

# Spanish Springs Area Plan

## Text Amendment

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WASHOE COUNTY PLANNING COMMISSION

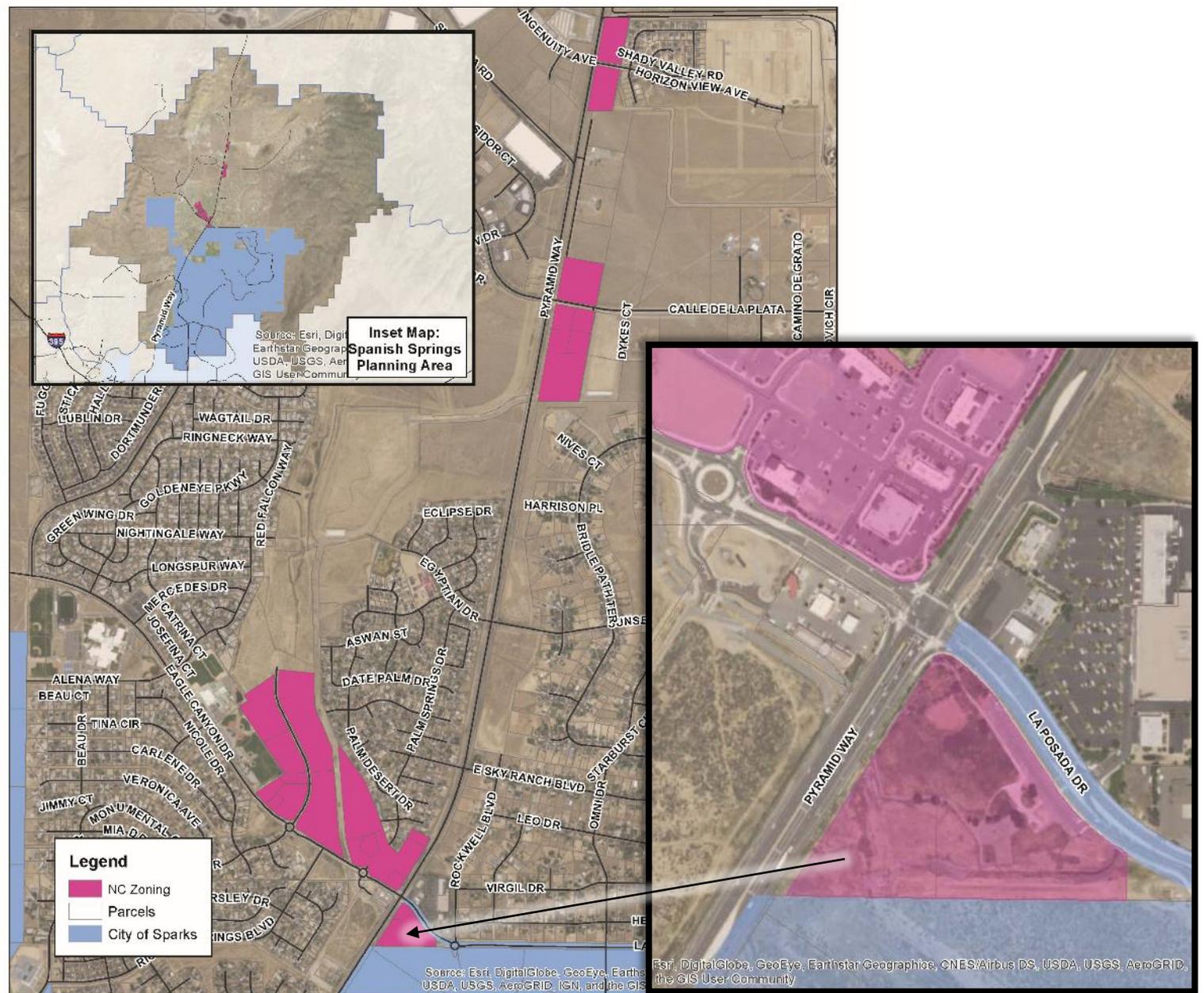
APRIL 4, 2017

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)



# Proposed Amendment

- ❑ “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

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services	--	--	--	A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services	--	--	--	--	--	--	--
Commercial Kennels	--	--	--	--	S <sub>1</sub>	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S <sub>1</sub>	S <sub>1</sub>	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment	--	--	--	--	--	--	--
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S <sub>1</sub>	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S <sub>1</sub>	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	S <sub>2</sub>	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers	--	--	--	--	--	--	--
Community Centers	--	--	--	S <sub>1</sub>	--	--	--
Neighborhood Centers	S <sub>1</sub>	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation	--	--	--	--	--	--	--
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments	--	--	--	--	--	--	--
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services	--	--	--	--	--	--	--
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service	--	--	--	--	--	--	--
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales	--	--	--	--	--	--	--
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services	--	--	--	--	--	--	--
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales	--	--	--	A	A	--	--
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center	--	--	--	--	--	--	--
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S <sub>1</sub>	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales	--	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S <sub>1</sub>	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

Table C-4: Allowed Uses (Industrial Use Types)

Industrial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Custom Manufacturing	--	--	--	--	A	--	--
Energy Production	--	--	--	--	--	--	--
General Industrial	--	--	--	--	--	--	--
Heavy	--	--	--	--	--	--	--
Intermediate	--	--	--	--	A	--	--
Limited	--	--	--	--	A	--	--
High Technology Industry	--	--	--	--	A	--	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--
Laundry Services	--	--	--	A	A	--	--
Marine Operations	--	--	--	--	--	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--
Wholesaling, Storage and Distribution	--	--	--	--	--	--	--
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.



# 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



- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

### Sign Type “8” Temporary Construction/Leasing Sign

- a. Subject to the provisions of the Washoe County Development Code.

### Sign Type “9” Vehicular Direction Sign

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

### Sign Type “10” Drive-Thru Order/Menu Signs

- a. Sign Type “10” is limited to one sign per drive-thru business.
- b. Maximum sign face height is four feet. Maximum overall sign height is six feet.
- c. Maximum sign length is eight feet.

## Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this 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-3.

### 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 meandering 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. In no case shall the landscaping 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 considered a structure and must observe 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 and hues 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?

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