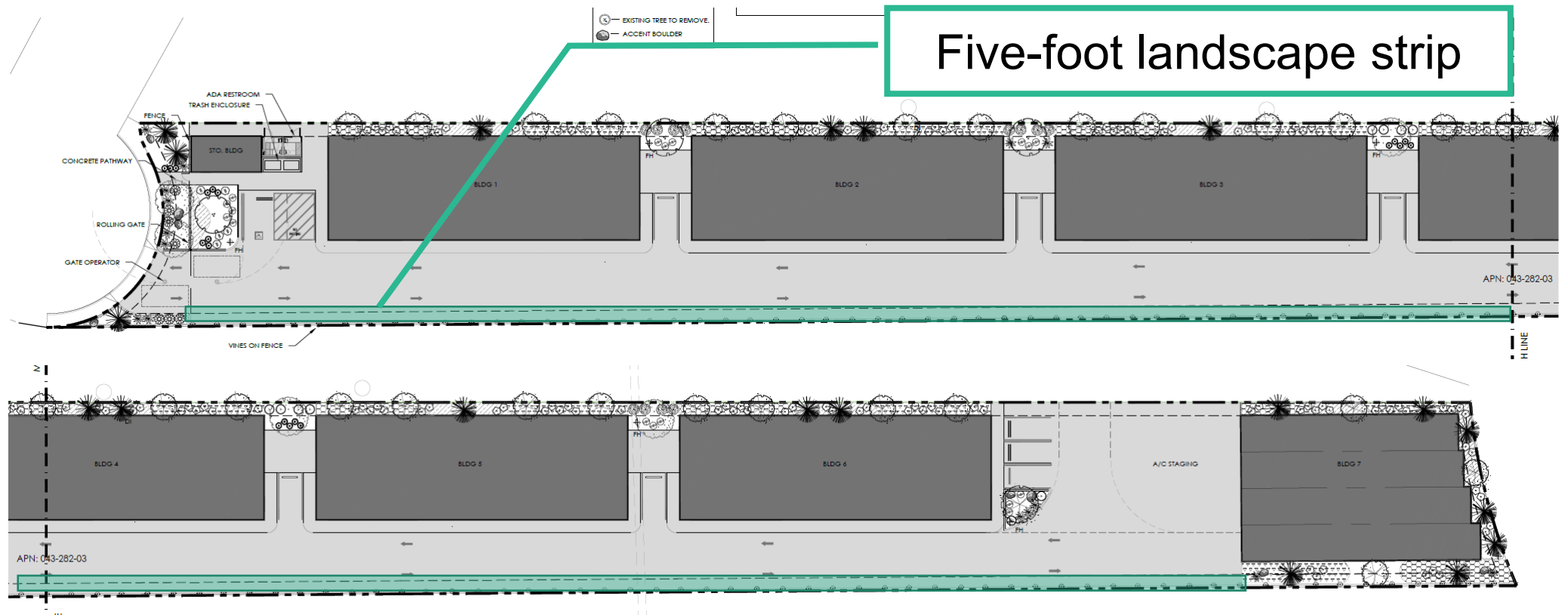


Appellant

Existing Development



**Landscape strip
along freeway to
be consistent
with existing self-
storage facility.**

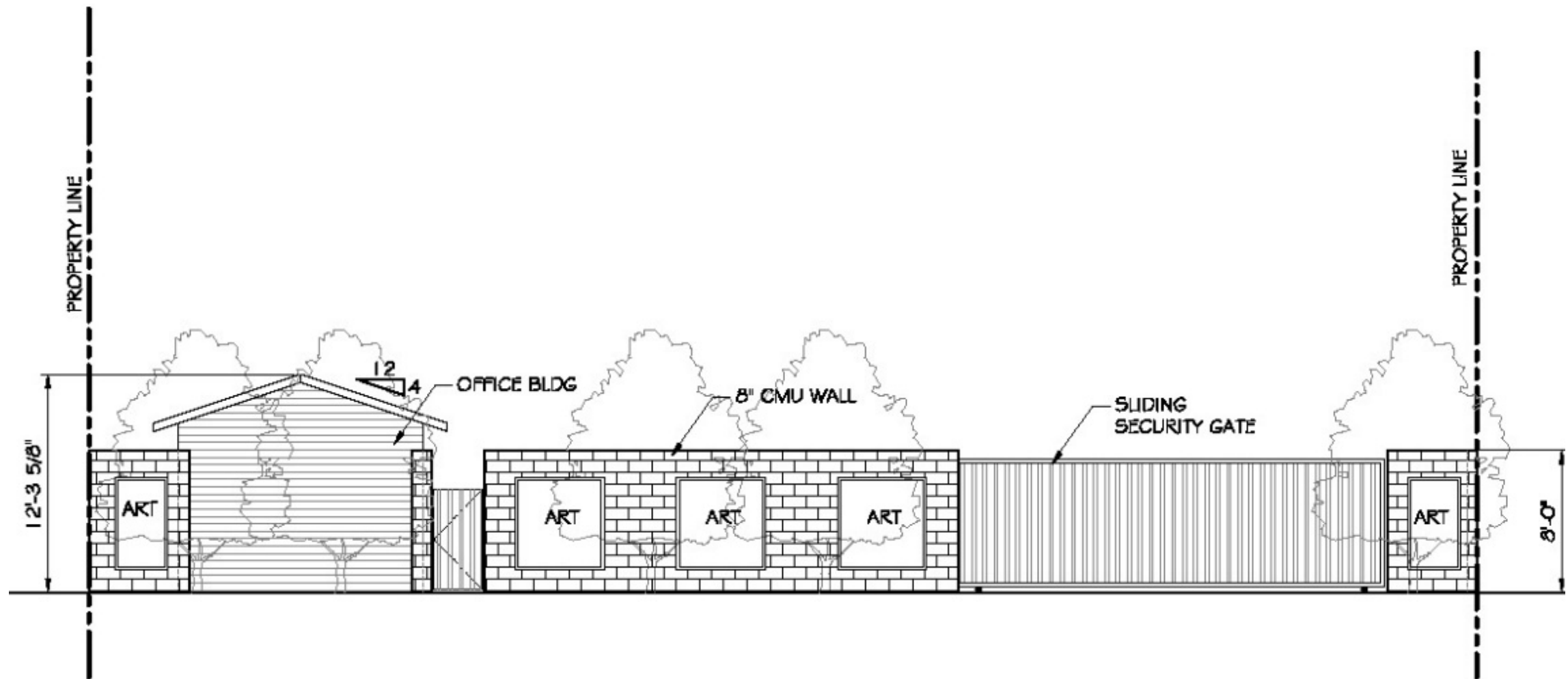


Overall Site Design

- Screening provided from freeway and nearby housing
- Minimum of 54 trees required
- Five-foot landscape strip with dense evergreen trees and living landscape fence required along freeway frontage



