

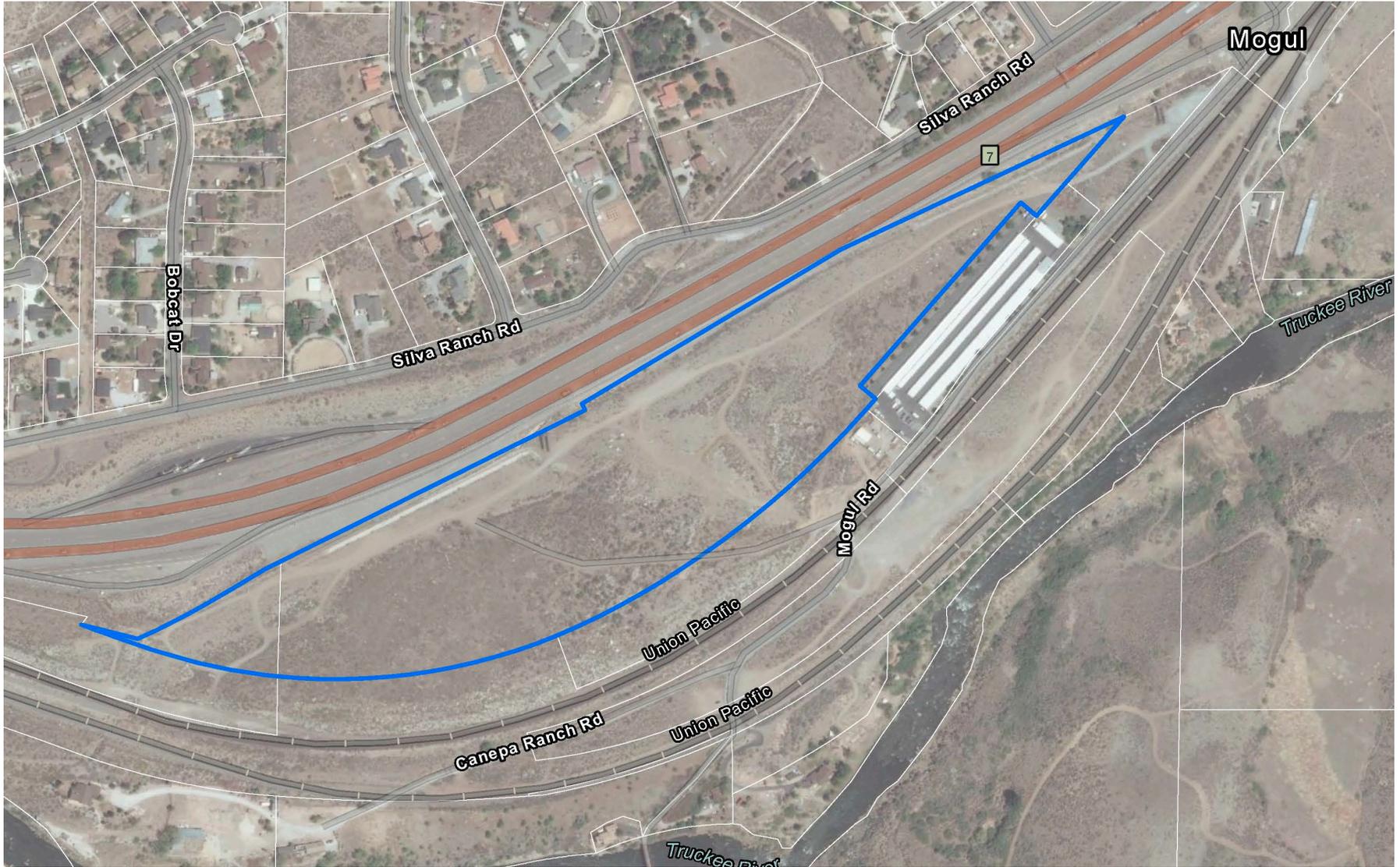
RENO TAHOE BUSINESS GATEWAY APPEAL OF SPECIAL USE PERMIT FOR GRADING

Washoe County

