

**PLANNING COMMISSION
STAFF REPORT**

Date: January 3, 2018

To: Reno City Planning Commission

Subject: 7.6. Staff Report (For Possible Action): Case No. LDC18-00030 (Gentry Motorcycle Sales and Repair) – A request has been made for a special use permit to establish a motorcycle sales facility within an existing ±25,199 square foot building. The ±1.4 acre site is located on the north side of Gentry Way, ±329 feet east of its intersection with South Virginia Street in the Mixed Use/South Virginia Street Transit Corridor (MU/SVTC) zone. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor. kwc

From: Kyle Chisholm, Assistant Planner

Ward #: 1

Case No.: LDC18-00030 (Gentry Motorcycle Sales and Repair)

Applicant: Antonio Accornero

APN Number: 020-182-39

Request: A request has been made for a special use permit to establish a motorcycle sales facility within an existing ±25,199 square foot building.

Location: The ±1.4 acre site is located on the north side of Gentry Way, ±329 feet east of its intersection with South Virginia Street in the Mixed Use/South Virginia Street Transit Corridor (MU/SVTC) zone. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor.

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

Recommended Conditions of Approval:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials

and City codes, City codes in effect at the time the application is submitted, shall prevail.

2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to the issuance of any building permits or business license associated with this request, the applicant shall attach a copy of the final approval letter.
4. The outdoor vehicle display area located on the southeast side of the building shall be the sole area for outdoor vehicle displays during normal business operations and/or any special sales events or activities.
5. Prior to the issuance of a business license or building permit associated with this request, the applicant shall have demolition plans approved to remove the existing storage shed located on the northwest corner of the site and to remove the existing loading dock located on the west side of the building.
6. Prior to the issuance of a business license or building permit associated with this request, the applicant shall have demolition plans approved to remove the existing rooftop mounted sign located on the southern façade of the building.
7. Wall signs shall only be located on the southern façade and be limited to 100 square feet in sign area.
8. Hours of operation shall be restricted to 7:00 a.m. to 7:00 p.m., Monday through Saturday. No operations shall occur on Sunday.
9. Prior to the issuance of a business license or building permit associated with this request, the applicant shall have plans approved demonstrating that all existing fencing has been removed from the site and replaced with Reno Municipal Code (RMC) compliant security fencing to the satisfaction of the Community Development Department.
10. Prior to the issuance of a business license or building permit associated with this request, the applicant shall submit a security plan showing the locations of security cameras, security signage, on-site management standards, access code standards, etc., to the satisfaction of the Community Development Department.
11. Prior to the issuance of a business license or building permit associated with this request, the applicant shall have plans demonstrating that the western driveway

approach will be restricted to one-way access including all appropriate traffic signage to the satisfaction of the Community Development Department.

Background: The ±1.40 acre site consists of an existing ±25,199 square foot building built in 1978. The building is currently occupied by a furniture store, a Salvation Army thrift store, and an auto repair shop. This request is to allow for a new motorcycle sales and service use to be located in the Mixed Use/South Virginia Street Transit Corridor (MU/SVTC) zone. The existing ±4,000 square foot space currently occupied by the auto service and detail shop is proposed to remain as an ancillary use for the proposed motorcycle sales business, which will occupy the remaining ±22,339 square feet of the building.

Analysis:

Land Use Compatibility: Land use surrounding the site includes a single family residence located to the north, two single family residences and a multi-family apartment building located to the east, a multifamily apartment building located to the west, and three industrial buildings with various industrial uses located to the south. The industrial buildings located to the south contain various types of auto repair shops. Also, there is an existing truck rental facility (Budget Rentals) located ±73 feet to the west (**SUP findings a**).

Urban Design: The existing building architecture consists primarily of stucco exterior with a covered awning walkway that extends from the main southern façade, facing Gentry Way, along the eastern side of the building (**Exhibit A**). The west and north sides of the building contain little articulation and glazing and have historically been used for deliveries and similar activities. The proposed site plan demonstrates that the proposed motorcycle sales and service center will function in a similar manner with the sales portion of the business proposed to be located near the front of the building and the service center located to the rear of the building (**Exhibit B**). All the customer entrances are located along the southern and eastern facades which feature large windows and glass doorways that create a high level of interest for pedestrians and are consistent with the requirements of the Mixed Use (MU) zone. The customer entrances are oriented south toward Gentry Way and away from nearby residences. This orientation helps to minimize any potential glare or noise impacts. Proposed exterior modifications of the building consist of removing one existing window on the southern façade and replacing it with a glass roll-up door to help display motorcycles for sale and for ease of moving display vehicles in and out of the building to the proposed outdoor display area. The existing repair shop will remain in its current location on the northwest corner of the building and continue utilizing existing roll-up doors facing north, away from Gentry Way. This orientation is consistent with RMC requirements for auto repair service bays [RMC 18.08.202(b)(3) (Auto Repair Garage)] (**SUP findings e, f, & h**).

