



WTM19-005 Luxelocker



Washoe County Planning Commission
May 5, 2020



Request

- **To approve a tentative map to allow the subdivision of 3.66 acres into 98 lots, for personal storage units with 2.24 acres of common open space for the Luxelocker LLC**
- **The development is a nonresidential condominium, and the unit owners will own the space within each unit but not the walls, which are common to the whole**



Background

- **The parcel is master planned Industrial (I) and has a regulatory zone of Industrial (I).**
- **Personal storage is an allowed use in I regulatory zone**
- **There are other storage facilities in the area to the north, and another storage facility is currently under construction adjacent to the south**



Background

- **Recently, Development Code Amendment Case Number WDCA19-0006 (110.406) was approved to update the Washoe County development code**
- **The amendment allows building placement standards including setbacks, minimum lot size, or minimum lot width to be varied or modified for commercial and industrial regulatory zone parcels with the approval of a special use permit or tentative subdivision map**



Project Details

- Industrial regulatory zone parcels have a minimum lot size of 100 sq. ft., and setbacks are 15 feet in the front and rear and 10 feet on the side
- The request is to vary the setbacks for all 98 storage unit lots to zero
- The common area will meet the I standards setbacks
- The storage unit parcels will vary in size from 504 square feet to 766 square feet



Project Details

- **The site is currently being developed under an issued building permit (WBLD19-102229) for 98 individual storage units to be within 5 buildings, for recreational vehicles and personal storage uses**
- **The landscaping and parking requirements have been reviewed through the building permit process and meet code**



Project Details

- **The storage units will be managed by a commercial owner's association**
- **The association will be responsible for maintaining the upkeep of the site including all buildings, gates, driveways, security and landscaping**
- **An office with restrooms and showers is located off Ingenuity Drive and will be used by the owners**
- **No staff is planned to be on site and the site is gated**

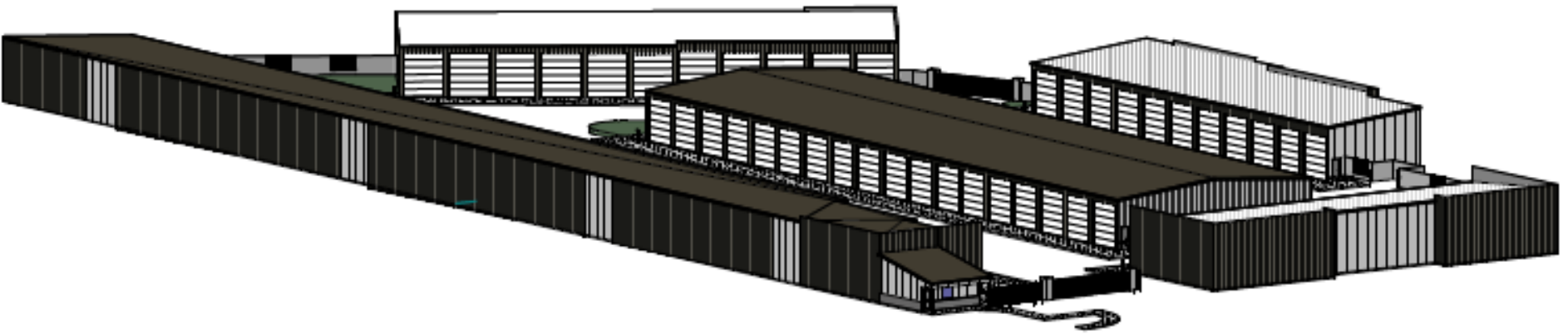


Availability of Facilities

- **The site is located within the Spanish Springs Business Park**
- **Water service will be provided by the Truckee Meadows Water Authority (TMWA) and landscape irrigation water by City of Sparks Treated Effluent delivery service**
- **Truckee Meadows Fire Station 46 is located at Pyramid Highway and La Posada Drive**
- **Washoe County sheriff will provide service to the site**
- **The issued building permit confirms that the site has all the required and needed infrastructure and utilities**



