

# Kennel & Doggie Day Care

Special Use Permit



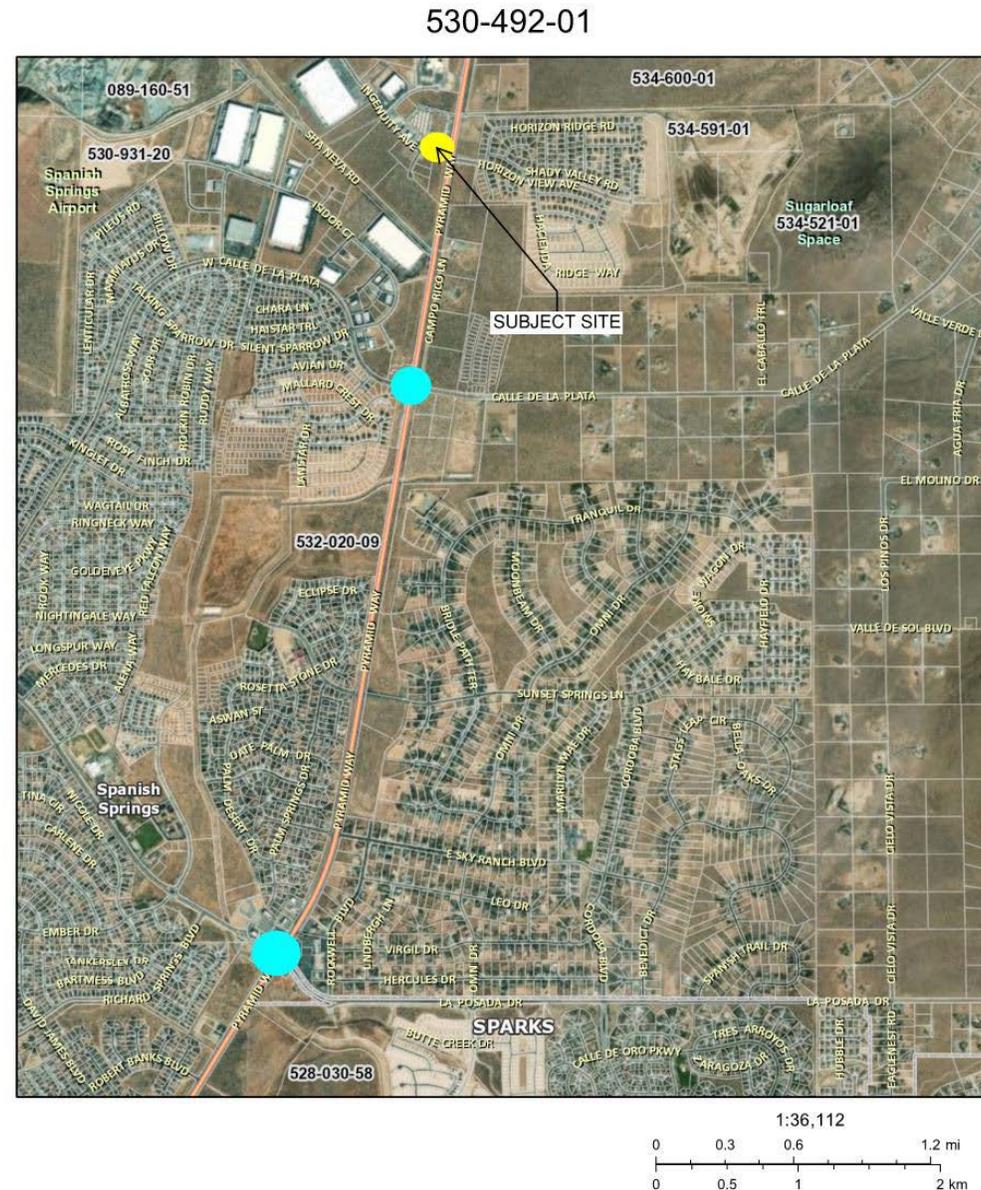
# Property Location

Property located on west side of the Pyramid Highway at intersection of Ingenuity Avenue

Adjacent on north and west to a mini-storage and boat and RV storage site.

