

Washoe County Board of Adjustment

Special Use Permit Request for

Gail Willey Landscaping and Colorock

134 Andrew Lane

APN: 017-430-01

October 5, 2017

Existing Location



Wholesale Nursery Existing Operations

(sales of nursery items such as plants and decorative rock)



Existing Location

- South Virginia Street Transit Corridor (Reno)
- **No traffic accidents**
- **Large lot residential neighbors to the west – letters in support**
- **No City of Reno citations for noise or dust (similar noise ordinance)**
- Same hours of operation
 - 7:00 am to 5:00 pm
(Monday thru Friday)
 - 8:00 am to 2:00 pm
(Saturday)
 - Closed Sunday



Proposed Location : Existing Commercial (Truck/Trailer Rentals/Storage Units)



Proposed Site Plan



MAIN OFFICE: 775-626-0733

SITE: AEN 007 - 630 - 08

LAND USE DESIGNATION: UR

PROJECT SUMMARY

LAND AREA: 26.000 ACRES

BUILDING AREA:
 GAIL WILLEY LANDSCAPING, INC. 3600 SF
 COLOR ROCK 1200 SF
 MAINTENANCE 3200 SF

TOTAL SF: 8000 SF

PARKING:

GAIL WILLEY LANDSCAPING, INC. - 29 CUSTOMER & STAFF + 2 HC
 COLOR ROCK - 7 CUSTOMER & STAFF + 1 HC
 MAINTENANCE - 25 STAFF
 TOTAL PARKING = 61

