

Mt Rose Storage (WPVAR23-0005)

SUP for Major Grading

Washoe County Board of Adjustment – Public Hearing

June 14, 2024 at 8 a.m.

Request summary:

- A SUP for major grading for on 5.0 acre parcel located on the Mt Rose Highway in South Suburban and Forest Area of Washoe County.

Prepared by:

KLS Planning & Design

John Krmpotic, AICP



LDS

HOMES CREEK DR

LAKE PLACID DR

BOULDER PATCH

MDS

GC

NATURE TRL

NATURE TRL

BOULDER PATCH

MT ROSE HWY

SANCTUARY TRL

SANCTUARY TRL

431 MOUNT ROSE

SK WATCH RIDGE LN

GR

NC

TUSCAN SUN CT

GLOWING AMBER CT

AMERICAN VILLAGE CT

CRESTED MOSS CT

DANCING FLAME CT

EDMONTON DR

PROJECT SITE

NC - NEIGHBORHOOD COMMERCIAL

VANCOUVER DR

WINDY DR

MEDFORD DR

MDS

FORT



THOMAS CREEK RD

C-Store &
Car Wash

Monté Rose

MT ROSE HIGHWAY

SITE

Symphony Ranch

"Get A New
Garage"
Storage
Suites

Rolling Hills

EDMONTON DR

Emergency gated access only

Primary access





EX. RESIDENTIAL
(SYMPHONY RANCH)

Rock rip-rap (part of subdivision)

(E) BUTCH
CASSIDY
DRIVE

EMERGENCY
ACCESS ONLY

EXISTING OFF-SITE
DRAINAGE DITCH

FENCE PER
CIVIL DWGS.

15 FT. LANDSCAPE
SCREENING

RETAINING WALL
PER CIVIL DWGS.

ENTRY

SITE ACCESS ROAD

PROPOSED BUILDING
(ONE STORY)

PROPOSED
MONUMENT SIGN

EXIT

RETAINING WALLS
PER CIVIL DWGS.

ROCK OUTCROPPINGS,
TO REMAIN TYPICAL

PROPOSED BUILDING
(TWO STORY)

UNDEVELOPED

DRAINAGE
BASIN

(Hill shown in photos)

EMERGENCY
ACCESS ONLY

FENCE PER
CIVIL DWGS.

PROPERTY
LINE

WASHOE COUNTY
OPEN SPACE (OS)



Approximate Location
Of Property Line

VIEW LOOKING SOUTH ALONG BUFFER



PROJECT SITE

431



Approximate Location
Of Property Line

VIEW LOOKING NORTH ALONG BUFFER



Hill to remain (south end)

Hill to remain (south end)



Trip Generation estimates

Site Use	Units	Total Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Mini-Warehouse	564 Units	101	7	9
Gas Station	5,000 SQ FT, 12 Pumps	3,086	324	273
Fast-Food Restaurant (no D.T.)	5,000 SQ FT	2,252	216	166

By Comparison, a **Gas Station is about 30 times** more intense than the proposed storage and a **Fast-Food Restaurant is about 22 times** more intense based on daily traffic projections.



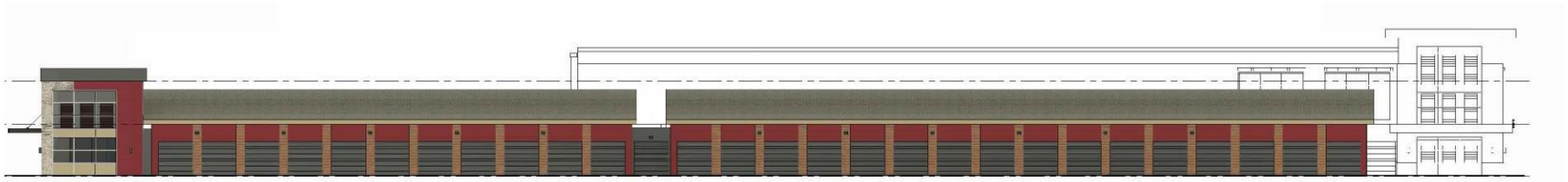
WEST ELEVATION (BUILDING A)



NORTH ELEVATION (BUILDING B & A)

NORTH ELEVATION (BUILDING A)

-  ASPHALT ROOFING
-  STUCCO
-  STUCCO
-  STUCCO
-  STONE VENEER
-  CMU/MASONRY
-  CMU/MASONRY



EAST ELEVATION (BUILDING B)



VIEW FROM ACROSS MT ROSE HWY



VIEW LOOKING W-SW FROM 'SANCTUARY TRAIL' (ACROSS MT ROSE HWY)



VIEW FROM ACROSS MT ROSE HWY



BIRD'S EYE VIEW FROM ACROSS MT ROSE HWY



VIEW FROM BUTCH CASSIDY ENTRANCE **5**

Comments from two community meetings

- Why is the entry not along the west side of property?
- How long will construction be?
- Concern with daily life due to construction noise, how be we plan to mitigate?
- Is there an actual demand for more storage facilities?
- Will there be screening, will the trees be fully grown?
- What is timeline in terms of construction?
- When is the next communication to the neighborhood.

Responses to Landscaping & Screening questions:

- Screening between Commercial and Residential uses: one 7' tall evergreen tree per every 20' along the entire length & planted in offset/ staggered rows
- Code also requires a solid, decorative, 6 ft. wall along the entire length. Any solid material except wood.
- Evergreen trees proposed shall be 7' tall at time of planting.
- Upsizing the trees initially actually lowers the tree's overall survivability rate in our harsh climate.
- Landscape screening is to be maintained in healthy vigorous condition by the owner. Dead plants shall be replaced within two years of the C of O.
- It is unlawful to occupy the premises unless the required landscaping & screening is installed in accordance with County Regulations.

Superior Storage - Operational Info

- **Tenant Access:** The existing tenants are allowed access to the facility from *6am-10pm, 7 days a week.*
- **Office Hours:** The office will be open *9am to 6pm, 7 days a week.*
- **Security Lighting:** The owner needs to have the lights on in the leasing center 24/7 for safety and security reasons to deter theft. This is subdued security lighting only.
- **Exterior security lights:** They will be triggered by motion sensors using perimeter Laser systems and cameras that trigger when someone crosses the laser or the camera (identifies a theft) from 10 pm-8am. Superior uses these now in all facilities.
- **Cutoff lighting** will be used to contain lighting to the subject property

The Project Team

Joe Strobele, CPD Mt Rose: Owner & Developer

Robin Murphy, Jackson Main: Principal Architect

Chris Waechter, P.E. - Kimley Horn: Civil Engineer

David Giacomini, P.E.- Kimley Horn: Traffic Engineer

John Krmpotic, KLS Planning: Land Use & Community Planning

Questions & Comments Please!

MOUNT ROSE HWY

