

# KP Investments North

## Board of Adjustment Public Hearing - April 7, 2022 at 1:30 pm (Item 8B)

### Request summary:

- A request for a SUP for a major grading for an industrial project.

### Applicant Team

Owner/Developer - KP Investors,  
Pat Owens, Principal

Developer - Panattoni Dev Company  
Paul Kinne, Development Manager

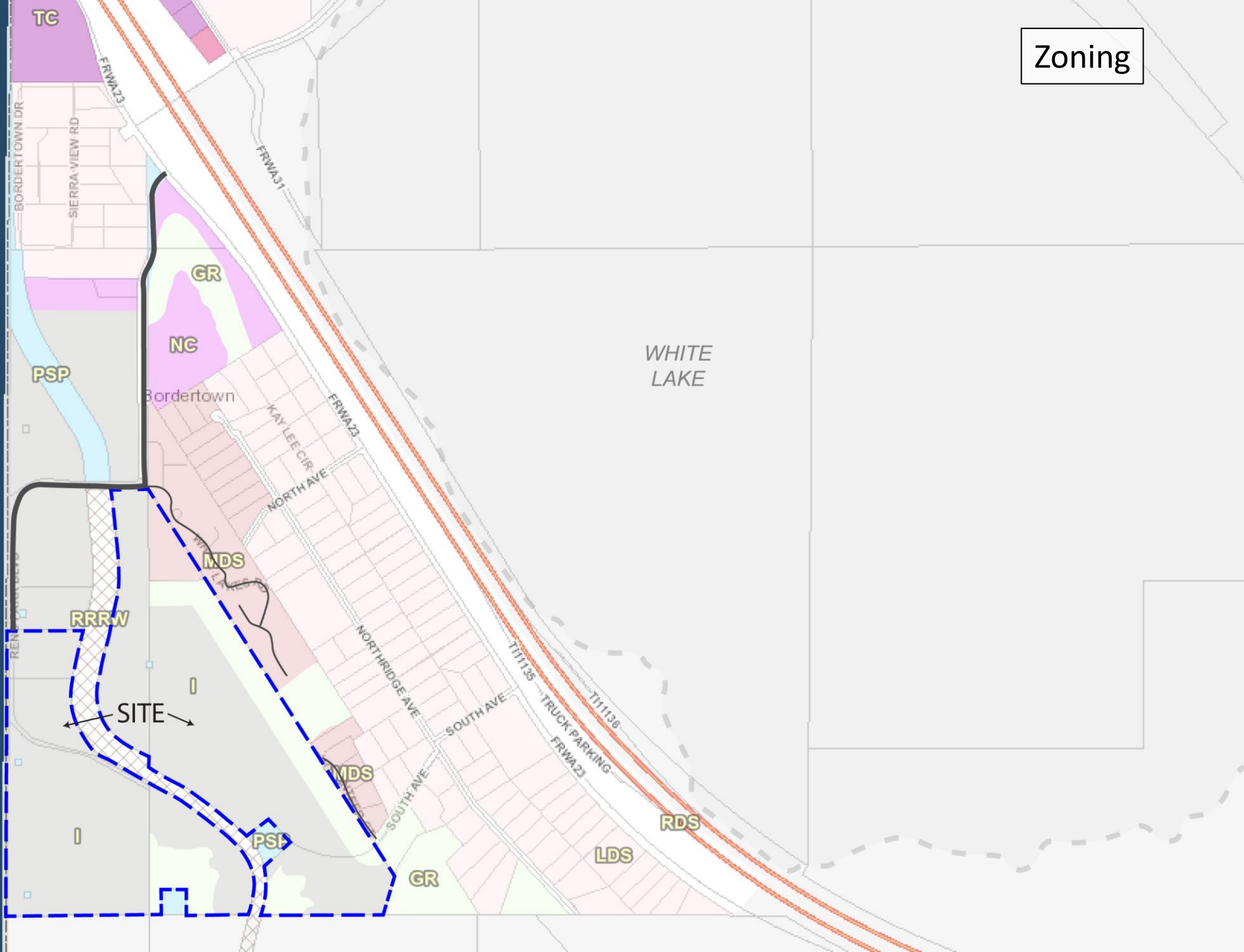
Industrial Broker - Newmark Comm R.E.  
Dave Simonsen, Principal

