

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 27, 2013

FILE NO: SUP-13-012

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

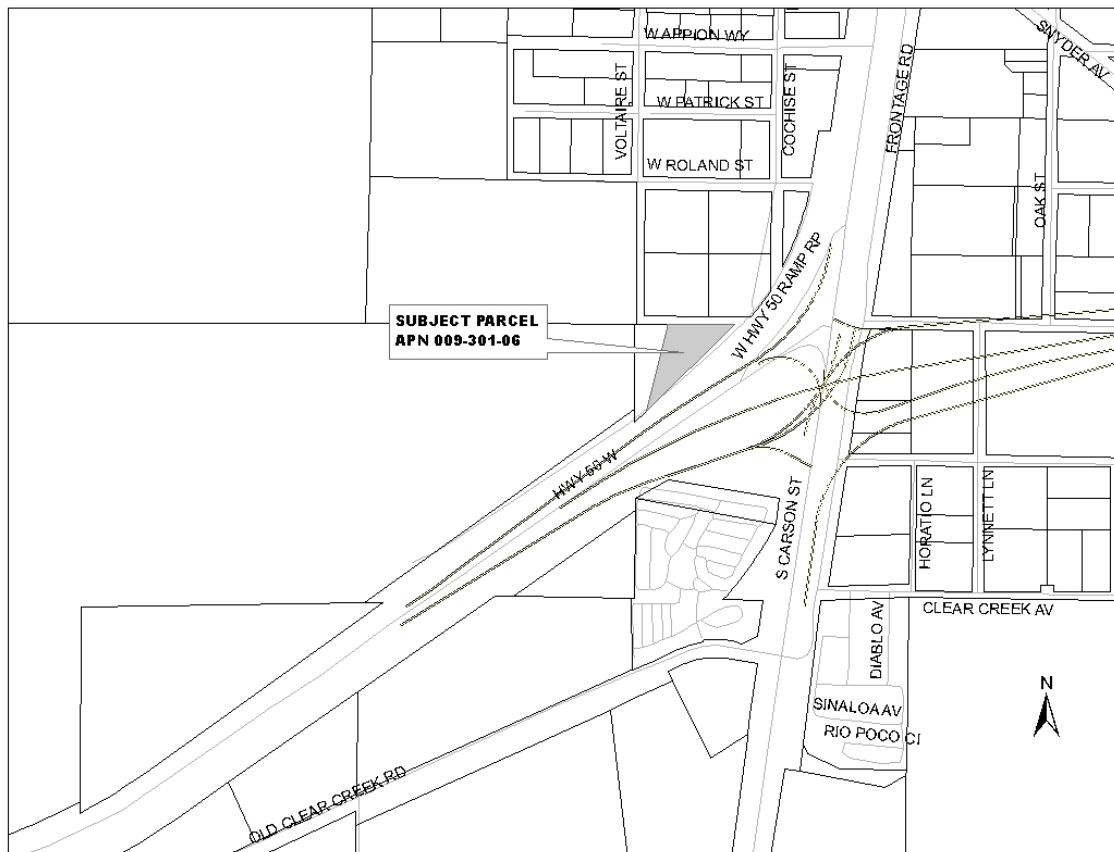
REQUEST: Special Use Permit to allow the continued use of an off-premises single faced advertising (billboard) sign with an overall height of no more than 28 feet above the adjacent roadway, with dimensions of 10 feet by 40 feet or 400 square feet on property zoned General Commercial (GC).

OWNER: Carl Norris

APPLICANT: CBS Outdoor Inc (Kevin Johnson)

LOCATION/APN: 5100 South Carson Street/009-301-06

RECOMMENDED MOTION: "I move to approve SUP-13-012, a Special Use Permit request to allow the continued use of a single faced off-premises sign, at a maximum 28 feet above adjacent street grade, with a size of 10 feet by 40 feet or 400 square feet, on property zoned General Commercial located at 5100 South Carson Street, Assessor's Parcel Number 009-301-06 based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

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.