Elevations





CAB Meeting

- **The Spanish Springs CAB did not meet during the months of March and April.**
- **The CAB was notified of the application and a paper worksheet was sent to each member, and one CAB worksheet was received with no comment.**



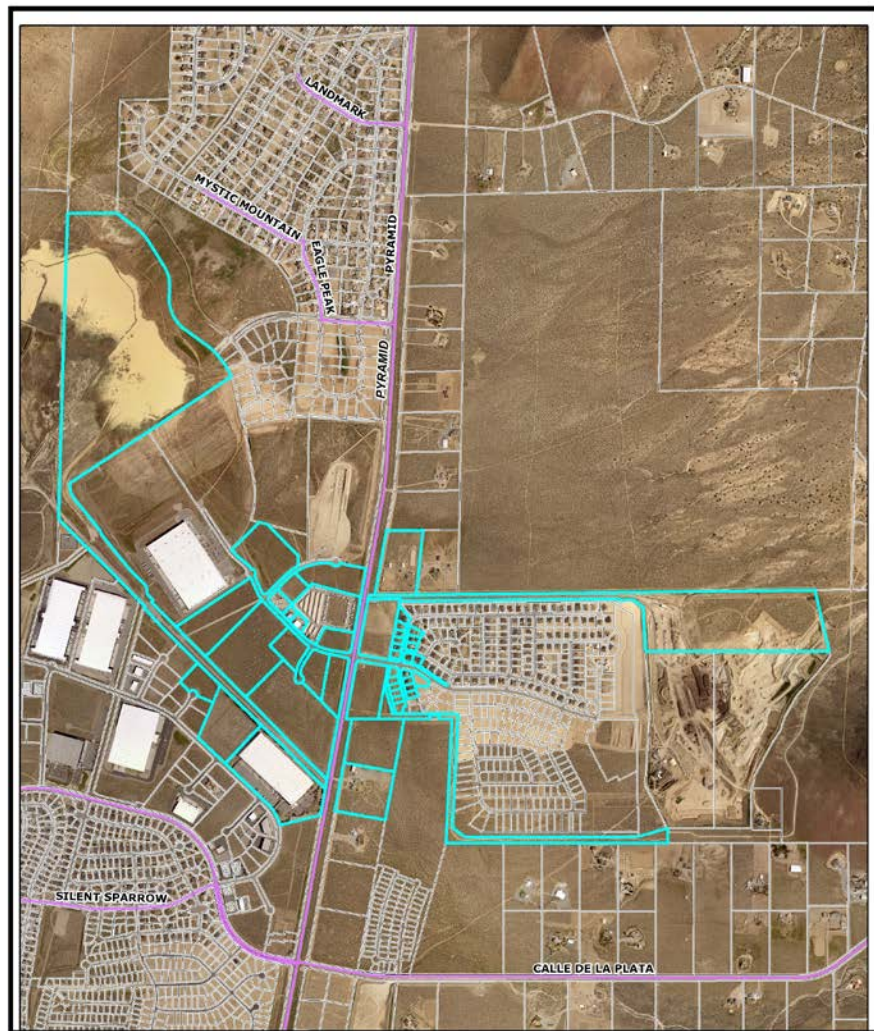
Reviewing Agencies

- **Agencies/departments submitted responses which are included in the staff report and conditions of approval.**
- **There were no recommendations for denial.**



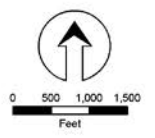
Notice Map

Properties 1,100 feet from site were noticed and 39 notices were sent.



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Noticing Map- 1,100 feet from site



Community Services Department
WASHOE COUNTY NEVADA
1861
1001 E Ninth St.
Reno, Nevada 89512 (775) 328-3660