Civil Engineer - Robison Engineering  
Ryan Switzer, Sr Engineer

Land Use & Community Planning  
KLS Planning & Design  
John Krmpotic, AICP



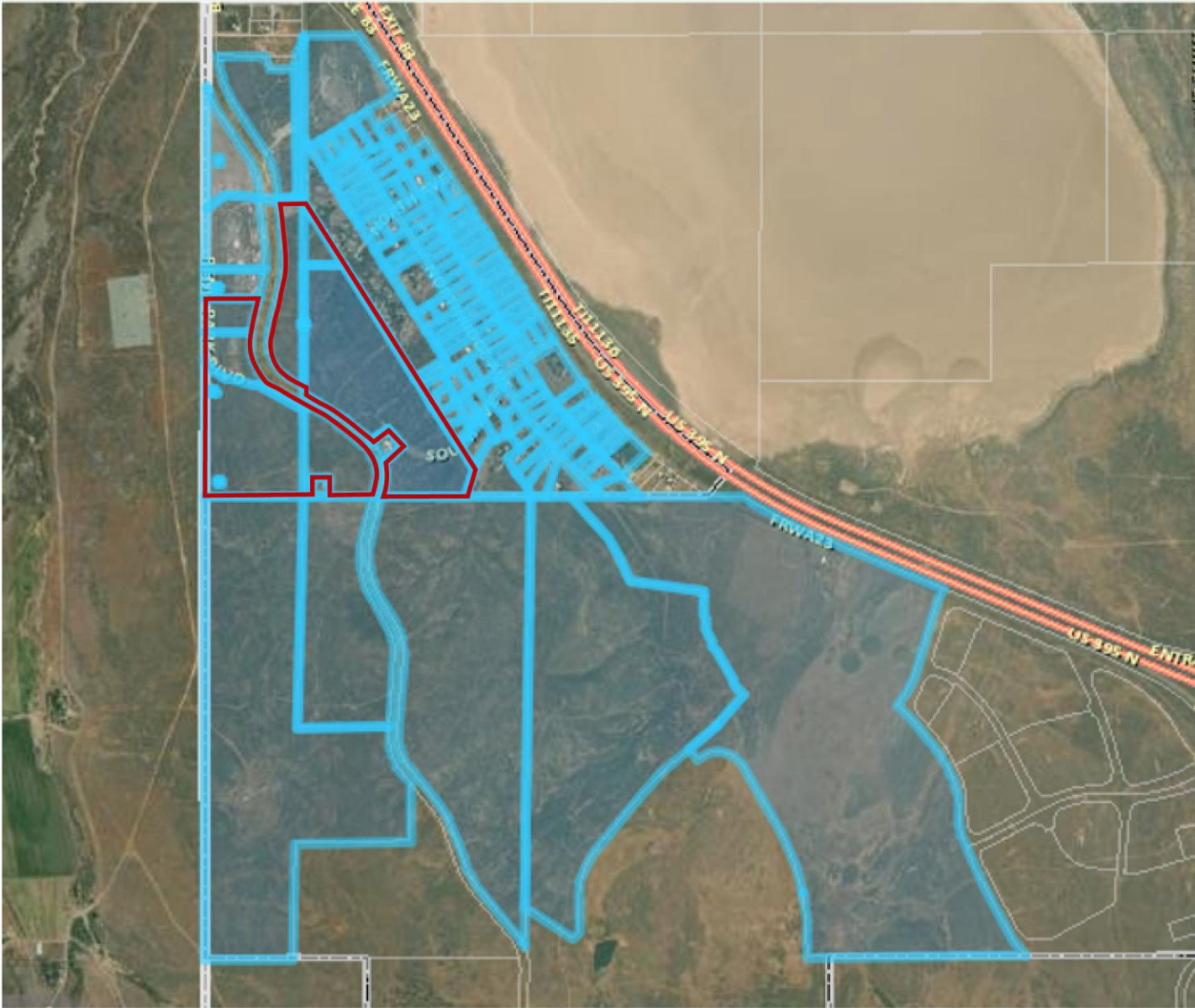
# Zoning



## Key areas of focus for this SUP

- 1) **Community outreach** & addressing neighborhood comments
- 2) **Technical aspects of the SUP**, particularly the three sections of code that staff pointed out and supported in this process
- 3) **Mitigation**: mostly to address compatibility concerns of residents