The proposed site plan indicates that a ±1,100 square foot outdoor display area will be located near the customer entrances on the southeast side of the building. The display area will consist of decorative pavers and will be used to display motorcycles for sale. Although the application

documents state that no outdoor display is planned at this time, staff recommends **Condition No. 4** to prevent any future outdoor sales displays from occupying required parking areas and/or landscape areas which is a common occurrence at many automobile sales facilities in the area.

The proposed site plan identifies two existing nonconforming structures to be removed. One is a storage shed on the northwest corner of the site. This structure is extremely dilapidated and no permits are on file for its construction. The other is a loading dock that is located on the west side of the building near the middle of the building which also lacks the required building permits. Staff recommends **Condition No. 5** in order to ensure these structures are removed from the subject site.

Parking: The parking analysis provided by the applicant indicates there are a total of 44 parking spaces on-site and a total of 44 spaces are required which includes two accessible spaces. A table is provided below illustrating the on-site parking calculations as provided by the applicant:

Land Use	Square Footage	Rate	Required Spaces
Motorcycle Sales	±15,319	1/550	28
Motorcycle Sales (Outdoor Display Area)	±1,100	1/1100	1
Motorcycle Repair/Detail Shop	±4,000	1/330	13
Warehouse/Storage	±5,880	1/3,300	2
Total Required	-	-	44
Total Provided	-	-	44

Based on the required 44 parking spaces, two bicycle parking spaces are required [RMC 18.12.1105 (Bicycle Parking)]. Three bicycle parking spaces are proposed to be located near the main customer entrance on the southeast side of the site, thus exceeding RMC requirements.

Landscaping: The subject site is currently nonconforming for landscaping. It has no living landscaping and 20 percent is required per RMC 18.12.1205(c)(1) (Nonresidential Landscaping). The proposed site plan indicates ±7,280 square feet of landscaping and hardscape (±11 % of the gross site) will be added to the site which will bring the site into closer conformance with RMC requirements. A five foot parking lot edge is included in the proposed landscape calculations. This landscaping will provide an additional buffer from the residential properties to the east and west. Parking lot islands, parking lot lighting, and a parkway strip with a detached sidewalk as required by RMC 18.08.301(a)(4) (Sidewalks) are also proposed on the attached landscape plans. All of these proposed site improvements will bring the site into closer conformance with RMC requirements.

Signs: There are currently two signs located on the subject site. One is a freestanding sign located on the southeast corner of the site near the southern driveway. This sign is legally

established and is proposed to remain at this time. The other sign is a rooftop mounted sign located on top of a parapet wall on the southernmost front façade. Rooftop mounted signs are prohibited through RMC 18.16.301(a) (On Premises Signs Prohibited). Staff recommends **Condition No. 6** to ensure its removal (**SUP finding g**).

Four channel letter wall signs totaling ±130 square feet of sign area are proposed to be located on the south and east elevations(**Exhibit A**). Per the MU sign standards, one square foot of sign area is allowed per lineal foot of business frontage with a maximum of 400 square feet per parcel [RMC Table 18.16-1 (Sign Regulations by Zoning District)]. The combined business frontage of this site is ±403 lineal feet which would allow for the maximum sign area of ±400 square feet which is not necessary or compatible with other signs in the vicinity. Also, the majority of the business frontage is along the east façade, which faces a multifamily property. **Condition No. 7** is recommended to ensure any proposed signs are located on the southern façade only and are limited in sign area to 100 square feet (**SUP finding g**).

Hours of Operation: The proposed hours of operation are 10:00 a.m. to 5:30 p.m. on Monday, 9:00 a.m. to 5:30 p.m., Tuesday through Saturday, and closed on Sundays. Based on the orientation of the building and similar uses established in the area, staff does not anticipate any negative effects associated with the proposed hours of operation. However, to protect the nearby residences from any possible disturbances such as vehicle headlights and/or noise should the hours of operation expand in the future, staff recommends **Condition No. 8** be included (**SUP findings a & f**).

Fencing & Security: Existing fencing surrounding the site consists of six foot tall chain link with barbed wire on the west boundary line, six foot tall chain-link on the north boundary line, and a six foot tall wooden, shared, good-neighbor fence on the east boundary line. The proposed site plan indicates all existing fencing and security gates will be replaced with six foot tall tubular steel security fencing with a pointed top to help secure the site during closed hours. However, the existing barbed wire fencing on the west boundary line are not allowed per RMC 18.12.1401(a)(5) (Fences and Walls). **Condition No. 9** is recommended to ensure that all existing fencing is removed and replaced with RMC compliant tubular steel security fencing as proposed on the site plan and as recommended by the Reno Police Department.