00 Scale / 1" = 60'



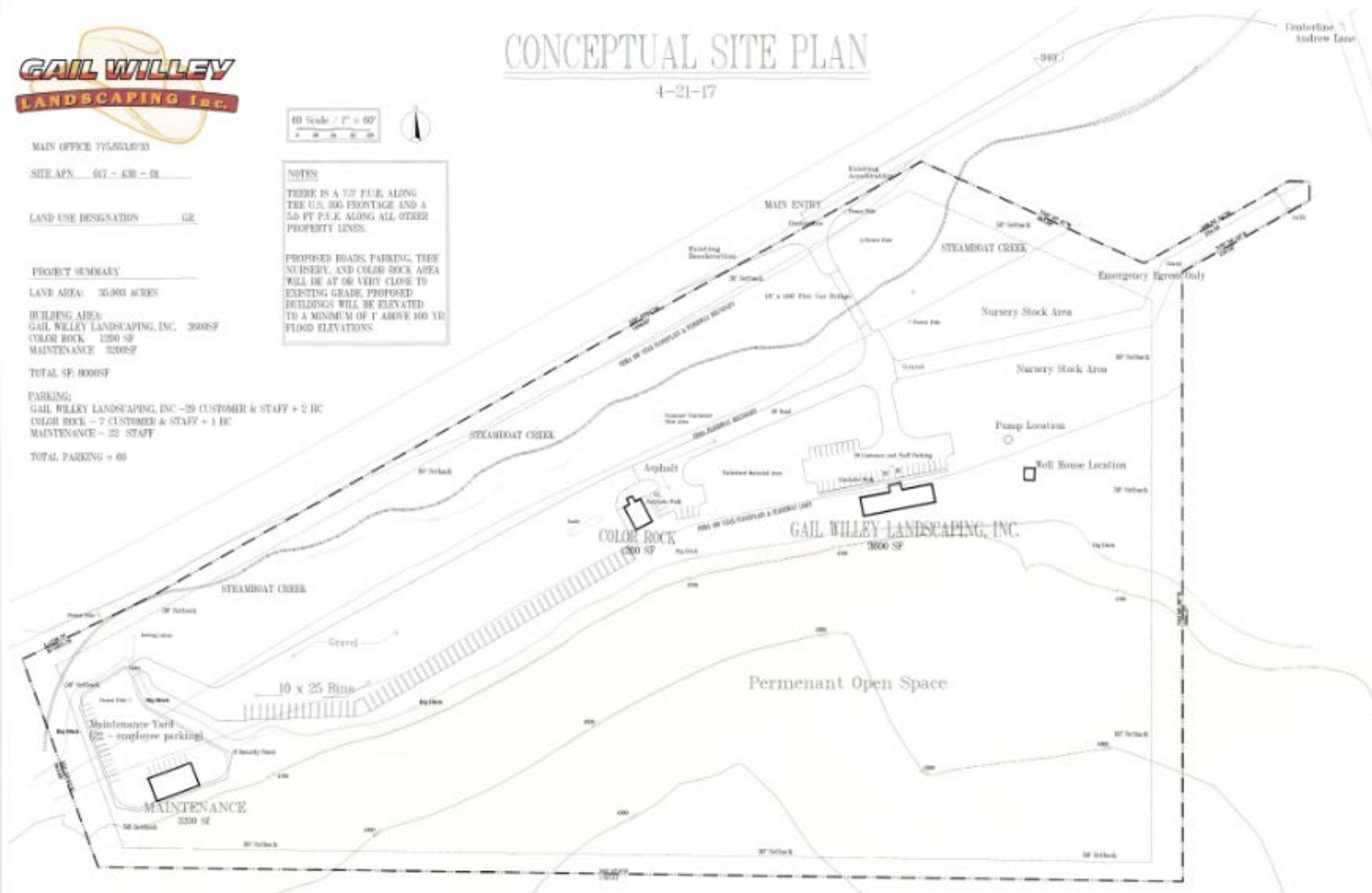
NOTES

THERE IS A 7.5' F.U.E. ALONG THE U.S. 300 FRONTAGE AND A 5.0' FT P.I.E. ALONG ALL OTHER PROPERTY LINES.

PROPOSED DRIVE, PARKING, TREE NURSERY, AND COLOR ROCK AREA WILL BE AT 50' AHEAD CLOSE TO EXISTING GRADE. PROPOSED BUILDINGS WILL BE ELEVATED TO A MINIMUM OF 1' ABOVE 100 YR FLOOD ELEVATIONS.

CONCEPTUAL SITE PLAN

4-21-17



Contourline 7
 Andrew Lane

Proposed Location



Colorock is over 1,400 feet and on the other side of mountain from Greenhalgh Family Trust residence

Traffic (1998 request)

- Highway 395 **before** new freeway to Carson City
 - Over 42,000 average daily trips (ADT)
- Highway 395 **after** new freeway to Carson City
 - Approximately 6,500 ADT
 - **Currently Level of Service A and will remain Level of Service A**
- Current Reno location:
 - Over 23,000 ADT
 - Less conflicts
 - Less activity
 - Lower speed limit (50 MPH)



Myth vs. Fact

- Myth: This is a Heavy Industrial Use (or similar to)



Myth vs. Fact

- Fact: This is NOT industrial – no rock crushing, batch plants, extraction or processing, or mining exploration

Table 110.302.05.4

TABLE OF USES (Industrial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	SP
Aggregate Facilities																			
Permanent	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--
Temporary	See Article 332																		
Caretaker's Residence																			
Attached	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Detached	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	SP
Custom Manufacturing	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	--	S ₂	A	--	--	--	S ₂	--	SP
Energy Production																			
Non-Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	--	S ₂	S ₂	--
Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	--	--	S ₂	S ₂	SP
General Industrial																			
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
High Technology Industry	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	A	--	--	--	S ₂	--	SP
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	SP
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--	SP
Mining Operations	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	S ₂	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
Wholesaling, Storage and Distribution																			
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Note: * If a special use permit for an energy production project meets the criteria for a project of regional significance, that special use permit will be reviewed by the Washoe County Planning Commission.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Myth vs. Fact

- Myth: This is not Wholesale Nursery Sales

(x) Nursery Sales. Nursery sales use type refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:

(1) Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.

(2) Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.

