

# Washoe County Board of Adjustment



## **WSUP22-0006**

# **(Reno Tahoe Gateway Mass Grading)**

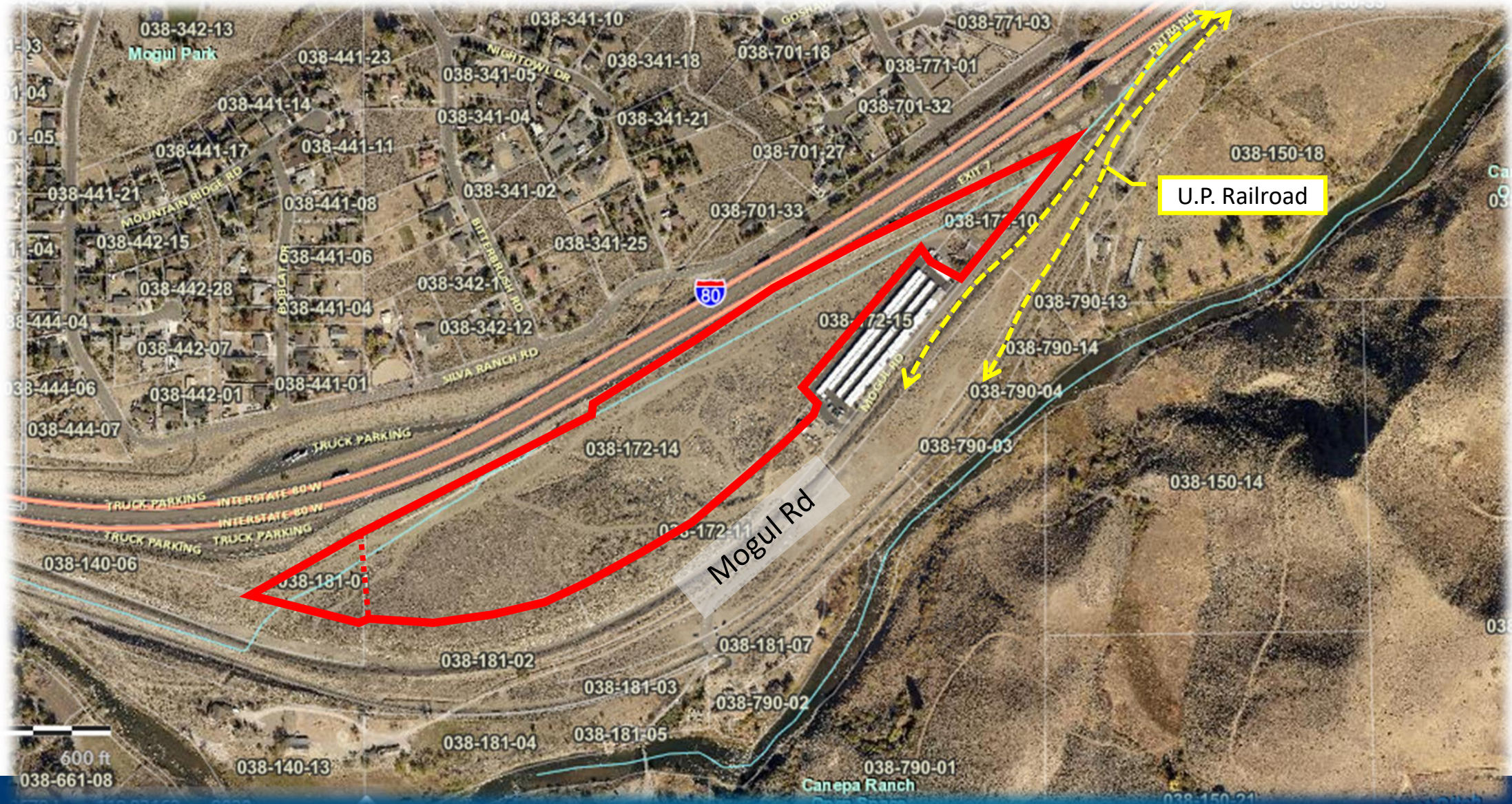
April 7, 2022

# Applicant Request



1. Consideration of a special use permit for major grading in anticipation of future development on the project site.
2. The applicant is also requesting to vary the standards of Development Code 110.438.45(c) to allow finished grades to vary by more than ten (10) feet from the natural slope.