+/-<sup>3</sup>/<sub>4</sub> mile N. of Calle De La Playa

+/-2 <sup>3</sup>/<sub>4</sub> miles N. La Posada/Eagle Canyon



# Existing Site Photos



Eastern Portion of Site – View to North



Pyramid Hwy Frontage – View to North



Northern Property Line – View to West

# Master Plan

The property is Master Planned (I) Industrial

West – Industrial (Mini Storage)

North- Industrial (Boat/RV Storage)

South- Industrial (Vacant)

East – State Hwy ROW & Commercial (Vacant)

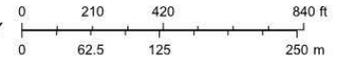
530-492-01



October 17, 2019

1:4,514

<b>Master Plan</b>	OS	SR	SUBJECT PROPERTY
C	PRE93	TL	
CITY	R	UR	
DL	RDS	WB	
I	RR	APN	



Washoe County  
 Washoe County GIS  
 Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
 DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Zoning

Property is zoned (I) Industrial

West – I - (Mini Storage)

North – I - (Boat/RV Storage)

South – I - (Vacant)

East – State Highway & NC - (Vacant)

## SUP Requests

- Dog Kennels are allowed in Industrial Zoning with a special use permit.
- A SUP request for grading

530-492-01

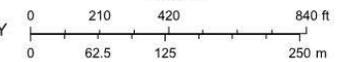


October 17, 2019

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- INDUSTRIAL
- NEIGHBORHOOD COMMERCIAL
- LOW DENSITY SUBURBAN
- GENERAL RURAL

SUBJECT PROPERTY



Washoe County  
Washoe County GIS  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Existing Site

- Total Site – 2.75+/- Acres
- Topography - Gently Sloping East to West
- Site is vacant/undeveloped

## Proposed Development

- Indoor Kennel with outdoor play areas
- Outdoor play areas (7 AM to 6 PM) – potty breaks in evening/night (individual or small groups of dogs)
- Nearest residential property is 650'+/- to proposed kennel building (to East)
- No new direct ingress or egress from Pyramid Highway
- Landscaped berm along Pyramid Highway – required per SSAP
- 150 foot building setback from Pyramid Highway – per SSAP

