

The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting

held on AUGUST 8, 2017

by DEREK KIRKLAND

for Agenda Item No. 27

and included here pursuant to NRS 241.020(7) as amended by AB65 of the 2013 Legislative Session.

Spanish Springs Area Plan Text Amendment

WMMPA17-0001

BOARD OF COUNTY COMMISSION PRESENTATION

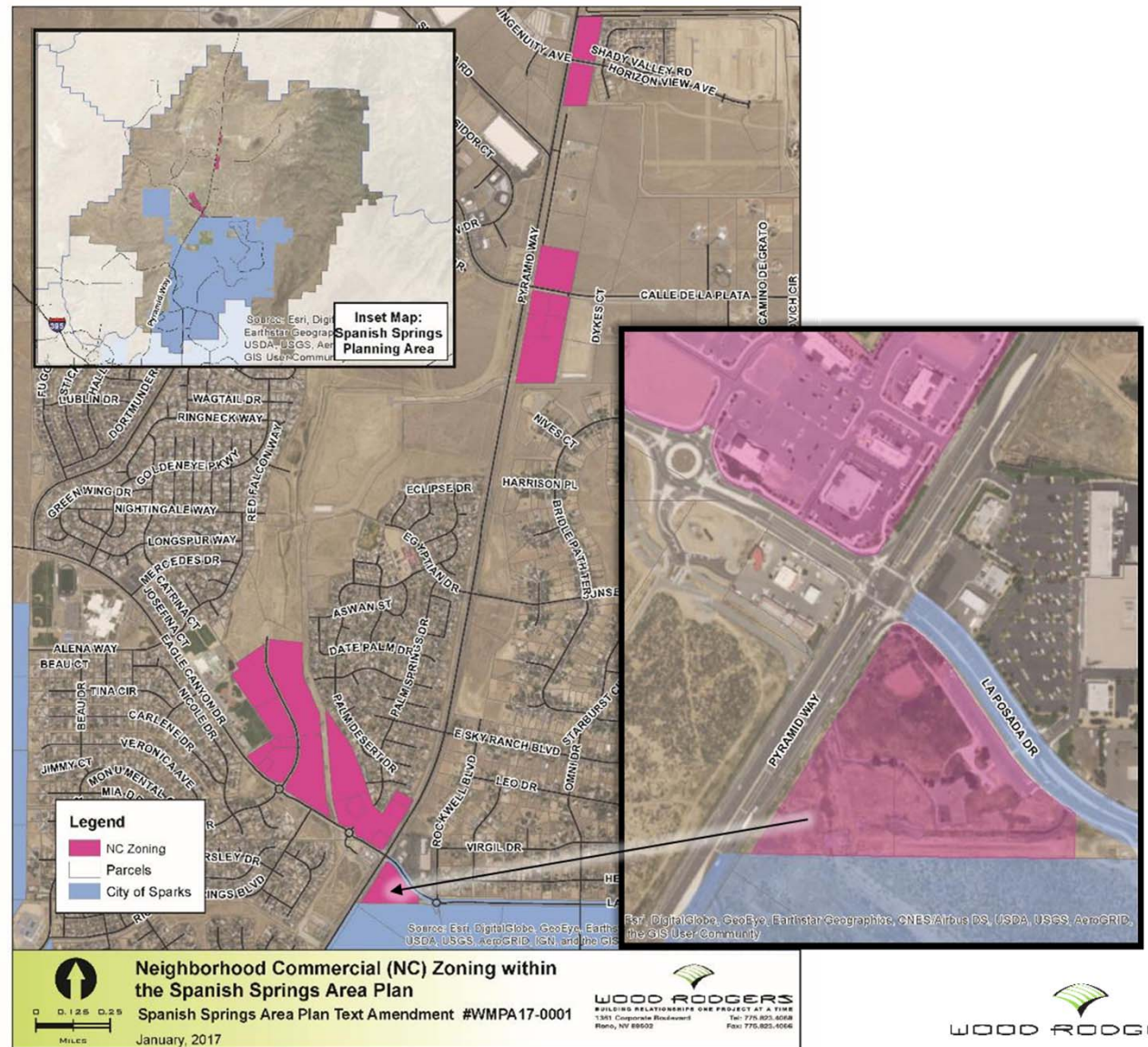
AUGUST 8, 2017



Project 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).

