

Looking Stone Farm

Special Use Permit Commercial Stables (WSUP22-0031)

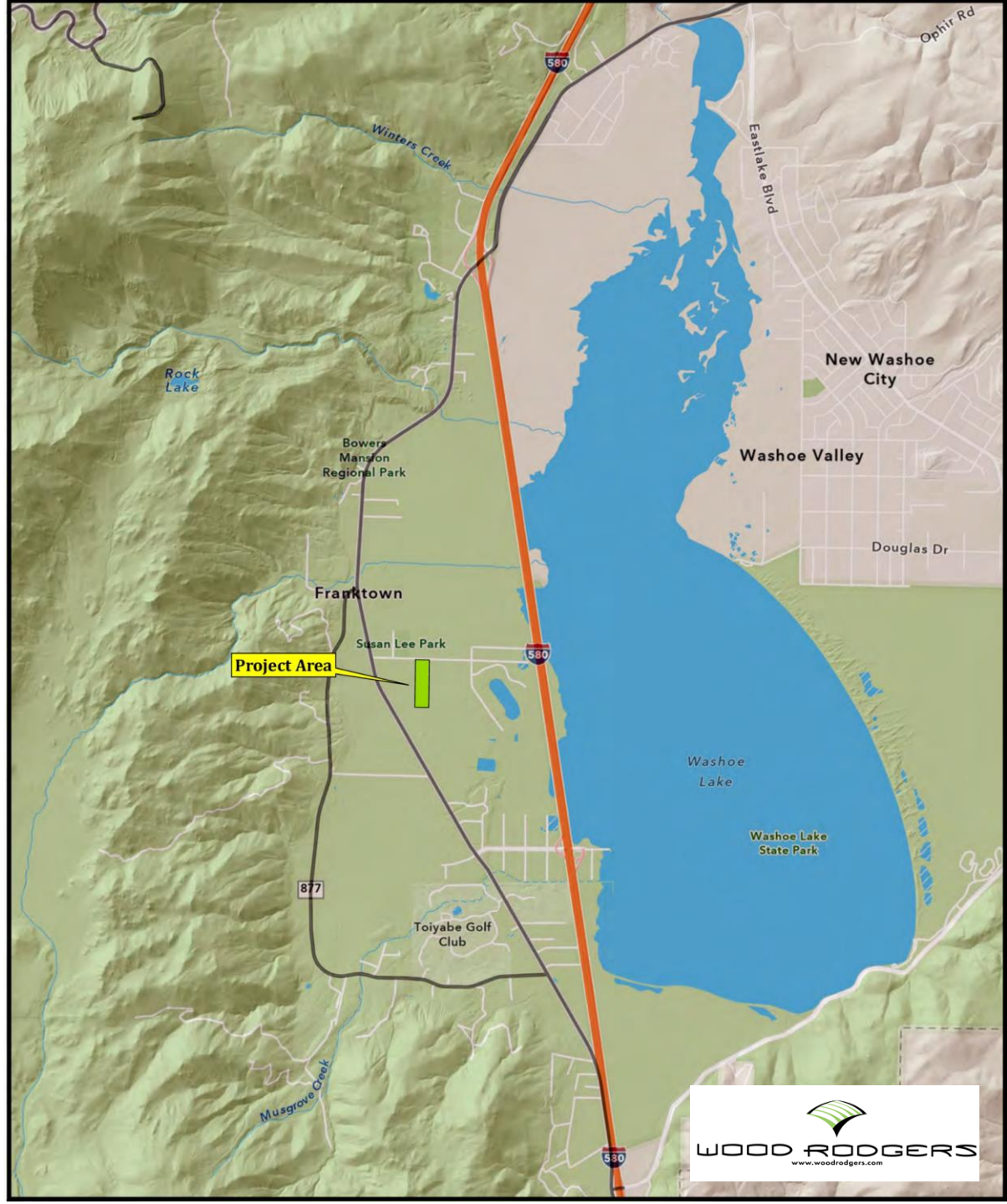
WASHOE COUNTY BOARD OF ADJUSTMENTS MEETING

DECEMBER 1, 2022



Project Location

- 300 William Brent Road
- ±20.00-Acres
- West Washoe Valley (South Valleys Area Plan)
- Master Plan: Rural Residential (8%) & Rural (92%)
- Zoning: HDR (8%) & GR (92%)
- Vacant with historical grazing



Project Location

- West Washoe Valley Character Management Area
- Historical ranching and agricultural uses
- Open unobstructed views and pasture lands
- Surrounding properties are similar size parcels with mix of agricultural, residential, & commercial uses



Project Request

- ✓ Special Use Permit to allow commercial horse stables on ±18.5 Acres (92%) associated with a training and boarding facility for up to 31 horses
- ✓ A request to modify specific landscape standards outline in Sections 110.412.40(c) & (d). Reduction of landscape area & screening requirements
- ✓ A request to modify parking standards outlined in Section 110.41025(e). Paved parking



Operations & Use



- ✓ Onsite training and boarding facility for up to 31 horses (7 owned by operators)
 - No special events
- ✓ Low traffic generation
 - Up to 7 employees (4 full time 3 part-time)
 - Working 5-day rotating shift
 - Clients are by appointment only and scheduled times



