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IDI
Stead
Business
Center
PUD

CASE NO 48-93/FILE 3 (IDI SILVER LAKE/STEAD BUSINESS CENTER) - A request for a zoning map amendment from SFR-6 (Single Family Residential, SFR-15 (Single Family Residential) and IC (Industrial Commercial) under resolution of intent, to PUD (Planned Unit Development) for an industrial business center. The ±91.8 acre property is located on the north side of Moya Boulevard and extends from Red Rock Road to approximately 2,540 feet south and west of Resource Drive.

Chris Windecker, Associate Planner, presented the staff report, noting that, in November, staff had suggested the applicant proceed with a request for a zone change for a specific project (Sally Beauty) and come back at a later date with a request for a zone change and a PUD proposal for the balance of the property. He noted that staff had been reluctant to support a zone change for the entire property without knowing what uses would be established adjacent to existing and planned residential development to the south. He noted that the PUD proposal included a list of generally permitted uses - two of these uses, Research and Development and Laboratories were excepted by the Stead Neighborhood Council during their consideration of the project.

Mr. Windecker stated that staff was requesting the applicant to amend the PUD to include a maximum building height of 40 feet. He added that the parking standards in the PUD were somewhat less than those required by City code, and staff was requesting the applicant to monitor the parking during development; if parking proved insufficient, the PUD ordinance would be modified to remedy the situation.

Mr. Windecker stated that Staff was requesting that the limitations on outdoor storage in the service areas be expanded to be consistent with the limitations in City code under the IB zoning district. He added that Item D on Page 6 of the staff report should be deleted, because it would preclude any outside storage. Staff was also asking that the PUD be amended to include only one sign on the street frontage, that a Wetlands Mitigation Plan be submitted prior to any development, and it would be necessary for the applicant to comply with all requirements of the Major Drainageways Plan.

Mr. Windecker noted that the applicant proposed the project review process be a two-step process - an architectural review committee reviewing the plans and then submittal to the City. Staff was suggesting all development on this site be subject to site plan review.

Staff recommended approval, subject to conditions in the staff report.

Commissioner Pilzner opened the public hearing.

Melissa Lindell, Pyramid Engineers, represented the applicant. She noted that the Stead Neighborhood Council had expressed concern about Research and Development and Laboratories as uses for the business park, and the applicant had agreed that these uses would be subject to the special use permit process. She said the applicant agreed to site plan reviews for individual businesses, but wished to retain the 60-foot building height maximum, since the trend seemed to be for linear development in these types of facilities, and they were willing to go for two-to-one setbacks. She added that side yard storage was sometimes more appropriate than back yard storage and asked that it be allowed. She said they were requesting only two monument signs for this large site, and agreed to reduce the size of the signs to 80 square feet. She asked that Condition No. 7h be amended to read "for all required landscape areas in the front of the building". She asked that, due to water restrictions, they be allowed to plant fewer trees at the backs and sides, and more in the front of the buildings.

Dorothy McAlinden, Stead Neighborhood Council, said the Council was concerned with Laboratories and Research and Development uses because of possible hazardous waste, but understood that these uses would be reviewed individually. She stressed the importance of scheduling development applications in Stead on the second Planning Commission of the month and asked for this in writing. She also expressed concern about the building heights.

No one else spoke in approval or in opposition, and the public hearing was closed.

Commissioner Pilzner instructed staff to add to the staff report "as the new projects come in they will be reviewed by the Stead Neighborhood Council".

In response to a question from Commissioner Casaceli, Mr. Windecker replied that the intent of requiring the PUD was to mitigate the adverse impact of this type of development adjacent to residential development, and an increase in setbacks would not change staff's objection to higher buildings.

In response to a question from Commissioner McMillan, Mr. Windecker replied that the applicant could request a variance to the height restrictions if a special project came in, requiring a taller building.

In response to a question from Commissioner Casaceli, Mr. Windecker replied that the word "required" should be inserted in Condition No. 7h. He suggested that the special use permit requirement for

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Laboratories and Research and Development uses be incorporated into the conditions of approval.

In response to a question from Commissioner Casaceli, Mr. Windecker replied that either all Stead cases could be scheduled for the second meeting of the month or the Stead Neighborhood Council could change its meeting date.

Commissioner Curtis moved to approve the request for a zoning map amendment in Case No. 48-93/File 3 (IDI Silver Lake/Stead), subject to the conditions in the staff report, with the addition of a condition stating that a special use permit be required for any use that involved hazardous waste and the addition of the phrase "required landscaping" to Condition No. 7h. She added that the change in zoning represented an orderly development of the City, provided for an appropriate use of the property and was in substantial conformance with the master plan.

Commissioner Farahi seconded the motion, and it was approved by a unanimous vote of the seven (7) members present.

Commissioner Curtis moved to grant the Planned Unit Development in Case No. 48-93/File 3 (IDI Silver Lake/Stead)

Commissioner Farahi seconded the motion, stating that the project was consistent with the objectives of a planned unit development and was in the public interest.

The motion was approved by a unanimous vote of the seven (7) members present.

**DEVELOPMENTAL GUIDELINES AND REQUIREMENTS
FOR THE IDI STEAD BUSINESS CENTER**

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*Revised per clients
letter dated 6-22-93*

**DEVELOPMENTAL GUIDELINES AND REQUIREMENTS
FOR THE IDI STEAD BUSINESS CENTER**

*- was the master plan
revised? & final plan
revised?
10-6-97
Jen*

INTRODUCTION

The project site (hereinafter termed Property) consists of approximately 80.36± acres located in the Stead Neighborhood Planning Area. The Property is bordered in general by the Silver Lake Playa on the north, Moya Boulevard on the south and Red Rock Road on the west. The Sally Beauty Distribution Center project site is located at the easterly end of the property boundary. Surrounding uses include undeveloped property to the north and west, residential uses to the south and industrial uses to the east.

The Property is designated for "Distribution and Warehousing" use on the master plan but is currently zoned SFR-6, SFR-15 and IC under Resolution of Intent. The SFR-6 and SFR-15 zoning classifications are not consistent with the master plan. A zoning map amendment is therefore, necessary to bring the property into conformance with the master plan.

With the submittal of the recent zoning map amendment to IC on a portion of the Property, to accommodate the Sally Beauty facility (Case No.48-93), the planning staff was concerned about future development of the Property. It was suggested that Planned Unit Development (PUD) zoning would be the best alternative for the Property to ensure future development would be compatible with the existing residential uses on the south side of Moya Boulevard. Condition No. 1 of the Sally Beauty Zone Change approval requires the Sally Beauty site to be incorporated into a PUD for the entire Property. The objective is to allow development in accordance with the master plan but with specific guidelines and requirements to ensure compatibility.

The project area (Property) will be referred to as the IDI Stead Business Center. All projects within the business center shall conform to the development guidelines and requirements established herein. The Sally Beauty Distribution Center, which is currently under Special Use Permit review, (Case No. 48-93/File 2), is the first project to be proposed in the Business Center and is typical of future projects anticipated.

A. REVIEW PROCESS

The review process for each project shall include approval by the City of Reno and the Architectural Review Committee established for the IDI Stead Business Park as follows:

I. Architectural Review Committee

Signed plan approval by the Architectural Review Committee (ARC) is required prior to the undertaking of any site improvements, construction or installation, including but not limited to, clearing, grading, paving, signs, structures, landscaping, building additions or alterations and subdivisions. The reviewing agency, the ARC, is located at One Lincoln Centre, Suite 1060,

Oakbrook Terrace, Illinois 60181, (708) 916-2300. The review and time frames should also be coordinated with the required public agencies.

1. Two-Step Process: Plans must be submitted to the Architectural Review Committee at the following stages of planning and design:
 - a. Schematic/Preliminary Stage
 - b. Final Construction Document Stage

At each stage the following elements will be considered:

- (1) Site Plan
 - (2) Building Design
 - (3) Landscape Design
 - (4) Signage
2. Plan Submittal Checklist: In order to simplify and expedite the approval process, preliminary three dimensional renderings, plans and specifications are required. Typically, three sets of plans and two sets of reproducible mylars will be submitted for each review, however, the owner should contact the ARC to determine the requirements for each specific application. One set of plans and the mylars will be retained for the ARC files. The final plans and specifications will be submitted at least thirty (30) days prior to submission for the Building Permit required by the City of Reno. This timing will allow for a thirty (30) day review and approval (or disapproval) process by the ARC.
 - a. Schematic/Preliminary Approval: Preliminary review will be concerned with the overall design intent, building materials, colors, finishes, architectural treatment of roof lines, site and landscape design. At the initial or schematic/preliminary review, the following materials will be submitted:
 - (1) Site Plan
 - (a) Site location
 - (b) Site survey
 - (c) Building location, orientation, overall dimensions and height
 - (d) Setbacks
 - (e) Site circulation
 - (f) Landscape areas
 - (g) Site lighting plan (to include photometrics)
 - (h) Connections to existing utility lines
 - (i) Proposed easements
 - (j) Site drainage

- (k) Grades, existing and proposed
- (l) Projected number of employees
- (m) Amount and location of employee and guest parking
- (n) Loading and service areas
- (o) Miscellaneous site structures, screen walls, etc.

(2) Building Design

- (a) Floor Plans
- (b) Elevations, in color or with color samples
- (c) Perspective rendering (optional)
- (d) Building materials
- (e) Roof top units - dimensions, cut sheets

(3) Landscape Design

- (a) Quantity
- (b) Location
- (c) Common and botanical name
- (d) Caliper of proposed trees
- (e) Height of ornamental trees
- (f) Evergreen trees
- (g) Size and spacing of shrubs
- (h) Groundcover
- (i) Irrigation Layout (at least showing coverage areas)
- (j) Erosion control plan

(4) Signage

- (a) Location plan
- (b) Sign types
- (c) Construction period temporary signage

b. Final Construction Documents Approval: At the second review, engineering, architectural, site development and landscape working drawings and specifications will be submitted for review. In addition, samples of all exterior materials will be submitted for review and approval. A sample panel of exterior materials will be required at the building site.

3. Basis of Approval: Review and approval will be based on standards set forth in these Developmental Guidelines. Plans will be reviewed not only for the quality of the specific proposal, but also for the development's effect and impact on its neighbors and on the general surroundings. Evaluation will be made of spatial relationships among buildings and between buildings and other surrounding elements.

With the intent of minimizing detrimental visual impact, careful concern will be given to location and treatment of utility and service facilities. All new or relocated utility distribution and service facilities, including communication and cable television, shall be placed underground except surface mounted transformers located in conformance to applicable setbacks, pedestal mounted terminal boxes, meter cabinets and concealed ducts. Above ground installations shall be aesthetically screened.

4. Interpretation and Waiver: The ARC's interest in reviewing the above items is to assure that a high quality of compatible development is consistently achieved. When questions of judgement or interpretation arise, the decision of the ARC is final.

All issues not covered specifically by the Declaration and these Developmental Guidelines will be resolved by the ARC on a case-by-case basis.

In order to meet special unforeseen situations, it may be desirable from time to time for the ARC to allow variances of certain requirements. Any variance granted is made with the welfare of the overall development in mind and is not precedent setting.

II. Public Approvals

With the approval of the PUD ordinance by the City of Reno, subsequent individual projects conforming to the standards and requirements herein, shall not require Special Use Permit approval by the Stead Neighborhood Council, the Reno City Planning Commission or City Council. Projects will, however, be reviewed by staff through the site plan review process. Prior to final approval of a building permit, the project must have received schematic/preliminary approval and final construction documents approval by the ARC.

The Development Guidelines outlined herein may be more or less restrictive in land use, site development standards, access restrictions, landscape requirements or in other matters than the City of Reno Zoning regulations (RMC Chapter 18.06) and other City design guidelines such as the Community Design Handbook. The Development Guidelines established herein, however, will govern. All other pertinent requirements of public agencies not addressed in these guidelines must be adhered to in the development of this property and all plans must be approved by the City of Reno. Prior to development, each Owner must verify current applicable code requirements.

All public improvements shall be to City standards and all standards not specifically covered by this handbook shall be those provided in Reno Municipal Code.

B. PERMITTED USES

Permitted uses are intended to be restricted to an industrial business park environment. The following are permitted uses in the IDI Stead Business Center:

1. Indoor manufacturing, processing, assembly and fabrication businesses.
2. Indoor and outdoor storage, which is incidental to a permitted use.
3. Printing, reproduction or publishing establishments.
4. Warehousing and distribution facilities.
5. Offices.
6. Research and Development facilities.
7. Laboratories.
8. Fitness Centers.
9. Recording Studios.

C. SITE DEVELOPMENT STANDARDS

The following standards will apply to development within the IDI Stead Business Center.

1. Building Height: Buildings shall be limited to 40 feet in height.
2. Required Site Area: The minimum size of each site shall be one (1.0) acre; however, the Property is designed to accommodate sites of more than one (1.0) acre in size.
3. Site Coverage: Each site must provide yards as specified herein and parking must respect landscaping setbacks and other criteria set forth herein.
4. Minimum Building Setback Requirements: Front yard setbacks from Moya Boulevard are emphasized to ensure compatibility between uses on the south side of Moya Boulevard. The following minimum setbacks shall be required:
 - a. Front Yards: The minimum building setback line shall be thirty (30) feet from street right-of-way lines with one additional foot of setback required for each foot of building height over 40 feet.

- b. Side Yard: The building setback line shall be a minimum of twenty (20) feet from a side property line with one additional foot of setback required for each foot of building height over 40 feet.
- c. Rear Yard: The minimum building setback line shall be twenty (20) feet from a rear property line.

For the purpose of this Paragraph, the term "street right-of-way" shall include, but not be limited to, dedicated public roads and undedicated private roads constructed by the Declarant as part of its development of the Property. Further, no improvements shall be located so as to materially adversely affect any easements reserved by Declarant. No use shall be made of any portion of a site within the said setback area except for landscaping, driveways, walkways and other means of access to the interior thereof, permitted parking and approved signs. In the case of a corner lot, the front yard setback shall apply to both public street frontages.

5. Minimum Landscape Requirements Within Building Setback:

- a. Street Frontage: The first ten (10) feet along a street right-of-way shall be landscaped.
- b. Side and Rear Yard: The first ten (10) feet along each property line shall be landscaped.
- c. Foundation Yard: A minimum ten (10) foot wide landscaped area shall be provided along the front of a building and five (5) foot wide along all sides and rear of a building. These planting areas need not be uniform in shaped so long as the required amount of space is landscaped.
- d. Parking and Drives: With the exception of entrance drives, no parking area or drive shall be located within any required landscaped area.
- e. Sidewalks: On-site sidewalks serving the buildings shall be located outside of required foundation yard areas, with the exception of direct building access or courtyard use.
- f. Loading and Service Entries: No foundation yard will be required at access points to a building.

The portion of a site located within the setback areas set forth below not occupied by permitted improvements constructed in accordance with plans and specifications approved by the ARC shall be landscaped with native grasses, wildflowers, grass, trees or other suitable plants in accordance with the terms of these Developmental Guidelines and the landscaping plans approved by the ARC. Drought tolerant, native plant materials are highly encouraged.

6. Vehicular and Pedestrian Circulations: Vehicular and pedestrian circulation within all sites will be designed to function in a safe and efficient manner.

All truck traffic will be required to enter and exit the individual sites from Moya Boulevard via Red Rock Road. The number of vehicular access points per site will be based upon size of development and its relationship to public health, safety, and welfare. In all instances, access points shall be kept to a minimum. Curb cuts along the boundary of sites shall be at least two hundred (200) feet apart where possible, from a street intersection and a minimum of thirty (30) feet wide. Joint cuts may be developed to serve abutting parcels. Wherever possible, entry drives on opposite sides of a street will be located and aligned directly across from one another. All distances will be measured from centerline to centerline.

7. Curbs: All paved areas provided in the Property will have a B6-12 concrete curb and gutter. Expansion joints will be located along the curbs every twenty-five (25) feet more or less.

It will be the responsibility of the Owner of each site to remove the curbs for the entrance drives back to the nearest expansion joint to accommodate the drive and necessary turning radii. The Owner will replace the same style of curbs up to these expansion joints. Sawcutting of curbs will be allowed. Proposed entrance drives will match existing road pavement grades and adequate drainage will be provided by the Owner in this area.

8. Parking: The overall parking layout will be designed to function in a safe and efficient manner in accordance with the following:

The minimum allowable stall dimensions will be 171 square feet, 9.5' x 18', with a minimum auto circulation aisle width of 24' adjacent to parking stalls. Up to 35% of required stalls may be designated "compact" and may be 8'x15' in size. All parking lot striping and other markings shall be white. Landscaped islands shall be nine (9) feet wide and provided every thirty (30) parking spaces in an alternating pattern. If these development standards require more stalls than the Tenant or Owner needs, that area may be land-banked for future parking. All parking islands, drives and edges of paving must be curbed.

Parking spaces for the physically handicapped will be provided in proximity to building entrances. The parking requirements and related curb cuts and ramps for the physically handicapped will comply with the ADA standards.

Parking Requirements

Office	1/333 SF
Warehouse	1/2,000 SF
Manufacturing	2/3 Employees
Other Uses	Per Reno Zoning Code (RMC Chapter 18.06 - Zoning)

9. Paving:

All driveways, service and parking areas will be constructed with bituminous paving. Service areas subject to abuse, such as loading and dumpster service areas, will be constructed with concrete paving. The above mentioned construction methods will be reviewed and approved (or disapproved) by the ARC. Paved walks or pedestrian areas near or adjacent to buildings will be of appropriate materials other than bituminous paving. Parking lot entrances will be paved with concrete for the first fifteen (15) feet, beginning at the street curb.

10. Service Areas:

- a. Off-Street: Each site development plan will provide sufficient on-site loading facilities to accommodate site activities. All loading movements, including turnaround, will be made on the individual sites, not in the right-of-way. Exterior loading docks shall be located in side or rear yard areas.
- b. Visibility: Any loading area will be located and partially screened so as to minimize the visibility from any street or building entrance area. Dumpsters, trash receptacles, compactors, condensers and like items must also be screened.
- c. Screenings: Screening of service area dumpsters and like items may consist of an approved combination of architectural elements and materials, mounds and landscaping.
- d. Outside Storage: No materials, supplies, or equipment will be permitted to remain outside any building unless an adequate screen is provided. Outside Storage shall be subject to the following limitations:
 - (a) The outdoor storage must be incidental to the primary use of the property;
 - (b) No outdoor storage shall be permitted in conjunction with any strictly commercial use permitted in the zone;

- (c) No direct sale of products or material stored in the outdoor storage area of any site shall be permitted;
 - (d) Only materials actively used in the business may be stored;
 - (e) Stacked material must not exceed the height of the wall or fence;
 - (f) The outdoor storage shall not exceed 20% of any site;
 - (g) The size of the outdoor storage area must not exceed the square footage of the main building on the site;
 - (h) The outdoor storage area must be enclosed with a solid wood fence, masonry wall or material of equal opacity. Landscaping must be provided on the outside of the fence or wall to provide a more pleasing appearance from the street; and
 - (i) Walls or fences which are visible from the street must be architecturally compatible with the primary building.
- e. Rubbish and Garbage: Rubbish and garbage facilities will be screened so as not to be visible from any street, adjacent site, or building entrance.

11. Site Grading:

Site grading shall conform to City of Reno requirements.

- a. Site grading will be planned to address the following objectives:
 - (1) Satisfactory drainage of open areas.
 - (2) Minimum soil erosion and siltation.
- b. The following measures are recommended to reduce soil erosion and sediment deposits in downstream areas:
 - (1) Remove no more vegetation than necessary.
 - (2) Install temporary mulching on areas to be left bare of plant material for an extended period of time.
 - (3) Provide de-silting basins to remove sediment from runoff water during development.

- (4) Straw bales and other erosion control measures must be removed within twelve (12) months of placement.
 - (5) Install permanent landscaping as soon as practical.
12. Site Drainage: The basic concept for individual site drainage is to provide storm sewers as opposed to open ditches, unless where designated by the City as a major drainageway on the Major Drainageway Plan, with downstream sites providing capacity for upstream sites in these storm sewers that are constructed in easements intended to be used for upstream sites. Subsequent development of storm sewers on sites will relate to the existing network, and drainage swales will be filled in when no longer necessary. Each site that is developed must be coordinated into the then exiting drainage network and plan.
13. Street Furnishing Requirements: It is the intent that street furnishings will be coordinated throughout the Property. This section establishes the standards for the street furnishings which will include, but are not limited to, benches, trash receptacles, planters, flagpoles and picnic tables. Any items other than those listed below must be approved in writing by the ARC.
- a. Street Furnishings Standards and Selections: The following are the approved styles and models for street furnishings and site furniture to be used in the Property:

Architectural Precast, Inc.
 2021 Longwood Avenue
 P.O. Box 23110
 Columbus, Ohio 43223
 Telephone: (614) 875-0963

- (1) Benches:
 Architectural Precast, Inc.
 Models: BE-8416, BE-7216, BE-6016, BE-4816 - Smooth finish
- (2) Tables:
 Architectural Precast, Inc.
 Models: TA-8433, TA-7233, TA-6033, TA-4833 - Smooth finish
- (3) Trash Receptacles:
 Architectural Precast, Inc.
 Models: TR-27-RC, TR-22-S, TR-22-RC - Smooth finish
- (4) Tree Grates:
 Neenah
 R8611 or approved equivalent

- (5) Planters:
Architectural Precast, Inc.
Models: PL-4822, PL-3630, PL-3618 - Smooth finish

- b. Flagpoles: Each site is allowed a maximum of two flagpoles with a maximum of two flags per pole. Flags will not exceed a length of 1/4 of pole height (example: a 5' long flag for a 20' height pole). One of the permitted flags may be a corporate flag with the business name and/or logo provided.

Flagpoles shall have internal halliard and be made of clear anodized aluminum. Flagpoles shall be located near the main entrance of a building and in no circumstance are to be located closer than fifty (50) feet to roadways.

Lighting of flags/flagpoles will be ground mounted. No building lighting of flags/flagpoles will be permitted. The ARC retains the right to approve the location and lighting of flags/flagpoles.

- c. Maintenance: All flagpoles and street furnishings will be maintained in a safe and attractive condition so as to preserve the aesthetic qualities established for the Property by the Declarant. In the event flagpoles or street furnishings are not maintained and become in need of repair, a notice of said disrepair will be delivered to the responsible Owner. If repair is not initiated within seven (7) days, the ARC will undertake repairs at the Owner's expense.

D. BUILDING DESIGN

Building design will be of a unified and integrated character that fits the preferred image of this quality business park. All buildings will convey a character of high quality. Compliance with this image will be reviewed and approved by the ARC.

1. Design Overview:

- a. Ancillary building areas such as, office areas, storage buildings, equipment rooms and so on shall be integrated with the overall building character. There will be no noticeable attachments or appendages to the primary building with the exception of screen walls or fences for loading areas, dumpsters or ground mounted mechanical equipment.
- b. Generally, there shall be no out-buildings, with the exception of those requested and approved.
- c. All screen walls or fences for such items as ground mounted mechanical equipment, loading areas, dumpsters, etc., will be integrated with the overall building character.

- d. Building mounted signage, "super graphics" and so on, are prohibited, with the exception of building mounted signs located on the "perimeter" of the Property where signage is not visible from the interior of the Property. (Reference Signage and Graphic Requirements-Section F.)
- e. Building mounted site lighting will be shielded to minimize glare and spillage.

2. Materials:

- a. Materials for building facades visible to a public street will be limited in number to three, one of which will be the predominant material. The side and rear portions of the building, not adjacent to a public street need not be finished in the same material as the front facade, however, should be compatible.
- b. Glass may be the predominant exterior wall material on any given structure. A liberal use of glass is encouraged.
- c. Glass will be tinted glass (green, bronze, or gray) or reflective glass (green, blue or gray) with an outdoor reflectance of no more than 20%.
- d. Exterior building (siding) materials will not include painted or stained wood, preformed steel, aluminum or vinyl siding, metal facia, simulated materials such as plastic or metal siding, roofing tiles, stucco or adhesive applied brick. Preformed steel and aluminum panel systems shall be permitted upon an individual product review basis by the ARC.
- e. All materials used will reflect a high degree of quality, durability and craftsmanship. Building materials must be consistent on all sides which are visible from public view.
- f. Building coloration will consist predominantly of neutral overall colors that compliment the building's surroundings. Accent colors are encouraged and will be reviewed by the ARC along with the overall building color scheme.

3. Roof and Roof Appurtenances:

- a. Sloping roofs will be screened by flat parapets and sloped to interior drains. Exterior gutters and downspouts will not be permitted except on pitched roofs. Pitched roofs with a minimum slope of eight (8) in twelve (12) will be permitted.
- b. Permissible materials for pitched roofs will be limited to standing seam or flat seam configuration metal. Non-weathering metal (i.e., galvanized steel) will be painted with a finish approved by the ARC.

- c. All roof appurtenances projecting above the roof, such as heating and air conditioning units, condensers, electrical equipment and satellite dishes will be screened from view from Moya Boulevard and Red Rock Road. Such screening may be achieved by extending exterior walls above the roof to form a parapet or through the use of other opaque walls to be constructed of materials compatible in color and quality with exterior walls of the building.

E. UTILITY AND SERVICE REQUIREMENTS

A Utility Plan, including connections to existing utility lines and proposed easements, must be submitted for each site as part of the Review Process.

1. Location of Lines and Connections: Excepting overhead feeder lines and other lines which the ARC may approve for service, all utility lines serving facilities will be located underground. It is the design intent to have one primary utility corridor from which secondary utility corridors are directed to each individual site as necessary. In order to minimize visual disruption brought about by repair or alteration, all secondary utility lines will be located within side yards. Under no circumstances, will a visible utility line be located within a front yard. All transformers, air conditioning equipment, meters and other necessary equipment will be screened from view from Moya Boulevard and Red Rock Road. An Owner should contact the Declarant or the ARC with regard to current utility main layout.
2. Security: Utility lines, connections and related functions will be designed and constructed with regard to public safety, health, and welfare.
3. Maintenance: All of the above utility and service requirements will be maintained in a safe and attractive condition so as to preserve the aesthetic qualities established by the Declarant. In the event utility services are not maintained and become in need of repair, a notice of said disrepair will be delivered to the responsible owner. If repair is not initiated within seven (7) days, the ARC may undertake repairs at the owner's expense.

F. SIGNAGE AND GRAPHIC REQUIREMENTS

In general, signage and graphics will be designed with a total sense of continuity as an additional unifying element within the overall business park development.

Only those signs as addressed within this section will be allowed in the Property unless otherwise approved by the ARC. No sign will be erected until location, plans, elevations, sections, details and specifications have been reviewed and approved by the ARC.

1. Overall Design:
 - a. Concept: All signs in the Property will be of one family or type.
 - b. Material, Color and Texture: Smooth, bronze anodized aluminum.
 - c. Forms: Signs will be low, with horizontal wording; no vertical signs and no diagonal or vertical wording will be permitted. Signage may include monument signs, piers or walls not to exceed 6 feet in height or 80 square feet in area. Building mounted signage, "super graphics" and so on, are prohibited, with the exception of building mounted signs located on the "perimeter" of the Property where signage is not visible from the interior of the Property. Such signs shall not exceed 80 square feet in size.
 - d. Lighting: Ground mounted building identification signs shall be internally illuminated or indirectly lit with screened ground mounted light sources.
2. Location and Character: A hierarchy of signs will be established as follows:
 - a. Special Entry Signs: These signs will be installed by the Declarant and maintained as a part of the Common Area. Signs will generally be located at the "perimeter" of the Property and may include monument signs, piers or walls not to exceed 6 feet in height or 80 square feet in area.
 - b. Building Identification Sign: Each building assuming one building per site, will have only one identification sign on the street frontage. It is recognized that many businesses have their corporate identities expressed in signage and graphics. Information allowed on the identification sign, therefore may include the name of the business and the identifying corporate symbol and colors. The corporate name and/or logo shall occupy no more than fifty percent (50%) of the total area of the sign wall.
 - c. Temporary Signs and Locations: Each site may have one sign designated for leasing or project construction identification, as applicable.
 - d. Special Purpose Signs: Directional informational and regulatory signs including traffic signs such as Stop, One Way, Speed Limit and Incidental signs will be incorporated and designed as a part of the overall signage concept.
3. Manufacturing and Installation Standards: All signs will be manufactured and installed by competent professionals. Graphics will be accomplished in a professional manner with no hand lettering permitted. Under no circum-

stances will conduits, ballasts, transformers, manufacturer labels and so on be located within public view from Moya Boulevard or Red Rock Road. Upon completion of installation, the affected construction site will be restored to a finish condition.

4. Maintenance: Signage will be maintained in a safe and attractive condition so as to preserve the aesthetic qualities established for the Property. In the event signage is not maintained and becomes in need of repair, a notice of said disrepair will be delivered to the responsible Owner. If repair is not initiated within seven (7) days, the ARC will undertake repair at the owner's expense.

G. SITE LIGHTING REQUIREMENT

The following section will provide guidelines in reference to site lighting for the individual sites. The overall use of site lighting will be designated as a unifying and aesthetic element in terms of lighting fixture style and lighting levels. A Site Lighting Plan, including photometrics, must be submitted for each site as part of the ARC Review Process. The goal is to ensure that adequate lighting levels are achieved with minimal impacts to adjacent properties especially on the south side of Moya Boulevard.

1. Lighting Standards and Selections
 - a. Concepts: Site lighting is intended to be low key. Exterior building lights may be used to accent entrances and special features. Overall high levels of light are not desired and intensity should be no greater than required for automobile and pedestrian safety. To minimize the number of lighting standards, overflow light from inside the building should be used wherever possible. Only discrete ground mounted lighting of buildings will be permitted.
 - b. Spillage: Lighting facilities shall be so installed as to reflect away from adjoining property. Light spillage shall not occur beyond the individual site boundaries. No building lighting shall be placed which results in glare or spill over onto residential properties to the south of the site.
 - c. Fixtures: Fixtures will be a maximum height of twenty-five (25) feet and located in such a manner as to minimize potential vehicular damage. Lighting poles in parking lots will be located within landscaped islands or three (3) feet above grade on concrete pedestals. The pole shall be surface mounted to an appropriate concrete base. The lighting fixture will be a square shoe-box type head with a bronze anodized aluminum finish. The lamp type will be high pressure sodium. Pole type will be tapered round aluminum, finish: NA-NE. A minimum of one (1) footcandle average will be maintained within automobile parking lots and along pedestrian access ways to buildings. Uniformity

must be maintained with a maximum to minimum ratio not to exceed four (4) to one (10).

If pedestrian circulation is not sufficiently illuminated by parkway or parking lot lighting as per footcandle minimum stated below, the following requirements will apply. Pedestrian circulation lighting will use an anodized aluminum bollard type light unit. Bollard lighting will have a uniform height of three (3) feet. The bollard will be surface mounted to an appropriate concrete base flush with the existing grade. A minimum of one footcandle average will be maintained along pedestrian circulation between the building and parking lot whereas all other pedestrian circulation lighting will be a minimum of one-half (1/2) footcandle average.

- d. Maintenance: The site lighting will be maintained by the Owner in a safe and attractive manner so as to preserve the aesthetic qualities established for the Property.

In the event site lighting is not maintained and becomes in need of repair, a notice of said disrepair will be delivered to the responsible Owner. If repair is not initiated within seven (7) days, the ARC will undertake repairs at Owner's expense.

H. LANDSCAPE DESIGN REQUIREMENTS *- see Modified Standards ATTACHED*

A Landscape Plan must be submitted for each site as part of the Review Process. Landscaping is emphasized along the public street frontages, Moya Boulevard and Red Rock Road, to provide buffering and to ensure compatibility between uses especially on the south side of Moya Boulevard.

1. Design Concept: The overall intention is the creation of a simple, strong landscape setting, in scale with the large buildings, wide streets and broad parking areas of the business park. This result can be achieved through the use of a limited plant palette with skillfully arranged massing of similar plant materials, especially along street frontages and at vehicular entries. The first (10) feet along a public street right-of-way shall be fully landscaped. Except for internal courtyards, small scale, residential garden landscaping will not be acceptable. The character of landscaping within the Property is meant to be informal; however, a limited use of formal planting may, in some cases, be acceptable.
2. Landscape Continuity: Because a variety of architectural design is permitted, it is necessary that the landscaping approach be kept consistent in order to maintain overall visual continuity throughout the Property.

All open, unpaved space including, but not limited to, front, side and rear yard setback areas will be planted and landscaped according to an approved plan. No landscape area may be less than 50 square feet in size.

3. Plant Material: The basic plant materials to provide overall landscape continuity are trees, shrubbery, groundcover and lawn. Decorative rock and other inert materials may also be used. The use of drought tolerant species is highly encouraged.

As a rule, all trees should be of the minimum size of 2" caliper for deciduous and six (6) feet for evergreen. The basic lawn plantings will be supplemented by appropriate trees, shrubs and groundcover. Plants will be arranged to highlight building entries, soften and provide scale to building masses and site development.

4. Plant Quantities:

Trees: 1/300 SF of Required Front Yard Landscape Area
 1/40 LF of Side Yard
 1/40 LF of Rear Yard
 1/30 EA Parking Spaces

Shrubs: Five (5) plants for each one (1) tree required. The minimum plant size shall be 18" in height.

Trees and groundcover shall be provided in the quantities outlined above, however, placement can vary and should not be in a straight line with one tree planted every 30 or 40 feet.

5. Side and Rear Yard Landscaping: The first ten (10) feet along each side and rear property line shall be landscaped. Typical side and rear yard landscaping will consist of accent framing or screening, depending on specific circumstances. Side or rear yard areas will consist of informal tree planting of approved species. An intermittent screening of at least six (6) feet high on the property line is required to screen any service areas. This can be accomplished through the use of a combination of required trees and shrubs of approved species and mounding or additional trees and shrubs, as well as fencing.
6. Parking Lot Landscaping: Landscaped islands in the parking areas will be nine (9) feet wide and provided every thirty (30) parking spaces in an alternating pattern.
7. Foundation Yard Landscaping: A minimum ten (10) foot wide landscaped area shall be provided along the front of a building and five (5) foot wide along all sides and rear of a building. These planting areas need not be uniform in shape so long as the required amount of space is landscaped.

8. Ground Cover: Ground to be planted, mulched, stoned or seeded shall be in accordance with standard practices in the Reno area.
9. Landscape Mounding: A berm 1 feet in height shall be provided along the Moya Boulevard and Red Rock Road street frontages for buffering purposes. Where mounding or earth contouring is provided, smooth transitions with soft natural forms are desired. Trees are not to be planted directly on top of mounds. Berming or mounding is encouraged in other locations where possible.
10. Suggested Plant Materials: To maintain continuity and a sense of order, the plant list shall be approved by the ARC and shall include drought tolerant species. Prohibited species as identified by the City of Reno (RMC Chapter 18.06.341) shall not be used.
11. Edging: Where mulches abut grass areas, steel edging or an approved equivalent will be installed in order to maintain a proper materials separation. Plastic or aluminum edging will not be acceptable.
12. Landscape Maintenance: It is the responsibility of each Owner, at the Owner's expense, to maintain its individual site, including, but not limited to, irrigation, lawn mowing, tree and shrub trimming (including replacement of dead trees or shrubs), fertilization and weed and insect control. In the event landscaping is not maintained and becomes in need of attention, a notice will be delivered to the responsible owner. If maintenance is not initiated within seven (7) days, the ARC will undertake repairs at the Owner's expense.

I. IRRIGATION

It is the responsibility of the individual Owner to provide irrigation for all planting areas within the site. Where appropriate, drip irrigation will be used. The irrigation system will provide adequate coverage and will be directed in a manner which will not cause rust staining on paving or walls, site runoff, erosion and so on.

In areas adjacent to street right-of-ways, it is the responsibility of the parcel Owner to install the irrigation system that provides coverage to the back of curb for the street right-of-way. By doing this, a complete and uniform irrigation system is provided. An Irrigation Layout Plan must be submitted to the ARC for approval for each site as a part of the Review Process.

J. FENCING

Fencing may be used for safety, and security screening purposes. All fencing shall be approved by the ARC.

1. Fencing materials may include concrete block, pre-cast stamped concrete panels, wood or chain link.

2. The maximum fence height shall be 8 feet with two strands of barb wire permitted.
3. Fencing shall be located behind the front building setback line and may be provided on side and rear property lines.
4. All outdoor storage areas shall be screened by solid fencing.

CITY OF RENO

Inter-Office Memo

RECEIVED
OCT 14 1993
City of Reno
Community Development Dept.

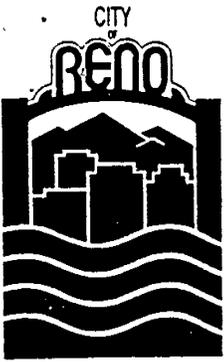
Date: September 29, 1993
To: Chris Windecker, Associate Planner
From: Donald J. Cook, City Clerk
Subject: Case No. 48-93/File 3 (IDI Silver Lake/Stead Business Center)

At a regular meeting held September 28, 1993, the City Council certified the final plan for the IDI Silver Lake/Stead Business Center.

DJ Cook

Donald J. Cook
City Clerk

DJC:cdg



OFFICE OF THE CITY CLERK
Donald J. Cook
City Clerk

P.O. Box 7 • Reno, NV 89504
(702) 334-2030

June 23, 1993

FILED THIS DATE
6/25/93
BY: [Signature]
CITY CLERK

Lear Family Trust
Moya Olsen Lear
P. O. Box 61000
Reno, NV 89506

RE: Case No. 48-93/File 3 (IDI Silver Lake/Stead Business Center)

Dear Applicant:

At a regular meeting held June 22, 1993, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved, by resolution of intent, your request for a zoning map amendment from SFR-6 (Single Family Residential - 6,000 square feet), SFR-15 (Single Family Residential - 15,000 square feet), and IC (Industrial Commercial) under resolution of intent, to PUD (Planned Unit Development) for an industrial business center on a ±91.8 acre property located on the north side of Moya Blvd. extending from Red Rock Road to approximately 2,540 feet south and west of Resource Drive, subject to the following conditions:

1. The applicant shall modify the proposal to include a maximum building height of 40 feet.
2. The applicant shall monitor the parking demand for office, warehousing and manufacturing uses.
3. The applicant shall modify the proposal to include the limitations on outside storage as enumerated in City code under the IB zoning district.
4. The applicant shall modify the proposal such that each building (assuming one building per parcel) may have only one identification sign on the street frontage, and that no sign shall not exceed 80 square feet in size.

5. Prior to the issuance of any building permit for any project not yet approved, the applicant shall prepare, and have approved by the appropriate reviewing agencies, a wetlands mitigation plan.
6. The applicant shall modify the proposed review process to include site plan review for each individual project.
7. The following changes shall be made to the PUD handbook:
 - a. Minimum curb cut width must be increased to 30 feet.
 - b. A statement shall be added that "All public improvements shall be to City standards" and "All standards not specifically covered by this handbook shall be those provided for in Reno Municipal Code."
 - c. The minimum parking space for a standard stall shall be 9.5' x 18'.
 - d. No landscape area may be less than 50 square feet in size.
 - e. No building lighting shall be placed which results in glare or spill over onto residential properties to the south of the site.
 - f. Building materials must be consistent on all sides which are visible from public view.
 - g. All new or relocated utility distribution and service facilities, including communication and cable television, shall be placed underground except surface mounted transformers located in conformance to applicable setbacks, pedestal mounted terminal boxes, meter cabinets and concealed ducts. Above ground installations shall be aesthetically screened.
 - h. Trees shall be provided at a ratio of one tree per 300 square feet of required landscape area for all landscape areas in the front of the building.

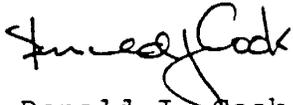
Lear Family Trust
Case No. 48-93/File 3 (IDI Silver Lake/Stead Business
Center)
June 23, 1993
Page 3

8. The applicant shall submit a revised PUD proposal consistent with these conditions, and have same approved by Community Development staff, within 4 months of the date of City Council approval and have the PUD plan certified by City Council within 6 months of the date of City Council approval.
9. The applicant shall apply for a special use permit for any laboratories or any use that generates hazardous wastes in amounts greater than those that qualify such use as a Categorically Exempt Small Quantity Generator.
10. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes shall prevail.

Upon compliance with the above conditions, the approved zoning map amendment will become effective with passage and adoption of the appropriate ordinance.

A copy of this letter must be attached to your building plans when making application for a building permit with the Community Development Department.

Sincerely,



Donald J. Cook
City Clerk

DJC:cdg

xc: Development Services
Tom George, Industrial Development
Melissa Lindell, Pyramid Engineers

EXPLANATION: *Matter in italics is new*; Matter in brackets [] is material to be omitted.

BILL NO. 5006

ORDINANCE NO. 4501

AN ORDINANCE TO AMEND CHAPTER 18.06 OF THE RENO MUNICIPAL CODE, CONCERNING "ZONING", BY ADDING THERETO A NEW SECTION TO BE KNOWN AS 18.06.040(B).488 RELATING TO A ± 91.8 ACRE PROPERTY LOCATED ON THE NORTH SIDE OF MOYA BOULEVARD EXTENDING FROM RED ROCK ROAD TO APPROXIMATELY 2,540 FEET SOUTH AND WEST OF RESOURCE DRIVE AS IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED "EXHIBIT A", AND REZONING SAID PROPERTY FROM SFR-6 (SINGLE FAMILY RESIDENTIAL - 6,000 SQUARE FOOT LOTS), SFR-15 (SINGLE FAMILY RESIDENTIAL - 15,000 SQUARE FOOT LOTS), AND IC (INDUSTRIAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO PUD (PLANNED UNIT DEVELOPMENT); TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.06 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.06.040(b).488 relating to a ± 91.8 acre property located on the north side of Moya Boulevard extending from Red Rock Road to approximately 2,540 feet south and west of Resource Drive and more particularly described in the attached "Exhibit A" and rezoning said property from SFR-6 (Single Family Residential - 6,000 square foot lots), SFR-15 (Single Family Residential - 15,000 square foot lots), and IC (Industrial Commercial) under resolution of intent to PUD (Planned Unit Development), the same to read as follows:

Sec. 18.06.040(b).488. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. 48-93/File 3, thereby changing the use of land indicated therein, relating to a ± 91.8 acre property located on the north side of Moya Boulevard extending from Red Rock Road to approximately 2,540 feet south and west of Resource Drive and more particularly described in the attached "Exhibit A", and rezoning said property from SFR-6 (Single Family Residential - 6,000 square foot lots), SFR-15 (Single Family Residential - 15,000 square foot lots), and IC (Industrial Commercial) under resolution of intent to PUD (Planned Unit Development).

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this 25th day of April, 1995, by the following vote of the Council:

AYES: Martin, Farahi, Hascheff, Herndon, Pilzner, Sferrazza

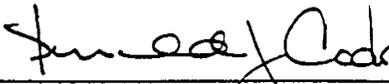
NAYS: None

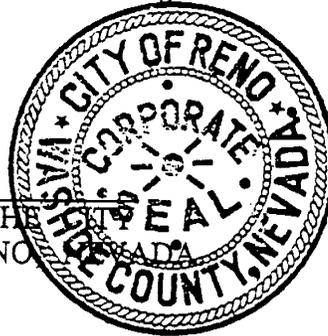
ABSTAIN: None ABSENT: Dalske

APPROVED this 25th day of April, 1995.


MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO



EFFECTIVE DATE: April 28, 1995

March 30, 1993
File No. 93009

LEGAL DESCRIPTION
for
Parcel A
for a
Planned Unit Development

All that certain real property situate in the City of Reno, County of Washoe, State of Nevada, lying within the North One Half (N 1/2) of Section One (1), Township Twenty (20) North, Range Eighteen (18) East, M.D.B. & M., more particularly described as follows:

Parcel 2 of Parcel Map No. 1506, recorded July 29, 1983, Official Records, Washoe County, Nevada, containing 65.06 acres, more or less.


Robert O. LaRiviere, P.L.S. #8661
3-30-93



March 30, 1993
File No. 93009

LEGAL DESCRIPTION
for
Parcel B
for a
Planned Unit Development

All that certain real property situate in the City of Reno, County of Washoe, State of Nevada, lying within the Northeast One Quarter (NE 1/4) of Section One (1), Township Twenty (20) North, Range Eighteen (18) East, M.D.B. & M., more particularly described as follows:

BEGINNING at the southeast corner of Parcel 2 of Parcel Map No. 1506, recorded July 29, 1983, Official Records, Washoe County, Nevada;

THENCE North $42^{\circ}17'01''$ West along the easterly line of said Parcel 2, a distance of 409.85 feet;

THENCE North $04^{\circ}43'01''$ East, 100.22 feet;

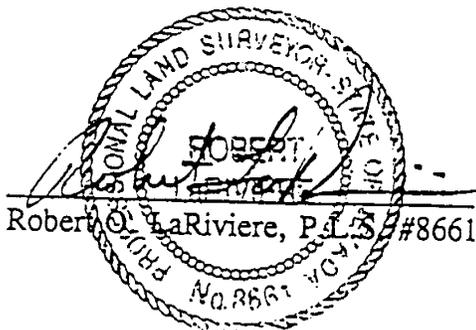
THENCE South $89^{\circ}19'49''$ East, 414.48 feet;

THENCE South $22^{\circ}54'54''$ East, 395.00 feet, to the northerly right-of-way of Moya Boulevard, a one hundred (100) foot wide right-of-way, as shown on said Parcel Map;

THENCE along the arc of a curve, concave northwesterly, radial to a bearing of North $12^{\circ}08'03''$ West, having a radius of 1550.00 feet, through a central angle of $11^{\circ}12'27''$, a distance of 303.19 feet to said POINT OF BEGINNING, containing 3.60 acres, more or less.

The basis of bearing for this description is said Parcel Map No. 1506.

This legal description is for planning purposes only and does not constitute a survey of this property.



3-30-93



March 30, 1993
File No. 93009

LEGAL DESCRIPTION
for
Parcel C
for a
Planned Unit Development

All that certain real property situate in the City of Reno, County of Washoe, State of Nevada, lying within portions of the Southwest One Quarter (SW 1/4) of Section Thirty-one (31), Township Twenty-one (21) North, Range Nineteen (19) East, the Northeast One Quarter (NE 1/4) of Section One (1), Township Twenty (20) North, Range Eighteen (18) East, and the Northwest One Quarter (NW 1/4) of Section Six (6), Township Twenty (20) North, Range Nineteen (19) East, M.D.B. & M., more particularly described as follows:

BEGINNING at a point lying on the southerly line of Parcel 4 of Parcel Map No. 2377, recorded August 23, 1989, Official Records, Washoe County, Nevada, that bears South 89°19'49" East, 200.00 feet from the southwest corner of said Parcel 4.

THENCE North 00°48'59" East along the west line of said Section Thirty-one (31), 25.00 feet;

THENCE North 66°55'09" East, 777.77 feet;

THENCE South 22°54'54" East, 682.74 feet to the northerly right-of-way of Moya Boulevard, a one hundred (100) foot wide right-of-way;

THENCE following said northerly right-of-way, along the arc of a curve, concave northwesterly, radial to a bearing of North 36°23'24" West, having a radius of 1550.00 feet, through a central angle of 24°15'20", a distance of 656.18 feet;

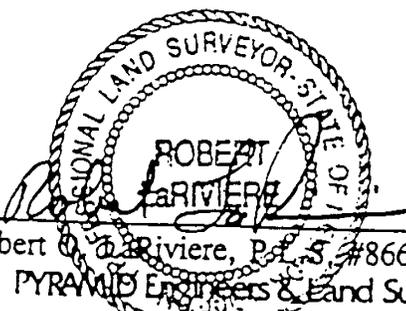
THENCE North 22°54'54" West, 395.00 feet;

THENCE North 89°19'49" West along the south line of said Section Thirty-one (31), a distance of 237.00 feet;

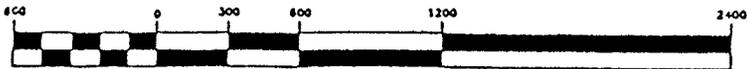
THENCE North 00°48'59" East along said west line of said Section Thirty-one (31), a distance of 200.00 feet to said POINT OF BEGINNING, containing 11.70 acres, more or less.

The basis of bearing for this description is said Parcel Map No. 2377.

This legal description is for planning purposes only and does not constitute a survey of this property.

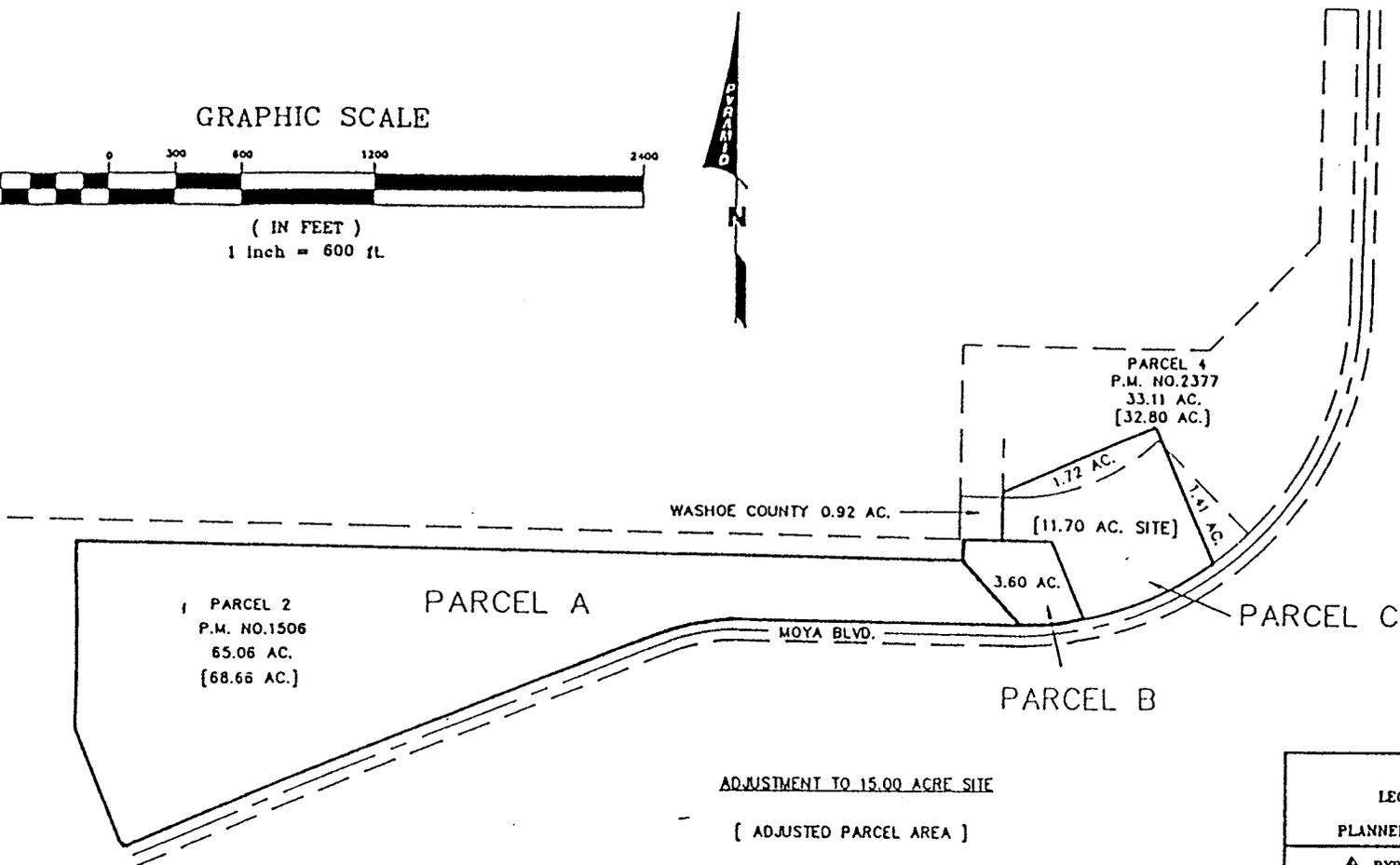

Robert C. Riviere, P.L.S., #8661
PYRAMID ENGINEERS & LAND SURVEYORS





GRAPHIC SCALE

(IN FEET)
1 inch = 600 ft



PARCEL 2
P.M. NO.1506
65.06 AC.
[68.66 AC.]

PARCEL A

WASHOE COUNTY 0.92 AC.

[11.70 AC. SITE]

PARCEL B

PARCEL C

PARCEL 4
P.M. NO.2377
33.11 AC.
[32.80 AC.]

1.72 AC.

1.71 AC.

3.60 AC.

MOYA BLVD.

ADJUSTMENT TO 15.00 ACRE SITE

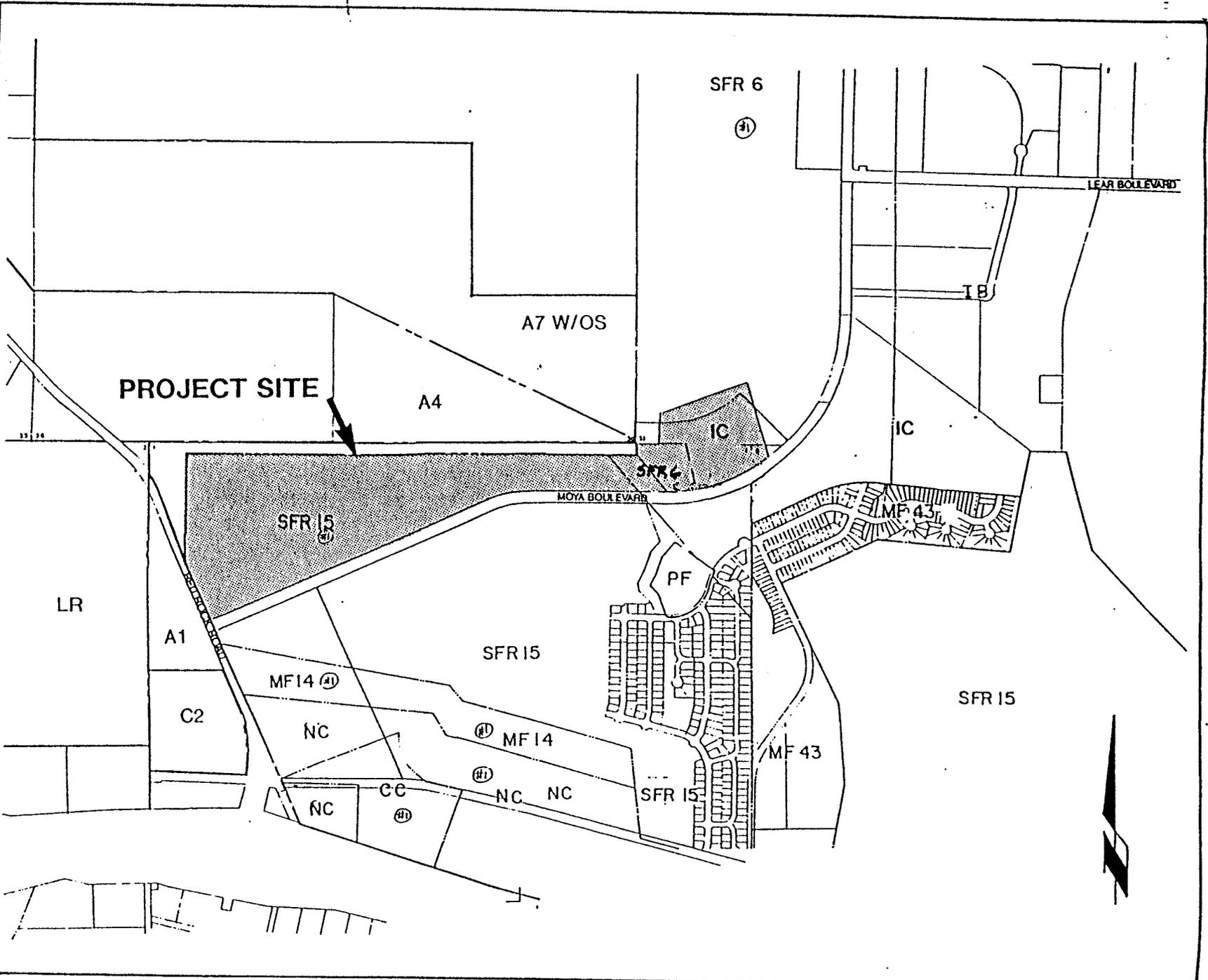
[ADJUSTED PARCEL AREA]

EXHIBIT MAP
TO ACCOMPANY
LEGAL DESCRIPTIONS
FOR A
PLANNED UNIT DEVELOPMENT



PYRAMID ENGINEERS
& LAND SURVEYORS
350 CRAMPTON ST.
RENO, NEVADA 89602
(702)320-2640

DATE 02-24-93	JOB NO. 93009
DWG. NO. 93009-7	DRAWN BY DL



PYRAMID Engineers & Land Surveyors
 330 Crampton Street
 Reno, Nevada 89502
 (702) 329-2540 FAX (702) 329-2788

SITE PLAN
 APN 090-030-10, 12
WITH ZONING

CASE NO. 48-93 (IDI Silverlake / Stead Business Center)

PLATE
2



February 17, 2000

Moya Boulevard Abandonment Confirmation Letter

Lear Properties proposes and the City of Reno accepts a modification to the IDI Stead Business Center PUD landscaping standards in accordance with the intent of the Reno City Council decision to approve the abandonment of ten feet of Moya Boulevard right-of-way (see enclosure). This modification enhances the landscaping and resulting streetscape of Moya Boulevard within the IDI Stead Business Center. Therefore the public interest is served by an adaptation of the public infrastructure.

250 South Rock Blvd.
Suite 100
Reno, Nevada 89502

Richard B Rowley 2/17/00
Richard Rowley, Trustee (date)
Lear Family Trust

Laura Tuttle 2/23/00
Laura Tuttle, (date)
Principal Planner
City of Reno
Planning Manager



Phone (775) 332-4920

Fax (775) 332-4933

E.mail fpe@fpe-reno.com

T:\RickH\MOYA_confirmation.wpd

must be maintained with a maximum to minimum ratio not to exceed four (4) to one (1).

If pedestrian circulation is not sufficiently illuminated by parkway or parking lot lighting as per footcandle minimum stated below, the following requirements will apply. Pedestrian circulation lighting will use an anodized aluminum bollard type light unit. Bollard lighting will have a uniform height of three (3) feet. The bollard will be surface mounted to an appropriate concrete base flush with the existing grade. A minimum of one footcandle average will be maintained along pedestrian circulation between the building and parking lot whereas all other pedestrian circulation lighting will be a minimum of one-half (1/2) footcandle average.

- d. Maintenance: The site lighting will be maintained by the Owner in a safe and attractive manner so as to preserve the aesthetic qualities established for the Property.

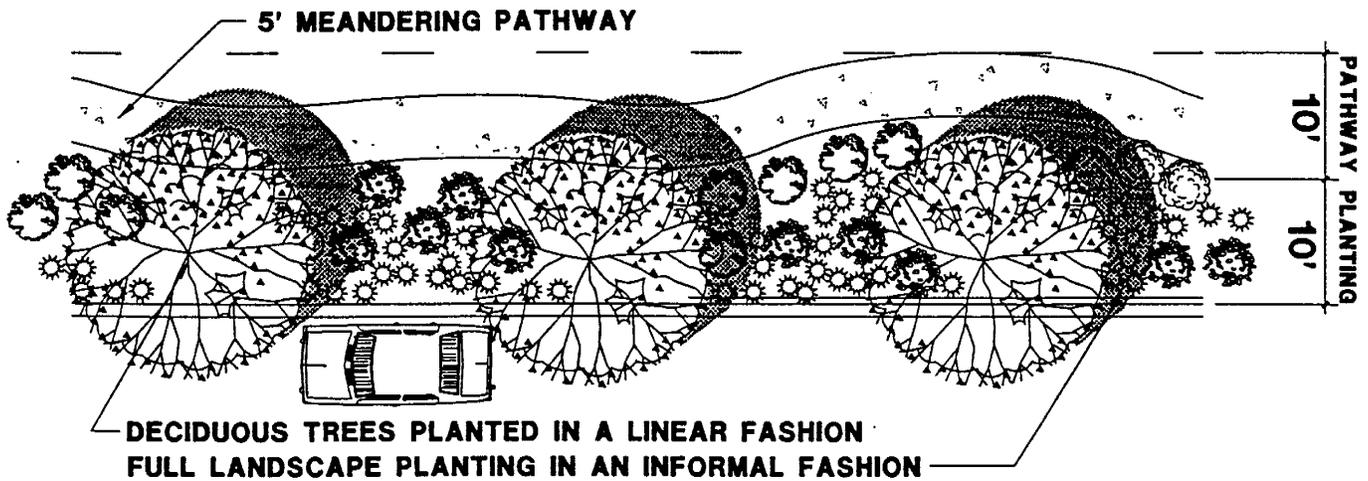
In the event site lighting is not maintained and becomes in need of repair, a notice of said disrepair will be delivered to the responsible Owner. If repair is not initiated within seven (7) days, the ARC will undertake repairs at the Owner's expense.

H. LANDSCAPE DESIGN REQUIREMENTS

A Landscape Plan must be submitted for each site as part of the Review Process. Landscaping is emphasized along the public street frontages, Moya Boulevard and Red Rock Road, to provide buffering and to ensure compatibility between uses especially on the south side of Moya Boulevard.

1. Design Concept: The overall intention is the creation of a simple, strong landscape setting, in scale with the large buildings wide streets, and broad parking areas of the business park. This result can be achieved through the use of a limited plant palette with skillfully arranged massing of similar plan materials, especially along street frontages and at vehicular entries. The first (10) feet along a public street right-of-way shall be fully landscaped. Between the next ten (10) to twenty (20) feet from the Moya Boulevard right-of-way, a meandering sidewalk/path will be installed (see graphic, page 31). Except for internal courtyards, small scale, residential garden landscaping will not be acceptable. The character of landscaping within the Property is meant to be informal; however a limited use of formal planting may, in some cases, be acceptable.

Landscaping Along Moya Boulevard



MOYA BOULEVARD

2. Landscape Continuity: Because a variety of architectural design is permitted, it is necessary that the landscaping approach be kept consistent in order to maintain overall visual continuity throughout the Property.

All open, unpaved space including, but not limited to, front, side, and rear yard setback areas will be planted and landscaped according to an approved plan. No landscape area may be less than 50 square feet in size.

3. Plan Material: The basic plant materials to provide overall landscape continuity are trees, shrubbery, groundcover, and lawn. Decorative rock and other inert materials may also be used. The use of drought tolerant species is highly encouraged.

As a rule, all trees should be of the minimum size of 2" caliper for deciduous and six (6) feet for evergreen. The basic lawn planting will be supplemented by appropriate trees, shrubs, and groundcover. Plants will be arranged to highlight building entries, soften and provide scale to building masses and site development.

4. Plant Quantities:

Trees:	1/300 SF of Required Front Yard Landscape Area
	1/40 LF of Side Yard
	1/40 LF of Rear Yard
	1/30 EA Parking Spaces

Shrubs: Five (5) plants for each one (1) tree required. The minimum plan size shall be 18" in height.

5. Site and Rear Yard Landscaping: The first ten (10) feet along each side and rear property line shall be landscaped. Typical side and rear yard landscaping will consist of accent framing or screening, depending on specific circumstances. Side or rear yard areas will consist of informal tree planting of approved species. An intermittent screening of at least six (6) feet high on the property line is required to screen any service areas. This can be accomplished through the use of a combination of required trees and shrubs of approved species and mounding or additional trees and shrubs, as well as fencing.
6. Parking Lot Landscaping: Landscaped islands in the parking areas will be nine (9) feet wide and provided every thirty (30) parking spaces in an alternating pattern.
7. Foundation Yard Landscaping: A minimum ten (10) foot wide landscaped area shall be provided along the front of a building and five (5) foot wide along all sides and rear of a building. These planting areas need not be uniform in shape so long as the required amount of space is landscaped.
8. Ground Cover: Ground to be planted, mulched, stoned or seeded shall be in accordance with standard practices in the Reno area.
9. Landscape Mounding: A berm one (1) foot in height shall be provided along the Moya Boulevard and Red Rock Road street frontages for buffering purposes. Where mounding or earth contouring is provided, smooth transitions with soft natural forms are desired. Trees are not to be planted directly on top of mounds. Berming or mounding is encouraged in other locations where possible.
10. Suggested Plant Materials: To maintain continuity and a sense of order, the plan list shall be approved by the ARC and shall include drought tolerant species. Prohibited species as identified by the City of Reno (RMC Chapter 18.06.341) shall not be used.
11. Edging: Where mulches abut grass areas, steel edging or an approved equivalent will be installed in order to maintain a proper materials separation. Plastic or aluminum edging will not be acceptable.
12. Landscape Maintenance: It is the responsibility of each Owner, at the Owner's expense, to maintain its individual site, including, but not limited to, irrigation, lawn mowing, tree and shrub trimming (including replacement of dead trees or shrubs, fertilization, and weed and insect control,. In the event



landscaping is not maintained and becomes in need of attention, a notice will be delivered to the responsible owner. If maintenance is not initiated within seven (7) days, the ARC will undertake repairs at the Owner's expense.

I. IRRIGATION

It is the responsibility of the individual Owner to provide irrigation for all planting areas within the site. Where appropriate, drip irrigation will be used. The irrigation system will provide adequate coverage and will be directed in a manner which will not cause rust staining on paving or walls, site runoff, erosion and so on.

In areas adjacent to street right-of-ways, it is the responsibility of the parcel Owner to install the irrigation system that provides coverage to the back of curb for the street right-of-way. By doing this, a complete and uniform irrigation system is provided. An Irrigation Layout Plan must be submitted to the ARC for approval for each site as a part of the Review Process.

J. FENCING

Fencing may be used for safety, and security screening purposes. All fencing shall be approved by the ARC.

1. Fencing materials may include concrete block, pre-cast stamped concrete panels, wood or chain link.
2. The maximum fence height shall be eight (8) feet with two strands of barbed wire permitted.
3. Fencing shall be located behind the front building setback line and may be provided on side and rear property lines.
4. All outdoor storage areas shall be screened by solid fencing.