The following conditions are applicable throughout the life of the billboard:

2. The maximum permitted sign height is 28 feet in height from adjacent street elevation if sign is proposed to be changed.
3. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details ("cut sheets") must be provided with the building permit application if a light fixture change is proposed.
4. The sign support structure must be a four pole design, as shown on the plans previously approved with this application, and structure must be painted an earth-tone color as approved by the Planning Division. Any change of color requires submission of proposed color samples for the structure with any building permit application for review and approval by the Planning Division.
5. This approval is for the continued use of the existing off-premise sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off-premise signs, with the approval of a new Special Use Permit.
6. Without further notice, the subject special use permit shall expire the last day of March 2018, unless a new special use permit to continue the use of the off-premise sign is acquired by that date. It is the applicant's responsibility to submit a complete special use permit application in sufficient time to be scheduled for review prior to the expiration date.
7. Carson City business license fees shall be paid for the billboard and kept current at all times.
8. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of a business license and Special Use Permit.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

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

ZONING: General Commercial (GC)

KEY ISSUES: Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of a special use permit? Is the proposed billboard still compatible with surrounding properties? Has the existing billboard caused material damage to surrounding properties in the past five years?

SURROUNDING MASTER PLAN/ZONING AND LAND USE INFORMATION

NORTH: General Commercial (GC)/vacant
EAST: General Commercial (GC)/Hwy 395/50 (proposed Hwy 580), then vacant
SOUTH: General Commercial (GC)/Hwy 395/50, then recreational vehicle park
WEST: General Commercial (GC)/residence and billboard

SITE HISTORY

1. The original placement date of this billboard is approximately 1969.
2. Renewals were approved under Special Use Permits U-98/99-4, U-93/94-37 and U-87-14.
3. On February 26, 2003 the Planning Commission approved renewal of an existing off-premises (billboard) advertising sign on this site, with Special Use Permit U-02/03-22
4. On March 26, 2008 the Planning Commission approved renewal of an existing off-premises (billboard) advertising sign on this site, with Special Use Permit SUP-08-016
5. This billboard is in compliance with the current billboard ordinance.

SITE DEVELOPMENT INFORMATION

1. PARCEL AREA: 1.50 acres
2. EXISTING PRIMARY USE: Billboard and business (Timeless Sculptures)
3. HEIGHT: Existing at approximately 28 above the existing grade. The distance from the bottom of the panel to the ground is approximately 18 feet. The maximum allowed height for signs is 28 feet from street elevation. This billboard height is in compliance.
4. AREA: Single faced 10 feet by 40 feet, or 400 square feet. The maximum size allowed for a billboard is 400 square feet.
5. NUMBER OF FACES: One
6. LIGHTING: There are three halogen lights on this existing billboard.

DISCUSSION: The subject parcel is located on the west side of South Carson Street. The billboard and a small business are the only structures presently on the site. The billboard has been at this location for several years, since approximately 1969. No known complaints or concerns have been registered regarding the location or existence of the billboard.

The following is a review of the billboard with regard to the specific standards of Division 4 8.3:

4.8.3 – Billboard Requirements

- a. Special Use Permit Required — Approval of a special use permit is required for a billboard. — The current special use permit will expire March 2013. The applicant is requesting a renewal for an additional five year period of time from the original review date, extending this time to the last day of March 2018.
- b. Permitted Streets — Billboards are permitted along North and South Carson Street, between Douglas and Washoe Counties, US Highway 50 between Lyon county and North Carson Street, and the south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N, Range 20E. This sign is located on South Carson Street.
- c. Height — The maximum permitted sign height is 28 feet from the adjacent “permitted street” elevation —The height is in compliance with the adjacent permitted street elevation.
- d. Number of Sign Faces — One sign face per side (single or double-faced sign) is permitted — The

subject billboard is a single face sign.