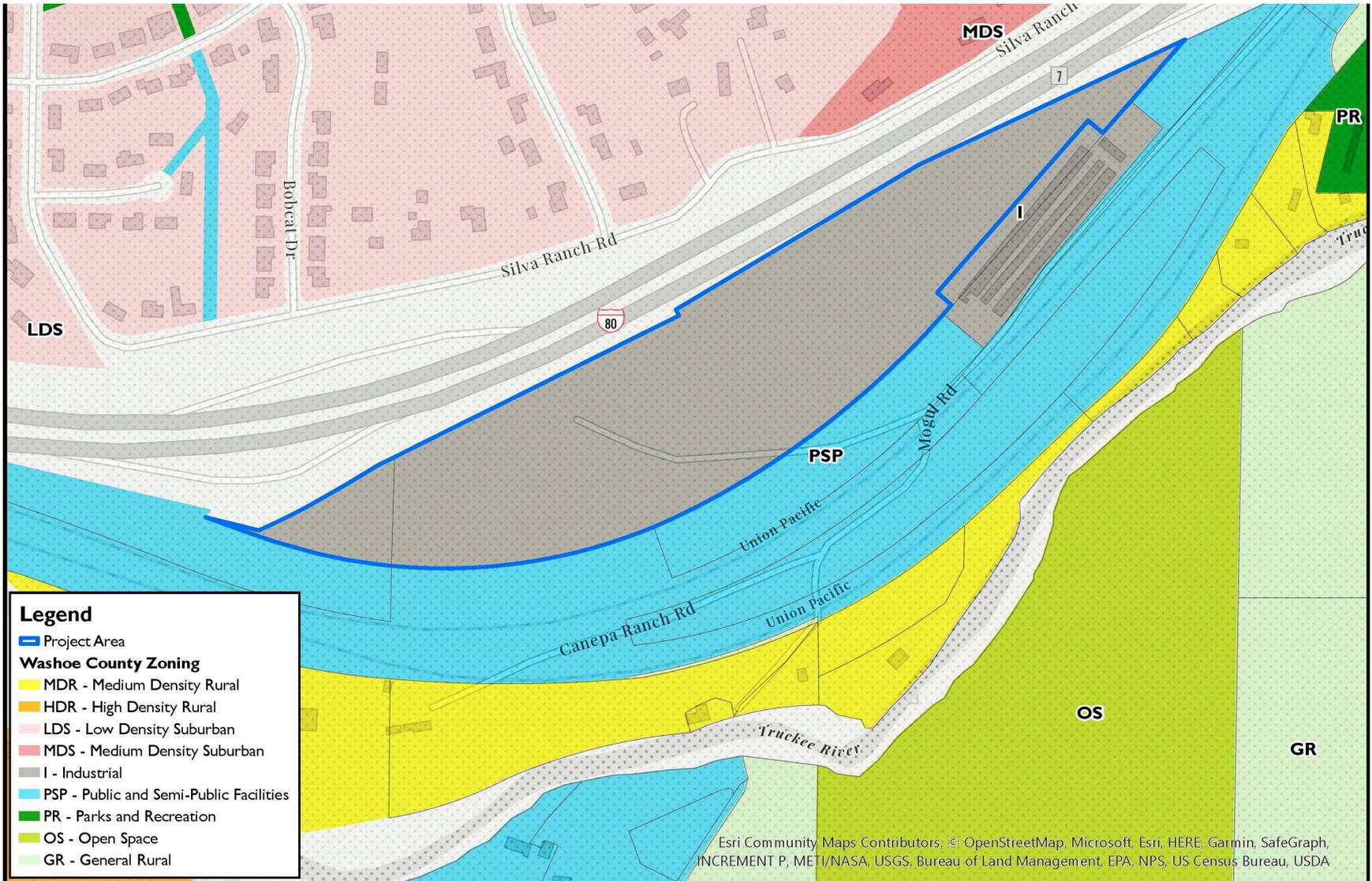
Board of County Commissioners



Vicinity Map



Vicinity Map

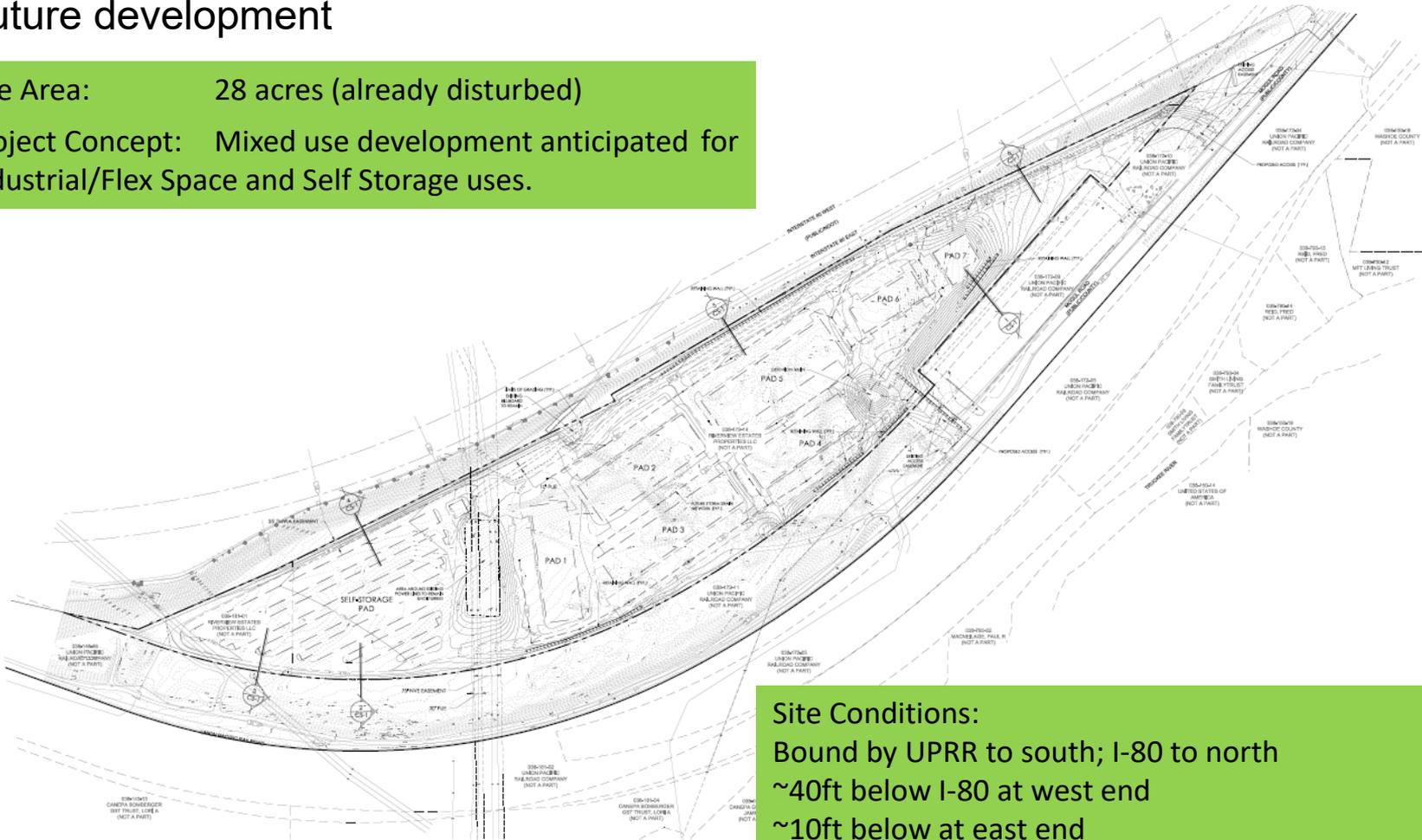


Project Request

Special Use Permit for grading to allow ~27.2 acres of disturbance to create pads for future development

Site Area: 28 acres (already disturbed)

