

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 28, 2012

FILE NO: SUP-12-010

AGENDA ITEM: H-2

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: Special Use Permit to allow permanent outdoor display and sales of merchandise in a Retail Commercial (RC) zoning district.

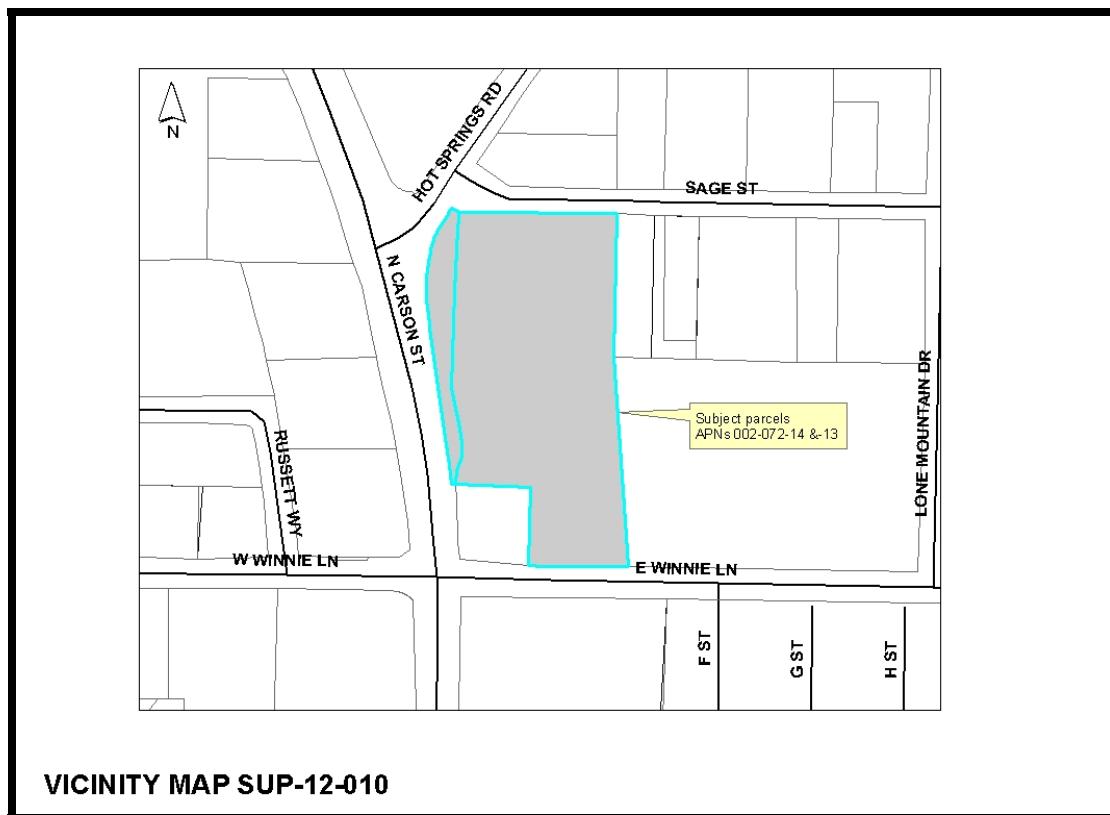
OWNER: Carrington & Codding

APPLICANT/AGENT: C-A-L Ranch Stores

LOCATION: 2035 N. Carson Street

APN: 002-072-13 and 002-072-14

RECOMMENDED MOTION: I move to approve SUP-12-010, a Special Use Permit to allow permanent outdoor display and sales of merchandise in the Retail Commercial zoning district, located at 2035 N. Carson Street, APNs 002-072-13 and 002-072-14, based on the 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 consideration.
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 obtain a building permit from the Carson City Building and Safety Department for any proposed construction. Contact the Building Department for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning and Community Development Department thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with any building permit application:

6. 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 site throughout the life of the project:

7. The permanent outdoor display and sales area is strictly limited to the areas shown on the submitted site plan.
8. Trash and debris generated at the area of the outdoor display and sales must be collected by the business and placed in an appropriate trash container on the site.
9. Advertising of a product or service is limited to promote an existing permanently licensed primary business activity within the address that is included in this review.