- e. Zoning of the Site — New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) zoning districts — The subject site is in the General Commercial (GC) zoning district. This site is in compliance for zoning. However, existing billboards that are being renewed are not required to meet this requirement.
- f. Spacing Distance — Billboards may not be located within 1,000 feet of each other. This renewal does not comply with this standard for billboards located in Carson City, as two other billboards are within 1,000 feet of this billboard, one northeast and one southwest. However, existing billboards that are being renewed are not required to meet this requirement.
- g. Area of Sign — The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10 feet by 40 feet or 400 square feet and is in compliance.
- h. Separation from Certain Uses and Zoning — A billboard sign may not be closer than 300 feet to a property zoned Agriculture (A), Conservation Reserve (CR), or any residential zoning district. This proposal does not comply with this standard as there is property to the west which is zoned Conservation Reserve that is within 300 feet of this property. However, existing billboards that are being renewed are not required to meet this requirement.
- i. Downtown Redevelopment area — A billboard sign may not be within 1,000 feet of a redevelopment area. The existing billboard location is within Redevelopment Area #2 and the billboard is therefore within 1,000 feet of the nearest redevelopment area boundary. However, existing billboards that are being renewed are not required to meet this requirement.
- j. Prohibited Supporting Structures — A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign. This billboard is freestanding and is in compliance with this standard.
- k. Prohibited Characteristics and Materials — Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may external lighting glare onto adjacent properties or rights-of-way. This billboard is in compliance with this standard.

PUBLIC COMMENTS: Public notices were mailed March 8, 2013 to 93 adjacent property owners within 1,240 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report, no comments or letters in support or opposition to this proposal have been submitted to staff from a property owner in the vicinity. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting on March 27, 2013, depending on their submittal date to the Planning Division.

CITY DEPARTMENT / OUTSIDE AGENCY COMMENTS: The following comments were received from City departments:

BUILDING DIVISION COMMENTS: No concerns

FIRE DEPARTMENT COMMENTS: No concerns

ENGINEERING DIVISION COMMENTS: No concerns

HEALTH DEPARTMENT COMMENTS: No concerns

ENVIRONMENTAL CONTROL AUTHORITY COMMENTS: No concerns

PARKS AND RECREATION COMMENTS: No comments received

FINDINGS: Pursuant to CCMC 18.02.080 (Special Use Permits), this application is reviewed with reference to the required findings written for the record in the applicant's justification letter and reviewed below. The extension of time, if approved, would be for five years from the original approval date, to March 27, 2018.

1. The project will be consistent with the master plan elements. The continued use of the billboard is consistent with Chapter 3: A Balanced Land Use Pattern, providing employment opportunities, a diverse choice of housing, recreational opportunities and retail services.
2.
 - Goal 1.1e,f: Does the project utilize sustainable building materials and construction techniques to promote water and energy conservation?

Sustainable materials were used in the construction of the billboard. It was manufactured with galvanized steel and is not lighted, thereby promoting energy conservation.

- Goal 5.2a: Does the project encourage the development of regional retail centers?

The billboard promotes economic vitality by promoting Carson City products and services along the Carson City corridor as tourists and travelers drive into Carson City.

3. The project 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 continued use of the billboard meets this finding in that it is an existing billboard, is already located within an area zoned for commercial activity, although properties in this area are generally vacant with the exception of the business on this site and a residence and billboard on the adjacent property to the west, and will have no negative economic impact to the surrounding commercial properties. The sign generates no significant noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses.

4. The billboard will have little or no detrimental effect on vehicular or pedestrian traffic. No additional vehicular and pedestrian traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.
5. The project 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 existing sign will not require the extension or expansion of any public services, facilities and services.
6. The project meets the definition and specific standards set forth in Title 18 for billboards. The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards.
7. The project will not be detrimental to the public health, safety, convenience and welfare. The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare, and will cause no adverse impacts to surrounding properties.

8. The project will not result in material damage or prejudice to other property in the vicinity. The existing sign is located in an area that has not been developed yet with other commercial or industrial uses. Therefore, the continued use of the sign will not result in material damage or prejudice to other property in the vicinity.

Respectfully submitted,

DEVELOPMENT SERVICES, PLANNING DIVISION

Kathe Green

Kathe Green, Assistant Planner

Attachments:

- Application SUP-13-012
- Building Division comments
- Engineering Division comments
- Fire Department comments
- Health Department comments
- Environmental Control comments

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**Engineering Division
Planning Commission Report
File Number SUP 13-012**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: March 1, 2013 **MEETING DATE:** March 27, 2013

SUBJECT TITLE:

Action to consider the renewal of a special use permit for an existing billboard at 5100 S. Carson St., apn 09-301-06.

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 plans are adequate for this review.