530-492-01



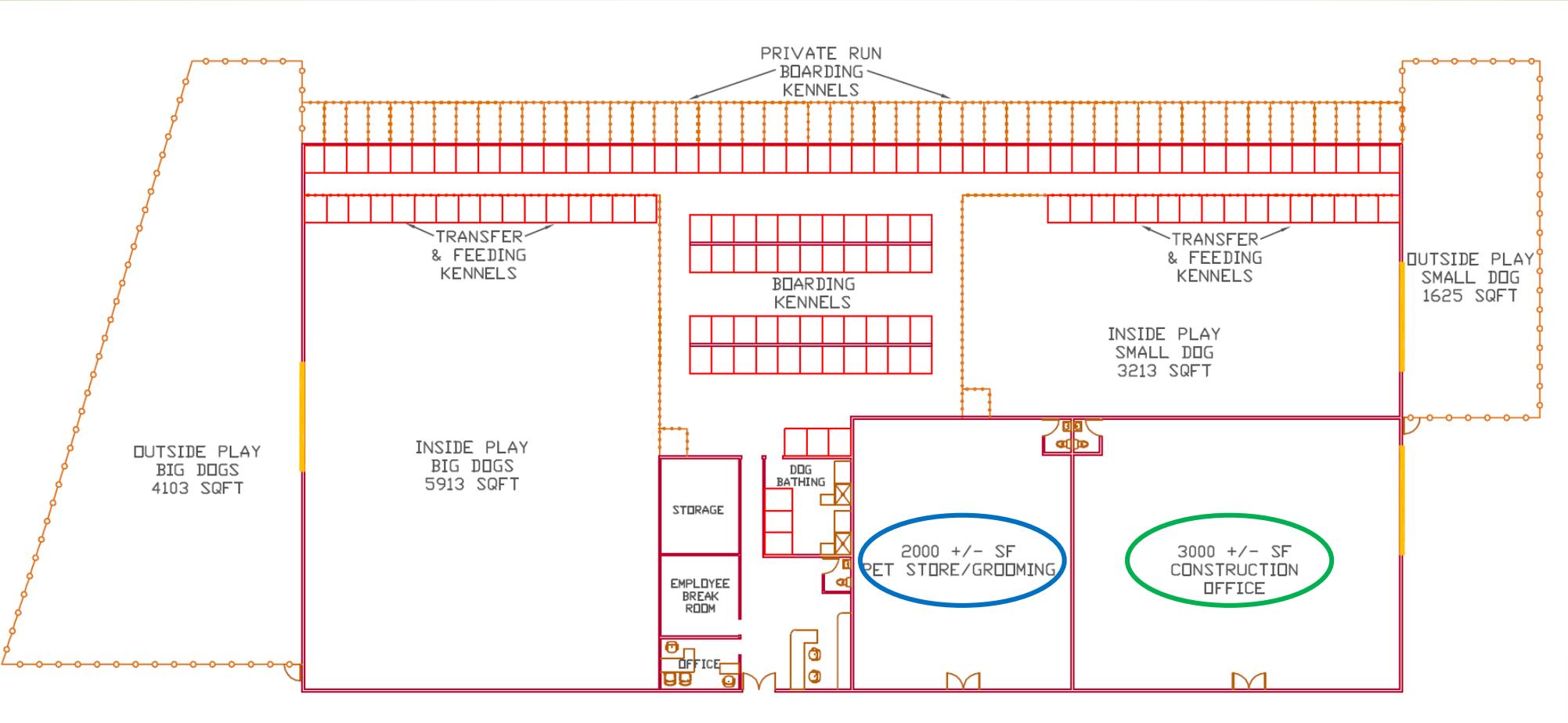
October 17, 2019

 SUBJECT PROPERTY

1:4,514  
0 210 420 840 ft  
0 62.5 125 250 m



# Preliminary Floor Plan – 20,000 SF Building





**SOUTH ELEVATION**



**SOUTHWEST PERSPECTIVE - not to scale**

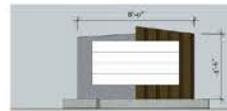


**WEST ELEVATION**



**EAST ELEVATION**

**potential signage pylon**



**NORTH ELEVATION**

**A DOG'S LIFE - KENNEL**  
**CONCEPT ELEVATIONS**  
 scale: 1/8" = 1'-0"



**Project Elevations**

# Legal Findings

**(1) Consistency.** The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

LUT.5.1 – Utilities and roadway access is provided to the site and it is definitely ready for development.

LUT.20.7 – Landscaping will be provided per the requirements of the SSAP and will be provided as drought tolerant plantings.

LUT.20.8 – The roofline of the proposed building is conducive for solar panels with a large roof surface oriented to the south.

LUT.21.2 – The proposed use is a use that is not provided in the northern part of Spanish Springs where there are many dog owners. This proposed use can be frequented by many residents who reside in the northern part of Spanish Springs and areas further north and will help to reduce vehicle miles travelled for such services.

LUT.21.4 – The SSAP design guidelines in Appendix B were followed for the design of this site.

LUT.23.2 – The landscape plan incorporates a berm along Pyramid Highway, per the requirement of the SSAP.

LUT.25.1 – This review of applicable policies shows adherence to this policy.

LUT.29.4 – VMT can be reduced with this proposed use being so closely located off Pyramid Highway making for convenient drop-off and pick-up of dogs from day care or boarding.

LUT.29.10 – A 150' setback off the Pyramid Highway frontage is required as part of the SSAP. It is assumed and understood that some of this area may be necessary in the future for potential widening of Pyramid Highway.

PSF.1.17 – Water rights sufficient to meet the project demands will be provided with final plans for the project.

SS.3.4 - The necessary right-of-way and intersection requirements will be protected.

SS.3.11 - Non-residential projects shall submit traffic reports for review and approval prior to the issuance of building permits for the project.

