



# Planning Commission Staff Report

Meeting Date: April 4, 2017

Subject: Master Plan Amendment Case Number WMPA17-0001

Applicant: Manke Family Trust

**Agenda Item Number: 9A**

Summary: Amend text within Table C-3 of the Spanish Springs Area Plan to allow for "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit.

**Recommendation: Adopt the recommended Master Plan amendment and authorize the Chair to sign the attached resolution**

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## Description

**Master Plan Amendment Case Number WMPA17-0001** – For possible action, hearing, and discussion to approve a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. As part of this possible action, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung

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## **Explanation of a Master Plan Amendment**

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan. The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at [www.washoecounty.us](http://www.washoecounty.us): select Departments, Planning and Development, Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning & Development Division.

**Volume One** of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

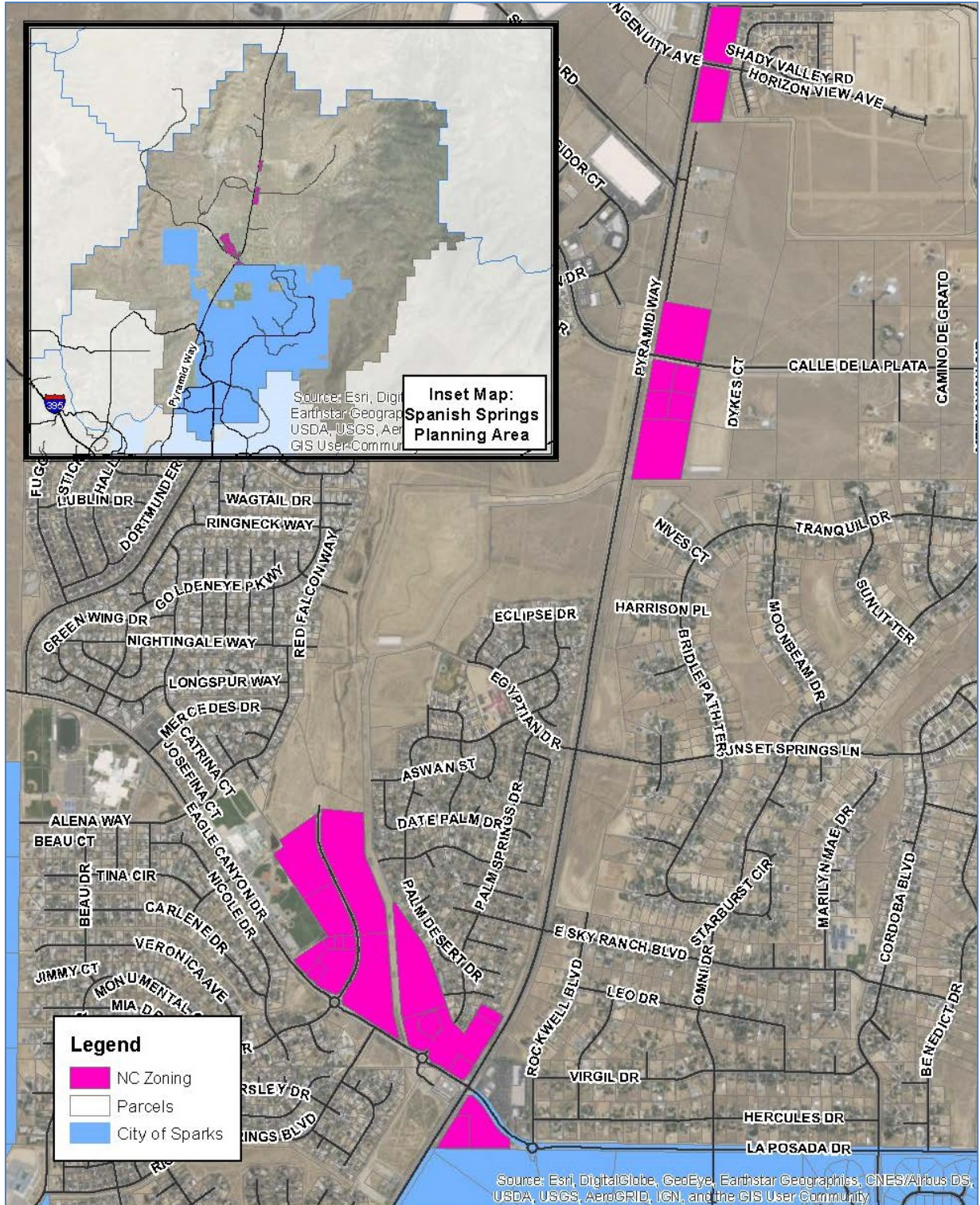
**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, Amendment of Master Plan.

When adopting a Master Plan amendment, the Planning Commission must make at least three of the findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section

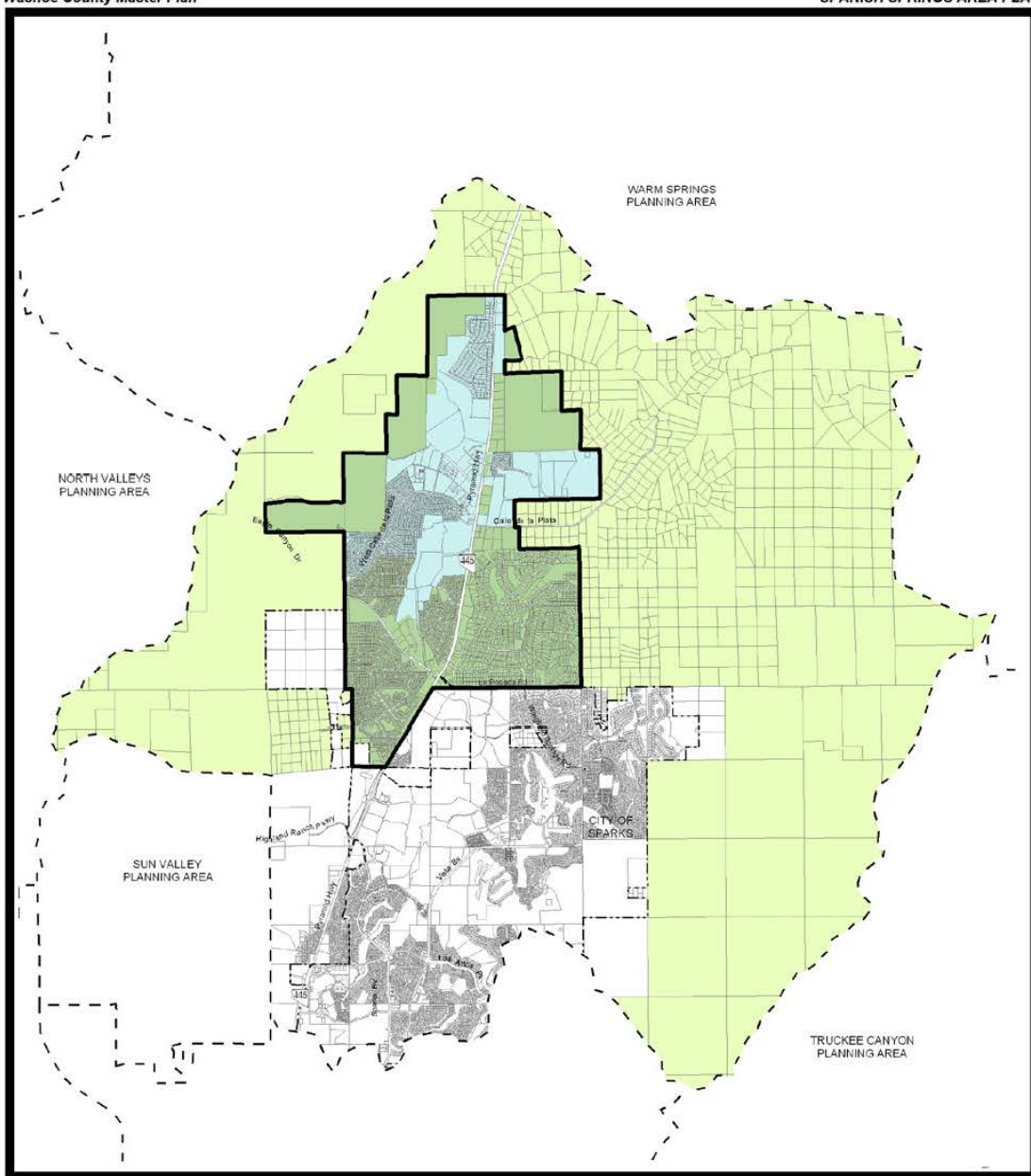
110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. Adoption of a Master Plan amendment requires a 2/3 vote of the Planning Commission's membership.

The proposal to add text to Table C-3 of the Spanish Springs Area Plan would allow the storage of operable vehicles within the Neighborhood Commercial regulatory zone within the Spanish Springs planning area with the approval of a Board of Adjustment Special Use Permit. The added text amends the Spanish Springs Area Plan, a component of Volume Two of the Washoe County Master Plan. The applicant is seeking approval from the Washoe County Planning Commission to amend the Spanish Springs Area Plan and adopt the proposed amendments.



**Vicinity Map**

*(All areas of Neighborhood Commercial zoning within the Spanish Springs Area Plan are identified in pink on this map)*



|   |  |  |
|---|--|--|
| <p><b>SPANISH SPRINGS</b><br/><b>CHARACTER MANAGEMENT PLAN</b></p>  |  | <p><small>NOTE: THE SCALE AND CONTRIBUTION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTIONS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.</small></p> |
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> SUBURBAN CHARACTER MANAGEMENT AREA</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; margin-right: 5px;"></span> RURAL CHARACTER MANAGEMENT AREA</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #5cb85c; margin-right: 5px;"></span> DESIGN GUIDELINES APPENDIX A (Spanish Springs Area Plan)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4f81bd; margin-right: 5px;"></span> DESIGN GUIDELINES APPENDIX B (Spanish Springs Area Plan)</li> </ul> |  |  |
| <p><small>SOURCE: COMMUNITY SUPPORT SERVICES</small></p>  |  | <p style="text-align: center;"><b>Department of<br/>Community Development</b></p> <p style="text-align: center;"><b>WASHOE COUNTY<br/>NEVADA</b></p> <p><small>Post Office Box 11130<br/>Reno, Nevada 89520 (775) 328-3600</small></p>   |

**Character Management Map (Overall view)**



**SPANISH SPRINGS  
CHARACTER MANAGEMENT PLAN**

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (Spanish Springs Area Plan)
- DESIGN GUIDELINES APPENDIX B (Spanish Springs Area Plan)
- NC REGULATORY ZONES

SOURCE: COMMUNITY SUPPORT SERVICES

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

0 1,500 3,000 6,000  
 Scale in Feet

**Department of  
Community Development**

**WASHOE COUNTY  
NEVADA**

WCPD DATE: December 1, 2009  
 SCC DATE: January 12, 2010  
 RPD DATE: April 14, 2010

Post Office Box 11130  
 Reno, Nevada 89520 (775) 328-3600

September 9, 2010

Page E-3

**Character Management Plan Map (Close-up view highlighting affected areas)**

## **Background**

The storage of operable vehicles (ex. RV storage) is currently not an allowed use within the Neighborhood Commercial (NC) regulatory zone in Spanish Springs pursuant to Table C-3, *Allowed Uses (Commercial Use Types)*, adopted as part of the Spanish Springs Area Plan. The applicant is seeking to amend the Spanish Springs Area Plan so that the use may be allowed in the NC regulatory zone, subject to the issuance of a special use permit approved by the Washoe County Board of Adjustment.

Within the Spanish Springs Area Plan (SSAP), there are approximately ±147.93 acres of NC regulatory zoning, and all of it is located immediately adjacent to or just off of Pyramid Highway (see map on page 4). The majority of the NC regulatory zoning – over 97 acres – is located at the intersection of Pyramid Highway and Eagle Canyon Drive. There are also ±36.37 acres of NC regulatory zoning along the east side of Pyramid Highway at its intersection with Calle de la Plata and another ±14.5 acres at its intersection with Horizon View Avenue. A portion of the NC regulatory zoned parcels near the Pyramid Highway/Eagle Canyon Drive intersection have been developed; however, the other two areas to the north along Pyramid Highway are currently vacant. At this time, there are no operable vehicle storage facilities or personal storage facilities located on NC regulatory zoned property in Spanish Springs, although this type of use can be found on some Industrial regulatory zoned property to the west of Pyramid Highway.

Within the SSAP, Table C-3, *Allowed Uses (Commercial Type Uses)*, currently allows the “Personal Storage” use type in the NC regulatory zone but does not allow the “Storage of Operable Vehicles” use type (see Exhibit G). Both “Personal Storage” and “Storage of Operable Vehicles” use types are allowed uses in the Industrial regulatory zone pursuant to Table C-3. Washoe County Code (WCC) Section 110.304.25 contains definitions for the Storage of Commercial Vehicles and the Personal Storage use types:

- (d) Automotive and Equipment. Automotive and equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:
  - (7) Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.
- (z) Personal Storage. Personal storage use type refers to storage services primarily for personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.

For areas outside of the Spanish Springs planning area, WCC Chapter 110, Article 302, *Allowed Uses*, regulates the storage of operable vehicles as allowed in the Industrial regulatory zone or with a Board of Adjustment special use permit in the General Commercial regulatory zone.

The demand for housing in Spanish Springs continues to increase, as evidenced by ongoing residential development in the area. The applicant argues that “as housing types continue to



change to meet future housing demands, lot sizes are becoming smaller,” which may not be conducive to storing larger vehicles such as RV’s on personal property. The applicant further states, “Personal storage facilities are an ideal location for RV storage as they are typically screened with solid walls.”

### **Personal Storage Guidelines**

All but one of the NC regulatory zoned parcels in the SSAP are subject to Appendix A, *Western Theme Design Guidelines* (see map on page 6 and Exhibit H). These guidelines provide specific standards for the development of Personal Storage within the NC regulatory zone. Under these Personal Storage Guidelines, there are a few references to RV storage (as underlined below):

General Requirements: 1a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.

Fences and Walls: 1d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.

Architectural Guidelines: 2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.

Lighting Guidelines: 2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or places on a timer.

It can be inferred from the Personal Storage Guidelines above that RV Storage was anticipated on NC regulatory zoned properties within the SSAP, or at least within the area covered by the Western Theme Design Guidelines.

The one NC-zoned parcel (APN: 534-571-02) subject to the SSAP Appendix B, *Business Park Design Guidelines*, is located at the northeast corner of Pyramid Highway and Calle de la Plata (see map on page 6). These Appendix B guidelines do not include specific standards for Personal Storage or RV storage. In order to ensure consistency in guidelines governing operable vehicle storage on all NC regulatory zoned parcels within Spanish Springs, staff proposes a footnote within Table C-3 that would require this use type to adhere to the guidelines for this use as identified in Appendix A.

### **Analysis**

Approval of this request would potentially allow for the storage of operable vehicles on NC regulatory zoned parcels within the Spanish Springs planning area if a specific proposal was deemed appropriate and granted a special use permit by the Board of Adjustment. The general table of uses found under Article 302 of the Development Code would not be affected by this change.

The applicant is requesting that Table C-3: *Allowed Uses (Commercial Use Types)* be revised as follows. Under Storage of Operable Vehicles, NC would be changed from “–“(not permitted) to “S<sub>2</sub>” (Board of Adjustment Special Use Permit). Staff recommends a footnote be added to Table C-3 to ensure that Storage of Operable Vehicle uses are subject to the Personal Storage / Operable Vehicle Storage Guidelines as contained in Appendix A to the Spanish Springs Area Plan.

| Commercial Use Types (Section 110.304.15) | Residential |     |     | Non-Residential      |   |     |    |
|---|-------------|-----|-----|----------------------|---|-----|----|
|   | MDS         | LDS | LDR | NC                   | I | PSP | OS |
| Automobile and Equipment                  |             |     |     |                      |   |     |    |
| Storage of Operable Vehicles              | --          | --  | --  | --S <sub>2</sub> (*) | A | --  | -- |

**(\*) Subject to Personal Storage / Operable Vehicle Storage Guidelines in Appendix A- Western Theme Design Guidelines**

The applicant states that justification for this request is found in the Personal Storage Guidelines located within Appendix A of the SSAP (see Exhibit H). As referenced on the previous page of this staff report, there are four instances within these Guidelines that refer to RV storage. This includes the Lighting Guidelines section, which explicitly states that pole lights within *RV storage areas* are not permitted. The language within the Guidelines suggests that the Area Plan anticipated the storage of recreational vehicles along with the personal storage use type.

Unfortunately, the Development Code does not distinguish between storage of recreational vehicles, other personal vehicles and commercial vehicles. Storage of all three types would fall under the “storage of operable vehicles” commercial use type. Staff recognizes that although it might be appropriate to allow for RV storage in conjunction with a personal storage facility on a Neighborhood Commercial property, it may not be appropriate to allow for a commercial vehicle storage yard on the same parcel. Requiring a special use permit prior to allowing this type of use to be established would allow for a project proposal to be adequately analyzed for its potential impacts to surrounding properties and determine if such a use would be appropriate or not based on the circumstances specific to the project, the subject parcel and the surrounding neighborhood.

If the Storage of Operable Vehicles use type is allowed with the approval of a special use permit, staff would like to have the special use permit application reviewed to the same guidelines as a Personal Storage use within the Western Theme Design Guidelines. To ensure that this occurs, staff requests that the Personal Storage Guidelines in Appendix A be amended to include the storage of operable vehicles. This will ensure that such a use meets or exceeds the same design standards as a personal storage facility.