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 request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

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

RECEIVED

FEB 15 2013

CARSON CITY
PLANNING DIVISION

Fire Department Comments for Planning Commission Meeting 03-27-13

We have no comments on the following items:

VAR-13-010
SUP-13-011
SUP-13-012
SUP-13-013
SUP-13-014
SUP-13-015
SUP-13-016
SUP-13-017
SUP-13-018
SUP-13-019

Dave Ruben

Captain - Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Office 775-283-7153
FAX 775-887-2209

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220
dboothe@carson.org

VAR-13-010

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-011

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-012

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-013

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-014

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-015

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-016

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-017

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-018

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-019

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

SUP-13-022

Carson City Health and Human Services has no comments based on the application that was submitted to our office for review.

Comments from Environmental Control for
Planning Commission meeting 03-27-13

ECA has no comments for the following:

VAR 13-010
SUP-13-011
SUP 13-012
SUP 13-013
SUP 13-014
SUP 13-015
SUP 13-016
SUP 13-017
SUP 13-018
SUP 13-019
SUP 13-022

If you have any questions or comments concerning this e-mail please contact me at any one of the following.

Mark Irwin
Environmental Control Officer 3
Carson City Public Works Dept.
3505 Butti Way
Carson City, Nevada 89701
Fax# (775) 887-2164
Phone # (775) 283-7380
Email – mirwin@carson.org
-Please Note-
New Office Hours Are:
Mon-Thurs 7:00 A.M. - 5:30 P.M.

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

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
\$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

- ☐ 8 Completed Application Packets (1 Original + 7 Copies) including:
 - ☐ Application Form
 - ☐ Written Project Description
 - ☐ Site Plan
 - ☐ Building Elevation Drawings and Floor Plans
 - ☐ 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)

Application Reviewed and Received By:

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.

FILE # SUP - 13 - 012

CARL NORRIS

PROPERTY OWNER

FALLON

6955 RENO HIGHWAY NV 89406

MAILING ADDRESS, CITY, STATE, ZIP

775-867-2562

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

CBS OUTDOOR INC

APPLICANT/AGENT

2050 WEST FREMONT ST

MAILING ADDRESS, CITY, STATE ZIP STOCKTON CA 95203

209 466 5021

209 466 6013

PHONE #

FAX #

Kevin.Johnson@CBSOUTDOOR.COM

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

009-301-06

Street Address ZIP Code

5700 SOUTH CARSON ST.

89703

Project's Master Plan Designation

C/Rc

Project's Current Zoning

GC

Nearest Major Cross Street(s)

US 50 & US 395

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: 18.06, or Development Standards, Division 4, Section 4.24.34.6, a request to allow as a conditional use is as follows:

CONTINUE TO OPERATE AN OFF PREMISE
BILL BOARD STRUCTURE ON THE PROPERTY

PROPERTY OWNER'S AFFIDAVIT

Carl Norris, being duly depose, 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

Address

Date

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

STATE OF NEVADA
COUNTY Churchill

On February 7, 2013, Carl Norris ****, 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.

Notary Public



MICHELLE J. CELIK
Notary Public, State of Nevada
Appointment No. 04-85989-4
My Appt. Expires May 4, 2016

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.

K. S. Jui

Applicant

2/20/2013
Date

The site is located in the Community/Regional Commercial Land Use category.
Confirmed on www.carson.org/planning_maps 2-6-2013.

C/RC 1.1 – Characteristics:

C/RC centers provides a mix of retail services in a concentrated setting that serves the local community, but many also include larger retail centers with the unique stores or characteristics that provide a regional draw. C/RC centers are typically anchored by large formal retailers, which provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber and other household goods, often under one roof. Complementary uses, such as restaurants, specialty markets, specialty stores (such as books, furniture, computers, audio, office supplies and clothing stores) are also appropriate. The concentrated, unified design of C/RC centers allows a variety of community needs to be met in a “one-stop shop” setting. Although some single use highway oriented commercial activities will continue to occur in some areas, this pattern of development is generally not encouraged.

This billboard can effectively be utilized to direct the public to retail stores and restaurants and to draw consumers to make use of the goods and services sold in this mix retail designation.

Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A: Surrounding zoning and uses – The majority of the existing property is vacant land with the exception of a small business (Timeless Sculptures). The entire area is zoned general commercial

*: Property to the south is HWY 50

*: The property to the north is a vacant lot and is zoned general commercial

*: The property to the East (across hwy 50) contains apartments and vacant land, zoned general commercial.

