

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

**Special Use Permit Case Number
WSUP23-0027 (Supreme Storage)**

June 14, 2024

3900 Mount Rose Highway

APN 049-402-01



Vicinity Map



- 5.026-acre parcel
- Parcel is undeveloped
- Highway to the north, single-family dwellings to the east, and vacant parcel to the west and south
- Forest
- Zoned Neighborhood Commercial (NC)



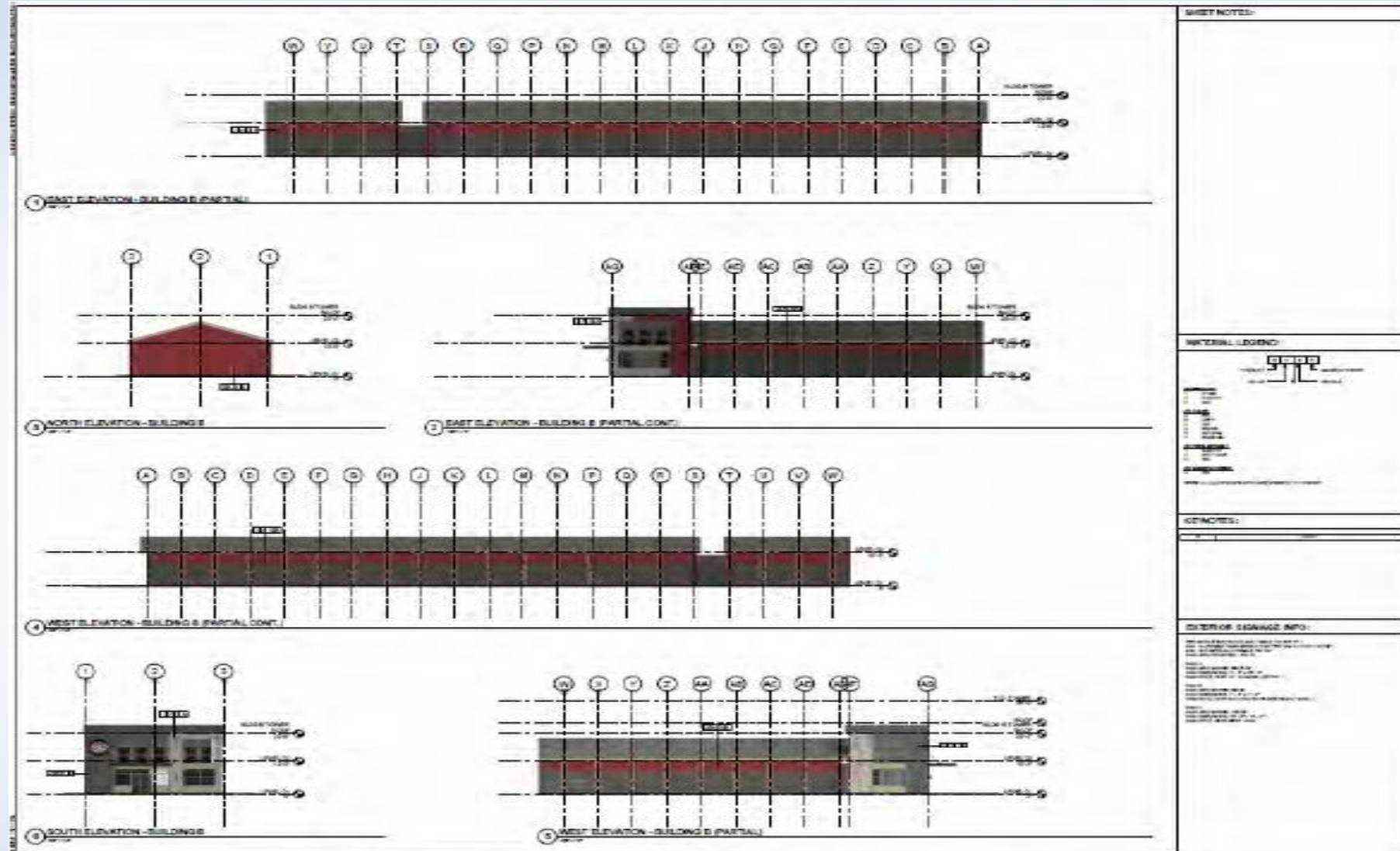
The request is for:

A special use permit for the construction and operation of a 583-unit personal storage facility and major grading.

