

RENO TAHOE BUSINESS GATEWAY SPECIAL USE PERMIT FOR GRADING

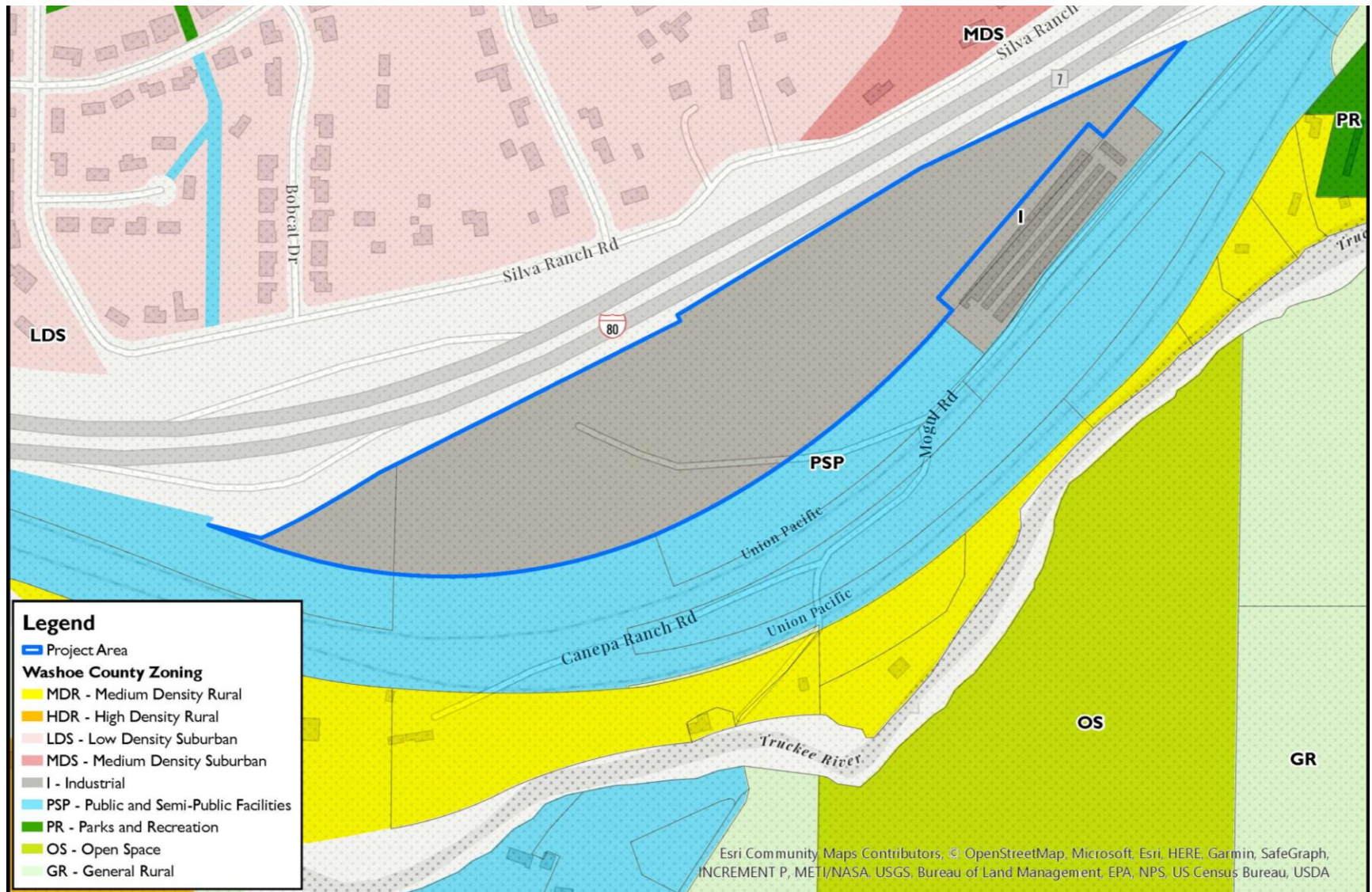
Washoe County
Board of Adjustment



Vicinity Map



Vicinity Map

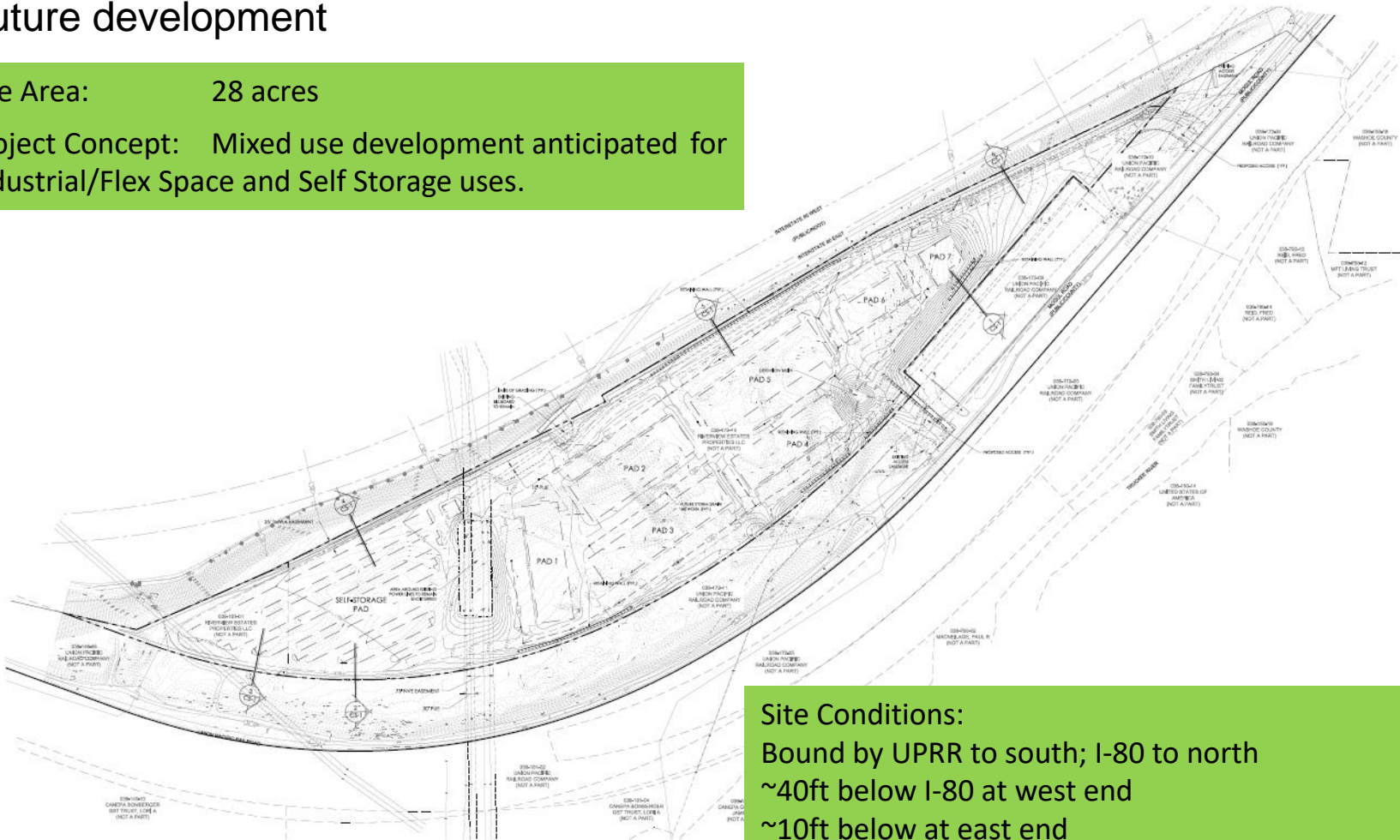


Project Request

Special Use Permit for grading to allow ~27.2 acres of disturbance to create pads for future development

Site Area: 28 acres

Project Concept: Mixed use development anticipated for Industrial/Flex Space and Self Storage uses.



Site Conditions:
Bound by UPRR to south; I-80 to north
~40ft below I-80 at west end
~10ft below at east end
Existing stockpiles and disturbance from UPRR/I-80/various utility projects in area

Staff Report Summary of Grading SUP

- Special use permit for major grading in anticipation for future development of a flex space industrial park.
- Request will allow the development of “super pads” that can be developed with a mix of industrial uses as allowed in the Industrial (I) regulatory zone.
- The special use permit request is limited to grading; landscaping, parking and lighting requirements will be addressed with future permit requirements for build out of the project.
- The project area is relatively flat with over 80% of the site having slopes of less than 15% or less.
- Existing topography and Interstate 80 create natural buffer to minimize visual impact to existing development.

Staff Recommends Approval → All Grading SUP Findings Can Be Made

- Consistency: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and applicable area plan;
- Improvements: 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;
- Site Suitability: The site is physically suitable for the type of development and for the intensity of development;
- Issuance Not Detrimental: 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; and
- 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.