SS.4.1 Undergrounding of utilities

SS 4.3 – Slopes will not exceed 3:1 with final grading

SS 5.1 – Development Standards shall follow Appendix B (Business Park Design Guidelines)

SS 12.1 – Water Resources for project shall follow requirements of Policy.

# Legal Findings – cont.

**(b) Improvements.** Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

All utilities are accessible and adjacent to the subject property. The primary serving roadways (Ingenuity Avenue and Pyramid Highway) are adjacent to the site and currently underutilized relative to their overall capacity due to the limited construction of industrial and (generally) lower residential density patterns in the area. Retention has been identified and provided on site to meet the new regulation relative to stormwater that goes to Boneyard Flat.

**(c) Site Suitability.** The site is physically suitable for the type of development and for the intensity of development;

The site is located in an appropriate location for the use. The location of the proposed commercial kennel is directly adjacent to industrially zoned properties on the north, west and south sides and abuts Pyramid Highway on the east with NC zoned property on the east side of Pyramid Highway, The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating their residential area from the proposed commercial kennel. Given this distance, noise that already exists in the area and the fact that the proposed kennel will have all dogs indoors in the nighttime, no impact on the nearest residential uses is foreseen.

# Legal Findings – cont.

**(d) Issuance Not Detrimental.** Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

All of the property surrounding the site is either Industrially zoned (north, west and south) or Neighborhood Commercially zoned (east) with Pyramid Highway separating the subject parcel from the NC zoned property. The project site backs up to an existing mini-warehouse and boat and RV storage on the north and west and the nearest residential properties are over 675 feet to the east of the proposed kennel building and have the ambient noise of Pyramid Highway separating the residential area from the proposed commercial kennel. Given the surrounding zoning, existing built/adjacent uses and the fact that the proposed kennel will have all dogs indoors in the nighttime no detrimental impacts to the character of the of the surrounding area nor injurious to the property or improvements of adjacent properties.

**(e) Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location purpose or mission of the military installation

There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.

**The applicant and CFA agree with the staff's recommendation and the conditions that are presented within the staff report.**

**We believe, as does staff that all of the legal findings in association with this project for a special use permit approval can be met.**

# Questions



Extra Slides for Discussion/As Necessary

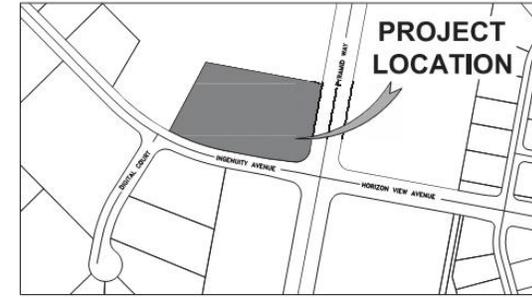
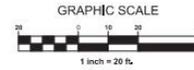
# Development Statistics

Total Parcel Size	119,790+/- S.F.
Site Development Area:	82,764+/- S.F.
Area For Future Development	37,026+/- S.F.
Total Building Square Footage	20,000+/- S.F.
Total Paved Area (Not including Phase 2 area)	18,416+/- S.F.
Landscaped Area (includes Site and ROW landscaping)	8,515+/- S.F. (Min Required)

