

Washoe County Board of Adjustment



**WSUP22-0005**  
**(KP Investments)**

April 7, 2022

# Request

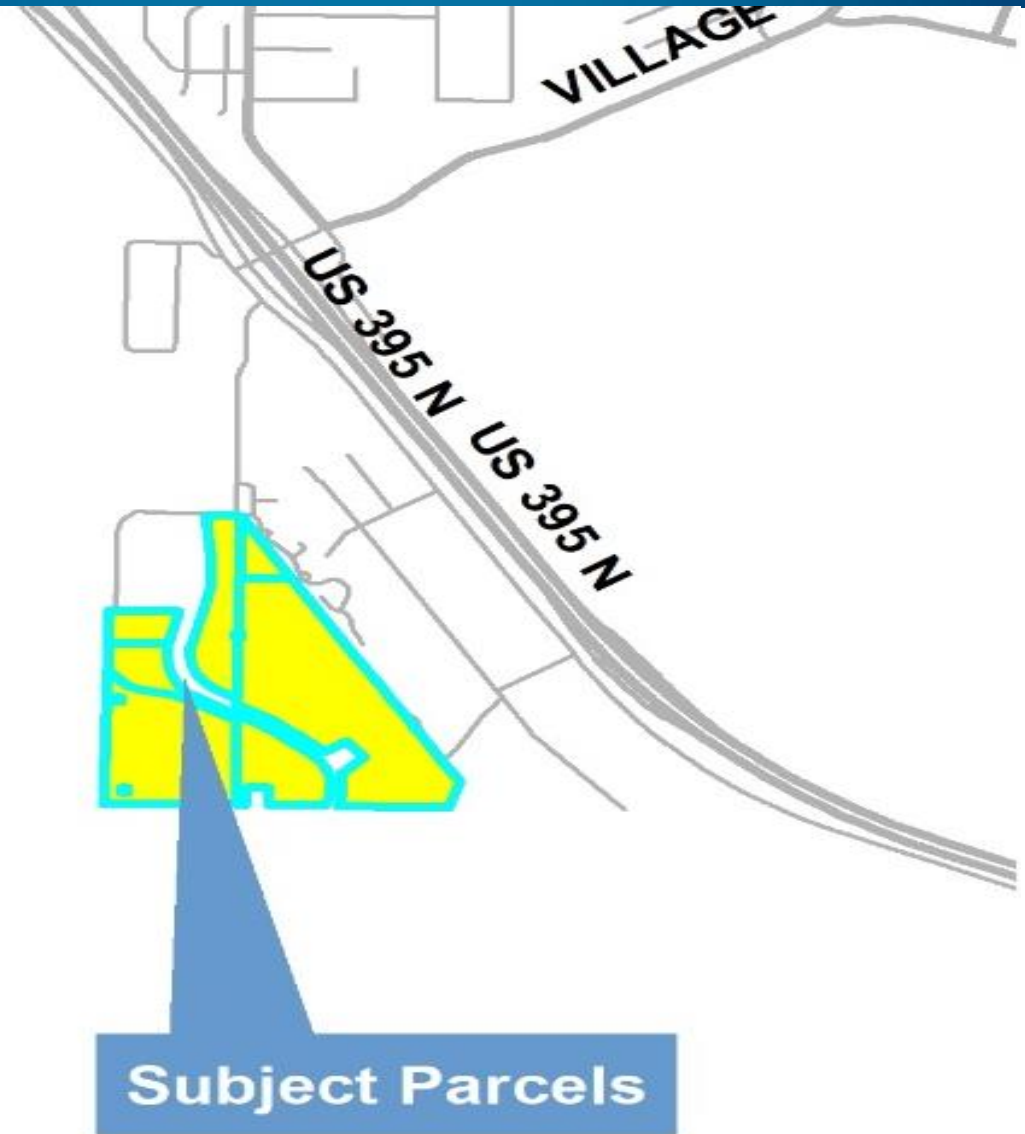


- The applicant is requesting a major grading permit for major grading:
  - 77.5 acres of land disturbance
  - 910,000 cy of cut
  - 895,000 cy of fill
  - To vary Article 438 grading standards.

# Vicinity Map



- Located in the Cold Springs Planning Area
- Parcels are located off of Reno Park Blvd.