10. Display cannot impede, restrict or block any aisle, doorway, pathway or pedestrian access from parking lot or street or to or from buildings for either customers or employees.
11. Display areas shall not interfere with safe parking, traffic circulation or emergency vehicle access.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.02.115.8 Outdoor Sales and Activities, 18.04.130.3 Retail Commercial Conditional Uses at Permanent Outdoor Sales.

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

PRESENT ZONING: Retail Commercial (RC)

KEY ISSUES: Will the proposed permanent outdoor sales and display be in keeping with all of the standards of the Carson City Municipal Code? Are these locations appropriate for outdoor display?

SURROUNDING ZONING AND LAND USE INFORMATION

WEST: Retail Commercial//Retail
EAST: General Commercial/Retail
NORTH: Retail Commercial/Retail
SOUTH: Retail Commercial/Retail

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: Zone B
- 2 EARTHQUAKE FAULT: Zone II, beyond 500 feet
- 3 SLOPE/DRAINAGE: Flat
- 4 SOILS: 71 Urban Land

SITE DEVELOPMENT INFORMATION

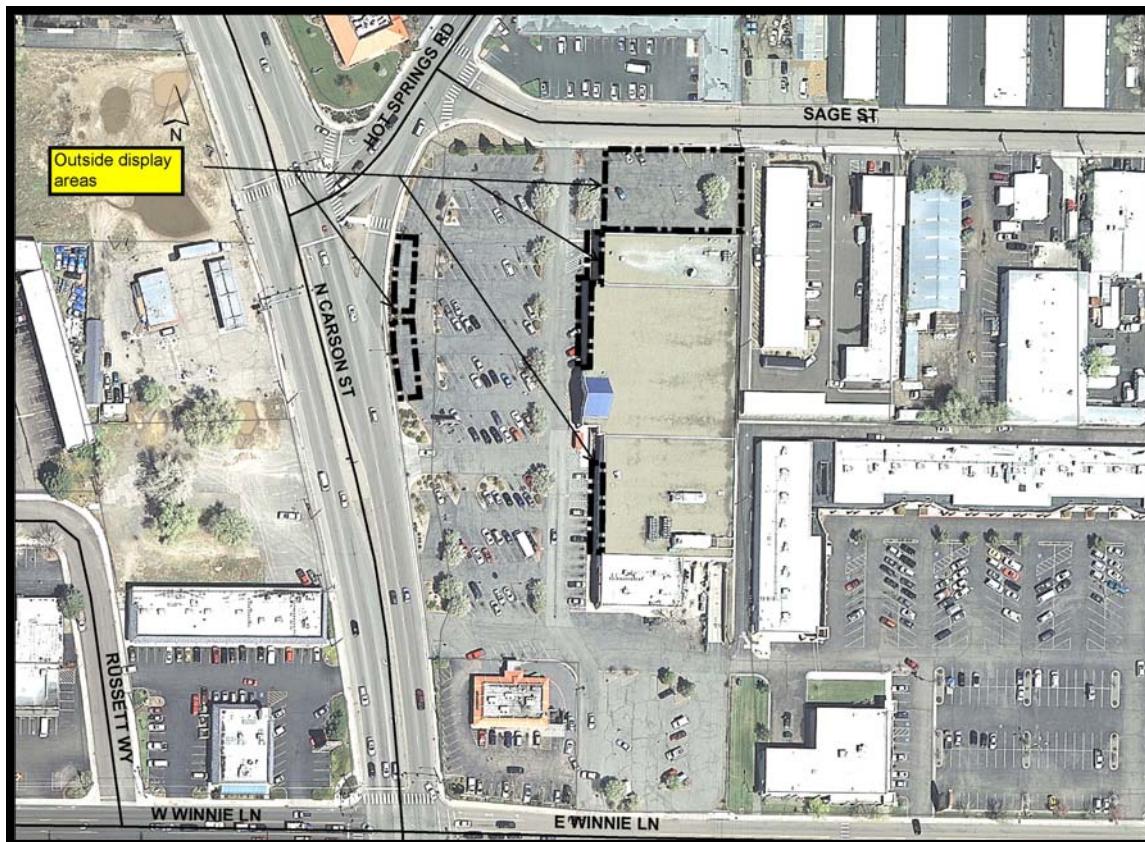
- 1 LOT SIZE: 4.06 acres
- 2 STRUCTURE SIZE: No change to existing building of 46,850 square feet.
- 3 STRUCTURE HEIGHT: No change to single story buildings.
- 4 PARKING: Existing 281 spaces on site (including parking spaces to the west) the required parking on site is 187 spaces. Approximately 47 spaces will be displaced as a result of the proposal.
- 5 SETBACKS: Existing buildings. Display proposed at the north of the existing building and specific areas identified on the west of the existing building.
- 6 VARIANCES REQUESTED: None

DISCUSSION:

A Special Use Permit is required for the following reasons:

- According to CCMC Section 18.04.130.3 Retail Commercial Conditional Uses, Permanent Outdoor Sales and Activities requires a special use permit.

