

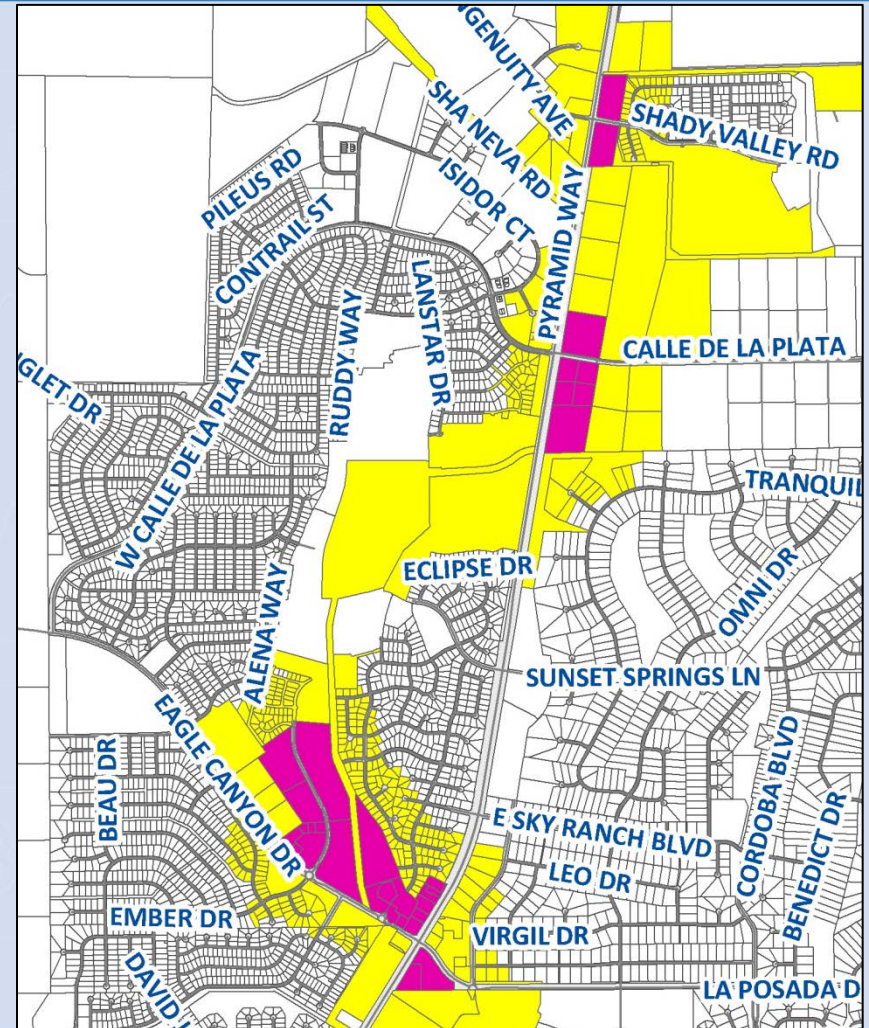


Planning Commission

Master Plan Amendment WMPA17-0001

SPANISH SPRINGS AREA PLAN TEXT AMENDMENT

April 4, 2017





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

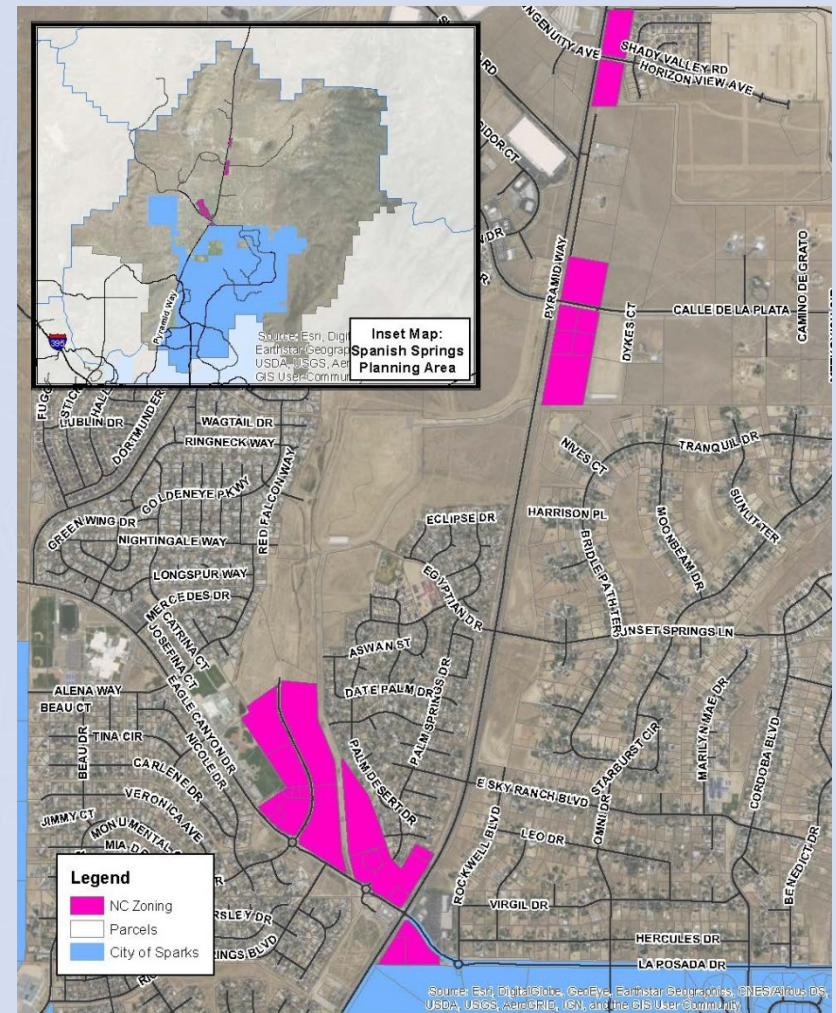


Image: Courtesy of Wood Rodgers



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

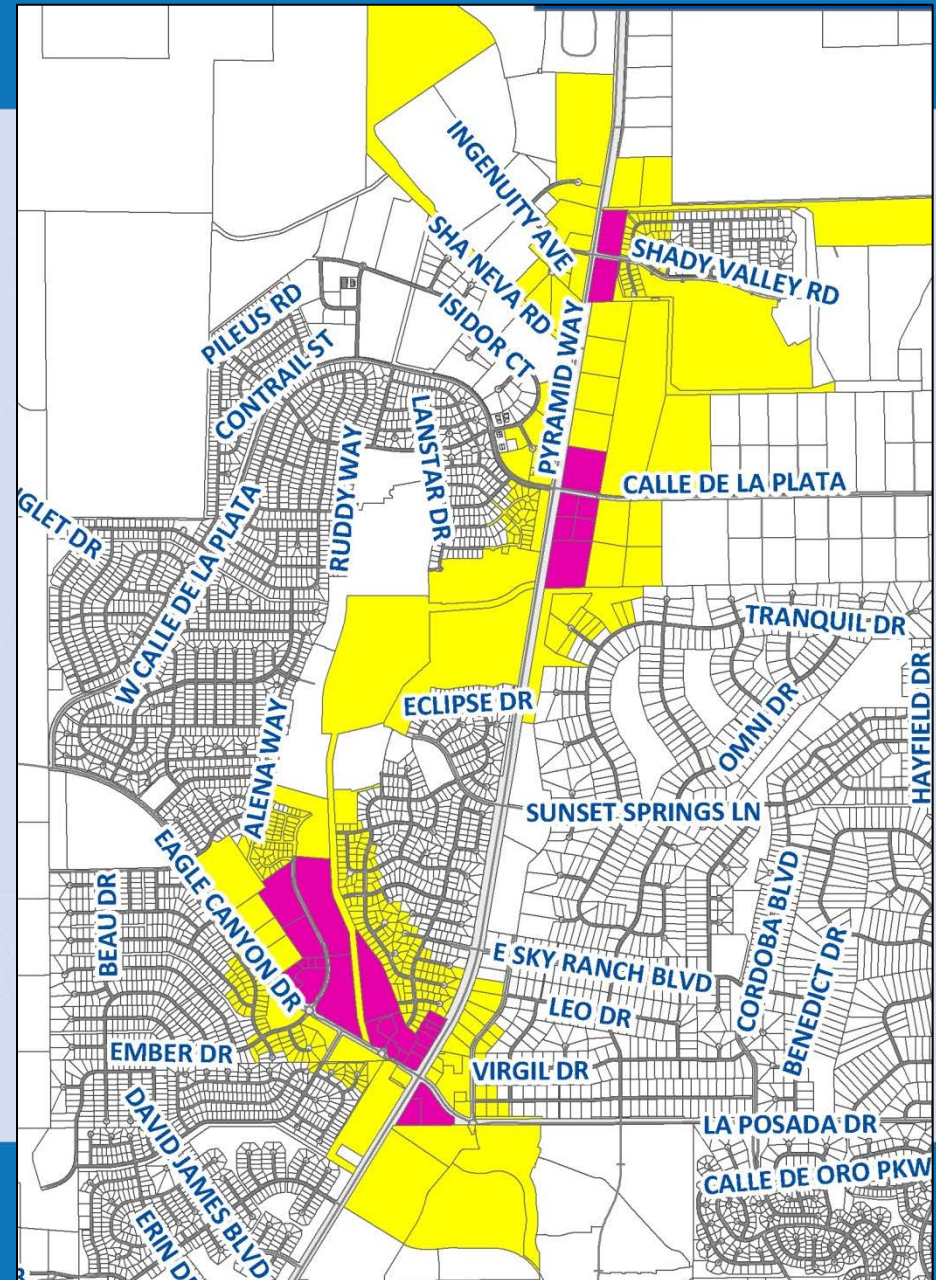
- **Staff supports proposal**
- **Staff recommends:**
 - Use should be subject to personal storage guidelines
 - Update guidelines to clearly reflect that requirement



Public Notice

**270 property owners of
493 parcels within 750
feet of NC-properties
received notice**

**Legal notice in RG-J
March 24**





Public Meeting/Comments

■ Concerns voiced:

- Commercial uses adjacent to residential uses
- Commercial property devaluing nearby residential property
- No desire for personal storage or vehicle storage nearby
