

# Master Plan Amendment Application

# Spanish Springs Area Plan

# Text Amendment

Submitted to Washoe County

January 17, 2017

Prepared for

**Manke Family Trust**

2500 Longley Ln

Reno, NV 89502

Prepared by



**WOOD RODGERS**

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## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Spanish Springs Area Plan Text Amendment</b>			
Project Description: Amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit (S2). This would allow for RV storage within Personal Storage, which is allowed in NC.			
Project Address: N/A - text amendment			
Project Area (acres or square feet): N/A - text amendment			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>N/A - text amendment</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
N/A - text amendment			
Section(s)/Township/Range: N/A - text amendment			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). N/A			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: N/A - text amendment		Name: Wood Rodgers, Inc.	
Address:		Address: 1361 Capital Blvd	
Zip:		Zip:	
Phone:	Fax:	Phone: 775-828-7742	Fax: <input type="checkbox"/>
Email:		Email: dkirkland@woodrodgers.com	
Cell:	Other:	Cell: 775-771-0066	Other:
Contact Person:		Contact Person: Derek Kirkland	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Manke Family Trust		Name: N/A	
Address: 2500 Longley Ln, Reno NV		Address:	
Zip: 89502		Zip:	
Phone: 775-857-2323	Fax: N/A	Phone:	Fax:
Email: N/A		Email:	
Cell: N/A	Other:	Cell:	Other:
Contact Person: William A Manke		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Property Owner Affidavit

**Applicant Name:** N/A - Text Amendmnet

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA        )  
                                  )  
COUNTY OF WASHOE    )

I, \_\_\_\_\_,  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): N/A - Text Amendment

Printed Name \_\_\_\_\_

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



## Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans
<input type="checkbox"/> A request to add, amend, modify or delete specific language found in the area plans
<input checked="" type="checkbox"/> Other (please identify): Amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV Storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit (S2). This would allow for RV parking within Personal Storage, which is allowed in NC.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide a brief explanation to all questions.

1. What is the Master Plan amendment being requested at this time?

The applicant is proposing to amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV parking "Storage of Operable Vehicles" in the NC zoning districts with a Board of Adjustment Special Use Permit (S2). This would allow for RV Storage within a "Personal Storage" facility, which is allowed in NC by right. This would also bring Table C-3 into conformance with the SSAP NC zone Personal Storage Guidelines, which provide requirements for RV Storage, indicating RV Storage as an allowed use.
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2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

RV parking is in higher demand as the region builds higher density housing to meet the new growth trends. RV storage is included in almost every Personal Storage facility around the region, especially the newer facilities built over the past several years. The Spanish Springs Area Plan (SSAP), starting on Page A-20, provides Personal Storage Guidelines for the Neighborhood Commercial/Office (NC/O) designated properties. These Guidelines refer to "RV Storage" throughout the section as if it were always anticipated for RV parking to be included with Personal Storage facilities consistent with industry standards. Washoe County defines RV Parking within the definition for "Storage of Operable Vehicles", which under Table C-3: Allowed Uses (Commercial Type Uses) of the SSAP is not an allowed use. This is inconsistent with the intent of the SSAP to include "RV Storage" within the NC/O designations, and therefore is triggering the need to amend the SSAP Table C-3: Allowed Uses. "Personal Storage" is an allowed use in the SSAP NC zones.

3. Please provide the following specific information.
- a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

N/A - text amendment only

- b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
N/A				



c. What are the adopted land use designations of adjacent parcels?

