



Special Use Permit WSUP17-0014

Washoe County Board of Adjustment

October 4, 2017

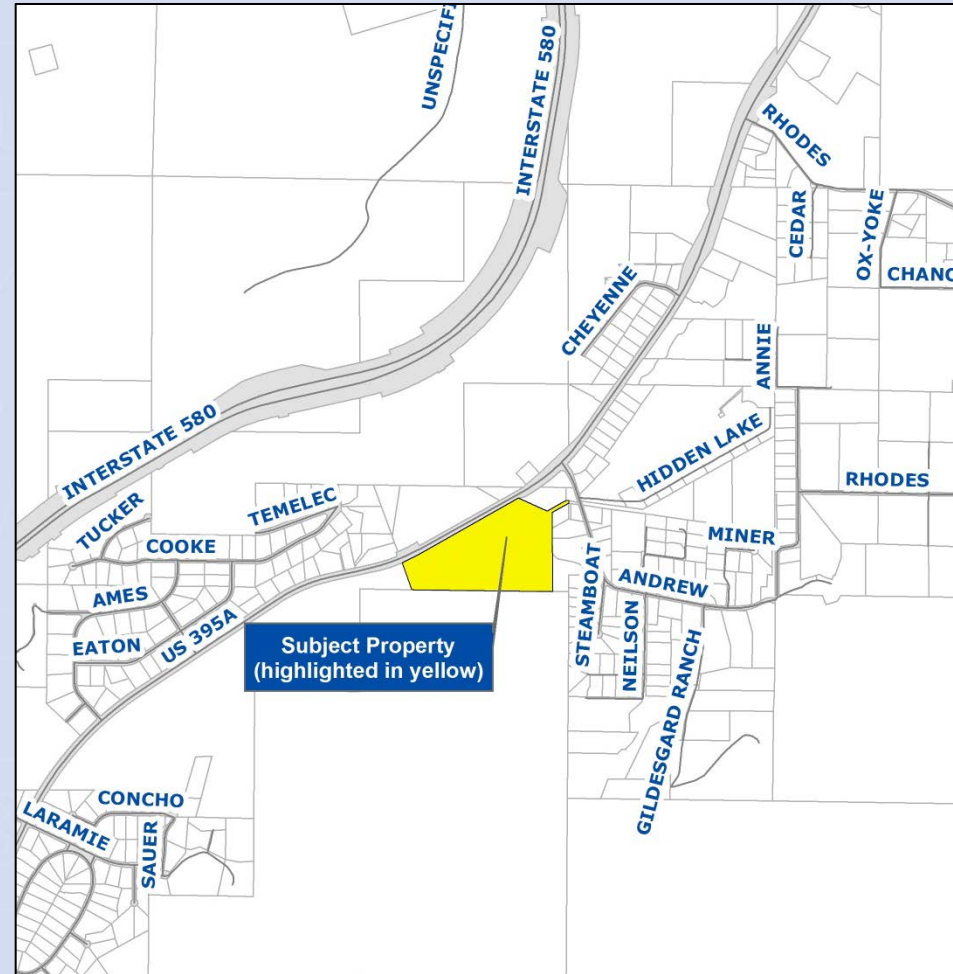
GAIL WILLEY





Vicinity Map

- Pleasant Valley
- 134 Andrew Lane
- Immediately south of Hwy 395
- General Rural
- 35.9-acres





Overview of Request

- **Relocate two existing businesses from 9825 S. Virginia to this property**
 - Gail Willey Landscaping
 - Colorock
- **Add additional plant material for sale**



Existing Location





Difference in Use Types

- **Applicant asserts the businesses fall under the wholesale nursery use type**
- **Staff has concluded only a portion of proposed business is a wholesale nursery; remainder of uses not allowed on property:**
 - Construction Sales and Services
 - Wholesaling, Storage and Distribution - Heavy



Overview of Recommendation

- **Summary of staff recommendation:**
 - Allow wholesale nursery
 - Deny other use types
 - Not allowed in General Rural
 - Even if the other uses were possible with special use permit, they would not be appropriate on this property



Gail Willey Landscaping

- **“Design/build construction firm” and “landscaping company”**
 - Landscape & hardscape design/installation
 - “Pavers, patios, trees, shade structures, retaining walls, rock beds, gardens, rock gardens, rock walls, and water features”



