



Board of Adjustment Staff Report

Meeting Date: November 2, 2023

Agenda Item: 8H

SPECIAL USE PERMIT CASE NUMBER: WSUP23-0031 (Reno Technology Park TMFPD Station)

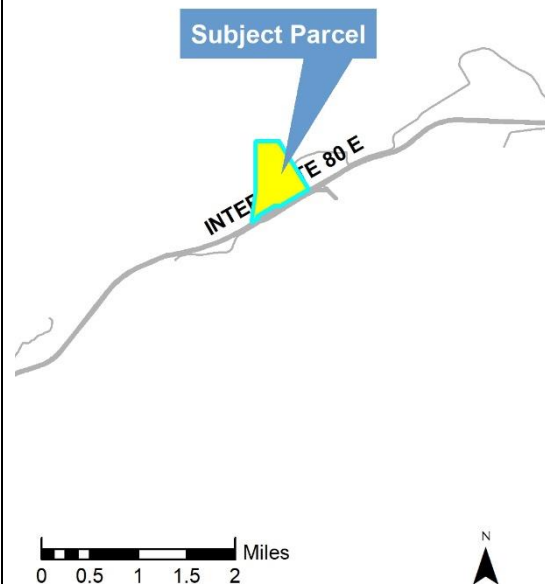
BRIEF SUMMARY OF REQUEST: To approve a fire station for TMFPD.

STAFF PLANNER: Chris Bronczyk, Senior Planner
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CASE DESCRIPTION

For hearing, discussion, and possible action to approve a special use permit for a Safety Service use to be developed on parcels with a regulatory zoning of General Commercial (GC), and includes associated grading of 2,000 cy of cut, 9,000 cy of imported fill, and a total disturbance area of 145,000 sf. Additionally, the applicant is asking to waive the landscaping requirements of section 110.412.40(a) of the Washoe County Code.

Applicant:	Truckee Meadows Fire Protection District
Property Owner:	Apple, Inc
Location:	The project site fronts Reno Technology Parkway, approximately 1 mile from the Exit 28 off ramp
APN:	084-191-08
Parcel Size:	180.92 acres
Master Plan:	Commercial (C)
Regulatory Zone:	General Commercial (GC)
Area Plan:	Truckee Canyon (TC)
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	4 – Commissioner Andriola



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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 WSUP23-0031 for Truckee Meadows Fire Protection District, 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:

(Motion with Findings on Page 12)

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Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

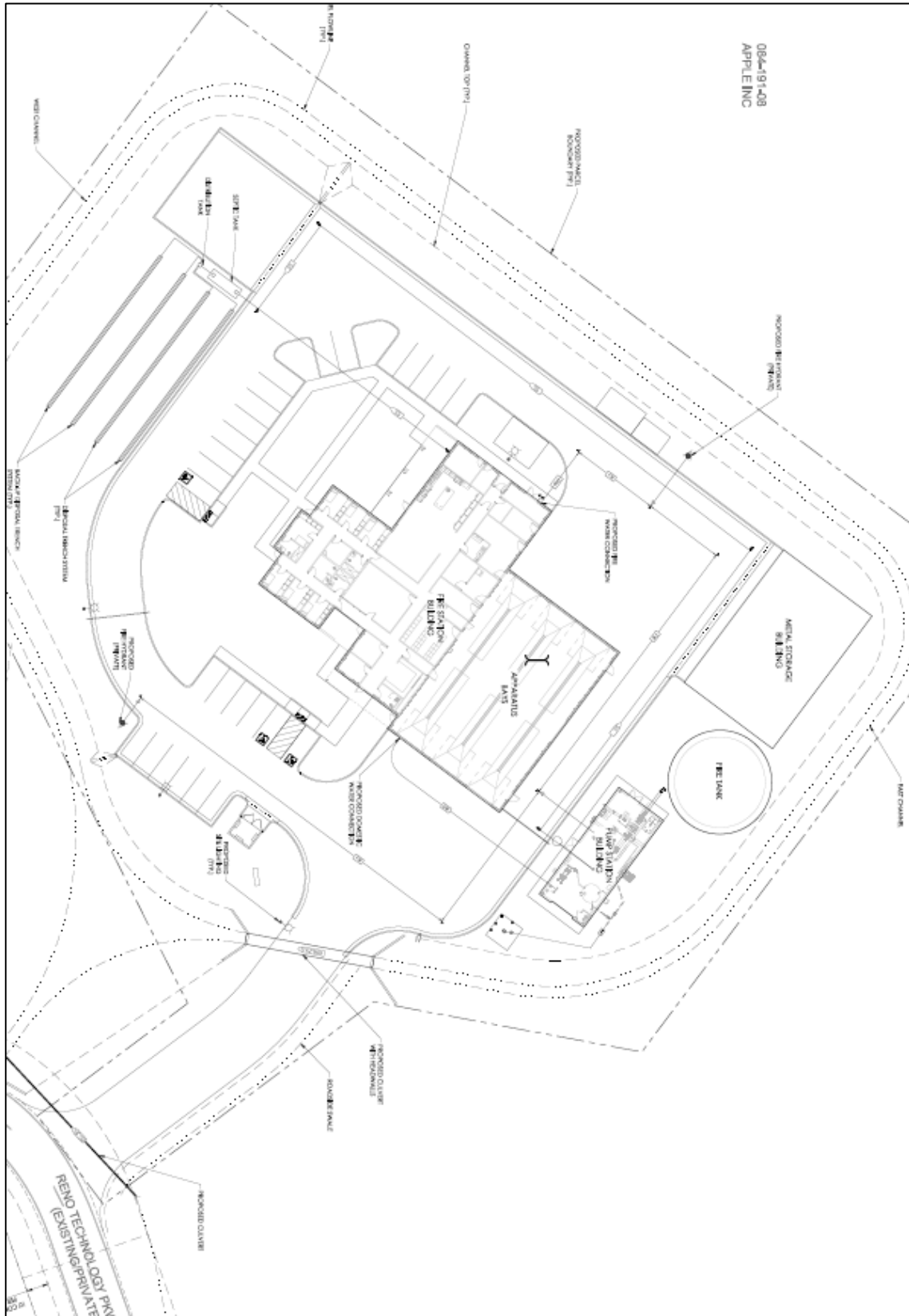
- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP23-0031 are attached to this staff report and will be included with the action order.