Elevations – Second Structure



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SHEET NOTES:
GENERAL LEGEND:
GENERAL NOTES:
OWNER ORIGINATOR INFO:
PROJECT NO. 2018-001 PROJECT NAME: ... PROJECT LOCATION: ... PROJECT DATE: ... PROJECT STATUS: ... PROJECT CONTACT: ...

Renderings



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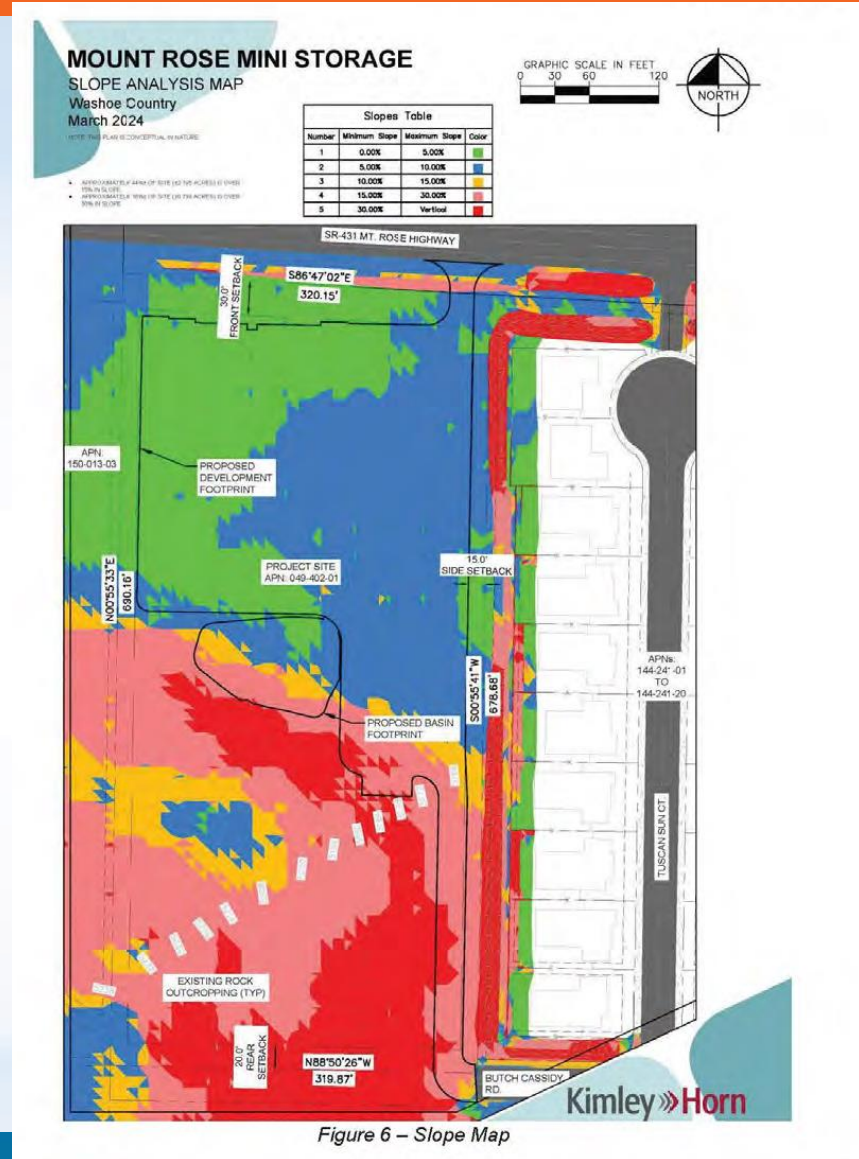


- Proposed 583-unit personal storage facility will be two buildings totaling 76,550 square feet.
- Tallest building is 34 feet in height and complies with the Code requirement.
- Required setbacks are 30 feet in the front, 15 feet from the sides, and 20 feet from the rear property line - proposed structures comply with all setback requirements.
- Landscaping plan for the facility was submitted (included in staff report) – staff reviewed and landscape plan meets the applicable requirements of Article 412, Landscaping.
- 7 striped parking spaces and 80 loading spaces are proposed – applicable requirements of Article 410, Parking and loading, are met.
- Lighting plan provided and meets the applicable requirements of Article 414, Noise and Lighting – conditions of approval serve to address ensuring no light spillover and lighting height is no greater than 12 feet.
- Glare addressed with a conditions of approval requiring interior lighting being off at 10:00 PM and exterior windows being nonreflective by incorporating tinting or similar.

