

Washoe County Board of Adjustment



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SERVICES DEPARTMENT

WSUP22-0038

(Goodwin Personal Storage)

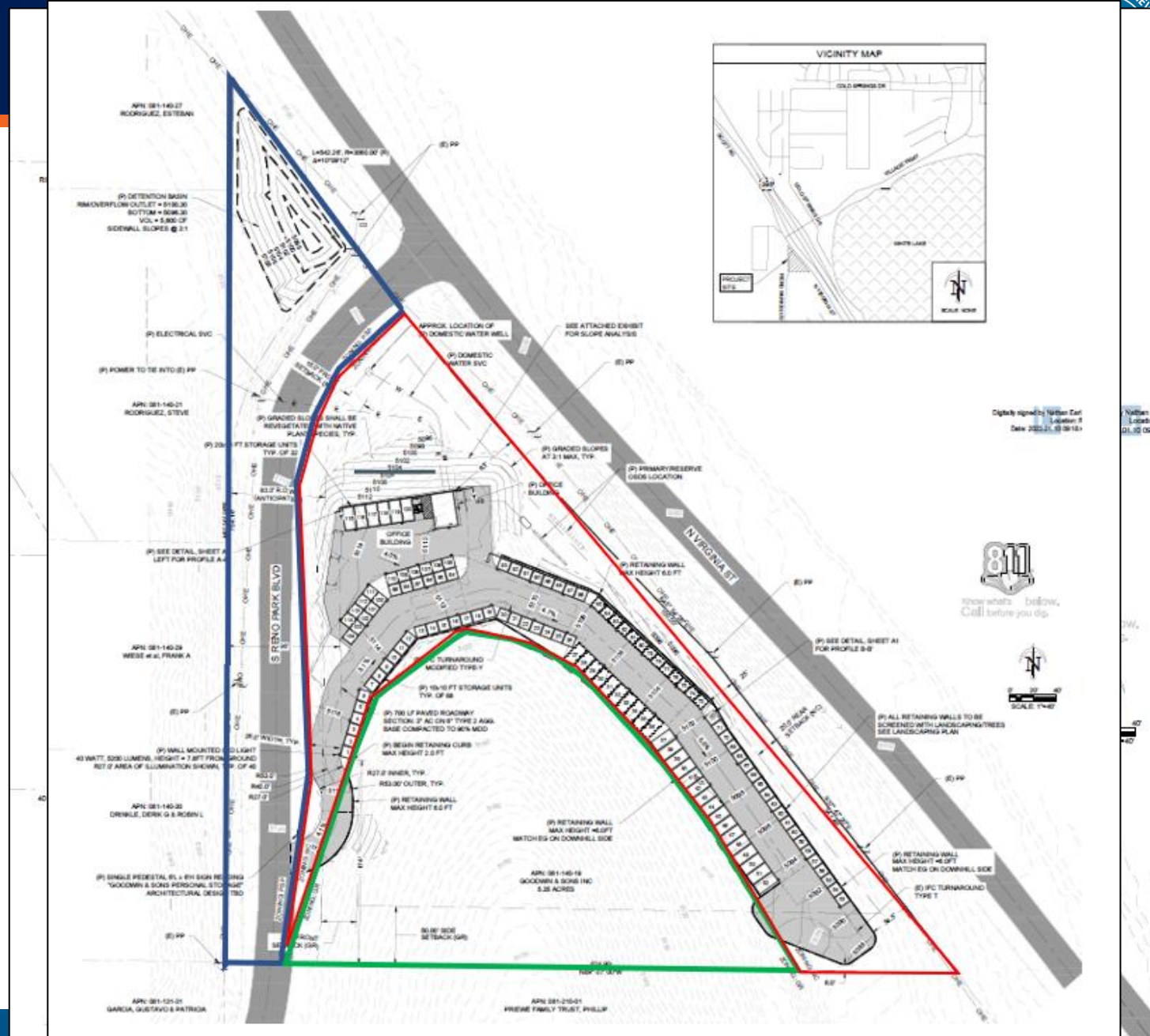
March 2, 2023

Applicant Request



A special use permit request for grading and the construction of a personal storage facility use. Proposed ground disturbance is 1.3 acres, with approximately 2,240 cubic yards of cut and 5,300 cubic yards of fill. The personal storage facility is proposed to have 120 individual storage units and an onsite office building.

