

RENO GATEWAY BUSINESS PARK

RENO PLANNING COMMISSION – OCTOBER 16, 2019



PROJECT LOCATION



PROJECT REQUEST

SPECIAL USE PERMIT FOR:

- **ESTABLISHMENT OF A NON-RESIDENTIAL USE ADJACENT TO RESIDENTIALLY ZONED PROPERTY (NORTH SIDE OF I-80)**
- **TO ALLOW FOR CUTS GREATER THAN 20-FEET FILLS GREATER THAN 10-FEET.**

PROJECT OVERVIEW

- **27.9± ACRES**
- **PROPERTY IS LOCATED WITHIN WASHOE COUNTY BUT WITHIN THE CITY'S SPHERE OF INFLUENCE**
- **A SPECIAL USE PERMIT IS REQUIRED BASED ON RESIDENTIAL LOCATED NORTH OF I-80**
- **NEAREST RESIDENTIAL PROPERTY LINE = 340 FEET (NORTH OF I-80)**
- **NEAREST HOME = 411 FEET (NORTH OF I-80)**
- **SITE HAS BEEN ZONED INDUSTRIAL FOR OVER 30+ YEARS**
- **PLANNED FOR A MIX OF MINI-STORAGE AND LIGHT INDUSTRIAL/FLEX SPACE**

