

**PLANNING COMMISSION
STAFF REPORT**

Date: March 4, 2020

To: Reno City Planning Commission

Subject: 4.6. Staff Report (For Possible Action): Case No. LDC20-00043 (Sportsmobile) - A request has been made for a special use permit to allow for the sale of recreational vehicles. The ±0.71 acre site is located on the west side of Market Street, ±450 feet north of its intersection with Vassar Street. The site is zoned Community Commercial (CC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Brook Oswald, Associate Planner

Ward #: 3

Case No.: LDC20-00043 (Sportsmobile)

Applicant: Pinecrest Construction and Development

APN: 013-271-18

Request: A request has been made for a special use permit to allow for the sale of recreational vehicles.

Location: The ±0.71 acre site is located on the west side of Market Street, ±450 feet north of its intersection with Vassar Street. The site is zoned Community Commercial (CC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

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. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
4. Construction hours, including grading and road construction activities, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all permit plan sets. If the construction hours need to be varied for the pouring of concrete or other construction needs, a plan detailing the construction operations and provisions to minimize impacts on residences shall be submitted and approved to the satisfaction of the Administrator.

Background: The proposed request includes the development of a ±9,760 square foot building that will include recreational vehicle and vehicle accessories sales (**Exhibit A**). The applicant currently customizes and sells recreational vehicles in the Sacramento, California area and desires to sell the vehicles in the Reno area. A special use permit is required for the sale of recreational vehicles in the Community Commercial (CC) zoning district. Assembly of the vehicles will not be done at this location and is not included with this request.

Analysis: Per Reno Municipal Code (RMC), all general SUP findings a through h must be made in order to approve this request. The following is an analysis of each of the required SUP findings as they relate to the request.

(a) The proposed use is compatible with existing surrounding land uses and development;

Land Use Compatibility: The proposed use is consistent and compatible with the surrounding area. Uses surrounding the subject site include a recreational vehicle dealership to the north; U.S. Interstate 580 and a parking lot located to the east; a hotel located to the south; and, an apartment complex located to the west. A table is provided below that outlines land uses, zoning designations, and Master Plan land use designations surrounding the subject site.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Commercial/retail	Suburban Mixed-Use (SMU)	CC
SOUTH	Hotel	Suburban Mixed-Use (SMU)	CC
EAST	Interstate 580, parking lot	Mixed Employment (ME)	IC
WEST	Apartment complex	Suburban Mixed-Use (SMU)	CC

A solid six foot tall wall exists and a landscape buffer is proposed adjacent to the CC zoned apartment complex to the west. Reno Municipal Code (RMC) has additional parking and screening requirements that will limit light glare and potential impacts to the surrounding properties (**Exhibit B**). It is anticipated that operating hours will be consistent with similar surrounding uses of approximately 8:00 a.m. to 6:00 p.m. It is not anticipated that the proposed auto sales use will create additional impacts to the nearby residences or other commercial businesses.

(b) The project is in substantial conformance with the master plan;

Master Plan: The subject site is located within an area that has a Suburban Mixed Use Master Plan land use designation. This project has been evaluated under the ReImagine Reno and is organized by two sections consistent with the policy format of the ReImagine Reno Master Plan. As proposed and with the recommended conditions, the project is in substantial conformance with the following applicable ReImagine Reno Master Plan policies:

Citywide Policies:

- Policy 2.1A: Growth Tiers – Support the efficient use of existing public facilities and services by prioritizing development, infrastructure improvements, and public investments in areas that are located within the City limits and have existing infrastructure and services in place;
- Policy 2.4B: Growth Capacity – Work with regional agencies and service providers to ensure that the water supply, water treatment and distribution capacity, sewage treatment, and road network is capable of serving present and future demand within the City;

Area-Specific Policies: The subject site is located within an Outer Neighborhood per the Structure Plan Framework and promotes the following area-specific policies:

- Policy N-G.2: Freeway Corridors – Developments located along a freeway corridor should be clustered away from the freeway, set back at least 30 feet from the freeway right-of-way, and buffered with landscaping;
- Policy N-G.12: Pedestrian and Bicycle Access – On-site systems of pedestrians and bicycle pathways included as part of the development or neighborhood should see to maximize direct access to and between the structures on the site and streets;
- Policy SD.12: Stormwater Management – Runoff from stormwater and other precipitation events should be managed to prevent on-site flooding, to manage the spread of non-point source pollutants, and reduce the volume of stormwater entering municipal storm drains and related infrastructure during peak flows, where possible, precipitation should be retained on-site;
- Policy SD.19: Light Pollution – Employ the use of shielded light fixtures and other techniques for reducing light trespass, sky-glow, and other forms of light pollution generated on-site;

- (c) **There are or will be adequate services and infrastructure to support the proposed development;**

Public Safety: The Reno Fire Department (RFD) noted that the closest fire station to the site is Station 21, located at 2501 Mill Street, with an estimated response time of five minutes. Station 1 is the next nearest fire station located at 495 East 4th Street and has an estimated response time of nine minutes.

The Reno Police Department (RPD) provided a Crime Prevention Through Environmental Design (CPTED) report (**Exhibit C**), noting that many of the CPTED principles are implemented into the proposed design. Also noted were standard recommendations for natural surveillance and access control, territorial reinforcement, and maintenance/management practices.

Infrastructure: The proposed project is in an infill area and adequate infrastructure is available in the surrounding area to support the project. The project has been reviewed by engineering through the building permit process and was found to be compliant with all infrastructure standards and requirements.

- (d) **The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment;**

Access to the site is provided by an existing shared driveway off of Market Street. The shared access limits overall traffic movements in the area and is supportive of preventing traffic and pedestrian conflicts. The project will generate minimal traffic and there are no noted traffic concerns along Market Street. Public sidewalk is installed along the project frontage and proposed plans demonstrate a safe pedestrian connection to the building entrance from the public right of way.

- (e) **The proposed site location and scale, intensity, height, layout, setbacks and architecture and overall design of the development and the uses proposed, is appropriate to the area in which it is located;**

The approved building plans have been reviewed per the applicable standards and requirement of Reno Municipal Code. The building form and scale is consistent and compatible in height and scale with existing surrounding uses. The development of a vacant commercial site is appropriate in a predominately commercially developed area.

- (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;**

All business activities are proposed to be conducted indoors and once the site is developed minimal adverse impacts are anticipated. The proposed exterior lighting meets RMC standards and no adverse impacts are anticipated on surrounding properties. Impacts are anticipated during the construction phase and limited construction hours of operation are recommended to reduce impacts to surrounding properties (**Condition 4**).

- (g) **Project signage is in character with the project architecture and is compatible with or complementary to surrounding uses;**

All proposed signs will meet the standards and requirements of the Community Commercial zoning district and, as proposed, are compatible with the building architecture and comparable to the surrounding commercial signs (**Exhibit D**).

- (h) **The structure has been designed such that the window placement and height do not adversely affect the privacy of exiting residential uses;**

Proposed windows and entrances are oriented toward the north and face existing commercial uses. No windows are proposed along the west and south walls of the building that face an existing multifamily development and a hotel respectively. Due to

the building orientation and window placement no adverse impacts to privacy are anticipated (**Exhibit D**).

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

Agency Comments (**Exhibit C**): Comments were received from the RFD, RPD, and the Washoe County Health District.

Public Input: At the time this report was prepared, no comments from the public had been received regarding this request. Upon receipt, comments will be forwarded to the Planning Commission for review.

Neighborhood Advisory Board (NAB): This project was scheduled for a presentation to the Ward 3 NAB on February 4, 2020; No written comments were received by staff at the time this report was completed. Any future comments will be forwarded to the Planning Commission upon receipt.

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.

Attachments:

- Display Maps (PDF)
- Exhibit A- Plan Set (PDF)
- Exhibit B- Landscape Plan (PDF)
- Exhibit C - Agency Comments (PDF)
- Exhibit D- Elevations (PDF)