To ensure that the Guidelines are clear for both Personal Storage and Storage of Operable Vehicles, staff suggests the following revisions to the Personal Storage Guidelines section of Appendix A, *Western Theme Design Guidelines*, beginning on page A-20 of the document. Deletions are shown in ~~strikeout~~ and additions are shown in **bold**. Only the text being amended is listed here; the rest remains unchanged. (See Exhibit A-1 for the section’s full text.)

**Personal Storage / Operable Vehicle Storage Guidelines**

Personal storage facilities are an allowed use on those properties ~~designated with a regulatory zone of~~ Neighborhood Commercial/Office (NC/O). **Storage of operable vehicles is an allowed use with a Board of Adjustment approved Special Use Permit**

**on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O).** The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for ~~this type of development~~ **personal storage facilities** are shown in Photo A-3.

#### General Requirements

- 1) Building Height
  - a) Storage structures and ~~RV~~ **awnings/carpports** are limited to one story and an 18-foot maximum building height.

#### Setbacks

- 1) ~~Personal storage facilities~~ with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage.

#### Fencing and Walls

- 1) Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
  - d) The height of the screening wall may be staggered in order to properly screen storage buildings or **awnings/carpports**.

#### Architectural Guidelines

- 2) Storage building roofs and **awnings/carpports** shall consist of standing seam metal. Corrugated metal is not permitted.

#### Lighting Guidelines

- 2) Pole lights and standards within the ~~self-storage and RV~~ storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.

### **Required Findings for a Master Plan Amendment**

For a Master Plan Amendment to be adopted, WCC Section 110.820.15(d) requires the Planning Commission make all required findings contained in the area plan governing the property subject of the Master Plan amendment. The Commission must also make at least three of the following five findings of fact. No military installations were required to be noticed as a result of this application; therefore, the finding related to a military installation is not included.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

*Staff Comment: The proposal is in substantial compliance with the policies and action programs of the Master Plan. The SSAP's Personal Storage Guidelines for NC regulatory zoning (within Appendix A) include standards for RV storage, suggesting that RV Storage may have been a planned use for NC regulatory zoned properties. However, Table C-3 (in Appendix C) does not allow for storage of RVs or other operable vehicles on NC regulatory zoned property, which presents an inconsistency between the two*

*appendices. This amendment would resolve that inconsistency. Future project proposals for RV storage or other operable vehicle storage would require a Board of Adjustment approved special use permit. During that review process, the specific proposal would be reviewed for compliance with the SSAP.*

2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment: Personal Storage is an allowed use in the NC regulatory zone, and it is common to combine RV storage with the Personal Storage use type. The SSAP's Personal Storage Guidelines for NC zoning also contain standards for RV Storage, suggesting that such a use was considered appropriate within that regulatory zone. Future special use permit requests to establish operable vehicle storage on an NC-zoned parcel would be reviewed for its appropriateness and for compatibility with surrounding properties at the time of application.*

3. Response to Change Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment: With the development of common open space subdivisions and smaller residential lot sizes within the Spanish Springs planning area, property owners may not have the yard or driveway space to store an RV or all vehicles in their possession. It is common practice for a mini-storage facility to include space for RV and other operable vehicle storage, and mini-storage facilities are an allowed use in the NC regulatory zone. As noted previously, this amendment would resolve the inconsistency between Appendices A and C of the SSAP. It would also allow additional RV/vehicle storage opportunities for local residents if an appropriate project was proposed that warranted the issuance of a special use permit.*

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.

*Staff Comment: Appropriate transportation, recreation, utility and other improvements would be implemented by the applicant at the time of future development through the special use permit process.*

5. Desired Pattern of Growth. The proposed amendment promotes the desired pattern for the orderly physical growth of the County and guides the development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: The proposed text amendment will allow for the possibility of additional types of storage to serve the Spanish Springs community, especially as the suburban core along Pyramid Highway develops with common open space residential*

*subdivisions. In this way, the proposed amendment supports the desired pattern of growth, particularly as stated in the SSAP's Character Statement which reads in part, "A distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre."*

### **Spanish Springs Area Plan Findings**

Master Plan Amendments are required to be reviewed for compliance with applicable goals and policies of the Spanish Springs Area Plan, which is a part of the Washoe County Master Plan. The following goals and policies of the Spanish Springs Area Plan are applicable to the proposed amendment requests.

#### **Plan Maintenance**

**Goal 17: Amendments to the Spanish Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Spanish Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

**Policy SS.17.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.

*Staff Comment: The Character Statement affirms that "a distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre." The Character Statement further includes, "Future commercial land use designations will be aimed at providing services and employment opportunities to the local community and not the greater region."*

*Potentially allowing RV or other operable vehicle storage in the Neighborhood Commercial regulatory zone would provide additional storage opportunities to local residents as the Spanish Springs planning area grows. This may be especially useful for residents of clustered developments that may utilize reduced lot sizes in exchange for common open space to serve the neighborhood. Requiring a special use permit will allow for greater scrutiny on projects to ensure that the specific use is appropriate at its proposed location and that potential impacts can be sufficiently mitigated.*

- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

*Staff Comment: The proposed amendment conforms to all applicable policies of the Area Plan and Master Plan. As described previously, the amendment is consistent with the language of the Area Plan's Personal Storage Guidelines that identify standards related to RV storage. The amendment would also resolve a potential conflict between the design standards in Appendix A and the table of uses in Appendix C.*

- c. The amendment will not conflict with the public's health, safety or welfare.

*Staff Comment: Eventual development of a Storage of Operable Vehicles use type will require approval of a Board of Adjustment special use permit and appropriate building permits and will be required to comply with all applicable safety and health regulations.*

### **Neighborhood Meeting**

In accordance with the provisions of NRS 278.210.2, the applicant is required to conduct a neighborhood meeting prior to a Master Plan Amendment being scheduled before the Planning Commission. The proposed Master Plan Amendment was discussed at a neighborhood meeting organized by the applicant.

NRS 278.210 requires the neighborhood meeting be noticed to a minimum of 30 separate property owners within a 750 foot radius nearest the area to which the proposed amendment pertains. The applicant mailed out 270 neighborhood meeting notices to property owners within 750 feet of all NC regulatory zoned parcels within the SSAP. Spanish Springs Citizen Advisory Board members were also provided with a copy of the application and invited to provide comments. The meeting was held at the Spanish Springs Library on Wednesday, February 8, 2017 at 5:30 p.m. and was noticed in accordance with NRS 278.210 and WCC Section 110.820.20, which require notice be mailed 10 days prior to the neighborhood meeting. There were approximately 30 residents in attendance, plus Washoe County staff and the applicant's representative.

At the Neighborhood Meeting, the applicant made a brief presentation outlining the requested amendment. The following topics were brought up by the residents in attendance: concerns about commercial zoning adjacent to existing residential uses; concerns that nearby commercial zoning devalues their property; concerns that allowing personal storage adjacent to residential brings criminal activities; not wanting personal storage or storage of operable vehicles adjacent to residential uses, instead desiring them to be located in industrial areas; concerns that the storage of operable vehicles includes more than just RV parking; possibility of additional traffic, noise and lighting; existence of a personal storage and storage of operable vehicle facility in Spanish Springs and need for another facility; comments that residents currently park RVs on their properties and on streets and therefore additional facilities are not needed; concerns over building a personal storage facility within drainage ways or areas identified for flood control; asking why storage of operable vehicles should be allowed in all NC regulatory zones rather than just a specific location; clarification on what would happen if the amendment was approved; and, attendees indicating a desire to have additional information prior to the neighborhood meeting. Exhibit B contains a memorandum from the applicant summarizing the meeting and responding to concerns voiced by attendees.

### **Public Comment**

In response to this proposal, six public comment letters were received via email and three comment cards were provided at the neighborhood meeting. All public comment has been attached as Exhibit C, where the letters can be read in full. Comments received in writing contain similar themes as what was voiced at the neighborhood meeting and topics of concern included the following:

- Diminishing quality of life and property values.
- Concern that allowing RV storage on commercial lots may lead to eliminating ability to store an RV on residential property.
- Compatibility with the Shadow Ridge subdivision and neighborhood.
- Compatibility with the residential lots near Calle de la Plata.
- Preservation of views.
- Concerns over potential effects on traffic, noise, lighting, storm drainage, crime, and hazardous waste.
- Concerns over number of storage facilities needed in a particular area.
- Preference for such uses to be west of Pyramid Highway only.

### **Public Hearing Notice**

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210. No specific real property is affected by the proposed amendments; rather, the amendment impacts the Neighborhood Commercial regulatory zone within the Spanish Springs Area Plan. Therefore, notice was provided to owners of property located within 750 feet of Neighborhood Commercial regulatory zones within the Spanish Springs planning area. A legal ad was also published in the Reno Gazette-Journal on March 24, 2017.

There are 270 property owners within 750 feet of the subject parcels that were noticed of the proposed Master Plan Amendment by U.S. Mail not less than 10 days before the scheduled Planning Commission meeting of April 4, 2017. See Exhibit E for a copy of the public noticing map.

### **Agency Comments**

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
  - Parks and Open Space
- Washoe County Health District
  - Air Quality Management Division
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- City of Sparks – Community Services Department
- Truckee Meadows Regional Planning Agency

- Washoe-Storey Conservation District

Comments were received from:

- Regional Parks and Open Space requested that any future Storage of Operable Vehicle facilities adjacent to a County park be required to adhere to the Personal Storage Guidelines outlined in Appendix A of the Spanish Springs Area Plan (Exhibit D).

**Contact:** Dennis Troy, 775.328.2059, [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us)

The Washoe County Engineering and Capital Projects Division, the Washoe County Health District and the Regional Transportation Commission indicated they reviewed the request and had no comments on the proposal.

### **Recommendation**

It is recommended that the Washoe County Planning Commission adopt Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit, with the additional text changes recommended by staff and identified in Exhibit A-1. It is further recommended that the Planning Commission adopt the resolution attached as Exhibit A to this staff report and authorize the Chair to sign the resolution on behalf of the Commission. The following motion is provided for your consideration:

### **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 Planning Commission adopt Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit, and to include the additional amendments identified in Exhibit A-1, having made the following four findings in accordance with Washoe County Code Section 110.820.15(d) and the following three findings in the Spanish Springs Area Plan. I further move to adopt and certify the resolution contained as Exhibit A of this staff report and the proposed Master Plan Amendment in WMPA17-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners, and authorize the chair to sign the resolution on behalf of the Planning Commission.

### ***Washoe County Code Section 110.820.15(d) Master Plan Amendment Findings***

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with existing or planned adjacent land uses, and will not adversely impact the public health, safety or welfare.



3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

***Spanish Springs Area Plan Findings - Policy SS.17.1 (a part of the Master Plan)***

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the appeal shall be determined by that Board. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

xc: Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Consultant: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN (WMPA17-0001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 17-04

WHEREAS, Master Plan Amendment Case Number WMPA17-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on April 4, 2017;

WHEREAS, the Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed master plan amendment;

WHEREAS, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed master plan amendment;

WHEREAS, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed master plan amendment as set forth in NRS Chapter 278, Washoe County Code Chapter 110, Article 820, and the Spanish Springs Area Plan as follows:

#### **Washoe County Code Section 110.820.15(d)**

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. And,

#### **Spanish Springs Area Plan Policy SS.17.1**

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

NOW, THEREFORE, BE IT RESOLVED pursuant to NRS 278.210(3) that (1) the Washoe County Planning Commission does hereby adopt the proposed master plan amendment in Master Plan Amendment Case Number WMPA17-0001, comprised of the text, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above and included as Exhibit A-1; (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above; and (3) this adoption is conditioned upon adoption by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan.

ADOPTED on April 4, 2017

WASHOE COUNTY PLANNING COMMISSION

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James Barnes, Planning Commission Chairman

I hereby attest the Chairman's signature and certify pursuant to NRS 278.210(6) that the proposed master plan document have been reviewed and approved by the Planning Commission as an accurate representation of the approved amendment to the Washoe County master plan.

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Carl R. Webb, Jr., AICP, Secretary to the Planning Commission

SECTION 1. Within the Spanish Springs Area Plan, Appendix C, Table C-3: Allowed Uses (Commercial Use Types), the table Key and "Storage of Operable Vehicles" row are hereby amended to read as follows:

| Commercial Use Types (Section 110.304.15) | Residential |     |     | Non-Residential    |   |     |    |
|---|-------------|-----|-----|--------------------|---|-----|----|
|   | MDS         | LDS | LDR | NC                 | I | PSP | OS |
| Automobile and Equipment                  |             |     |     |                    |   |     |    |
| Storage of Operable Vehicles              | --          | --  | --  | S <sub>2</sub> (*) | A | --  | -- |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit; (\*) Subject to Personal Storage / Operable Vehicle Storage Guidelines in Appendix A-Western Theme Design Guidelines

SECTION 2. Within the Spanish Springs Area Plan, Appendix A, the Personal Storage Guidelines (pages A-20 through A-22) are hereby amended to read as follows:

**Personal Storage / Operable Vehicle Storage Guidelines**

Personal storage facilities are an allowed use on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). Storage of operable vehicles is an allowed use with a Board of Adjustment approved Special Use Permit on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for personal storage facilities are shown in Photo A-3.

**General Requirements**

1. Building Height
  - a. Storage structures and awnings/carports are limited to one story and an 18-foot maximum building height.
  - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
  - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
  - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

**Setbacks**

1. Facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.

3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

### Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
  - a. The wall shall be integrated into the architectural and site design.
  - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
  - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
  - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings/carports.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

### Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

### Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings/carports shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

### Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.

3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.



March 1, 2017

Mr. Joe Prutch; Planner  
Washoe County Community Services Department  
**VIA EMAIL**

**RE: Spanish Springs Area Plan Text Amendment  
Spanish Springs Neighborhood Meeting Summary**

Joe,

Below is a summary of the February 8, 2017 Spanish Springs Neighborhood meeting sponsored by the applicant, The Manke Family Trust, per NRS 278.210(2) regarding the Spanish Springs Area Plan Text Amendment (WMPA17-0001).

The Spanish Springs Area Plan Text Amendment (Case Number WMPA17-0001) was presented to the Spanish Springs residents on February 8, 2017 at the Spanish Springs Library from 5:30pm to 6:30pm. A brief presentation was provided to the residents by the applicant's representative (Derek Kirkland, Wood Rodgers). Following an overview of the proposed Spanish Springs Area Plan Text Amendment, the item was opened for public comment. There were approximately 40 residents in attendance, which a good portion spoke during public comment, with conversation primarily focused on concerns of Neighborhood Commercial (NC) zoned property adjacent to existing residential, and concerns of personal storage facilities in general. Washoe County Planning staff, Joe Prutch and Kelly Mullin, attended the meeting and answered questions related to the proposed amendment as well as describing the process for the proposed amendment.

Materials presented at the meeting were four (4) display boards (PDF copies attached):

- Two (2) boards that depicted aerial images of the Spanish Springs Area with the Neighborhood Commercial (NC) zoned properties highlighted,
- One (1) board with the proposed amendment to the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Type Uses) with the proposed amendment to add "Storage of Operable Vehicles" as an allowed use with a Special Use Permit (S2) highlighted.
- One (1) board displaying page A-20 of the Spanish Springs Area Plan with references to "RV" highlighted under Personal Storage Guidelines for the NC zones.

A handout was also provided, which included the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Type Uses) with the proposed amendment to add "Storage of Operable Vehicles" as an allowed use with a Special Use Permit (S2).

Below is a recap of the presentation:

The applicant's representative introduced the proposed text amendment to add "Storage of Operable Vehicles" with a Special Use Permit (S2) specific to the NC zones under Table C3: Allowed Uses (Commercial Type Uses) of the Spanish Springs Area Plan. The applicant's representative further explained that a specific project is not being proposed at this time and the maps depict the current NC zoned properties within the Spanish Springs Area Plan, and under Table C3 "Personal Storage" is an allowed use. The applicant's representative described that typically "Personal Storage" facilities include RV parking; however, Washoe County defines RV parking

under the "Storage of Operable Vehicles" use opposed to under the "Personal Storage" use. The applicant's representative further described that in the Spanish Springs Area Plan, starting on page A-20, there are "Personal Storage Guidelines" for the NC zone, which outline design guidelines for RV storage as if it were already planned to allow RV parking within "Personal Storage" facilities. The applicant's representative pointed out the proposed amendment would only allow "Storage of Operable Vehicles" or RV Parking, in the Spanish Springs Area Plan NC zones with a Special Use Permit; a Special Use Permit would require a future project proposing such a use to come back through a public review process and would not allow the use outright.

Below is a summary of the public comments received at the meeting:

- 1) Several residents raised concerns of having NC, or commercial zoning adjacent to existing residential and were not aware of the uses that would be allowed. A few comments were made that the commercial zoning devalues their home.

**Response:** The Spanish Springs Area Plan has been in place for some time including the NC zoning, and list of allowed uses. The proposed text amendment would not change the existing master plan or zoning designations.

- 2) Comments were made raising concerns of allowing "Personal Storage" facilities adjacent to residential, implying that these types of facilities are unsafe and have a lot of criminal activity.

**Response:** "Personal Storage" facilities are an allowed use within the existing Spanish Springs NC zoning district. A proposed "Personal Storage" facility would be required to meet the design guidelines for the NC zones identified in the Spanish Springs Area Plan. Not all NC zoned properties are adjacent to existing residential. The applicant is requesting that the "Storage of Operable Vehicles", or RV Parking, only be allowed with a Special Use Permit. This would require a specific project to go through a review process, including a public hearing by the Board of Adjustments for approval. This provides mitigation to ensure that "Storage of Operable Vehicles" are only located in appropriate areas within the NC zoned properties in Spanish Springs.