Myth vs. Fact

- Fact: This fits the exact definition of Wholesale Nursery Sales

“Sales of plants, flowers *and related nursery items.*”

- “*Ground Cover*” defined as *decorative rock or other appropriate inert materials*” (Washoe County Code).
- The Washoe County Development Code includes water conservation and landscaping provisions:
 - “encourages the use of climatic adaptive planting material”
 - “promotes resource-efficient landscaping for the conservation of water and other natural resources”

Myth vs. Fact

- Myth: Traffic Report not based on current operations (staff report page 16)

Traffic, Access and Crossing Steamboat Creek

The applicant's traffic engineer provided a letter with the application (Exhibit E) stating that the proposed wholesale nursery use type would generate 19 A.M. peak hour trips and 41 P.M. peak hour trips, with a total of 312 weekday trips. This volume is below the amount requiring a full traffic study to be completed. However, the estimates are based on a wholesale nursery and not the businesses' current operations. Nevada Department of Transportation (NDOT) has included a condition of approval requiring a traffic study be completed in order to determine appropriate improvements to Highway 395 adjacent to the project site. Seventy percent of the

Myth vs. Fact

- **Fact**: Traffic camera installed to record **actual** traffic counts (per Washoe County Code, no traffic report even required)

How much vehicular traffic will the project generate?

The project is anticipated to generate up to 290 total daily trips, 43 total AM peak hour trips, and 50 total PM peak hour trips. The project generated traffic will consist of approximately 25% truck traffic, or up to 72 daily truck trips, 11 AM peak hour truck trips, and 13 PM peak hour truck trips.

Are there any traffic impacts or safety issues?

The project creates no significant traffic impacts. All of the study intersections operate at acceptable Levels of Service (LOS) under the “Existing Plus Project” conditions. US 395 A has significant surplus travel capacity and design features for much higher prior traffic volumes. Additionally, vehicle crash history in the area does not indicate that local intersections are creating any abnormal crash trends.

Are any improvements proposed?

The project will provide the following improvements:

1. The driveway shall be designed as a Type 4 approach per the NDOT *Standard Plans for Road and Bridge Construction, 2017 Edition* by a Nevada licensed Professional Engineer.
2. A cattle guard will be placed across the access to prevent livestock and wildlife from entering the highway.
3. A 390-440 foot left turn deceleration lane will be constructed for vehicles turning left into the site from Southbound US395A. This will be provided by re-striping the existing two-way left turn lane.
4. Mitigation measures to prevent the track-out of dirt, mud, or other debris onto the highway must be implemented. The current site plan addresses this by implementing greater than 100 feet of paved surface between the property access and unpaved material storage areas.

Myth vs. Fact

- Myth: There are no water rights for this property/use



Myth vs. Fact

- Fact: Surface and groundwater rights may be used for dust control and watering nursery stock (NDEP and County permits)

