

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

Special Use Permit

WSUP22-0031 (Looking Stone Farm)

December 1, 2022

Request

- The application is requesting a special use permit (SUP) to approve a commercial horse boarding stable for 31 horses per WCC Table 110.302.05.3.
- The applicant is also requesting modifications of paved parking surfaces to allow non-paved surface (110.410.25 (e)), reduction of landscape standards for a commercial use (110.412.40 (c)) and waive screening requirements for commercial properties adjacent to residential properties (110.412.40 (d)).

Vicinity Map

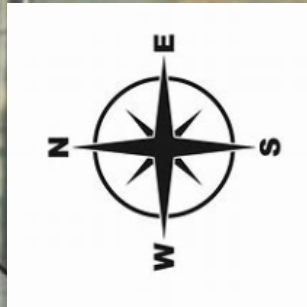


Designations

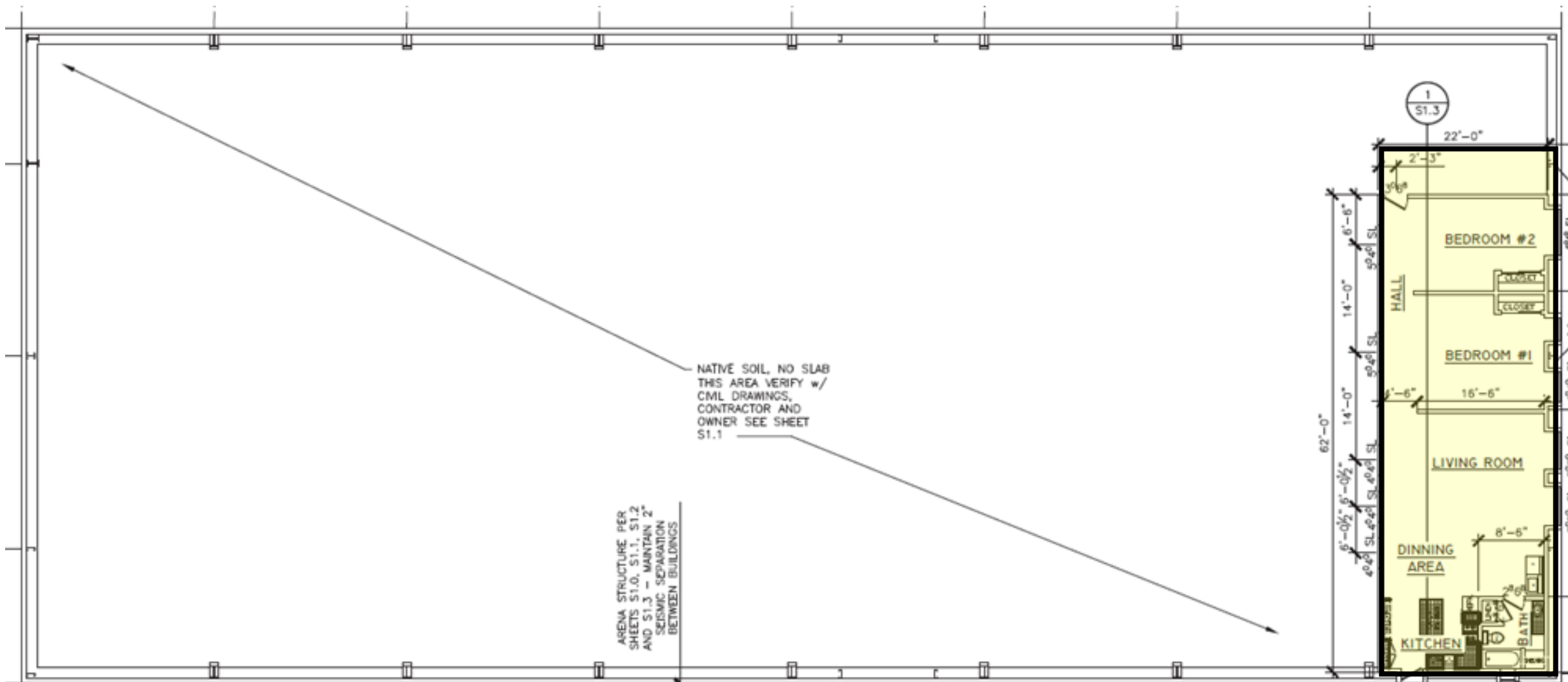
- The site has a master plan designation of 8% (1.6 acres) rural residential (RR) and 92% (18.4) rural (R).
- The regulatory zones on the property include 8% (1.6 acres) high density rural (HDR) & 92% (18.4 acres) general rural (GR).
- The surrounding parcels to the north, south and east have similar master plan designation and regulatory zone.
- The parcel to the west has a regulatory zone of medium density rural (MDR).
- The parcel is within the South Valleys Area Plan in the Rural Character Management Area.

