

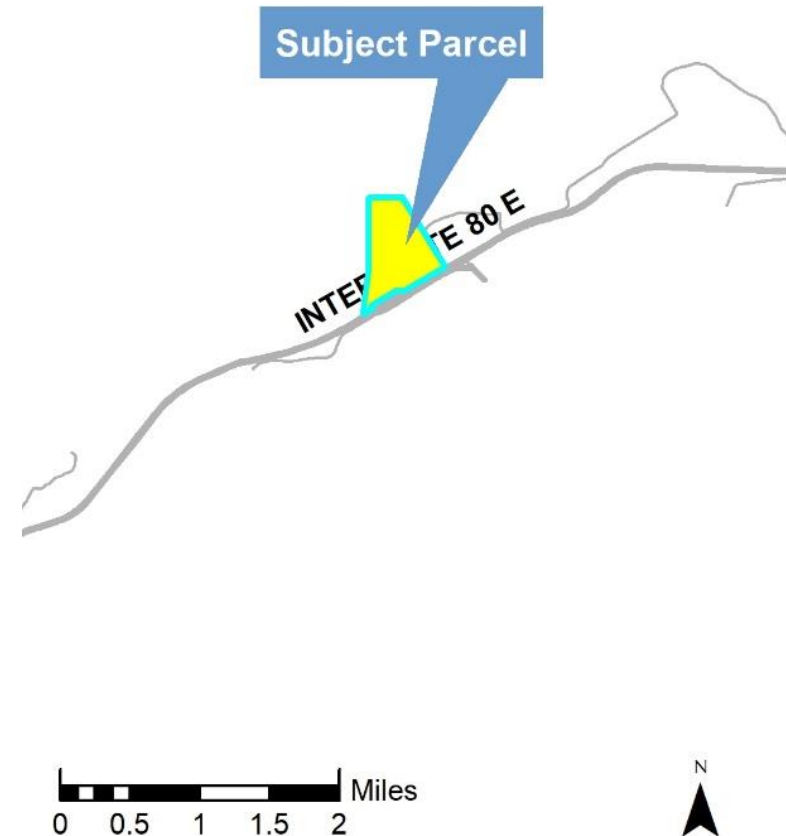
Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

WSUP23-0031
(TMFPD Reno Tech Park)

