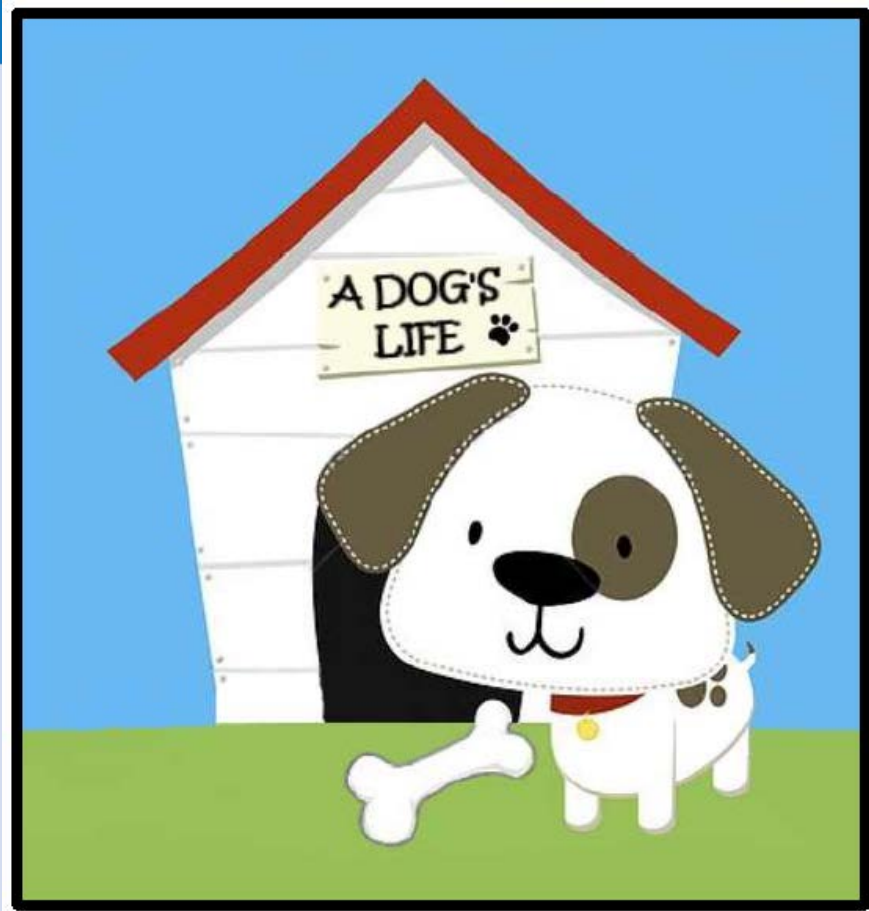




WSUP19-0030 A Dog's Life



***Washoe County Planning Commission
February 4, 2020***



Background/Request

- The applicant is requesting a special use permit to operate a commercial kennel within the Spanish Springs Area Plan.
- Commercial kennels require a minimum lot size of 2.5 acres and are only permitted in the Industrial Regulatory Zone within the Spanish Springs Area Plan. The subject parcel is 2.75 Acres and is zoned Industrial.