- The commercial stable is for 31 horses and the facility will not be open to the public and there will be no events or horse shows.
- A 17,000 SF is proposed with a 15,636 SF enclosed riding arena attached to a 1,364 SF residence with 2 bedrooms, 1 bath.
- Washoe County Code does not require an administrative permit for the indoor arena because it is attached to a residence.
- A 10,880 SF barn with stalls, office, tack room and a restroom will be adjacent to the arena with a breezeway between the two structures.

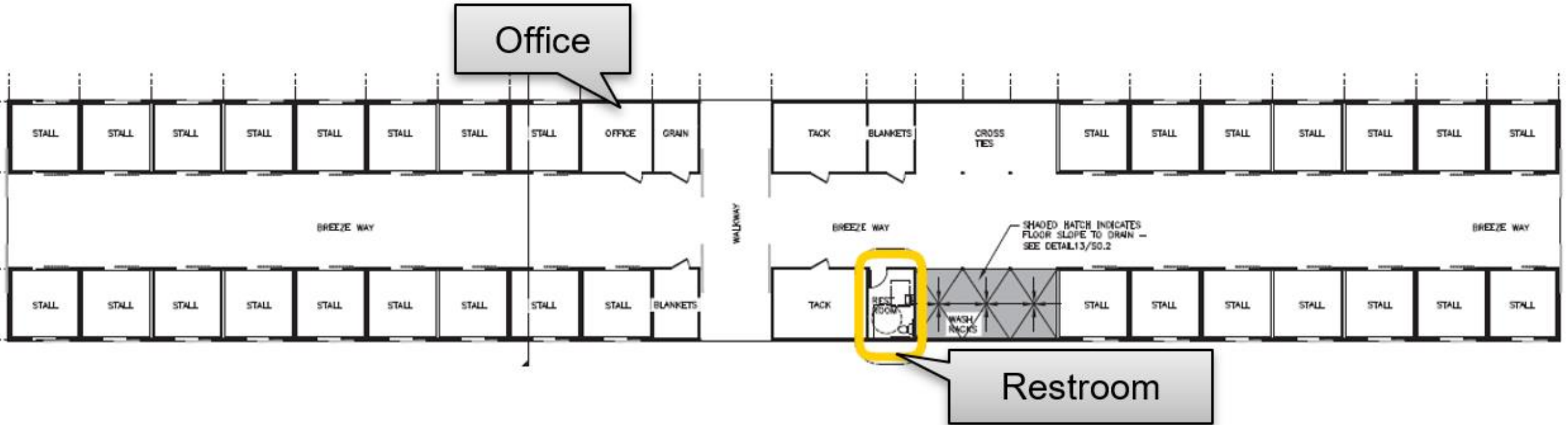
Site Plan



Residence & Indoor Arena Floor Plan



Barn & Stalls Floor Plan



- The majority of the 20-acre site will remain as open pastures- 3 large pastures and eight turn out areas.
- The facility will provide training only for the horses boarded at the facility.
- The hours of operation are from 8am to 6pm six days a week.
- There will be at least one caretaker on site to provide 24-hour care along with seven employees, four full-time and three part-time staff.
- The stalls will be cleaned daily, and flies will be managed with the use of “fly predator” material.

- The site is relatively flat with 3,756 cubic yards to be graded, which does not meet major grading thresholds.
- The access to the site is from William Brent Road, a 2-lane paved roadway, with an emergency access along the western side of the site.
- The applicant indicates traffic generated will be minimal with an estimated 20 average daily trips (ADT) and peak flows of 4-7 trips in the AM and PM.
- Due to the minimal increase in traffic, no traffic study is required.

Parking

- Parking for the site per WCC, is 0.25 parking spaces for every horse, along with one parking space per employee during peak employment shift.
- The site will have 31 horses, which requires 8 parking spaces with additional parking for employees.
- The applicant is providing 15 parking spaces, which will meet the parking needs of the site.
- The parking will be located along the west side of the barn, including one paved ADA space.
- Trailer parking will be located along the south side of the barn.

Landscaping

- Landscaping of the site per WCC requires 20% of the developed area of the site to be landscaped for commercial uses and 8.8 acres of the site are being developed.
- The applicant is proposing 1.86 acres (21%) will be landscaped with ornamentals, 0.8 acres with native landscaping and 6.13 acres will be pasture areas.
- The proposal is for a minimum of 73 trees and 438 shrubs.
- The applicant is proposing trees every 25 feet at the entrance of the site and along the driveway.



The applicant is requesting to modify:

1. 110.410.25(e) – Paving of parking, driveways and maneuvering areas. The applicant is requesting a pavement waiver for the safety of horses and riders.
2. 110.406.12(c) – A buffering of the front, side or rear yard for the entire length adjoining common property line and along the frontage. The applicant is requesting a waiver however trees will be provided every 50 feet along the property side yard of the site where the structures are located and every 25 feet along the street frontage .
3. 110.406.12 (d) - Screening is required of an “eight (8) foot screening element”, “when a civic or commercial use adjoins a residential use”. The applicant is requesting a screening waiver because of the location and size of the parcel.