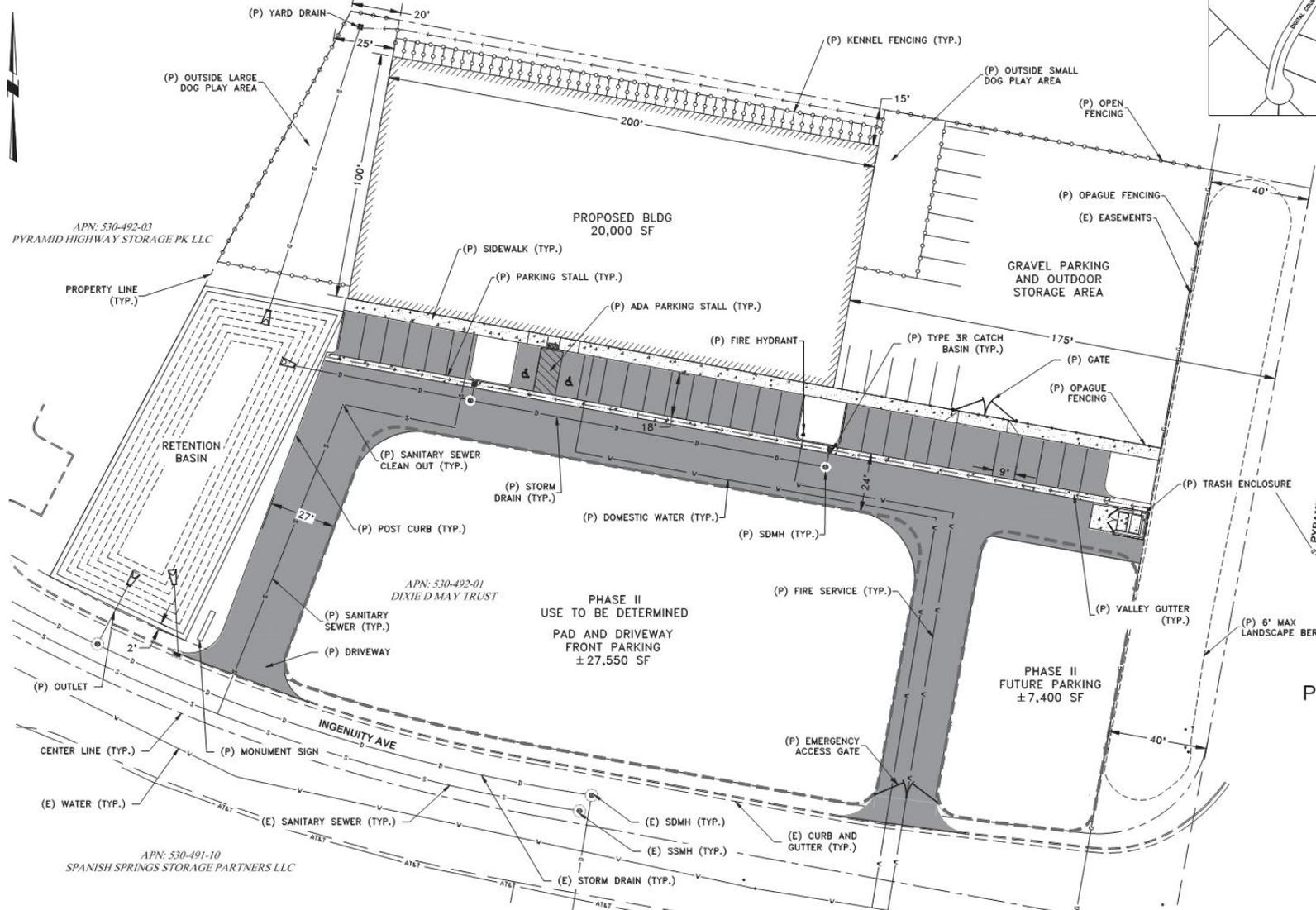
# DOG'S LIFE

## SPECIAL USE PERMIT

### PRELIMINARY SITE & UTILITY PLAN



VICINITY MAP  
N.T.S.