November 2, 2023

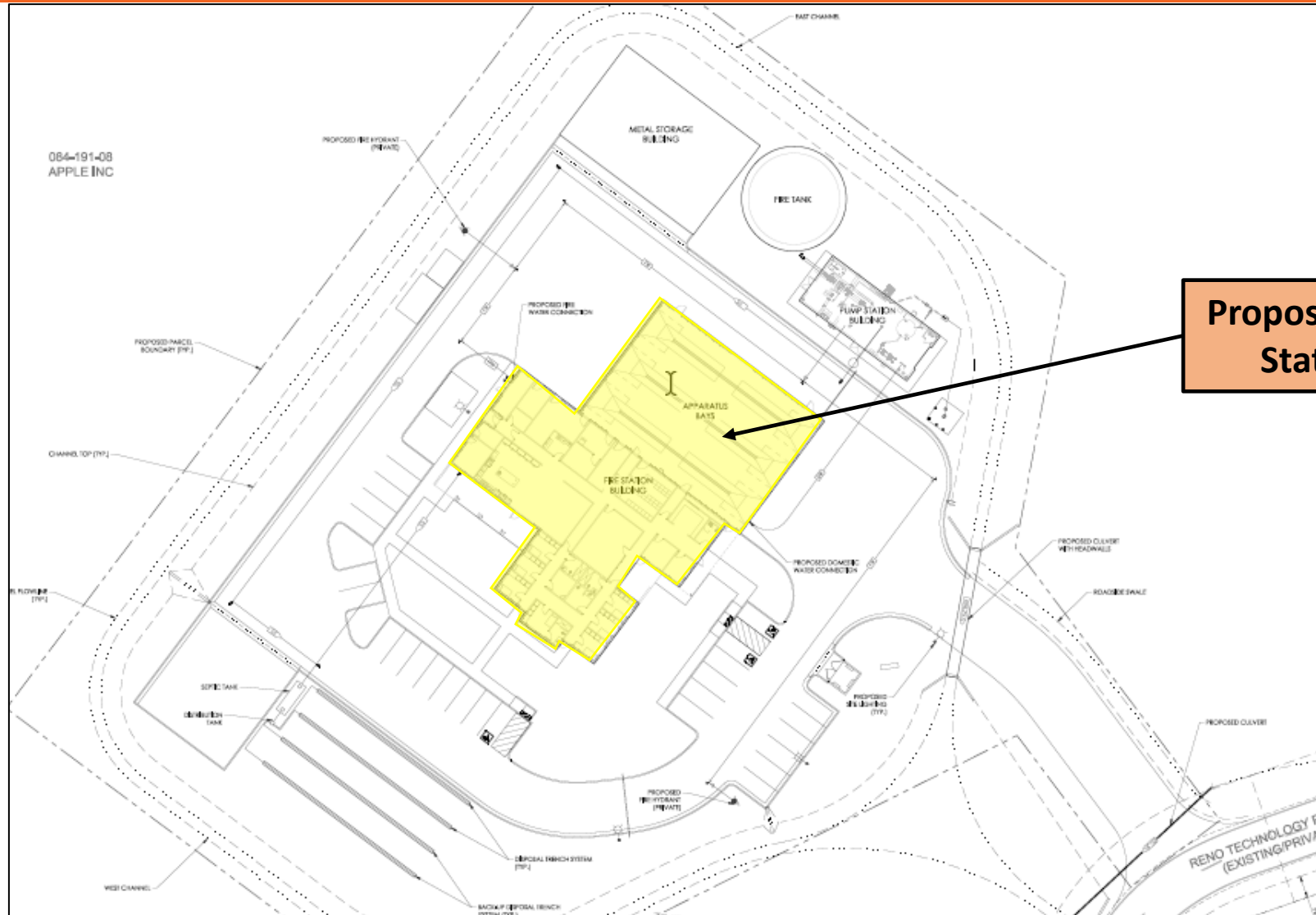


- Fronts Reno Technology Parkway
- The request is for the development of a fire station (safety services civic use type)
- The proposal will be located on 1 – 180 acre parcel; APN: 084-191-08, but is proposed to be developed on a 3.2 acre future parcel within the overall site
- The subject parcels have a regulatory zone of General Commercial (GC)

Request

- The BCC approved a Development Agreement in 2012 related to development of a technology park .
- In 2017, the BCC amended the development agreement – this development agreement outlines development of a future fire station.
- Fire station is planned to be placed on a 3.2-acre site
- Single-story building. 13,600 sf in size, and includes apparatus bay, front and back aprons, and a crew quarters for 6 staff plus captain.
- Apparatus bay is designed to accommodate 6 response vehicles in 3 bays.
- Exterior will be concrete masonry units (CMU).
- 27 parking spaces with 3 ADA spaces
- Minimal traffic impacts

Site Plan



Proposed Fire Station

Elevations



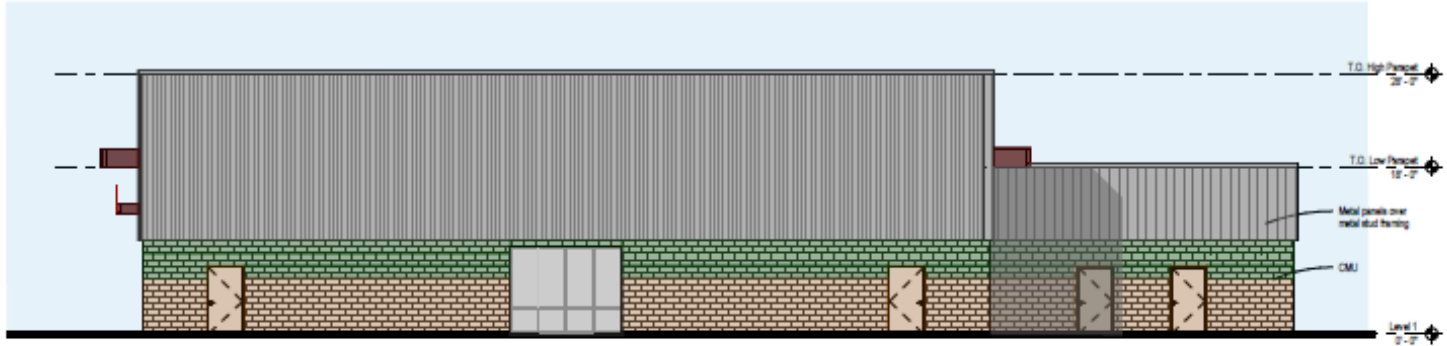
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1 East Elevation

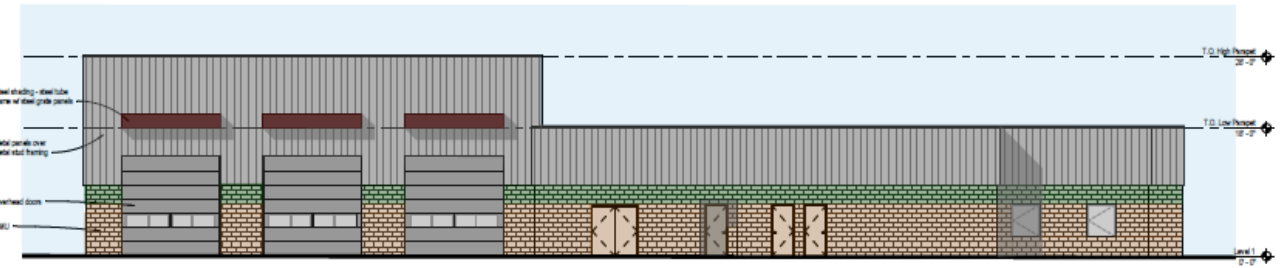
1/8" = 1'-0"

Elevations



6] North Elevation

1/8" = 1'-0"



5] West Elevation

1/8" = 1'-0"



3] South Elevation

1/8" = 1'-0"

- The proposed fire station request includes grading.
 - 2,000 cy of cut
 - 9,000 cy of import
 - 145,000 sf of disturbed area
- Much of the disturbed areas will consist of buildings or pavement once the project is completed.
- All proposed slopes meet 3:1 requirement
- No retaining walls are proposed.

- Public notice was sent to 46 property owners (148 Parcels)
- The applicant held a neighborhood meeting on August 7, 2023, starting at 5:30pm and ending at 6:15pm.
- No public attended.

- (a) Consistency
- (b) Improvements.
- (c) Site Suitability.
- (d) Issuance Not Detrimental.
- (e) Effect on a Military Installation.

Approval with Conditions:

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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0031 for Truckee Meadows Fire Protection District, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

Thank you

Chris Bronczyk, Senior Planner
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