The proposed site plan (**Exhibit B**) indicates that video surveillance cameras will be installed along all drive aisles, parking areas, and the interior of the premises to help identify any intruders that may come on site. In addition, signage is proposed to be installed that includes emergency contact phone numbers, business hours, and highlights the presence of security cameras and alarms on-site. To ensure these issues are addressed and installed adequately, **Condition No. 10** is recommended.

Public Safety: Properly maintained access roads shall be provided during all construction activities and all future development shall comply with the **International Fire Code in effect at the time of development**. Such compliance shall include, but are not limited to, fire department access, fire sprinkler systems (as required), fire alarm systems (as required) and fire hydrant placement.

The Reno Police Department has provided a Crime Prevention Through Environmental Design report (CPTED) (**Exhibit C**) and noted that vegetation should be trimmed to below window lines and above six feet to preserve natural surveillance from the street and prevent areas that are easy for criminals to hide behind. Also noted in the report was the lack of surveillance on the northern portion of the site. The report also states that the existing chain link fence is easily defeated by intruders and recommended replacing it with a fence designed for security. These issues were discussed previously in this report and Condition No. 9.

Public Improvements: Sanitary sewer generation beyond what has already been established is negligible and will have a minimal impact on the sanitary sewer capacity in the area. Any changes to the sanitary sewer system that are proposed with a building permit will be required to be constructed to code specifications (**SUP finding c**).

The site consists primarily of impermeable surfaces, however, the additional landscaping will likely decrease storm drainage flows from the site. All work within the public right-of-way will be required to obtain a revocable occupancy permit prior to commencement of any improvements.

Access, Circulation & Traffic: The applicant provided a preliminary traffic study based on the Institute of Transportation Engineers (ITE) Trip Generation Manual which shows that the existing uses currently generate an estimated 25 a.m. peak hour trips (PHT), 104 p.m. PHT, and 1,674 average daily trips (ADT). The proposed use estimates that 47 a.m. PHT, 61 p.m. PHT, and 702 ADT will be generated, thus reducing the overall traffic counts so no negative impacts to the area are anticipated (**SUP finding d**).

The site is currently served by two driveways from Gentry Way which are proposed to remain. However, the current driveway located on the west side of the site is not sufficient width to provide two-way access and should be limited to one way access and have the appropriate traffic signage installed (**Condition No. 10**) (**SUP finding d**).

Master Plan: The project is consistent with the Special Planning Area/South Virginia Street Transit Corridor Master Plan land use designation. As proposed and with the recommended conditions, the project is consistent with the following applicable Master Plan objectives and policies: Objective #6 - Compatibility; T-1 - Encourage pedestrian and bicycle access and

parking in commercial developments; T-2 - Provide appropriate facilities for bicycle riders; CD-34 - Multiple use development shall be encouraged and promote walkable neighborhoods with services (**SUP finding b**).

General Code Compliance: As proposed and with the recommended conditions of approval, the project is consistent with RMC requirements.

Other Reviewing Bodies: Comments received from the Environmental Control Division of the Public Works Department (**Exhibit C**) noted that disposing of regulated wastes may require an Environmental Control Permit. Also noted was that a sand-oil interceptor may be required for the proposed use and that additional permitting and fees may be required before installing such equipment.

Neighborhood Advisory Board: This project was reviewed by the Ward 1 Neighborhood Advisory Board on December 7, 2017. Comments indicated that the NAB is in general support of the project and that the proposed use is compatible with the surrounding area and that the improvements will benefit the area. Concerns were related to lighting, noise, and hours of operation. A copy of their comments is attached to this report (**Exhibit D**).

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Single Family Residential	Special Planning Area/South Virginia Street Transit Corridor	MU/SVTC
SOUTH	Various Industrial Uses	Special Planning Area/South Virginia Street Transit Corridor	MU/SVTC
EAST	Single-Family Residential/ Multi-Family Residential	Special Planning Area/South Virginia Street Transit Corridor	MU/SVTC
WEST	Multi-Family Residential	Special Planning Area/South Virginia Street Transit Corridor	MU/SVTC

Legal Requirements:

RMC 18.06.405(e)(1) Special Use Permit

FINDINGS:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Attachments:

- Display Maps (PDF)
- Exhibit A - Elevations (PDF)
- Exhibit B - Site Plan (PDF)