The proposal is for outdoor display and storage of merchandise in the area to the north of the building, south of the sidewalk and behind a secured fencing area on a permanent basis and areas to the west of the existing structure for periodic display. The total area proposed for the outdoor display and sales is approximately 15,000 square feet, which is less than 8% of the 4.5 acre site. All businesses in the Retail Commercial zoning district are allowed a maximum of 30 days of outdoor display and sales of merchandise per year. This request is to increase that timeframe to permanent. The applicant would like to utilize display of merchandise to encourage traffic passing on North Carson Street to stop at this location and thereby increase sales. Typically, stores which place merchandise outside to encourage customer interest have found that it is a very effective means of increasing visibility and sales.



C-A-L Ranch Stores has 16 retail stores located throughout southeastern Idaho, Utah, Nevada and Arizona. There are currently two new locations proposed in Nevada, one here in Carson City and one in Elko.

The overall layout of the proposed project is very similar to the layouts of the existing C-A-L Ranch Store locations. All locations include some form of outdoor display-storage area.

C-A-L Ranch Stores was founded in 1959 in downtown Idaho Falls, Idaho. In 1963, C-A-L Ranch opened an additional outlet in Rexburg, Idaho and in 1967, continued its expansion in Blackfoot, Pocatello and Burley, Idaho. Also in 1967, it diversified into soft goods fitting the needs of its agricultural customers with items such as jeans and work clothing. Beginning in 1998 C-A-L Ranch Stores expanded into Utah with stores in Logan, Spanish Fork, American Fork, Farr West, Tooele, Cedar City, West Jordan, Vernal, Layton, as well as Elko, Nevada. Their most recent addition includes a store in Prescott, Arizona and one more is set for Flagstaff, Arizona.

C-A-L Ranch Stores offers a mix of ranch and farm supplies, hard goods and soft goods targeted at the agriculturally-oriented customer. Its products fill the basic needs of its customers at competitive price points. As a result of its long standing reputation in the community, C-A-L Ranch Stores also attracts non-agricultural customers who come to the stores for their general merchandise needs as well as sporting goods, clothing, footwear, electrical, plumbing and hardware.

Pursuant to the CCMC, over the years Carson City has reviewed and approved similar requests for the following businesses, Costco, Carson Shopping Center, S & W Feed Store, Home Depot, Les Schwab, Wal Mart, Alpaca Products, Lowe's, Super K Mart, Long's and Albertson's.

The Planning Division Director has approved the temporary outdoor display of 30 days as requested by the applicant to permit the display on site in the interim while the review of this Special Use Permit is in process.

The subject site has parking in excess of city requirements, so adequate parking will remain during seasonal use of a western portion of the parking lot area for outdoor display of merchandise. The northern area will be enclosed with fencing and a rolling gate for security purposes. The proposed outdoor display area is relatively minor compared to the project size, and staff recommends approval of the proposed outdoor display areas as part of the Special Use Permit approval.

PUBLIC COMMENTS: Public notices were mailed to 159 adjacent property owners within 300 feet of the subject site. At the writing of this report no written 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 March 28, 2012, depending on the date of submission of the comments to the Planning Division.

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 Division: No Comments.

Fire Department: No Comments.

Engineering 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

Goal 1.2.A. Priority Infill and Redevelopment Areas

Two levels of priority have been identified for areas identified for potential infill and redevelopment on the Land Use Map. Areas targeted for infill and redevelopment can be distinguished by their mixed-use land use categories and include downtown, mixed-use activity centers, and major gateway corridors, among others.

The property is fully developed. The outdoor display of merchandise is proposed to increase sales, thereby providing increased profit to the businesses involved as well as an increase in taxable sales as a benefit to the community. The northern portion of Carson City has many empty storefronts. An increase in the sales in this area would make the shopping center more viable and attractive to the community.

Chapter 5: Economic Vitality

Goal 5.2.B. Encourage Reuse/Redevelopment of Underused Retail Spaces.