*: The property to the west is a vacant lot and to the SW there is one residence

B: Potential impacts on the surrounding property – The sign exists in a general commercial zone and the use is consistent with development in the neighborhood. The use has been in existence since 1969 and may, in fact, been built prior to any development in the surrounding area. The ground rental enhances the property value of the existing property and is not detrimental to any adjacent property. It does not cause and problems such as noise, dust, odors, vibrations, fumes, glare or physical activity with the adjacent property owners. There are other signs of this type on both sides of S. Carson Street in the general area. It is safe to assume these signs have obtained similar special use permits for the sizes and heights. This use is a sign and will not be contained in a building. It is pre-existing and will not generate and construction-generated dusts.

C: Could the project be detrimental to the peaceful enjoyment of the development of surrounding properties - No. This sign has been in existence since 1979 and is in an appropriate zoning district and enjoys a valid leasehold interest with the property owner. As a result this existing sign will not be detrimental to the peaceful enjoyment of the development of surrounding properties and the general neighborhood.

D: Effect on pedestrian/vehicular traffic - Since the sign provides the traveling public with directional assistance, it can only have a positive effect on the traffic patterns. The existing traffic will not be increased. Traffic will flow more efficiently because of the information provided by the advertising copy on the sign.

E: Benefits to the People of Carson City – The long and short range benefits to the citizens of Carson City are: Citizens enjoy access to goods and services, businesses benefit by the increased sales as a result of outdoor advertising and the landowners benefit by the receipt of lease rent and increased property values.

Question 3: Has sufficient consideration been exercised by the applicant in adapting to existing improvements in the vicinity?

A: There will be no effect on the local school district. It will add zero (0) students. There will be no additional effect to drain on the Sheriffs department.

B: There will be zero covering of land area.

C: There will be zero use of water for this subject use of the project.

D: There will be zero use of the sewer system for this project.

E: There are zero road improvements planned or needed for this project

F: Knowledge of the project, property and long term, pre-existing use of the property

G: Current lighting is installed on project sign and shields/projects light directly to the sign face. Total of 3 halogen lights (per face) with 400 watts each bolted directly to the decks at a height of approx 20 feet above the ground surface. There should be no direct lighting pointed towards any adjacent property.

H: There is no proposed landscaping for this project.

I: There is no current parking plan for this project.

This information was gathered by pre-existing information and information provided by the City of Carson City website.

Additional Comments – We have been cognizant to the importance the sign has had on the area. This particular sign has been permitted and in existence since at least 1969. The property is zoned General Commercial and the zoning ordinance allows for this type of sign proposed. The property is also undeveloped to the extent that it will not interfere with the existing improvements in the area. The project will not require any new water hook ups or sewer lines and it will not result in the covering of land area with paving or a compacted surface.



W. ROLAND ST

009-284-01

COCHISE

S. CARSON ST

APN 009-301-05

APN 009-301-06
322-

5100 S. CARSON

BLDG

SIGN

US 50

US HWY 395

JUNCTION

409.73'

409.3'

150'

595.09'

Longitude: 119.774250
Latitude: 39.120840

SITE PLAN

Applicant: CBS Outdoor Inc
2050 WEST FREMONT ST
STOCKTON CA 95203-1913
209 466 5021 - 209 466 6013 F.