# Project Location



# Background



- In 2021, the Reno City Sphere of Influence
- Truckee Meadows Regional land uses between each mixed employment (ME) obligated to adopt a cor
- Under WCC 110.106.30, the pre-1993 zoning ma under WCC Table 110.10

Regulatory Zone	Comparable Pre-1993 Zoning Ordinance District
Low Density Rural	A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3
Medium Density Rural	A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-5
High Density Rural	A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-4, E-5
Low Density Suburban and Low Density Suburban Two	A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-3, E-4, E-5, C-1
Medium Density Suburban and Medium Density Suburban Four	A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Suburban	R-1, R-1a, R-1b, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Low Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Medium Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
General Commercial	C-1, C-2
Neighborhood Commercial/Office	C-1, C-2
Tourist Commercial	R-H, TC, C-2
Industrial	M-1, ME, MS, MW, C-2
Public/Semi-Public Facilities	A-R, L-R
Parks and Recreation	A-R, L-R
General Rural	A-7, A-8, A-9, A-10, A-11, M-3
General Rural Agricultural	A-7, A-8, A-9, A-10, A-11
Specific Plan	Any zone if included in an adopted Design Standards Manual

from the City of Reno

), provides translatable plan designation of oe County is not

1993 zoning of (ME) per al (I) regulatory zone

Source: Washoe County Department of Community Development



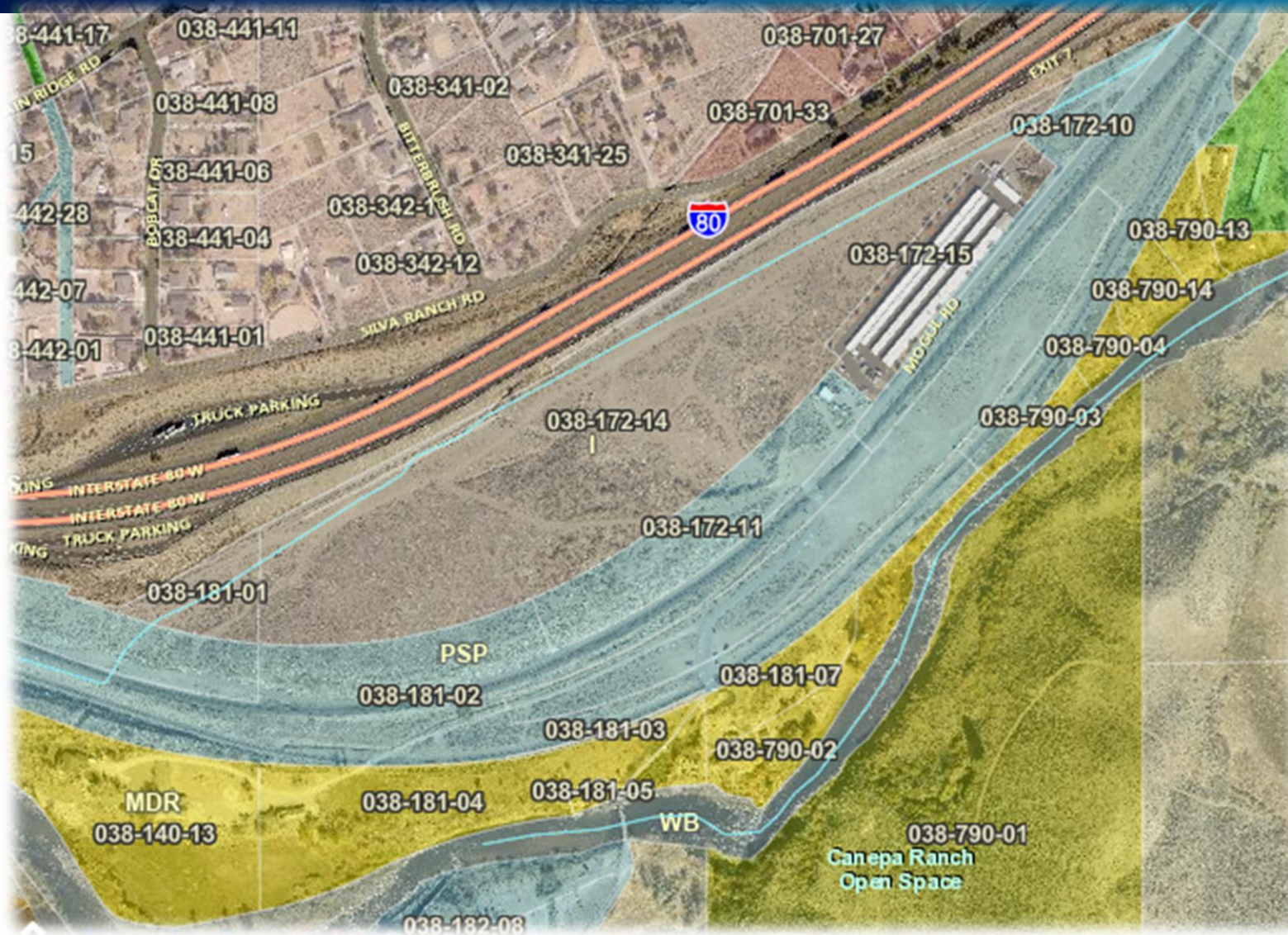
# Master Plan Amendment Status

- The property has an existing Washoe County regulatory zone of Industrial (I)
- A master plan amendment is in process to adopt a master plan land use on the property. Staff will be recommending a master plan land use category of Industrial (I) consistent with the existing Industrial (I) regulatory zone.
- The proposed master plan amendment (WMPA22-0001) is scheduled for the May 3, 2022 Planning Commission meeting and the TMRP conformance review will occur pending approval from the Washoe County Board of County Commissioners.

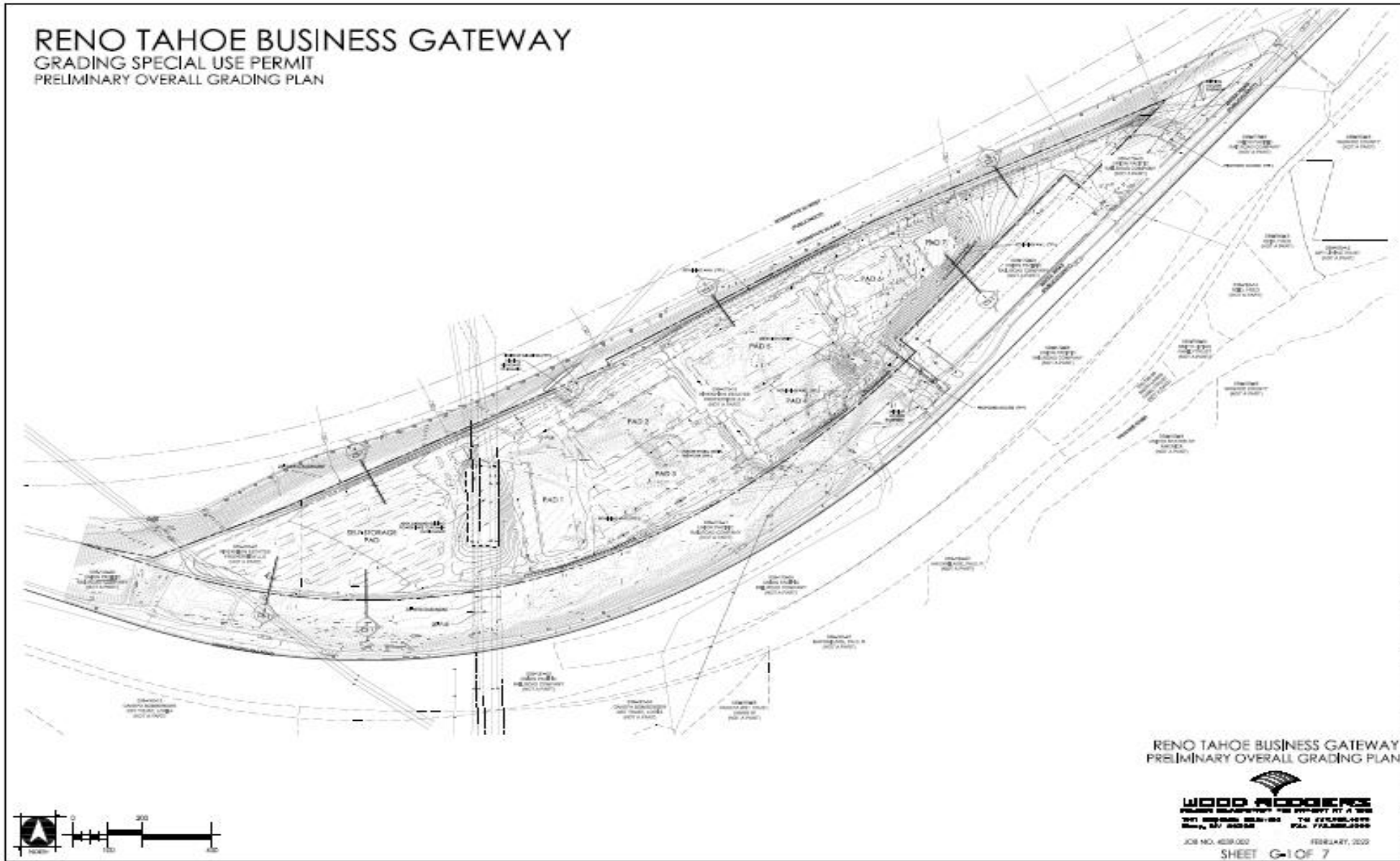
**1.a.** The actions granted by WSUP22-0006 shall not be in effect until and after the Master Plan Amendment land use designation has been established with the adoption of WMPA22-0001 - SOI Rollback.