LEGEND

	ASPHALT
	P.C.C.
	OPEN FENCING
	OPAGUE FENCING

### DOG'S LIFE

#### PRELIMINARY SITE & UTILITY PLAN

#### SPECIAL USE PERMIT

RENO NEVADA

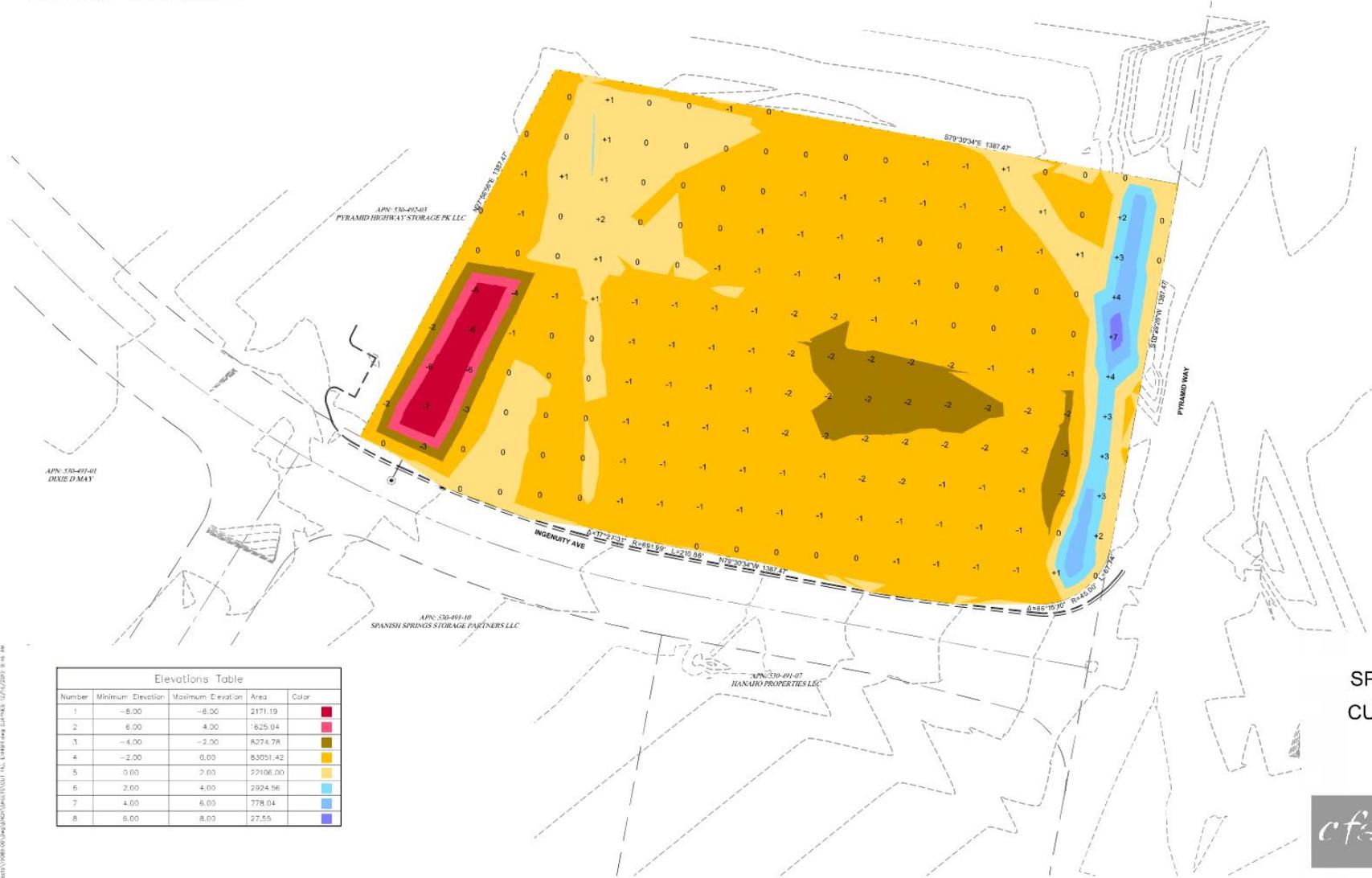
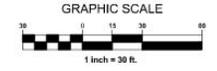
**cfa** CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 19088.00 DATE: 12-16-2019

# DOG'S LIFE

## SPECIAL USE PERMIT

### CUT AND FILL EXHIBIT



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-8.00	-6.00	2171.19	Red
2	6.00	4.00	1625.04	Dark Red
3	-4.00	-2.00	8274.78	Dark Yellow
4	-2.00	0.00	83051.42	Yellow
5	0.00	2.00	22106.00	Light Yellow
6	2.00	4.00	2924.56	Light Blue
7	4.00	6.00	778.04	Blue
8	6.00	8.00	27.55	Dark Blue