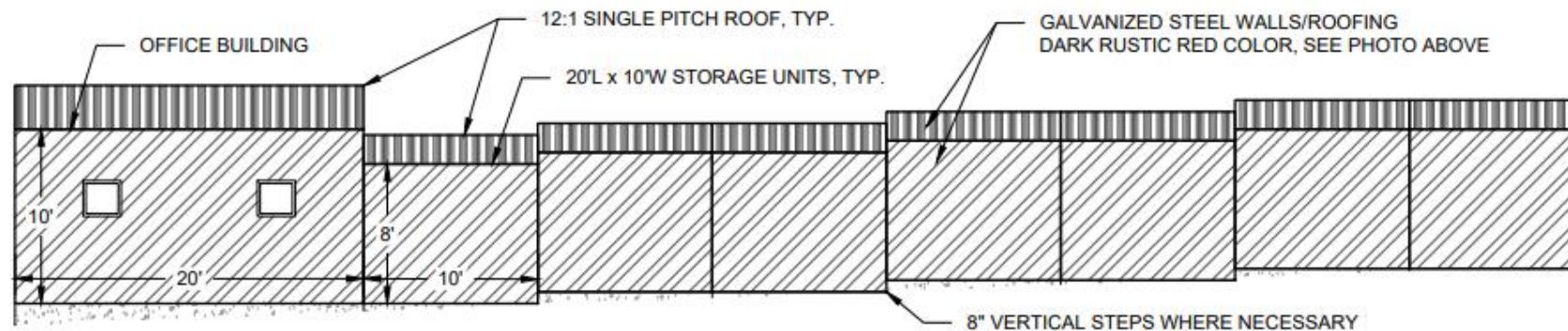
Site Plan



Elevations/Rendering



COLOR/MATERIAL OF METAL BUILDINGS TO MATCH ROOF EAVE OF EXISTING GENERAL STORE UNDER SAME OWNER



Article 410 – Parking



110.410.10.3

1 space / employee during peak employment shift

Applicant indicates expected employees at peak will be two persons requiring two spaces required.

1 space for loading per 2000 sf building footprint

15,800 square foot building footprint requiring 8 spaces

110.410.15.1

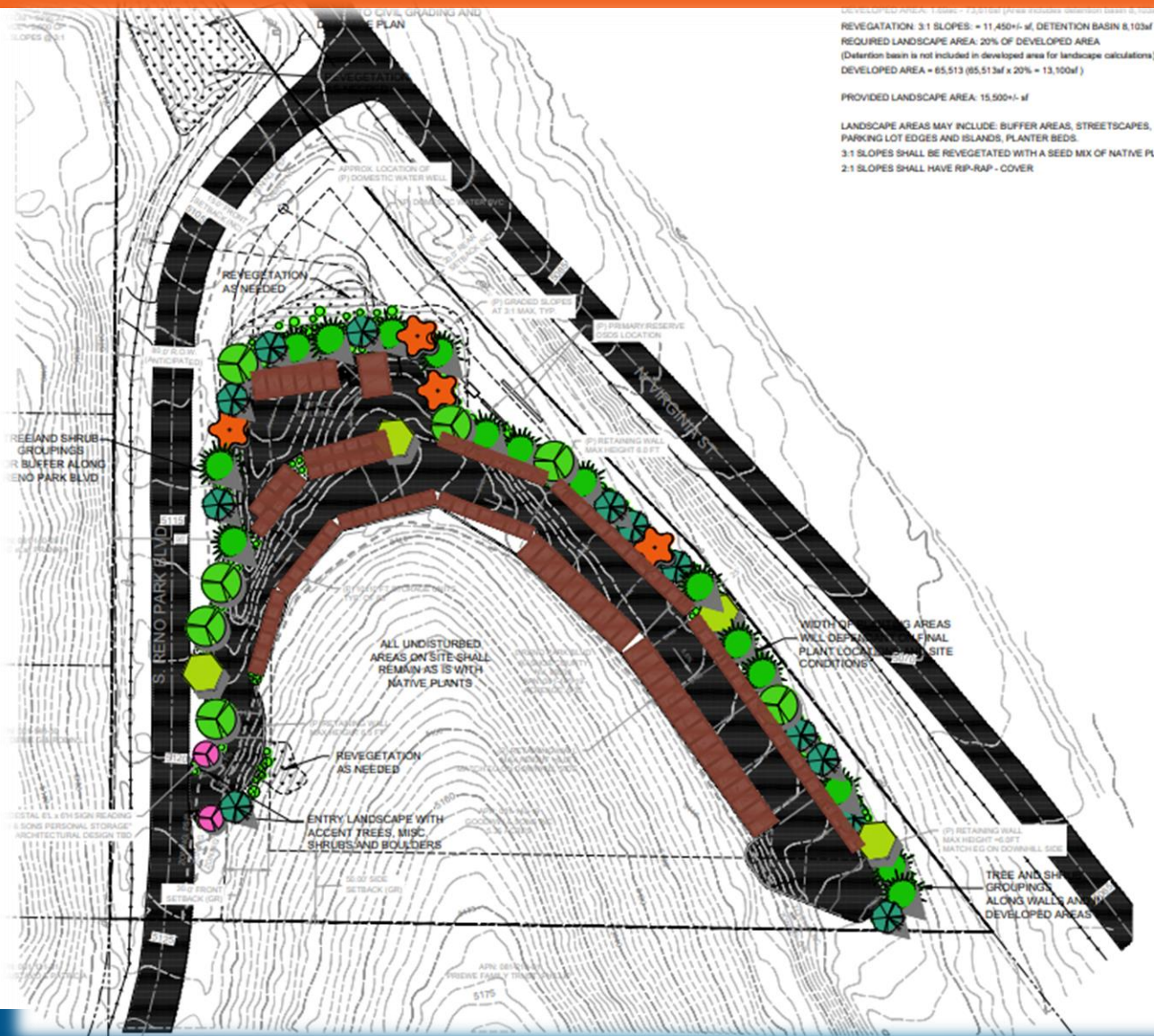
1 handicapped accessible space for 1-25 required

1 handicapped space for 10 parking spaces is required

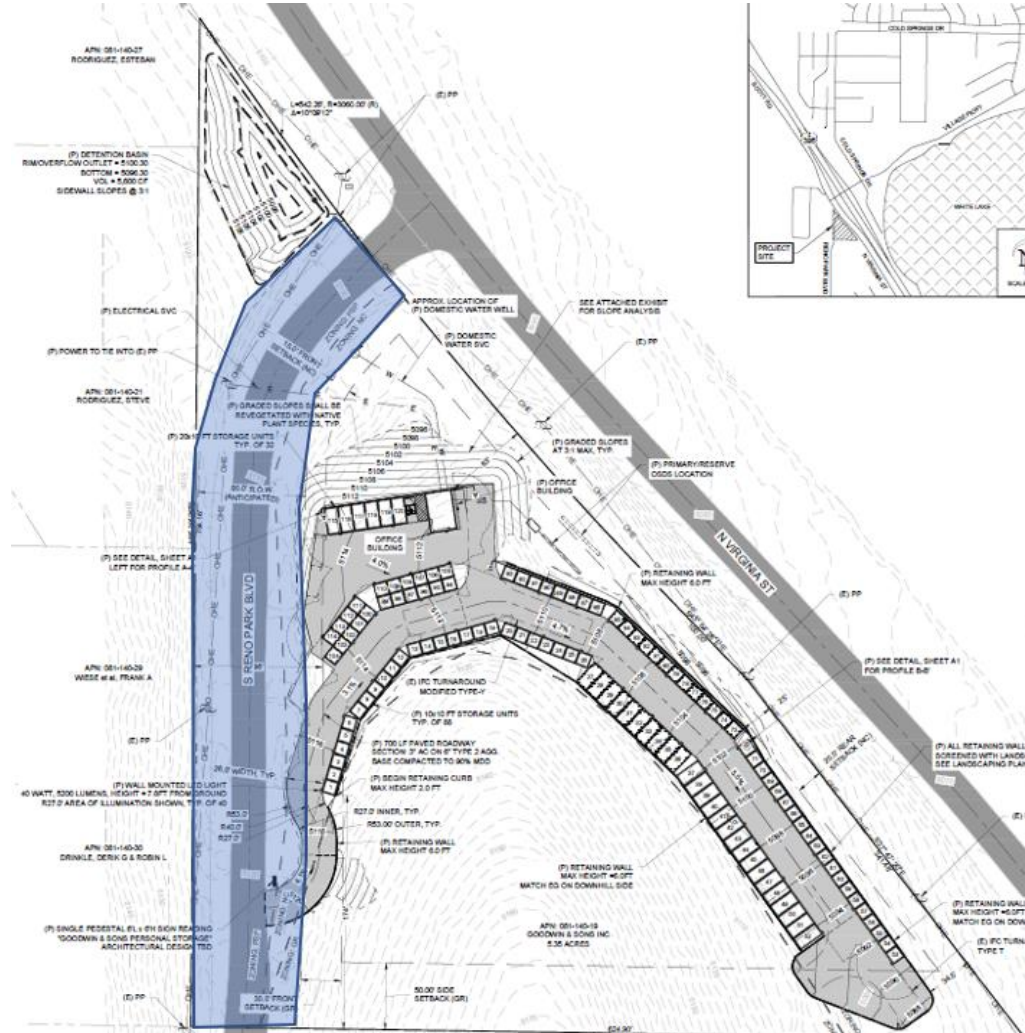
Total required: 10 spaces with 1 handicapped accessible space.

Provided parking: 3 striped parking spaces with 1 handicapped accessible space is provided. In addition, approximately 41 additional unstriped parallel parking space areas in front of the storage units for loading are proposed.