Recommended Revision: **1.a. *The actions granted by WSUP22-0006 are for the associated grading only. Future building permit issuance will be subject to the Master Plan Amendment land use designation adoption for WMPA22-0001 - SOI Rollback.***

# Existing and Surrounding Regulatory Zones



# Mass Grading Request and Site Plan



# Project Analysis

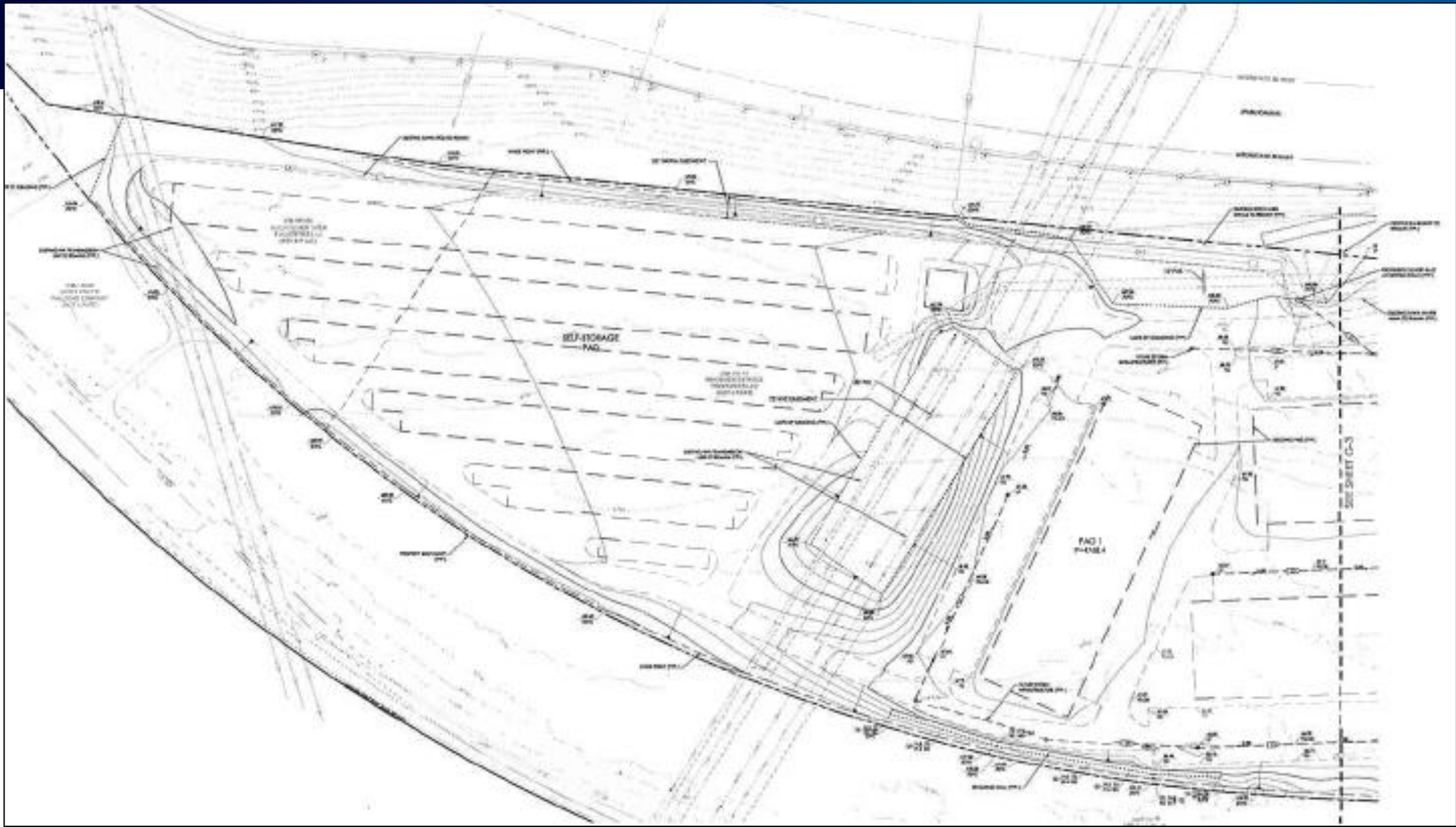


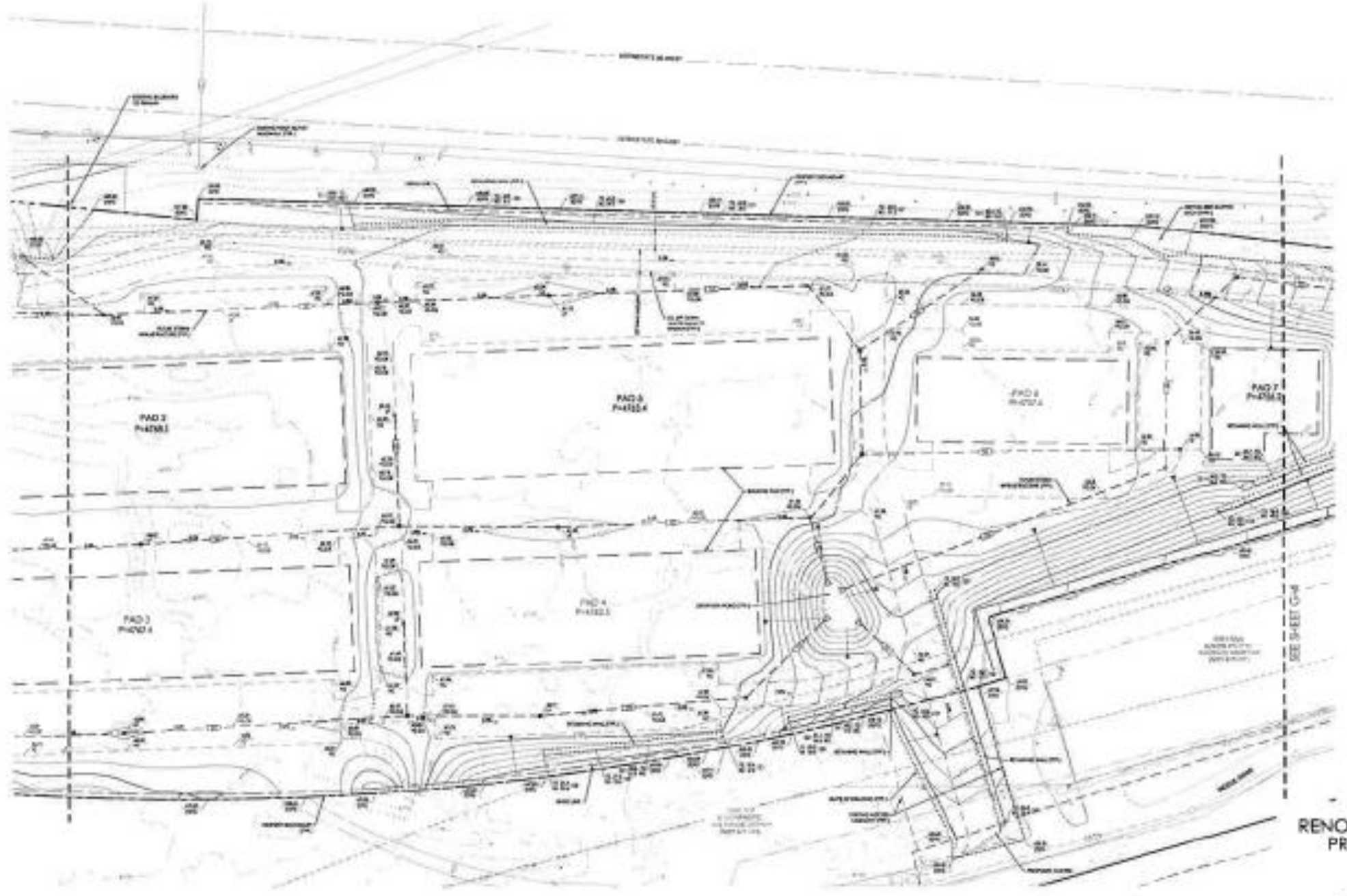
- **Section 110.438.35 (a)(1)** – Grading on slopes less than or flatter than 15%
  - **Area – (i)(C)** – Grading of an area of more than four (4) acres on a parcel of any size.
  - **Volume – (ii)(A)** - Excavation of five thousand (5,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
- **Section 110.438.35 (a)(2)** – Grading on slopes of 15% or greater (steeper)
  - **Area – (i)(c)** - Grading of more than two (2) acres on any size parcel.
  - **Volume – (ii)(A)** - Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site.