Encourage the redevelopment and reuse of underutilized retail spaces along major gateway corridors (such as the vacant K-Mart building on North Carson Street, the Eagle Station and Southgate Shopping Centers on South Carson Street, and the Downtown central business district) with tenants that will serve the broader community. Use available tools, such as adding additional redevelopment districts, to attract retail tenants to underutilized spaces, and continue to explore the use of incentive programs, such as capital projects subsidies (e.g., access improvements and façade upgrades)

and land subsidies to mitigate rising and prohibitive land costs.

This proposal is to permanently place merchandise to the north of the building in a secured area and to the west of the building in areas noted for periodic sales and display (16 parking spaces near Carson Street. The display and appearance of these products is intended to encourage business and sales to the local and driving community at this location.

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 intended proposal is to expand the view of products available for sale within the confines of the buildings, and to display in addition outside the buildings. Placing this merchandise outdoors increases the view of these products and therefore customer interest and will serve to draw the driving public into these locations. The merchandise would be placed along the sidewalks, under the overhangs and along the parking areas. The business, C-A-L Ranch is scheduled to open within the 30 days. No additional buildings or hours of operation are anticipated as a result of the display of products.

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

This is a request for new business in Carson City. The applicant is assuming that additional traffic will be created as a result of an increase in business at this location if this request for outside display is approved. No detrimental effect is anticipated, as the business is adjacent to a major thoroughfare, Carson Street, where large numbers of vehicles pass every day. The existing drive areas and parking are adequate to handle the expected activity. No impediment to pedestrian or vehicular traffic is anticipated with the placement of the displays. The displays are limited to areas outside the walking areas, doorways, handicapped accessible areas, sidewalks and drive areas.

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 business is new to this location, with no enlargement of the existing structure or uses other than outdoor display on the site being proposed. No additional public services will be used as a result of the proposed outside display of merchandise.

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 statement of the Retail Commercial (RC) zoning district is to preserve the commercial district limited primarily to offices and retail sales of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the Retail Commercial District shall be conducted with a building, and aside from display windows, be screened from view. Outside display and storage of autos, recreational vehicles and mobile homes is allowed in accordance with an existing business with sales of autos, recreation vehicles and mobile homes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobile homes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outside display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director if all requirements are met as set forth in Title 18 (Temporary Sales and Activities). Outdoor storage is not allowed in this zoning district. The proposed use of Permanent Outside Sales and Display is located in the Conditional uses within the Retail Commercial zoning District and requires approval of a Special Use Permit.

The proposed conditional use of outdoor display of merchandise is intended to provide more sales of products at the existing location within the business which is a permitted use within this zoning district.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The proposed outdoor display of merchandise is not anticipated to be detrimental to the public health, safety, convenience and welfare. It is assumed by the business owners that the outdoor display will provide additional sales of merchandise. Outdoor display is a convenient way to facilitate the sales of products, which is a common method of advertising related to a desire to increase business. These products would then be more easily seen by the driving public who are passing this site on Carson Street, where the public could be encouraged to stop in and buy merchandise which has been seen from the street.

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

The outdoor display and sales of products at this location is not anticipated to result in material damage or prejudice to other property in the vicinity. The new business is a permitted use in the Retail Commercial zoning district.

Respectfully submitted,
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

Application SUP-12-010
Building Division comments
Engineering Division comments
Fire Department comments

**Engineering Division
Planning Commission Report
File Number SUP 12-010**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: February 27, 2012

MEETING DATE: March 28, 2012

SUBJECT TITLE:

Action to consider the outdoor display of equipment for C-A-L Ranch Sales at 2035 N. Carson St., apn 02-072-14.

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

Drawings should include a more detailed plan of the area to be used for outdoor display. This should include a fence detail and address possible sight distance issues.

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

No pedestrian or traffic issues are expected with this construction.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

File # (Ex: MPR #07-111)	SUP-12-010
Brief Description	<i>Fencing for exterior storage</i>
Project Address or APN	00207214
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>March 28, 2012</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS: No comments

From: Stacey Giomi
To: Pruitt, Jennifer
Date: 3/6/2012 10:08 AM
Subject: Planning Commission Comments

SUP-12-010

SUP-12-012

VAR-12-013

No special concerns or comments. Will be required to comply with all applicable codes and ordinances.