Project Request



- ❑ Neighbors concerned about storage and commercial uses currently Allowed
- ❑ NC Zoning Allows Personal Storage
- ❑ Amendment: Storage of Operable Vehicles “RV Parking” with SUP

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							
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 ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	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); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

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 ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	S ₂	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance 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	--	--	--	--	--	--	--

☐ Request is consistent with the Spanish Springs Area Plan and Surrounding Land Use

- ✓ Personal Storage Allowed in NC
- ✓ Storage of Operable Vehicles, “RV Parking” Consistent with Personal Storage
- ✓ Design Guidelines established for Personal Storage in NC
- ✓ SUP will ensure consistent with Design Guidelines



Findings 1 & 2

□ Design Guidelines

- Already covers both Storage Buildings and RV Awnings
- Design Criteria:
 - ✓ 8-10' tall solid, decorative wall for screening
 - ✓ Landscaping requirements
 - ✓ Architectural Requirements (Allows up to 18' tall Storage Buildings, RVs only 9' tall)
 - ✓ Lighting Requirements
- Staff recommended updating to include "Storage of Operable Vehicles"

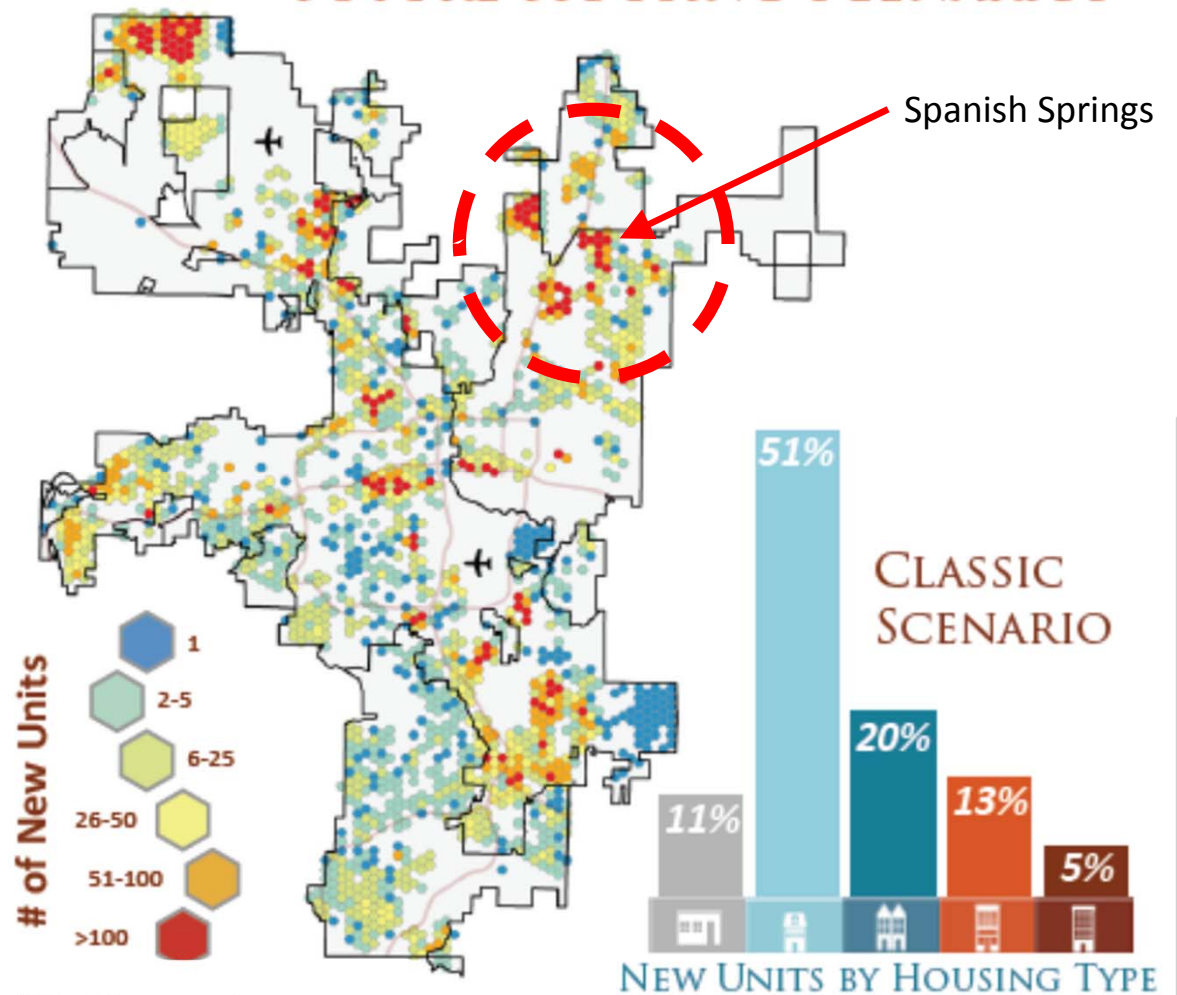


□ Request is in response to Changing Conditions, and desired Growth Pattern

- TMRPA Housing Study - Spanish Springs is Growing
- Regional Housing Study calls for smaller lots
- State and local agencies promoting Recreation
- Smaller Lots/Higher Density, more demand for RVs/Boats/UTVs = Need for Proper Storage Facilities

Findings 3 & 5

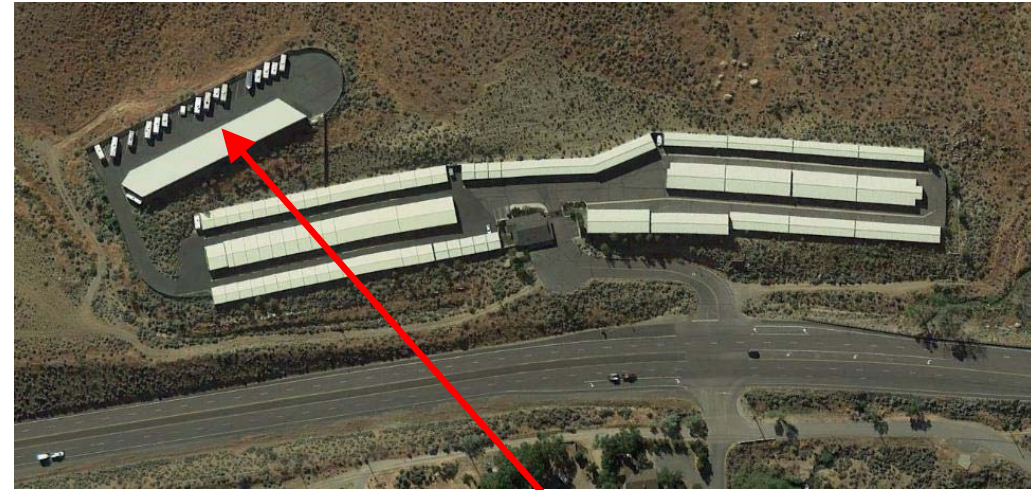
FUTURE HOUSING SCENARIOS



- ❑ This request is consistent with many facilities in the Region
- ❑ Text Amendment does NOT change the fact that Personal Storage is an Allowed use in NC zoning
- ❑ The Amendment does NOT approve a Project

✓ Storage of Operable Vehicles
 “RV Parking” only Allowed
 with a Special Use Permit

Closing



Washoe County – South Valleys in NC zone

City of Reno



Covered & Uncovered RV Storage

Personal Storage “Mini Storage”

The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting

held on AUGUST 8, 2017

by KELLY MULLIN

for Agenda Item No. 27

and included here pursuant to NRS 241.020(7) as amended by AB65 of the 2013 Legislative Session.

