



Development Code Amendment WDCA16-0001

WHOLESALING, STORAGE, AND DISTRIBUTION USE-TYPE IN GENERAL RURAL REGULATORY ZONE.

Washoe County Planning Commission
April 4, 2017



Background

- **The Wholesaling, Storage and Distribution Use-type is identified as an Industrial Use-type by Washoe County Code at Chapter 110, Article 302, Table of Uses 110.302.05.4, and is further described by Washoe County Code Section 110.304.30(L) as:**
 - (l) Wholesaling, Storage and Distribution. Wholesaling, storage and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including, but not limited to, open- air handling of material and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types:
 - (1) Light. Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
 - (1) Heavy. Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.



Background

- **Additionally, both Wholesale and Retail Nursery Sales are classified as Commercial use-types by Washoe County Development Code Table 110.302.05.3, and further described by Section 110.304.25(x) as:**

Nursery Sales. Nursery sales use type refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:

Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.

Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.



Purpose of Amendment

- The applicant states in his application materials that an evolution of the landscaping business has led to an expansion of the kinds of materials typically considered landscaping material.
- In particular, non-plant materials such as rocks and gravel have become an important part of most landscaping plans. This is particularly true where the practice of xeriscape has become more prominent.



Purpose of Amendment

- Washoe County Development Code regulations currently limit the ability to establish a full service landscape yard with gravel, stone and other non-nursery products to the Industrial Regulatory Zone.
- This amendment will potentially allow a combined retail/wholesale full service landscape business in the General Rural Regulatory Zone with an approved Board of Adjustment Special Use Permit.
- The applicant's request did not contain a requirement for a minimum lot size. However, in order to recommend approval, staff added a requirement for a 40 acre minimum lot size.



Purpose of Amendment

Staff's added requirement for a 40 acre minimum explained.

- The General Rural regulatory zone has a number of legacy issues that result in a proliferation of non-conforming General Rural parcels throughout the county.
- These non-conforming parcels exist for a variety of reasons, including the existence of significant development constraints on the property.
- It is common for these non-conforming General Rural parcels to be located in areas that are predominantly residential in character.
- While this amendment would result in the need for a Special Use Permit, and would provide for the mitigation of negative impacts, staff feels it is best to prevent the expansion of new uses onto non-conforming parcels.



Proposed Changes

Table of Uses 110.302.05.4 (Industrial Use Types)

- This table will be amended to show that the Wholesaling, Storage and Distribution use-type will be permitted in the General Rural Regulatory Zone upon approval of a Board of Adjustment Special Use Permit. (See Page 7 of the Staff Report).



Discussion

- **Allowing Industrial and other use types in the General Rural regulatory Zone:**
 - There are many industrial use types already permitted in GR with an SUP. (See pages 4 and 5 of the staff report)
 - Regional data and analysis suggests there is an increasing demand for land that can accommodate Industrial use-types.



Discussion

- The Washoe County Master Plan does not allow the Industrial Regulatory Zone to be located in the Rural Master Plan Category, where most of the County’s GR zoning is located. However, we have permitted a variety of Industrial use-types in GR with discretionary review.
- Will this practice eventually bring us into conflict with our Master Plan regarding the Industrial regulatory zone in Rural area?



Workshop & Public Notice

- **Workshop: February 22, 2017, 6-7 p.m.**
 - All CAB members and public invited
 - 0 attendees
 - No other comments from public
- **Notice in RG-J February 24, 2017**



Code Amendment Findings

- 1. Consistency with Master Plan**
- 2. Promotes Purpose of Development Code**
- 3. Response to Changed Conditions**
- 4. No Adverse Effects**



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 recommend approval of WDCA16-0001, to amend Washoe County Chapter 110 (Development Code) within Article 302, Table 110.302.05.04 (Industrial Use Types.) I further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the required four findings in accordance with Washoe County Code Section 110.818.15(e).



QUESTIONS?

