

APN# 020-032-12 and 13

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Requested By  
LISA H NASH  
Washoe County Recorder  
Kalie M. Work - Recorder  
Fee: \$43.00 RPTT: \$0.00  
Page 1 of 13

(For Recorder's use only)

Little City Landscape  
Specific Plan District Handbook  
**(Title of Document)**

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

**-OR-**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons as required by law: \_\_\_\_\_.  
(State specific law)

Lisa H. Nash

**Signature**

Lisa H. Nash

**Printed Name**

Planner

**Title**

This page added to provide additional information required by NRS 111.3.12 Sections 1-2 and NRS 239B-030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

# **LITTLE CITY LANDSCAPE SPECIFIC PLAN DISTRICT HANDBOOK**



**Adopted January 26, 1999  
Amended February 23 , 2022**

**Little City Landscape  
Amended Development Standards Handbook**

Notice is given that the Second Amended Development Standards Handbook for the Little City Landscape Specific Plan District was approved by the Reno City Council on February 23, 2022. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this 4<sup>th</sup> day of April, 2022

Kirk Barlow  


STATE OF NEVADA        )  
                                  )ss  
COUNTY OF WASHOE    )

On this 4<sup>th</sup> day of April, 2022, before me, a Notary Public personally appeared Kurk Barlow, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.

 \_\_\_\_\_ (seal)  
Notary Public



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## I. INTRODUCTION

### A. Project Location

Little City Landscape (APN #'s 020-032-12 and 13) consists of ±1.86 acres located on the south side of Linden Street, west of Kietzke Lane (450 and 470 Linden Street). Figure 1 (following page) depicts the project location.

### B. Site Description and Existing Conditions

The Little City Landscape site is located in a mixed-use neighborhood. Property in the vicinity of the project site is developed with a mix of residential and commercial uses. Commercial properties are located adjacent to Kietzke Lane to the east. Properties to the north, east and west of the site are multi-family residential. The property located to the south includes a manufactured home park.

Little City Landscape is located directly adjacent to Linden Street and is accessed by two existing driveways.

The western parcel (450 Linden Street) includes an existing commercial building utilized for business operations. Outside storage at the rear of the parcel is screened by 6 foot wood privacy fence on the west side of the property, adjacent to the independent living apartment building that adjoins the site. The property shares a 6 foot tall chain link fence along the rear property line with the adjoining 470 Linden Street property (eastern SPD parcel). The chain link fence includes well established vines that provide visual screening.

The eastern parcel (470 Linden Street) has three detached residences at the north end with landscape materials storage at the south end. This lot shares the 6 foot chain link fence along the rear with the 450 Linden property. There is a 6 foot wood privacy fence between this property and the apartment building to the east.

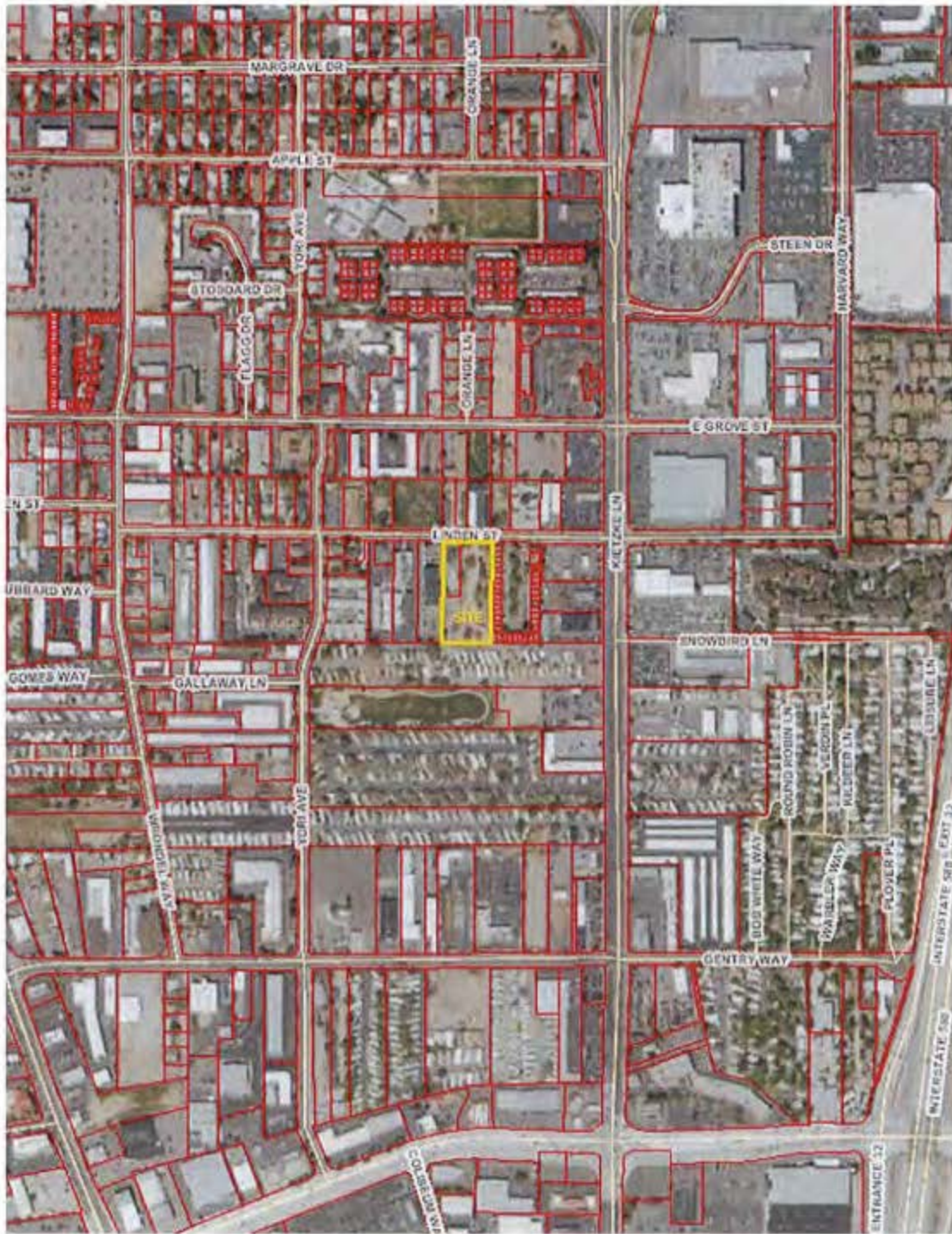


Figure 1 – Vicinity Map

**C. Statement of Purpose and Plan**

The purpose of this Specific Plan District (SPD) is to establish allowed uses and development standards within the plan area, and provide timely implementation of development standards to ensure that onsite operations are compatible with adjoining properties. The standards and provisions contained herein will provide for the orderly development of the Little City Landscape SPD area and provide for appropriate land use, mitigation of potential impacts, and compliance with Reno Municipal Code standards.

**D. Zoning**

Figure 2 (below) depicts the Little City Landscape SPD in context with surrounding zoning patterns.

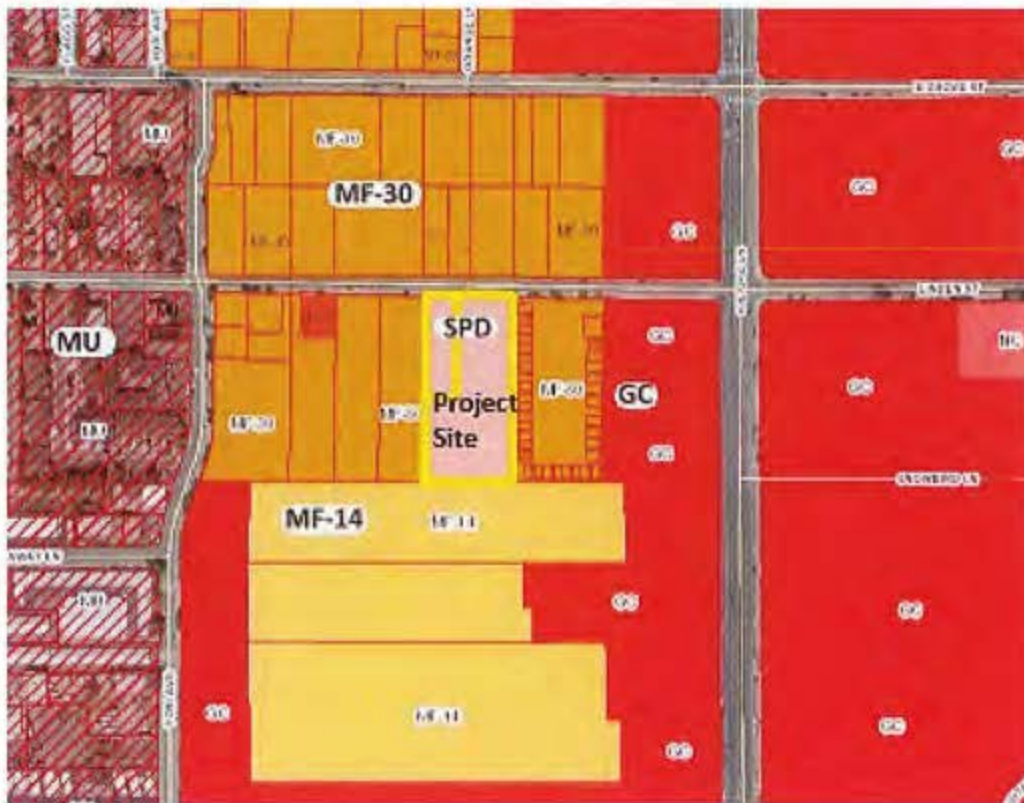


Figure 2 –Zoning Map

## II. DEVELOPMENT STANDARDS

The Little City Landscape SPD allows for both commercial and residential land uses. The plan recognizes the need to properly manage operations and development standards to ensure land use compatibility and incorporates controls to achieve this.

The standards included in this handbook are meaningful and specific, providing assurances that the current and future development of the site will follow predictable forms. Although the handbook provides for options, there is little flexibility in terms of allowed uses and development intensity.

The Development Standards promote compatibility with adjacent uses, properly relate to the surrounding environment, provide proportional sizes/arrangements of materials, ensure adequate parking, and ensure proper setbacks and fencing.

### A. Standards Not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in Reno Municipal Code (RMC), as amended. The Multi-family Residential – 30 units per acre (MF-30) zone standards shall be applied, as modified in this SPD.

### B. Allowed Uses

The SPD establishes specific uses that shall be permitted at this site. These uses have been selected as appropriate for the site and the allowed area and intensity for these uses are further defined in the plan. The uses listed below constitute the allowed uses for Little City Landscape.

Allowed uses for Little City Landscape are:

Uses permitted in the MF-30 zone

One (1) landscape contractor business

Outdoor storage of plants, rock, blocks, and soil

Indoor storage of irrigation materials, tools, and other landscape equipment

Prohibited Uses:

Retail Sales





Figure 3 – Site Plan

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### III. DESIGN STANDARDS

The Little City Landscape SPD emphasizes organized development through thoughtful and comprehensive design standards. Although the handbook provides for options, there is little flexibility in terms of allowed uses and storage intensity.

#### A. Fencing

Maximum fence height for any perimeter fencing shall be eight (8) feet and 4 ½ feet within the front setback. Perimeter fencing shall be solid screen fencing as defined in "Screening" below.

#### B. Screening

Screening standards shall be implemented as described below.

