

Washoe County Board of Adjustment



**WSUP22-0009**

**(Canine Rehabilitation & Cat Shelter)**

May 5, 2022

# Request



This is a request for a special use permit to add a new 4,000 sf. cat shelter, with a 3,750 sf. training facility, and 5,000 sf. multi-purpose outdoor education center at a site with an existing commercial kennel

Commercial kennels are permitted with approval of a special use permit within the South Valleys Area Plan, Appendix A, Old Washoe City Historic Commercial District Character Management Area for Commercial regulatory zoned parcels

# Background



- The canine center is a rescue facility and has been operating since November 2013.
- The Center currently fosters, shelters and trains dogs that are in need of a temporary home before adoption and a long-term home for dogs that have adoptability issues.
- The proposed cat shelter would provide similar services.

# Request



- The request included:
  - construct a 4,000 sf. cat shelter,
  - a 5,000 sf. outdoor education center,
  - a 3,750 sf. education center, and
  - site improvements to an existing canine rehabilitation center.
- The applicant has indicated the cat shelter will be completed first and the other facilities and improvements, as funds become available.

# Analysis



- The Center has a regulatory zone of General Commercial (GC) and per Appendix A of the South Valleys Area Plan and Table 110.302.05.3 for commercial kennels use type a SUP is required.
- The site is expanding by more than 10% of the existing 12,800 building and a SUP is required for the expansion.

# Site Characteristics



- Currently there is only one building on the site that is used as the canine rehabilitation center, it had previously been the Cattlemen's Restaurant.
- The site has a large, paved area surrounding the center building.
- An old log cabin is located fronting US 395 and the applicant has indicated that they have contacted the State of Nevada Historic Preservation Office (SHPO) and have been informed that the "structure has no historic significance".