"Personal Storage" facilities typically have 24 hour security, a facility manager that lives on site, and are gated to limit access to those renting storage space. Security elements would be included when a project is submitted for a building permit. Again, "Personal Storage" facilities are an allowed use within the NC zones identified in the Spanish Springs Area Plan. In the case of the proposed text amendment, if approved, "Storage of Operable Vehicles" or RV storage would require a Special Use Permit in the NC zones, which would require an applicant to address security in the Special Use Permit application.

- 3) Residents stated that they did not want "Personal Storage" or RV parking adjacent to residential, and it should be located in Industrial areas. A comment was made noting that the "Storage of Operable Vehicles" includes more than just RV Parking.

**Response:** "Personal Storage" facilities are an allowed use within the existing NC zones identified in the Spanish Springs Area Plan, which not all NC zoned property is adjacent to existing residential. Unlike the Industrial zoning use table, the proposed text amendment would only allow "Storage of Operable Vehicles" with a Special Use Permit in the NC zones. The Special Use Permit process would allow the County departments to review a proposed project to determine if the location and project are appropriate, including a public review process that will include comments from the surrounding neighbors, and a public hearing for review by the Washoe County Board of Adjustments.



It is noted that the definition of "Storage of Operable Vehicles" includes more than RV Parking. As stated above, the proposed text amendment would only allow "Storage of Operable Vehicles" with a Special Use Permit in the NC zones. The Special Use Permit would allow the County to determine if a specific project proposing such as use is appropriate for that specific NC zoned property.

- 4) Comments were made regarding concerns of traffic, noise and lighting in relation to "Personal Storage" facilities.

**Response:** Traffic, noise, and lighting among other project design related elements would all be addresses at the time a specific project was brought forward, and would need to meet the Washoe County code. The proposed text amendment would require "Storage of Operable Vehicle" uses, such as RV storage, to go through a Special Use Permit process. Specific design related elements of a project would need to be addressed with a Special Use Permit application, which would get reviewed by the County, and brought forward through a public review process.

- 5) There were a few comments that there was already a "Personal Storage" facility with RV parking in Spanish Springs, and there was not a need for another facility from their perspective. It was also mentioned that people park RVs on their property and in the streets, and therefore RV parking facilities were not needed.

**Response:** There may be existing "Personal Storage" facilities with RV storage within Spanish Springs; however, that does not mean there is not a market for additional facilities. As housing development continues in Spanish Springs, the demand for personal storage, including RV storage, will increase. "Personal Storage" facilities are an allowed use in the NC zones within the Spanish Springs Area Plan.

The proposed text amendment to allow "Storage of Operable Vehicles", or RV storage, within the NC zones identified in the Spanish Springs Area Plan would allow an applicant to apply for a Special Use Permit to include such a use as part of "Personal Storage" facility. It would be up to a future applicant to determine the viability, and amount of RV storage that would be appropriate for the proposed project and location. The location and size of the RV storage would be provided in the Special Use Permit for review.

- 6) One resident asked about flooding, and whether or not a "Personal Storage" facility could be built within drainage ways or areas identified for flood control.

**Response:** Drainage and flood areas would be addressed at the time a specific project was brought forward if applicable. If applicable, these design elements would need to meet the Washoe County Development Code. The proposed text amendment would require "Storage of Operable Vehicle" uses, such as RV storage, to go through a Special Use Permit process. Specific design related elements of a project would need to be addressed with a Special Use Permit application, which would get reviewed by the County, and brought forward through a public review process.

- 7) A few residents asked why the amendment had to cover all NC zoned property within the Spanish Springs Area Plan, and why it couldn't be project specific.

**Response:** The Spanish Springs Area Plan provides use tables, and development requirements for specific zoning districts, and does not provide specific requirements for each individual parcel. Understanding that "Storage of Operable Vehicles" may not be appropriate for all properties identified in the Spanish Springs Area Plan as NC, the proposed text amendment would not allow "Storage of Operable Vehicles" outright, and would require those uses go through a Special Use Permit process. The Special Use Permit process would allow the County to review a specific request for "Storage of Operable Vehicles", requiring a public review process. The Special Use Permit is the mitigation that would only allow "Storage of Operable Vehicles" on a project by project basis.

- 8) There were a few questions asking to clarify the approval process, and what would happen if the amendment were approved.

**Response:** The proposed text amendment would need to be recommended for approval by the Washoe County Planning Commission, approved by the Board of County Commissioners, and approved by the Truckee Meadows Regional Planning Commission. If approved, "Storage of Operable Vehicles" would only be allowed in the NC zones identified in the Spanish Springs Area Plan with a Special Use Permit, requiring a future project proposing such a use to submit a Special Use Permit application to Washoe County. A Special Use Permit application would be reviewed by the various County departments, other applicable agencies, would be presented to the Spanish Springs Citizen Advisory Board for comment, and would be decided upon by the Washoe County Board of Adjustments at a Public Hearing.

- 9) A few residents felt they did not get all the information prior to the meeting.

**Response:** The applicant hosted a neighborhood meeting in conformance with NRS 278.210(2). At the direction of Washoe County Staff, the applicant provided notices to all properties within 750 feet of NC zoned property identified in the Spanish Springs Area Plan, which were post marked and mailed out at least 10 days prior to the meeting date. Washoe County Staff provided a database to the applicant with all property owner information within the required noticing area. The notices sent out included the meeting date, time, and location as well as a description of the proposed text amendment and a map that depicted all the NC zoned properties identified in the Spanish Springs Area Plan.

At the meeting the applicant provided maps of the NC zoned properties identified in the Spanish Springs Area Plan, the commercial use table for the NC zones depicting the proposed amendment, and page A-20 of the Spanish Springs Area Plan identifying design guidelines for Personal Storage facilities in NC zones that highlighted the existing reference to RV storage included in those design guidelines. The applicant also provided a copy of the NC zone commercial use table with the proposed text amendment as a handout.

On behalf of the applicant, we believe we have addressed the questions/comments voiced by the residents at the Neighborhood meeting and that the proposed amendment, allowing "Storage of Operable Vehicles" with a Special Use Permit is a reasonable request. The "Allowed with a Special Use Permit" would require any future projects proposing "Storage of Operable Vehicles" to go through a public review process. This mitigation would allow residents the opportunity to make comments on a specific project, and for County Staff and the Board of Adjustments to review the proposed project in detail in order to determine if that use is appropriate as proposed.

If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Kirkland", written over a light blue horizontal line.

Derek Kirkland  
Senior Planner  
Wood Rodgers, Inc.

**Attachments:**

- Three (3) comment cards received at the meeting
- Four (4) sign in sheets from the meeting
- Reduced copies of the Display Boards presented at the meeting
- Copy of the handout presented at the meeting
- Copy of the notice that was sent out

**Additional Comments or Questions:**

absolutely NOT. This is Very Poor Planning.

**Name/Phone # or E-mail:**

DAVID JONES dhj198@gmail.com

**Comment Card**



WOOD RODGERS

WMPA17-0001 - EXHIBIT B

Additional Comments or Questions:

1. citizens should be making/ driving changes to the Allowed use Table not the developers! Leave the Allowed use table as it is. No changes!
2. concerned with the northern parcels. I live in the center of these 5 parcels.
3. There is "currently" a storage/RV facility on the west side of Pyramid Highway. We do not need another RV storage lot.
4. concerned about Traffic, noise, security and lighting.
5. There is plenty of commercial property available in Spanish Springs.

NO!

Name/Phone # or E-mail:

DAN Herman

Karma777@sbcglobal.net

Comment Card



WOOD RODGERS

Additional Comments or Questions:

- AREA ON EAGLE CYN. IS A FLOOD PLANE, WILL THAT MATTER?
- SINCE MOST LOTS IN S.S. AREA ARE LARGE, RESIDENTS PARK BOATS & RV'S ON THEIR PROPERTY, WHY BUILD STORAGE? NO APARTMENTS OR BUS LINE THAT PROPERTY OWNERS DONT WANT, AS WELL AS RENTAL STORAGE?
- COULD ~~THE AREA~~ MATERIAL BE STORED IN A RESIDENTIAL NEIGHBOR HOOD?

↓  
DANGEROUS

\* MORE INFO NEEDED!

Name/Phone # or E-mail:

WARREN BURNS 775-424-4071

Comment Card



WOOD RODGERS

WMPA17-0001 - EXHIBIT B

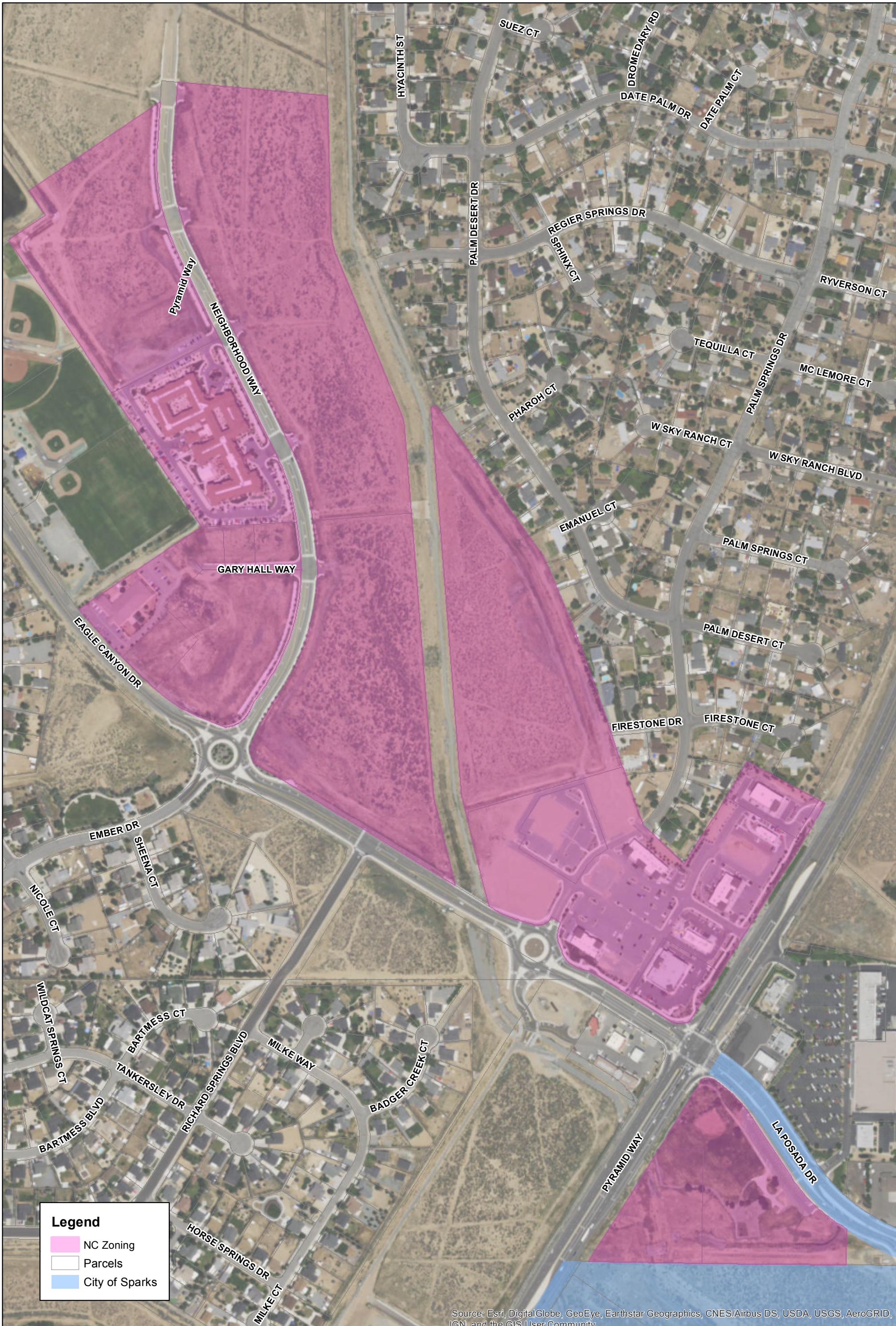
| Name                                | Phone #        | Address  | Email                  |
|-------------------------------------|----------------|--|------------------------|
| Karin & Nancy Truwer                | 916-995-1664   | 505 Horizon Ridge Rd.<br>Kelly would like<br>to receive mailings<br>if you<br>have received like | fruehearts@2@gmail.com |
| MARGARET KATHY BURNS                | 773-424-4291   | 10420 PALM SPRINGS DR  |                        |
| DON CHRISTENSEN                     | 354-3690       | 11825 PARADISE VIEW 9TH SPARKS   |                        |
| Mark Pearson                        | 323-9388       | 10450 Palm Springs Dr  |                        |
| FLANNOR KELLS                       | 32462608       | 125 HICKORY ALLEN  |                        |
| Yvonne KA ST                        | 775-391-7867   | 10425 PALM DESERT DR   |                        |
| Kathy MORGAN                        |                | 245 HORIZON RIDGE RD   |                        |
| Debbie Bhatnagar<br>Felic Bhatnagar |                | 11745 Terakunda way  |                        |
| <del>Debbie</del>                   |                |  |                        |
| Doug & Karen Campbell               | (805) 975-9911 | 4944 11785 Paradise View Dr.   |                        |
| Ed & Kim Albright                   | 793-0344       | 11725 Paradise View Dr.  |                        |
| Debra Gosport                       | 775 3768978    | 11725 Valley Crest Drive   |                        |
| Vic SZYMKIEWICZ                     | 925 785-5983   | 11765 PARADISE HILLS CT  |                        |
|                                     |                |  |                        |
|                                     |                |  |                        |
|                                     |                |  |                        |
|                                     |                |  |                        |

| Name             | Phone #      | Address                             | Email                        |
|------------------|--------------|-------------------------------------|------------------------------|
| ALEX CZERLASKI   | 876 8924     | 300 SHADY VALLEY RD                 | KATHY 03 040@ATT.NET         |
| STEVEN ASTROM    | 775 898-9084 | 200 HAZEN BROOK RD SPARKS           | SUNSHINEENGINEER@KSTMAIL.COM |
| ENRIQUE MARTINEZ | 900 6216     | 270 NEEDE DR. SPARKS NV 89436       | CHIEFORASCALS@YAHOO.COM      |
| STEVE SHUINTANA  | 775-453-9501 | 260 SHADY VALLEY RD SPARKS NV 89441 | SQUINTANA80@YAHOO.COM        |
| TRICIA RODERICK  | 408 403-5959 | 11785 VALLEY CREST DR SPARKS 89441  | TRICIA.RODERICK@GMAIL.COM    |
| DIVINE ENIMATA   | 775-870-9299 | 11640 PARADISE VIEW DR SPARKS 89441 | divineenimata@yahoo.com      |
| MARIA RODRIGUEZ  | 250 1186     | 365 MOONBURN DR SPARKS 89441        | mer89441@gmail.com           |
| SUE STROM        | 925-759-4667 | 395 HORIZON RIDGE RD                | SUE@IVERSENESBOGLOK.COM      |
| HELEN SYMKIEWICZ | 925-85-3535  | 11765 PARADISE HILLS CT, SPARKS, NV | HELEN520207@gmail.com        |
| MIKE DEVENBERG   | 922 5930     | 11760 TERRA LINDALEY, SPARKS NV     | berrymust@gmail.com          |
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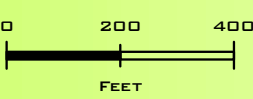




**Legend**

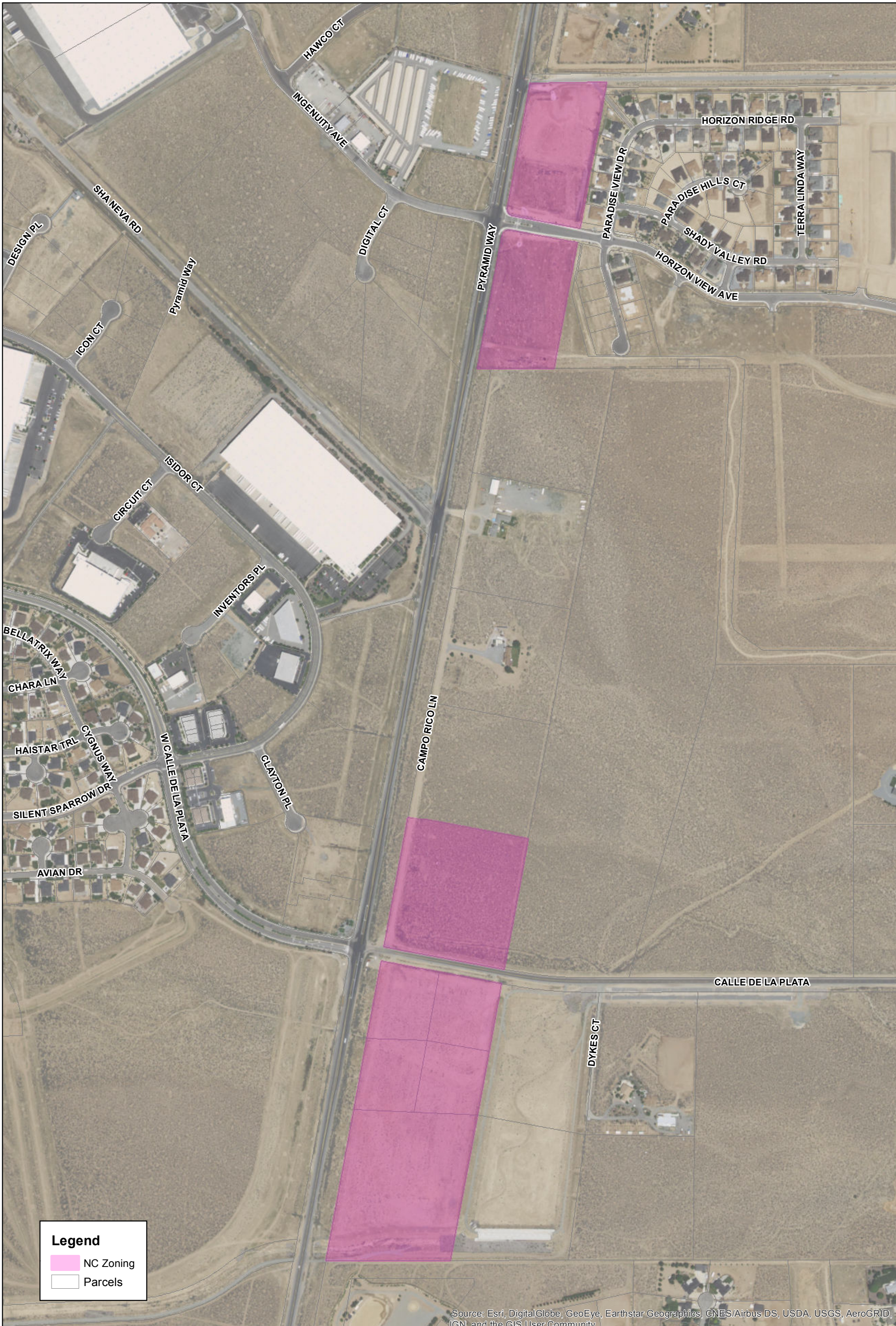
- NC Zoning
- Parcels
- City of Sparks

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Existing Zoning for Neighborhood Commercial (NC)**  
**South Properties: Spanish Springs Area Plan Text Amendment**  
 Washoe County, NV  
 February, 2017