**Community Outreach:** Map of noticing area for community meeting – 124 properties invited to our meeting

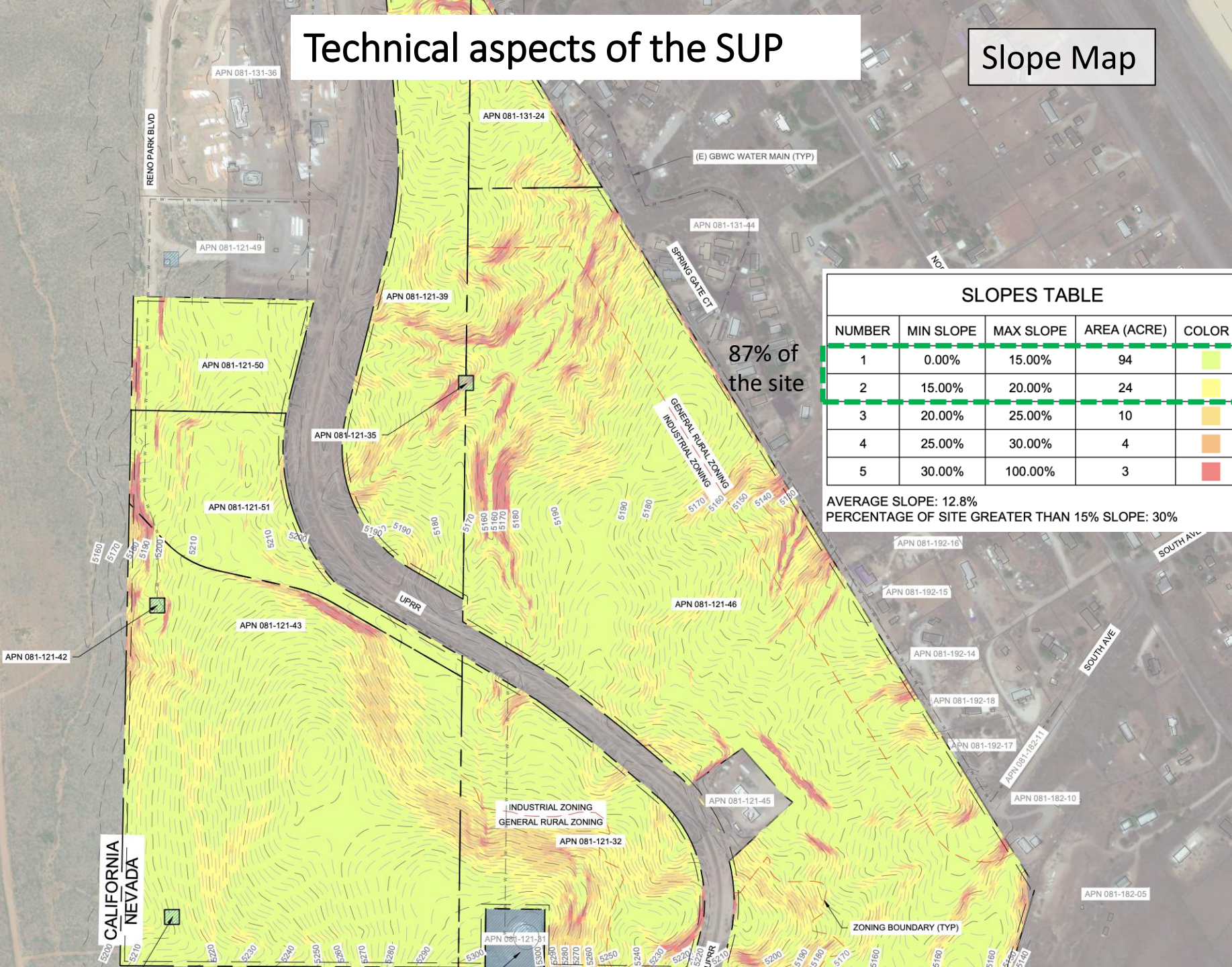


## Comments from March 15<sup>th</sup> Community Meeting

- Use native vegetation and native flowers (Mule Ears).
- The use of water for landscaping.
- Dust issues and control during construction.
- Wildlife being disrupted and displaced.
- School bus stops in the area and moving the stops.
- Road maintenance of South Ave & Reno Park Blvd potholes on the roads.
- House values will go down.
- Increase of water rates to the neighbors.
- Trucks on Virginia Street and not use the interchange.
- Question on the re-build of Reno Park Blvd.
- Traffic on US 395- one way to Reno.