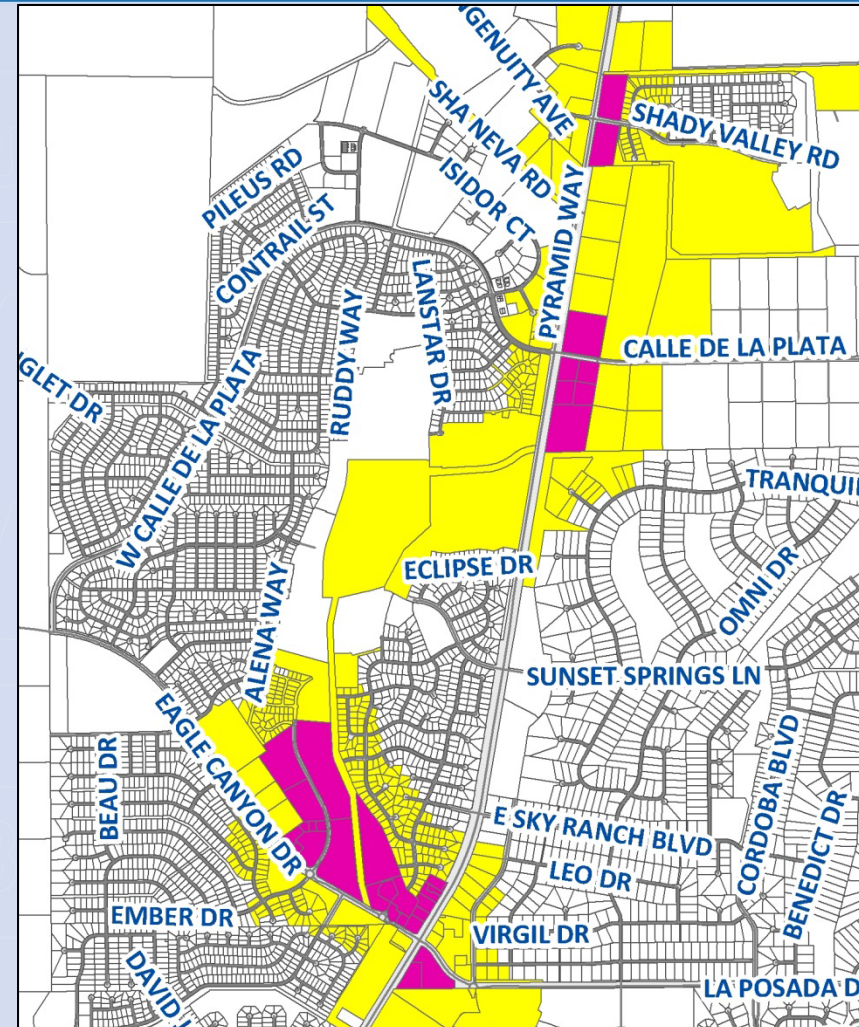


Washoe County Commission

Master Plan Amendment WMPA17-0001

SPANISH SPRINGS AREA PLAN TEXT AMENDMENT

August 8, 2017





Summary of Request

- Spanish Springs has its own table of uses
- Storage of operable vehicles not currently allowed in Neighborhood Commercial (NC)
- Applicant seeks to allow for this use in NC with Special Use Permit

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 ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment	--	--	--	--	--	--	--
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers	--	--	--	--	--	--	--
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
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	--	--
Mairnas	--	--	--	--	--	--	--
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 Interment Services	--	--	--	--	--	--	--
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service	--	--	--	--	A	--	--
Airport/Helipad	--	--	--	--	A	--	--