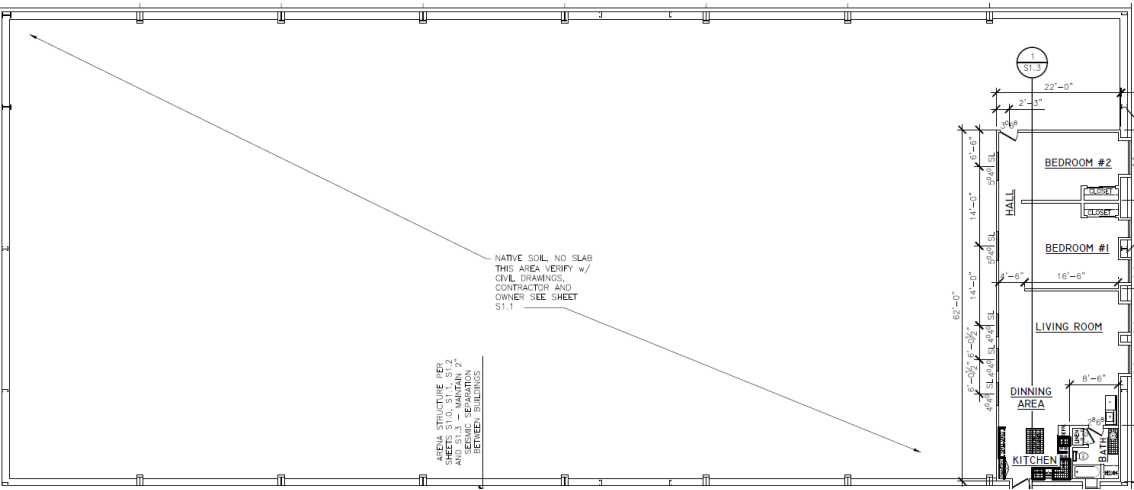
- ✓ Owners/Operators living quarters onsite
- ✓ Horses primarily boarded in Horse Barn over night
- ✓ Normal business hours 8am – 6pm seven days a week

Onsite Improvements

- ✓ Two main structures:
 - Indoor Arena ($\pm 17,000$ sf)
 - Horse Barn ($\pm 10,880$ sf)
- ✓ Landscape, Outdoor Horse Arena, & Pastures
- ✓ Driveway and Onsite Circulation
- ✓ Parking:
 - 11 standard stalls (one accessible)
 - Trailer parking (up to four trailers)
- ✓ Onsite detention, septic, & well



Indoor Arena

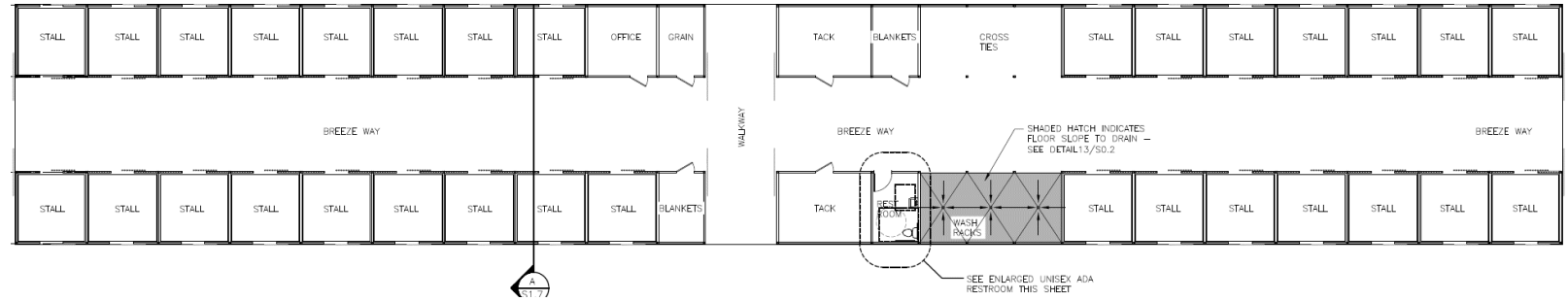


Managers Living Area

- Kitchen, Restroom, Living Room, & Two Bedrooms

Horse Barn

- Office, ADA Restroom, 31 Stalls, Tack Rooms, Wash Racks, & Storage



Request to Modify Standards

Landscape Requirements

- ±1.0 Acres (20% of dev. Land)
- Sections 110.412.40(c) & (d)
- Do not meet the goals outlined in the Character Statement of the West Washoe Valley Character Management Area

Landscape Proposed

- ±1.9 Acres (40% of dev. Land)
- Landscape provided along driveway & around structures
- Screening with trees and open view fencing which is inline with the character statement outline in S. Valleys Area Plan



Request to Modify Standards

Parking Requirements

- 15 stalls (0.25 per horse plus employees)
- Section 110.410.25(e) paved parking
- Does not meet the goals outlined in the Character Statement of the West Washoe Valley Character Management Area

Parking Proposed

- 15 spaces (11 stalls, 4 trailer)
- One paved ADA accessible stall
- Parking located along the west of Horse Barn and trailer parking along the south of the Arena
- 24-foot-wide gravel road



Conclusion

- ✓ Commercial Stables are an allowed use in the HDR & GR zoning with approval of an SUP
- ✓ Modification to standards are inline with the Character Statement of West Washoe Valley and are appropriate for the area
- ✓ Impacts will be minimal to surround properties
- ✓ Washoe County Staff recommends approval with conditions
- ✓ Applicant understands and agrees to all proposed conditions of approval