# Technical aspects of the SUP

## Slope Map



87% of the site

### SLOPES TABLE

NUMBER	MIN SLOPE	MAX SLOPE	AREA (ACRE)	COLOR
1	0.00%	15.00%	94	Light Green
2	15.00%	20.00%	24	Yellow
3	20.00%	25.00%	10	Orange
4	25.00%	30.00%	4	Dark Orange
5	30.00%	100.00%	3	Red

AVERAGE SLOPE: 12.8%  
PERCENTAGE OF SITE GREATER THAN 15% SLOPE: 30%

CALIFORNIA  
NEVADA

INDUSTRIAL ZONING  
GENERAL RURAL ZONING

ZONING BOUNDARY (TYP)

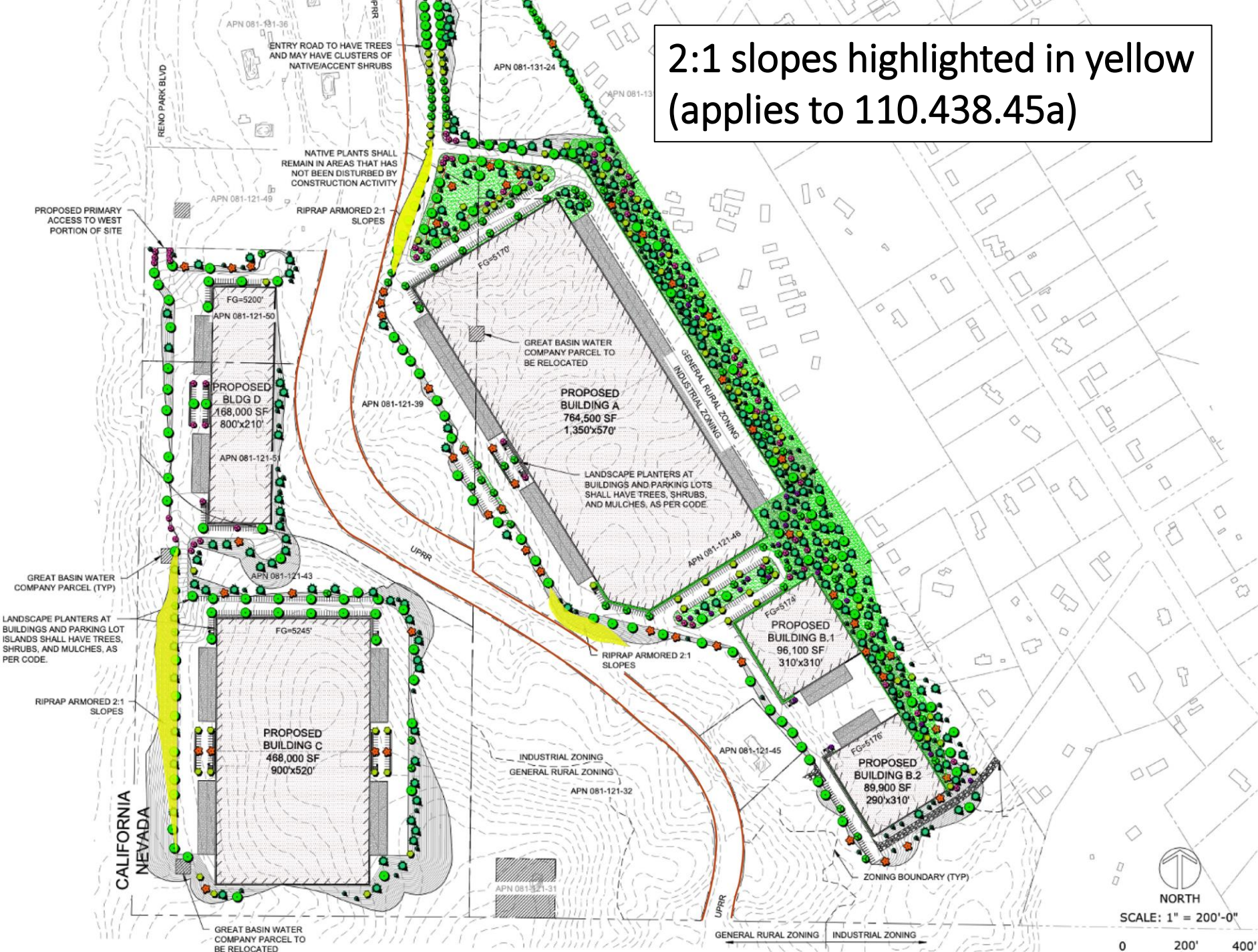
## **Grading Narrative (applies to 110.438.45c)**