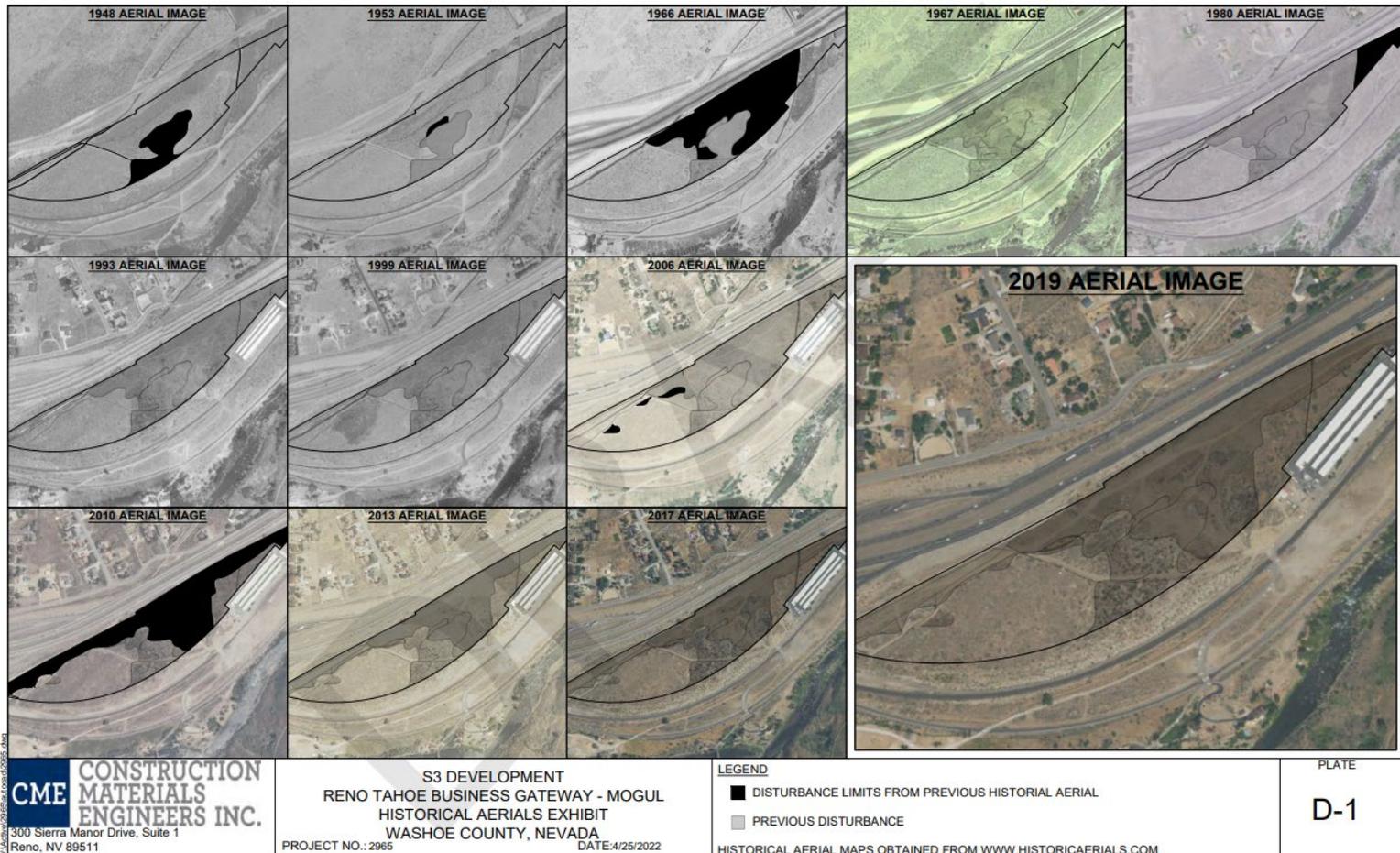
Project Concept: Mixed use development anticipated for Industrial/Flex Space and Self Storage uses.



Site Conditions:
Bound by UPRR to south; I-80 to north
~40ft below I-80 at west end
~10ft below at east end
Existing stockpiles and disturbance from UPRR/I-80/variou utility projects in area

Property Disturbance

Site Suitability → Since 1948, significant disturbance has occurred on the site as a result of the railroad, I-80 corridor and various utility projects.



Staff Report Summary of Grading SUP

- Special use permit for major grading in anticipation for future development of a flex space industrial park.
- Request will allow the development of “super pads” that can be developed with a mix of industrial uses as allowed in the Industrial (I) regulatory zone.
- The special use permit request is limited to grading → landscaping, parking and lighting requirements will be addressed with future permit requirements for build out of the project.
- The project area is relatively flat with over 80% of the site having slopes of less than 15% or less.
- Existing topography and Interstate 80 create natural buffer to minimize visual impact to existing development → site is 10 - 40 feet below I-80 grade

Staff Recommends Approval → All Grading SUP Findings Can Be Made

- **Consistency**: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and Verdi Area Plan.
 - Grading permitted in the Verdi Area Plan
 - Site relatively flat and below I-80 grade so no “hillside development” grading
 - Site is has been significantly disturbed for decades and Staff has no concerns with application
 - Board of Adjustment did not identify any specific inconsistency with Plan or Policy for this grading permit.