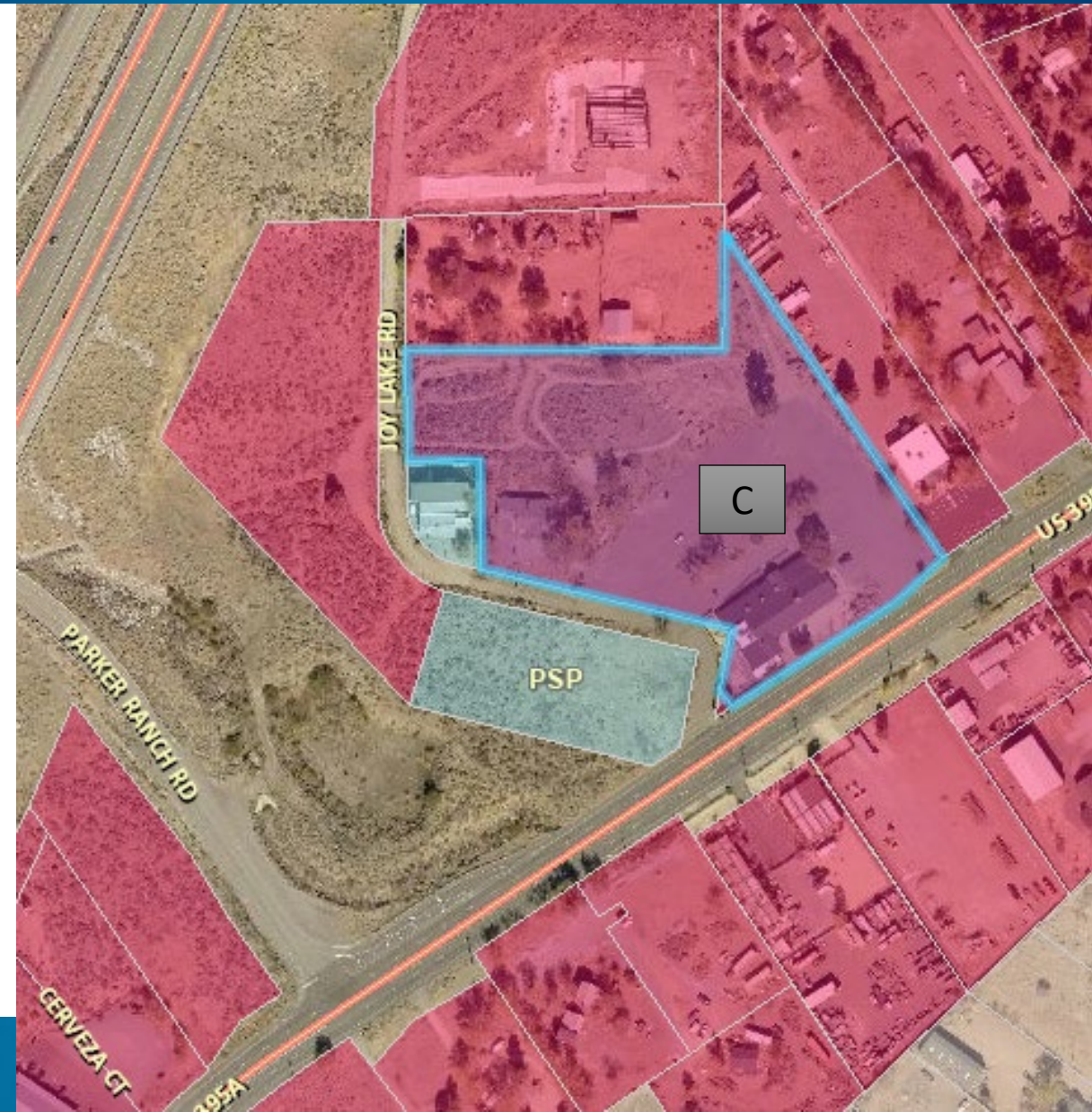




# Site Characteristics

- The parcel and the surrounding parcels are master planned Commercial (C) and have a regulatory zone of Commercial (C).
- There is a cemetery located to the southwest of the parcel and is master planned Rural (R) and has a regulatory zone of Public Semi Public Facility.
- The site is within the South Valleys Area Plan and in the Old Washoe Historic District, known as Old Washoe City.