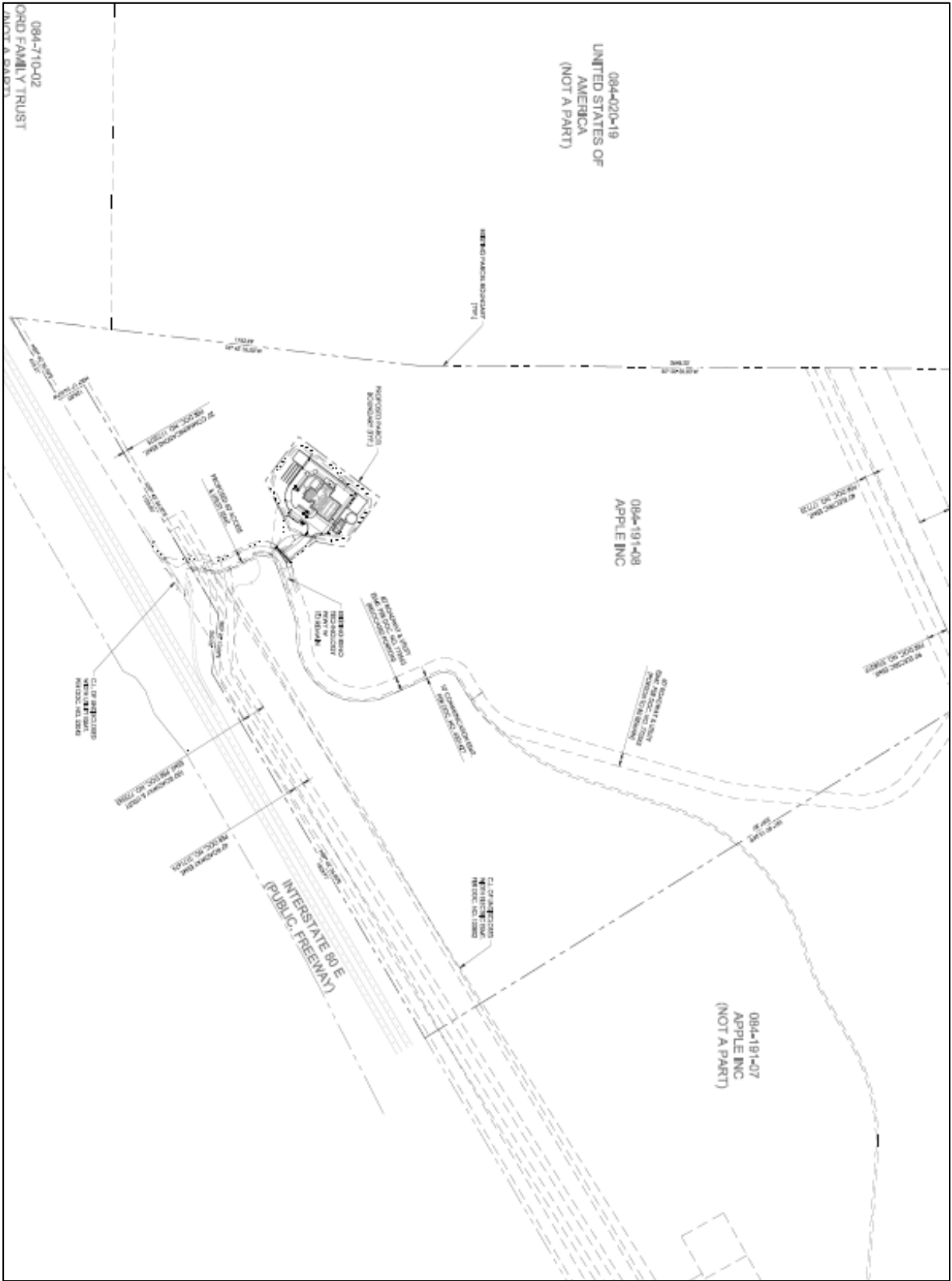
The subject property is designated as General Commercial (GC). The proposed use of safety services is classified as a civic use type which is permitted in General Commercial with a special use permit per WCC 110.302.05.02. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e). The Board of Adjustment will be ruling on the request to vary standards below:

Variance(s) Requested	Relevant Code
To waive the twenty (20) percent of the total developed land area being landscaped.	110.412.40(a)



Site Plan



Overall Site Plan

Background

In January 2012, the Washoe County Board of County Commissioners (BCC) approved a Development Agreement (DA11-001; ordinance #1476) with Unique Infrastructure Group (UGI) related to development of a technology park located near Patrick in the East Truckee Canyon Corridor. In December 2017, the BCC adopted ordinance #1605 amending and restating the Development Agreement (DA) with Apple, Inc.

Section 2.06 of the *Amended and Restated DA* specifically outlines the development of a future fire station within the Technology Park. This section of the DA includes general site location, configuration, and style criteria for the future fire station. The applicant states that this special use permit for a safety service use type is designed in accordance with the requirements of the *Amended and Restated DA*.

Section 2.06 requires the fire station to be built on a minimum of 2 acres of land with convenient access to Interstate 80 and must have the following: (i) single-story, (ii) brick-façade, (iii) standing seam metal roof, (iv) warm shell condition, (v) 2 drive through bays, and (vi) designed and built to accommodate a 4-person fire crew.

The proposed fire station meets all the requirements outlined in Section 2.06

Project Evaluation

Truckee Meadows Fire Protection District (TMFPD) is requesting to develop a fire station (safety services civic use type) located on 1 parcel (APN: 084-191-08) within the Reno Technology Park, off Interstate 80 roughly 1 mile from the Exit 28 off ramp and is approximately 8 miles from the Greg Street/Interstate 80 intersection. The subject parcel is located within the Truckee Canyon planning area and has a regulatory zone of General Commercial (GC). Safety services civic use type is permissible in this regulatory zone, subject to the approval of a special use permit by the Board of Adjustment.

The subject parcel is currently undeveloped and is 180 acres in size. TMFPD chose this site due to its central location and ability to respond to calls in East Truckee Canyon. This area is currently being serviced by Station 37 located in Hidden Valley, but with the new station Lockwood and the greater East Truckee Canyon area will benefit considerably, as the location within the Canyon will allow for better response times and will allow TMFPD to more effectively respond to the volume and types of calls typically needed for this area.

Truckee Meadows Fire Protection District (TMFPD) currently provides fire protection in the East Truckee Canyon area with a volunteer fire station located in Wadsworth. When necessary, units from the Hidden Valley station are available to respond to calls in the I-80 East corridor. In addition, assistance agreements exist with Lyon County, Storey County, and the Pyramid Lake Reservation. The proposed site allows TMFPD to better respond to volume and type of calls typically needed in eastern Washoe County, and specifically in the East Truckee Canyon/I-80 corridor.

Proposed Fire Station

The proposed fire station is planned for approximately 3.2 acres near the southern edge of the Reno Technology Park. The proposed fire station is a 13,600 square foot single-story building that includes apparatus bays, residential and living spaces for fire department crews, and support rooms. Construction is anticipated to begin in Spring 2025 and be substantially completed by November 2025.

