



WSUP21-0012

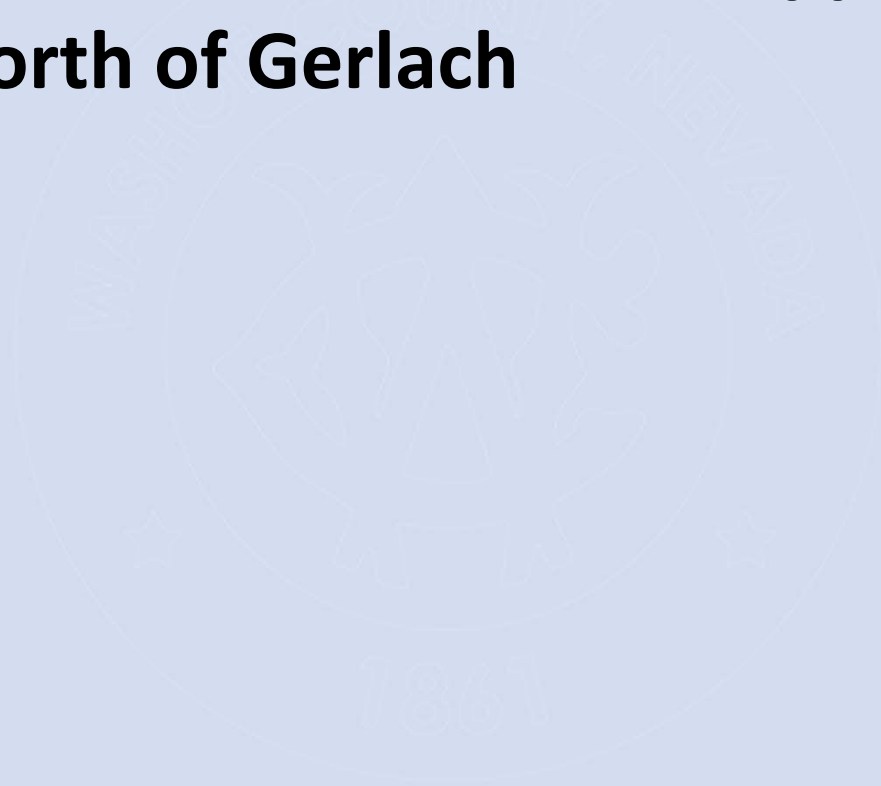
Black Rock 360





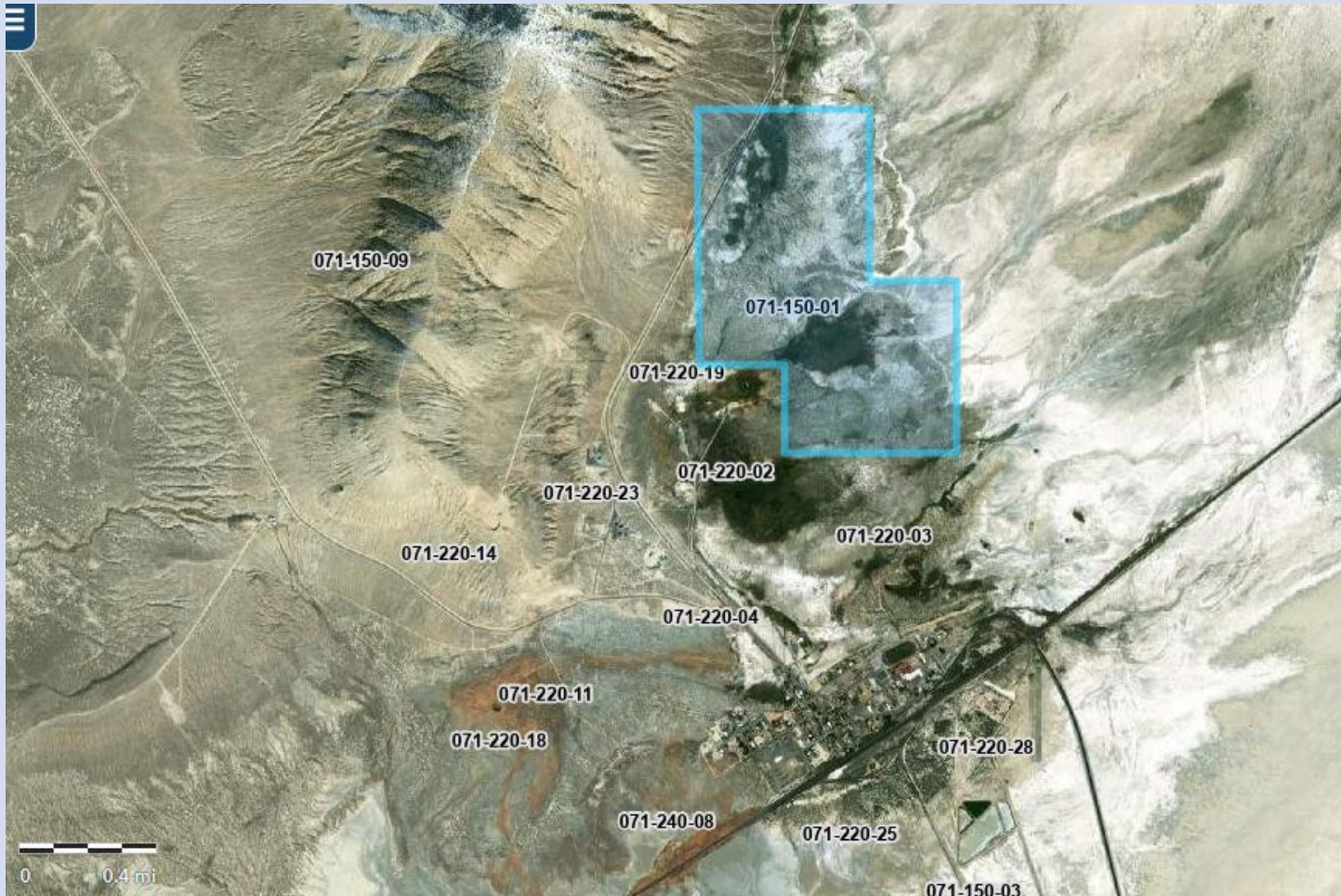
Background

- **360 acre General Rural Parcel approximately ½ mile north of Gerlach**





Vicinity Map



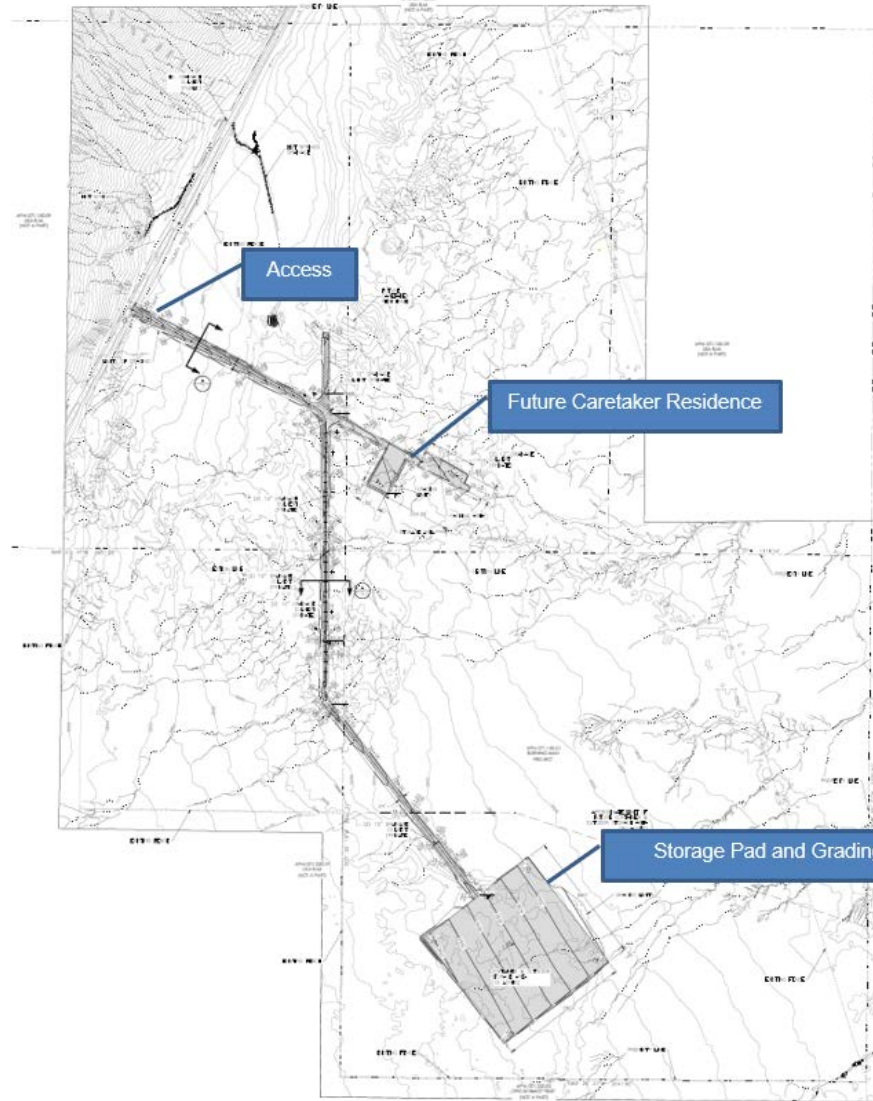


Request

- The applicant is requesting:
 - Establish 30 acres of inoperable/operable vehicle storage, light wholesaling/storage/distribution use types
 - Major Grading for 18 acres of disturbance, 9,000cy of cut and 20,000cy of fill
 - Request to vary:
 - Landscaping standards
 - Screening standards
 - Paved parking standards
 - Container adjacency standards



Site Plan





Article 206 – High Desert Modifiers

- **Uses in General Rural that are permissible with an approved SUP:**
 - Operable vehicle storage
 - Inoperable vehicle storage
 - Light wholesaling/storage/distribution
- **Allowed uses in General Rural**
 - Multi-use permanent employee housing



Article 302 – Use Classification

- **Storage of Operable Vehicles**. 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.
- **Inoperable Vehicle Storage**. Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include buildings, storage yards, and auto wrecking facilities devoted to the parking and/or storage of inoperable vehicles.
 - *Inoperable storage would include semi-trailer storage.*
- **Wholesaling, Storage and Distribution**. Wholesaling, **storage** and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including, but not limited to, **open-air handling of material and equipment** other than live animals and plants. The following are wholesaling, storage and distribution use types:
 - (1) Light. Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and **storage firms**



Article 306 Accessory Uses

- **Cargo containers are regulated under WCC 110.306.10(g)**
 - Must be painted 1 solid color
 - Free of structural damage
 - Groupings of no more than 4 container
 - Groupings must be separated by 20ft
 - 1 container per acre
 - 360 total containers allowed.
- **Gerlach/Empire CAB had strong concerns over the visual impacts of large numbers of containers**