*Grading & Leveling the site regardless of use will be necessary for any practical industrial project on this property.*

*Think of a project that is allowed by right in the Industrial zone that does not include a building, like outdoor storage. Even so, the site would be mass graded to create usable areas for storage, parking, and for engineered roads, driveways, drainage improvements, and engineered slopes. Smoothing out the undulating site (i.e. ravines, dips and mounds) would well exceed 10' between proposed grades and natural grades. It is very near impossible to avoid the grading SUP and functionally develop the site. We believe the proposed grading shows an optimal approach as only 57% of the site is graded. A major grading SUP will be required for ANY development project on this property.*

*Further, the mitigation to grading impacts includes dust control measures, revegetation with irrigation, contour grading to soften appearance, providing ornamental landscaping, and many trees that far exceed code requirements.*

2:1 slopes highlighted in yellow  
(applies to 110.438.45a)



NORTH

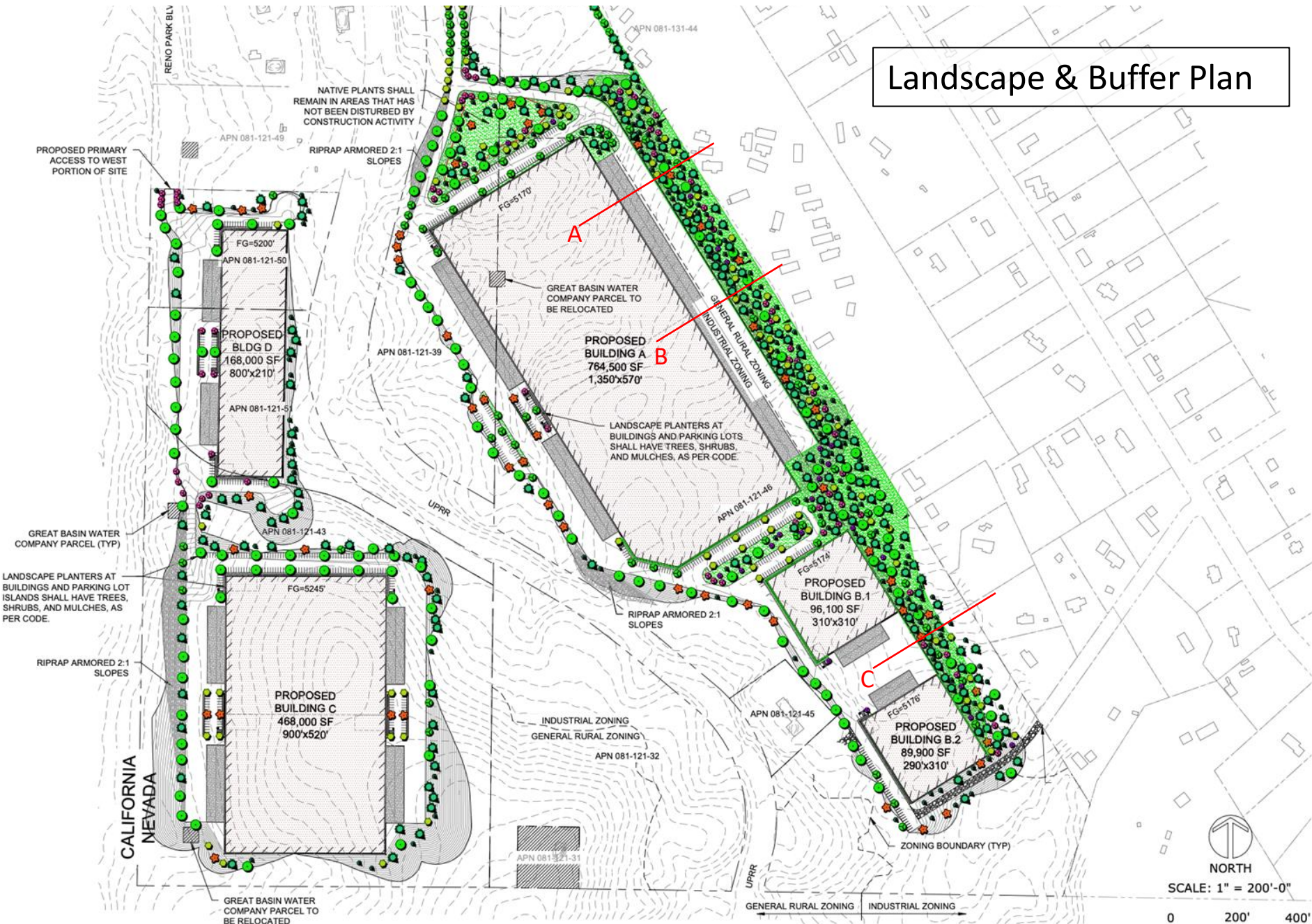
SCALE: 1" = 200'-0"