- **Section 110.438.35 (a)(3)** - Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper).
- **Section 110.438.35 (a)(4)** - Grading to construct a permanent earthen structure greater than four and one-half (4.5) feet in height within the required front yard setback, or greater than six (6) feet in height on the remainder of the property. The height of an earthen structure is measured from existing grade at the time of permit issuance.

# Continued



- The applicant states a large portion of the approximately 23,360 cubic yards of excess cut will consist of oversized rocks that will be processed and utilized on-site for dry stacked wall construction.
- The remaining portion of excess cut is expected to include vegetation and unsuitable material that will need to be exported from the site.
- The maximum height is 8' for single wall designs and 6' high with 6' of bench width between walls for terraced wall designs.
- The majority of the site has depth of cuts and fills that are approximately **6.1'** and **4.7'**. Any finish grade varying from natural slope by any more than 10' in elevation is required to meet the following requirements and is required as a proposed condition of approval:
  - (i) *The proposed cut and/or fill slopes include stepped-back structural containment (retaining walls) that form terraces, and;*
  - (ii) *The proposed terraces include landscaping, are a minimum of six (6) feet in width, and have a slope flatter than three horizontal to one vertical (3:1).*
  - (iii) *Retaining walls used to create terraces are limited to a maximum vertical height of ten (10) feet, when located outside any required yard setback.*
  - (iv) *Terrace widths shall be at least sixty (60) percent of the height of the higher of the two (2) adjacent retaining walls.*
  - (v) *Bench widths shall be at least four (4) feet.*