Map



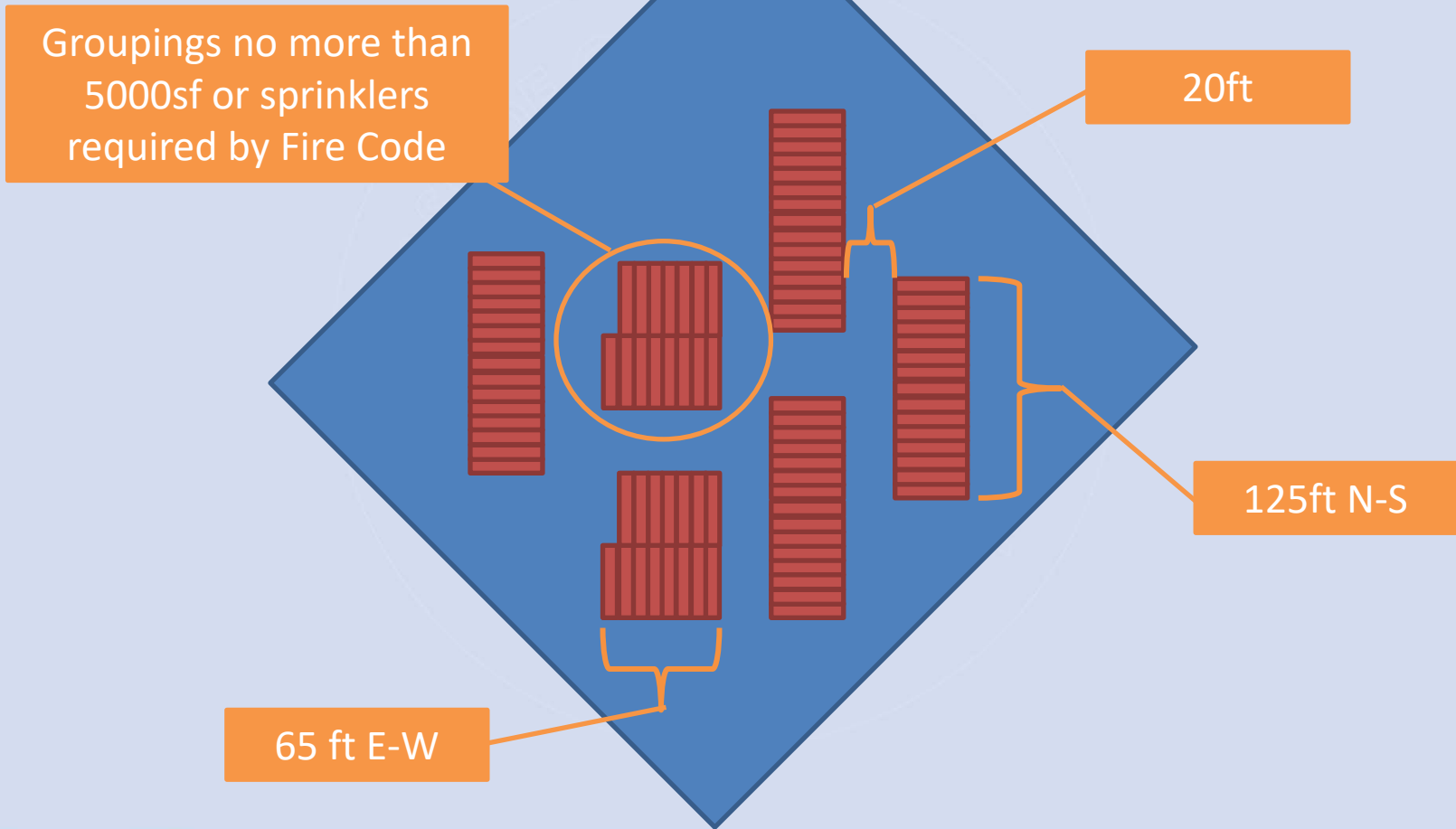


Article 306- Cargo Container Placement

- **Applicant is requesting to vary the 4-container grouping requirement**
 - Staff supports waiving this standard as conditioned in Exhibit A:
 - **Groupings** not to exceed 125ft in a north-south axis
 - Viewed primarily from SR 447 to the west
 - **Groupings** not to exceed 65ft in an east-west access
 - Viewed primarily from town of Gerlach to the south
 - Roughly the width of a single-story ranch home
 - Groupings are still separated by a **minimum** of 20ft
 - Cargo container **groupings** are painted a single muted color that blends with the surrounding topography
 - Applicant required to provide as part of annual license renewal:
 - Planned layout of the cargo container for the year
 - Photos proving shipping containers are meeting color requirements