# Mater Plan & Zoning

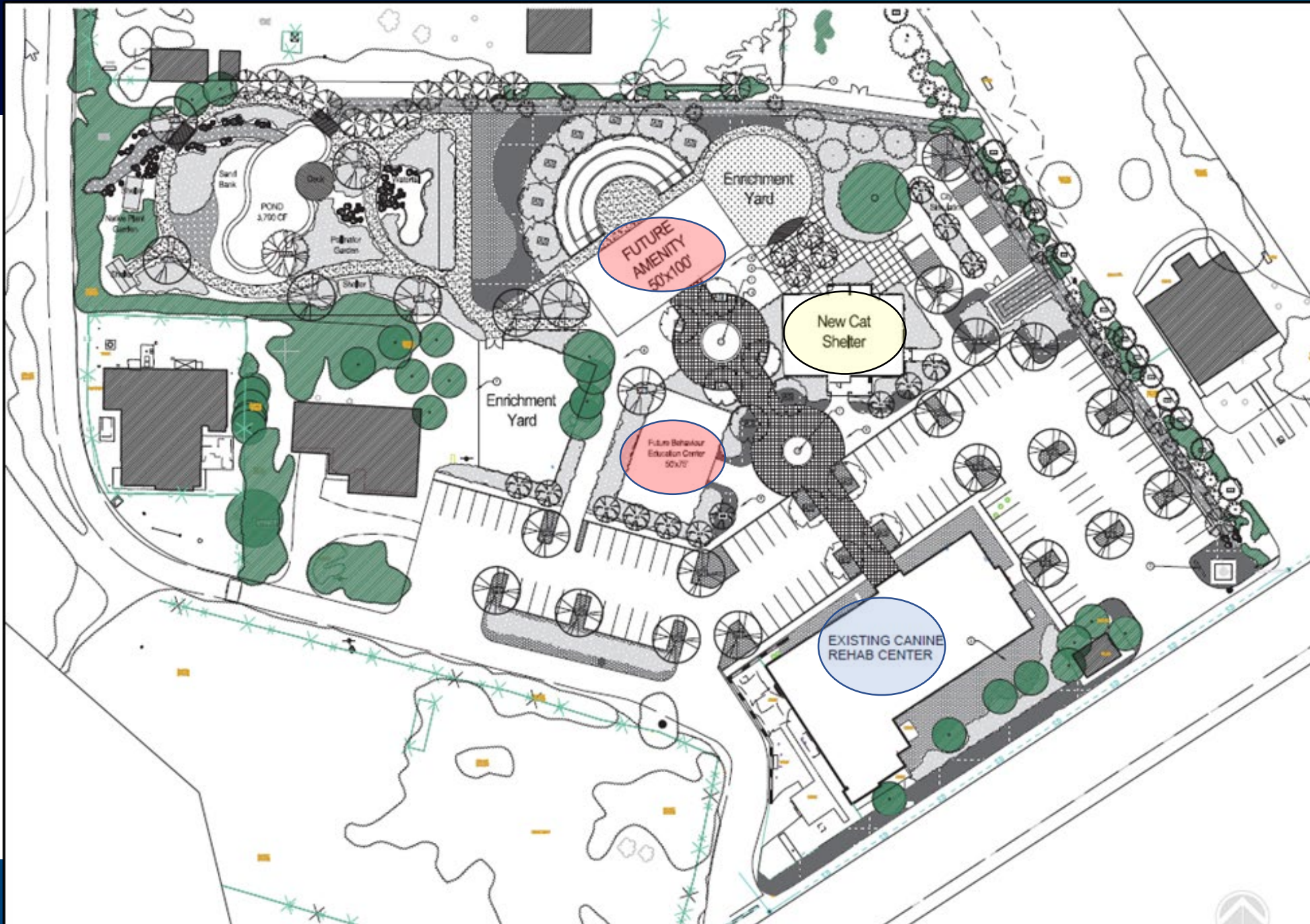


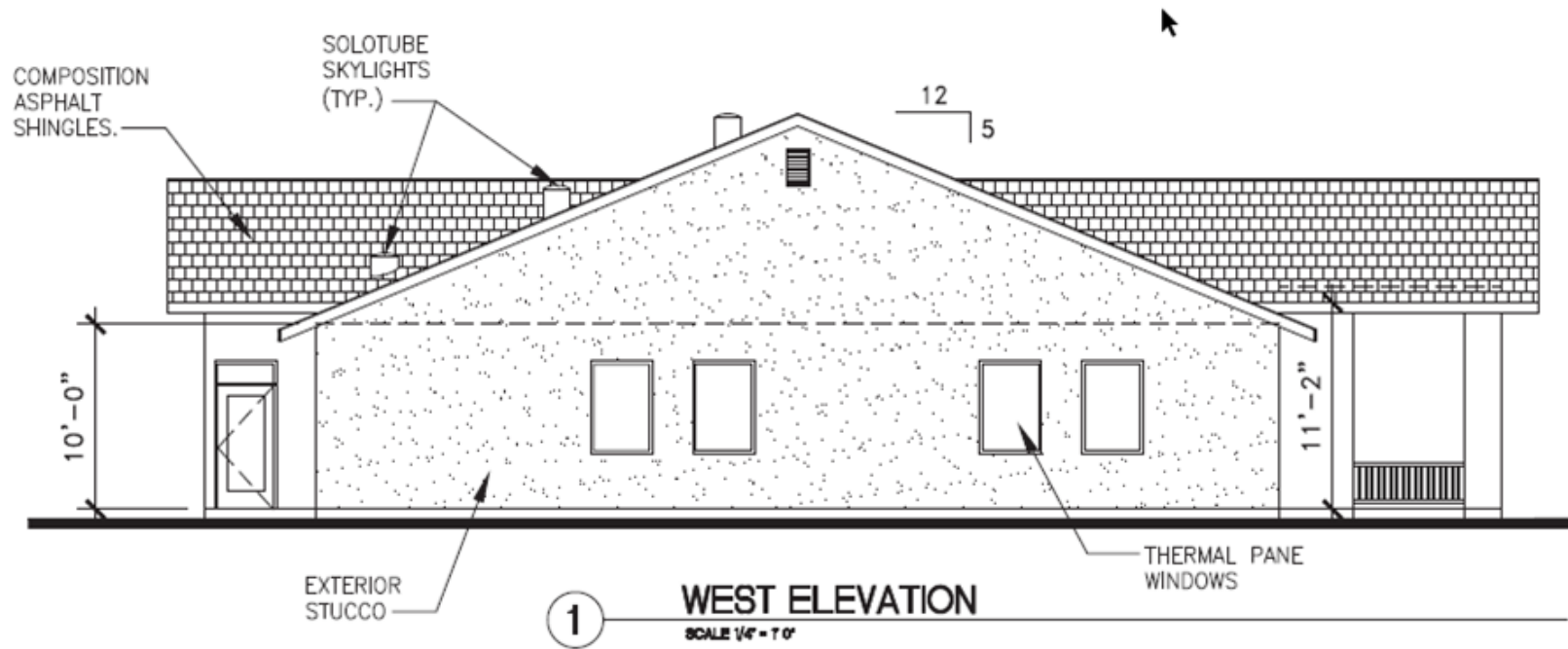
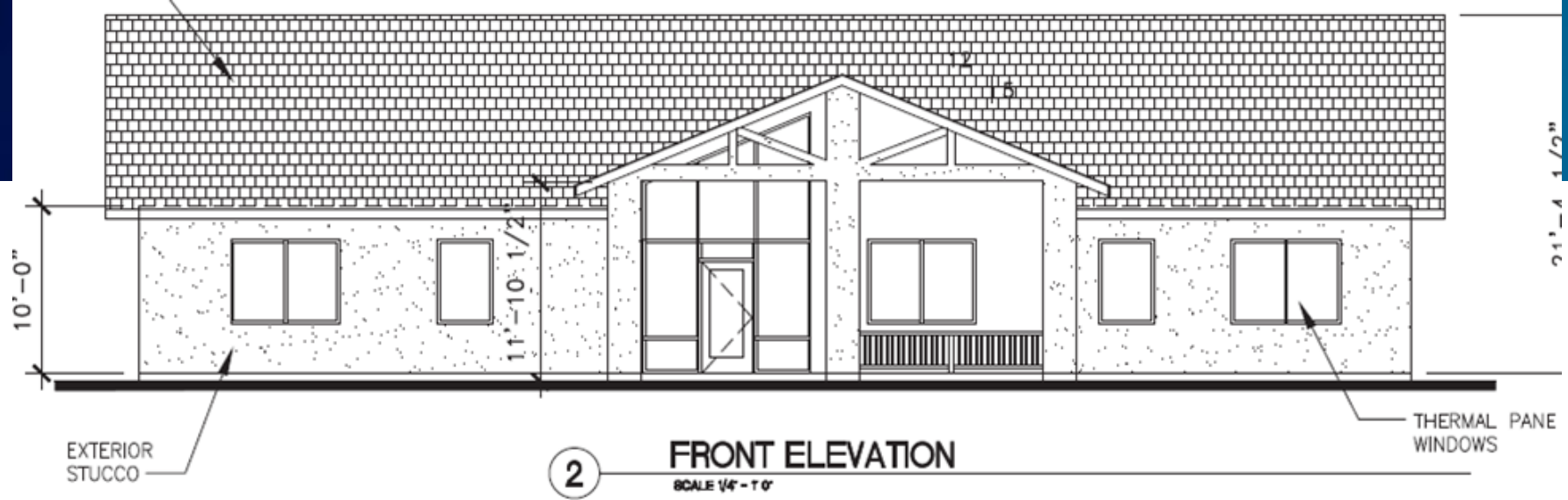
- The entrance to the Center is from US 395 Highway, which is classified as a minor arterial by Nevada State Department of Transportation (NDOT).
- The applicant indicates that the proposed buildings will result in 28.73 peak hour trips , which is below the 80 peak hour trips threshold and no traffic impact study is required.
- The application further indicates that the traffic from the center will have negligible impact on the adjacent street network and no changes to the roadway are required.