Amend Condition #1

1.a. The actions granted by WSUP22-0006 are for the associated grading only. ~~Future building permit issuance will be subject to the Master Plan Amendment land use designation adoption for WMPA22-0001 - SOI Rollback.~~

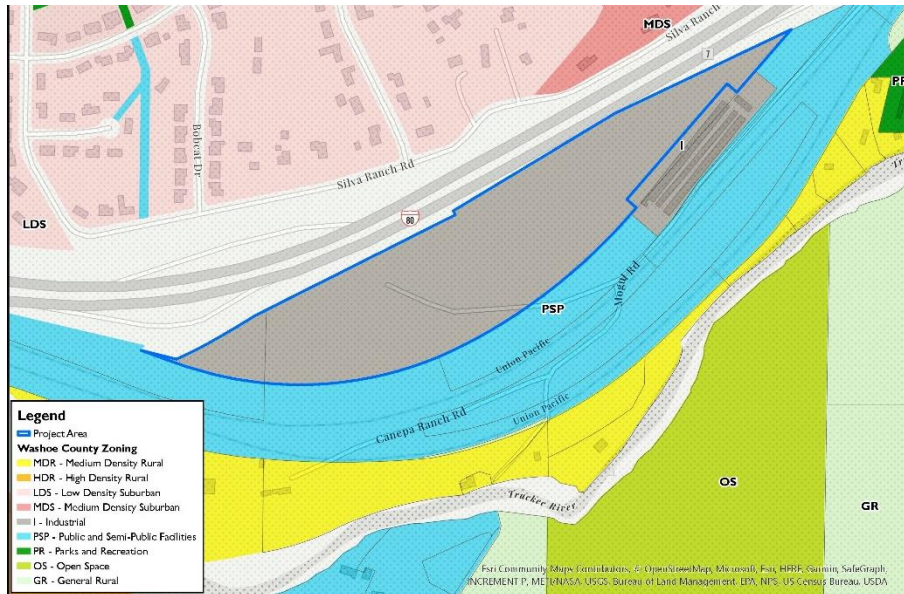


Table 110.302.05.4

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	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

Master Plan

Interpretation 13-2

- Interpretation allows property owner to **establish uses that are allowed within the zoning category prior to adoption by BCC**
- This includes mass grading in anticipation of future development

Interpretation 13-2

INTERIM ZONING FOR PROPERTIES ROLLED BACK FROM A CITY'S SOI

Pursuant to Article 910, Section 110.910.05 of the Washoe County Code Chapter 110 (Development Code), the Planning and Development Division Director of the Community Services Department has the authority to enforce the provisions of the Development Code. In order to appropriately enforce the Development Code, the Director finds it necessary to provide the following interpretation as to the ability to assign regulatory zones to properties that are rolled back from a city's Sphere of Influence (SOI) into Washoe County's jurisdiction during the interim period before regulatory zones can be adopted by the Washoe County Board of County Commissioners.

BACKGROUND

Planning and Development Division staff have identified a need to establish interim regulatory zoning before the County has the opportunity to adopt a permanent regulatory zone. Immediately following official notification of the rollback of property from a City's Sphere of Influence into Washoe County, the County shall initiate amendments to the appropriate Master Plan and Regulatory Zone maps for the property. The Truckee Meadows Regional Plan establishes the appropriate master plan category for the property through an adopted translation table. However, no such translation table exists to establish an interim regulatory zone. Therefore, this interpretation is required to assign an appropriate regulatory zone in order to bridge the gap in time between the rollback and the amendment of the Master Plan and Regulatory Zone maps.

INTERPRETATION

Washoe County will apply the equivalent regulatory zoning identified in Table 1 or Table 2 below for properties immediately following a Sphere of Influence rollback from the Cities of Reno or Sparks. If regulatory zoning was never established within the City's Sphere of Influence by the City, then Washoe County will apply the most current regulatory zoning or land use classification (prior one-map process) that was adopted when the property was previously within the County's jurisdiction.

In situations where the current City regulatory zoning may have multiple equivalent County regulatory zoning choices, County staff will review both the City's previous master plan and zoning, and the previous County master plan category (or land use category) and/or regulatory zone to determine the most appropriate County equivalent regulatory zoning. A property owner may utilize the interim regulatory zoning to establish any use type allowed within that regulatory zone prior to the adoption of regulatory zoning by the Washoe County Board of County Commissioners.



Questions?