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

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FILE # SUP - 12 - SUP - 12 - 010

Bill Bunker for C-A-L RANCH STORES

PROPERTY OWNER

P.O. Box 1866, Idaho Falls, ID 83403

MAILING ADDRESS, CITY, STATE, ZIP

(801) 918-0868

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

Shawn Eaton

APPLICANT/AGENT

2875 S Decker Lake Dr. #275; Salt Lake City, Ut 84119

MAILING ADDRESS, CITY, STATE ZIP

(801) 746-0456

(801) 575-6456

PHONE #

FAX #

shawn@aeurbia.com

E-MAIL ADDRESS

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR

CARSON CITY

\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SUBMITTAL PACKET

- 6 Completed Application Packets
(1 Original + 7 Copies) including:
- Application Form
- Written Project Description *need*
- Site Plan *need better plan*
- Building Elevation Drawings and Floor Plans *NA*
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies) *NA*

Application Reviewed and Received By: *Shawn*

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s): 00207214	Street Address 2035 N Carson St.	ZIP Code
Project's Master Plan Designation C-A-L Ranch Outdoor Sales	Project's Current Zoning Retail Commercial	Nearest Major Cross Street(s) Carson St & Hot Springs Rd.

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: 18.04.130 & 18.02.115.8, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Outdoor Storage and/or Retail

PROPERTY OWNER'S AFFIDAVIT

Jerry N. Ward

, 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.

Jerry N. Ward PO Box 1866, Idaho Falls, Id 83403

Signature

Address

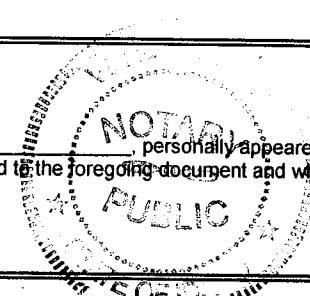
Date

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

STATE OF NEVADA *IDAHO*)
COUNTY *BONNEVILLE*)

On February 1st, 2012, JERRY N WARD, 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.

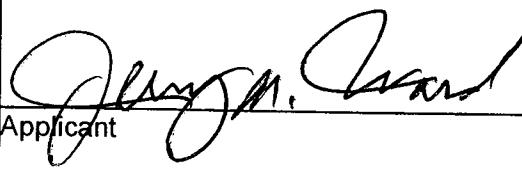
Verline Gray
Notary Public



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

2/1/12

Date

ADDENDUM 1

SUP-12-010

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by CAL Ranch Stores for a Special Use Permit on Assessor's Parcel Number 002-072-13 ^{SUP-12-010} 002-072-14. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT

(to be executed by the legal property owner(s) in addition to those legal owners on the subject application)

STATE OF NEVADA)
ss
CARSON CITY)

I, Jeanne Holmes, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Jeanne Holmes
Signature

36-12
Date

Mailing Address: PO Box 1320

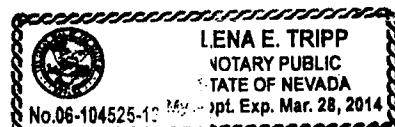
Eureka, CA 95502

Telephone: (707) 945-9601

E-mail Address: jeanne@the-carsoncitycompany.com

SUBSCRIBED AND SWORN BEFORE ME
THIS 6th DAY OF March, 2012.

Jeanne E. Tripp
Notary Public



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CARSON CITY
PLANNING DIVISION

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: C-A-L Ranch

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan 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.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

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CARSON CITY
PLANNING DIVISION

2 Special Use Permit & Major Project Review Development Checklist

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- 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)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

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 targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

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.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- 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 (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?



ae urb ia
architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: a e u r b i a . c o m

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MAR 02 2012

CARSON CITY
PLANNING DIVISION

- SUP - 12 - 010

Special Use Permit Application
C-A-L Ranch Shopping Center
APN 00207214
2035 N. Carson St, Carson City, NV

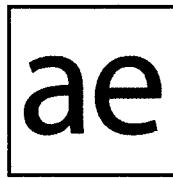
Company Description



C-A-L Ranch Stores was founded in 1959 in downtown Idaho Falls, Idaho. In 1963, C-A-L Ranch opened an additional outlet in Rexburg, Idaho and in 1967, continued its expansion in Blackfoot, Pocatello and Burley, Idaho. Also in 1967, it diversified into soft goods fitting the needs of its agricultural customers with items such as jeans and work clothing. Beginning in 1998 C-A-L Ranch Stores expanded into Utah with stores in Logan, Spanish Fork, American Fork, Farr West, Tooele, Cedar City, West Jordan, Vernal, Layton, as well as Elko, Nevada. Our most recent addition includes a store in Prescott, Arizona and two more are set for Flagstaff, Arizona. Today C-A-L Ranch Stores has grown to be a major retail presence in Southeastern Idaho, Utah, Northern Nevada and Arizona with a well-recognized name and a reputation for quality and service.