Areas of Neighborhood Commercial

- ±148 acres NC in Spanish Springs
- All located next to or near Pyramid Hwy

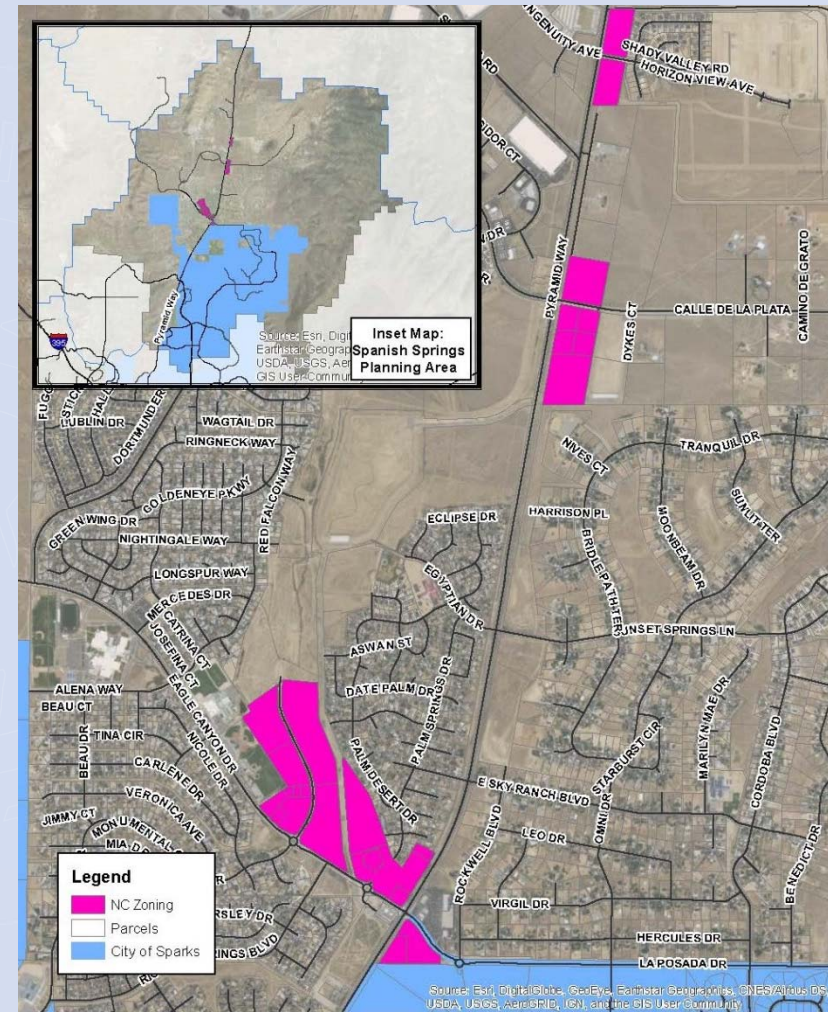


Image: Courtesy of Wood Rodgers



Action to Date

- **April 4: Planning Commission denied request**
- **Applicant appealed decision**
- **May 23: BCC reversed denial; sent matter back to PC for report**
- **July 5: PC commented on BCC action**
- **Today: BCC decides whether to approve/deny amendment**



