



U-Haul of Spanish Springs



Washoe County Planning Commission

April 3, 2018

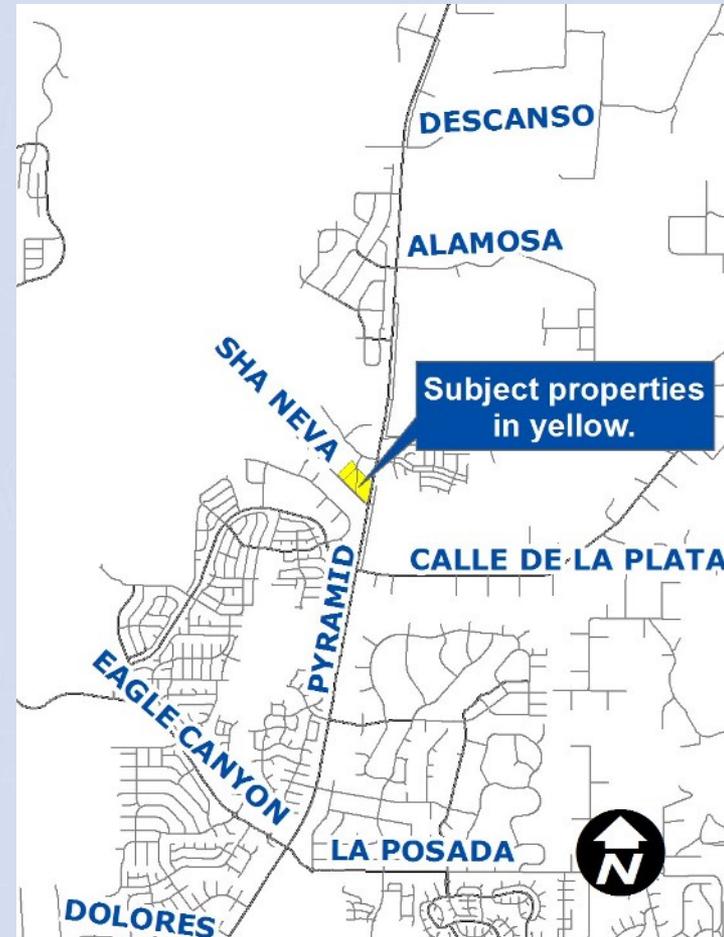
WSUP18-0003





Vicinity Map

- NW corner of Pyramid & Sha Neva
- Within Spanish Springs Business Park
- 3 parcels
- ±20-acres
- Industrial





Overview of Request

- Allow rental of U-Haul vehicles and trailers
- Requires special use permit in Industrial in Spanish Springs
- Part of larger mini-storage and vehicle storage facility