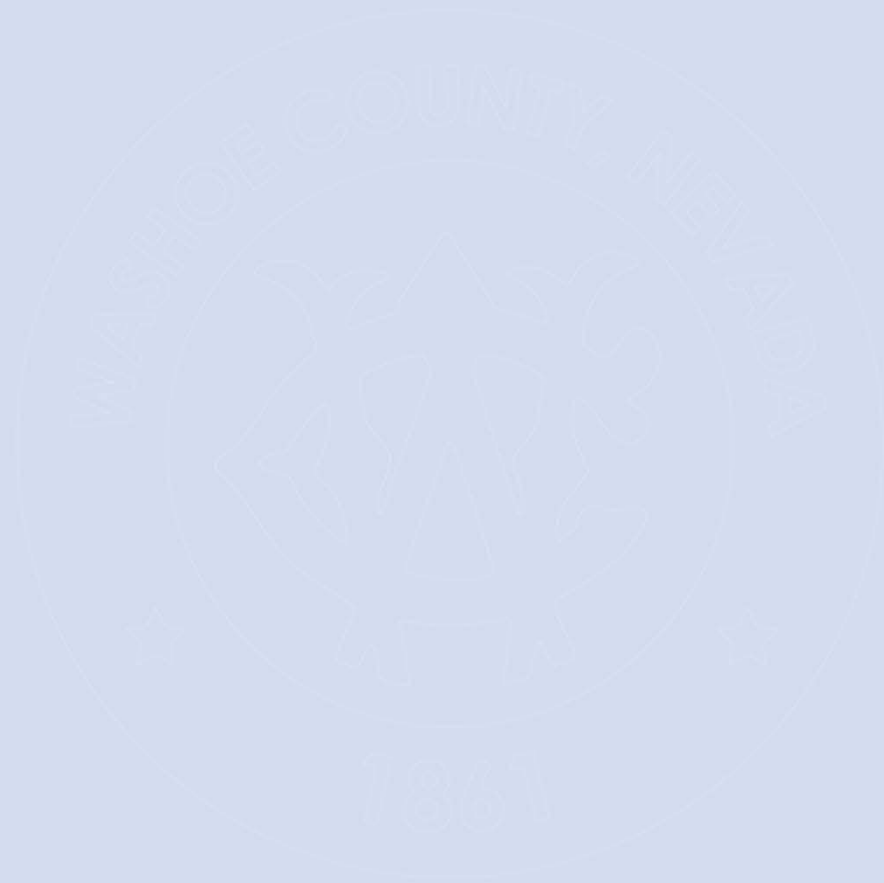
Recommendation

Staff is able to make all 10 required findings, as shown in the staff report on pages 7-8, and recommends approval.



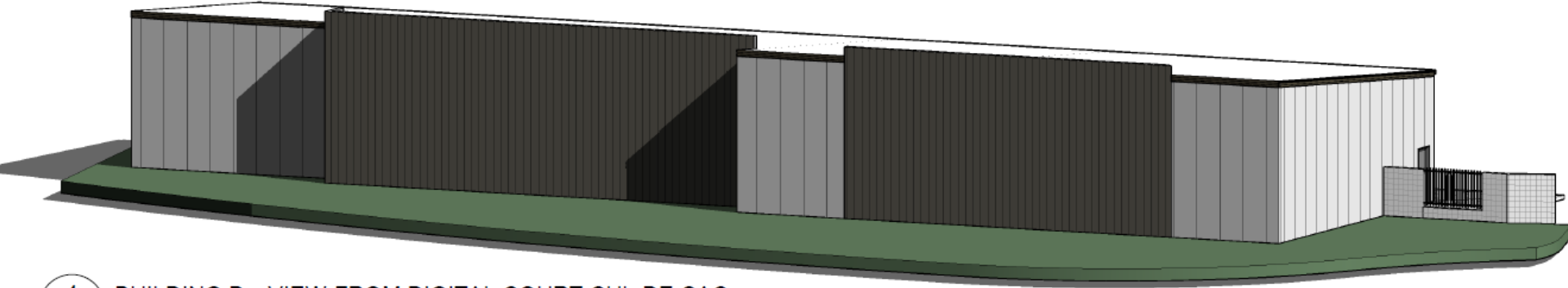
Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM19-005 for Luxelocker LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25



