

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 15, 2010

FILE NO: SUP-05-218

AGENDA ITEM: G-2

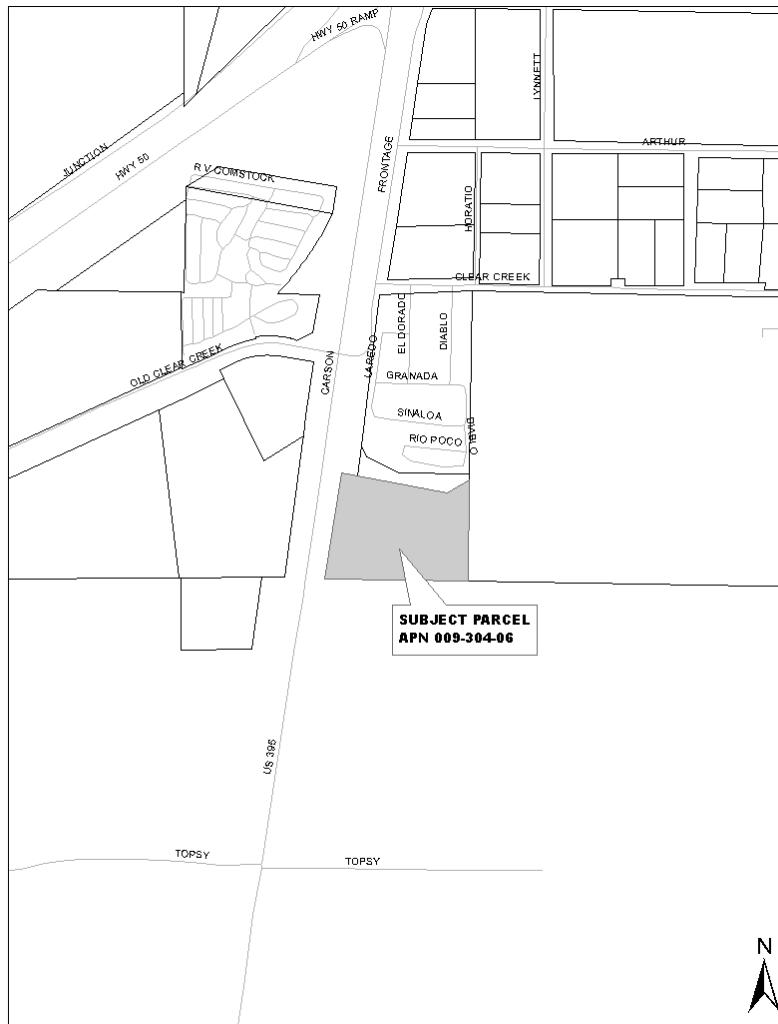
STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Five year review of Special Use Permit to allow permanent placement of four metal storage containers in the General Commercial (GC) zoning district.

OWNER/APPLICANT: Western States Storage/William Casparis (Carson City Self Storage)

LOCATION/APN: 5853 and 5861 S Carson Street/009-304-06

RECOMMENDED MOTION: I move to approve SUP-05-218, a Special Use Permit request from William Casparis of Carson City Self Storage, for a five year review of 29 metal storage containers permanently placed on property in the General Commercial zoning district, located at 5863 and 5861 S Carson Street, APN 009-304-06, based on findings and subject to the 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. Metal storage containers 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.
6. No hazardous materials will be stored within the containers.
7. The storage containers will be maintained to match the existing building color on site. Graffiti shall be removed in accordance with the City's graffiti ordinance. The containers must be maintained free of rust, peeling paint or other forms of deterioration.
8. Advertising is prohibited on the exterior of the containers.
9. The placement of the containers 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. The next review will be December 2015. This review may be administrative and handled by City Staff, or if deemed necessary by Staff, may be referred to the Planning Commission for additional review.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.135 General Commercial (GC) Permitted Uses, and Development Standards 1.10.9 Personal Storage and Metal Storage Containers.

MASTER PLAN DESIGNATION: Community/Community Regional (C/RC)

PRESENT ZONING: General Commercial (GC)

KEY ISSUES: Does the application meet the Development Standards regulations for metal storage containers, and does the application continue to meet the required findings for approval of a special use permit? Is the proposed continuation of metal storage containers in this location still compatible with surrounding properties? Have there been any problems with the permanent placement of the storage containers?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Commercial / single family residence, then Mobile Home Park

SOUTH: Douglas County/ vacant

EAST: Public Regional/ vacant (Washoe Tribe tract)

WEST: Public Regional/ Fuji Park

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: Zone
- 2 EARTHQUAKE FAULT: Zone I (severe shaking potential); and Zone II (moderate shaking potential); no faults lie within 500 feet of the property
- 3 SLOPE/DRAINAGE: Developed portion of property drains to the east, while the western portion of the property is hillside.
- 4 SOILS: 61: surprise gravelly, sandy loam, 0-2% slopes

SITE DEVELOPMENT INFORMATION

- 1 LOT SIZE: 6.39 acres
- 2 EXISTING LAND USE: Self Storage business
- 3 STRUCTURE HEIGHT: Twenty-nine storage containers presently located on site. They are approximately 8.5 feet in height and vary in size. According the applicant, there are eight 4 foot x10 foot units, fifty-eight 8 foot x10 foot units, and four 8 foot x 15 foot units for a total of 5,440 square feet of outside storage in these containers.
- 4 PARKING: Adequate on site.
- 5 SETBACKS: All containers are a minimum of 25 feet from the property lines.
- 6 VARIANCES REQUESTED: None

SITE HISTORY

The original construction for the site is 1971, with major site modifications approved in 1999. It is noted an off-premises advertising sign (billboard) was also approved for this site on June 17, 2004 (SUP-04-061). The containers have been on the site more than 20 years, according to the applicant.

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 five years after approval of a Special Use Permit. A review of the project is required each five years.

The containers were approved by the Planning Commission on December 22, 2005, to

remain on the lot in support of Carson City Self Storage. The site and containers are in compliance with the conditions of approval of the original special use permit. The containers are placed so that they can only be seen from Highway 395 when driving north, and are not visible at all when traveling on the other roadways in the vicinity of the site. The containers were placed and painted in accordance with the conditions of approval and blend with the site with minor trim color. Their appearance is lessened by the fact that the area is lower than the surrounding roadways, the applicant has added landscaping to the site to shield the appearance of the containers and the Nevada Department of Transportation has widened Hwy 395 and added barriers to the area which also reduces visibility of the site from the roadway. The containers are in good condition, with no graffiti, advertising signs or noted deterioration. The placement of the containers is intermixed with personal storage warehousing buildings on the site. The site is well maintained, with a gated entrance for customers or clients to use to access the facility. The containers have been painted off-white, a neutral color with a contrasting trim color. The containers are well kept and well maintained. The containers do not block any drive aisle, parking area or landscaping.

PUBLIC COMMENTS: Public notices were mailed to 69 adjacent property owners within 300 feet of the subject site on November 24, 2010 per the requirements of the Carson City Municipal Code and NRS. No complaints have been registered by the public regarding the placement or location of the containers during the last five years. 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 December 15, 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 concerns

Fire Department: No comments received

Engineering Division: No concerns

Parks and Recreation: No concerns.

Health Department: No comments received

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 metal storage containers are made out of steel. They are painted off- white, a neutral color, with a contrasting trim color, which blends in with the business appearance on the site. They do not use any utilities and are a source of energy conservation.

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

The containers utilize and maintain the existing land resources. They do not block any views or vistas. No signage has been or will be placed on the containers. The business on the site is self storage. The business utilizes a locking gate to maintain security, with all storage units and warehouse units behind the gate. The units are well maintained.

5.2a Encourage the development of regional retail centers

5.6a Promote revitalization of the downtown core

The containers are necessary for the storage business which is the use on the site. The containers are kept locked when not in use and are opened by customers when needed. The location of the containers has been designed to minimize the appearance from the street, as the view of the containers is blocked by the fact that the site is lower than surrounding roadway areas. The exterior color of the units is off-white with contrasting trim.

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 containers have been located at this site for twenty years without problems. This permit is to review the previous approval to verify the use continues to be appropriate, as well as to verify the condition of the containers. There has not been any perceived detriment to the surrounding properties or general neighborhood as a result of this placement. The business may create noise, vibrations, fumes, odors, dust and physical activity, but the containers placed on site 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 South Carson Street and is served by an adequate existing street network. Vehicular and pedestrian movement has not been affected by placement of the storage containers.

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 containers were placed in this location at least twenty years ago and have 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.

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 use materials, repair and service facilities, and offices. The storage business and storage containers in support of this business meet the specific standards of this zoning district as an appropriate accessory use.

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

Continuation of the placement of the metal storage containers on site in support of the business 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 with the continuation of the metal storage containers as placed in this location. No negative concerns have been noted since the metal storage containers were placed here originally at least twenty years ago. No detrimental concerns are anticipated by continuing the use.

Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Kathe Green, Assistant Planner

Attachments
Application
Department comments

File # (Ex: MPR #07-111)	SUP-05-218
Brief Description	<i>Storage container</i>
Project Address or APN	APN #009-304-06
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>December 15, 2010</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS: No comments

**Engineering Division
Planning Commission Report
File Number SUP 05-218 renewal**

TO: Planning Commission

FROM Rory Hogen, E. I.

DATE: November 9, 2010

MEETING DATE: December 15, 2010

SUBJECT TITLE:

Action to consider a renewal of application for a Special Use Permit from property owner Western States Storage at 5861 and 5853 S. Carson St., apn 09-304-06 to continue the use of a metal storage container on the subject property zoned GC.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not impact traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

The proposal will not impact existing public services.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

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

DATE: December 6, 2010

SUBJECT: Parks and Recreation Department's comments for the
Wednesday, December 15, 2010, Planning Commission meeting

[Handwritten signatures over the text]

SUP-05-221	No Comments
SUP-05-218	No Comments
SUP-10-090	Carson City owns a Hidden Meadows Subdivision Lot (APN 010-611-01) on the southeast corner of the School District property. This property was purchased to provide a possible trail connection from the adjacent subdivision to the middle school and potentially a small, passive neighborhood park. Our department takes no exception to this project provided the location and layout of the photovoltaic arrays on the southeast corner of the School District's property will not prohibit future trail development and connections to the middle school.
SUP-10-104	<p>Since 2005, the Parks and Recreation Department has been working with the applicant on a vision for the Brewery Arts Center's outdoor plaza and events area project. This idea for the project was identified in the Parks and Recreation Master Plan as an opportunity "to provide a passive urban recreation area that will have features that appeal to adults and seniors" (Refer to Exhibit A). In addition, this project will begin the process to address the lack of parks in this area of the community. Recently, our department staff has been working with the applicant's design team, including attendance at a public informational meeting on the project's conceptual design.</p> <p>Our department supports the project's overall vision as it is identified in the Parks and Recreation Master Plan and the conceptual site plan as presented to the Planning Commission. It is important for both the applicant and Planning Commission to realize that during these challenging budget times our department cannot make any commitments to provide maintenance for this project without corresponding funding and personnel resources. If in the future a funding source for the project's maintenance can be identified, our department will be willing to discuss this opportunity with the applicant.</p>

November 4, 2010

Ms. Kathe Green
Assistant Planner
Public Works Department – Planning Division
108 E. Proctor Street
Carson City, Nevada 89701

RECEIVED
NOV 01 2010
CARSON CITY
PLANNING DIVISION

Dear Ms. Green:

The purpose of this letter is to request a five (5) year extension of the approval of the 29 metal storage containers located at Carson City Self Storage (CCSS), 5861 South Carson Street. In December of 2005; the continued use of these storage units was approved in a special use permit Notice of Decision; condition of approval #9 requires a 5 year review to verify the use is still required by CCSS and still in compliance with all conditions of approval.

CCSS requires that these 29 units continued to be used as storage containers as: 1) the use of these units was approved by the Planning Department in 1996 when the property was acquired ; 2) the use of these units as storage containers was reapproved by the Planning Commission in 2005 by vote of 7 ayes and 0 nays; and 3) the continued use of these units is critical to the economic viability of the business. At a time when the Carson City economy is in disparate condition, it would be unfair to violate the original agreement between CCSS and the Planning Division; the use of these units to generate rental revenue was discussed and approved by the Planning division prior to my purchase of the property, and was a condition of approval during my due diligence review. The removal of these units from rental inventory would severely damage the business in terms of its revenues, and would deprive the residents of Carson City of small and cheap storage facilities; these 29 storage containers provide 72 individual storage units for the residents of Carson City, many of whom can not afford larger units during this time of economic hardship – there are 8 "4 x 10" units, 58 "8 x 10" units, and 4 "8 x 15" units. Collectively, these units account for about 20% of the total revenues of the CCSS business.

This letter will now address the conditions of approval of 2005 special use permit allowing the use of these storage containers, as well as each of the required conditions from Development Standards Division 1.10.9. As there have been no changes in the site layout or in the location and/or physical appearance of the 29 containers, I am resubmitting the 2005 site plan and pictures (I have current pictures if requested and am including them as an attachment).

Conditions of Approval:

1. Notice of Decision/conditions of approval were signed and returned in a timely manner.
2. Conditions of approval were met in a timely manner.
3. No new developments have occurred.
4. No new improvements have occurred.
5. All containers have been maintained in good condition; there is no graffiti on the containers. Containers are painted the same as other buildings on the property. There is no advertising on the containers.
6. The metal storage containers are only used for the self storage of goods. They are not used as residential dwelling units, or for any use other than storage. Storage above or outside the containers is not allowed.
7. No storage of hazardous materials, or other material which might create a hazardous condition, is allowed.
8. No storage container impedes drainage, nor does any storage unit encroach into any easement.
9. The 2005 Special Use Permit is being reviewed at this time.

Additional landscaping has been placed at the southwest corner of the parcel; 6 Ponderosa Pine trees were planted and additional irrigation was installed. In addition to the 6 Ponderosa Pine planted on the sloping part of the property line, 16 other trees have been planted along our property line facing Highway #395, for a total of 22 trees. Moreover, NDOT has redesigned Highway 395 in front of CCSS; the widening of the highway, the erection of a barrier fence along the east side of the highway, and the construction of new drainage has significantly reduced the visibility of the facility from the highway.

.....

Carson City Self Storage is requesting an extension of the special use permit for five more years.

Sincerely,



William R. Casparis
General Partner of Western States Storage
(d.b.a., Carson City Self Storage)