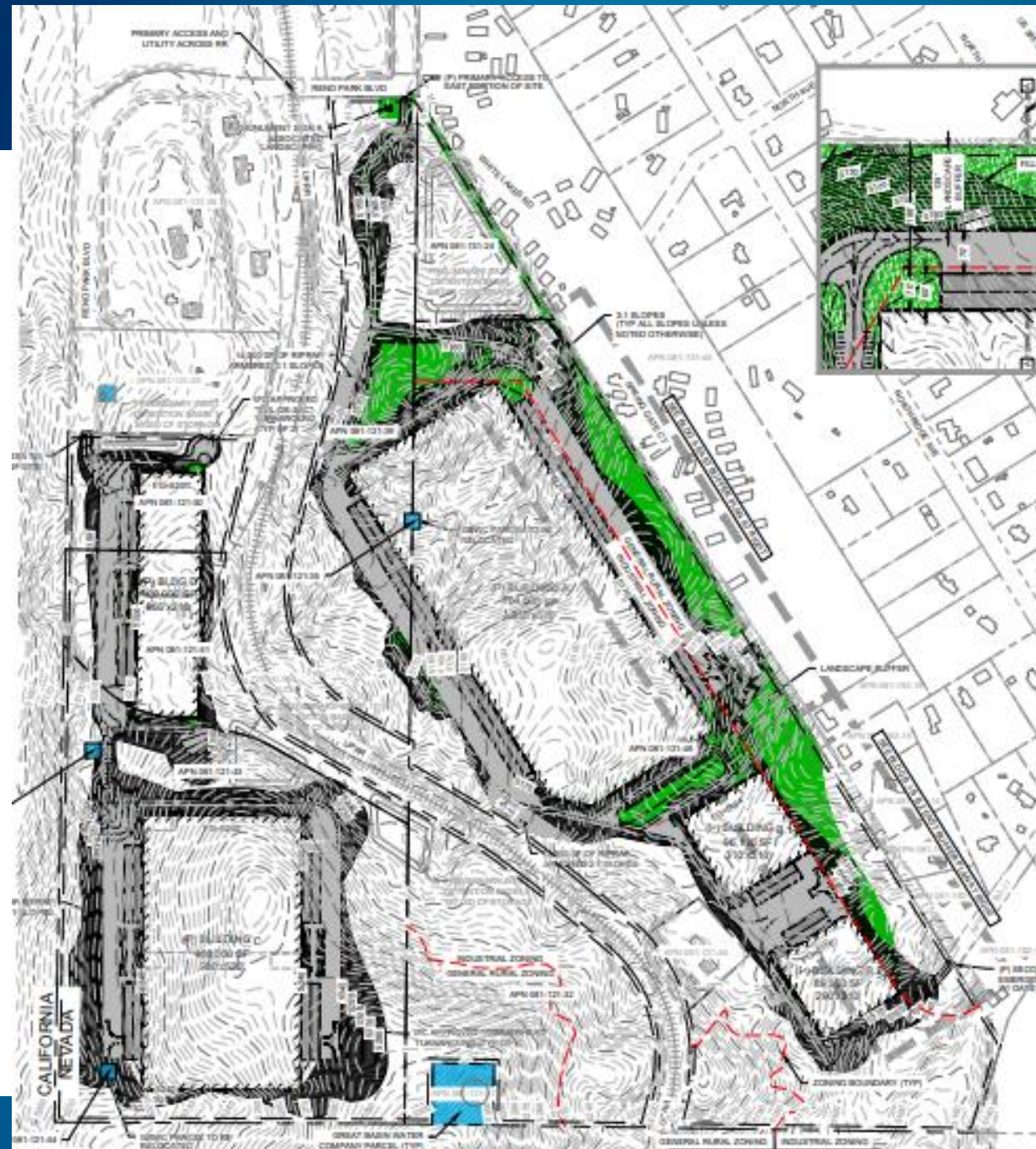




# Standards to be Varied

- **Section 110.438.45(a)** - Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1) :
- **Section 110.438.45(b)** - Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches.
- **Section 110.438.45(c)** - Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation. Exposed finish grade slopes greater than ten (10) feet in height may be allowed upon the approval of a director's modification of standards by the Director of Community Development upon recommendation by the County Engineer

# Site Plan







# Preliminary Stormwater



- Applicant anticipates 690,000 cf of runoff
- Applicant is proposing to capture and detain approximately 780,000 cf of runoff
- The applicant states that the proposed detention basins shown on the Special Use Permit plans have been oversized to demonstrate that all onsite runoff volumes can effectively be mitigated