Neighborhood Meeting



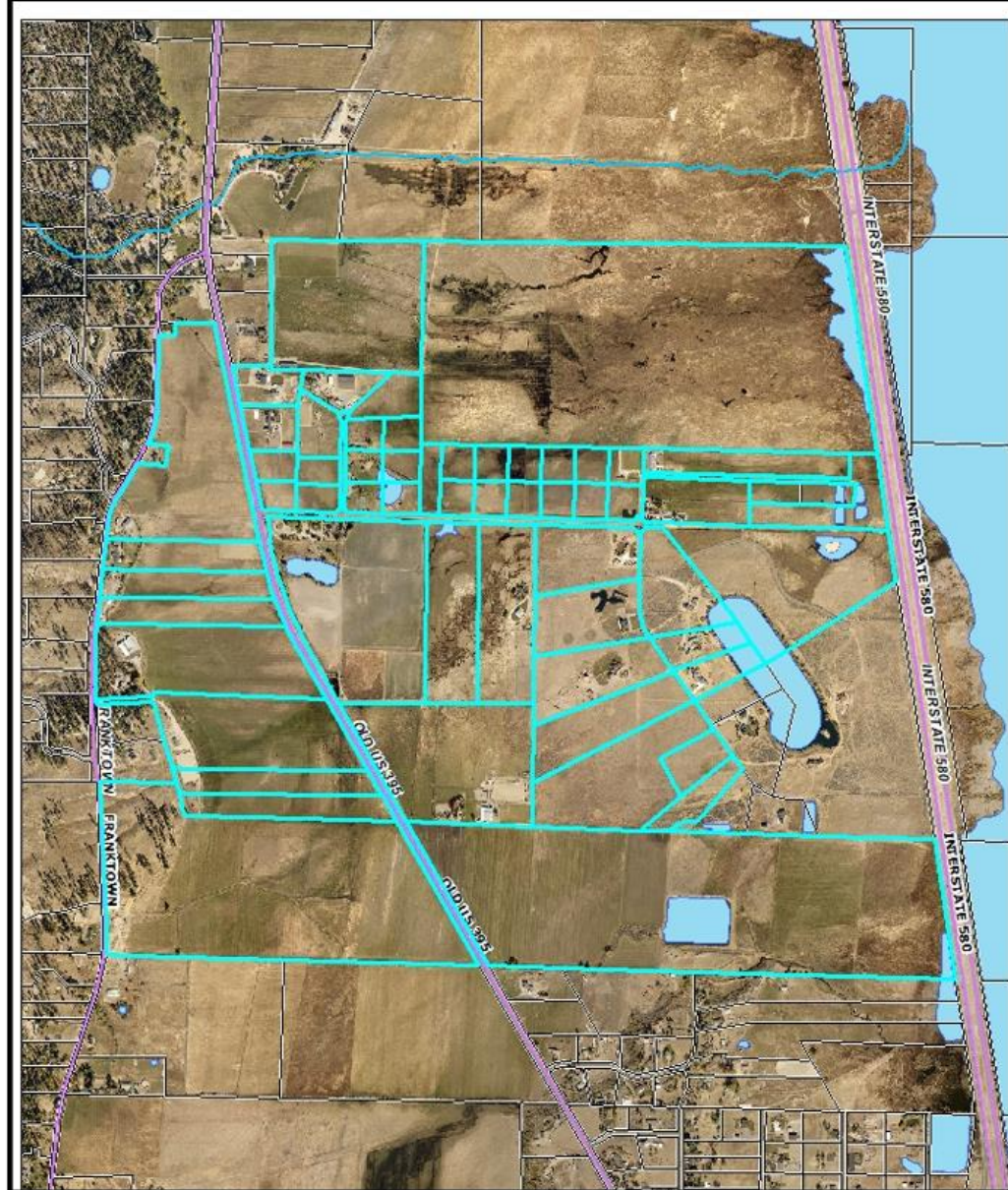
- The applicant held a neighborhood meeting at the East Washoe Valley Community Center on August 16, 2022, with 7 people attended the meeting.
- The applicant provided a brief presentation and the attendees had questions concerning events, waste disposal, lighting and dark skies.

Noticing

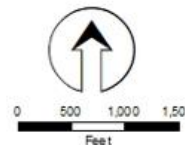
32 parcels
were noticed,
and no emails
or phone calls
were received.



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WSUP22-0031 Looking Stone Farm
Noticing Map - 2000 feet



Community Services
Department



WA SHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Source: Planning and Building Division

Date: 11/29/2022

Agency Review & Findings

Various agencies reviewed the application, their comments are included in the staff report.

Agencies with conditions, are included in the Conditions of Approval.

Staff is able to make all the required findings, as detailed in the staff report.

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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0031 for ATJ Holdings LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

Thank you

Julee Olander, Planner
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