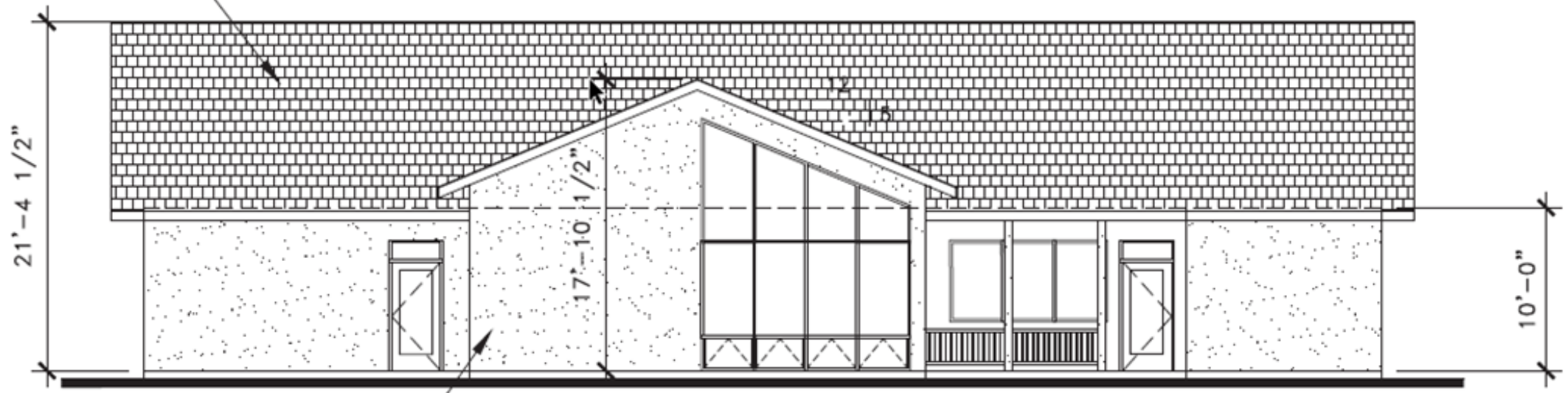
# Parking and Landscaping



- The area around the canine shelter is paved with no parking spaces marked and the applicant indicates that 90+ parking spaces will be provided and will meet Article 410, Parking and Loading for Commercial Kennel use type, which requires .25 per animal.
- There will be ADA spaces, which the applicant states, “will be further detailed when the facilities are submitted for building permit”.
- The applicant is primarily planning to xeriscape the site, incorporating low water intensive/native plant, except with lawn areas as shown in the landscape plan above and will meet Article 412, Landscaping, which requires 20% of the disturbed area to be landscaped.