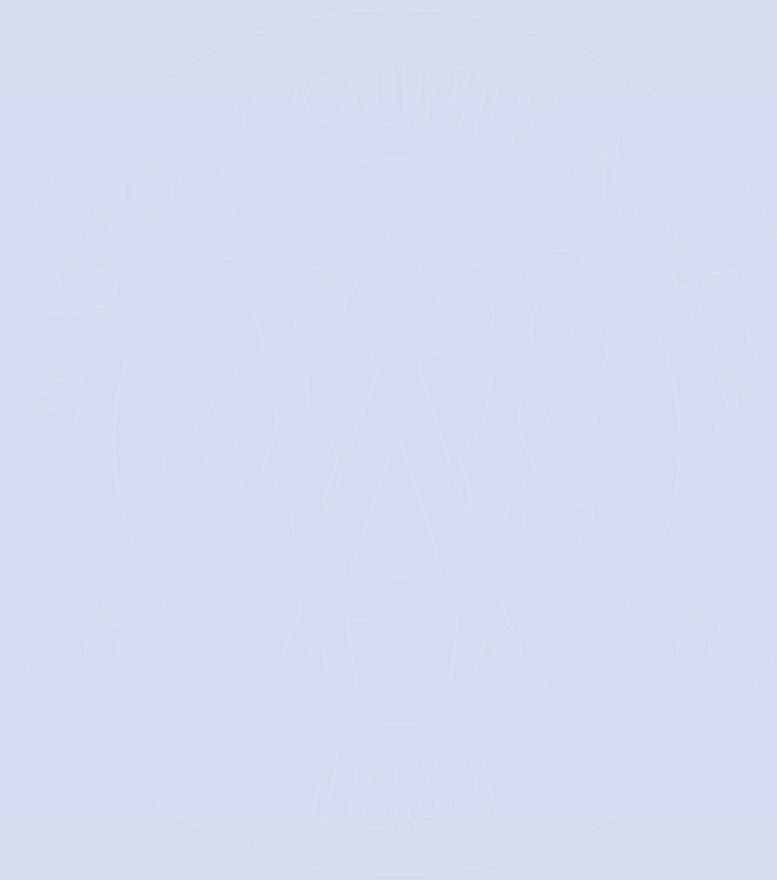
Planning Commission Report

- **Planning Commission stated a respect for the BCC's authority, but stood by the PC's original decision to deny request**
- **Individual comments on p. 2-3 of staff report**



County Commission Options

- 1. Approve amendment with staff's suggested changes; authorize Chair to sign resolution**
- OR**
- 2. Deny amendment, stating findings that cannot be met**





ADDITIONAL DETAILS ...





Background

- Spanish Springs has its own table of uses
- Storage of operable vehicles not currently allowed in Neighborhood Commercial (NC)
- Applicant seeks to allow for this use in NC with Special Use Permit

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 ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment	--	--	--	--	--	--	--
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers	--	--	--	--	--	--	--
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
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 Interment Services	--	--	--	--	--	--	--
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Heliport 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	--



Definition

- Storage of operable vehicles “refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.”



Points of Clarification

- Some misinformation regarding proposal
- Clarifications:
 - No change in zoning is requested
 - Proposal affects EXISTING NC only
 - Personal Storage is already an allowed use
 - This would potentially allow for the storage of operable vehicles (ex. RV storage) ONLY IF a special use permit is granted



Areas of Neighborhood Commercial

- **±148 acres NC in Spanish Springs**
- **All located next to or near Pyramid Hwy**
- **Personal Storage is allowed use in these areas**