Evaluation – Hillside Development



- The development footprint has been designed to follow the existing terrain and avoid areas of the site with greater than 20% slope.
- Approximately 68% of the parcel is developable area with slopes less than 20%.
- The proposed project, as designed, is in conformance with the requirements of Article 424, *Hillside Development*.

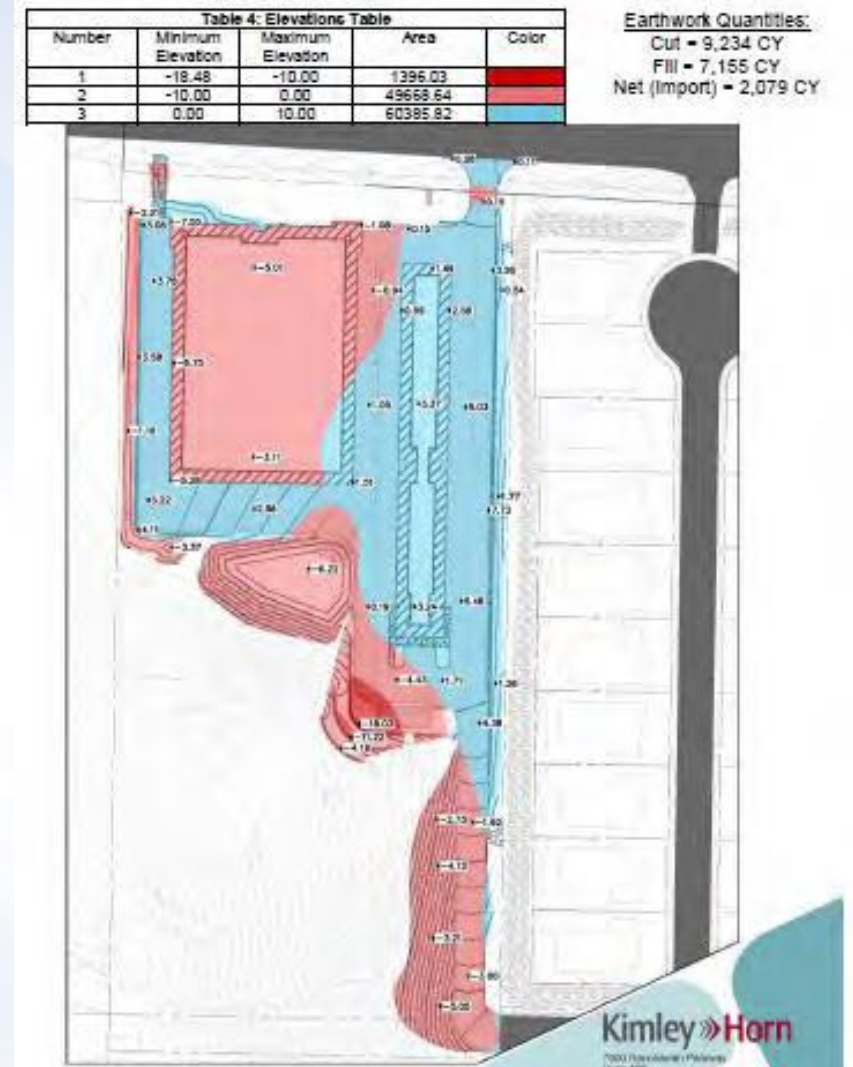


Evaluation – Grading



Grading Amounts:

- 9,234 cubic yards of cut
- 7,155 cubic yards of fill and
- 2,079 cubic yards of imported material
- All grading is proposed to have a maximum of a 3:1 slope and will be revegetated with native plant species.
- A ten (10) foot tall rockery or similarly engineered retaining wall is proposed in the southern portion of the site as indicated on the Cut and Fill Map.
- Proposed grading complies applicable portions of Article 438, Grading.



Reviewing Agencies



- The project application was sent to sixteen (16) agencies for review.
- Eight (8) agencies provided conditions, which are included in Exhibit A of the staff report.