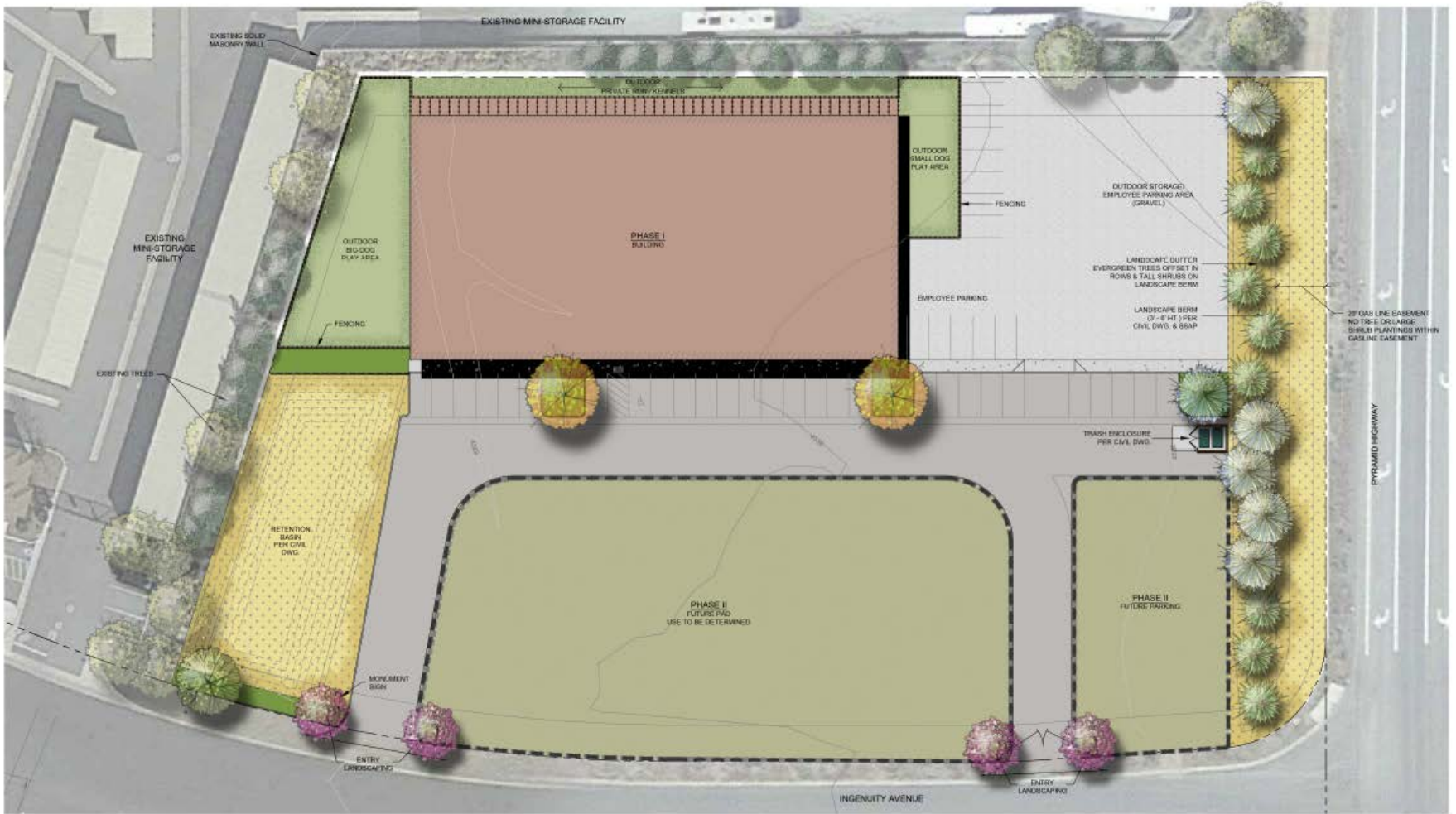


Vicinity Map





Landscape Plan



PYRAMID HIGHWAY

INGENUITY AVENUE



Elevations



SOUTH ELEVATION



SOUTHWEST PERSPECTIVE - not to scale

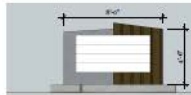


WEST ELEVATION



EAST ELEVATION

potential signage pylon



NORTH ELEVATION



Analysis

- **Located in the Spanish Springs Business Park**
- **The site will also have construction sales and services (A), retail (A), and grooming and pet store (A).**
- **100 kennels**
- **Indoor kennel size 4'x5'; outdoor kennel size 4'x7'**
- **4 proposed exercise areas**
- **Large Dog – Outdoor Exercise – 5,913 sf**
- **Large Dog – Indoor Exercise – 4,103 sf**
- **Small Dog – Outdoor Exercise – 3,213 sf**
- **Small Dog – Indoor Exercise – 1,625 sf**



Analysis

- **Proposed signage will conform to Article 505 requirements**
 - Monument will stand 4'6" and have a width of 8'
- **Parking**
 - 40 spaces, with 2 ADA accessible parking spaces proposed
 - 38 parking spaces required
- **Phased construction**
 - Phase 1 – 1-2 year construction plan
 - Phase 2 – Unspecified