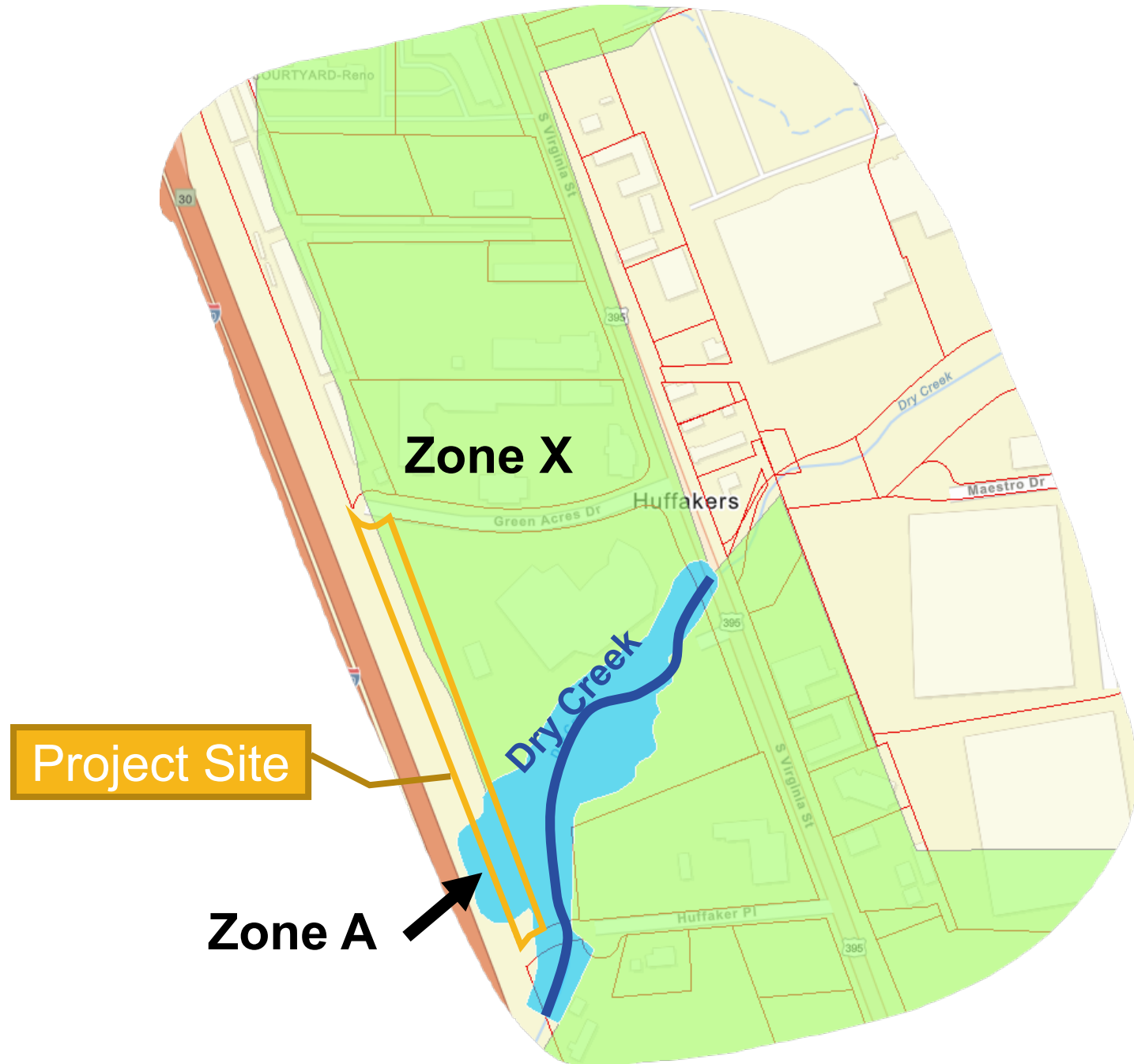
Examples of Living Landscape Fence



View from Green Acres Drive

Dry Creek Flood Zone A

Applicant required to demonstrate no adverse impacts to surrounding properties.



Appeal Filed (Harvey Trust)

Contends that the decision for approval did not consider a number of factors:

1. Portion of property is landlocked
2. Impacts on existing water well
3. Floodplain concerns
4. Dispute of property lines and easements
5. Concerns that existing billboard will not be visible from freeway

Planning Commission hearing (February 15, 2023)

- Flood zone concerns
- Private easement concerns
- Appellant's representative gave their concerns at the hearing; no other public comment.

Planning Commission Vote: Motion for Approval: Unanimous

Conditional Use Permit Recommended Findings

Recommended Findings	Analysis	Staff Review
Consistent with RMC and development standards	✓ Generally met or otherwise justified through AEC	✓ Yes
Land use is compatible with surrounding development	✓ Adds to mix of uses; supports residential	✓ Yes
Public services and utilities are available	✓ Low activity generating use; utilities available	✓ Yes
Physical land characteristics	✓ Flood hazard areas to be mitigated	✓ Yes
Not detrimental to public health, safety, or welfare	✓ No anticipated impacts with conditions	✓ Yes

Alternative Equivalent Compliance Recommended Findings

Recommended Findings	Analysis	Staff Review
Achieves intent of the standard	✓ Requirements substantially met	✓ Yes
Meets or exceeds goals and policies of code	✓ Meets or exceeds landscaping and screening policies	✓ Yes
Results in a benefit to the community	✓ Provides additional screening otherwise not required	✓ Yes
No greater impacts on neighboring properties	✓ No anticipated impacts	✓ Yes
Not detrimental to public health, safety, or welfare	✓ No anticipated impacts with conditions	✓ Yes

Planning Commission Decision

Based upon compliance with the applicable findings, Planning Commission **unanimously** approved the conditional use permit and alternative equivalent compliance, subject to conditions listed in the staff report.

Staff recommends Council review the letter of appeal and Planning Commission action and affirm the Planning Commission's decision.