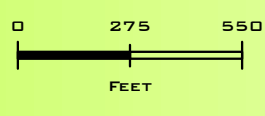
  
**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.823.4068  
 Fax: 775.823.4068



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Legend**

- NC Zoning
- Parcels



**Existing Zoning for Neighborhood Commercial (NC)**  
**North Properties: Spanish Springs Area Plan Text Amendment**  
 Washoe County, NV  
 February, 2017

  
**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Tel: 775.823.4068  
 Reno, NV 89502 Fax: 775.823.4068

**Proposed Spanish Springs Area Plan Table C-3**

**Table C-3: Allowed Uses (Commercial Use Types)**

| Commercial Use Types<br>(Section 110.304.15) | Residential    |                |     | Non-Residential |                |     |    |
|--|----------------|----------------|-----|-----------------|----------------|-----|----|
|  | MDS            | LDS            | LDR | NC              | I              | PSP | OS |
| Administrative Offices                       | --             | --             | --  | A               | A              | A   | A  |
| Administrative Services                      | --             | --             | --  | A               | A              | A   | A  |
| Adult Entertainment                          | --             | --             | --  | --              | --             | --  | -- |
| Animal Sales and Services                    |                |                |     |                 |                |     |    |
| Commercial Kennels                           | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Commercial Stables                           | --             | --             | --  | --              | --             | --  | -- |
| Grooming and Pet Stores                      | --             | --             | --  | A               | A              | --  | -- |
| Pet Cemeteries                               | --             | --             | --  | --              | A              | --  | -- |
| Veterinary Services, Agricultural            | --             | --             | --  | S <sub>1</sub>  | S <sub>1</sub> | --  | -- |
| Veterinary Services, Pets                    | --             | --             | --  | A               | A              | --  | -- |
| Automobile and Equipment                     |                |                |     |                 |                |     |    |
| Automobile Repair                            | --             | --             | --  | A               | A              | --  | -- |
| Automotive Sales and Rentals                 | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Cleaning                                     | --             | --             | --  | A               | A              | --  | -- |
| Commercial Parking                           | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Equipment Repair and Sales                   | --             | --             | --  | --              | A              | --  | -- |
| Storage of Operable Vehicles                 | --             | --             | --  | S <sub>2</sub>  | A              | --  | -- |
| Truck Stops                                  | --             | --             | --  | --              | --             | --  | -- |
| Building Maintenance Services                | --             | --             | --  | --              | A              | --  | -- |
| Commercial Antennas                          | --             | --             | --  | --              | --             | --  | -- |
| Commercial Centers                           |                |                |     |                 |                |     |    |
| Community Centers                            | --             | --             | --  | S <sub>1</sub>  | --             | --  | -- |
| Neighborhood Centers                         | S <sub>1</sub> | S <sub>1</sub> | --  | S <sub>1</sub>  | --             | --  | -- |
| Regional Centers                             | --             | --             | --  | --              | --             | --  | -- |
| Commercial Educational Services              | --             | --             | --  | A               | A              | A   | -- |
| Commercial Recreation                        |                |                |     |                 |                |     |    |
| Commercial Campground Facilities/RV Park     | --             | --             | --  | --              | --             | --  | -- |
| Destination Resorts                          | --             | --             | --  | --              | --             | --  | -- |
| Indoor Entertainment                         | --             | --             | --  | A               | A              | --  | -- |
| Indoor Sports and Recreation                 | --             | --             | --  | A               | A              | --  | -- |
| Limited Gaming Facilities                    | --             | --             | --  | A               | A              | --  | -- |
| Marinas                                      | --             | --             | --  | --              | --             | --  | -- |
| Outdoor Entertainment                        | --             | --             | --  | --              | --             | --  | -- |
| Outdoor Sports and Recreation                | --             | --             | --  | A               | A              | --  | -- |
| Outdoor Sports Club                          | --             | --             | --  | --              | --             | --  | -- |
| Unlimited Gaming Facilities                  | --             | --             | --  | --              | --             | --  | -- |
| Construction Sales and Services              | --             | --             | --  | --              | A              | --  | -- |
| Convention and Meeting Facilities            | --             | --             | --  | --              | A              | --  | -- |
| Eating and Drinking Establishments           |                |                |     |                 |                |     |    |
| Convenience                                  | --             | --             | --  | A               | A              | --  | -- |
| Full Service                                 | --             | --             | --  | A               | A              | --  | -- |
| Financial Services                           | --             | --             | --  | A               | A              | --  | -- |
| Funeral and Intermment Services              |                |                |     |                 |                |     |    |
| Cemeteries                                   | --             | --             | --  | --              | --             | --  | -- |
| Undertaking                                  | --             | --             | --  | A               | A              | --  | -- |
| Gasoline Sales and Service Stations          | --             | --             | --  | A               | A              | --  | -- |
| Airport/Helicopter Service                   |                |                |     |                 |                |     |    |
| Airport/Heliport                             | --             | --             | --  | --              | A              | --  | -- |
| Helistop                                     | --             | --             | --  | --              | A              | --  | -- |
| Liquor Sales                                 |                |                |     |                 |                |     |    |
| Off-Premises                                 | --             | --             | --  | A               | A              | --  | -- |
| On-Premises                                  | --             | --             | --  | --              | --             | --  | -- |
| Lodging Services                             |                |                |     |                 |                |     |    |
| Bed and Breakfast Inns                       | --             | --             | --  | --              | --             | --  | -- |
| Hostels                                      | --             | --             | --  | --              | --             | --  | -- |
| Hotels and Motels                            | --             | --             | --  | --              | A              | --  | -- |
| Vacation Time Shares                         | --             | --             | --  | --              | --             | --  | -- |
| Medical Services                             | --             | --             | --  | A               | A              | A   | -- |

**Table C-3: Allowed Uses (Commercial Use Types) continued**

| Commercial Use Types<br>(Section 110.304.15)   | Residential    |     |     | Non-Residential |                |     |    |
|--|----------------|-----|-----|-----------------|----------------|-----|----|
|  | MDS            | LDS | LDR | NC              | I              | PSP | OS |
| Nursery Sales                                  |                |     |     |                 |                |     |    |
| Retail   | --             | --  | --  | A               | A              | --  | -- |
| Wholesale                                      | --             | --  | --  | A               | A              | --  | -- |
| Personal Services                              | --             | --  | --  | A               | A              | --  | -- |
| Personal Storage                               | --             | --  | --  | A               | A              | --  | -- |
| Professional Services                          | --             | --  | --  | A               | A              | --  | -- |
| Recycle Center                                 |                |     |     |                 |                |     |    |
| Full Service Recycle Center                    | --             | --  | --  | --              | A              | --  | -- |
| Remote Collection Facility                     | --             | --  | --  | --              | A              | --  | -- |
| Residential Hazardous Substance Recycle Center | --             | --  | --  | --              | S <sub>1</sub> | --  | -- |
| Repair Services, Consumer                      | --             | --  | --  | --              | A              | --  | -- |
| Retail Sales                                   |                |     |     |                 |                |     |    |
| Comparison Shopping Centers                    | --             | --  | --  | --              | --             | --  | -- |
| Convenience                                    | S <sub>1</sub> | --  | --  | A               | A              | --  | -- |
| Specialty Stores                               | --             | --  | --  | A               | --             | --  | -- |
| Secondhand Sales                               | --             | --  | --  | --              | --             | --  | -- |
| Transportation Services --                     | --             | --  | --  | --              | --             | --  | -- |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

**Table C-4: Allowed Uses (Industrial Use Types)**

| Industrial Use Types<br>(Section 110.304.15) | Residential |     |     | Non-Residential |    |     |    |
|--|-------------|-----|-----|-----------------|----|-----|----|
|  | MDS         | LDS | LDR | NC              | I  | PSP | OS |
| Custom Manufacturing                         | --          | --  | --  | --              | A  | --  | -- |
| Energy Production                            | --          | --  | --  | --              | -- | --  | -- |
| General Industrial                           |             |     |     |                 |    |     |    |
| Heavy  | --          | --  | --  | --              | -- | --  | -- |
| Intermediate                                 | --          | --  | --  | --              | A  | --  | -- |
| Limited                                      | --          | --  | --  | --              | A  | --  | -- |
| High Technology Industry                     | --          | --  | --  | --              | A  | --  | -- |
| Inoperable Vehicle Storage                   | --          | --  | --  | --              | -- | --  | -- |
| Laundry Services                             | --          | --  | --  | A               | A  | --  | -- |
| Marine Operations                            | --          | --  | --  | --              | -- | --  | -- |
| Petroleum Gas Extraction                     | --          | --  | --  | --              | -- | --  | -- |
| Salvage Yards                                | --          | --  | --  | --              | -- | --  | -- |
| Wholesaling, Storage and Distribution        |             |     |     |                 |    |     |    |
| Heavy  | --          | --  | --  | --              | P  | --  | -- |
| Light  | --          | --  | --  | --              | A  | --  | -- |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

#### **Sign Type “8” Temporary Construction/Leasing Sign**

- a. Subject to the provisions of the Washoe County Development Code.

#### **Sign Type “9” Vehicular Direction Sign**

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

#### **Sign Type “10” Drive-Thru Order/Menu Signs**

- a. Sign Type “10” is limited to one sign per drive-thru business.
- b. Maximum sign face height is four feet. Maximum overall sign height is six feet.
- c. Maximum sign length is eight feet.

### **Personal Storage Guidelines**

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

### **General Requirements**

1. Building Height
  - a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
  - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
  - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
  - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

### **Setbacks**

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be

placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

### Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
  - a. The wall shall be integrated into the architectural and site design.
  - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
  - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
  - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

### Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

### Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

### Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards **within the self-storage and RV storage areas** are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

**Photo A-3: Desirable Design Characteristics for Personal Storage Facilities**

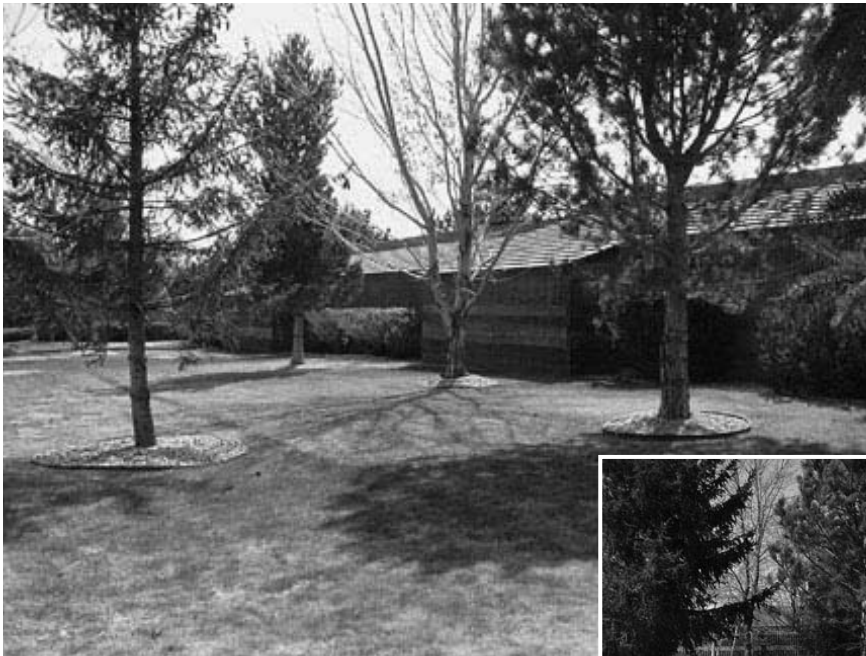




Table C-3: Allowed Uses (Commercial Use Types)

| Commercial Use Types<br>(Section 110.304.15) | Residential    |                |     | Non-Residential |                |     |    |
|--|----------------|----------------|-----|-----------------|----------------|-----|----|
|  | MDS            | LDS            | LDR | NC              | I              | PSP | OS |
| Administrative Offices                       | --             | --             | --  | A               | A              | A   | A  |
| Administrative Services                      |                |                |     | A               | A              | A   | A  |
| Adult Entertainment                          | --             | --             | --  | --              | --             | --  | -- |
| Animal Sales and Services                    |                |                |     |                 |                |     |    |
| Commercial Kennels                           | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Commercial Stables                           | --             | --             | --  | --              | --             | --  | -- |
| Grooming and Pet Stores                      | --             | --             | --  | A               | A              | --  | -- |
| Pet Cemeteries                               | --             | --             | --  | --              | A              | --  | -- |
| Veterinary Services, Agricultural            | --             | --             | --  | S <sub>1</sub>  | S <sub>1</sub> | --  | -- |
| Veterinary Services, Pets                    | --             | --             | --  | A               | A              | --  | -- |
| Automobile and Equipment                     |                |                |     |                 |                |     |    |
| Automobile Repair                            | --             | --             | --  | A               | A              | --  | -- |
| Automotive Sales and Rentals                 | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Cleaning                                     | --             | --             | --  | A               | A              | --  | -- |
| Commercial Parking                           | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Equipment Repair and Sales                   | --             | --             | --  | --              | A              | --  | -- |
| Storage of Operable Vehicles                 | --             | --             | --  | S <sub>2</sub>  | A              | --  | -- |
| Truck Stops                                  | --             | --             | --  | --              | --             | --  | -- |
| Building Maintenance Services                | --             | --             | --  | --              | A              | --  | -- |
| Commercial Antennas                          | --             | --             | --  | --              | --             | --  | -- |
| Commercial Centers                           |                |                |     |                 |                |     |    |
| Community Centers                            | --             | --             | --  | S <sub>1</sub>  | --             | --  | -- |
| Neighborhood Centers                         | S <sub>1</sub> | S <sub>1</sub> | --  | S <sub>1</sub>  | --             | --  | -- |
| Regional Centers                             | --             | --             | --  | --              | --             | --  | -- |
| Commercial Educational Services              | --             | --             | --  | A               | A              | A   | -- |
| Commercial Recreation                        |                |                |     |                 |                |     |    |
| Commercial Campground<br>Facilities/RV Park  | --             | --             | --  | --              | --             | --  | -- |
| Destination Resorts                          | --             | --             | --  | --              | --             | --  | -- |
| Indoor Entertainment                         | --             | --             | --  | A               | A              | --  | -- |
| Indoor Sports and Recreation                 | --             | --             | --  | A               | A              | --  | -- |
| Limited Gaming Facilities                    | --             | --             | --  | A               | A              | --  | -- |
| Marinas                                      | --             | --             | --  | --              | --             | --  | -- |
| Outdoor Entertainment                        | --             | --             | --  | --              | --             | --  | -- |
| Outdoor Sports and Recreation                | --             | --             | --  | A               | A              | --  | -- |
| Outdoor Sports Club                          | --             | --             | --  | --              | --             | --  | -- |
| Unlimited Gaming Facilities                  | --             | --             | --  | --              | --             | --  | -- |
| Construction Sales and Services              | --             | --             | --  | --              | A              | --  | -- |
| Convention and Meeting Facilities            | --             | --             | --  | --              | A              | --  | -- |
| Eating and Drinking Establishments           |                |                |     |                 |                |     |    |
| Convenience                                  | --             | --             | --  | A               | A              | --  | -- |
| Full Service                                 | --             | --             | --  | A               | A              | --  | -- |
| Financial Services                           | --             | --             | --  | A               | A              | --  | -- |
| Funeral and Internment Services              |                |                |     |                 |                |     |    |
| Cemeteries                                   | --             | --             | --  | --              | --             | --  | -- |
| Undertaking                                  | --             | --             | --  | A               | A              | --  | -- |
| Gasoline Sales and Service Stations          | --             | --             | --  | A               | A              | --  | -- |
| Airport/Helicopter Service                   |                |                |     |                 |                |     |    |
| Airport/Heliport                             | --             | --             | --  | --              | A              | --  | -- |
| Helistop                                     | --             | --             | --  | --              | A              | --  | -- |
| Liquor Sales                                 |                |                |     |                 |                |     |    |
| Off-Premises                                 | --             | --             | --  | A               | A              | --  | -- |
| On-Premises                                  | --             | --             | --  | --              | --             | --  | -- |
| Lodging Services                             |                |                |     |                 |                |     |    |
| Bed and Breakfast Inns                       | --             | --             | --  | --              | --             | --  | -- |
| Hostels                                      | --             | --             | --  | --              | --             | --  | -- |
| Hotels and Motels                            | --             | --             | --  | --              | A              | --  | -- |
| Vacation Time Shares                         | --             | --             | --  | --              | --             | --  | -- |
| Medical Services                             | --             | --             | --  | A               | A              | A   | -- |

Table C-3: Allowed Uses (Commercial Use Types) continued

| Commercial Use Types<br>(Section 110.304.15)      | Residential    |     |     | Non-Residential |                |     |    |
|---|----------------|-----|-----|-----------------|----------------|-----|----|
|   | MDS            | LDS | LDR | NC              | I              | PSP | OS |
| Nursery Sales                                     |                |     |     |                 |                |     |    |
| Retail  | --             | --  | --  | A               | A              | --  | -- |
| Wholesale   | --             | --  | --  | A               | A              | --  | -- |
| Personal Services                                 | --             | --  | --  | A               | A              | --  | -- |
| Personal Storage                                  | --             | --  | --  | A               | A              | --  | -- |
| Professional Services                             | --             | --  | --  | A               | A              | --  | -- |
| Recycle Center                                    |                |     |     |                 |                |     |    |
| Full Service Recycle Center                       | --             | --  | --  | --              | A              | --  | -- |
| Remote Collection Facility                        | --             | --  | --  | --              | A              | --  | -- |
| Residential Hazardous<br>Substance Recycle Center | --             | --  | --  | --              | S <sub>1</sub> | --  | -- |
| Repair Services, Consumer                         | --             | --  | --  | --              | A              | --  | -- |
| Retail Sales                                      |                |     |     |                 |                |     |    |
| Comparison Shopping Centers                       | --             | --  | --  | --              | --             | --  | -- |
| Convenience                                       | S <sub>1</sub> | --  | --  | A               | A              | --  | -- |
| Specialty Stores                                  | --             | --  | --  | A               | --             | --  | -- |
| Secondhand Sales                                  | --             | --  | --  | --              | --             | --  | -- |
| Transportation Services --                        | --             | --  | --  | --              | --             | --  | -- |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

Table C-4: Allowed Uses (Industrial Use Types)

| Industrial Use Types<br>(Section 110.304.15) | Residential |     |     | Non-Residential |    |     |    |
|--|-------------|-----|-----|-----------------|----|-----|----|
|  | MDS         | LDS | LDR | NC              | I  | PSP | OS |
| Custom Manufacturing                         | --          | --  | --  | --              | A  | --  | -- |
| Energy Production                            | --          | --  | --  | --              | -- | --  | -- |
| General Industrial                           |             |     |     |                 |    |     |    |
| Heavy  | --          | --  | --  | --              | -- | --  | -- |
| Intermediate                                 | --          | --  | --  | --              | A  | --  | -- |
| Limited                                      | --          | --  | --  | --              | A  | --  | -- |
| High Technology Industry                     | --          | --  | --  | --              | A  | --  | -- |
| Inoperable Vehicle Storage                   | --          | --  | --  | --              | -- | --  | -- |
| Laundry Services                             | --          | --  | --  | A               | A  | --  | -- |
| Marine Operations                            | --          | --  | --  | --              | -- | --  | -- |
| Petroleum Gas Extraction                     | --          | --  | --  | --              | -- | --  | -- |
| Salvage Yards                                | --          | --  | --  | --              | -- | --  | -- |
| Wholesaling, Storage and<br>Distribution     |             |     |     |                 |    |     |    |
| Heavy  | --          | --  | --  | --              | P  | --  | -- |
| Light  | --          | --  | --  | --              | A  | --  | -- |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.



# WOOD RODGERS

January 26, 2017

**Public Notice**

Dear Property Owner:

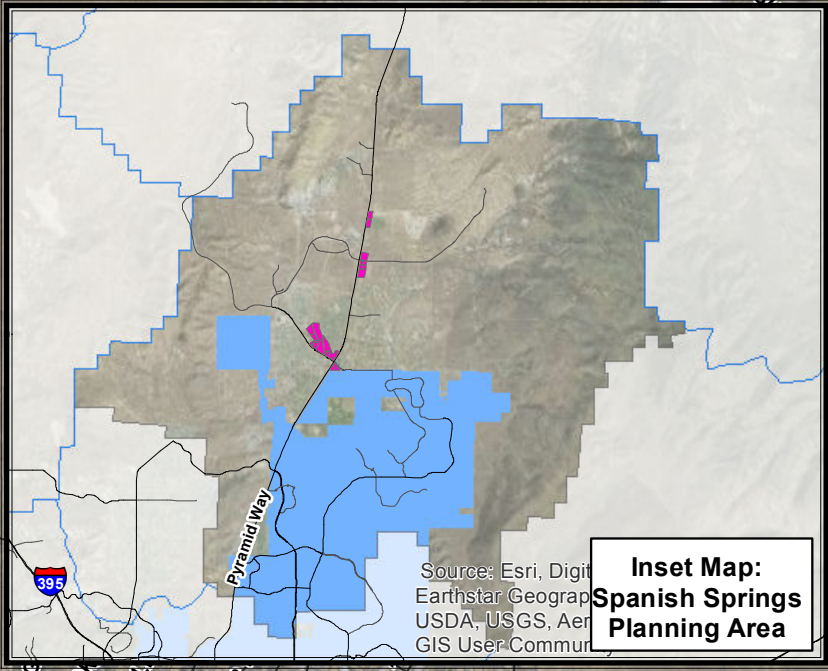
A request has been made for a text amendment to the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Use Types) for the Neighborhood Commercial (NC) zoning district to allow Storage of Operable Vehicles, or RV Storage, with a special use permit. The amendment is proposed to affect all property zoned NC within the Spanish Springs Area Plan, which are identified in the attached map. Personal Storage facilities are an allowed use within the Spanish Springs Area Plan NC zoning district. Generally, in northern Nevada Personal Storage facilities also typically include RV Storage. The proposed text amendment would allow Storage of Operable Vehicles, or RV Storage, in the NC zoning district with a special use permit.

If you are interested in learning more about the proposed text amendment, please join us for a neighborhood meeting on February 8, 2017. The meeting will take place from 5:30 p.m. to 6:30 p.m. in an open house format at the Spanish Springs Library, 7100-A Pyramid Highway, Sparks, NV 89436.

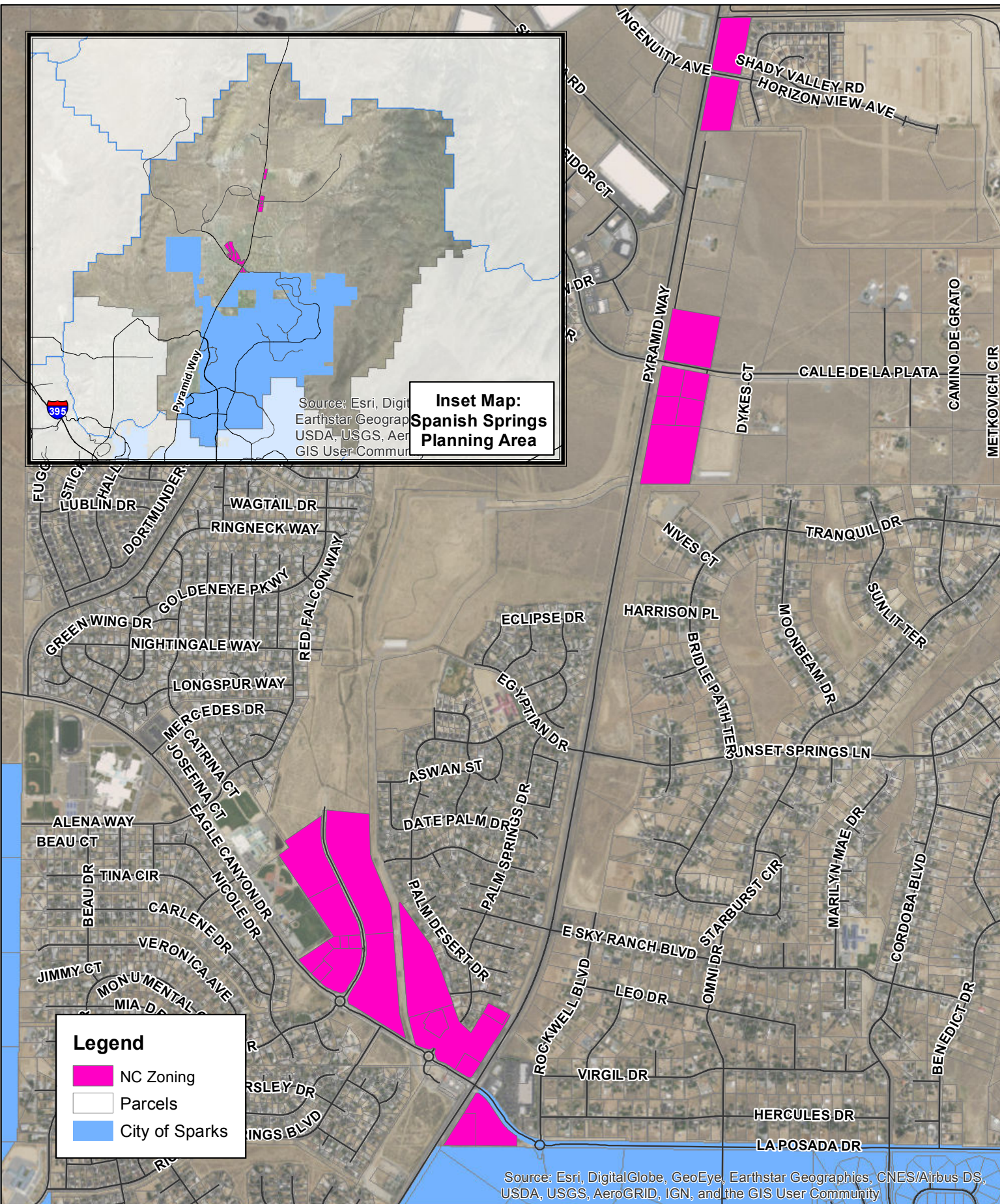
You will receive an official notification from Washoe County when the request is set for a public hearing. For more information, please contact: Derek Kirkland, Wood Rodgers, Inc. (775) 828-7742 or [dkirkland@woodrogers.com](mailto:dkirkland@woodrogers.com) or Joe Prutch, Washoe County, (775) 328-3627 [JPrutch@washoecounty.us](mailto:JPrutch@washoecounty.us)

Sincerely,  
**Wood Rodgers, Inc.**

Derek Kirkland  
Senior Planner



**Inset Map:  
Spanish Springs  
Planning Area**



**Legend**

- NC Zoning
- Parcels
- City of Sparks

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.125 0.25  
MILES

**Neighborhood Commercial (NC) Zoning within  
the Spanish Springs Area Plan**  
Spanish Springs Area Plan Text Amendment #WMPA17-0001  
January, 2017

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Tel: 775.823.4068  
Reno, NV 89502 Fax: 775.823.4066

**From:** Bennett, Steve  
**To:** [Prutch, Joe](#)  
**Subject:** rv storage  
**Date:** Wednesday, February 08, 2017 10:27:03 AM

---

I am writing this in response to a public notice I received regarding a text amendment to the Spanish Springs Area Plan Table C-3. I would like to register my opposition to the change. While this might seem to be a matter of little consequence, it is just one more change among many that is slowly diminishing the quality of life for those who have lived in the area for many years.

The growth that has occurred over the past 15 years with the added traffic has taken the entire area from a wonderful, quiet, peaceful place to live and turned it into a noisy, chaotic, traffic laden mess. Our "way of life" has been impacted significantly in a negative manner.

If we allow RV storage on a commercial lot, how long will it be before somebody wants to eliminate the RV storage we can now do on our own property. *"certainly, since there is an RV storage area in the area, eliminating residential storage would not cause any undue burden on the homeowner"* is a likely refrain that could be employed to eliminate our ability to store our RV on our lots.

Please stop trying to turn this area into a city with all the attendant problems cities have. I moved out here 24 years ago to get away from all that. Continue to allow storage of personal property including RVs on residential lots. That reflects the intended "feel" of the neighborhood. This does not.

Thank you

Steve Bennett

245 Nicole Dr.

**From:** Karen campbell  
**To:** [Mullin, Kelly](#)  
**Cc:** [Prutch, Joe](#)  
**Subject:** Re: Text Amendment to the Spanish Springs Area Plan Table C-3 Storage for Operable Vehicles, or RV Storage with a Special Use Permit  
**Date:** Monday, February 13, 2017 2:31:39 PM

---

Dear Ms. Mullin & Mr. Prutch,

My husband and I attended the meeting on February 8, 2017, and we are deeply troubled and saddened that the entrance to our beautiful homes may have a storage building for RVs, boats etc.. on each side of our entrance. We bought this home for our retirement and the reasons were numerous:

- 1) The aesthetics in our area are beautiful. It is so calming and peaceful to drive down Pyramid Way and see beautiful hills, mountains, ranches with livestock.
- 2) We bought our home because out of every window we see beauty.
- 3) If this storage building (35ft high) goes in, there goes our view, our resale value will plummet, because who wants to buy a home with RV/Boat Storage at the entrance? Frankly, we were told no one would build behind our homes.
- 4) Crime will increase.
- 5) Hazardous waste will become an issue.
- 6) Security issues will evolve
- 7) Traffic will increase
- 8) There will be lights on 24/7, our neighborhood is quiet and reserved Suddenly, our neighborhood will be like living in a stadium.

There is a sign right across the street that advertises Storage, so why put another storage building in? Frankly, our lots are large and our neighbors store their boats and RVs either in backyard or in their garages.

I understand that the owners of this commercial property owns a lot of land along Pyramid. Why not put it in the vacant ballpark field? It's a better area, and good advertising because of 4 way traffic.

Please do not give anyone permission to build a storage building in our neighborhood.

Sincerely,  
Karen and Douglas Campbell  
760-889-7615  
karencampbellapril@yahoo.com

**From:** Andi Cook  
**To:** [Prutch, Joe](#); [Mullin, Kelly](#)  
**Subject:** Spanish Springs Area Plan Table C-3  
**Date:** Thursday, February 16, 2017 9:44:05 AM

---

We are writing to express our concern of the possible storage facility placement in front of the subdivision of Shadow Ridge at Pyramid Highway and Horizon View Dr. Currently there is an RV & storage facility across the street which is not at capacity. Placing a competing facility across the street not only diminishes the property values of the homes in Shadow Ridge, but the need is not warranted. The area on the western side of Pyramid Highway is already zoned commercial which is more appropriate placement for any additional RV storage.

There is only one access to the community and additional traffic at this intersection would make it near impossible to exit and enter the development, especially if there are RVs trying to turn into a storage facility. With the addition of the Lennar homes, as well as several other proposed developments at Calle de la Plata and just past Horizon View, traffic will be increased significantly. The speed limit along this stretch of Pyramid Highway is 65 mph which will increase accidents as these RVs will not be moving at the speed limit, especially if slowing to make a turn just before or at Horizon View. There has been discussion at the county for the placement of a light at Calle de la Plata for many years due to the frequency of accidents already recorded. Ryder Homes is approximately halfway through development of Shadow Ridge so the potential increase in traffic from a storage facility will truly bottleneck a one lane highway that already handles a high volume of trucks coming and going to the quarries, traveling north, plus the industrial park traffic.

There is also a potential for increased crime since this would draw attention to the homes behind the proposed facility.

Please do not approve the text amendment for a storage facility to be placed in front of the Shadow Ridge community. Congestion, accidents, crime and property values are all at stake and revenue from property taxes will diminish for the county as the homeowners would be sure to argue for a reduction.

Thank you in advance for your consideration and denial of this amendment.

Sincerely,

David & Andrea Cook  
Shadow Ridge/Horizon Ridge Rd

**From:** Lance Iversen  
**To:** [Prutch, Joe](#)  
**Cc:** [Mullin, Kelly](#)  
**Subject:** Spanish Springs Area plan table C-3  
**Date:** Thursday, February 09, 2017 11:05:35 AM

---

In Regards to the proposed storage facility in front of Shadow Ridge neighborhood on Pyramid Highway, I'm strongly apposed for a number of reasons.

- 1: increased traffic next to a busy highway,
- 2: Noise and lights.
- 3: Besides being an eye sore next to home valued at or more than \$500.000, this neighborhood has never had a home burglary. The proposed facility will attract crime to the area.
- 4: Property values will go down.
- 5: Pollution from toxic oils and fuel stored at the facility.

Sincerely,

Lance Iversen  
345 Horizon Ridge Rd  
Spanish Springs NV 89441



**From:** Kenji Iwanaga  
**To:** [Mullin, Kelly](#)  
**Subject:** Spanish Springs Community Meeting  
**Date:** Friday, February 10, 2017 3:13:58 PM

---

Dear Ms Mullin

It was nice to meet you at the Spanish Springs Library regarding a proposed special use permit for RV storage on Pyramid Hwy. These two NC parcels are at the entrance to our residential neighborhood. The surrounding Pyramid Hwy frontage parcels are all rural zoning. I was surprised that a commercial zone was allowed at an entrance to a subdivision. We moved here a few months ago to this specific area for the country esthetics.

Ryder Homes indicated to us the two front parcels, if developed in the future, would compliment our surrounding neighborhood. After reading the hand-out for the Allowed Uses in a NC zone, I have some concerns.

Also, I was not notified by the County via mail of this last neighborhood meeting. Derek mentioned that 300 mailings were sent out. This Ryder Shadow Ridge neighborhood has about 115 homes. Only a few homeowners adjacent to the NC parcels were notified by mail. What happened to the rest of the mailings? Transparency is critical to ensure the trust between the County and its residents.

I would like to be included in future meeting notifications. Please add me to your email list and/or mailing list. Also, is there a specific Internet link I can access to keep apprised of future happenings?

Thank you for your time

Mary Iwanaga  
505 Horizon Ridge ave  
Sparks NV 89441

Truehearts02@gmail.com  
Sent from my iPad

## Prutch, Joe

---

**From:** Willhouse, Emilie <Emilie\_Willhouse@intuit.com>  
**Sent:** Wednesday, February 08, 2017 10:02 AM  
**To:** dkirkland@woodrodgers.com; Prutch, Joe  
**Cc:** 'Ed Zdeb (ed.zdeb@live.com)'  
**Subject:** Spanish Springs Neighborhood Zoning - Storage Units

Good morning Derek and Joe,

We had a letter left at our door last night from Wood Rodgers that we have some questions regarding.

We live at 11840 Terra Linda Way, in the new Ryder homes just off Pyramid Highway north of the turn to SSSH.

- Are they proposing building storage units at the entrance to our neighborhood?
- Is this a private commercial property or can folks living in our neighborhood access it with a paid permit?
- Our unique neighborhood has no true HOA and we can park our RV at our house. Does this change any of those regulations? Would a permit be required?

Any other context you can provide would be awesome as we are at a loss trying to understand what is really going on.

We saw there is a meeting tonight at the library but are not able to attend due to the short notice. If you can notify us any earlier next time, it would have been really to have more than 24 hours' notice for the meeting.

Thank you and have a nice Wednesday!

Ed & Emilie Zdeb

## Prutch, Joe

---

**From:** Derek Kirkland <dkirkland@WoodRodgers.com>  
**Sent:** Wednesday, February 08, 2017 12:22 PM  
**To:** Willhouse, Emilie; Prutch, Joe  
**Cc:** 'Ed Zdeb (ed.zdeb@live.com)'  
**Subject:** RE: Spanish Springs Neighborhood Zoning - Storage Units  
**Attachments:** REV\_Com\_Allowed\_Use\_table\_ss\_area\_plan.pdf

Hi Ed and Emilie-

Thanks for the email and questions. Sorry for the confusion. What is proposed is a text amendment to the Spanish Springs Area Plan in order to allow RV storage in the NC zones. The map that was sent out shows all NC zoned property within the Spanish Springs Area Plan, and not a project location. A project is not being proposed at this time.

As it stands today, Personal Storage is an allowed use in the NC zones, among a lot of other commercial uses. Washoe County defines RV Storage in the definition for Storage of Operable Vehicles, which is not an allowed use in the NC zones per the commercial use Table C-3 in the appendix of the Spanish Springs Area Plan. Traditionally Personal Storage and RV Storage go hand in hand. The design guidelines for Personal Storage Facilities in the Spanish Springs Area Plan NC zones also identifies standards for RV Parking as if it were intended to be an allowed use. So really this is a cleanup effort so the Use Table C-3 and the design guidelines match, and RV Storage could be included within a personal storage facility. In order to ensure RV Parking meets the design guidelines of a personal storage facility, the proposed text amendment would allow Storage of Operable Vehicles only with a special use permit. A special use permit goes through a public process, and at the time a project is proposed the RV Storage would go before the Board of Adjustments and open for public comment. As mentioned before this is a text amendment for the Spanish Springs Area Plan, and a specific project is not being proposed at this time.

Feel free to give me a call if you would like to further discuss, or feel free to stop by tonight. I have attached the proposed amendment to the use table. The Spanish Springs Area Plan can also be found here:  
[https://washoecounty.us/csd/planning\\_and\\_development/master-plan-zoning/files/planning-maps/\\_ss\\_area\\_plan.pdf](https://washoecounty.us/csd/planning_and_development/master-plan-zoning/files/planning-maps/_ss_area_plan.pdf)

Thanks!

**Derek Kirkland**  
Transportation/Land Use Planner  
Wood Rodgers, Inc.  
775.828.7742 Direct  
775.771.0066 Mobile

---

**From:** Willhouse, Emilie [[mailto:Emilie\\_Willhouse@intuit.com](mailto:Emilie_Willhouse@intuit.com)]  
**Sent:** Wednesday, February 08, 2017 10:02 AM  
**To:** Derek Kirkland <dkirkland@WoodRodgers.com>; [jprutch@washoecounty.us](mailto:jprutch@washoecounty.us)  
**Cc:** 'Ed Zdeb ([ed.zdeb@live.com](mailto:ed.zdeb@live.com))' <[ed.zdeb@live.com](mailto:ed.zdeb@live.com)>  
**Subject:** Spanish Springs Neighborhood Zoning - Storage Units

Good morning Derek and Joe,

We had a letter left at our door last night from Wood Rodgers that we have some questions regarding.

We live at 11840 Terra Linda Way, in the new Ryder homes just off Pyramid Highway north of the turn to SSHS.

**Additional Comments or Questions:**

absolutely NOT. This is Very Poor Planning.

Name/Phone # or E-mail:

DAVID JONES dhj198@gmail.com

**Comment Card**



WOOD RODGERS

WMPA17-0001 - EXHIBIT C

Additional Comments or Questions:

1. citizens should be making/ driving changes to the Allowed use Table not the developers! Leave the Allowed use table as it is. No changes!
2. concerned with the northern parcels. I live in the center of these 5 parcels.
3. There is "currently" a storage/RV facility on the west side of Pyramid Highway. We do not need another RV storage lot.
4. concerned about Traffic, noise, security and lighting.
5. There is plenty of commercial property available in Spanish Springs.

NO!

Name/Phone # or E-mail:

DAN Herman

Karma777@sbcglobal.net

Comment Card



WOOD RODGERS

Additional Comments or Questions:

- AREA ON EAGLE CYN. IS A FLOOD PLANE, WILL THAT MATTER?
  - SINCE MOST LOTS IN S.S. AREA ARE LARGE, RESIDENTS PARK BOATS & RV'S ON THEIR PROPERTY, WHY BUILD STORAGE? NO APARTMENTS OR BUS LINE THAT PROPERTY OWNERS DONT WANT, AS WELL AS RENTAL STORAGE?
  - COULD ~~THE AREA~~ MATERIAL BE STORED IN A RESIDENTIAL NEIGHBOR HOOD?  
↓  
DANGEROUS
- \* MORE INFO NEEDED!
- Name/Phone # or E-mail: WARREN BURNS 775-424-4071

Comment Card



WOOD RODGERS

WMPA17-0001 - EXHIBIT C



**EXHIBIT D**

**MEMORANDUM**

DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE

PLANNING DIVISION



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**TO:** Joe Prutch

**FROM:** Dennis Troy, Park Planner

**DATE:** February 9, 2017

**SUBJECT:** **Spanish Springs Area Plan Text Amendment (Case number WMPA17-0001)**

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The Washoe County Parks Division has reviewed and prepared the following condition related to the proposed text amendment to the Spanish Spring Area Plan to allow for the Storage of Operable Vehicles or RV Storage with a Special Use Permit in the Neighborhood Commercial (NC) zoning district.

**Conditions:**

1. Any approved Special Use Permits for the "Storage of Operable Vehicles or RV Storage" in the NC zoning district that is directly adjacent to or abutting any Washoe County Park property/facility shall be required to adhere to the same Personal Storage Guidelines as outlined in Appendix A of the Spanish Springs Area Plan.

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

February 13, 2017

Joe Prutch, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Spanish Springs Area Plan; Spanish Springs  
Master Plan Amendment; WMPA17-0001

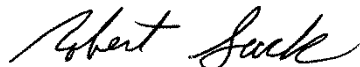
Dear Mr. Prutch:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the proposed Master Plan Amendment and has no objections to the approval of the plan as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



Bob Sack, Division Director  
Environmental Health Services Division  
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District





**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

January 30, 2017

FR: Chrono/PL 183-17

Mr. Trevor Lloyd, Senior Planner  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: WTM16-002 (Golden Mesa North)**  
**WSUP16-0002 (Golden Mesa South Sewer Lift Station)**  
**WMPA17-0001 (Spanish Springs Area Plan Text)**

Dear Mr. Lloyd,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if you have any questions or comments.

Sincerely,

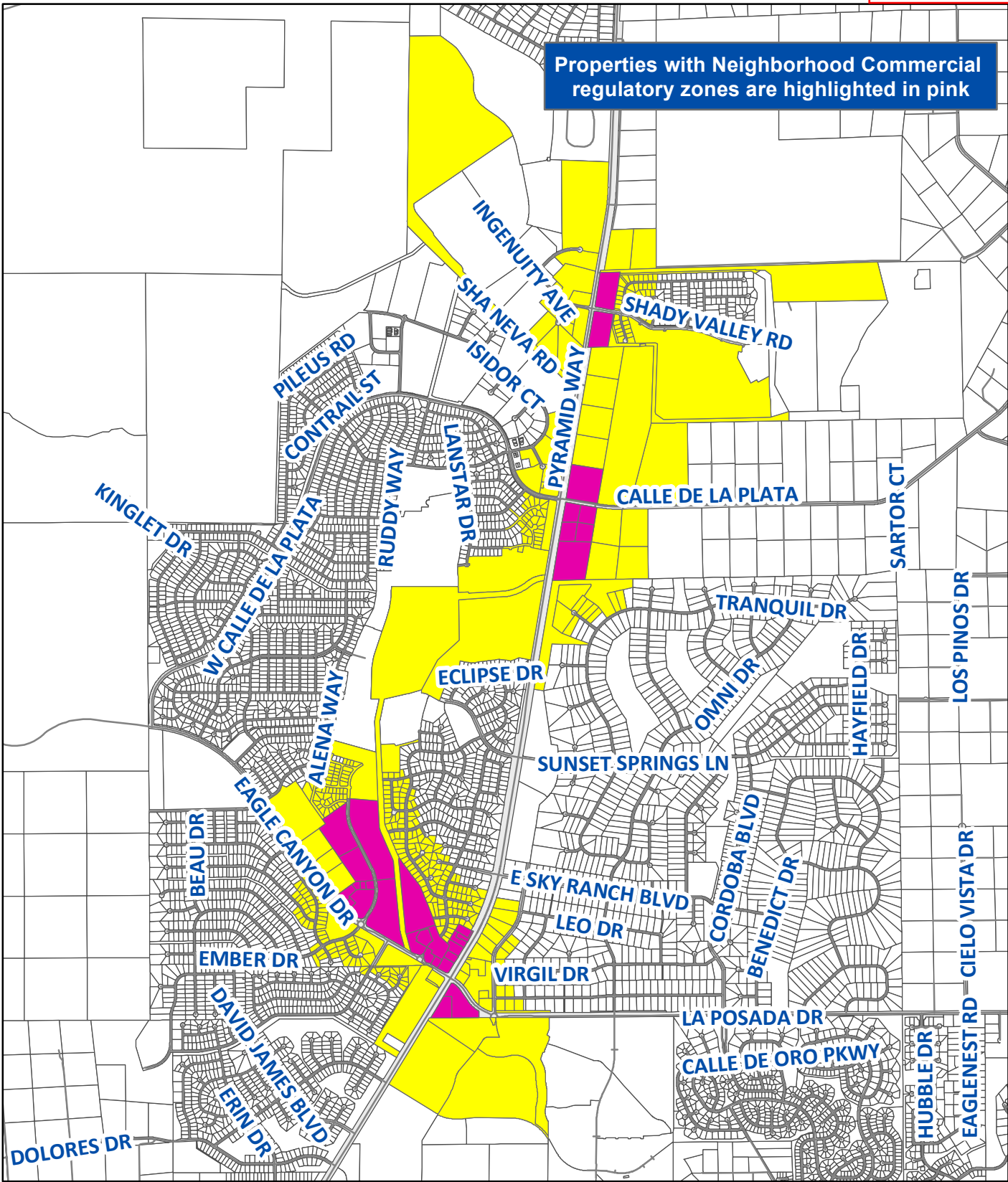
Rebecca Kapuler  
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services  
Joe Prutch, Washoe County Community Services  
Jae Pullen, Nevada Department of Transportation, District II  
Daniel Doenges, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

/Washoe County no comment 02022017

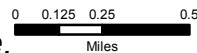
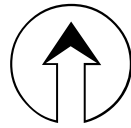
Properties with Neighborhood Commercial regulatory zones are highlighted in pink



Public Notice Map

Master Plan Amendment Case No. WMPA17-0001  
(Spanish Springs Area Plan Text Amendment)

493 parcels selected within a distance of 750 feet of all  
properties with a Neighborhood Commercial regulatory zone.



Community Services Department



Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

Date: January 24, 2017

Source: Planning and Development Division

# Master Plan Amendment Application Spanish Springs Area Plan Text Amendment

**EXHIBIT F**

Submitted to Washoe County  
January 17, 2017

Prepared for  
**Manke Family Trust**  
2500 Longley Ln  
Reno, NV 89502

Prepared by



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068

## **TABLE OF CONTENTS**

- ❖ Washoe County Development Application
  - Master Plan Amendment Supplemental Information
  
- ❖ Project Description
  - Background and Justification
  - Master Plan Amendment Findings
  - Existing Table C-3
  - Proposed Table C-3
  
- ❖ Spanish Springs Area Plan Personal Storage Guidelines for NC zones

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

|   |                 |                                       |                 |
|---|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>  |                 | Staff Assigned Case No.: _____        |                 |
| Project Name: <b>Spanish Springs Area Plan Text Amendment</b>   |                 |                                       |                 |
| Project Description: Amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit (S2). This would allow for RV storage within Personal Storage, which is allowed in NC. |                 |                                       |                 |
| Project Address: N/A - text amendment   |                 |                                       |                 |
| Project Area (acres or square feet): N/A - text amendment   |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br><b>N/A - text amendment</b>   |                 |                                       |                 |
| Assessor's Parcel No.(s):   | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| N/A - text amendment  |                 |                                       |                 |
| Section(s)/Township/Range: N/A - text amendment   |                 |                                       |                 |
| <b>Indicate any previous Washoe County approvals associated with this application:</b>  |                 |                                       |                 |
| Case No.(s). N/A  |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)  |                 |                                       |                 |
| <b>Property Owner:</b>  |                 | <b>Professional Consultant:</b>       |                 |
| Name: N/A - text amendment  |                 | Name: Wood Rodgers, Inc.              |                 |
| Address:  |                 | Address: 1361 Capital Blvd            |                 |
| Zip:  |                 | Zip:                                  |                 |
| Phone:  | Fax:            | Phone: 775-828-7742                   | Fax:            |
| Email:  |                 | Email: dkirkland@woodrodgers.com      |                 |
| Cell:   | Other:          | Cell: 775-771-0066                    | Other:          |
| Contact Person:   |                 | Contact Person: Derek Kirkland        |                 |
| <b>Applicant/Developer:</b>   |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: Manke Family Trust  |                 | Name: N/A                             |                 |
| Address: 2500 Longley Ln, Reno NV   |                 | Address:                              |                 |
| Zip: 89502  |                 | Zip:                                  |                 |
| Phone: 775-857-2323   | Fax: N/A        | Phone:                                | Fax:            |
| Email: N/A  |                 | Email:                                |                 |
| Cell: N/A   | Other:          | Cell:                                 | Other:          |
| Contact Person: William A Manke   |                 | Contact Person:                       |                 |
| <b>For Office Use Only</b>  |                 |                                       |                 |
| Date Received:  | Initial:        | Planning Area:                        |                 |
| County Commission District:   |                 | Master Plan Designation(s):           |                 |
| CAB(s):   |                 | Regulatory Zoning(s):                 |                 |

# Property Owner Affidavit

**Applicant Name:** N/A - Text Amendmnet

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA        )  
  )  
COUNTY OF WASHOE    )

I, \_\_\_\_\_,  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): N/A - Text Amendment

Printed Name \_\_\_\_\_

Signed \_\_\_\_\_

Address \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Notary Stamp)

\_\_\_\_\_  
Notary Public in and for said county and state

My commission expires: \_\_\_\_\_

\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

|  |
|--|
| <input type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps   |
| <input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan  |
| <input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans   |
| <input type="checkbox"/> A request to add, amend, modify or delete specific language found in the area plans   |
| <input checked="" type="checkbox"/> Other (please identify):<br>Amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV Storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit (S2). This would allow for RV parking within Personal Storage, which is allowed in NC. |

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide a brief explanation to all questions.

1. What is the Master Plan amendment being requested at this time?

The applicant is proposing to amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV parking "Storage of Operable Vehicles" in the NC zoning districts with a Board of Adjustment Special Use Permit (S2). This would allow for RV Storage within a "Personal Storage" facility, which is allowed in NC by right. This would also bring Table C-3 into conformance with the SSAP NC zone Personal Storage Guidelines, which provide requirements for RV Storage, indicating RV Storage as an allowed use.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

RV parking is in higher demand as the region builds higher density housing to meet the new growth trends. RV storage is included in almost every Personal Storage facility around the region, especially the newer facilities built over the past several years. The Spanish Springs Area Plan (SSAP), starting on Page A-20, provides Personal Storage Guidelines for the Neighborhood Commercial/Office (NC/O) designated properties. These Guidelines refer to "RV Storage" throughout the section as if it were always anticipated for RV parking to be included with Personal Storage facilities consistent with industry standards. Washoe County defines RV Parking within the definition for "Storage of Operable Vehicles", which under Table C-3: Allowed Uses (Commercial Type Uses) of the SSAP is not an allowed use. This is inconsistent with the intent of the SSAP to include "RV Storage" within the NC/O designations, and therefore is triggering the need to amend the SSAP Table C-3: Allowed Uses. "Personal Storage" is an allowed use in the SSAP NC zones.