Gail Willey Landscaping





Gail Willey Landscaping





Gail Willey Landscaping





Gail Willey Landscaping

- **Construction Sales and Services refers to “establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures.”**
- **Use is not allowed in General Rural**



Colorock

- **Wholesales, stores and distributes boulders, rock, gravel, sand, base, and mulch**
- **Also offers:**
 - Boulder pick-up/placement
 - Snow removal
 - Equipment transport ($\leq 45,000$ lbs.)
 - Trucking delivery services (ex. construction material)
 - On-site dumping of construction/landscape debris
- **Fleet includes flatbed, end-dump, transfer, triple-transfer and grapple trucks**



Colorock





Colorock





Colorock





Colorock

- **Wholesaling, Storage and Distribution** “refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including, but not limited to, open air handling of material and equipment other than live animals and plants.”
 - Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
 - Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.
- **This industrial use not allowed in General Rural.**



Wholesale Nurseries

- **Nursery Sales use type** refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:
 - Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.
 - Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.
- **This use allowed in General Rural with a special use permit.**



Summary of Uses

- 1. Construction Sales and Services: not allowed**
- 2. Wholesaling, Storage and Distribution – Heavy: not allowed**
- 3. Wholesale Nursery: allowed with special use permit**

**** Even if 1 and 2 were allowed with special use permit, they would not be appropriate on this property.****



Previous Requests by Applicant

- **1998: special use permit request to establish same uses on property.**
 - BCC allowed for wholesale nursery but not rock sales.
 - Project never completed. Permit expired.
- **2017: request to amend Code to allow Wholesaling, Storage & Distribution – Heavy in General Rural with special use permit.**
 - Planning Commission ultimately denied request.



Project Specifics

- **3 main structures:**
 - 3,600 sq. ft. office for Gail Willey Landscaping
 - 1,200 sq. ft. office for Colorock
 - 3,200 sq. ft. shared maintenance shop
- **Shared maintenance yard; areas for pallets , nursery stock, and tree containers (summer)**
- **3 parking lots; 60 parking spaces**