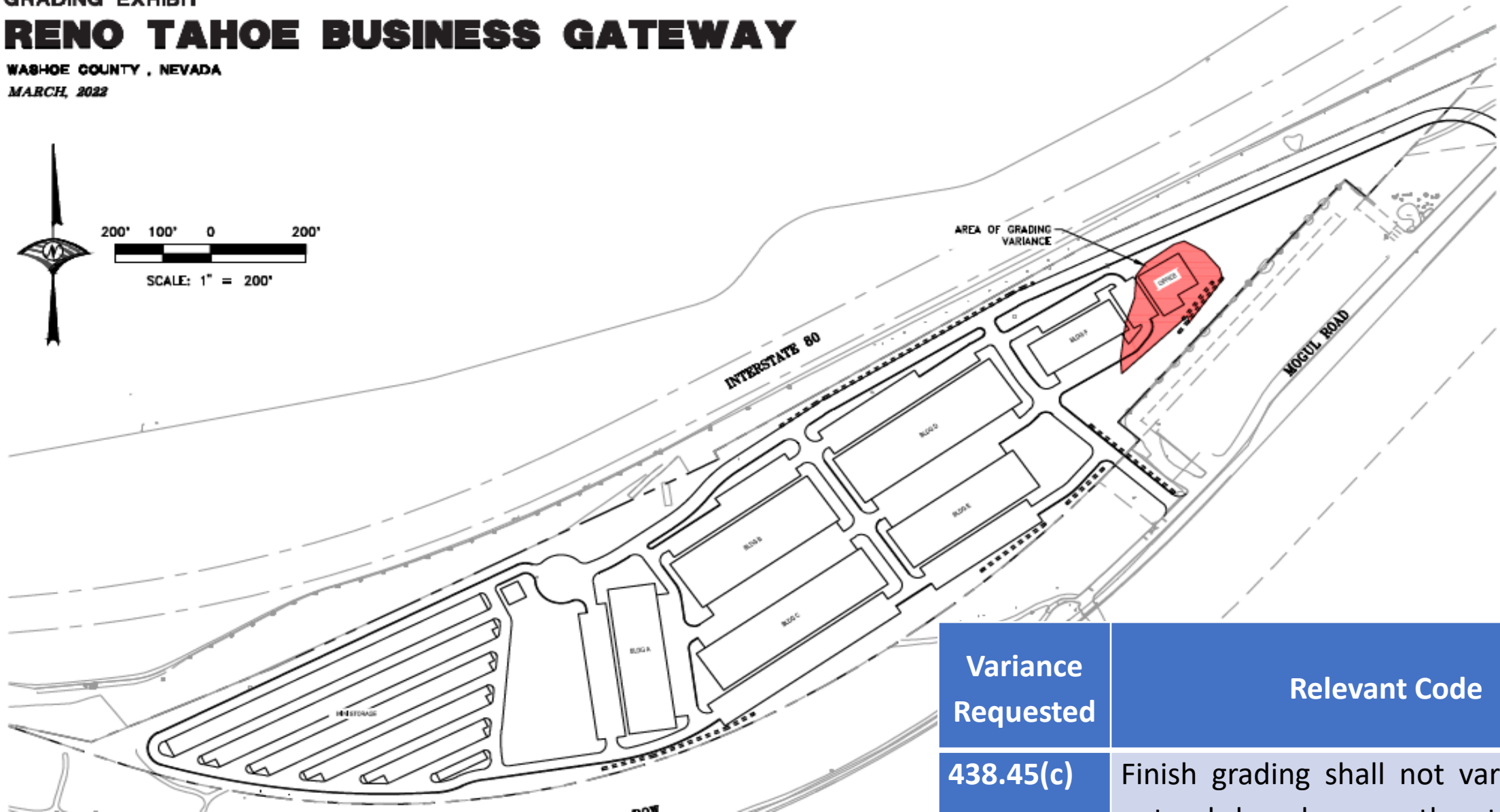
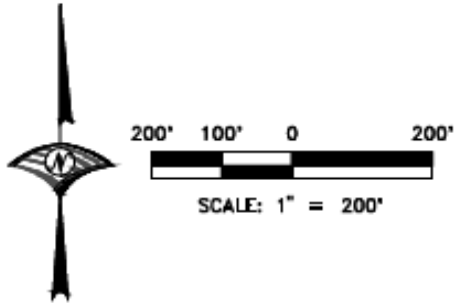
RENO  
PRE

GRADING EXHIBIT

# RENO TAHOE BUSINESS GATEWAY

WASHOE COUNTY, NEVADA

MARCH, 2022



Variance Requested	Relevant Code
438.45(c)	Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation.