Layout Conditions





Article 340 – Industrial Performance Standards

- **Application does not exceed 80 peak hour trips**
 - No traffic study required
- **Washoe Sheriff and TMFPD did not provide formal comments**
 - Truckee Meadows Fire Protection did however re-emphasize the 5000sf threshold for sprinklers.
- **Washoe County Health District required a connection to a permitted water system, a commercial septic system, and specific prohibition of portable restrooms for a permanent facility.**



Article 406 – Building Placement Standards

- **The proposed application meets all General Rural Setback Standards:**
 - Front – 30ft
 - Side -50ft
 - Rear – 30ft
 - Height – 35ft



Article 410 -Parking

- **Minimum parking required:**
 - 10-acre initial construction –
 - At least 20 spaces with 1 handicapped space
 - 30-acre full construction
 - At least 61 spaces with 2 handicapped spaces
- **Applicant is requesting to vary paving requirements**
 - Requested to replace with all weather aggregate base
- **Staff supports waiving this requirement as it does not fit the nature of the High Desert**
 - Condition of approval requiring ground protectors for all stored vehicles



Article 412 - Landscaping

- **Applicant is requesting to waive formal landscaping requirements**
 - 20% landscaping
 - 1 tree every 50ft of street frontage
- **Staff agrees that waiving formal landscaping requirements would better reflect the High Desert Character**



Article 412 - Landscaping





Article 412 - Screening

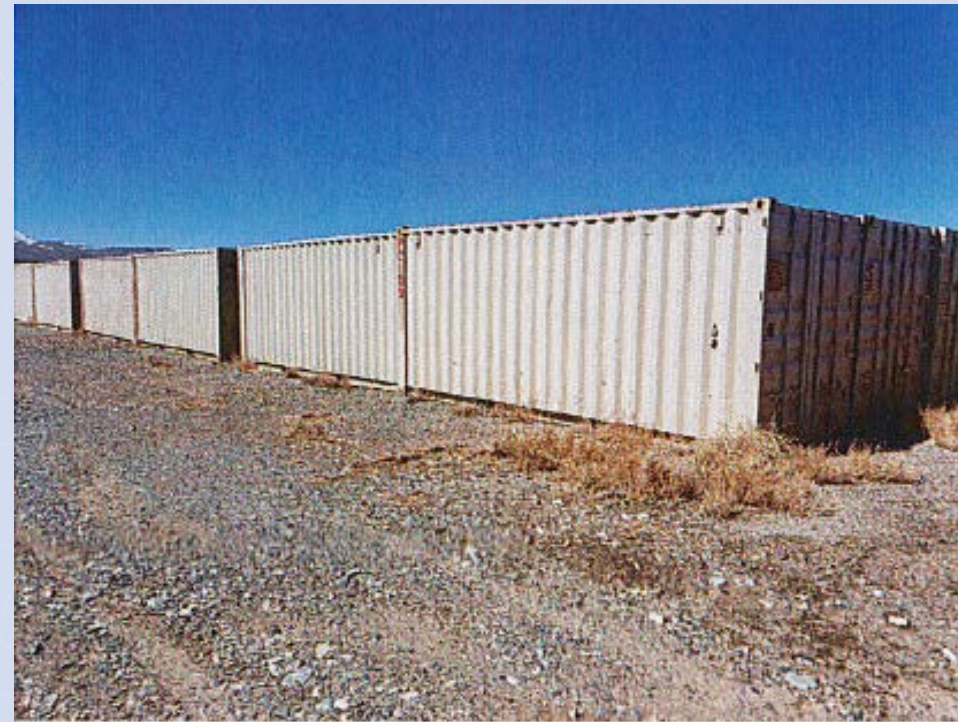
- **Applicant is also requesting to vary open space storage screening standards:**
 - Opaque screening 6-8ft high
 - Replace with 8.5ft tall storage containers
- **Gerlach/Empire CAB provided strong feedback regarding the visual impacts of cargo container storage**
 - Gerlach/Empire CAB historically does not like the use of **slatted** chain link
 - Very noisy in the wind