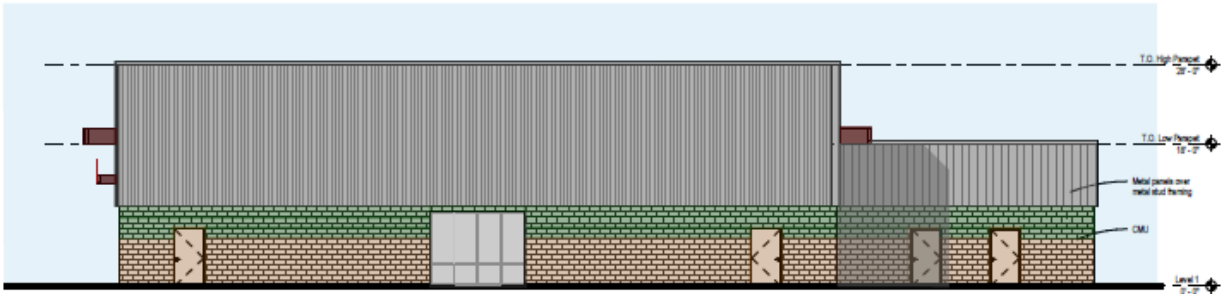
The exterior of the fire station will be concrete masonry units (CMU) and metal panels. The CMU walls will be integral color with color accents representing the colors of vegetation and landforms in the immediate area. The CMU walls are anticipated to be a combination of textured face types. The upper portions of the exterior walls will be clad with metal panels. The metal panels will be factory-finished with colors to complement the CMU. The exterior walls will have a parapet building form. The parapet wall system reduces building volume and helps manage impacts of water runoff caused by a sloped roof. This leads to a more energy efficient station with flexibility to grow economically if needed.

The apparatus bay has been designed to accommodate 6 response vehicles in 3 bays. The doors of the apparatus bay will be glazed for daylighting to maximize sightlines. The apparatus bay will include trench drains, vehicle exhaust systems, and overhead utilities. The living area includes a kitchen, dayroom, and fitness area, which allow for meal preparation, relaxation, and physical training. An adjacent dining area is open to the kitchen space, as is the crew dayroom. Support shops are adjacent to the apparatus room and provide direct access from the shops to the apparatus room. Shops include turnout gear storage, hazardous materials decontamination, tool room, and equipment storage. The turnout storage room has wire lockers to store firefighting clothing and gear for all shift personnel. The redzone vestibule is used for proper processing of clothing and equipment after possible exposure to contaminants. The materials are kept isolated from the rest of the building and are either sanitized on site or cleaned at the main headquarters. Laundry facilities are in the support area to minimize sound disturbances of laundry functions while crew members may be sleeping. The station has six bedrooms for on-duty crew, along with a Captain's bedroom.

The proposal includes a total of 27 parking stalls, including 3 van accessible ADA stalls. 12 parking stalls have been provided on the east side of the building for guests, with an additional 15 parking spaces to the south and west side of the building for employees. Two (2) of the ADA spaces have been located in the visitor parking area along the front of the building, and both are van accessible with access to an ADA route to and from the main building. The third van accessible ADA space is provided in the employee parking lot on the south side of the building and will also have access to an ADA route to and from the main building.

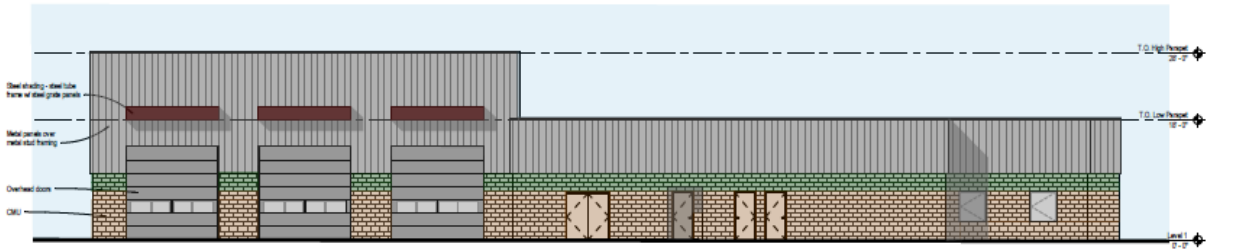
The applicant states that signage for the project will comply with Washoe County standards. Signage will be complimentary to the architectural style and character of the building and will be oriented toward Interstate 80.