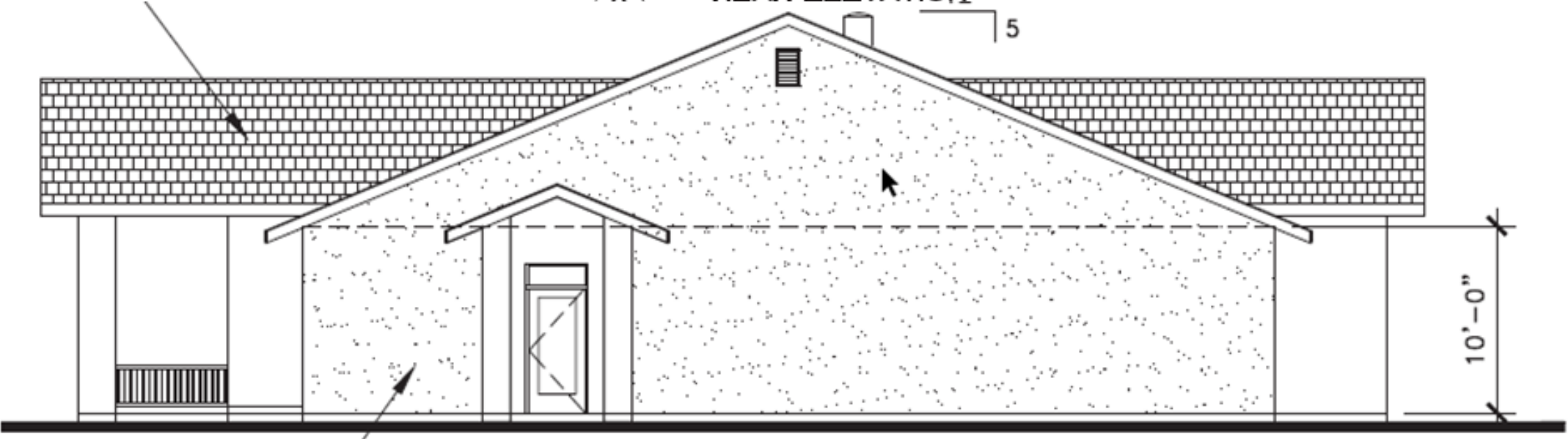






EXTERIOR STUCCO

REAR ELEVATION

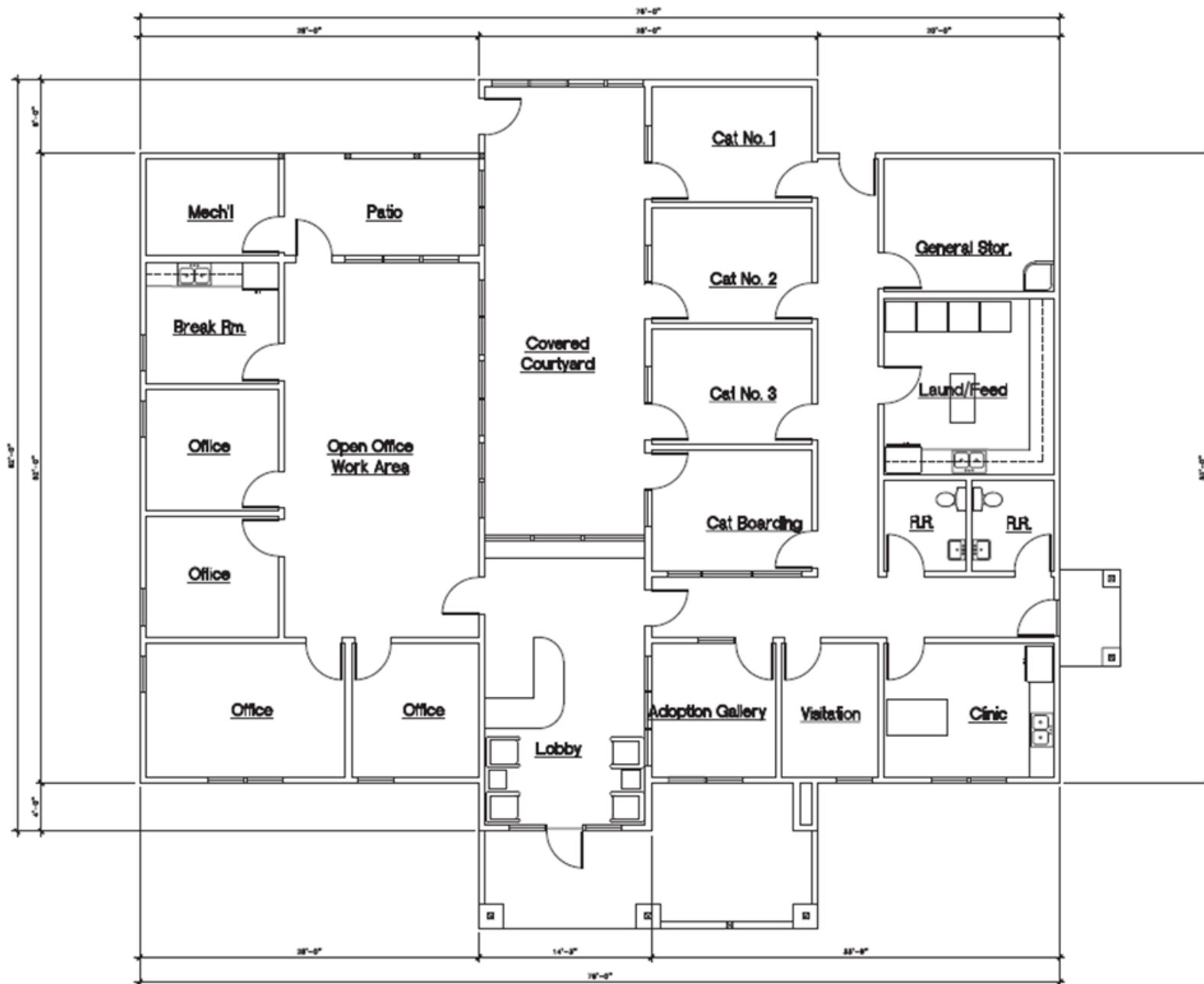


EXTERIOR STUCCO

EAST ELEVATION

1

SCALE 1/4" = 1'