3. Please provide the following specific information.
- a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

N/A - text amendment only

- b. Please list the following (attach additional sheet if necessary):

| APN of Parcel | Master Plan Designation | Existing Acres | Proposed Master Plan Designation | Proposed Acres |
|---------------|-------------------------|----------------|----------------------------------|----------------|
| N/A           |                         |                |                                  |                |
|               |                         |                |                                  |                |
|               |                         |                |                                  |                |
|               |                         |                |                                  |                |
|               |                         |                |                                  |                |
|               |                         |                |                                  |                |
|               |                         |                |                                  |                |
|               |                         |                |                                  |                |
|               |                         |                |                                  |                |
|               |                         |                |                                  |                |



c. What are the adopted land use designations of adjacent parcels?

|       |     |
|-------|-----|
| North | N/A |
| South |     |
| East  |     |
| West  |     |

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

N/A - text amendment only

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

N/A - text amendment only

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, please attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

|                           |
|---------------------------|
| N/A - text amendment only |
|---------------------------|

- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

|                           |
|---------------------------|
| N/A - text amendment only |
|---------------------------|

- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

|                           |
|---------------------------|
| N/A - text amendment only |
|---------------------------|

- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

|                           |
|---------------------------|
| N/A - text amendment only |
|---------------------------|

- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

|                           |
|---------------------------|
| N/A - text amendment only |
|---------------------------|

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Explanation:

|                           |
|---------------------------|
| N/A - text amendment only |
|---------------------------|

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

If yes, please identify the following quantities and documentation numbers relative to the water rights:

|                    |     |                    |  |
|--------------------|-----|--------------------|--|
| a. Permit #        | N/A | acre-feet per year |  |
| b. Certificate #   |     | acre-feet per year |  |
| c. Surface Claim # |     | acre-feet per year |  |
| d. Other #         |     | acre-feet per year |  |

e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A - text amendment only

f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

N/A - text amendment only

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

|   |           |  |
|---|-----------|--|
| <input type="checkbox"/> Individual wells | N/A       |  |
| <input type="checkbox"/> Private water    | Provider: |  |
| <input type="checkbox"/> Public water     | Provider: |  |

b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A - text amendment only

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

|  |           |  |
|--|-----------|--|
| <input type="checkbox"/> Individual septic | N/A       |  |
| <input type="checkbox"/> Public system     | Provider: |  |

b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input type="checkbox"/> 1-3 years | <input type="checkbox"/> 3-5 years | <input type="checkbox"/> 5+ years |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|

c. Washoe County Capital Improvements Program project?

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A - text amendment only

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

N/A - text amendment only

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

13. Community Services (provided and nearest facility):

|                         |  |
|-------------------------|--|
| a. Fire Station         |  |
| b. Health Care Facility |  |
| c. Elementary School    |  |
| d. Middle School        |  |
| e. High School          |  |
| f. Parks                |  |
| g. Library              |  |
| h. Citifare Bus Stop    |  |

14. Describe how the proposed amendment fosters, promotes or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan:

a. Population Element:

As population increases, and lot sizes continue to become more dense, the need for off-site RV Storage will continue to increase. RV Storage in Personal Storage facilities is a common practice around the region. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

b. Conservation Element:

RV Storage within Personal Storage facilities is an ideal location for proper screening.

c. Housing Element:

As population increases, and higher density housing is added, the need for off-site RV Storage will continue to increase. RV Storage in Personal Storage facilities is a common practice around the region. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

d. Land Use and Transportation Element:

Allowing RV Storage within a Personal Storage facility, which is already an allowed use in the NC zoning, would not impact existing land use patterns. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

e. Public Services and Facilities Element:

Allowing RV Storage within a Personal Storage facility, which is already an allowed use in the NC zoning, would not have an impact on public services and facilities. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

f. Adopted area plan(s):

The Spanish Springs Area Plan (SSAP) already identifies Guidelines for Personal Storage facilities in the NC/O zones, which includes criteria for RV Storage. The proposed amendment to allow "Storage of Operable Vehicles", or RV storage, with a Special Use Permit (S2) in the NC zones is consistent with the existing Guidelines of the SSAP.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

N/A - text amendment only



## **Applicant Comments**

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

See included Project Description.

## **Project Description**

### **Request**

The proposed request is to amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit through the Board of Adjustment (S2). The requested amendment would allow "RV Storage" to be part of "Personal Storage" facilities, which is an allowed use in the NC zoning designation. *Please reference the attached existing and proposed Table C-3 from the Spanish Springs Area Plan.*

### **Background**

The Applicant owns Property within the Spanish Springs Area Plan (SSAP) zoned NC, and would like to develop the property with a "Personal Storage" facility, including RV storage. "Personal Storage" is an allowed use within the SSAP NC zone. Washoe County includes RV storage in the definition for "Storage of Operable Vehicles", which is not an allowed use in the SSAP NC zone.

### **Justification for Proposed Amendment**

It is common practice for Personal Storage facilities to include RV Storage, as is evident in the SSAP Personal Storage Guidelines for NC zoning. The SSAP Personal Storage Guidelines, page A-20 to A-22 (*Attached*), specifically include guidelines for design criteria for RV Storage. These guidelines are inconsistent with Table C-3: Allowed Uses (Commercial Use Types) for the NC zoning designation, which does not allow, "Storage of Operable Vehicles".

The Proposed Amendment to Table C-3 would allow "Storage of Operable Vehicles" with a Special Use Permit, which would be consistent with the SSAP Personal Storage Guidelines for NC zoning. As Personal Storage facilities are allowed in the NC zone, allowing RV Storage ("Storage of Operable Vehicles") would not be a substantial change to the SSAP. Furthermore, by adding the "Allowed with a Board of Adjustments Special Use Permit" requirement, Washoe County would have the opportunity to ensure proper screening of the RV Storage is provided, and the Personal Storage Guidelines are being met.

The population and housing demand in the Spanish Springs Area continues to increase. As the housing types continue to change to meet future housing demands, lot sizes are become smaller, and are not conducive for RV Storage. Personal Storage facilities are an ideal location for RV Storage as they are typically screened with solid walls, which also screen the RVs, opposed to encouraging people to park them on residential streets. Both the City of Reno and City of Sparks allow "RV Storage" as part of "Personal Storage" facilities, typically with a Special Use Permit. The requested amendment to the SSAP is consistent with NC zone uses, "Personal Storage" uses around the region, and is consistent with the SSAP Personal Storage Guidelines for NC zones.

**Spanish Springs Area Plan Findings****SS.17.1**

*In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:*

- a. *The amendment will further implement and preserve the Vision and Character Statement.*

**Response:** “Personal Storage” facilities are an allowed use within the NC zone. Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Therefore, the proposed amendment is consistent with the SSAP, and would not change or impact the Vision and Character Statement.

- b. *The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.*

**Response:** Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Therefore, the proposed amendment conforms to all applicable policies.

- c. *The amendment will not conflict with the public’s health, safety or welfare.*

**Response:** “Personal Storage” facilities are an allowed use within the NC zone. Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Furthermore, by adding the Board of Adjustments Special Use Permit requirement (S2) will allow the opportunity for Washoe County to review the proposed project prior to approving the permit. The proposed amendment will not conflict with the public’s health, safety, or welfare.

**Washoe County Master Plan Amendment Findings**

- a. *Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

**Response:** “Personal Storage” facilities are an allowed use within the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage; however, Table C-3 does not allow “Storage of Operable Vehicles” (RV Storage) in NC. The proposed amendment to SSAP Table C-3 to allow RV Storage in the NC zone, as is already indicated in the SSAP Personal Storage Guidelines for NC, is in substantial compliance with the policies and actions programs of the Master Plan.

- b. *Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*

**Response:** It is standard practice to include RV Storage within “Personal Storage” facilities, which are allowed in the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage, implying that RV Storage was a planned use for the NC zone. The proposed amendment to allow “Storage of Operable Vehicles” (RV Storage) in the NC zone where “Personal Storage” is already allowed is compatible with uses allowed in the NC zone.

- c. *Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.*

**Response:** “Personal Storage” facilities are an allowed use within the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage, implying that RV Storage was a planned use for the NC zone. However, Table C-3 does not allow “Storage of Operable Vehicles” (RV Storage), which is inconsistent with the intent of the Personal Storage Guidelines. The proposed amendment to SSAP Table C-3 to allow RV Storage in the NC zone is a minor amendment to correct Table C-3 to reflect the original intent of the Personal Storage Guidelines.

Existing Spanish Springs Area Plan Appendix C, Table C-3

Table C-3: Allowed Uses (Commercial Use Types)

| Commercial Use Types<br>(Section 110.304.15) | Residential    |                |           | Non-Residential |                |     |    |
|--|----------------|----------------|-----------|-----------------|----------------|-----|----|
|  | MDS            | LDS            | LDR       | NC              | I              | PSP | OS |
| Administrative Offices                       | --             | --             | --        | A               | A              | A   | A  |
| Administrative Services                      |                |                |           | A               | A              | A   | A  |
| Adult Entertainment                          | --             | --             | --        | --              | --             | --  | -- |
| Animal Sales and Services                    |                |                |           |                 |                |     |    |
| Commercial Kennels                           | --             | --             | --        | --              | S <sub>1</sub> | --  | -- |
| Commercial Stables                           | --             | --             | --        | --              | --             | --  | -- |
| Grooming and Pet Stores                      | --             | --             | --        | A               | A              | --  | -- |
| Pet Cemeteries                               | --             | --             | --        | --              | A              | --  | -- |
| Veterinary Services, Agricultural            | --             | --             | --        | S <sub>1</sub>  | S <sub>1</sub> | --  | -- |
| Veterinary Services, Pets                    | --             | --             | --        | A               | A              | --  | -- |
| Automobile and Equipment                     |                |                |           |                 |                |     |    |
| Automobile Repair                            | --             | --             | --        | A               | A              | --  | -- |
| Automotive Sales and Rentals                 | --             | --             | --        | --              | S <sub>1</sub> | --  | -- |
| Cleaning                                     | --             | --             | --        | A               | A              | --  | -- |
| Commercial Parking                           | --             | --             | --        | --              | S <sub>1</sub> | --  | -- |
| Equipment Repair and Sales                   | --             | --             | --        | --              | A              | --  | -- |
| <b>Storage of Operable Vehicles</b>          | <b>--</b>      | <b>--</b>      | <b>--</b> | <b>--</b>       | A              | --  | -- |
| Truck Stops                                  | --             | --             | --        | --              | --             | --  | -- |
| Building Maintenance Services                | --             | --             | --        | --              | A              | --  | -- |
| Commercial Antennas                          | --             | --             | --        | --              | --             | --  | -- |
| Commercial Centers                           |                |                |           |                 |                |     |    |
| Community Centers                            | --             | --             | --        | S <sub>1</sub>  | --             | --  | -- |
| Neighborhood Centers                         | S <sub>1</sub> | S <sub>1</sub> | --        | S <sub>1</sub>  | --             | --  | -- |
| Regional Centers                             | --             | --             | --        | --              | --             | --  | -- |
| Commercial Educational Services              | --             | --             | --        | A               | A              | A   | -- |
| Commercial Recreation                        |                |                |           |                 |                |     |    |
| Commercial Campground<br>Facilities/RV Park  | --             | --             | --        | --              | --             | --  | -- |
| Destination Resorts                          | --             | --             | --        | --              | --             | --  | -- |
| Indoor Entertainment                         | --             | --             | --        | A               | A              | --  | -- |
| Indoor Sports and Recreation                 | --             | --             | --        | A               | A              | --  | -- |
| Limited Gaming Facilities                    | --             | --             | --        | A               | A              | --  | -- |
| Marinas                                      | --             | --             | --        | --              | --             | --  | -- |
| Outdoor Entertainment                        | --             | --             | --        | --              | --             | --  | -- |
| Outdoor Sports and Recreation                | --             | --             | --        | A               | A              | --  | -- |
| Outdoor Sports Club                          | --             | --             | --        | --              | --             | --  | -- |
| Unlimited Gaming Facilities                  | --             | --             | --        | --              | --             | --  | -- |
| Construction Sales and Services              | --             | --             | --        | --              | A              | --  | -- |
| Convention and Meeting Facilities            | --             | --             | --        | --              | A              | --  | -- |
| Eating and Drinking Establishments           |                |                |           |                 |                |     |    |
| Convenience                                  | --             | --             | --        | A               | A              | --  | -- |
| Full Service                                 | --             | --             | --        | A               | A              | --  | -- |
| Financial Services                           | --             | --             | --        | A               | A              | --  | -- |
| Funeral and Internment Services              |                |                |           |                 |                |     |    |
| Cemeteries                                   | --             | --             | --        | --              | --             | --  | -- |
| Undertaking                                  | --             | --             | --        | A               | A              | --  | -- |
| Gasoline Sales and Service Stations          | --             | --             | --        | A               | A              | --  | -- |
| Airport/Helicopter Service                   |                |                |           |                 |                |     |    |
| Airport/Heliport                             | --             | --             | --        | --              | A              | --  | -- |
| Helistop                                     | --             | --             | --        | --              | A              | --  | -- |
| Liquor Sales                                 |                |                |           |                 |                |     |    |
| Off-Premises                                 | --             | --             | --        | A               | A              | --  | -- |
| On-Premises                                  | --             | --             | --        | --              | --             | --  | -- |
| Lodging Services                             |                |                |           |                 |                |     |    |
| Bed and Breakfast Inns                       | --             | --             | --        | --              | --             | --  | -- |
| Hostels                                      | --             | --             | --        | --              | --             | --  | -- |
| Hotels and Motels                            | --             | --             | --        | --              | A              | --  | -- |
| Vacation Time Shares                         | --             | --             | --        | --              | --             | --  | -- |
| Medical Services                             | --             | --             | --        | A               | A              | A   | -- |

Table C-3: Allowed Uses (Commercial Use Types) continued

| Commercial Use Types<br>(Section 110.304.15)      | Residential    |     |     | Non-Residential |                |     |    |
|---|----------------|-----|-----|-----------------|----------------|-----|----|
|   | MDS            | LDS | LDR | NC              | I              | PSP | OS |
| Nursery Sales                                     |                |     |     |                 |                |     |    |
| Retail  | --             | --  | --  | A               | A              | --  | -- |
| Wholesale   | --             | --  | --  | A               | A              | --  | -- |
| Personal Services                                 | --             | --  | --  | A               | A              | --  | -- |
| <b>Personal Storage</b>                           | --             | --  | --  | <b>A</b>        | <b>A</b>       | --  | -- |
| Professional Services                             | --             | --  | --  | A               | A              | --  | -- |
| Recycle Center                                    |                |     |     |                 |                |     |    |
| Full Service Recycle Center                       | --             | --  | --  | --              | A              | --  | -- |
| Remote Collection Facility                        | --             | --  | --  | --              | A              | --  | -- |
| Residential Hazardous<br>Substance Recycle Center | --             | --  | --  | --              | S <sub>1</sub> | --  | -- |
| Repair Services, Consumer                         | --             | --  | --  | --              | A              | --  | -- |
| Retail Sales                                      |                |     |     |                 |                |     |    |
| Comparison Shopping Centers                       | --             | --  | --  | --              | --             | --  | -- |
| Convenience                                       | S <sub>1</sub> | --  | --  | A               | A              | --  | -- |
| Specialty Stores                                  | --             | --  | --  | A               | --             | --  | -- |
| Secondhand Sales                                  | --             | --  | --  | --              | --             | --  | -- |
| Transportation Services --                        | --             | --  | --  | --              | --             | --  | -- |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