CONCEPTUAL SITE PLAN

4-21-17



60 Scale / 1" = 60'



MAIN OFFICE: 775.853.8733

SITE APN 017-430-01

LAND USE DESIGNATION GR

PROJECT SUMMARY

LAND AREA: 35.903 ACRES

BUILDING AREA:
GAIL WILLEY LANDSCAPING, INC. 3600SF
COLOR ROCK 1300 SF
MAINTENANCE 3200SF

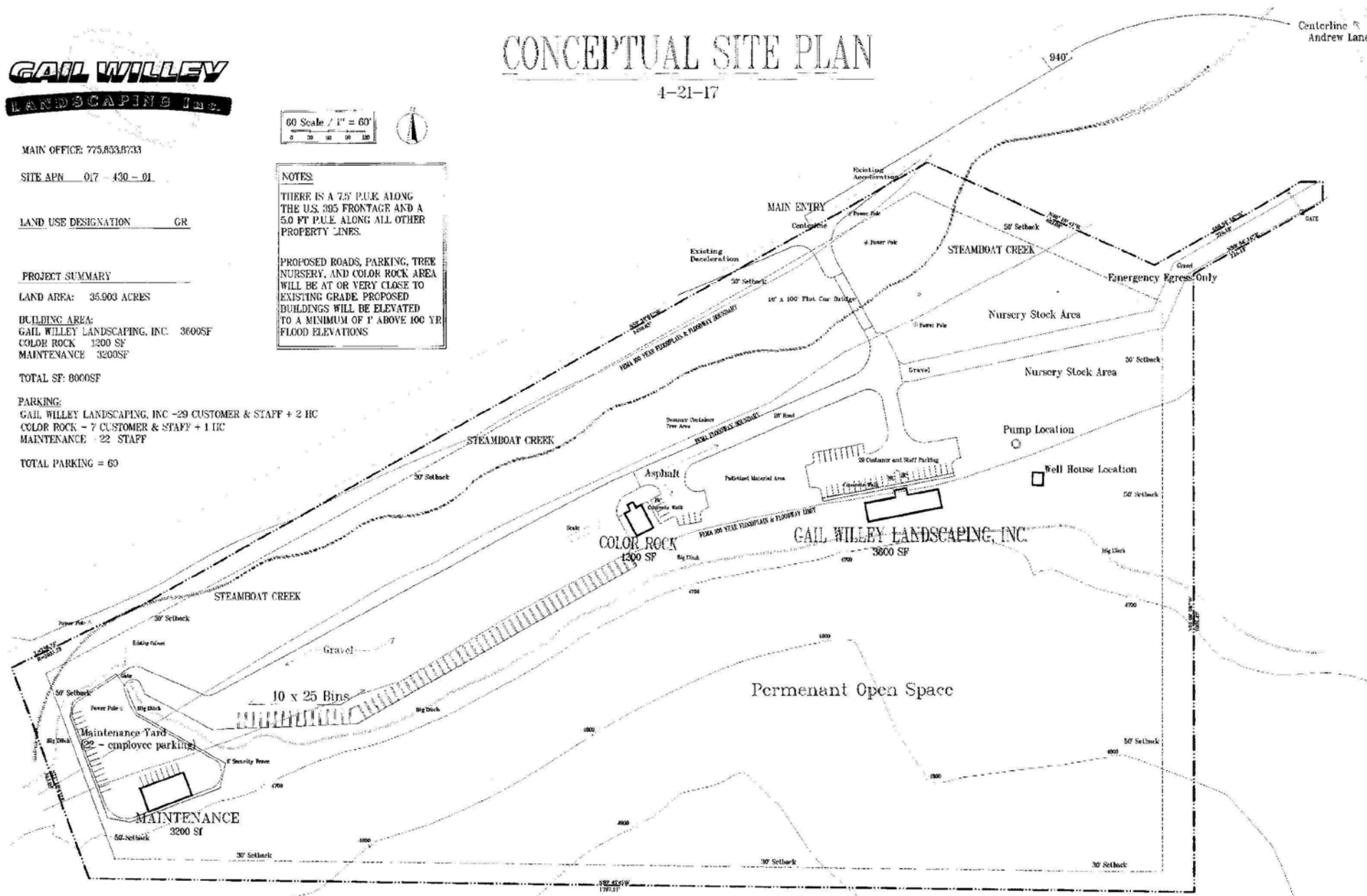
TOTAL SF: 8000SF

PARKING:
GAIL WILLEY LANDSCAPING, INC -29 CUSTOMER & STAFF + 2 IIC
COLOR ROCK - 7 CUSTOMER & STAFF + 1 IIC
MAINTENANCE - 22 STAFF

TOTAL PARKING = 60

NOTES
THERE IS A 7.5' P.U.L.E. ALONG THE U.S. 395 FRONTAGE AND A 5.0 FT P.U.E. ALONG ALL OTHER PROPERTY LINES.

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





Project Specifics

- **Over 50 open storage bins (10'x25')**
- **12+ large trucks/equipment to transport material to/from site, plus wholesale/retail customers**
- **Anticipated traffic volume of 312 weekday trips**
- **NDOT to require traffic study**



Project Specifics

- **Gated emergency access via Andrew Lane**
- **Primary access from Hwy 395**
 - Assumes new bridge across Steamboat Creek (Significant Hydrologic Resource)
 - Bridge requires separate special use permit
 - Any level of approval would be contingent upon successfully obtaining this separate permit



Project Specifics

- **Water via onsite wells (requires permitted public water system)**
- **Commercial onsite sewage disposal will need to be constructed**
- **Hours: 7-5 M-F; 8-2 Sat.; closed Sun.**
- **Security lighting at each structure**
- **Noise impacts could be significant**
- **Dust controlled via speed limits & water trucks**