# Compliant Grading Standards



Type of Regulation	Requirements			
	Front Yard	Side Yard	Rear Yard	Setback Envelope
Slopes	3:1	3:1	3:1	3:1
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

# Reviewing Agencies



Agency	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sophia Kirschenman <a href="mailto:skirschenman@washoecounty.gov">skirschenman@washoecounty.gov</a>
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss, <a href="mailto:tweiss@washoecounty.gov">tweiss@washoecounty.gov</a>
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jen Heeran <a href="mailto:jheeran@washoecounty.gov">jheeran@washoecounty.gov</a>
Washoe County Sherriff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa, <a href="mailto:grosa@washoercounty.us">grosa@washoercounty.us</a>
WCHD – Environment Health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD- EMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon <a href="mailto:blemon@tmfpd.us">blemon@tmfpd.us</a>
RTC Washoe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County School District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
AT&T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Charter Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

# Neighborhood Meeting



- On September 14, 2021, S3 Development held a virtual neighborhood meeting regarding the proposed project.
- The meeting lasted approximately two hours with forty-two (42) people in attendance
- Primary concerns included 18-wheel truck traffic, proximity and safety of the railroad, crime, lack of public transportation, light pollution and impacts to existing pedestrian uses.
- For a full summary of the neighborhood meeting, see Exhibit E.

From: Blake Smith II  
To: Washoe County Planning Staff  
CC: Stacie Higgins, Blake Smith  
Subject: S3 Development - Reno Tahoe Business Gateway Neighborhood Meeting  
Date: 3/16/2022

Ms. Weischo,

S3 Development held a virtual neighborhood meeting regarding the proposed Reno Tahoe Business Gateway Project in Mogul on September 14, 2021. The meeting lasted approximately two hours and forty-two people participated in the meeting. A detailed presentation was given on the development plan and multiple questions and concerns were raised and answered during the meeting.

Primary concerns included 18-wheel truck traffic, proximity and safety of the railroad, crime, lack of public transportation, light pollution and impact to pedestrian uses. Recommendations for the property provided in the meeting included changing the use to a cemetery or more public use such as a park, rodeo ground, public swimming pool, public open space or a public transit facility. At the conclusion of the meeting there were individuals both concerned and against the project but also many were supportive of the land plan and architecture.


During the meeting, S3 Development and its representatives elaborated that the property is completely encompassed by both Interstate 80 and the Union Pacific Railroad with no potential for residential uses. That while the land is zoned industrial in the county, that S3 Development's Plan is to build not traditional large industrial "Big Box" distribution buildings but a "flex" product with smaller buildings with local businesses and therefore would be a significantly less intense use for the land. Additionally, it was pledged that the site plan will be designed to deter 18-wheel trucks to be able to navigate to or back into the storage bays.

Also noted to the audience was that as much as they are seeking public open space and parks for the area, that the County has with great wisdom acquired over the past several years the Canapa and Carcione Ranches with wonderful waterfront lands and direct access to the National Forest. That the planning of these new regional parks is currently happening and will be a great addition to the Mogul area, but also the Northern Nevada Community as a whole.

Attached under a separate cover is the PowerPoint presentation that was presented during the meeting. In summary, we believe that the presentation and commentary brought some level of comfort to the neighbors on what S3 Development intends to build, but please note few of the concerns raised are not exclusive to proposed use of the property but rather any future development on this property.

I am available at [blakejr@s3devco.com](mailto:blakejr@s3devco.com) to answer any questions or concerns regarding this meeting.

Best,

  
Smith II

# Required Findings, Article 810 Special Use Permits



- a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Verdi 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 mix of industrial type uses, 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

# Staff Recommendation



Special Use Permit Case Number WSUP22-0006 is being recommended for approval with conditions of approval as specified in Exhibit A to the staff report.

# 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 WSUP22-0006 for Riverview Estates Properties 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:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Verdi 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 mix of industrial type uses, 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.

# Thank you

Courtney Weiche, Senior Planner  
Washoe County CSD – Planning Division  
cweiche@washoecounty.gov  
775-328-3608

