Spanish Springs Area Plan
Text Amendment

WASHOE COUNTY PLANNING COMMISSION

APRIL 4, 2017
Request:
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).

Location:
- NC Zoned Property within Spanish Springs Area Plan
- Applicant owns 9.6 AC Property on southeast corner of Pyramid Hwy and La Posada Dr (APNs 534-091-06 & 07)
“Storage of Operable Vehicles” or RV Storage is compatible with “Personal Storage” facilities, which are an allowed use in NC zones.

“Storage of Operable Vehicles” or RV Storage is consistent with other allowed vehicle type uses in NC zones.

“Storage of Operable Vehicles” or RV Storage is proposed only with a Special Use Permit through the Board of Adjustments.
RV Storage is already included in “Personal Storage Guidelines” for the NC zones

Design would need to meet criteria specified in “Personal Storage Guidelines” for the NC zones

SUP Public review process for project approvals
  - Citizen Advisory Board
  - Board of Adjustment

Future Special Use Permit

RV Storage is already included in “Personal Storage Guidelines” for the NC zones

Design would need to meet criteria specified in “Personal Storage Guidelines” for the NC zones

SUP Public review process for project approvals
  - Citizen Advisory Board
  - Board of Adjustment

Personal Storage Guidelines

Personal storage facilities are an allowable use on those properties designated Neighborhood Commercial/Office (NC-O). The characteristics of the 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-2.

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 curving 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. No case shall the landscape 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 constructed to identify 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 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.
Questions?

Derek Kirkland
Senior Planner
775-828-7742
dkirkland@woodrodgers.com