Standards:

- A solid masonry, metal, composite, or wood fence with five feet of landscaping adjacent to it with a minimum of one evergreen tree planted every 20 linear feet and a minimum two shrubs planted per tree.
- Maintenance of Screening: All screening shall be maintained for the life of the installing use in good repair and condition sufficient to remain effective for the intended screening purpose.

#### C. Parking, Paving, and Stormwater Treatment

Parking shall be provided per the standards outlined in Reno Municipal Code for each land use. All drive aisles shall be paved, and outdoor storage areas shall consist of all-weather surface materials subject to Engineering staff approval. A reciprocal parking and access easement between the two subject parcels shall be approved by staff and recorded. Stormwater treatment measures (i.e. Low Impact Development) shall be implemented as outlined in the Implementation section.

#### D. Signs

Sign standards reflect current site signage conditions. This includes signs along the Linden Street frontage as shown in Figure 4 (following page). Any changes/modifications to signage shall be subject to the standards below.

Standards:

- Signs identifying the business will be allowed on 450 Linden Street between the office building and the street.
- Freestanding, monument and attached wall signs shall be non-illuminated and subject to the residential sign standards of RMC.



Figure 4 – Existing Signs

#### **E. Setbacks**

MF-30 zone lot and building standards shall apply.

#### **F. Operations**

The landscape business shall operate between the hours of 8:00 am and 5:00 pm, Monday through Friday. Truck deliveries shall be limited to the hours of 8:00 am through 4:00 pm, Monday through Friday.

#### **G. Lighting**

Lighting that results in spill-over or glare to adjoining properties shall be prohibited.

Freestanding or pole lighting shall only be located within outdoor storage areas and shall not exceed 12 feet in height. Any new wall or pole lighting installed after adoption of this SPD shall require a photometric analysis demonstrating compliance with RMC residential adjacency lighting standards, as amended, to ensure that spill-over and glare does not occur to adjoining parcels outside of the SPD boundary.

#### **H. Outdoor Storage**

Outdoor storage standards shall be implemented as described below.

Standards:

- Storage shall conform to setback requirements for principal buildings.

- Outdoor storage shall be located to the side or rear of the principal building, and shall be screened from adjacent roadways and parks, and from residential zoned property with landscaping and a solid fence no shorter than the allowed storage height, not to exceed eight (8) feet.
- The maximum height for all material storage is eight (8) feet.
- Stacked material shall not exceed the height of the wall or fence.
- Walls or fences that are visible from the street shall be architecturally compatible with the primary building or existing solid wood fencing.

#### **I. Residential Adjacency**

RMC standards 18.04.1407 – 1409 ("Spillover Lighting," "Noise," and "Odor"), as amended, shall apply.

#### **J. Discretionary Review**

Nonresidential development, as addressed through this SPD, shall be exempt from RMC 18.08.602 "Site Plan Review," as amended.

### **III. Implementation**

Lawfully permitted existing nonconformities may continue subject to RMC 18.04 Standards. All permits required for implementation of the SPD development standards, as noted below, shall be submitted within six months of the adoption date of this amended SPD. No business license shall be approved on the eastern parcel area (APN 020-032-13) until the following improvements have been implemented.

- Screening and buffer landscaping shall be installed along the east, west, and south site perimeters.
- A reciprocal parking and access easement between the two subject parcels shall be approved by staff and recorded.
- All drive aisles shall be paved and outdoor storage areas shall consist of all-weather surface materials approved by Engineering staff.
- A hydrology report shall be submitted, subject to staff approval, addressing on-site and off-site stormwater flows, detention, and facility capacities for the predevelopment and post development site conditions. Low impact development (LID) worksheets shall be included in the report.
- Improvements required to implement required LID treatment shall be implemented.
- All outdoor storage uses shall adhere to these SPD standards.

# WASHOE COUNTY RECORDER

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By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature

4-5-22

Date

Lisa H. Nash

Printed Name