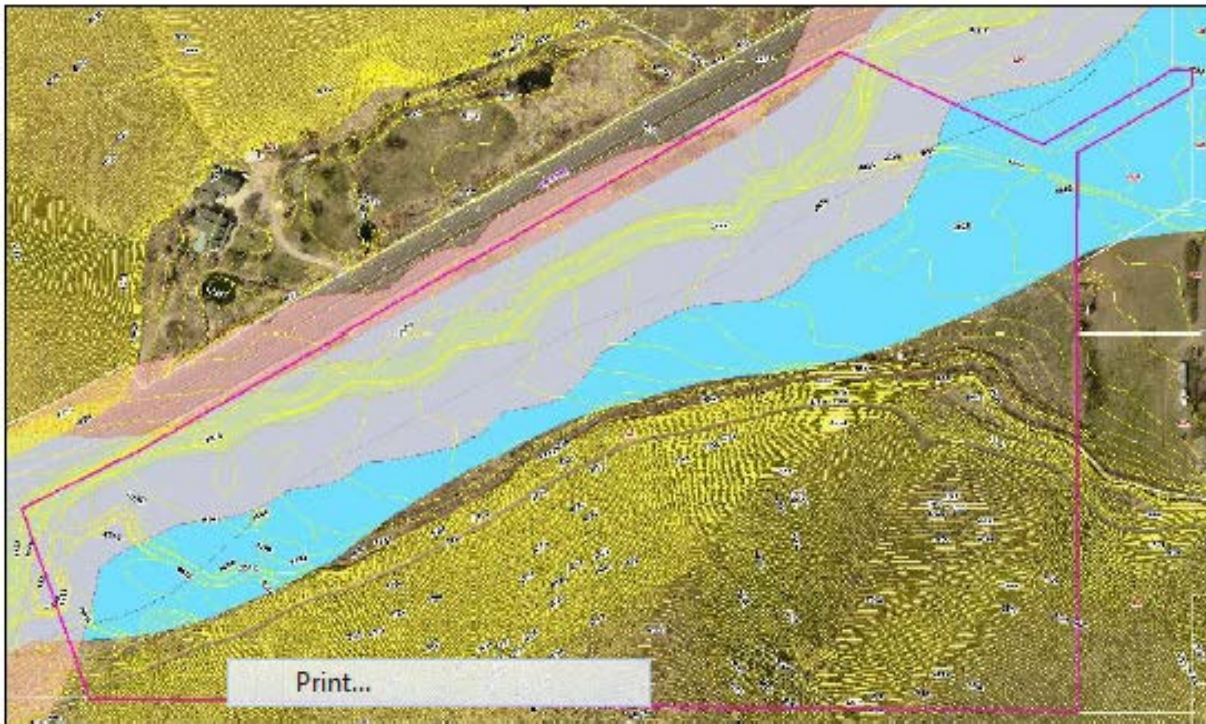
Water, Water Rights and Wastewater

The applicant is proposing to use an onsite well and septic system to service the operations. The Washoe County Health District has provided conditions of approval requiring that a Commercial Onsite Sewage Disposal System be constructed, which would be regulated through the Nevada Division of Environmental Protection (NDEP). Additionally, it is anticipated that the applicant would need to construct a permitted public water system and submit a Water Project to the Health District for review and approval.

The applicant would work with the State Engineer and Washoe County to determine the projected groundwater demand to support the onsite operations. Adequate water rights would then need to be transferred to a well on the property. If available, surface water rights that the applicant holds may be used to supplement groundwater rights for specific non-potable uses such as dust control and watering nursery stock.

Myth vs. Fact

- Myth: This property should not be developed because of development constraints, floodplains and wetlands



This image shows physical constraints on the property. The parcel is outlined in dark pink.

Myth vs. Fact

- Fact: This project will improve Steamboat Creek and downstream properties



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August 2017

Gail Willey Landscaping



Date: August 30, 2017
To: John Willey, GM, Gail Willey Landscaping
john@gailwilley.com
From: Mark Gookin, P.E.; Sarah Brown, Environmental Scientist
RE: Gail Willey Landscaping Project Status Memorandum

The following items have been completed or are in progress for the Gail Willey Landscaping Project.

To date, the following has been completed:

- 1) Cardno has met with the Army Corps to discuss permitting of channel design. A Letter of Permission application was requested. Channel will incorporate appropriate mitigation for impact to channel, as required by the permit.
- 2) Cardno has begun the channel design to accommodate floodplain constraints associated with the channel and property. Cardno is in progress of channel re-design of Steamboat Creek to allow for better floodwater retention and management through the property, and protect downstream waters from flood issues as well.
- 3) Design incorporates requirements from Army Corps to enhance riparian and stream habitat of Steamboat Creek, and will employ Best Management Practices during construction to minimize temporary impacts to the waterway during construction. Project will also receive a Water Quality Certification permit from Nevada Division of Environmental Protection.
- 4) Design will go through County, then review to ensure safety and all flood concerns/requirements are addressed with new design before permits can be issued.
- 5) Project anticipates County and FEMA review to be complete by December 2017, and all other permits secured soon thereafter, for a construction start date of spring 2018 (dependent on water levels and runoff).

