Washoe County Board of Adjustment

Special Use Permit Request for

Gail Willey Landscaping and Colorock
134 Andrew Lane
APN: 017-430-01

October 5, 2017
Existing Location
Wholesale Nursery Existing Operations
(sales of nursery items such as plants and decorative rock)
Existing Location

- South Virginia Street Transit Corridor (Reno)
- No traffic accidents
- Large lot residential neighbors to the west – letters in support
- No City of Reno citations for noise or dust (similar noise ordinance)
- Same hours of operation
  - 7:00 am to 5:00 pm (Monday thru Friday)
  - 8:00 am to 2:00 pm (Saturday)
  - Closed Sunday
Proposed Location: Existing Commercial (Truck/Trailer Rentals/Storage Units)
Proposed Site Plan
Proposed Location

Colorock is over 1,400 feet and on the other side of mountain from Greenhalgh Family Trust residence
Traffic (1998 request)

- Highway 395 **before** new freeway to Carson City
  - Over 42,000 average daily trips (ADT)

- Highway 395 **after** new freeway to Carson City
  - Approximately 6,500 ADT
  - *Currently Level of Service A and will remain Level of Service A*

- Current Reno location:
  - Over 23,000 ADT
  - Less conflicts
  - Less activity
  - Lower speed limit (50 MPH)
Myth vs. Fact

• Myth: This is a Heavy Industrial Use (or similar to)
Myth vs. Fact

- **Fact:** This is NOT industrial – no rock crushing, batch plants, extraction or processing, or mining exploration.
Myth vs. Fact

- **Myth:** This is not Wholesale Nursery Sales

(x) **Nursery Sales.** Nursery sales use type refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:

1. **Retail.** Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.

2. **Wholesale.** Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.
Myth vs. Fact

• **Fact:** This fits the exact definition of Wholesale Nursery Sales

  “Sales of plants, flowers *and related nursery items.*”

  ➢ **Ground Cover** defined as *decorative rock or other appropriate inert materials*” (Washoe County Code).

  ➢ The Washoe County Development Code includes water conservation and landscaping provisions:
    ➢ “encourages the use of climatic adaptive planting material”
    ➢ “promotes resource-efficient landscaping for the conservation of water and other natural resources”
Myth vs. Fact

• **Myth**: Traffic Report not based on current operations (staff report page 16)

*Traffic, Access and Crossing Steamboat Creek*

The applicant’s traffic engineer provided a letter with the application (Exhibit E) stating that the proposed wholesale nursery use type would generate 19 A.M. peak hour trips and 41 P.M. peak hour trips, with a total of 312 weekday trips. This volume is below the amount requiring a full traffic study to be completed. However, the estimates are based on a wholesale nursery and not the businesses’ current operations. Nevada Department of Transportation (NDOT) has included a condition of approval requiring a traffic study be completed in order to determine appropriate improvements to Highway 395 adjacent to the project site. Seventy percent of the...
Myth vs. Fact

• **Fact:** Traffic camera installed to record *actual* traffic counts (per Washoe County Code, no traffic report even required)

How much vehicular traffic will the project generate?

The project is anticipated to generate up to 290 total daily trips, 43 total AM peak hour trips, and 50 total PM peak hour trips. The project generated traffic will consist of approximately 25% truck traffic, or up to 72 daily truck trips, 11 AM peak hour truck trips, and 13 PM peak hour truck trips.

Are there any traffic impacts or safety issues?

The project creates no significant traffic impacts. All of the study intersections operate at acceptable Levels of Service (LOS) under the “Existing Plus Project” conditions. US 395A has significant surplus travel capacity and design features for much higher prior traffic volumes. Additionally, vehicle crash history in the area does not indicate that local intersections are creating any abnormal crash trends.

Are any improvements proposed?

The project will provide the following improvements:

1. The driveway shall be designed as a Type 4 approach per the NDOT Standard Plans for Road and Bridge Construction, 2017 Edition by a Nevada licensed Professional Engineer.
2. A cattle guard will be placed across the access to prevent livestock and wildlife from entering the highway.
3. A 390-440 foot left turn deceleration lane will be constructed for vehicles turning left into the site from Southbound US395A. This will be provided by re-stripping the existing two-way left turn lane.
4. Mitigation measures to prevent the track-out of dirt, mud, or other debris onto the highway must be implemented. The current site plan addresses this by implementing greater than 100 feet of paved surface between the property access and unpaved material storage areas.
Myth vs. Fact

- **Myth**: There are no water rights for this property/use.
Myth vs. Fact

- **Fact:** Surface and groundwater rights may be used for dust control and watering nursery stock (NDEP and County permits)

*Water, Water Rights and Wastewater*

The applicant is proposing to use an onsite well and septic system to service the operations. The Washoe County Health District has provided conditions of approval requiring that a Commercial Onsite Sewage Disposal System be constructed, which would be regulated through the Nevada Division of Environmental Protection (NDEP). Additionally, it is anticipated that the applicant would need to construct a permitted public water system and submit a Water Project to the Health District for review and approval.

The applicant would work with the State Engineer and Washoe County to determine the projected groundwater demand to support the onsite operations. Adequate water rights would then need to be transferred to a well on the property. If available, surface water rights that the applicant holds may be used to supplement groundwater rights for specific non-potable uses such as dust control and watering nursery stock.
Myth vs. Fact

- **Myth**: This property should not be developed because of development constraints, floodplains and wetlands
Myth vs. Fact

- **Fact:** This project will improve Steamboat Creek and downstream properties.
Myth vs. Fact

- **Myth**: This project does not meet the South Valleys Trade Area and Community Service Analysis

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SV.29.4 For proposals to establish commercial uses, the applicant must demonstrate that an analysis has been conducted that defines the anticipated trade area and demonstrates that the intended use is community serving. The study shall be submitted at the time of development application as part of the discretionary permit review process, recognizing that if the application is a master plan amendment, the granting of a master plan category change may not be conditioned to a specific project.
Myth vs. Fact

- Fact: There is no better example of community serving
Myth vs. Fact

• **Myth:** This application was given an objective review by opposition

  **Objective Review.** A process that involves the thorough and consistent examination of applications based on an **unbiased evaluation** of scientific or technical merit or other relevant aspects of the proposal.
Myth vs. Fact

- **Fact:** No, this was not given objective review by opposition
Based on an **objective review** of the facts and current Washoe County Development Code, we request your approval of this special use permit.