Staff Recommends Approval → All Grading SUP Findings Can Be Made

- **Improvements**: Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made.
 - There are no utility, sanitation, or water supply facilities necessary at this time.
 - No concerns from Washoe County Engineering staff since permit is strictly limited to grading and “all required utilities and necessary improvements will be subject to future applicable permitting requirements.” Washoe County Engineering will require a detailed traffic study which will address driveway locations and turning movements, delivery truck patterns and movements, and provide recommendations on acceleration/deceleration lanes, storage lanes, and access control.
 - Board of Adjustment did not provide any specific examples of inadequacies for grading permit improvements.

Staff Recommends Approval → All Grading SUP Findings Can Be Made

- **Issuance Not Detrimental:** The proposed grading is subject to the conditions of approval as indicated in Exhibit A (5 pages). Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
 - The Property is bounded to the north by I-80, to the southeast by a self-storage facility, and to the south and southwest by the Union Pacific Railroad and disturbed, undeveloped land.
 - Permit is strictly limited to grading and cut/fills not detrimental to the surrounding area because in accordance with the Verdi Area Plan.
 - Board of Adjustment did not provide any specific examples of how issuance of a grading permit would be detrimental.

Staff Recommends Approval → All Grading SUP Findings Can Be Made

- Site Suitability: The site is physically suitable for the type of development and for the intensity of development.
 - The proposed site is already substantially disturbed. The proposed grading will facilitate for the future development of industrial uses as allowed by the regulatory zone.
- Effect on a Military Installation: Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Amend Condition of Approval #1 (b)

The actions granted by WSUP22-0006 are for the associated grading only. ~~Future building permit issuance will be subject to the Master Plan Amendment land use designation adoption for WMPA22-0001 - SOI Rollback.~~