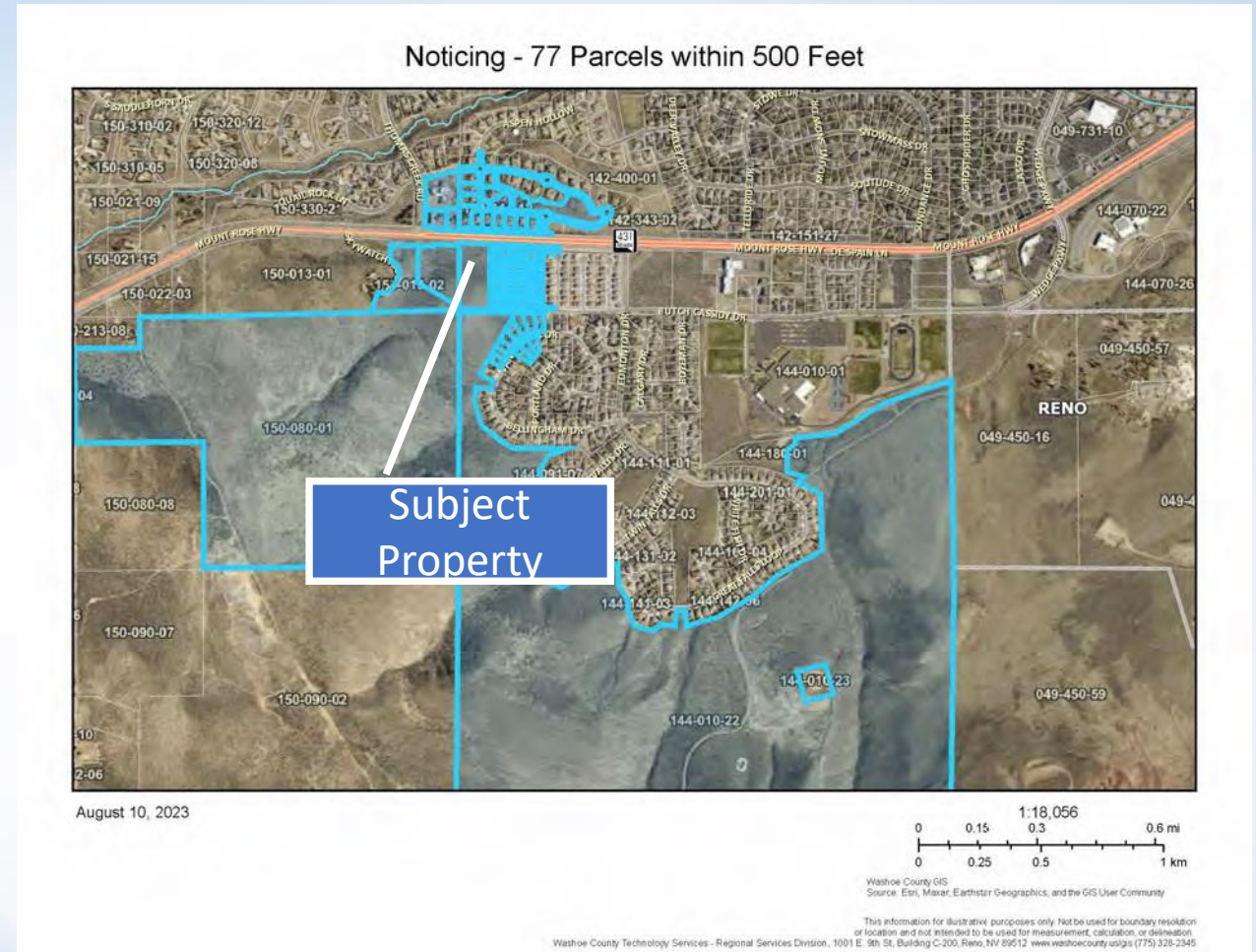
Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
NDOT (Transportation)	X	X	X	Michelle Griffin, mgriffin@dot.nv.gov
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X		X	Alex Mayorga, amayorga@washoecounty.gov
Washoe County Traffic	X	X	X	Mitch Fink, MFink@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov;
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			
Truckee Meadows Water Reclamation Facility (City of Sparks)	X			

Public Notice



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- Seventy-seven (77) parcels noticed
- No public comments received



Staff is able to make all 5 required findings, as detailed on pages 20 & 21 in the staff report.

- a) 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;
- b) 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;
- c) Site Suitability. That the site is physically suitable for a self-contained travel trailer to be used for the care of an infirm resident, and for the intensity of such a development;
- d) 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;
- e) 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.

Possible Motion

Staff recommends the Board of Adjustment approve Special Use Permit Case Number WSUP23-0027 and provides the following 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 WSUP23-0027 for Joe Strobele, CPD Mt. Rose LLC, 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

Tim Evans, Planner
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775-328-2314



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