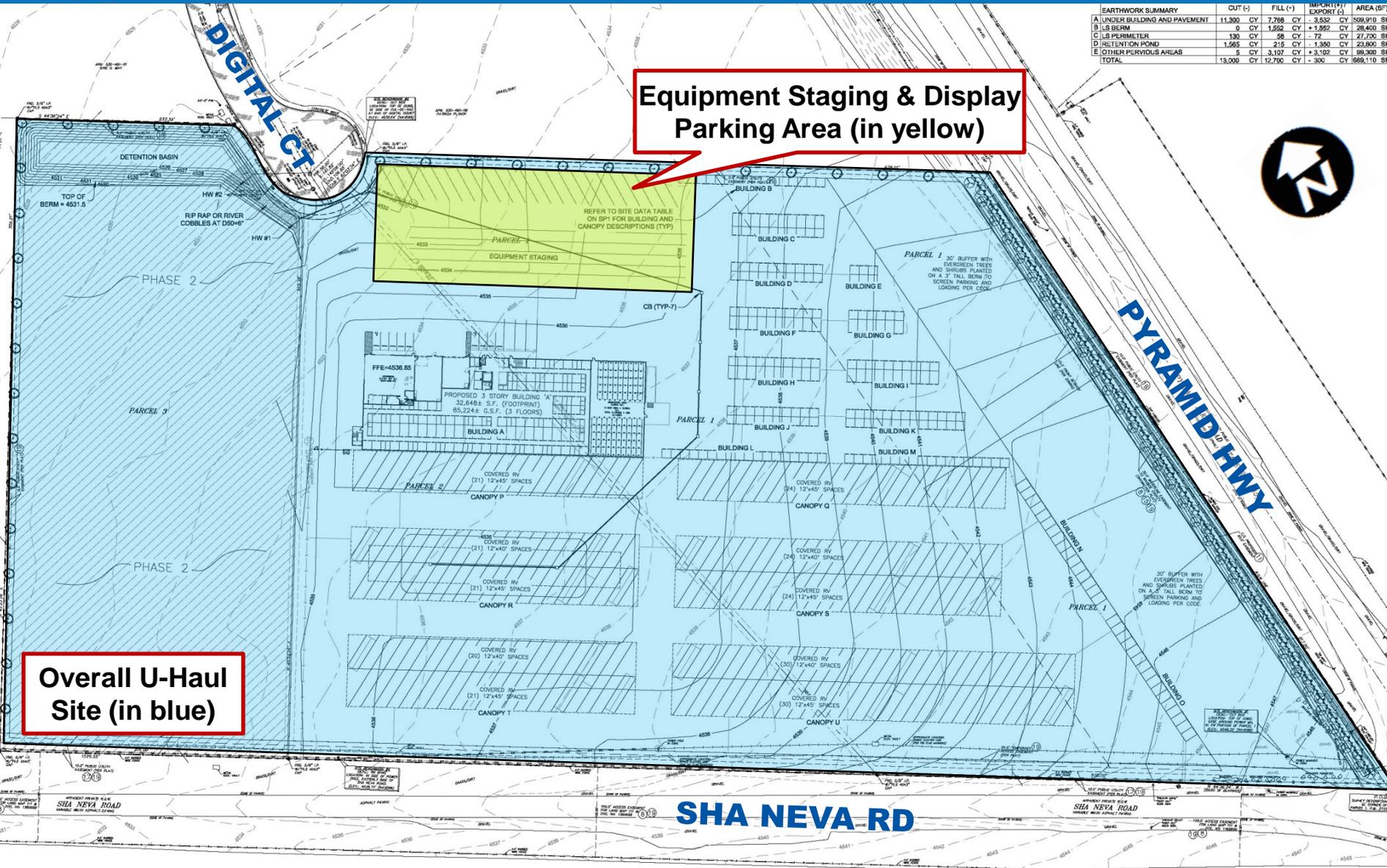
Note: These other uses are allowed by right and not part of this review

EARTHWORK SUMMARY	CUT (-)	FILL (+)	EXPORT (E)	IMPORT (I)	AREA (SF)
A UNDER BUILDING AND PAVEMENT	11,300 CY	7,788 CY	- 3,532 CY	509,910 SF	
B 18" BERM	0 CY	1,852 CY	+ 1,852 CY	28,400 SF	
C 18" PERIMETER	130 CY	58 CY	- 72 CY	27,700 SF	
D RETENTION POND	1,565 CY	215 CY	- 1,350 CY	23,800 SF	
E OTHER PREVIOUS AREAS	5 CY	3,107 CY	+ 3,102 CY	99,300 SF	
TOTAL	13,000 CY	12,700 CY	- 300 CY	669,110 SF	

Equipment Staging & Display Parking Area (in yellow)



Overall U-Haul Site (in blue)