SITE PHOTOS

VIEW TO EAST FROM WEST END OF PROJECT SITE



VIEW TO NORTHEAST FROM CENTRAL PORTION OF SITE

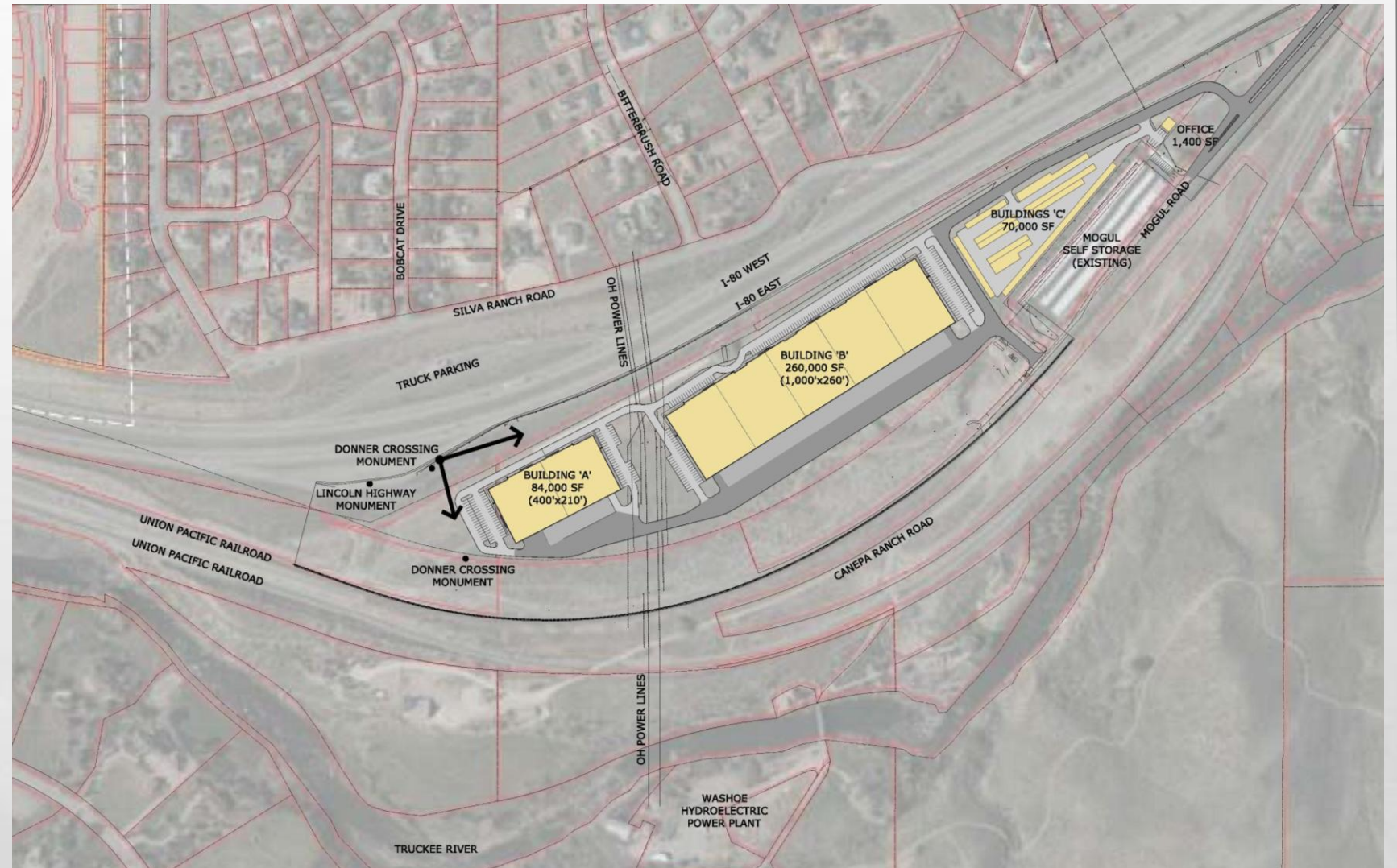


COMMUNITY INPUT AND CONCERNS

- **OBJECTIONS TO LARGE BUILDINGS SUITABLE FOR WAREHOUSING/DISTRIBUTION**
- **TRUCK TRAFFIC**
- **ON-RAMP/MERGE LANE ON TO I-80**
- **PUBLIC NOTICING**

NOTE: DEVELOPER HAS VOLUNTARILY AGREED TO DOUBLE THE LEGAL NOTICING RADIUS AS WELL AS PAY THE ADDITIONAL EXPENSE TO DO SO. THIS INCLUDED NEIGHBORHOOD MEETING AND TONIGHT'S HEARING.

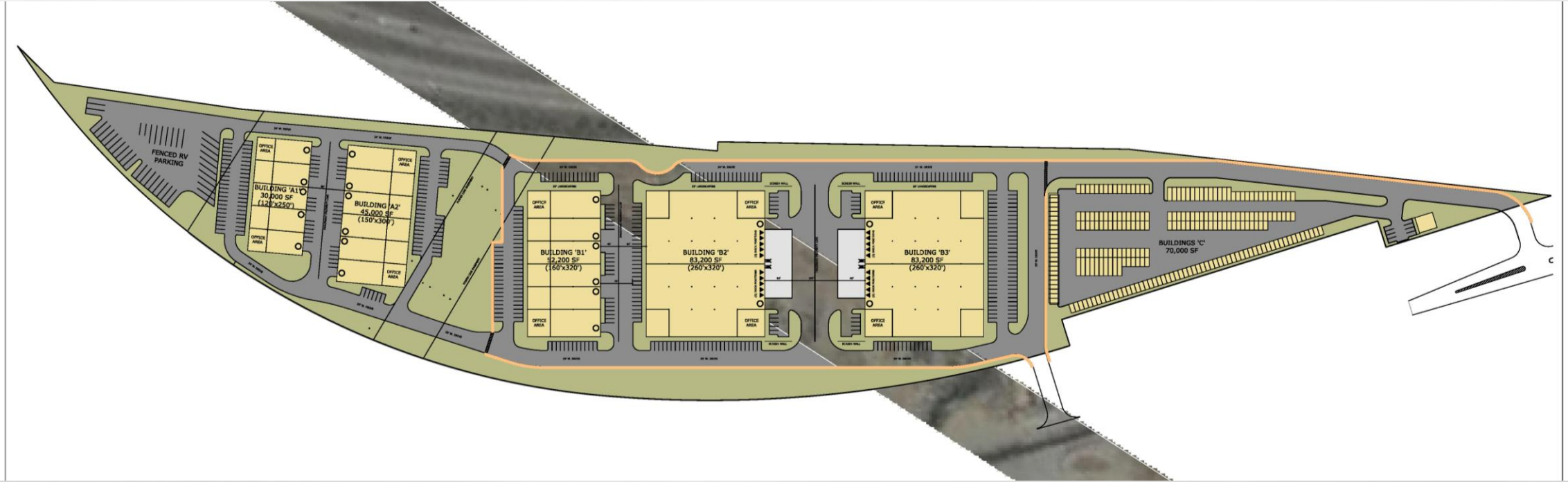
“OLD” SITE PLAN



PLAN CHANGES

- **ELIMINATED LARGE WAREHOUSE/DISTRIBUTION BUILDINGS**
- **BUILDINGS ARE NOW PROPOSED FOR INDUSTRIAL FLEX-SPACE**
- **REDUCED TRUCK DOCKS BY 66%**
- **ALL TRUCK DOCKS FACE INTERNAL**
- **REDUCED TOTAL BUILDING AREA BY 50,400 SQUARE FEET**
- **ADDED BOAT/RV STORAGE COMPONENT**