If the proposed fire station is approved by the Board of Adjustment, the applicants intend to submit a parcel map to establish a new parcel that coincides with the submitted site plan. The project site per the special use permit narrative is assumed to be 3.24 acres, which the applicant states will be adequate to accommodate the fire station and all accessory needs.



6 North Elevation

1/8" = 1'-0"



5 West Elevation

1/8" = 1'-0"



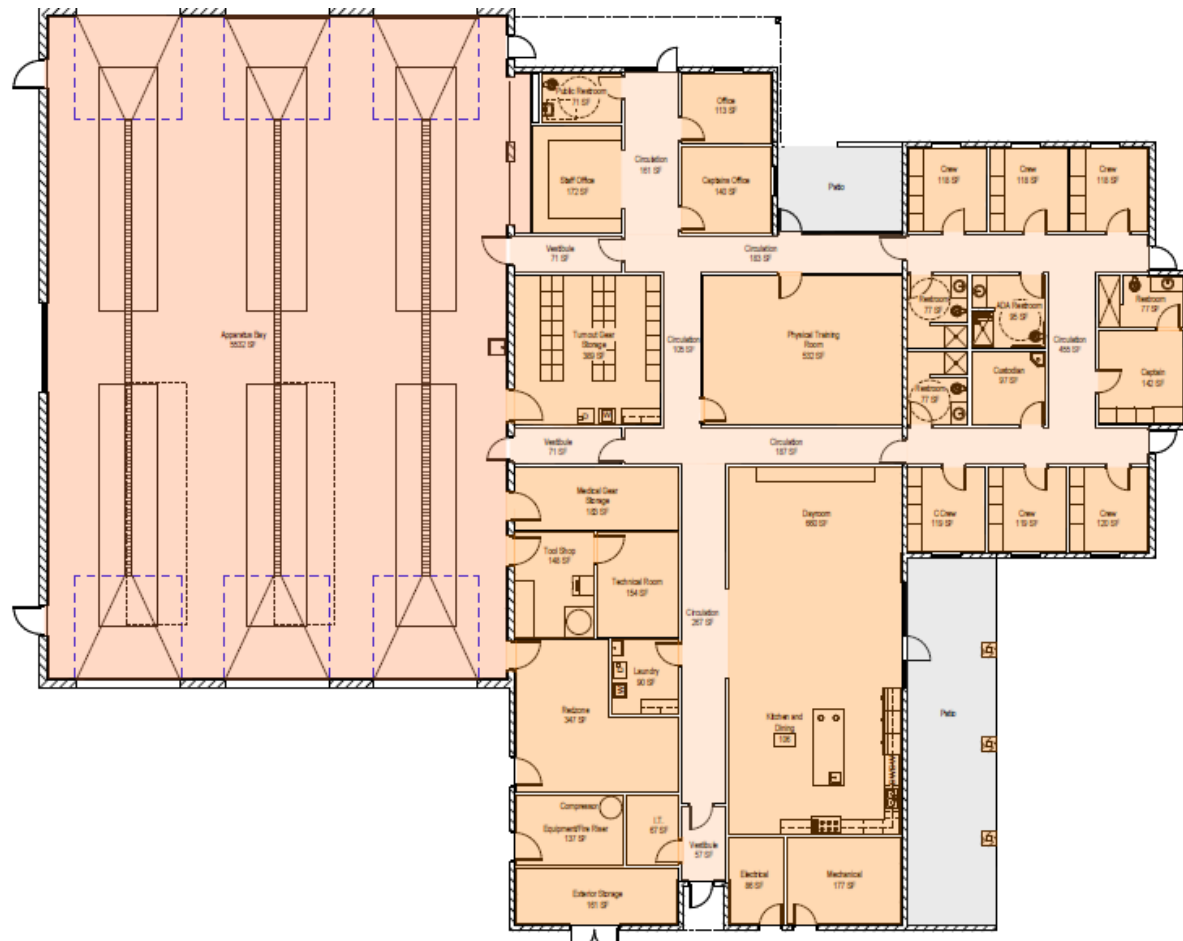
3 South Elevation

1/8" = 1'-0"



1 East Elevation

1/8" = 1'-0"



Proposed Fire Station Floor Plan

Traffic

The applicant provided a traffic impact study as part of their application. The study was performed by Headway Transportation and is dated August 2, 2023. The study indicated that the proposed project is anticipated to generate 70 average daily trips (ADT), with 7 AM peak and 7 PM peak trips.