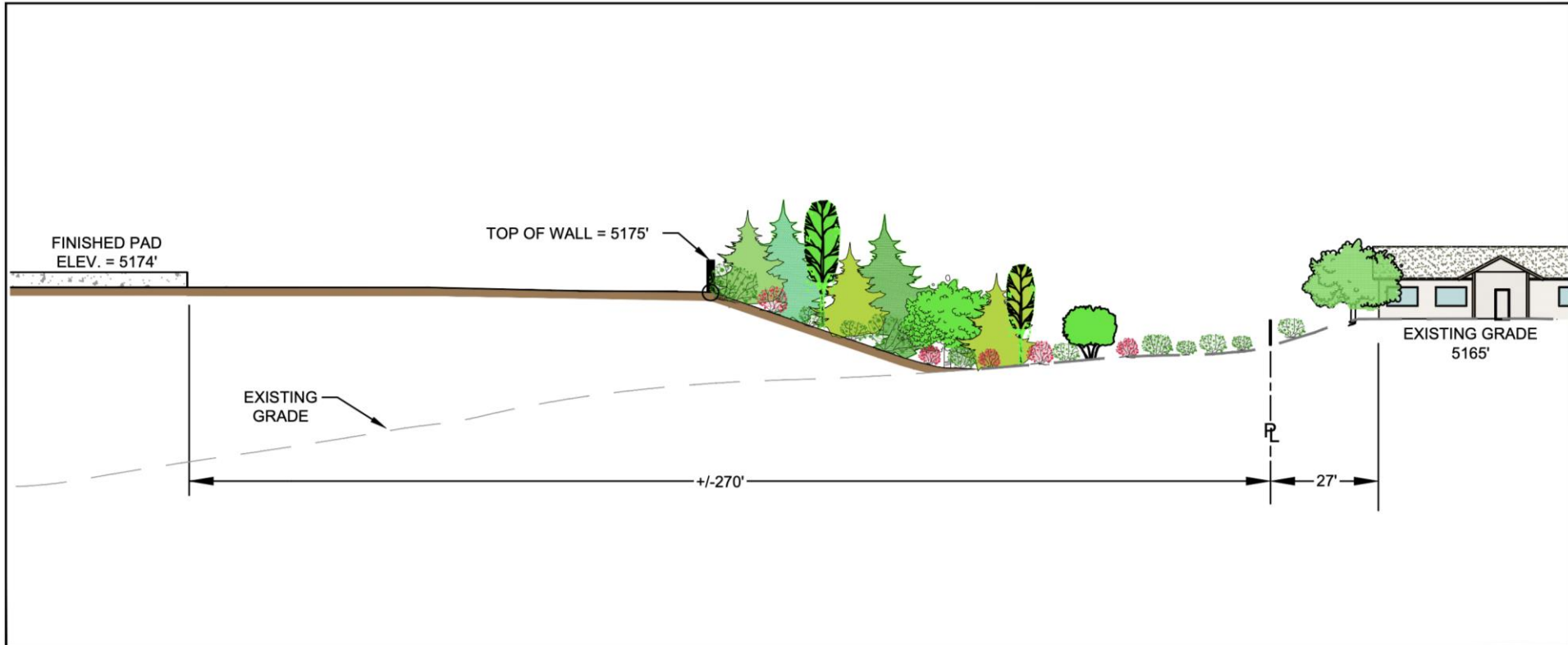


# Mitigation for adjacent residential (applies to 110.438.45b)

## Landscape & Buffer Plan



# Building A - Section (Fill)

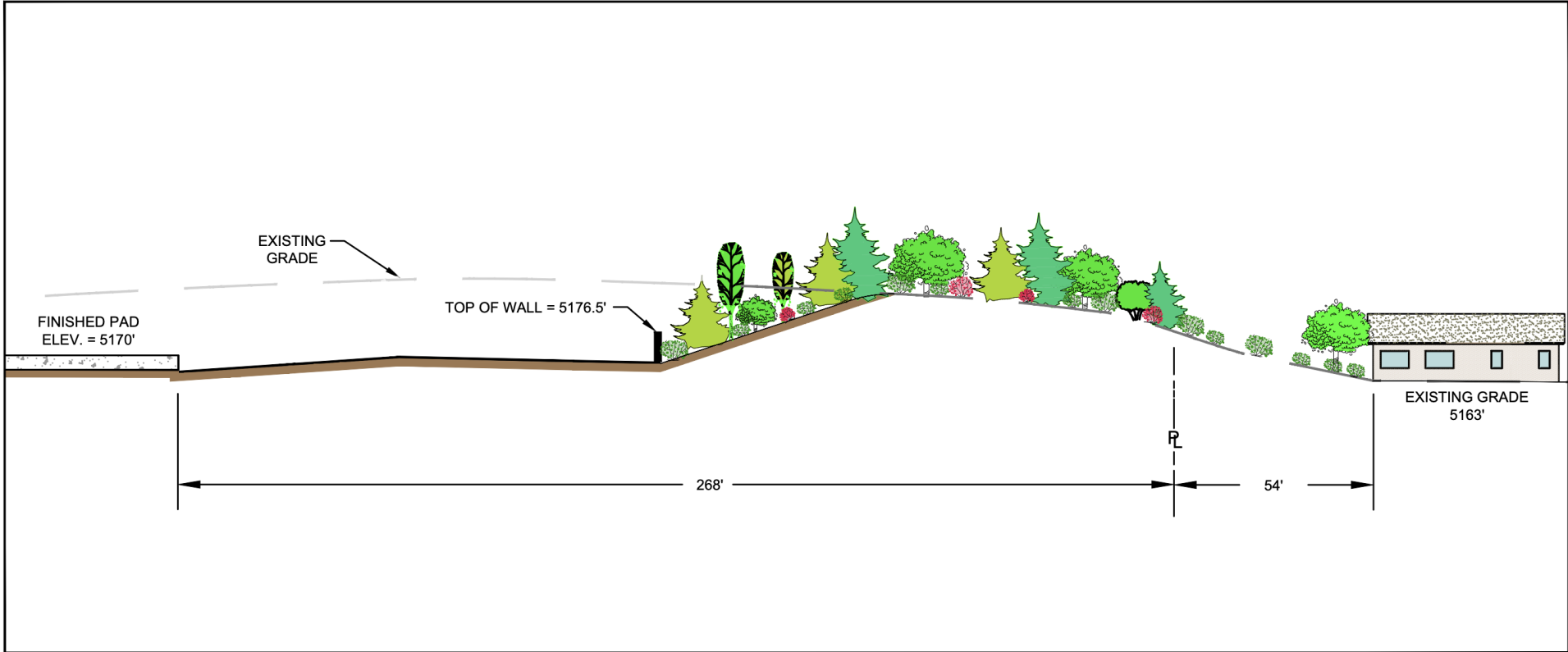


SECTION A

**CROSS SECTION A-A: BLDG A FILL AREA**

SCALE: 1"=50'

# Bldg A - Section (Cut)



SECTION B

## CROSS SECTION B-B: BLDG A CUT AREA

SCALE: 1"=50'

# Building B Section



SECTION C

**CROSS SECTION C-C: BLDG B.1 & B.2 DOCK AREA**

SCALE: 1"=50'

## Concluding Remarks

- Industrial zoning was approved 15+ years ago which allows for this proposed use by right.
- All applicable Cold Springs Area Plan policies support this SUP and the Industrial use on this site
- Grading is necessary for a viable use of the site
- We believe our design is the least disruptive to existing topography and a responsible approach to developing the site

Thank you to the Board of Adjustment members!