Property Owner: Carl Norris
4855 Reno Hwy
Fallon NV 89406
(775) 867-2562

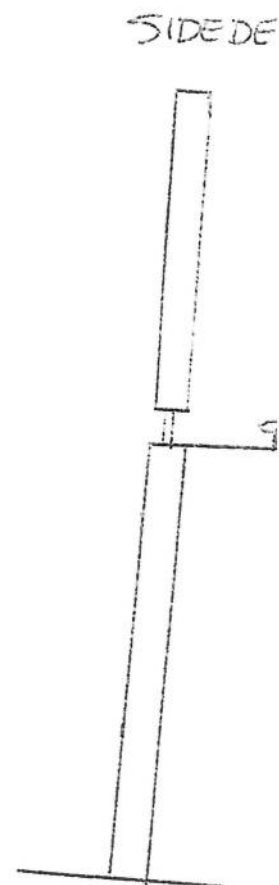
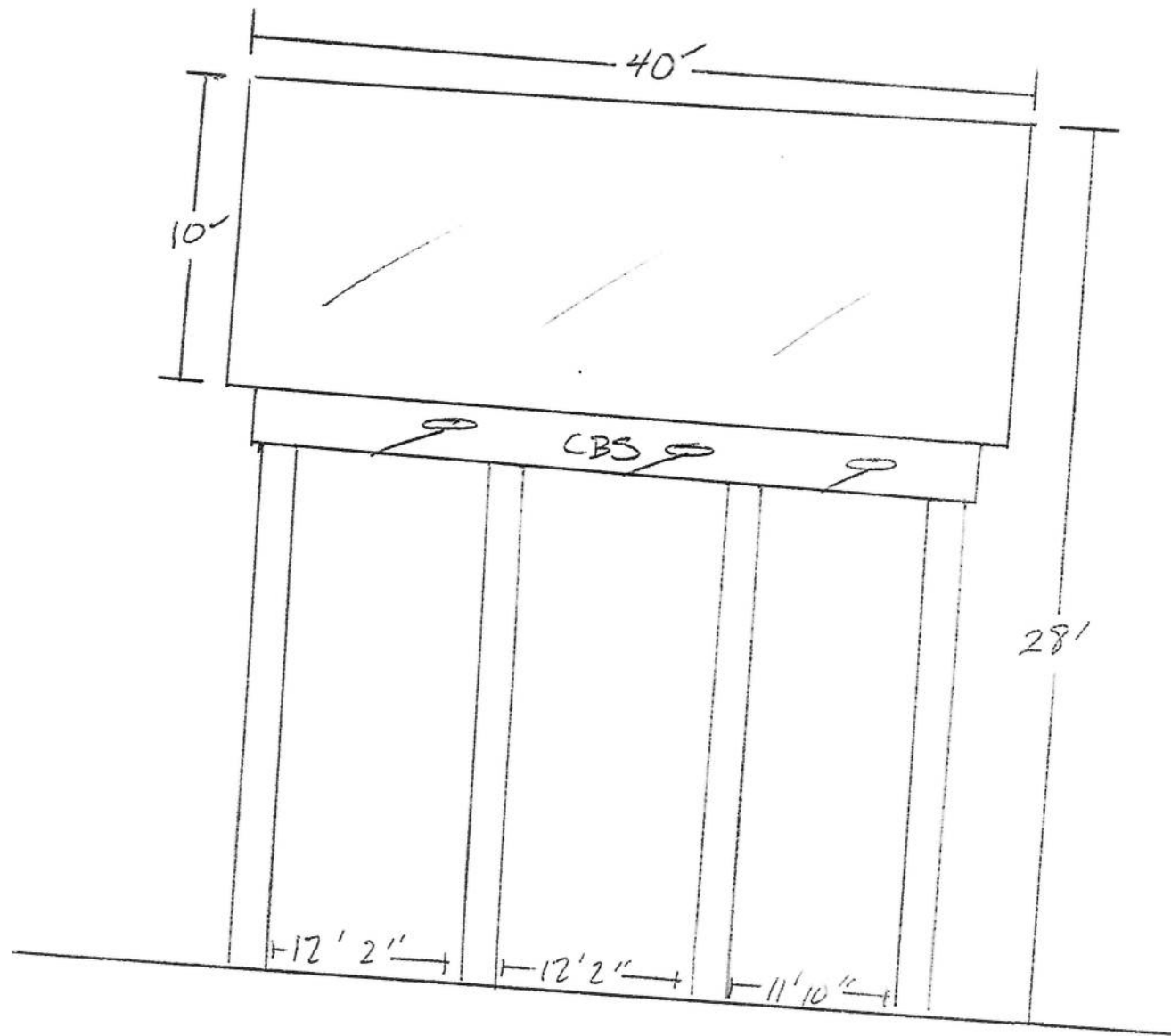
APN: 009-301-06 5100 S. Carson St
STATE PERMIT: 0798 Carson City, NV

Special Use Permit conforming Signage

--- = Power line overhead
• = Power Pole

1" = 200' 0' 100'