North	N/A
South	
East	
West	

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

N/A - text amendment only

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

N/A - text amendment only

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, please attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

N/A - text amendment only
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- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

N/A - text amendment only
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- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

N/A - text amendment only
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- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

N/A - text amendment only
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- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

N/A - text amendment only
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7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

N/A - text amendment only
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8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	N/A	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A - text amendment only

f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

N/A - text amendment only



9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells	N/A	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A - text amendment only

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic	N/A	
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A - text amendment only

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

N/A - text amendment only

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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13. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

14. Describe how the proposed amendment fosters, promotes or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan:

a. Population Element:

As population increases, and lot sizes continue to become more dense, the need for off-site RV Storage will continue to increase. RV Storage in Personal Storage facilities is a common practice around the region. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

b. Conservation Element:

RV Storage within Personal Storage facilities is an ideal location for proper screening.

c. Housing Element:

As population increases, and higher density housing is added, the need for off-site RV Storage will continue to increase. RV Storage in Personal Storage facilities is a common practice around the region. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

d. Land Use and Transportation Element:

Allowing RV Storage within a Personal Storage facility, which is already an allowed use in the NC zoning, would not impact existing land use patterns. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

e. Public Services and Facilities Element:

Allowing RV Storage within a Personal Storage facility, which is already an allowed use in the NC zoning, would not have an impact on public services and facilities. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

f. Adopted area plan(s):

The Spanish Springs Area Plan (SSAP) already identifies Guidelines for Personal Storage facilities in the NC/O zones, which includes criteria for RV Storage. The proposed amendment to allow "Storage of Operable Vehicles", or RV storage, with a Special Use Permit (S2) in the NC zones is consistent with the existing Guidelines of the SSAP.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

N/A - text amendment only

## **Applicant Comments**

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

See included Project Description.



## **Project Description**

### **Request**

The proposed request is to amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit through the Board of Adjustment (S2). The requested amendment would allow "RV Storage" to be part of "Personal Storage" facilities, which is an allowed use in the NC zoning designation. *Please reference the attached existing and proposed Table C-3 from the Spanish Springs Area Plan.*

### **Background**

The Applicant owns Property within the Spanish Springs Area Plan (SSAP) zoned NC, and would like to develop the property with a "Personal Storage" facility, including RV storage. "Personal Storage" is an allowed use within the SSAP NC zone. Washoe County includes RV storage in the definition for "Storage of Operable Vehicles", which is not an allowed use in the SSAP NC zone.

### **Justification for Proposed Amendment**

It is common practice for Personal Storage facilities to include RV Storage, as is evident in the SSAP Personal Storage Guidelines for NC zoning. The SSAP Personal Storage Guidelines, page A-20 to A-22 (*Attached*), specifically include guidelines for design criteria for RV Storage. These guidelines are inconsistent with Table C-3: Allowed Uses (Commercial Use Types) for the NC zoning designation, which does not allow, "Storage of Operable Vehicles".

The Proposed Amendment to Table C-3 would allow "Storage of Operable Vehicles" with a Special Use Permit, which would be consistent with the SSAP Personal Storage Guidelines for NC zoning. As Personal Storage facilities are allowed in the NC zone, allowing RV Storage ("Storage of Operable Vehicles") would not be a substantial change to the SSAP. Furthermore, by adding the "Allowed with a Board of Adjustments Special Use Permit" requirement, Washoe County would have the opportunity to ensure proper screening of the RV Storage is provided, and the Personal Storage Guidelines are being met.

The population and housing demand in the Spanish Springs Area continues to increase. As the housing types continue to change to meet future housing demands, lot sizes are become smaller, and are not conducive for RV Storage. Personal Storage facilities are an ideal location for RV Storage as they are typically screened with solid walls, which also screen the RVs, opposed to encouraging people to park them on residential streets. Both the City of Reno and City of Sparks allow "RV Storage" as part of "Personal Storage" facilities, typically with a Special Use Permit. The requested amendment to the SSAP is consistent with NC zone uses, "Personal Storage" uses around the region, and is consistent with the SSAP Personal Storage Guidelines for NC zones.

**Spanish Springs Area Plan Findings**

*SS.17.1*

*In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:*

- a. The amendment will further implement and preserve the Vision and Character Statement.*

**Response:** “Personal Storage” facilities are an allowed use within the NC zone. Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Therefore, the proposed amendment is consistent with the SSAP, and would not change or impact the Vision and Character Statement.

- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.*

**Response:** Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Therefore, the proposed amendment conforms to all applicable policies.

- c. The amendment will not conflict with the public’s health, safety or welfare.*

**Response:** “Personal Storage” facilities are an allowed use within the NC zone. Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Furthermore, by adding the Board of Adjustments Special Use Permit requirement (S2) will allow the opportunity for Washoe County to review the proposed project prior to approving the permit. The proposed amendment will not conflict with the public’s health, safety, or welfare.

**Washoe County Master Plan Amendment Findings**

- a. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

**Response:** “Personal Storage” facilities are an allowed use within the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage; however, Table C-3 does not allow “Storage of Operable Vehicles” (RV Storage) in NC. The proposed amendment to SSAP Table C-3 to allow RV Storage in the NC zone, as is already indicated in the SSAP Personal Storage Guidelines for NC, is in substantial compliance with the policies and actions programs of the Master Plan.

- b. *Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*

**Response:** It is standard practice to include RV Storage within “Personal Storage” facilities, which are allowed in the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage, implying that RV Storage was a planned use for the NC zone. The proposed amendment to allow “Storage of Operable Vehicles” (RV Storage) in the NC zone where “Personal Storage” is already allowed is compatible with uses allowed in the NC zone.

- c. *Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.*

**Response:** “Personal Storage” facilities are an allowed use within the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage, implying that RV Storage was a planned use for the NC zone. However, Table C-3 does not allow “Storage of Operable Vehicles” (RV Storage), which is inconsistent with the intent of the Personal Storage Guidelines. The proposed amendment to SSAP Table C-3 to allow RV Storage in the NC zone is a minor amendment to correct Table C-3 to reflect the original intent of the Personal Storage Guidelines.

Existing Spanish Springs Area Plan Appendix C, Table C-3

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S <sub>1</sub>	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S <sub>1</sub>	S <sub>1</sub>	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S <sub>1</sub>	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S <sub>1</sub>	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
<b>Storage of Operable Vehicles</b>	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S <sub>1</sub>	--	--	--
Neighborhood Centers	S <sub>1</sub>	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

**Table C-3: Allowed Uses (Commercial Use Types) continued**

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
<b>Personal Storage</b>	--	--	--	<b>A</b>	<b>A</b>	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S <sub>1</sub>	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S <sub>1</sub>	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.



**Proposed Spanish Springs Area Plan Appendix C, Table C-3**

**Table C-3: Allowed Uses (Commercial Use Types)**

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S <sub>1</sub>	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S <sub>1</sub>	S <sub>1</sub>	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S <sub>1</sub>	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S <sub>1</sub>	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	S <sub>2</sub>	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S <sub>1</sub>	--	--	--
Neighborhood Centers	S <sub>1</sub>	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground	--	--	--	--	--	--	--
Facilities/RV Park							
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
<b>Personal Storage</b>	--	--	--	<b>A</b>	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S <sub>1</sub>	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S <sub>1</sub>	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

#### **Sign Type “8” Temporary Construction/Leasing Sign**

- a. Subject to the provisions of the Washoe County Development Code.

#### **Sign Type “9” Vehicular Direction Sign**

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

#### **Sign Type “10” Drive-Thru Order/Menu Signs**

- a. Sign Type “10” is limited to one sign per drive-thru business.
- b. Maximum sign face height is four feet. Maximum overall sign height is six feet.
- c. Maximum sign length is eight feet.

## **Personal Storage Guidelines**

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

### **General Requirements**

1. Building Height
  - a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
  - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
  - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
  - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

### **Setbacks**

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be



placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

### Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
  - a. The wall shall be integrated into the architectural and site design.
  - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
  - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
  - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

### Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

### Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

### Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards **within the self-storage and RV storage areas** are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

**Photo A-3: Desirable Design Characteristics for Personal Storage Facilities**