NEW SITE PLAN



“OLD PLAN”	REVISED PLAN
TOTAL BUILDING AREA	
344,000 SQUARE FEET (WAREHOUSE)	293,600 SQUARE FEET (FLEX SPACE)
70,000 SQUARE FEET (MINI-STORAGE)	70,000 SQUARE FEET (MINI-STORAGE)

PROJECT COMPARISON



TRAFFIC COMPARISON

PREVIOUS PLAN:

1,283 AVERAGE DAILY TRIPS (ADT)

102 AM PEAK

118 PM PEAK

REVISED PLAN:

648 ADT

61 AM PEAK

72 PM PEAK

TRAFFIC SUMMARY

- **51% REDUCTION IN AVERAGE DAILY TRIPS**
- **648 ADT = 324 VEHICLES ENTERING AND EXITING DAILY**
- **ELIMINATION OF LARGE WAREHOUSE SIGNIFICANTLY REDUCES TRUCK TRAFFIC (UP TO 75%)**



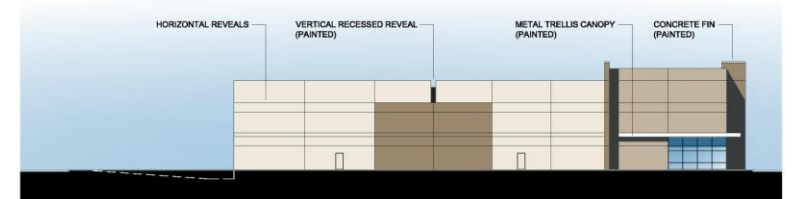
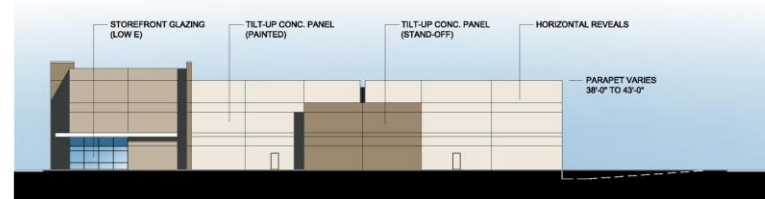
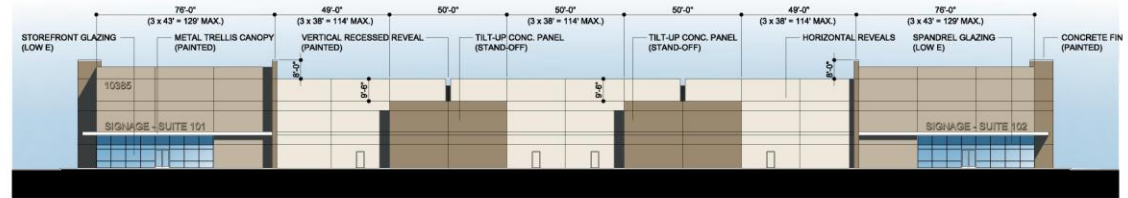
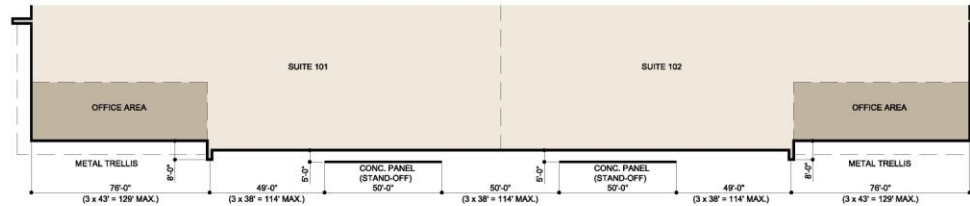
FREEWAY/RAMP IMPROVEMENTS