Article 412 Landscaping

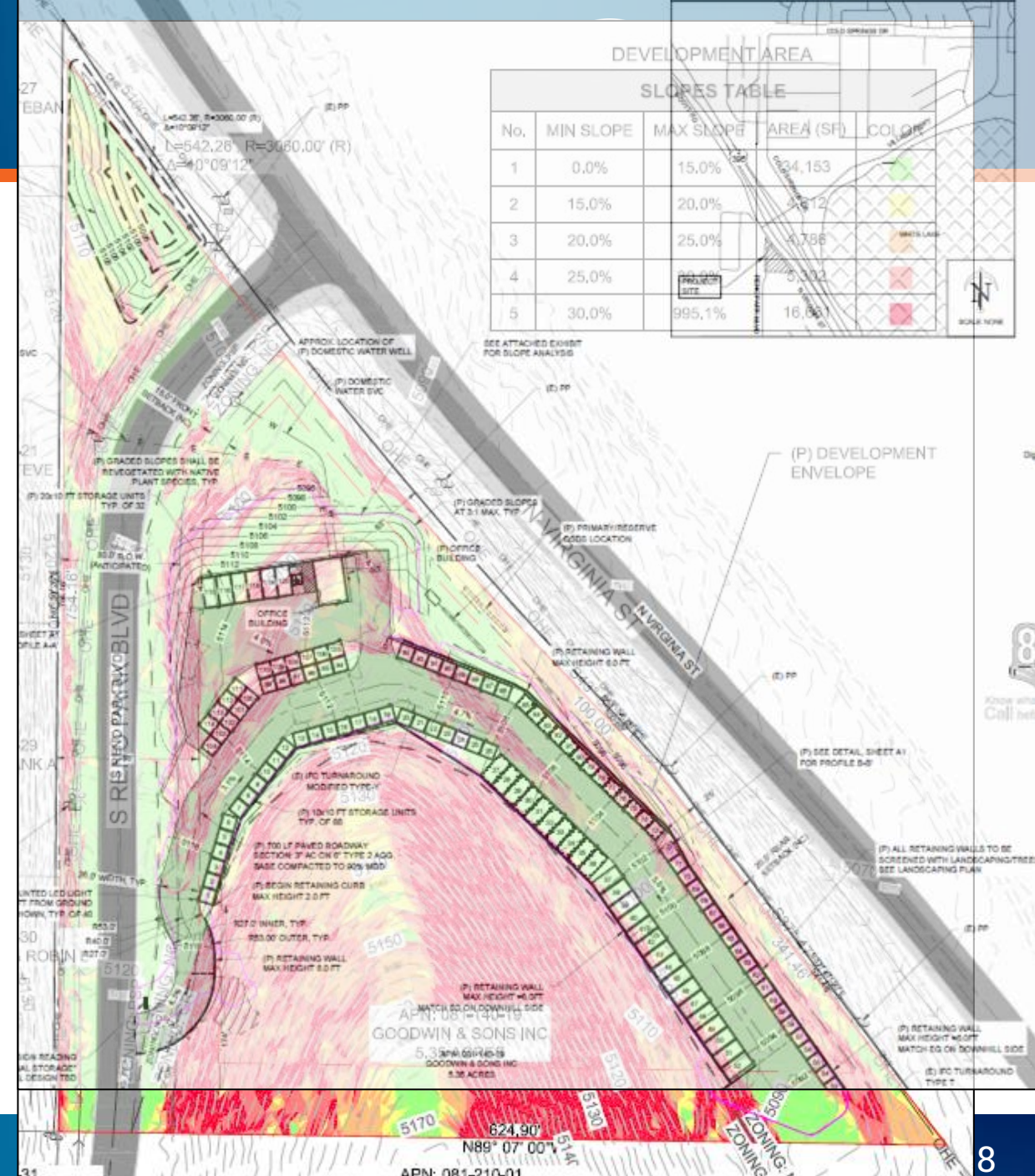


Article 436 - Street Design Standards



Article 438 - Grading

- The proposal exceeds two major grading permit thresholds in Article 438, Grading. The thresholds are outlined below:
 - **110.438.35(a)(2)(ii)(B)** – Importation of 1,000 cubic yards or more whether the materials is intended to be permanently located on the project site or temporarily stored on a site for relocation
 - **110.438.35(a)(3)** – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)



Public and Agency Comment



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- 38 properties within 1,000' were notified of the application
 - No comments were received



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 WSUP22-0038 for Martin Goodwin, 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: Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;

- (a) Improvements. That 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;
- (b) Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development;
- (c) Issuance Not Detrimental. That 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;
- (d) 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.

Thank you

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