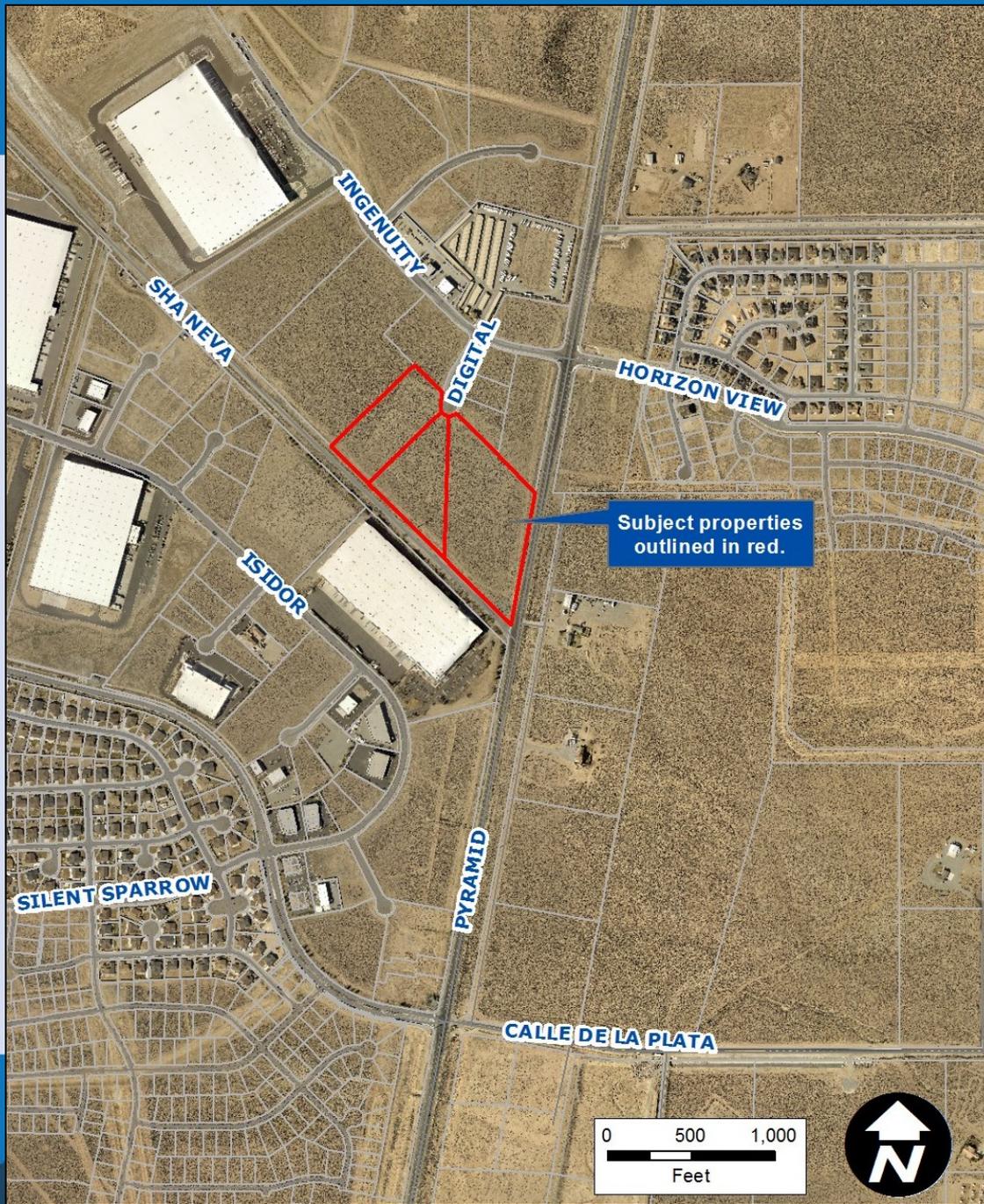


SHA NEVA RD

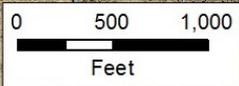


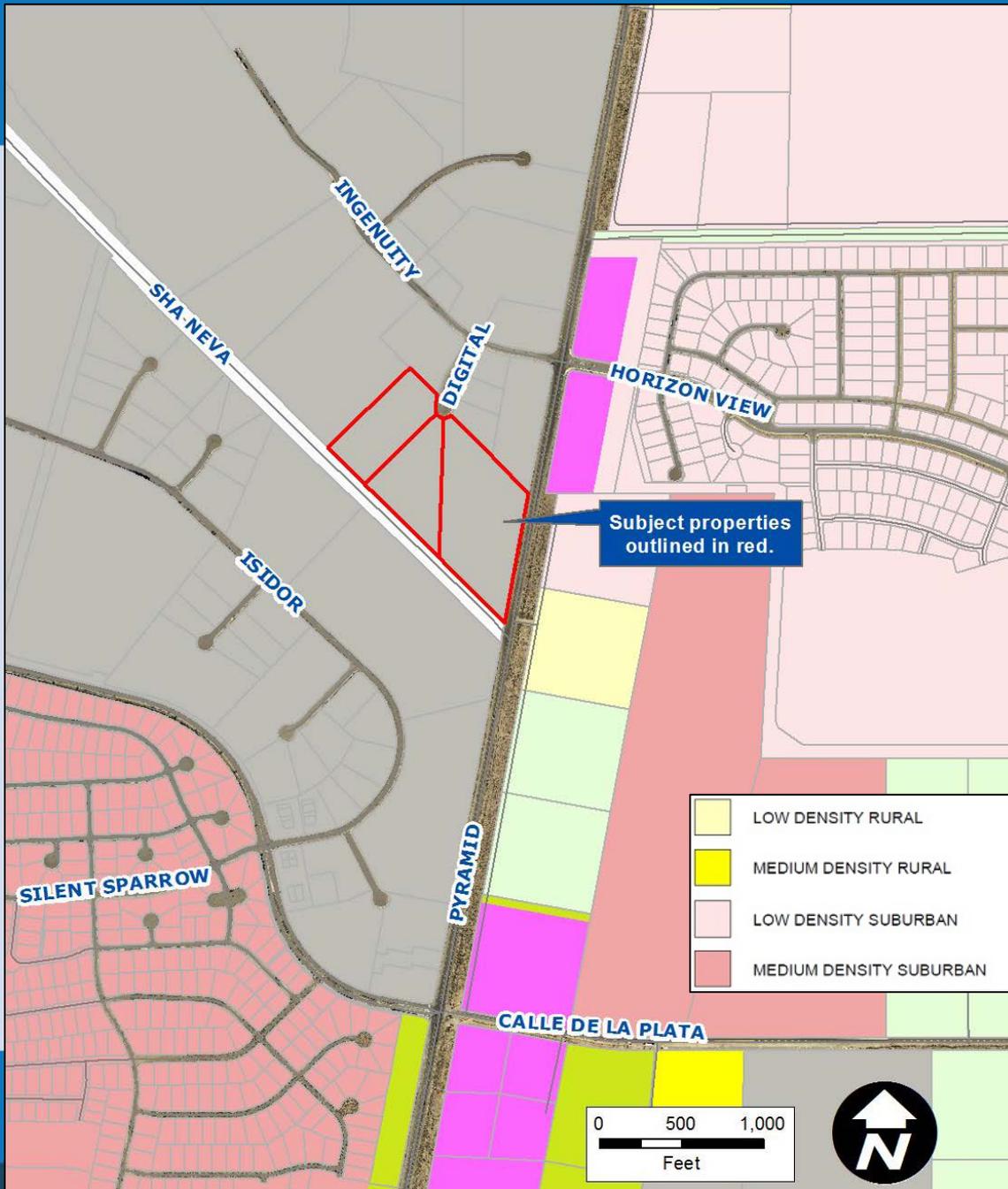
Project Specifics

- **Up to 60 U-Haul rental vehicles and 40 rental trailers on-site**
- **Hours: 7-7 M-Th & Sat.; 7-8 Fri.; 9-5 Sun**
- **Access from Digital Court**
- **Relatively level site**
- **No exterior loudspeakers**
- **Subject to business park design guidelines**



Subject properties outlined in red.