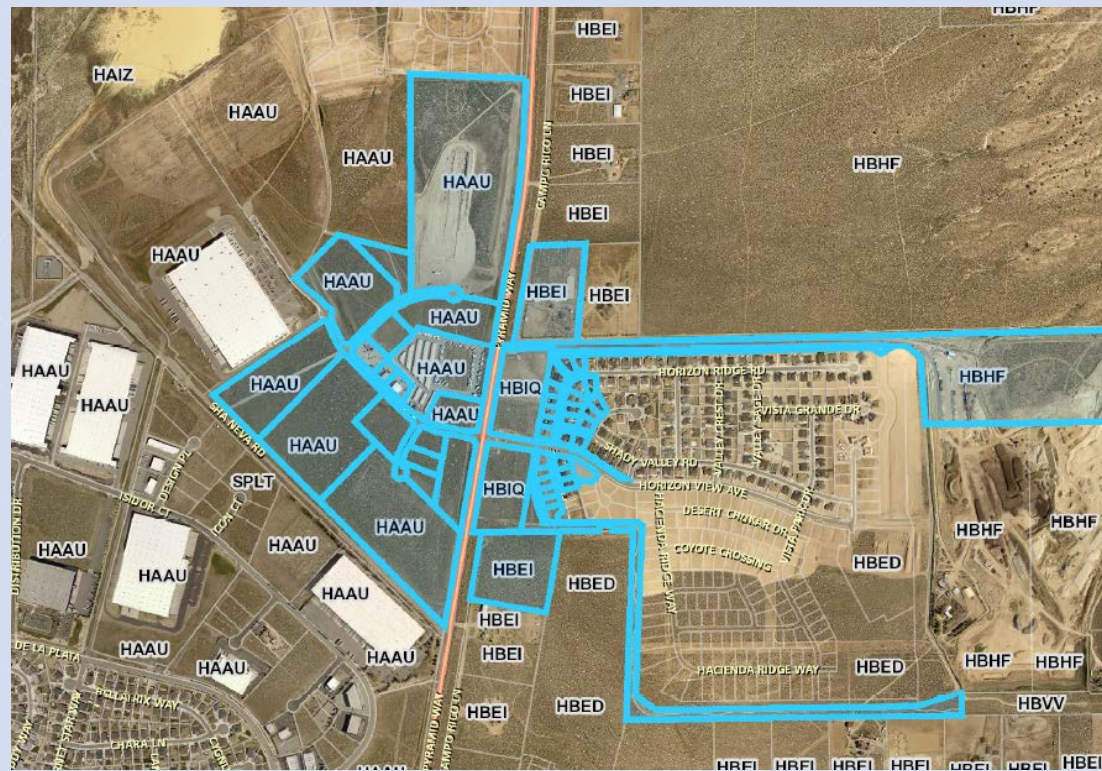
Analysis

- **Grading to establish a berm for buffering and screening along Pyramid Highway.**
- **Proposal indicates creation of a 19,470 sf retention basin**
- **Excavation total will be 3,965 cubic yards**
- **No importation**



Public Notice

- Notice sent to 58 affected property owners, 900 feet from the site were noticed.





Spanish Springs CAB

- **Meeting January 8, 2020**
- **Concerns related to the following:**
 - Timeline for project phasing and construction
 - Location of large dogs vs. small dogs
 - Time dogs are inside and outside
 - Noise concerns
 - Staff living on site
 - Staff numbers
 - Hours of Operation
- **Spanish Springs Citizen Advisory Board voted 4-0 to recommend approval of the proposed kennel and associated uses.**



Findings

- **1. Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
- **2. Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- **3. Site Suitability.** That the site is physically suitable for a commercial kennel and contractors office, and for the intensity of such a development;
- **4. Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- **5. Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP19-0030 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.



Possible Motion

- **I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP19-0030 for Dixie D. May Trust, having made all five findings in accordance with Washoe County Code Section 110.810.30.**