C-A-L Ranch Stores offers a mix of ranch and farm supplies, hard goods and soft goods targeted at the agriculturally-oriented customer. Its products fill the basic needs of its customers at competitive price points. As a result of its long standing reputation in the community, C-A-L Ranch Stores also attract non-agricultural customers who come to the stores for their general merchandise needs as well as sporting goods, clothing, footwear, electrical, plumbing and hardware.

One of the best segments of our customer base is the small acreage -- 2 to 10 acres -- type of customer who works elsewhere "off the farm," but has need for farm products. Of course, the traditional farmer/rancher is still our basic core customer base.



aeuria
architects and engineers

2875 south decker lake drive, suite 275
salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
web page: aeuria.com

**Special Use Permit Application
C-A-L Ranch Shopping Center
APN 00207214
2035 N. Carson St, Carson City, NV**

Questionnaire and Responses

Introduction:

The owners seek permission for permanent outdoor display of merchandise. The owner's business is housed in a shopping center which is located on the east side of Carson st. at the intersection of Hot Springs rd. The northern portion of the building is setback from the street frontage approximately 80'. The west façade of the building is setback from the street approximately 140 feet. The front of the building has approximately 373 feet of frontage.

The application was prompted by the desire of the owner to display merchandise outside for sale. The display area consists of the portion of the lot to the north of the building between the building and the sidewalk. This area will reduce the number of available parking stalls from 325 to 295. All areas inside the fenced area noted will be considered permanent display as opposed to the maximum 30 days per year display (CCMC 18.04.130)

Question 1:

How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Explanation A:

Chapter 3: A Balanced Land Use Pattern

The project meets the provisions of the Growth Management Ordinance in that no increase in population is expected as a result. No additional resources, such as energy and water, will be used with the additional retail area. The displays will not impede pedestrian access through or around the site. No site features are negatively impacted by the addition of the displays. The project is in Keeping with the Master Plan Goal 1.2a

Chapter 5: Economic Vitality

The purpose of the project is to stimulate economic activity by making merchandise more visible to passers-by. As such it encourages the re-development of under-used retail spaces. This is in keeping with Master Plan goal 5.2b

Question 2:

Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Explanation A:

Land use and zoning of properties to the north, west, and south are the same (Retail Commercial) as the subject parcels and consists of primarily fast-food establishments and retail vendors. Land use and zoning to the east is General Commercial and consists of primarily self-storage units and small businesses.

Explanation B:

This project is in harmony with the surrounding businesses because they are all essentially retail or service oriented businesses. Other businesses in the area have used outdoor retail in the past, but only under a temporary 30-day permit.

Explanation C:

The outdoor display of merchandise will not be detrimental to the use, peaceful enjoyment or development of the surrounding properties. The retail areas are in a private parking lot, not coinciding with pedestrian walkways. Convenience parking immediately adjacent to retail entrances is unaffected. C-A-L Ranch customers attracted to this retail establishment will bring added patronage to surrounding businesses. This will only add to the attractiveness of the area.

Explanation D:

Traffic patterns on the adjacent roadways and drive accesses will be unaffected.

Explanation E:

The advantage to the people of Carson city is that C-A-L Ranch will be able to offer products of an outdoor nature.

Question 3:

Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Explanation A:

The project will have no effect on local school districts, student bodies, or law enforcement officers.

Explanation B:

The project will not increase the currently installed impervious surfaces.

Explanation C:

The currently installed water supply is adequate for your needs. The proposed project has no impact on the quality or demand of the water supply.

Explanation D:

The currently installed drainage system is adequate for your needs. The proposed project has no impact on the quality of water entering the storm drain.

Explanation E:

There are no road improvements needed for this project.

Explanation F:

Experience from other C-A-L Ranch store openings in municipalities similar to this.

Explanation G:

Outdoor lighting will remain as currently installed.

Explanation H:

Currently installed landscaping will remain.

Explanation I:

The parking plan has been shown on the attached site plan. All required parking is existing. No new parking will be required.