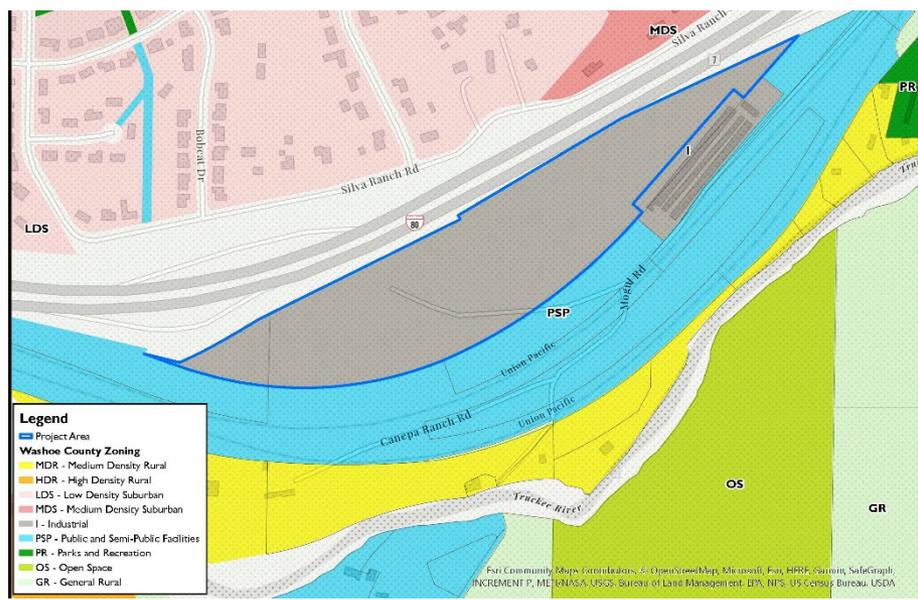


Table 110.302.05.4

TABLE OF USES (Industrial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	SP
Aggregate Facilities																			
Permanent	S ₂	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	S ₂	-	-
Temporary	See Article 332																		
Caretaker's Residence																			
Attached	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	SP
Detached	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	SP
Custom Manufacturing	S ₂	S ₂	S ₂	-	-	-	-	-	-	S ₂	-	S ₂	A	-	-	-	S ₂	-	SP
Energy Production																			
Non-Renewable*	S ₂	S ₂	-	-	-	-	-	-	-	-	-	-	S ₂	S ₂	-	S ₂	S ₂	-	-
Renewable*	S ₂	S ₂	-	-	-	-	-	-	-	S ₂	-	S ₂	S ₂	S ₂	-	S ₂	S ₂	S ₂	SP
General Industrial																			
Limited	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	SP
Intermediate	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	SP
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	-	-	-
High Technology Industry	-	-	-	-	-	-	-	-	-	S ₂	S ₂	-	A	-	-	-	S ₂	-	SP
Inoperable Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	-	-	SP
Laundry Services	-	-	-	-	-	-	-	-	-	P	-	-	A	-	-	-	-	-	SP
Mining Operations	S ₂	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	S ₂	-	-
Petroleum Gas Extraction	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	S ₂	S ₂	-
Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	-	-	-
Wholesaling, Storage and Distribution																			
Light	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	SP
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-

Key: - = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit
 Note: * If a special use permit for an energy production project meets the criteria for a project of regional significance, that special use permit will be reviewed by the Washoe County Planning Commission.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Master Plan

Interpretation 13-2

➤ Interpretation states:

- Apply most recent regulatory zone
- Property owner may **establish uses that are allowed within the zoning category prior to adoption by BCC**
- This includes mass grading and all Industrial uses.

Interpretation 13-2

INTERIM ZONING FOR PROPERTIES ROLLED BACK FROM A CITY'S SOI

Pursuant to Article 910, Section 110.910.05 of the Washoe County Code Chapter 110 (Development Code), the Planning and Development Division Director of the Community Services Department has the authority to enforce the provisions of the Development Code. In order to appropriately enforce the Development Code, the Director finds it necessary to provide the following interpretation as to the ability to assign regulatory zones to properties that are rolled back from a city's Sphere of Influence (SOI) into Washoe County's jurisdiction during the interim period before regulatory zones can be adopted by the Washoe County Board of County Commissioners.

BACKGROUND

Planning and Development Division staff have identified a need to establish interim regulatory zoning before the County has the opportunity to adopt a permanent regulatory zone. Immediately following official notification of the rollback of property from a City's Sphere of Influence into Washoe County, the County shall initiate amendments to the appropriate Master Plan and Regulatory Zone maps for the property. The Truckee Meadows Regional Plan establishes the appropriate master plan category for the property through an adopted translation table. However, no such translation table exists to establish an interim regulatory zone. Therefore, this interpretation is required to assign an appropriate regulatory zone in order to bridge the gap in time between the rollback and the amendment of the Master Plan and Regulatory Zone maps.

INTERPRETATION

Washoe County will apply the equivalent regulatory zoning identified in Table 1 or Table 2 below for properties immediately following a Sphere of Influence rollback from the Cities of Reno or Sparks. If regulatory zoning was never established within the City's Sphere of Influence by the City, then Washoe County will apply the most current regulatory zoning or land use classification (prior one-map process) that was adopted when the property was previously within the County's jurisdiction.

In situations where the current City regulatory zoning may have multiple equivalent County regulatory zoning choices, County staff will review both the City's previous master plan and zoning, and the previous County master plan category (or land use category) and/or regulatory zone to determine the most appropriate County equivalent regulatory zoning. A property owner may utilize the interim regulatory zoning to establish any use type allowed within that regulatory zone prior to the adoption of regulatory zoning by the Washoe County Board of County Commissioners.

Summary

- This special use permit is strictly limited to grading which varies from the natural slope by more than ten feet, all of the requisite findings of approval can readily be made.
- The Board of Adjustment improperly based its decision on potential, future possibilities for the site, which are not the subject of this request.
- The grading request is consistent with the Master Plan and the Verdi Area Plan.

Summary

- There is no reason to delay allowing grading to move forward while a *Master Plan* designation is under consideration as there would be no legal impact on the special use permit for grading.
- There are not any needed improvements or utilities needed for this grading. The grading proposal will not create any detrimental effect or visual impact on adjacent properties or other nearby development in this area.
- The grading will also not impact traffic. Future permitting on the site will need to demonstrate compliance with all applicable standards under Washoe County Development Code.

Proposed Motion

We respectfully request that the Board of County Commissioners reverse the decision of the Board of Adjustment and approve Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Gateway) with all proposed staff conditions of approval, except:

- Remove any reference to the MPA process in Condition #1(b).



Questions?