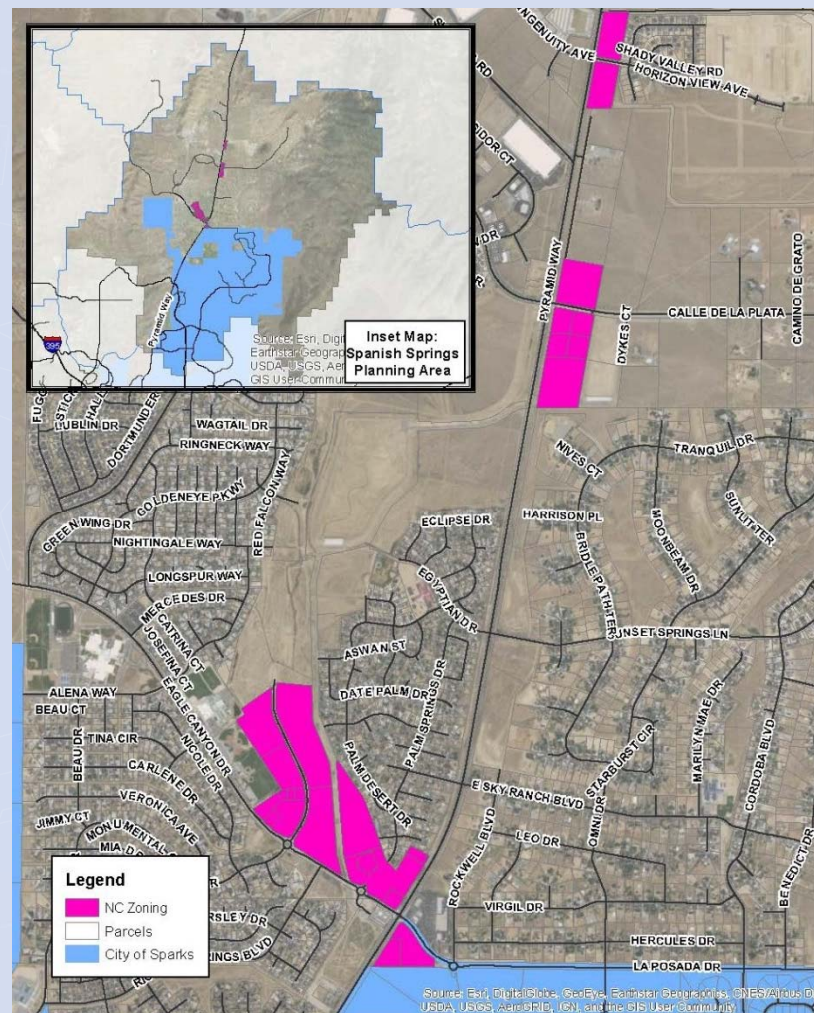


Image: Courtesy of Wood Rodgers





Personal Storage Guidelines

- **Spanish Springs Area Plan (SSAP) Appendix A contains Personal Storage Guidelines for NC**
- **These guidelines reference RV/vehicle storage awnings in 4 places**
- **Suggests that vehicle storage was contemplated in SSAP/NC, even though not reflected in use table**



Other Considerations

- **Development Code doesn't distinguish between RV/personal vehicle storage and commercial vehicle storage yard**
- **Special Use Permit would allow for specific project to be assessed for impacts to determine appropriateness at proposed site**



Recommended Changes

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Automobile and Equipment							
Storage of Operable Vehicles	--	--	--	-S ₂ (*)	A	--	--

(*) Subject to Personal Storage / Operable Vehicle Storage Guidelines in Appendix A-Western Theme Design Guidelines

- **Staff supported proposal and recommended:**
 - Use should be subject to personal storage guidelines
 - Update guidelines to clearly reflect that requirement



County Commission Options

1. Approve amendment with staff's suggested changes; authorize Chair to sign resolution

OR

2. Deny amendment, stating findings that cannot be met



Questions?



The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting

held on AUGUST 8, 2017

by FRANCIE ASTROM

for Agenda Item No. 27

and included here pursuant to NRS 241.020(7) as amended by AB65 of the 2013 Legislative Session.

This is Spanish Springs



We have grass and trees like anybody



Some of us have low water lawns



We have our Industrial areas – all planned out.



With room to grow into our future.



We have a retail area
where it was planned to be located



We have elementary schools



We have a middle school



We have a high school



The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting

held on AUGUST 8, 2017

by GORDON ASTROM

for Agenda Item No. 27

and included here pursuant to NRS 241.020(7) as amended by AB65 of the 2013 Legislative Session.

WMPA17-0001

- Application for **Master Plan** Amendment **REJECTED** by the Planning Commission on April 4, 2017
- Applicant filed an **APPEAL** to the Planning board's decision on April 19, 2017
- The County Board of Commissioners **REVERSED** the planning Commission's ruling on April 28, 2017
- The Planning Commission REAFFIRMED their **REJECTION** of the application on July 5, 2017

APPEAL

- Appeal is based on the PLANNING COMMISSION's errors in (4) areas as defined in Washoe County Development Code **Section 110.820.15 Review Procedures.**
- Item #1: Consistency with Master Plan:
- Item #2: Compatible Land Use:
- Item #3: Response to Changed Conditions:
- Item #5: Desired Pattern of Growth:

Item #1: Consistency with Master Plan:

Looking at the [Washoe County Development Code](#),

Table 110.302.05.3 **TABLE OF USES (Commercial Use Types):**

Storage of Operable Vehicles in **Neighborhood Commercial / Office** is not allowed anywhere in Washoe county (Except in 1 community plan)

**THIS WOULD BE A MAJOR CHANGE TO THE
MASTER PLAN**

Item #1: Consistency with Master Plan:

Because Appendix A of the SSAP - A20, Personal Storage Guidelines has the term "RV Awning" in it does not imply that table C-3 can be altered. (Personal Storage Guidelines defines - FACILITY)

- 1) *Personal storage* can be located in **both** Industrial and Neighborhood Commercial / Office, so it should have verbiage for both locations.
- 2) *Operable Vehicle Storage* can only be located in Industrial

Item #2: Compatible Land Use:

Isn't this a request to **CHANGE** that wants to define an INDUSTRIAL operation going into a NON-INDUSTIAL area?