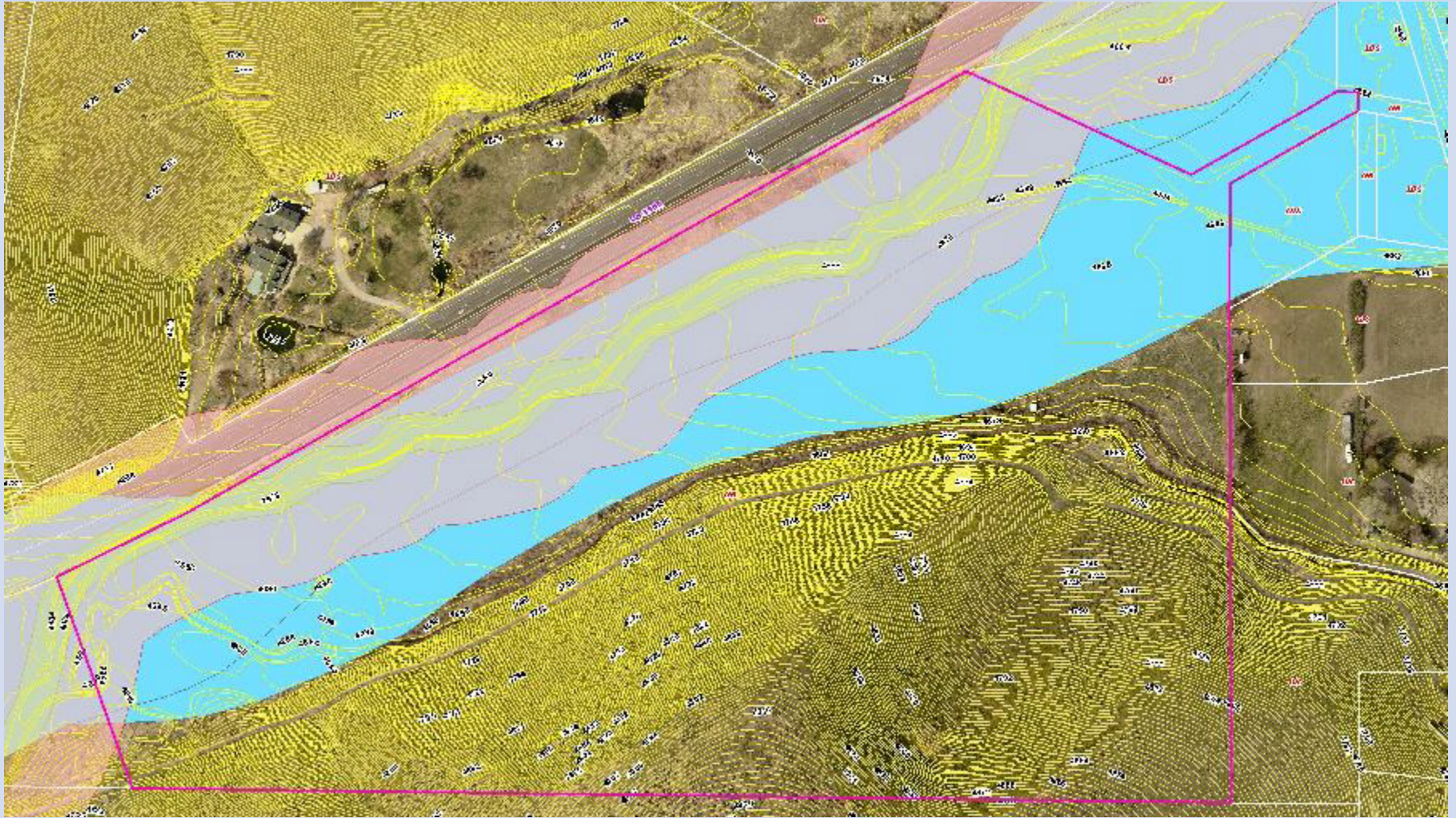


Development Constraints

- **Property significantly constrained**
- **Steamboat Creek traverses entire property**
 - Critical/Sensitive stream zone buffer areas
 - Development prohibited/constrained here
- **FEMA floodway and 100-year floodplain**
- **Potential wetlands**
- **Big Ditch irrigation canal**
- **Southern half of parcel has hillside with slopes over 30%**