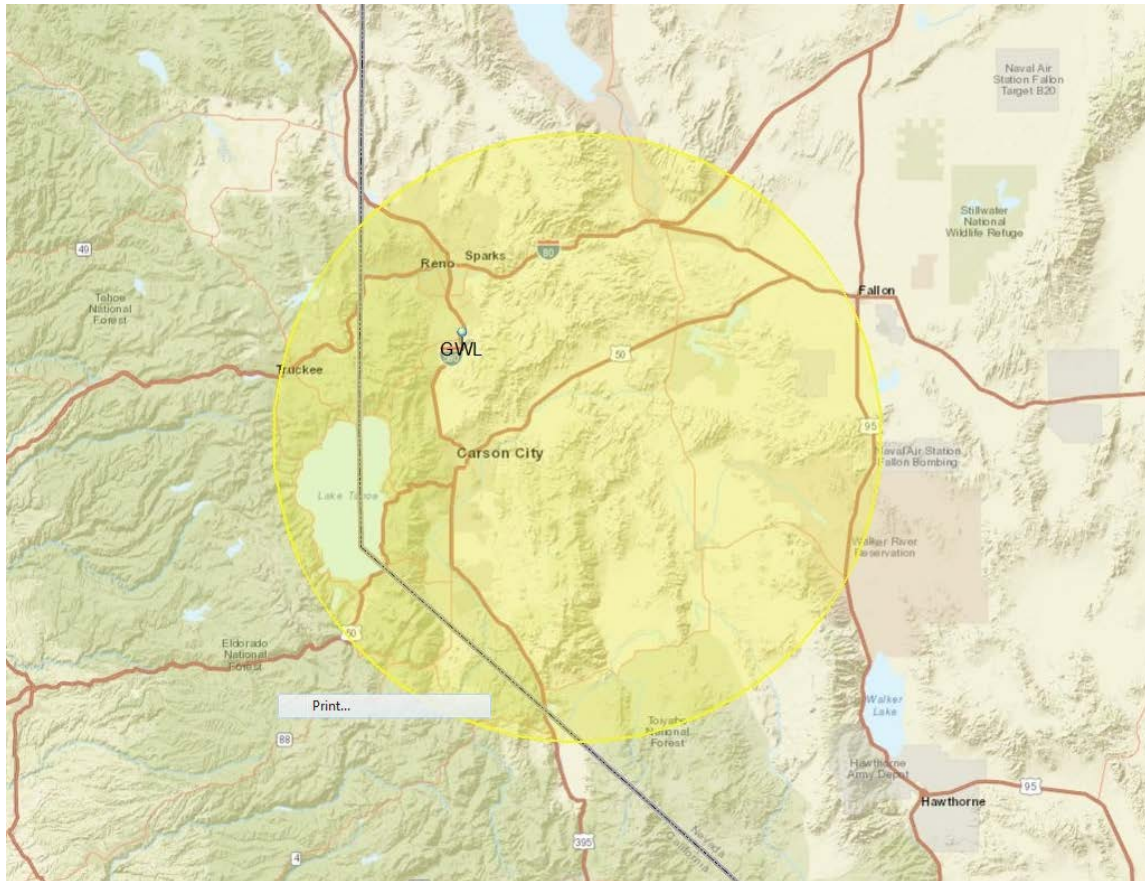
Myth vs. Fact

- Myth: This project does not meet the South Valleys Trade Area and Community Service Analysis

SV.29.4 For proposals to establish commercial uses, the applicant must demonstrate that an analysis has been conducted that defines the anticipated trade area and demonstrates that the intended use is community serving. The study shall be submitted at the time of development application as part of the discretionary permit review process, recognizing that if the application is a master plan amendment, the granting of a master plan category change may not be conditioned to a specific project.

Myth vs. Fact

- Fact: There is no better example of community serving



Myth vs. Fact

- Myth: This application was given an objective review by opposition

Objective Review. A process that involves the thorough and consistent examination of applications based on an **unbiased evaluation** of scientific or technical merit or other relevant aspects of the proposal

Myth vs. Fact

- Fact: No, this was not given objective review by opposition





Based on an objective review of the facts and current Washoe County Development Code, we request your approval of this special use permit