- Additional traffic, noise, lights, storm drainage, crime, hazardous waste
- No need for other facilities in area
- RV storage on commercial lots may lead to eliminating ability to store RVs on residential property
- Compatibility with Shadow Ridge subdivision
- Compatibility with residential lots near Calle de la Plata
- Preservation of views
- Preference for such uses to be west of Pyramid Hwy



Reviewing Agencies

- **Washoe County**
 - Planning and Development
 - Engineering and Capital Projects
 - Parks and Open Space
 - Health District
- **Regional Transportation Commission**
- **Truckee Meadows Fire Protection District**
- **Sparks Community Development Department**
- **Truckee Meadows Regional Planning Agency**



Findings

Master Plan Amendment Findings

1. Consistency with Master Plan
2. Compatible Land Uses
3. Response to Changed Conditions
4. Availability of Facilities
5. Desired Pattern of Growth

Area Plan Findings



Recommendations

- 1. Adopt the text amendments to Spanish Springs Area Plan (Exhibit A-1)**
- 2. Adopt and certify resolution (Exhibit A)**
- 3. Direct staff to forward these to BCC**
- 4. Authorize Chair to sign the resolution**



Recommended 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 Planning Commission adopt Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit, and to include the additional amendments identified in Exhibit A-1, having made the relevant five findings in accordance with Washoe County Code Section 110.820.15(d) and the relevant three findings in the Spanish Springs Area Plan. I further move to adopt and certify the resolution contained as Exhibit A of this staff report and the proposed Master Plan Amendment in WMPA17-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners, and authorize the chair to sign the resolution on behalf of the Planning Commission.



Questions?