Site Photo



Looking southeast from end of Digital Ct.





Site Photo



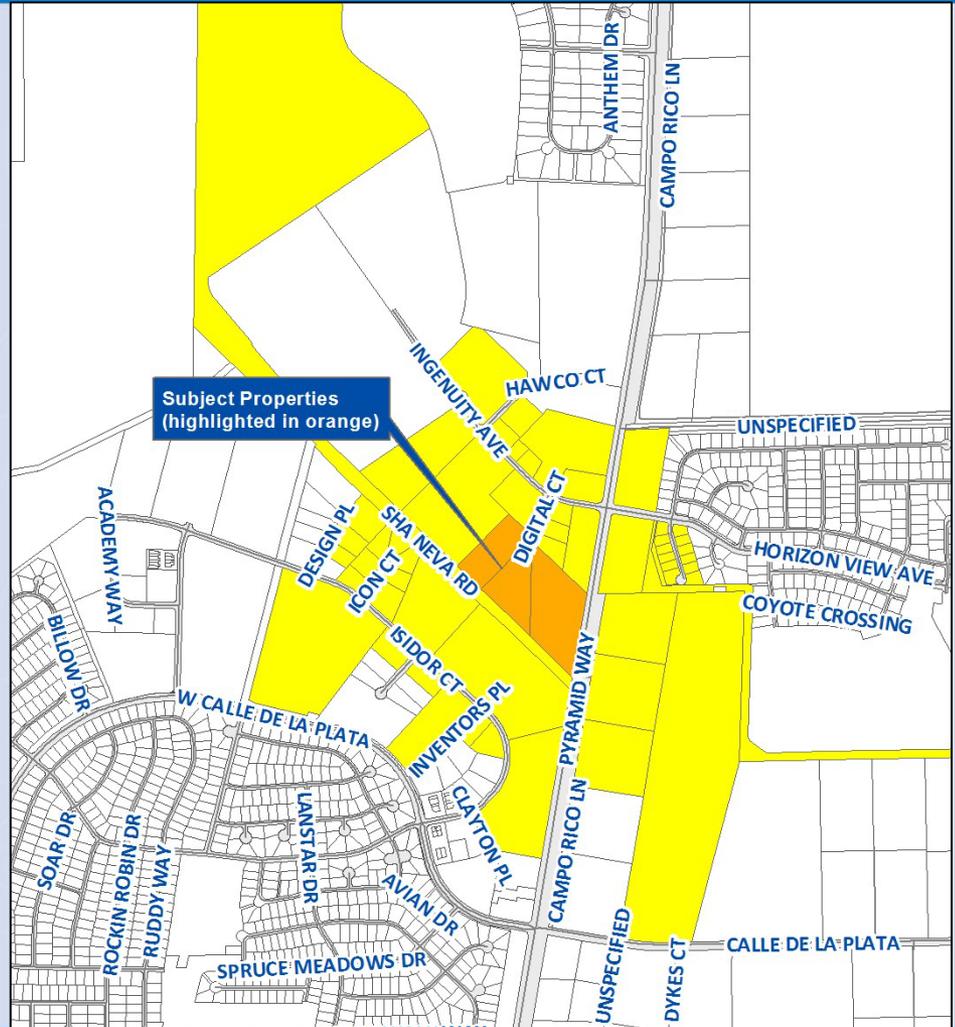
Looking south from end of Digital Ct.





Public Notice

- Owners of 57 parcels within 1,000 feet of project site received notice
- Spanish Springs March CAB cancelled
- No comments received from public





Required Findings

- **Consistency**
- **Improvements**
- **Site Suitability**
- **Issuance Not Detrimental**
- **Effect on a Military Installation**

Recommendation: Approval with conditions



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 Planning Commission approve with conditions Special Use Permit WSUP18-0003 for U-Haul, having made all five findings in accordance with Washoe County Code Section 110.810.30.