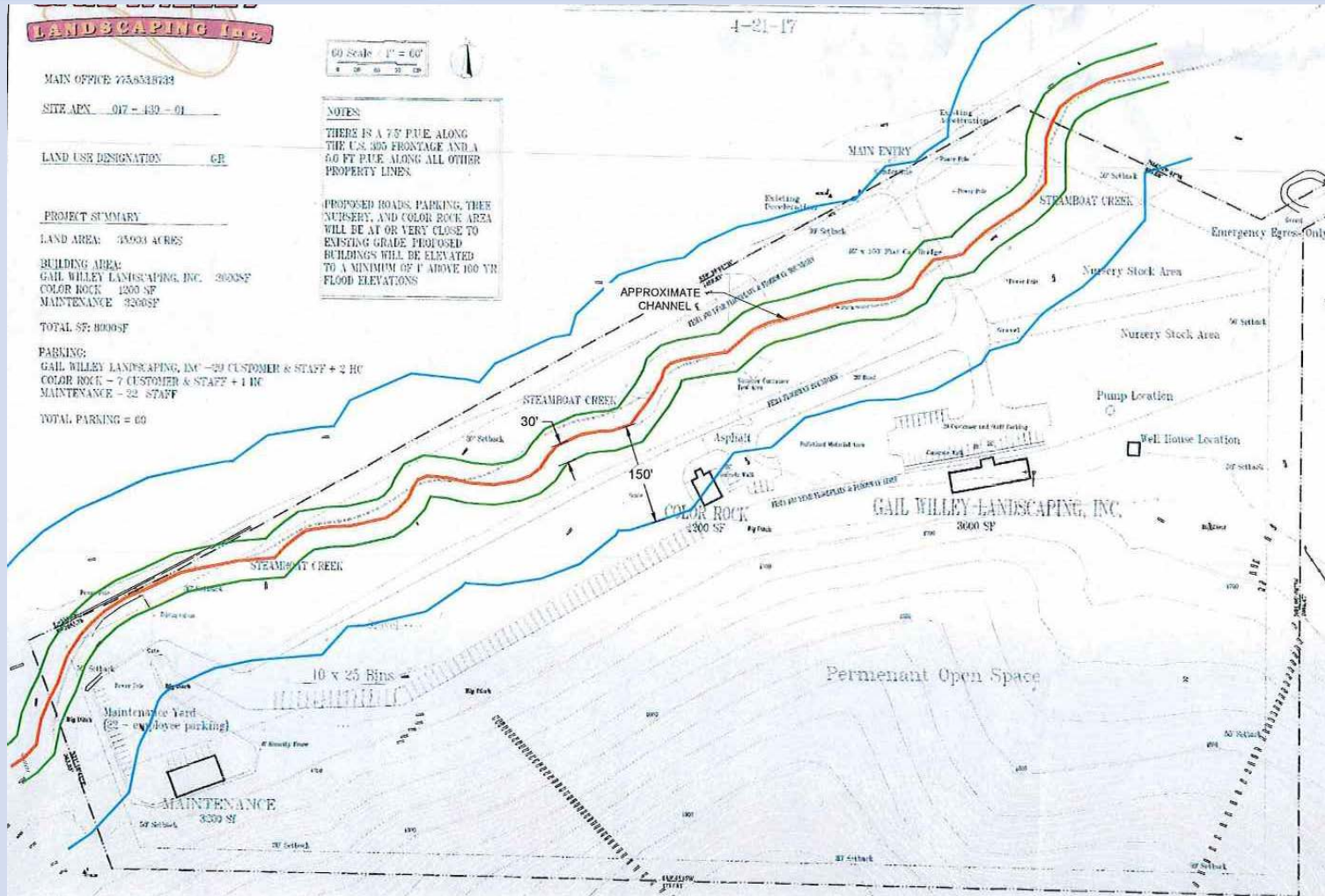


Development Constraints





Development Constraints





Site Photos





Site Photos



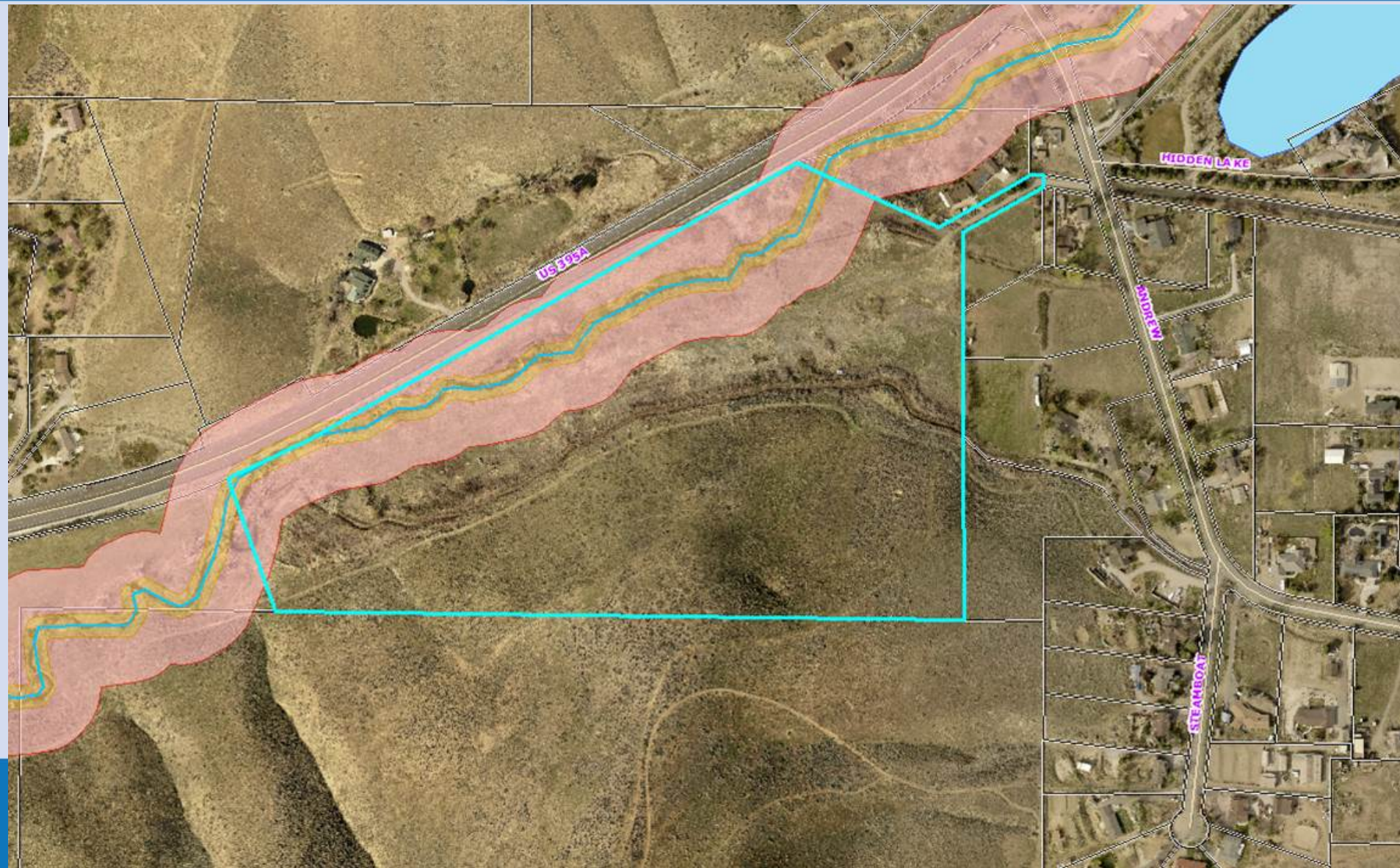


Site Photos





Compatibility





South Valleys Area Plan

■ Character statement

“Highway 395, which winds through [the South Valleys] is a scenic corridor offering peaceful, bucolic scenery, pastoral respite and magnificent mountain vistas ... Maintaining the scenic, agricultural and rural character of these valleys will provide an important break between the more urban and suburban landscapes of Reno and Carson City.”