Black Rock Station



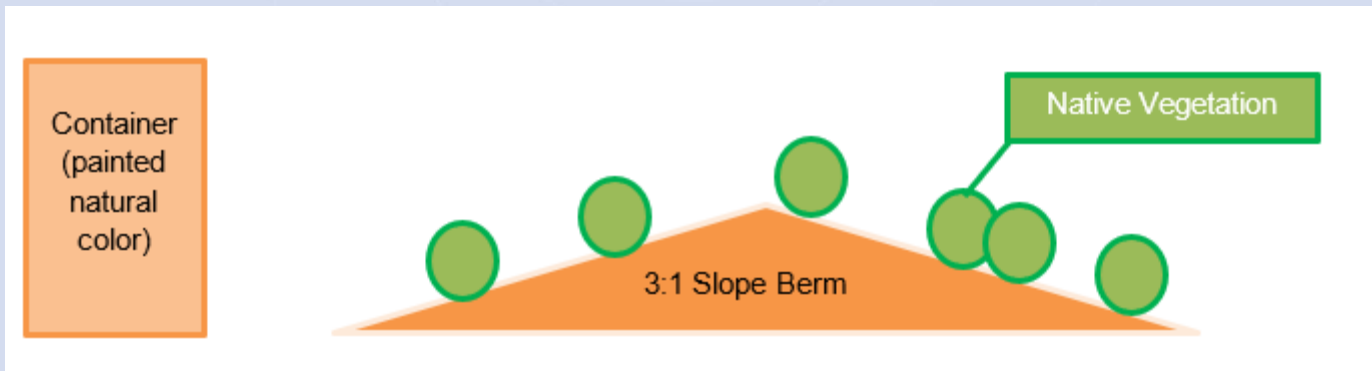
Proposed Screening





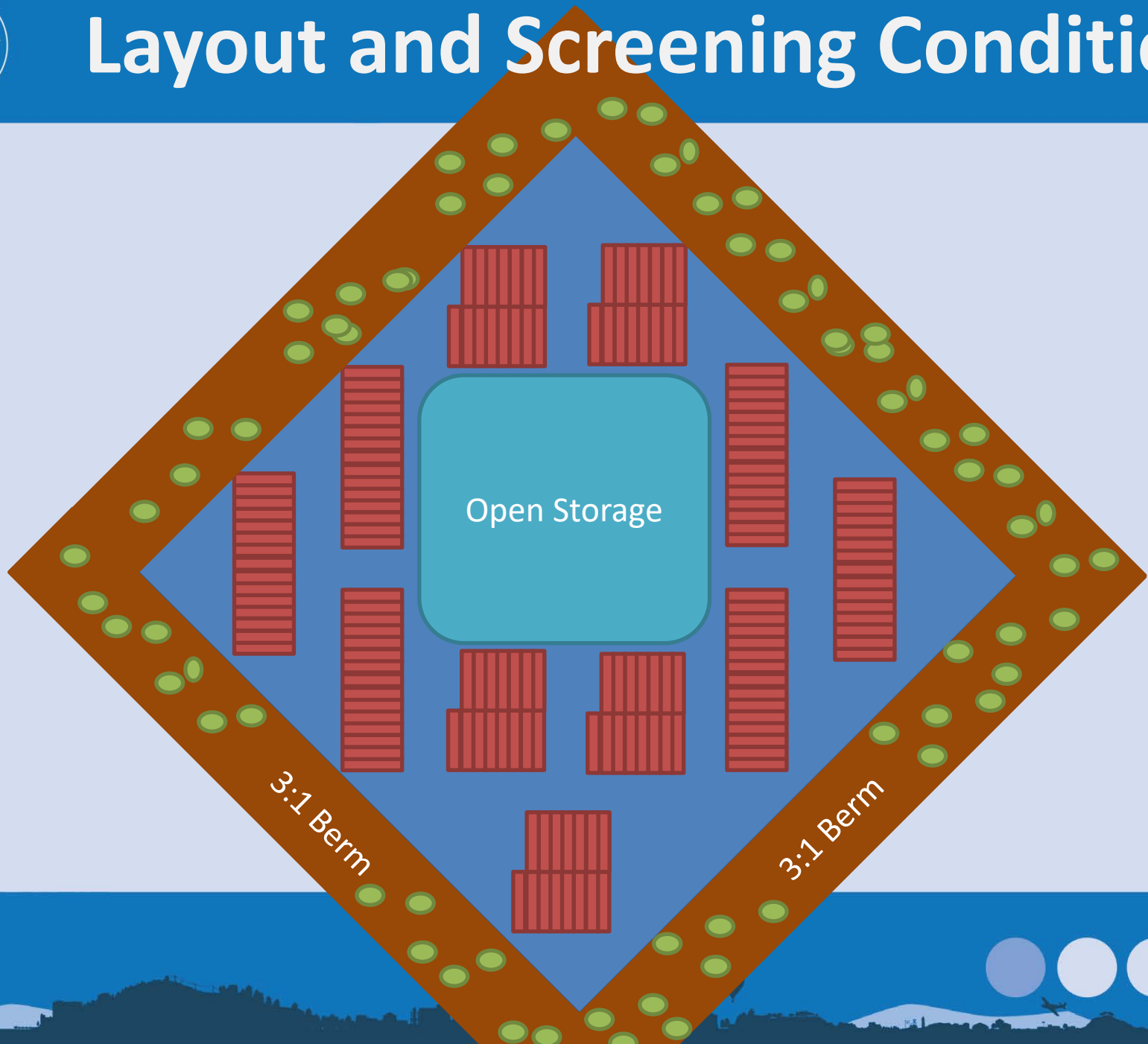
Article 412 - Screening

- **Staff supports varying this standard provided:**
 - Construction of a 4ft tall (from cargo container pad base) berm around storage area
 - 3:1 slopes and maintained with natural vegetation





Layout and Screening Conditions





Article 438

- Applicant is only requesting 18 acres of disturbance, 9000cy of cut and 20,000cy of fill.
 - Permit does not include entire 30-acre site, **further permits will be required.**
- Applicant is not requesting to vary any standards. Required to meet all standards per Article 438.

Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
Difference from Natural Grade	Proposed to be varied. See Exhibit A.			
Retaining Wall Height	4.5ft	6ft Res/8ft non res	6ft Res/8ft non res	10ft
Retaining Wall Terrace Widths	Min. 6ft	Min. 6ft	Min. 6ft	Min. 6ft
Retaining Wall Bench Widths	Min. 4ft	Min. 4ft	Min. 4ft	Min. 4ft
Intersection Angle	45 degrees	45 degrees	45 degrees	45 degrees
Transitions	Contoured	Contoured	Contoured	Contoured



Public Notice & CAB

- Notice was sent to 40 affected property owners, 3600 feet from the site.





Citizen Advisory Board

- **Proposed project presented May 13, 2021 to Gerlach CAB**
 - Discussion covered
 - Impacts to viewshed
 - Number of containers
 - Potential support for an Art Wall
 - Inoperable storage concerns
 - Not focusing on downtown



Special Use Permit Findings

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
2. **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;
3. **Site Suitability.** That the site is physically suitable for operable/inoperable vehicle storage, light storage/wholesaling/distribution, and for the intensity of such a development;
4. **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;
5. **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

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Special Use Permit Case Number WSUP21-0012 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.



Possible Motion

- **APPROVAL:** 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 WSUP21-0012 for Black Rock 360, 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: