

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 30, 2010

FILE NO: SUP-10-036

AGENDA ITEM: H-2

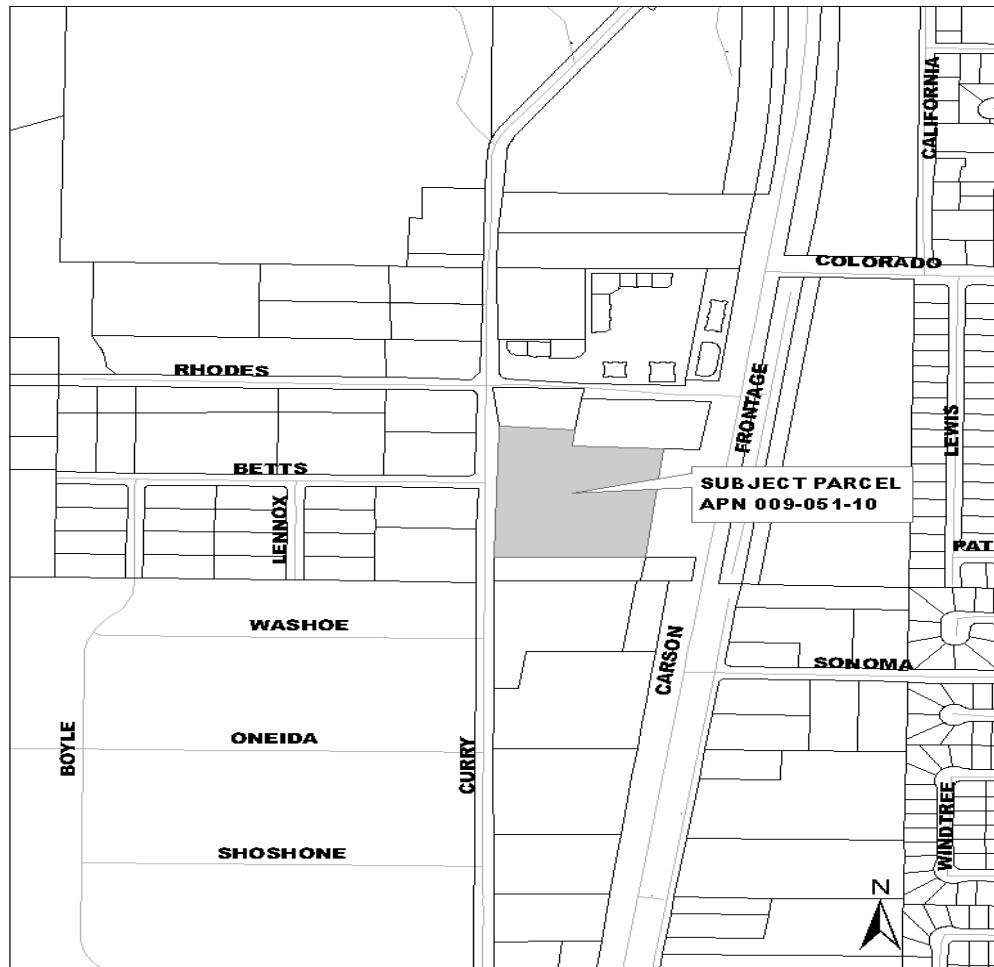
STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow permanent placement of a metal storage container in the Retail Commercial (RC) zoning district.

OWNER/APPLICANT: Richard Campagni Carson City Toyota / Cliff Sorensen

LOCATION/APN: 2590 S Carson Street/009-051-10

RECOMMENDED MOTION: "Move to approve SUP-10-036, a Special Use Permit request from Carson City Toyota, to allow a metal storage container to be permanently placed on property in the Retail Commercial zoning district, located at 2590 S Carson Street/APN 009-051-100, based on seven findings and subject to conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.

The following applies to the life of the placement of the container:

5. The placement of the container shall be reviewed in five year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by the applicant.
6. Metal storage container to be used for storage only. No human habitation is allowed. No addition of utilities is allowed without prior review and approval. No storage shall be placed upon or above the container.
7. No hazardous materials will be stored within the container.
8. The storage container will be maintained to match the existing building color on site. Graffiti shall be removed in accordance with the City's graffiti ordinance. The container must be maintained free of rust, peeling paint or other forms of deterioration.
9. Advertising is prohibited on the exterior of the container.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.130 Retail Commercial (RC) Conditional Uses

MASTER PLAN DESIGNATION: Commercial (C)

PRESENT ZONING: Retail Commercial (RC)

KEY ISSUES: Will the proposed permanent placement of the storage container be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for the proposed use?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Commercial/Vacant retail
SOUTH: Retail Commercial/Motorcycle sales
EAST: Retail Commercial/Bank
WEST: General Commercial/Retail

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: Zone A on northwest portion of property, rest of parcel is Zone X, FEMA Firm Number 125
- 2 EARTHQUAKE FAULT: More than 500 feet away
- 3 SLOPE/DRAINAGE: Flat
- 4 SOILS: 61, Surprise gravelly sandy loam 0-2% slopes

SITE DEVELOPMENT INFORMATION

- 1 LOT SIZE: 5.86 acres
- 2 EXISTING LAND USE: Carson City Toyota, an automobile dealership
- 3 STRUCTURE HEIGHT: Storage Container presently located on site is approximately 8.5 feet in height
- 4 PARKING: Ample on site. Container placed on existing parking spaces
- 5 SETBACKS: None required
- 6 VARIANCES REQUESTED: None

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section Development Standards 1.10.9, a storage container may be located on site for a maximum of 90 days with permission of the Planning Director. Permission for this time was granted. Extension of time beyond 90 days requires approval of a special use permit.

Carson City Toyota is proposing to store equipment such as landscaping materials, winter snow removal equipment as well as building maintenance supplies in this container. They previously used the container for storage of paper and documents at their former location farther south on Carson Street. The newly completed building has adequate storage inside, so this container is not required for paper storage, but will be utilized for storage of other items such as landscape materials, tools and supplies, as well as winter weather supplies such as ice melt, snow shovels, snow rakes and snow blowers. It will also house the building maintenance materials. There have been no complaints or concerns registered with the Planning Division regarding the placement of this storage container during the temporary time it has been at this location since April. The applicant has submitted several pictures showing the location of the container in relation to the site. Personal Storage is regulated by the provision of the Carson City Development Standards,

Division 1 (Land Use and Site Design), Section 1.10 (Personal Storage).

The subject parcel is located on South Carson Street, and is 5.86 acres in size. It is primarily flat and has been recently developed as a car dealership. It is proposed the storage container be allowed to remain in the same location utilized for the last 90 days, which is at the northern property line, close to the center of the property, with the container placed with the long sides running north to south. A site map is included with the application. It is noted this was a specially created container, with roll up doors on the long side of the container, to allow access at several locations, not just the ends of the container. It has been painted to match the new building on site. No signage is proposed on the container.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 525 feet of the subject site on June 11, 2010 per the requirements of the Carson City Municipal Code and NRS. At the writing of this report no comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on June 30, 2010, depending on the date of submittal of the comments to the Planning and Community Development Department.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building and Safety: No comments.

Fire Department: This request must meet all codes and ordinances as they relate to this request.

Engineering Division: No comments.

Parks and Recreation: No comments.

Health Department: No comments.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

Chapter 3: A Balanced Land Use Pattern

1.1.e,f Municipal Code 18.12: Use sustainable building materials and construction techniques to promote water and energy conservation.

The applicant states the metal storage container is made out of steel. It was formerly a

shipping container, but was modified to have roll up doors on the sides for easier access. It was also painted to match the existing structures on site without sacrificing desirable character or qualities. It will not use any utilities and will therefore be a source of energy conservation.

1.4c Protect existing site features, as appropriate, including mature trees or other character-defining features:

The applicant states they have designed the container on the site to best utilize and maintain the existing land resources. It will not block any views or vistas. No signage will be placed on the container. Supplies will be stored within the container which will be used to maintain the landscaping and site improvements. The placement of the unit has been designed to minimize the appearance of the unit from the exterior of the property.

5.2a Encourage the development of regional retail centers

5.6a Promote revitalization of the downtown core

The container is in support of the relocated Carson City Toyota Automobile dealership. The container is necessary for storage of materials required by the dealership to maintain the landscaping on site as well as storage of snow removal equipment which is only needed on an occasional basis. The location of the container has been designed to minimize the appearance from off the site, as it is blocked by employee parking areas and vehicle inventory. The storage doors on the side make the unit more convenient to be used by the staff on site. The exterior color of the unit matches the business on site as well.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The storage container has been located at this site for 90 days without difficulty or problems. This permit is to allow the storage container to be converted to permanent. There has not been any perceived detriment to the surrounding properties or general neighborhood as a result of this placement. The automobile dealership may create noise, vibrations, fumes, odors, dust and physical activity, but the trailer in support of this use is not detrimental.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The site is located on Carson Street and is served by an adequate existing street network. Vehicular and pedestrian movement is not affected by placement of the storage container.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The storage container was placed in this location 90 days ago, and has not had a detrimental effect on the existing public services and facilities. The project is adequately served by the existing police and fire protection, public water, private septic system, public roads, storm drainage and other public improvements. No changes are anticipated by converting the unit from temporary to permanent status.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

The purpose of the General Commercial zoning district is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. The automobile dealership meets the specific standard of this zoning district. The proposed permanent placement of a metal storage container on the site in support of the dealership is an appropriate accessory use.

6. The use will not be detrimental to the public health, safety, convenience and welfare.

Conversion of the temporary placement of the metal storage container to permanent is in support of the business on site, and will not be detrimental to the public health, safety, convenience or welfare.

7. Will not result in material damage or prejudice to other property in the vicinity.

No material damage or prejudice to other properties in the vicinity is anticipated. No negative concerns have been noted since the metal storage container was placed in this location in April, approximately 90 days ago. No detrimental concerns are anticipated by continuing the use at this location.

Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Kathe Green, Assistant Planner

Attachments
Application

Building Department comment
Fire Department comment
Parks Department comment

RECEIVED

JUN 22 2010

CARSON CITY
PLANNING DIVISION

MEMORANDUM

TO: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

FROM: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

DATE: June 21, 2010

SUBJECT: Parks and Recreation Department's comments for the
Wednesday, June 30, 2010, Planning Commission meeting

SUP-09-034	No Comments
SUP-10-036	No Comments
SUP-10-026	No Comments
MISC-10-039	Our department supports the "community directional" sign program for downtown public facilities. Our department wants to be involved with the specific sign location installation to avoid damaging existing City landscaping or irrigation systems.
ZCA-08-127	No Comments

File # (Ex: MPR #07-111)	SUP-10-014
Brief Description	Carson City Toyota
Project Address or APN	APN #009-051-10
Bldg Div Plans Examiner	Kevin Gattis
Review Date	June 30, 2010
Total Spent on Review	

BUILDING DIVISION COMMENTS: No comments

RECEIVED

MAY 21 2010

CARSON CITY
PLANNING DIVISION

File Copy

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: planddept@ci.carson-city.nv.us

FILE # SUP - 10 -

RICHARD CAMPAGNI
PROPERTY OWNER

2590 SOUTH CARSON STREET, CARSON CITY, NV 89701
MAILING ADDRESS, CITY, STATE, ZIP

775-882-8211 775-882-4085
PHONE # FAX #

Name of Person to Whom All Correspondence Should Be Sent

CLIFF SORENSEN C/O CARSON CITY TOYOTA SCION

APPLICANT/AGENT

2590 SOUTH CARSON STREET, CARSON CITY, NV 89701
MAILING ADDRESS, CITY, STATE ZIP

775-882-8211 775-882-4085
PHONE # FAX #

CLIFFSORENSEN@CARSONCITYTOYOTA.COM
E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

009-051-10

Street Address

ZIP Code

2590 SOUTH CARSON STREET, CARSON CITY, NV 89701

Project's Master Plan Designation

COMMERCIAL

Project's Current Zoning

GENERAL COMMERCIAL

Nearest Major Cross Street(s)

RHODES STREET

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division 1.10 _____, Section 9 _____, a request to allow as a conditional use is as follows:

TO PERMANENTLY MAINTAIN A 40' STEEL STORAGE CONTAINER WITH 4 FACTORY INSTALLED ROLL-UP DOORS TO BE USED AS A PLACE TO STORE OUR WINTER SNOW

REMOVAL SUPPLIES, OUR ANNUAL LANDSCAPE MAINTENANCE SUPPLIES AND OUR BUILDING MAINTENANCE SUPPLIES. THE

CONTAINER HAS BEEN DESIGNED AND PAINTED TO MATCH THE EXTERIOR OF OUR BUILDING AND DOES NOT REQUIRE UTILITIES.

PROPERTY OWNER'S AFFIDAVIT

I, RICHARD CAMPAGNI, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

2590 SOUTH CARSON ST., CARSON CITY NV 89701

5-7-10

Address

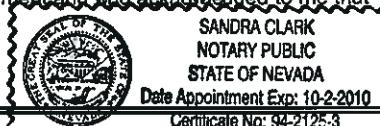
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY

On May 7, 2010 Richard Campagni, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Sandra Clark
Notary Public



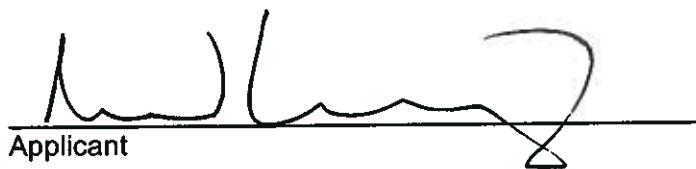
Date Appointment Exp: 10-2-2010

Certificate No: 94-2125-3

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant

5-7-10

Date

May 7, 2010

Memorandum Explaining Intent for Special Use Permit

Carson City Toyota Scion
2590 South Carson Street
Carson City, NV 89701

To Whom It May Concern,

In April we applied for and were approved for a temporary Special Use Permit to move our existing 40' storage container from our old property at 3659 South Carson Street, Carson City, NV 89701 to our new location at 2590 South Carson Street, Carson City, NV 89701. We know it sounds odd that we wanted to utilize an old storage container from our old location and have it in use at our new multi-million dollar location, but to us the reasons are clear. First, we would like to give you a little history of the path we took to get to our current proposal.

In 2002 we determined that we were running out of space at our facility so we decided to double the size of our facility by leasing the space next to ours, owned by Don Weir. Overnight we doubled our vehicle inventory size, were able to add numerous employees and vendors and of course added a significant dollar figure to our portion of the sales tax we pay to the city. All was good, it would seem until we learned that by adding all of those services, we also added paperwork and lots of it. We went and rented a 10' X 20' off-site storage area and transported all of our documents to that facility. We then filled it up and rented a second one equally the same size. When that one filled up and once we determined that we actually still needed some of the documents on a daily basis, we researched a solution by having a 40' container made for our property that matched our overall design. We applied for and were granted one of the very first storage container permits in Carson City. We had it built to meet our needs and to keep within the code set forth by Carson City. It was very expensive but filled a need for us at that time.

Since that time we have moved from the little property we had at the corner of Koontz Lane and Carson Street and have moved to a facility that is 3x the size. We have again added employees, added inventory and have helped to beautify the Carson City downtown corridor. However, we have found ourselves in a similar circumstance where the solution, in our minds, is to re-use our already purchased and approved storage container. This time the use is different, however the path is the same. Now we would like to use the same container to house all of our landscape tools and supplies. We have a much larger and majestic setting with our new dealership and we have elected to hire the staff to keep it looking that way. With that, also comes the tools, that we have had to purchase to complete this daily task. The storage container would now become home to those tools, as well as our winter weather supplies, ie. ice melt, snow shovels, snow rakes, snow blowers, etc. It will also house all of our building maintenance items which we have purchased for our new facilities crew. Together our new staff and our old staff will work towards keeping our new dealership as beautiful as it looks today.

By being able to house all of the supplies necessary for us to do this job in a central and secure location on-site, we can do a much better job at keeping with the day to day duties you have come to expect from one of your largest employers in South Carson City.

Thank you.

A handwritten signature in blue ink, appearing to read "John Doe".

SPECIAL USE PERMIT QUESTIONS & ANSWERS

Chapter 3: A Balanced Land Use Pattern

The Carson City Master Plans seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

1.1 e, f Municipal Code 18.12: Use sustainable building materials and construction techniques to promote water and energy conservation.

Our plan: The materials that this container is made out of is steel. At one time it was a shipping container and then we commissioned its recycling to make it into a pleasant looking structure. It was designed to match the existing structures without sacrificing the character or qualities as identified by the citizens of Carson City. As proposed it will remain compatible with the qualities that the resident's of the city have come to expect and since it does not require utilities it will be a source of energy conservation.

1.4c Protect existing site features, as appropriate, including mature trees or other character-defining features:

Our plan: Our plan is to promote a better community design, appearance and recognition of Carson City as identified in the various design guideline ordinances, visual preference surveys, capital city focus and downtown master plan. We have designed this proposal to best utilize and maintain the existing land resources. As part of our main construction agreement with the city, we planted numerous trees and have kept many of the existing trees and shrubbery previously in place at our location. There will be no signage placed on the building. Our project will protect the character of the mixed use neighborhood and will not reduce property values or block any views or vistas, which may currently be in use.

Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the land use designation and adequate for the proposed development (land use table descriptions):

Our plan: Our plan is to enhance the quality of life for Carson City residents. We support the plan for designation of land use development for our community. By adding this structure, we can better maintain the beautiful surroundings that we have implemented at our dealership by having the supplies necessary to keep the place looking manicured stored in a central location for the landscape crew to utilize as needed. This will help to enhance the resident's quality of life by having the property maintained in this professional fashion. We feel that we are

best utilizing our available space and improvements by adding this structure as well as by having it house our landscape storage supplies to assist us maintain these surroundings.

We have made and will maintain internal and external constraints that will minimize the loss of life and property due to flooding and erosion as set forth in existing ordinances. We feel that this addition and the fencing, curbing and landscaping already in place would block flooding, accidental spills or release from traveling over ground into any adjacent landowners property.

With the addition of this storage facility, it would not require any sewer, water, electricity and would not house any regular employees, thus emergency situations inside this unit would not be a consideration. Our current entrance/exit locations would suffice, as there would be no added traffic to or from this building, besides facilities personnel entering it to get the landscape maintenance supplies.

OUR STATEMENT OF POLICY FOR BALANCED LAND USE PATTERN:

We do not feel that this storage unit would in any way go against the goals of the master plan. This addition would be compatible in appearance to our existing buildings and would not have any signage on it that would add visual clutter to the community. Only a very small portion of the addition would be visible to the general public and most residents/visitors would not even recognize that there was an addition. This project would enhance the quality of life of our customers and employee's, as it would give us the ability to maintain our facilities by storing the equipment necessary on site and in a central location. This would also help the local economy as it aids in our internal growth as a major employer in this community. There is virtually no risk of personal or property damage with this proposed addition, as the storage unit would not house any employees. It would not have power or septic to it and would not be located in an area that if seismic activity occurred would cause collateral damage to any surrounding buildings, property or the environment. It would not be located adjacent to any public streets or highways, as the proposed addition would be located within our existing property, and would not take up any current or proposed parking stalls. It would occupy a portion of our property that is currently not being used. The height of our proposed addition would only be 8'5" tall, thus would not interfere with any airport zoning regulations, and would not impact any existing environmental factors.

Chapter 5 Economic Vitality

The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in target areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

- 5.2a Encourage the development of regional retail centers.**
- 5.6a Promote revitalization of the downtown core.**

Our plan: In keeping with the plan of Carson City to have the majority of auto dealers in a centralized location and to add to the retail services of this community, we have relocated our facility and wish to relocate our existing storage container. We worked every step of the way with the downtown revitalization and improvement district and have developed a retail center which is second to none. With the new facility we have also added other tax generating services including food and drink, extended parts and retail supplies and recently local university apparel and tickets sales. We feel that this proposed addition would not even be noticed by residents or visitors to our community, as it is tucked out of the way from the general public. However it were to be noticed, it is painted to match our dealership existing building and is mostly blocked by our employee parking areas and vehicle inventory. Our neighbors would not be impacted as to the north is a retail commercial zoning lot (Vacant Bldg.), to the North East is also retail commercial zoned for Wells Fargo Bank. Our proposed storage unit would back up against their parking lot, however there are trees between their property and ours that would block the majority of the addition. To the South is our main dealership building and as described above would virtually hide the addition from view of South Carson Street. To the West is Curry Street with very little of the unit being visible to passerby's or neighbors as the employee's vehicles and our sales inventory hide the unit.

We do not believe that there are any other existing storage areas like our proposed one in the neighborhood. The addition we chose is a very expensive unit that came fully enclosed and ready to use once it was delivered. There was no construction needed to build it at our facility and once it was unloaded, there was no noise, dust, odors, vibration, fumes, glare or physical activity that would bother or annoy any of our surrounding neighbors. It is only used to store our landscaping supplies, snow removal supplies and equipment. This project alone would help us in our short term and long term growth planning of our business and ability to operate from this location.

OUR STATEMENT OF POLICY FOR ECONOMIC VITALITY:

Being one of the major businesses in the South Community we feel that we are helping to lead the way in growth and development of the City and its master plan. We are striving to help bring Carson City forward to economic success. We are frequently speaking to community leaders, planners and other business owners in the city to propose plans and ideas and to help with the implementation of such. On this proposed addition of a storage unit, we have taken into consideration the affect of the school district, law enforcement, fire services, emergency services and local utility companies. None of these vital services will be effected. There are no road improvements, surface improvements, lighting improvements, landscaping or parking improvements needed, as we would be utilizing an existing asphalted surface, not currently being used for any other service. Lastly, we feel that this improvement would make it easier for us to maintain this new facility so we can keep with our reputation as a major employer and contributor to Carson City.

Chapter 6: Livable Neighborhoods and Activity Centers

The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly downtown.

- 6.1a Use durable long lasting building materials.**
- 6.1b Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features.**
- 6.1c Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the development standards.**

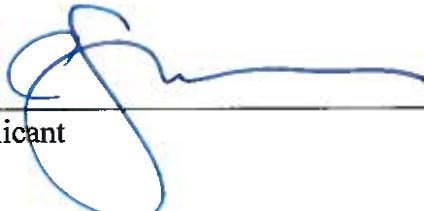
Our plan: Simply, we agree. As stated in other sections earlier in this permit questioner, we have designed this container and have placed it in a location where it will not be an eyesore. It has been professionally engineered to be attractive in appearance, we have kept it up to city specifications and codes and have painted it to match our existing building. It has been located in an area of our current property where it will maximize its use benefit to us and would virtually be free from needing any city services. The landscaping the surrounds it is in keeping with our design features and as it fully matures will draw the container in as natural part of the décor.

ADDITIONAL:

We have included a series of jpeg. images of our proposed storage unit along with our site plan, depicting the exact location of the addition.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's/Board of Supervisor's approval; and I understand that approval of this application does not exempt me from all City code requirements.

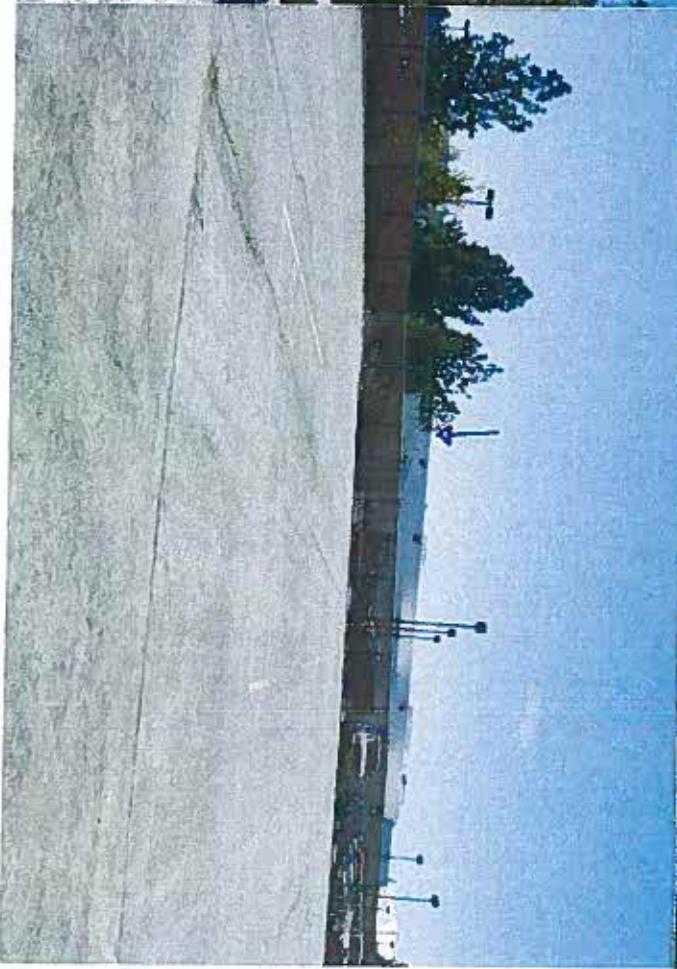


Applicant

Date

S-7-10

Close-up facing South from Rhodes St.



Close-up facing N-EAST from Curry

Close-Up of side - facing North



Close-up



Facing N-East

Facing North

Close-up Facing West from South Carson St.

Facing West