# Neighborhood Meeting



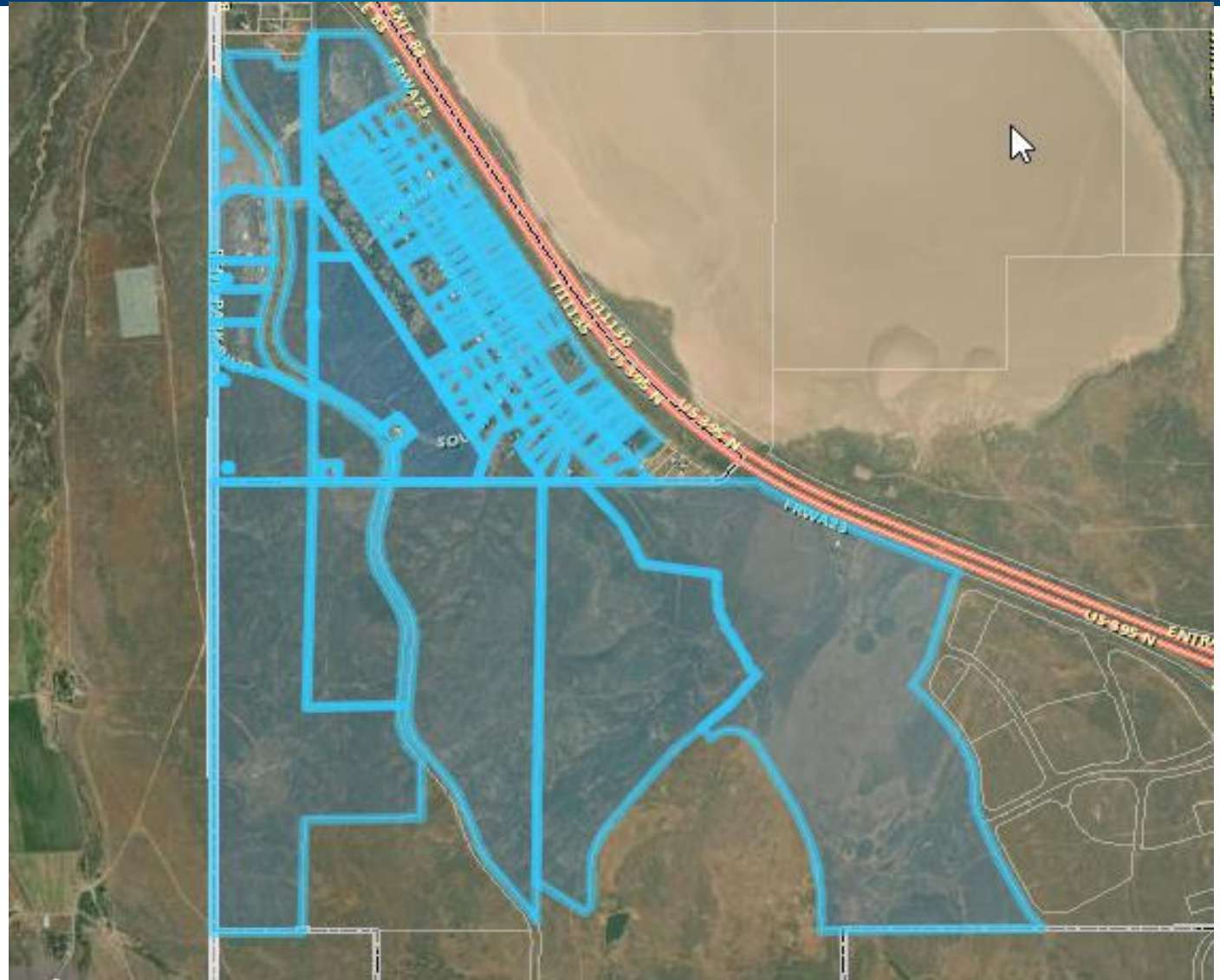
- Held via Zoom on Tuesday, March 15, 2022; from 5:30p – 7:00p
- 17 total participants
- Concerns related to:
  - Use native vegetation and native flowers (Mule Ears).
  - The use of water for landscaping.
  - Dust issues and control during construction.
  - Wildlife being disrupted and displaced.
  - School bus stops in the area and moving the stops.
  - Road maintenance of South Ave and Reno Pkwy. potholes on the roads.
  - Property values



# Public Notice



137 Parcels within  
1,500 Feet



# Findings



**Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Cold Springs Area Plan;

**Improvements.** That 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;

**Site Suitability.** That the site is physically suitable for major grading, and for the intensity of such a development;

**Issuance Not Detrimental.** That 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;

**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.

# Recommendation



After a thorough analysis and review, Special Use Permit Case Number WSUP22-0005 is being recommended for **approval with conditions**. Staff offers the following motion for the Board's consideration.



# 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 Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0005 for KP Investments, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:



# Thank you

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