1 FLOOR PLAN  
SCALE 1/4" = 1'-0"





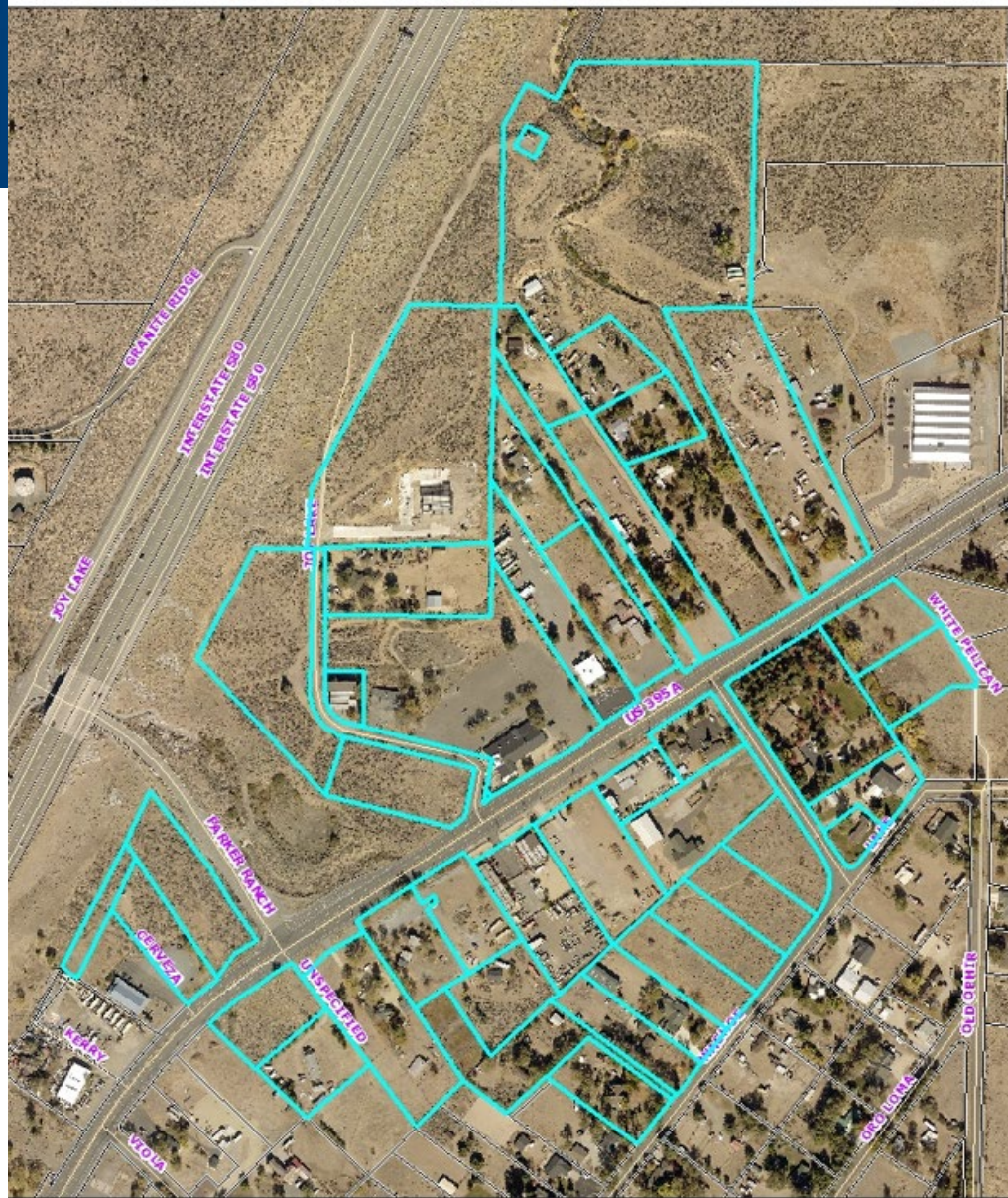


# Neighborhood Meeting

- The applicant held a neighborhood meeting on April 25<sup>th</sup> at 6:00 at the South Valleys Library and 13 people attended
- There were questions about the facility and the timing of when structures would be built

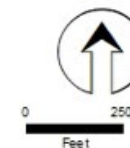
# Noticing

- Parcels 750 feet from the site were noticed and 68 notices were sent out



WADMIN22-0009 Canine Rehabilitation  
& Cat Shelter

Noticing Map - 750 feet



# Reviewing Agencies



- Various departments and agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval

# Findings and Motion

- Staff is able to make the findings as outlined 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 WSUP22-0009 for Canine Rehabilitation Center & Sanctuary, 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

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