



WSUP21-0006

(Linda and Sean Moore)

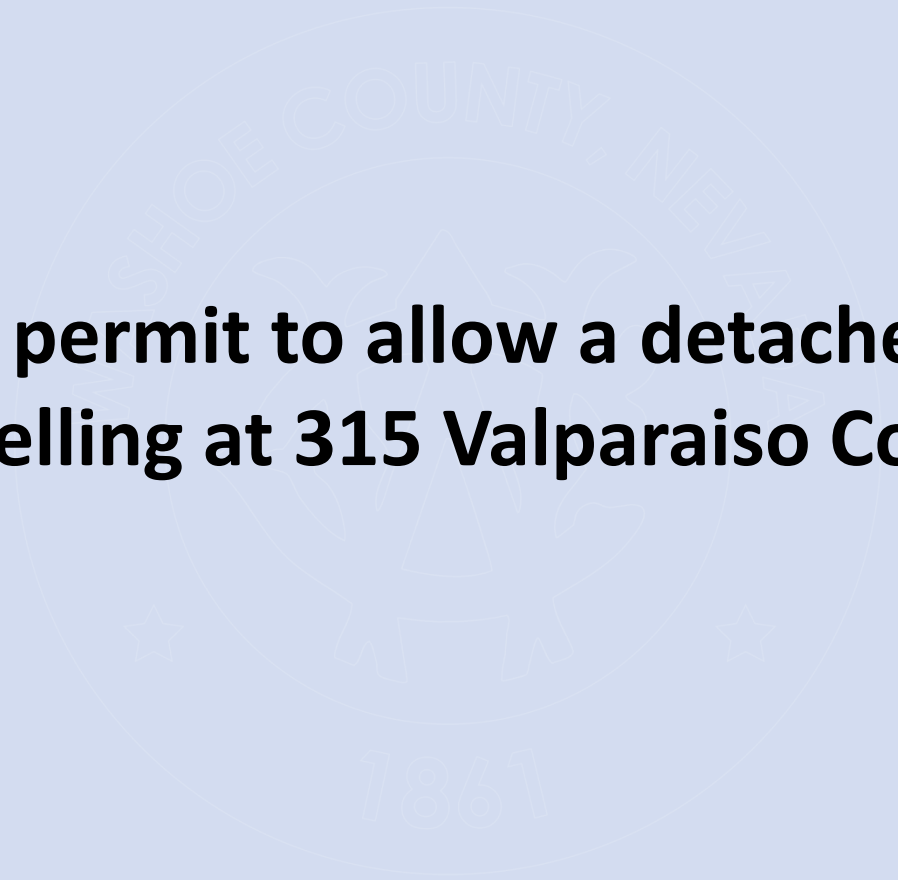
May 4, 2021

Washoe County Planning Commission



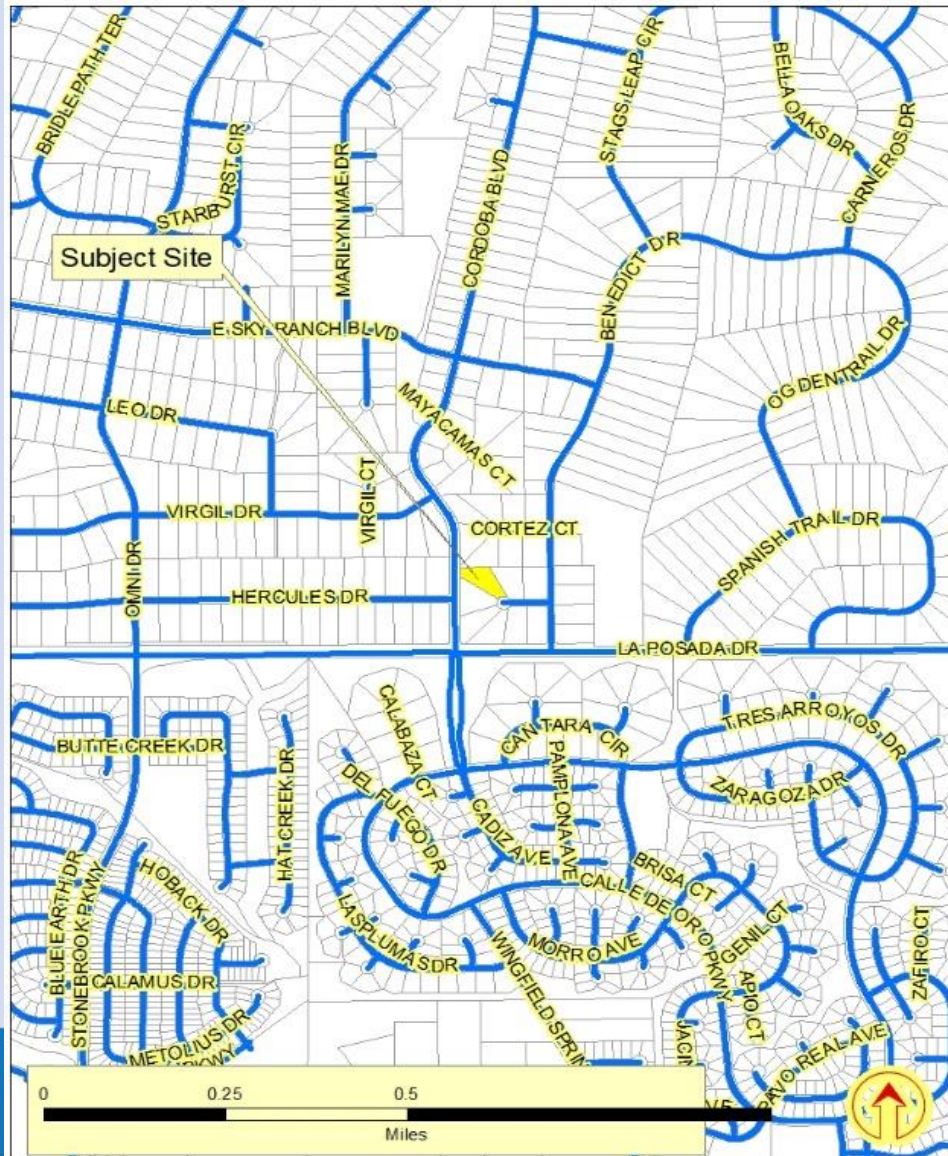
Request

Special use permit to allow a detached accessory dwelling at 315 Valparaiso Court.



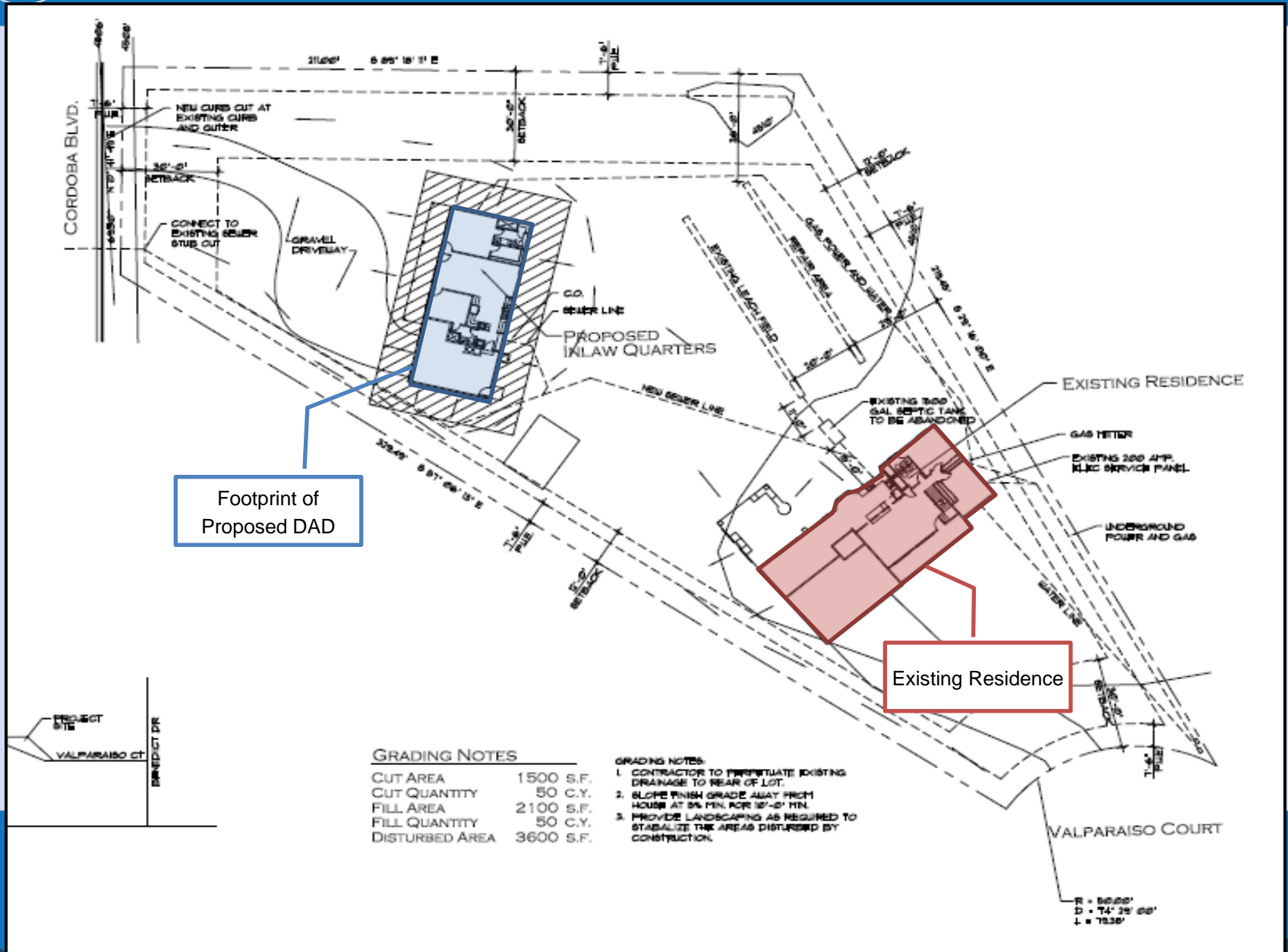


Project Vicinity





Site Plan



Footprint of Proposed DAD

Existing Residence

GRADING NOTES

CUT AREA	1500 S.F.
CUT QUANTITY	50 C.Y.
FILL AREA	2100 S.F.
FILL QUANTITY	50 C.Y.
DISTURBED AREA	3600 S.F.

GRADING NOTES:

1. CONTRACTOR TO IMPROVE EXISTING DRAINAGE TO REAR OF LOT.
2. SLOPE FINISH GRADE AWAY FROM HOUSE AT 2% MIN. FOR 10'-0" MIN.
3. PROVIDE LANDSCAPING AS REQUIRED TO STABILIZE THE AREAS DISTURBED BY CONSTRUCTION.

R = 50.00'
D = 74'-29" 00"
L = 79.33'



Satellite Image






Analysis

- The proposed DAD is less than 50% the size of the existing main residence.
- The new DAD will match the architecture of the existing main house.
- The surrounding properties are developed similarly with accessory structures.

Requirement	Proposal Complies
A main dwelling exists and no other accessory dwelling is on site	Yes
A minimum lot area of 12,000 square feet	Yes
Standard building setbacks are maintained	Yes
1,500 square feet or smaller (& 50% or smaller than the size of main dwelling)	Yes
Manufactured home is constructed within 6 years and over 1,200 sq. ft. in size	Yes
One off-street parking space added	Yes
One accessory dwelling only on site	Yes

A large, thick green checkmark is positioned to the right of the table, indicating that all requirements are met.



Spanish Springs Area Plan/CAB

Policy	Brief Policy Description	Complies	Condition of Approval
SS.5.1	Development within the Spanish Springs planning area will comply with the appropriate development standards and design guidelines as detailed in Appendix A.	Yes	No

- **April 7, 2021 Spanish Springs CAB**
 - Clarified the DAD will require new access from Cordoba Blvd.
 - Confirmed the DAD will be less than 50% of the existing residence
- **Voted unanimously in support of the application**



Public Notice

- **The application was noticed per WCC 110.810.25**
 - Property owners within five hundred (500) feet of the subject parcel
- **No formal comment letters were received**



Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
2. **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;
3. **Site Suitability.** That the site is physically suitable for a detached accessory dwelling unit and for the intensity of such a development;
4. **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; and,
5. **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.



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 Planning Commission approve with conditions Special Use Permit Case Number WSUP21-0006 for Linda and Sean Moore, 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.