NDOT CONSTRUCTION IS CURRENTLY WRAPPING-UP

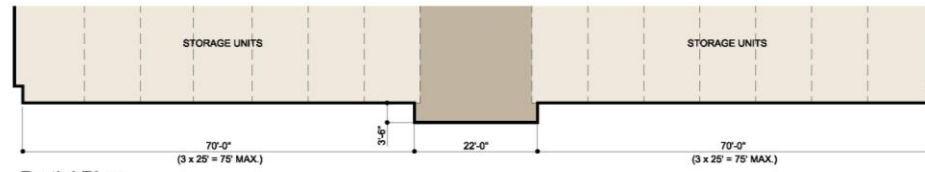
FULL MERGE/ACCELERATION LANE ADDED EASTBOUND

**DEVELOPER WILL PROVIDE FURTHER MITIGATION MEASURES BASED
ON ENGINEERING/NDOT ANALYSIS**

“OLD” ELEVATIONS



“OLD” ELEVATIONS



Partial Plan



South Elevation (Interior)



West Elevation (Interior)

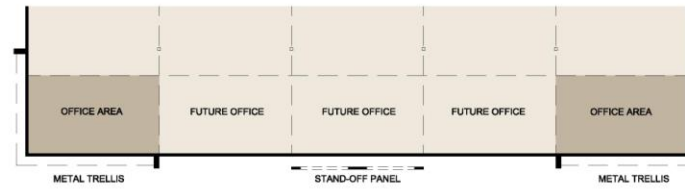


East Elevation (Interior)

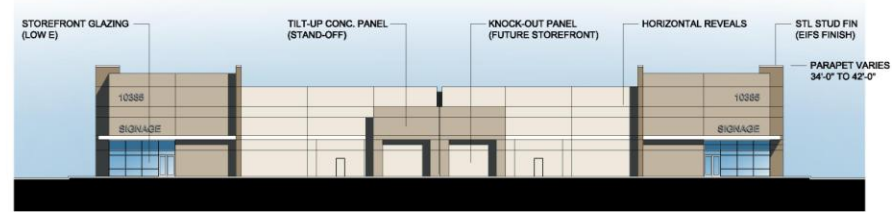


North Elevation (I-80)

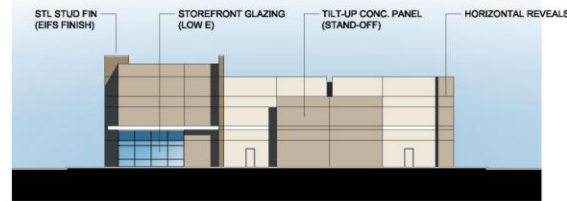
NEW ELEVATIONS



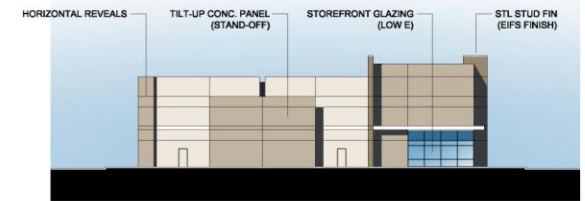
Partial Plan



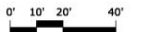
West Elevation (Interior)



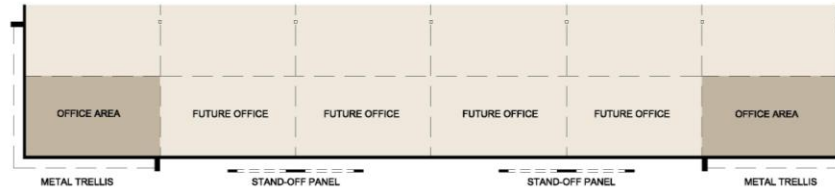
South Elevation (Internal)



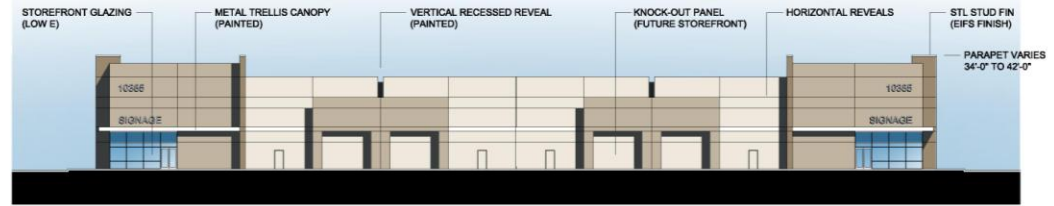
North Elevation (I-80)