South Valleys Area Plan

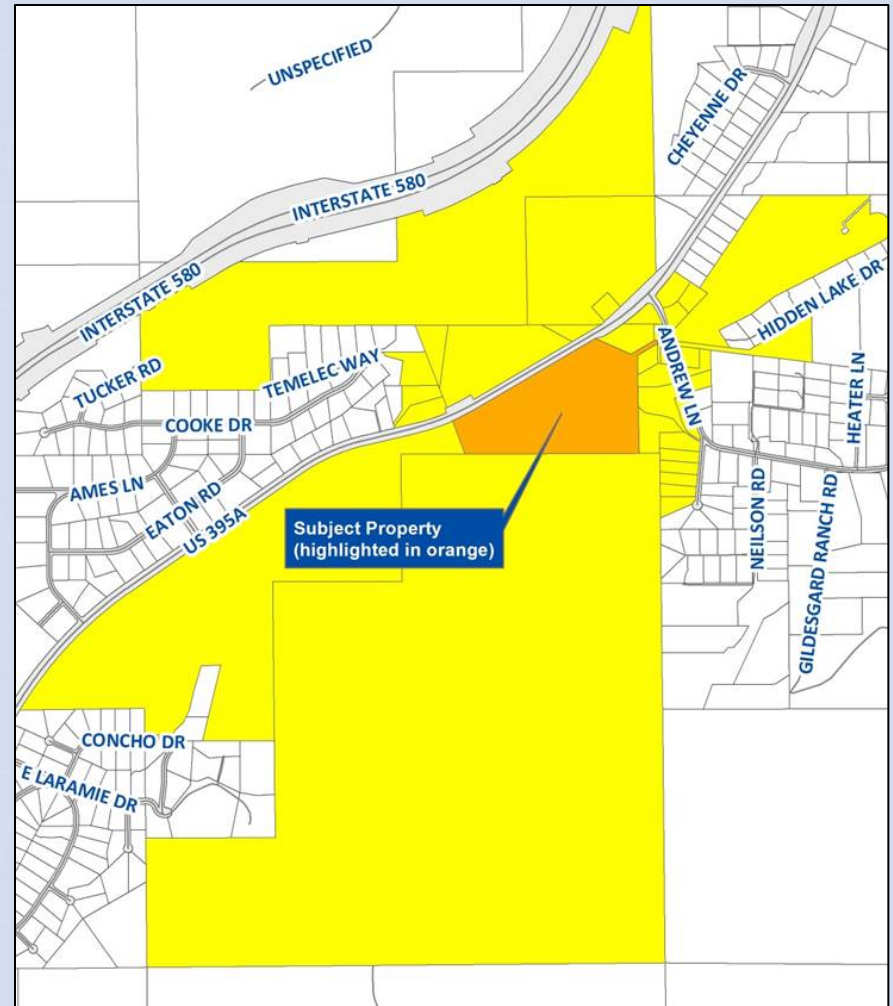
■ General nature of Pleasant Valley

“Pleasant Valley is home to much more limited commercial uses. Commercial endeavors in Pleasant Valley are often strongly associated with the equestrian and agricultural character of the area. **Future commercial activities will generally continue this trend and will be planned with the pastoral, serene, bucolic, residential nature of the area in mind and designed with consideration of the impact such development would have on the character and charm of the Pleasant Valley. All non-residential activities should make significant contributions to the character of the Pleasant Valley community as described in this statement.**”



Public Notice

Property owners of
37 parcels within
500 feet of property
received notice





CAB and Public Comment

- **CAB: Recommended denial**
- **Questions/concerns:**
 - Floodplain/impacts
 - Traffic/dust/noise
 - Industrial use in residential area
 - 3rd attempt
 - Not meeting Area Plan policies
 - Hours of operation
 - Visual impacts
 - Creek impacts
- **22 letters of opposition received**
- **Applicant response in Exhibit G**



Required Findings

- **Consistency**
- **Improvements**
- **Site Suitability**
- **Issuance Not Detrimental**
- **Effect on a Military Installation**
- **Character Statement**
- **Air Quality**



Summary of Evaluation

- **Two of the use types not allowed in GR**
- **Even if allowed, not appropriate:**
 - Physical constraints/characteristics of the property (flood plain, Steamboat Creek, stream buffer areas, steep slopes, Big Ditch, etc.)
 - Potential to negatively impact a protected perennial stream
 - Conflicts with area plan policies and character statement
 - Stark contrast between proposed industrial/commercial uses and pastoral character of Pleasant Valley



Recommendation

- **Partial approval with conditions**
 - Approve wholesale nursery portion
 - Deny Construction Sales and Services use type and Wholesaling, Storage and Distribution – Heavy use type (Colorock operations)
- **One additional condition**



Additional Condition

- **1(t)**

All water rights, including surface water rights, must have appropriate permits and approvals by the State Engineer.



Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Board of Adjustment partially approve, with the conditions of approval included as Exhibit A to this matter, Special Use Permit Case Number WSUP17-0014 for Gail Willey, and the additional condition 1(t). This approval includes allowing for the wholesale nursery portion of the request, but NOT allowing the Construction Sales and Services use type, nor the Colorock operations (Wholesaling, Storage and Distribution – Heavy use type). With this modification to the application and partial approval, I can make all five findings in accordance with Washoe County Code Section 110.810.30 and the two required findings from the South Valleys Area Plan.



QUESTIONS?