Access and Circulation

The site has been designed with ingress/egress via a driveway connecting to Reno Technology Parkway which connects to Interstate 80 at Exit 28. The proposal includes a two-way drive aisle. Visitors will utilize one of the 2 parking areas and will enter through a dedicated public entrance. This entrance is adjacent to public parking. The public entrance has access to a lobby and restroom. Emergency vehicles will utilize the apparatus bay, entering from the west and will be parked facing east towards Interstate 80.

Landscaping

Ordinance 1605, Section 2.03 General Development Standards addresses landscaping within the development agreement. The language provided states the following:

(f) Landscaping. Any landscaping requirements included in the Washoe County Code or the conditions approval attached to the Special Use Permits shall not apply to the project.

Per the Development Agreement, "Project" is further defined as, "Project means any development undertaken by Developer at the Property more particularly defined in Exhibit A". The applicant states that since the proposed fire station is part of the Development Agreement and within the Technology Park boundary, they believe the fire station should not be required to provide landscaping in accordance with WC Development Code, Article 412.



Landscaping Plan

The applicant is asking to waive the requirements for 20% landscaping, and states that formal landscaping would be out of place and take away character of the area since the native vegetation does not include plant types found in more formal landscaping. Due to the provision in the Development Agreement and the proposed location of the fire station, staff is supportive of the request to waive the landscaping requirements.

The applicant is proposing to provide landscaping and hardscape treatments. The project includes 10,980 sqft (16.2%) of landscape treatments including strategically planted trees complemented by drought tolerant plantings and a mix of inorganic groundcover and/or bark mulch for ground cover. All landscaping will be maintained by on-duty fire personnel.

Landscaping will be utilized for visual mitigation of the project, and where revegetation is necessary it will be treated with a native revegetation seed mix. All landscaping will be irrigated with a permanent drip system.

Lighting

The applicant states that the project will include minimal lighting which will primarily be focused on building and parking lot lighting. Any pole lighting that is provided in the parking areas will be limited to 12-foot tall and shielded to direct the light down to the ground, conforming with "dark sky lighting" standards.

Grading

Grading is part of the fire station request, with approximately 2,000 cubic yards of cut being utilized on site as fill; most of that material will be created from the drainage channels around the project. The project will also require an additional 9,000 cubic yards of material to be imported on site, with the majority of the fill (approximately 8,500 cubic yards) being placed under buildings or pavement. The remaining 500 cubic yards of fill will be used for the channel areas around the perimeter of the project. Approximately 145,000 sf of area will be disturbed, most of the disturbed

areas will consist of buildings or pavement once the project is completed. All proposed slopes meet 3:1 requirement, and no retaining walls are proposed.

Neighborhood Meeting

The applicant held a neighborhood meeting via Zoom on August 7, 2023. The meeting started at 5:30pm and as of 6:15pm no members of the public had joined the meeting, so the project team ended the neighborhood meeting.

Truckee Canyon Area Plan Evaluation

The subject parcel is located within the Truckee Canyon Area Plan. There are no relevant policies or goals within the Truckee Canyon Area Plan for the proposed special use permit.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X	X		
NDOW (Wildlife)	X	X		
NV Highway Patrol	X			
NV Water Resources	X	X		
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us

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

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies, standards, and maps of the Master Plan and Truckee Canyon 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.

Staff Comment: The proposed safety services use will have access to adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities. Any improvements not currently in place are required as part of the conditions of approval for this permit. The proposed project is designed to utilize a septic system, and the septic tank and leach field components have been preliminarily designed.

- (c) Site Suitability. That the site is physically suitable for safety services, and for the intensity of such a development.

Staff Comment: The site is physically suitable for a fire station which is a safety services use type, and the site is suitable for the intensity of such a development. The site is roughly 180 acres in size and is undeveloped. Of the 180 acres, the fire station will be utilizing 3.2 acres. The site provides an ideal location for quick service times to residents in the East Truckee Canyon area.

- (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.

Staff Comment: The issuance of the permit will not be significantly detrimental to the public health, safety or welfare injurious to the property or improvements of the 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 Comment: There are no military installations within 3000ft of the site.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0031 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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 WSUP23-0031 for Truckee Meadows Fire Protection District, 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 Truckee Canyon 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 safety services use type, 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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant / Property Owner: Truckee Meadows Fire Protection District., Attn: Chief Moore
cmoore@tmfpd.us

Representatives: Wood Rodgers, Inc., Attn: Stacie Huggins
shuggins@woodrodgers.com