**Proposed Spanish Springs Area Plan Appendix C, Table C-3**

**Table C-3: Allowed Uses (Commercial Use Types)**

| Commercial Use Types<br>(Section 110.304.15) | Residential    |                |     | Non-Residential |                |     |    |
|--|----------------|----------------|-----|-----------------|----------------|-----|----|
|  | MDS            | LDS            | LDR | NC              | I              | PSP | OS |
| Administrative Offices                       | --             | --             | --  | A               | A              | A   | A  |
| Administrative Services                      |                |                |     | A               | A              | A   | A  |
| Adult Entertainment                          | --             | --             | --  | --              | --             | --  | -- |
| Animal Sales and Services                    |                |                |     |                 |                |     |    |
| Commercial Kennels                           | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Commercial Stables                           | --             | --             | --  | --              | --             | --  | -- |
| Grooming and Pet Stores                      | --             | --             | --  | A               | A              | --  | -- |
| Pet Cemeteries                               | --             | --             | --  | --              | A              | --  | -- |
| Veterinary Services, Agricultural            | --             | --             | --  | S <sub>1</sub>  | S <sub>1</sub> | --  | -- |
| Veterinary Services, Pets                    | --             | --             | --  | A               | A              | --  | -- |
| Automobile and Equipment                     |                |                |     |                 |                |     |    |
| Automobile Repair                            | --             | --             | --  | A               | A              | --  | -- |
| Automotive Sales and Rentals                 | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Cleaning                                     | --             | --             | --  | A               | A              | --  | -- |
| Commercial Parking                           | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Equipment Repair and Sales                   | --             | --             | --  | --              | A              | --  | -- |
| <b>Storage of Operable Vehicles</b>          | --             | --             | --  | S <sub>2</sub>  | A              | --  | -- |
| Truck Stops                                  | --             | --             | --  | --              | --             | --  | -- |
| Building Maintenance Services                | --             | --             | --  | --              | A              | --  | -- |
| Commercial Antennas                          | --             | --             | --  | --              | --             | --  | -- |
| Commercial Centers                           |                |                |     |                 |                |     |    |
| Community Centers                            | --             | --             | --  | S <sub>1</sub>  | --             | --  | -- |
| Neighborhood Centers                         | S <sub>1</sub> | S <sub>1</sub> | --  | S <sub>1</sub>  | --             | --  | -- |
| Regional Centers                             | --             | --             | --  | --              | --             | --  | -- |
| Commercial Educational Services              | --             | --             | --  | A               | A              | A   | -- |
| Commercial Recreation                        |                |                |     |                 |                |     |    |
| Commercial Campground<br>Facilities/RV Park  | --             | --             | --  | --              | --             | --  | -- |
| Destination Resorts                          | --             | --             | --  | --              | --             | --  | -- |
| Indoor Entertainment                         | --             | --             | --  | A               | A              | --  | -- |
| Indoor Sports and Recreation                 | --             | --             | --  | A               | A              | --  | -- |
| Limited Gaming Facilities                    | --             | --             | --  | A               | A              | --  | -- |
| Marinas                                      | --             | --             | --  | --              | --             | --  | -- |
| Outdoor Entertainment                        | --             | --             | --  | --              | --             | --  | -- |
| Outdoor Sports and Recreation                | --             | --             | --  | A               | A              | --  | -- |
| Outdoor Sports Club                          | --             | --             | --  | --              | --             | --  | -- |
| Unlimited Gaming Facilities                  | --             | --             | --  | --              | --             | --  | -- |
| Construction Sales and Services              | --             | --             | --  | --              | A              | --  | -- |
| Convention and Meeting Facilities            | --             | --             | --  | --              | A              | --  | -- |
| Eating and Drinking Establishments           |                |                |     |                 |                |     |    |
| Convenience                                  | --             | --             | --  | A               | A              | --  | -- |
| Full Service                                 | --             | --             | --  | A               | A              | --  | -- |
| Financial Services                           | --             | --             | --  | A               | A              | --  | -- |
| Funeral and Internment Services              |                |                |     |                 |                |     |    |
| Cemeteries                                   | --             | --             | --  | --              | --             | --  | -- |
| Undertaking                                  | --             | --             | --  | A               | A              | --  | -- |
| Gasoline Sales and Service Stations          | --             | --             | --  | A               | A              | --  | -- |
| Airport/Helicopter Service                   |                |                |     |                 |                |     |    |
| Airport/Heliport                             | --             | --             | --  | --              | A              | --  | -- |
| Helistop                                     | --             | --             | --  | --              | A              | --  | -- |
| Liquor Sales                                 |                |                |     |                 |                |     |    |
| Off-Premises                                 | --             | --             | --  | A               | A              | --  | -- |
| On-Premises                                  | --             | --             | --  | --              | --             | --  | -- |
| Lodging Services                             |                |                |     |                 |                |     |    |
| Bed and Breakfast Inns                       | --             | --             | --  | --              | --             | --  | -- |
| Hostels                                      | --             | --             | --  | --              | --             | --  | -- |
| Hotels and Motels                            | --             | --             | --  | --              | A              | --  | -- |
| Vacation Time Shares                         | --             | --             | --  | --              | --             | --  | -- |
| Medical Services                             | --             | --             | --  | A               | A              | A   | -- |

Table C-3: Allowed Uses (Commercial Use Types) continued

| Commercial Use Types<br>(Section 110.304.15)      | Residential    |           |           | Non-Residential |                |           |           |
|---|----------------|-----------|-----------|-----------------|----------------|-----------|-----------|
|   | MDS            | LDS       | LDR       | NC              | I              | PSP       | OS        |
| Nursery Sales                                     |                |           |           |                 |                |           |           |
| Retail  | --             | --        | --        | A               | A              | --        | --        |
| Wholesale   | --             | --        | --        | A               | A              | --        | --        |
| Personal Services                                 | --             | --        | --        | A               | A              | --        | --        |
| <b>Personal Storage</b>                           | <b>--</b>      | <b>--</b> | <b>--</b> | <b>A</b>        | <b>A</b>       | <b>--</b> | <b>--</b> |
| Professional Services                             | --             | --        | --        | A               | A              | --        | --        |
| Recycle Center                                    |                |           |           |                 |                |           |           |
| Full Service Recycle Center                       | --             | --        | --        | --              | A              | --        | --        |
| Remote Collection Facility                        | --             | --        | --        | --              | A              | --        | --        |
| Residential Hazardous<br>Substance Recycle Center | --             | --        | --        | --              | S <sub>1</sub> | --        | --        |
| Repair Services, Consumer                         | --             | --        | --        | --              | A              | --        | --        |
| Retail Sales                                      |                |           |           |                 |                |           |           |
| Comparison Shopping Centers                       | --             | --        | --        | --              | --             | --        | --        |
| Convenience                                       | S <sub>1</sub> | --        | --        | A               | A              | --        | --        |
| Specialty Stores                                  | --             | --        | --        | A               | --             | --        | --        |
| Secondhand Sales                                  | --             | --        | --        | --              | --             | --        | --        |
| Transportation Services --                        | --             | --        | --        | --              | --             | --        | --        |

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.



- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

#### **Sign Type “8” Temporary Construction/Leasing Sign**

- a. Subject to the provisions of the Washoe County Development Code.

#### **Sign Type “9” Vehicular Direction Sign**

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

#### **Sign Type “10” Drive-Thru Order/Menu Signs**

- a. Sign Type “10” is limited to one sign per drive-thru business.
- b. Maximum sign face height is four feet. Maximum overall sign height is six feet.
- c. Maximum sign length is eight feet.

## **Personal Storage Guidelines**

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

### **General Requirements**

1. Building Height
  - a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
  - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
  - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
  - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

### **Setbacks**

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be

placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

### Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
  - a. The wall shall be integrated into the architectural and site design.
  - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
  - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
  - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

### Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

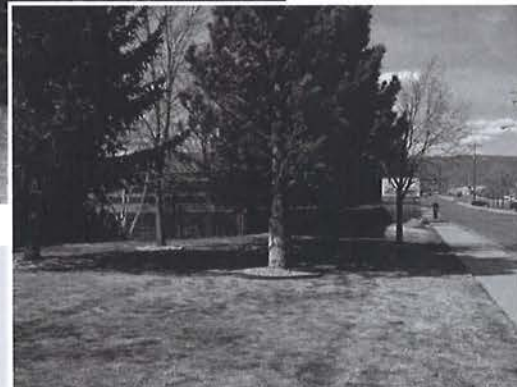
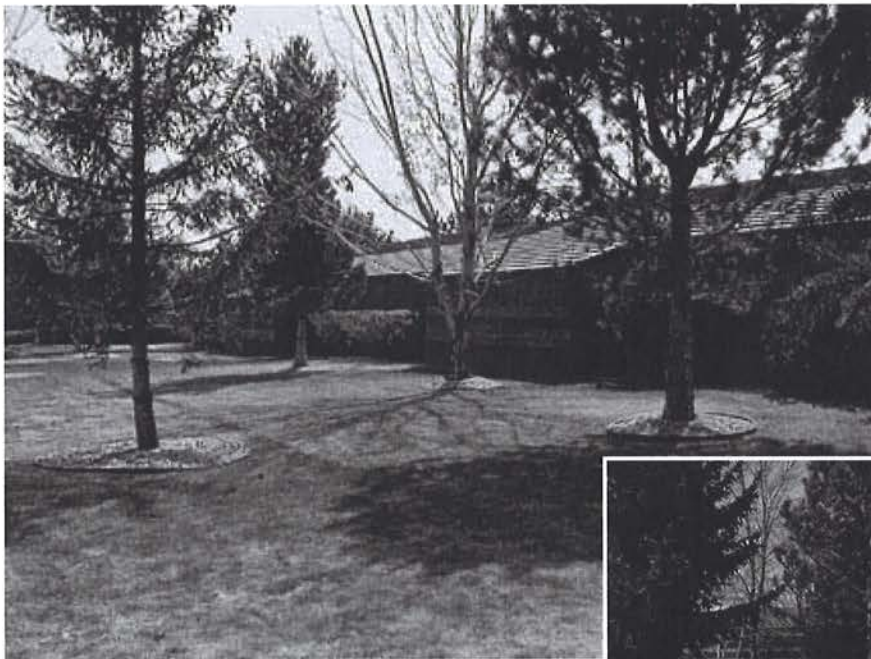
### Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

### Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards **within the self-storage and RV storage areas** are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

**Photo A-3: Desirable Design Characteristics for Personal Storage Facilities**



**Table C-3: Allowed Uses (Commercial Use Types)**

| Commercial Use Types<br>(Section 110.304.15) | Residential    |                |     | Non-Residential |                |     |    |
|--|----------------|----------------|-----|-----------------|----------------|-----|----|
|  | MDS            | LDS            | LDR | NC              | I              | PSP | OS |
| Administrative Offices                       | --             | --             | --  | A               | A              | A   | A  |
| Administrative Services                      |                |                |     | A               | A              | A   | A  |
| Adult Entertainment                          | --             | --             | --  | --              | --             | --  | -- |
| Animal Sales and Services                    |                |                |     |                 |                |     |    |
| Commercial Kennels                           | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Commercial Stables                           | --             | --             | --  | --              | --             | --  | -- |
| Grooming and Pet Stores                      | --             | --             | --  | A               | A              | --  | -- |
| Pet Cemeteries                               | --             | --             | --  | --              | A              | --  | -- |
| Veterinary Services, Agricultural            | --             | --             | --  | S <sub>1</sub>  | S <sub>1</sub> | --  | -- |
| Veterinary Services, Pets                    | --             | --             | --  | A               | A              | --  | -- |
| Automobile and Equipment                     |                |                |     |                 |                |     |    |
| Automobile Repair                            | --             | --             | --  | A               | A              | --  | -- |
| Automotive Sales and Rentals                 | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Cleaning                                     | --             | --             | --  | A               | A              | --  | -- |
| Commercial Parking                           | --             | --             | --  | --              | S <sub>1</sub> | --  | -- |
| Equipment Repair and Sales                   | --             | --             | --  | --              | A              | --  | -- |
| Storage of Operable Vehicles                 | --             | --             | --  | --              | A              | --  | -- |
| Truck Stops                                  | --             | --             | --  | --              | --             | --  | -- |
| Building Maintenance Services                | --             | --             | --  | --              | A              | --  | -- |
| Commercial Antennas                          | --             | --             | --  | --              | --             | --  | -- |
| Commercial Centers                           |                |                |     |                 |                |     |    |
| Community Centers                            | --             | --             | --  | S <sub>1</sub>  | --             | --  | -- |
| Neighborhood Centers                         | S <sub>1</sub> | S <sub>1</sub> | --  | S <sub>1</sub>  | --             | --  | -- |
| Regional Centers                             | --             | --             | --  | --              | --             | --  | -- |
| Commercial Educational Services              | --             | --             | --  | A               | A              | A   | -- |
| Commercial Recreation                        |                |                |     |                 |                |     |    |
| Commercial Campground<br>Facilities/RV Park  | --             | --             | --  | --              | --             | --  | -- |
| Destination Resorts                          | --             | --             | --  | --              | --             | --  | -- |
| Indoor Entertainment                         | --             | --             | --  | A               | A              | --  | -- |
| Indoor Sports and Recreation                 | --             | --             | --  | A               | A              | --  | -- |
| Limited Gaming Facilities                    | --             | --             | --  | A               | A              | --  | -- |
| Marinas                                      | --             | --             | --  | --              | --             | --  | -- |
| Outdoor Entertainment                        | --             | --             | --  | --              | --             | --  | -- |
| Outdoor Sports and Recreation                | --             | --             | --  | A               | A              | --  | -- |
| Outdoor Sports Club                          | --             | --             | --  | --              | --             | --  | -- |
| Unlimited Gaming Facilities                  | --             | --             | --  | --              | --             | --  | -- |
| Construction Sales and Services              | --             | --             | --  | --              | A              | --  | -- |
| Convention and Meeting Facilities            | --             | --             | --  | --              | A              | --  | -- |
| Eating and Drinking Establishments           |                |                |     |                 |                |     |    |
| Convenience                                  | --             | --             | --  | A               | A              | --  | -- |
| Full Service                                 | --             | --             | --  | A               | A              | --  | -- |
| Financial Services                           | --             | --             | --  | A               | A              | --  | -- |
| Funeral and Internment Services              |                |                |     |                 |                |     |    |
| Cemeteries                                   | --             | --             | --  | --              | --             | --  | -- |
| Undertaking                                  | --             | --             | --  | A               | A              | --  | -- |
| Gasoline Sales and Service Stations          | --             | --             | --  | A               | A              | --  | -- |
| Airport/Helicopter Service                   |                |                |     |                 |                |     |    |
| Airport/Heliport                             | --             | --             | --  | --              | A              | --  | -- |
| Helistop                                     | --             | --             | --  | --              | A              | --  | -- |
| Liquor Sales                                 |                |                |     |                 |                |     |    |
| Off-Premises                                 | --             | --             | --  | A               | A              | --  | -- |
| On-Premises                                  | --             | --             | --  | --              | --             | --  | -- |
| Lodging Services                             |                |                |     |                 |                |     |    |
| Bed and Breakfast Inns                       | --             | --             | --  | --              | --             | --  | -- |
| Hostels                                      | --             | --             | --  | --              | --             | --  | -- |
| Hotels and Motels                            | --             | --             | --  | --              | A              | --  | -- |
| Vacation Time Shares                         | --             | --             | --  | --              | --             | --  | -- |
| Medical Services                             | --             | --             | --  | A               | A              | A   | -- |

Table C-3: Allowed Uses (Commercial Use Types) continued

| Commercial Use Types<br>(Section 110.304.15)      | Residential    |     |     | Non-Residential |                |     |    |
|---|----------------|-----|-----|-----------------|----------------|-----|----|
|   | MDS            | LDS | LDR | NC              | I              | PSP | OS |
| Nursery Sales                                     |                |     |     |                 |                |     |    |
| Retail  | --             | --  | --  | A               | A              | --  | -- |
| Wholesale   | --             | --  | --  | A               | A              | --  | -- |
| Personal Services                                 | --             | --  | --  | A               | A              | --  | -- |
| Personal Storage                                  | --             | --  | --  | A               | A              | --  | -- |
| Professional Services                             | --             | --  | --  | A               | A              | --  | -- |
| Recycle Center                                    |                |     |     |                 |                |     |    |
| Full Service Recycle Center                       | --             | --  | --  | --              | A              | --  | -- |
| Remote Collection Facility                        | --             | --  | --  | --              | A              | --  | -- |
| Residential Hazardous<br>Substance Recycle Center | --             | --  | --  | --              | S <sub>1</sub> | --  | -- |
| Repair Services, Consumer                         | --             | --  | --  | --              | A              | --  | -- |
| Retail Sales                                      |                |     |     |                 |                |     |    |
| Comparison Shopping Centers                       | --             | --  | --  | --              | --             | --  | -- |
| Convenience                                       | S <sub>1</sub> | --  | --  | A               | A              | --  | -- |
| Specialty Stores                                  | --             | --  | --  | A               | --             | --  | -- |
| Secondhand Sales                                  | --             | --  | --  | --              | --             | --  | -- |
| Transportation Services --                        | --             | --  | --  | --              | --             | --  | -- |

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Table C-4: Allowed Uses (Industrial Use Types)

| Industrial Use Types<br>(Section 110.304.15) | Residential |     |     | Non-Residential |    |     |    |
|--|-------------|-----|-----|-----------------|----|-----|----|
|  | MDS         | LDS | LDR | NC              | I  | PSP | OS |
| Custom Manufacturing                         | --          | --  | --  | --              | A  | --  | -- |
| Energy Production                            | --          | --  | --  | --              | -- | --  | -- |
| General Industrial                           |             |     |     |                 |    |     |    |
| Heavy  | --          | --  | --  | --              | -- | --  | -- |
| Intermediate                                 | --          | --  | --  | --              | A  | --  | -- |
| Limited                                      | --          | --  | --  | --              | A  | --  | -- |
| High Technology Industry                     | --          | --  | --  | --              | A  | --  | -- |
| Inoperable Vehicle Storage                   | --          | --  | --  | --              | -- | --  | -- |
| Laundry Services                             | --          | --  | --  | A               | A  | --  | -- |
| Marine Operations                            | --          | --  | --  | --              | -- | --  | -- |
| Petroleum Gas Extraction                     | --          | --  | --  | --              | -- | --  | -- |
| Salvage Yards                                | --          | --  | --  | --              | -- | --  | -- |
| Wholesaling, Storage and<br>Distribution     |             |     |     |                 |    |     |    |
| Heavy  | --          | --  | --  | --              | P  | --  | -- |
| Light  | --          | --  | --  | --              | A  | --  | -- |

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- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

#### **Sign Type “8” Temporary Construction/Leasing Sign**

- a. Subject to the provisions of the Washoe County Development Code.

#### **Sign Type “9” Vehicular Direction Sign**

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

#### **Sign Type “10” Drive-Thru Order/Menu Signs**

- a. Sign Type “10” is limited to one sign per drive-thru business.
- b. Maximum sign face height is four feet. Maximum overall sign height is six feet.
- c. Maximum sign length is eight feet.

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### **General Requirements**

1. Building Height
  - a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
  - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
  - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
  - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

### **Setbacks**

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
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placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

### **Fencing and Walls**

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
  - a. The wall shall be integrated into the architectural and site design.
  - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
  - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
  - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

### **Landscape Guidelines**

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

### **Architectural Guidelines**

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

### Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

**Photo A-3: Desirable Design Characteristics for Personal Storage Facilities**