# DOG'S LIFE

## SPECIAL USE PERMIT

### CUT AND FILL EXHIBIT

RENO NEVADA

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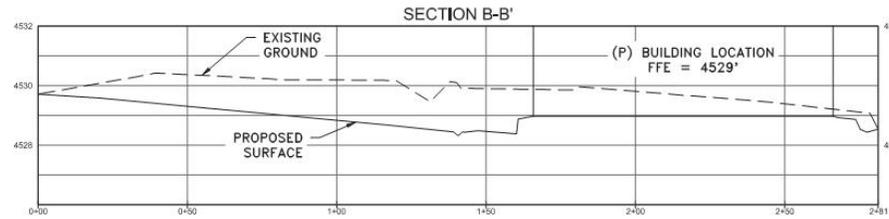
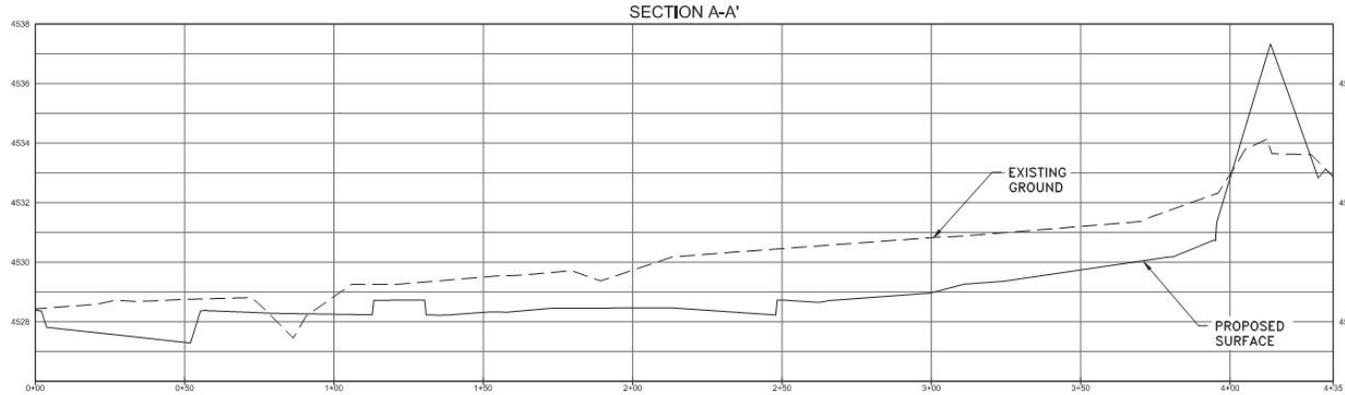
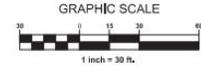
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# DOG'S LIFE