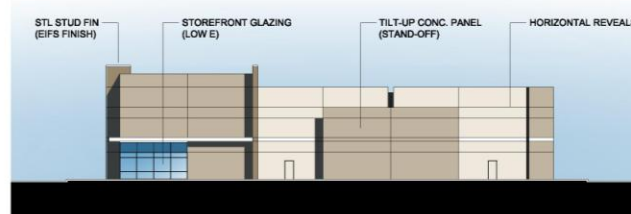
NEW ELEVATIONS



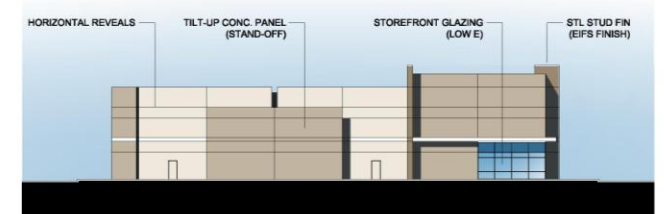
Partial Plan



East Elevation (Interior)



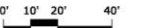
North Elevation (I-80)



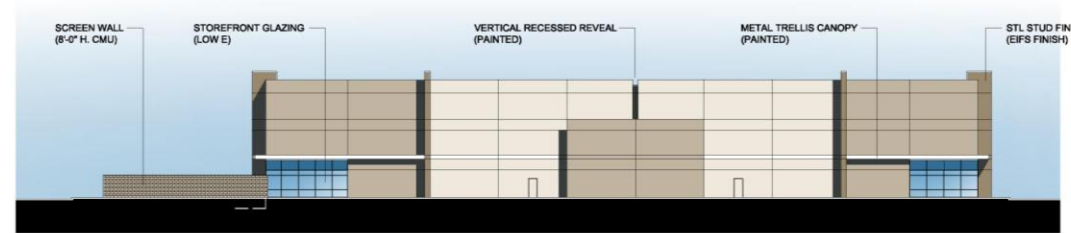
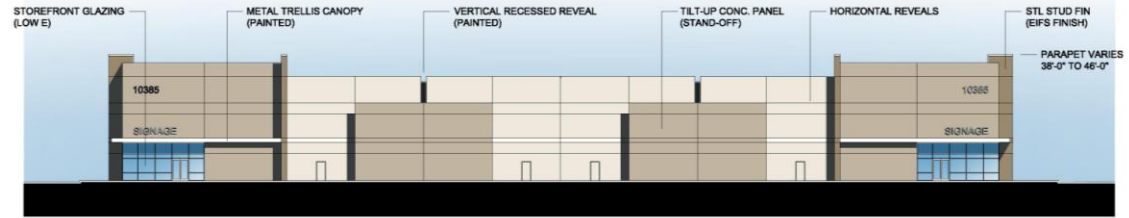
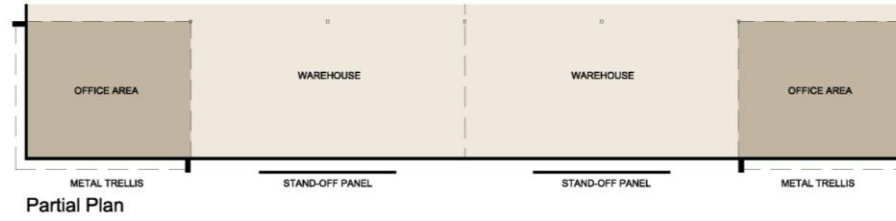
South Elevation (Interior)



West Elevation (Interior)



NEW ELEVATIONS



NEW ELEVATIONS



Partial Plan



South Elevation (Interior)



West Elevation (Interior)



East Elevation (Interior)



North Elevation (I-80)



SIGNAGE



PHOTO SIMULATIONS

NOTE: PREVIOUS ELEVATION. PROVIDED TO DEPICT BUILDING HEIGHTS AND PROPOSED GRADING.



Photo Looking South - Donner Crossing View



Photo Simulation - Looking Southeast from Donner Crossing Monument