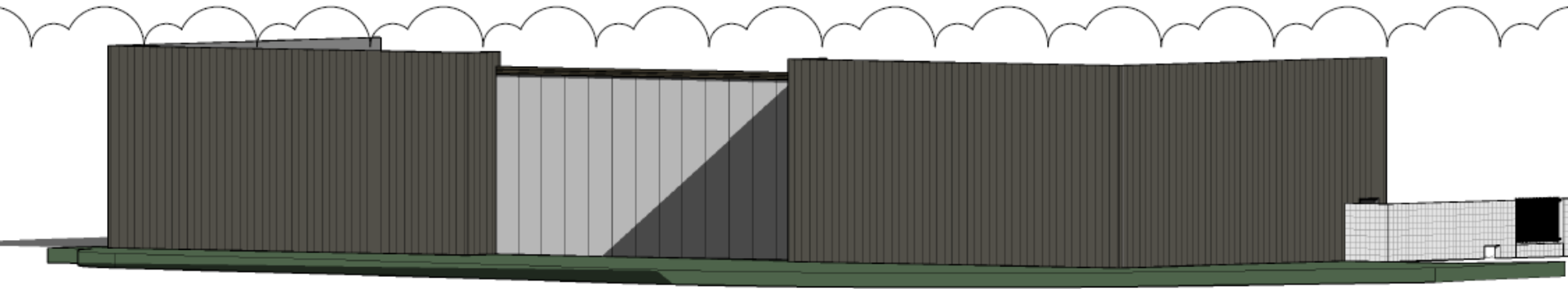


Elevations



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A205

BUILDING D VIEW FROM DIGITAL COURT CUL-DE-SAC

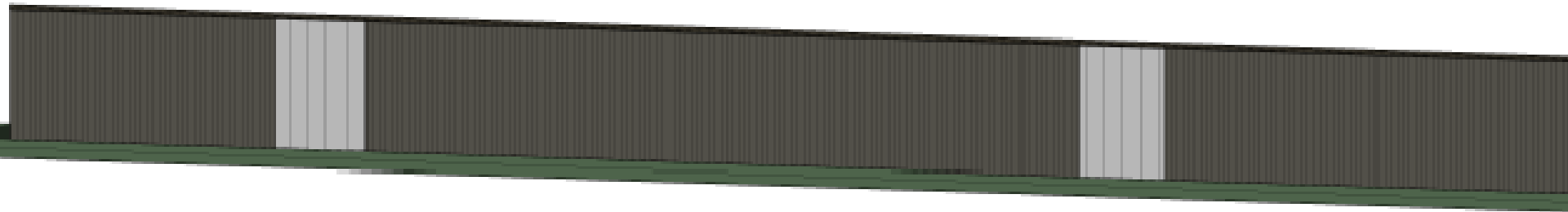
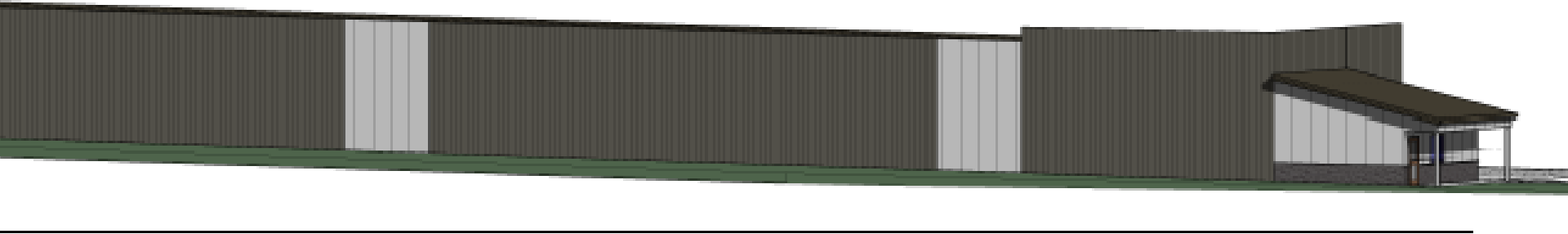


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A205

BUILDING A VIEW FROM INGENUITY DRIVE AND DIGITAL COURT



Elevations



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A308

BUILDING B VIEW FROM INGENUITY DRIVE NEAR PYRAMID HIGHWAY