## SPECIAL USE PERMIT

### CROSS SECTIONS



# DOG'S LIFE

## SPECIAL USE PERMIT

### CROSS SECTIONS

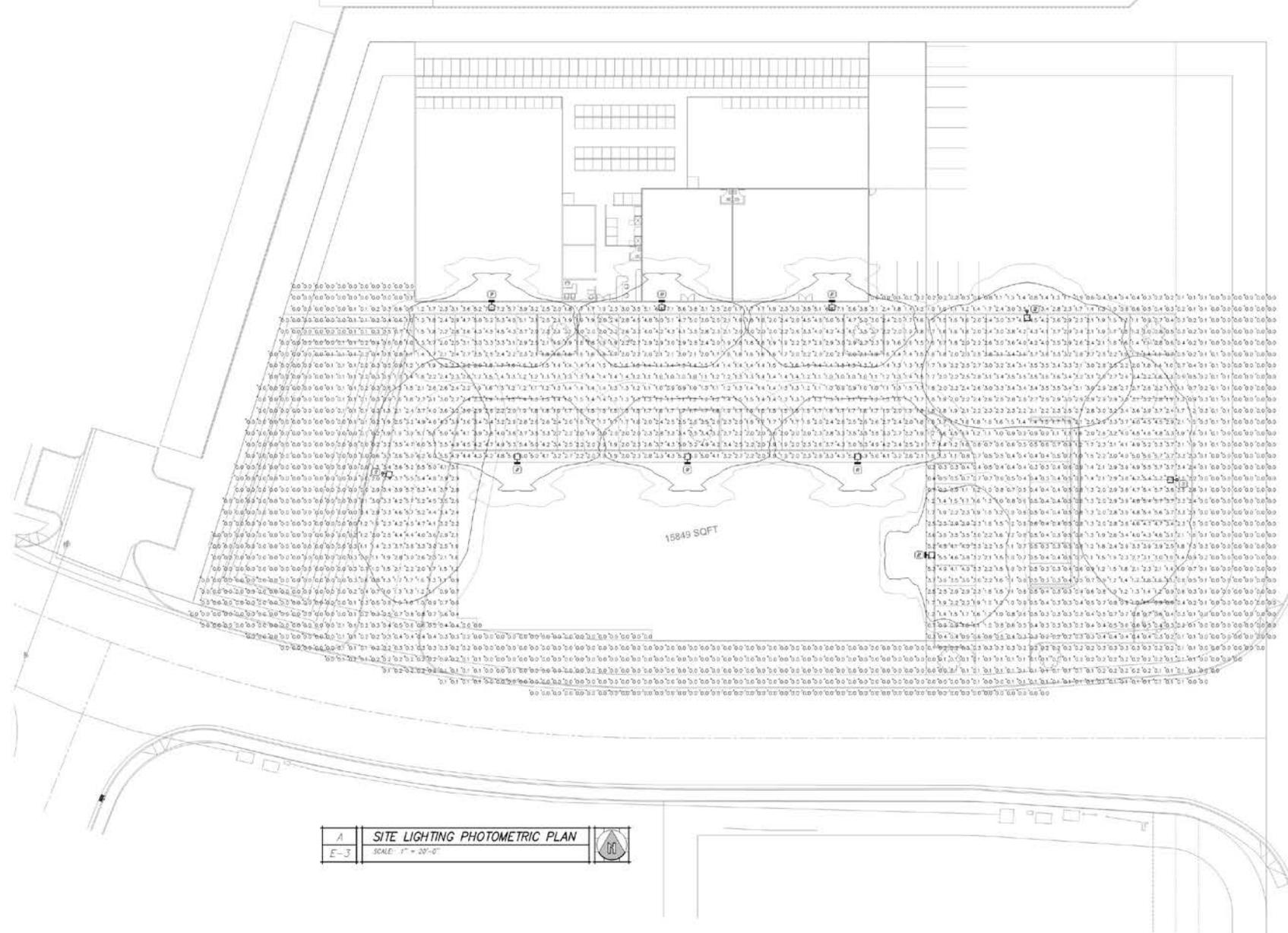
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JOB NO: 19089.00 DATE: 12-16-2019

SHEET 3 OF 3

# Photometric Plan



**A** SITE LIGHTING PHOTOMETRIC PLAN  
**E-3** SCALE: 1" = 20'-0"



P.O. BOX 50522  
 SPARKS, NEVADA 89435  
 PH: 775-525-9240  
 WWW.ORIGIN8ARCHITECTURE.COM



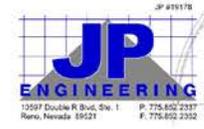
A COMMERCIAL PROJECT FOR:  
**A Dog's Life - Kennel**  
 0 INGENUITY AVE  
 WASHOE COUNTY, NEVADA 89441  
 APN: 530-492-01

REVISION AND DESCRIPTION

**SHEET DESCRIPTION**  
 SITE LIGHTING  
 PHOTOMETRIC PLAN

REVISION	DATE	BY	PROJECT NUMBER
NOTED	13 DECEMBER 2019		19-021

**E-3**  
 SHEET NAME





# Trip Generation Data

TABLE 1  
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Day Care 100 Dogs, 70% Day Care, 30% Kennel 100 Dogs	282	52	51
Grooming Shop / Retail 2,000 Square Feet	76	2	8
Construction Office 3,000 Square Feet	29	3	3
Totals	387	57	63