Appendix C – Allowable Land Uses in the Spanish Springs Area Plan defines "Automotive & Equipment - Operable Vehicle Storage" as an activity that must reside in a INDUSTRIAL property **ONLY**

Item #3: Response to Changed Conditions:

- Changing the use of Neighborhood Commercial /Office properties is for the applicant's enhancement not the community's
- The Master Plan (SSAP Appendix C - Table C-3), with community input, has defined where this activity should take place.
- Operable Vehicle Storage is located in INDUSTRIAL

Item #5: Desired Pattern of Growth:

The **Master Plan** IS the community's desired growth pattern, both in Washoe County and Spanish Springs

This “AMENDMENT” is a negative change to the Desired Pattern of Growth.

Appendix C – Allowable Land Uses in the Spanish Springs Area Plan

In some instances, allowable uses within certain land use designations of the Spanish Springs Area Plan vary from those allowed for the same land use in Article 302, Allowed Uses, of the Washoe County Development Code. The following tables delineate land uses allowed for certain designations found in the Spanish Springs Area Plan. For land use designations not listed below, the land uses assigned by Article 302, Allowed Uses, of the Washoe County Development Code will apply.

All other uses are prohibited.

Questions:

- 1) Are you driving away desirable retail business by putting a Vehicle storage yard in our retail area?
- 2) Would you want a Vehicle Storage yard in your back yard? Because you are allowing it in mine.
- 3) Are the specifications for a Commercial vehicle storage yard appropriate for Neighborhood commercial / Office"?
- 4) Do you truly know changes you are allowing because of this one "minor" amendment"?
- 5) Does the desires of a individual, person or corporation, outweigh the desire of the community effected?

KJung@washoecounty.us

Friday 8/4/2017 @ 3:35



Thank you for your comments. **The Spanish Springs Area Plan contains a table of uses created and vetted by the Spanish Springs community. The Area Plan's table of uses supersedes the table of uses found in Article 302.** The area plan table refines the various use types and the rules for each use type in each regulatory zone specific to the Spanish Springs planning area. The adoption of a land use table specific to any planning area, by its very nature, will create differences between it and the Article 302 table. Other area's within Washoe County within their area plan also allow this type of use. Old Washoe City Historic Commercial District allows with a special use permit this use in a Neighborhood Commercial zoning and in the Steamboat Valley Rural Transition Area it is allowed without special process.

The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting

held on August 8, 2017

by CSD

for Agenda Item No. 27

and included here pursuant to NRS 241.020(7) as

amended by AB65 of the 2013 Legislative Session.

SECTION 1. Within the Spanish Springs Area Plan, Appendix C, Table C-3: Allowed Uses (Commercial Use Types), the table Key and "Storage of Operable Vehicles" row are hereby amended to read as follows:

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Automobile and Equipment							
Storage of Operable Vehicles	--	--	--	S ₂ (*)	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; (*) Subject to Personal Storage / Operable Vehicle Storage Guidelines in Appendix A-Western Theme Design Guidelines

SECTION 2. Within the Spanish Springs Area Plan, Appendix A, the Personal Storage Guidelines (pages A-20 through A-22) are hereby amended to read as follows:

Personal Storage / Operable Vehicle Storage Guidelines

Personal storage facilities are an allowed use on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). Storage of operable vehicles is an allowed use with a Board of Adjustment approved Special Use Permit on those properties with a regulatory zone of 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 personal storage facilities are shown in Photo A-3.

General Requirements

1. Building Height
 - a. Storage structures and awnings/carports 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. 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.

*BCC 8-8-17 #27
CSD*

3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.