See Attached Vicinity Map & Adjoining Parcels

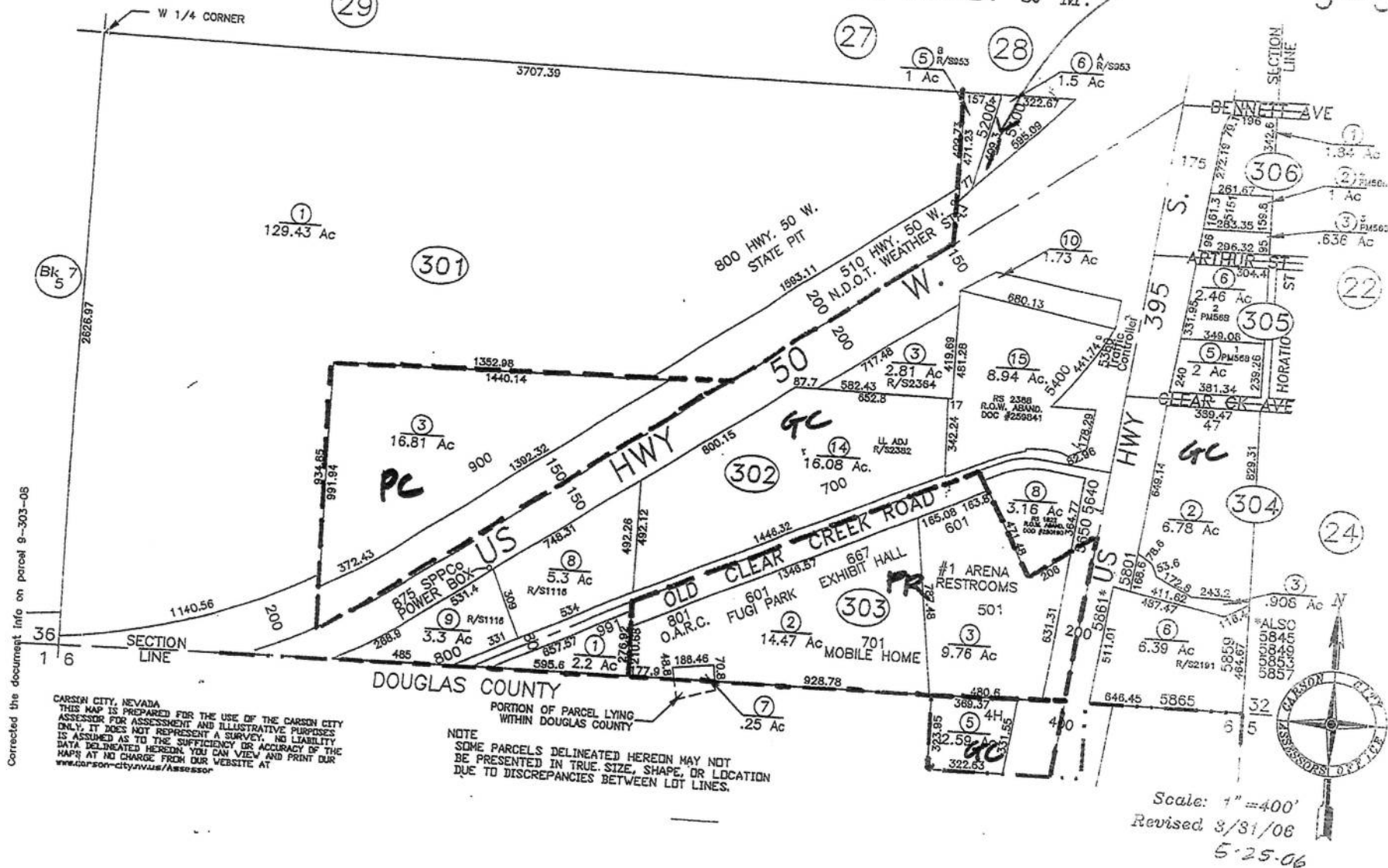


ELEVATION.
 SINGLE FACE ILLUMINATED
 CBS OUTDOOR SUP 13-012

S1/2 SECTION 31, T.15 N., R.20 E., M.D.B. & M.

CBS
SIGN

9-30



SUP-13-012

CBS OUTDOOR 009-301-06/5100 S. CARSON ST
VICINITY MAP + ADJOINING PARCELS

142gi