

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 29, 2015

AGENDA ITEM: F-1

FILE NO: SUP-15-056

STAFF AUTHOR: Kathe Green Assistant Planner

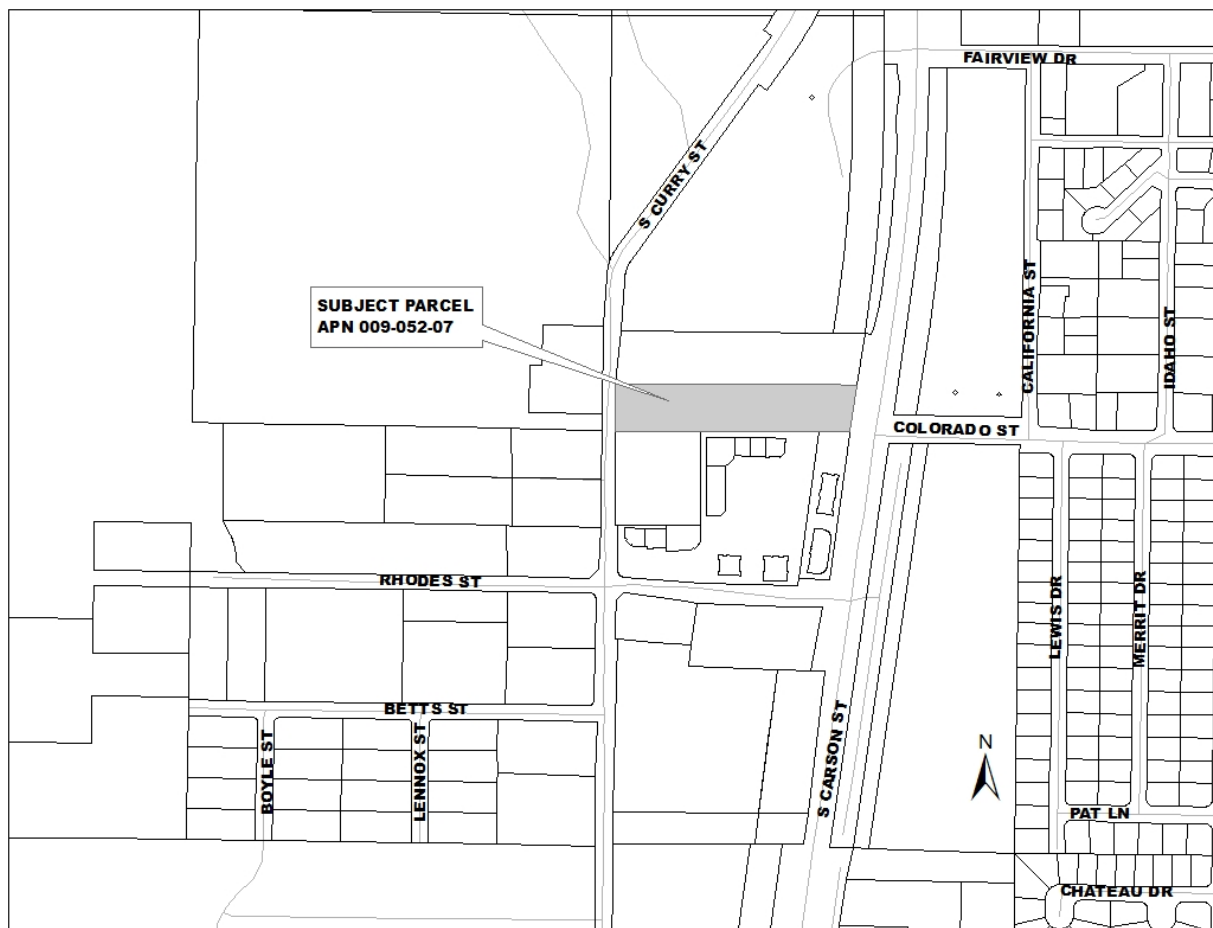
REQUEST: Special Use Permit to allow equipment rental, permanent outside storage exceeding 20% of the parcel area and permanent outside sales and display in the General Commercial (GC) zoning district.

OWNER: Heritage Bank of Nevada

APPLICANT: McDonald Family Trust

LOCATION/APN: 2292 South Carson Street/009-052-07

RECOMMENDED MOTION: "I move to approve SUP-15-056, a Special Use Permit request from McDonald Family Trust (owner: Heritage Bank of Nevada) to allow equipment rental, permanent outside storage exceeding 20% of the parcel area, permanent outside sales and display in the General Commercial zoning district, located at 2292 South Carson Street/APN 009-052-07, 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 meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 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:

5. 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.
6. Provide a landscaping plan if any changes are proposed to landscaping previously approved and placed on the site, other than replacement of plants and materials with similar products, in compliance with Development Standards Division 3 Landscaping.
7. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
8. All repairs, replacements and alterations must have proper permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
9. All Contractors are required to carry State and local license.
10. Project must comply with 2012 International Fire Code and Northern Nevada Amendments.
11. Any interior building modifications must maintain fire sprinkler coverage and may require permits for modifications.

The following applies to the site throughout the life of the project:

12. No advertising of any other product may be attached or utilized in any way on the outside display of equipment.
13. Display cannot impede, restrict or block any aisle pathway or pedestrian access from parking lot or street to or from building for either customers or employees or impede the line

of sight on Carson Street.

14. Outdoor Storage areas are limited to the western portion of the parcel as shown on the submitted application map, shall be enclosed by a 100% sight-obscuring fence or wall, permanently installed and maintained at a minimum height of six feet. No materials and/or equipment shall be stored therein to a height exceeding that of the wall or fence. Outdoor storage will be subject to the criteria of CCMC Development Standards 1.12.
15. Outside Storage areas limited to the western portion of the parcel, shall not be located within any required yard setback or parking areas nor shall they be located in any way which interferes with normal traffic flow onto, within or from the lot, or which impedes sight distance at intersections, or which otherwise impedes driver visibility.
16. All proposed exterior light fixtures must be reviewed and approved prior to installation. All lighting must comply with Development Standards Division 1.3 Light and Glare.
17. Existing drainage patterns cannot be blocked or altered by material or equipment stored outside the building. The property is in an "A" FEMA flood zone from the South Carson Street property line to about 60 feet to the west.
18. Wash pad size exceeds 600 square feet and needs to be covered per Carson City Municipal code Appendix 18, Division 15.7 – sand/oil interceptor section.
19. This property has a grease interceptor located on the southwest corner of the main building. Environmental Control Authority recommends the abandonment of this grease interceptor.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.135 General Commercial (GC), CCMC 18.03 (Definitions)

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

PRESENT ZONING: General Commercial (GC)

KEY ISSUES: Will the proposed equipment rental, permanent outside storage, sales and display be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for outside display? Will the outdoor sales and display greatly increase sales at this retail location?

SURROUNDING ZONING AND LAND USE INFORMATION:

WEST: General Commercial (GC)/ Commercial

EAST: Public (P)/ Senior Housing

NORTH: General Commercial (GC)/ Commercial

SOUTH: Retail Commercial (RC) and General Commercial (GC)/ Commercial

ENVIRONMENTAL INFORMATION:

1 FLOOD ZONE: A Zone (100 year flood plain)

2 EARTHQUAKE FAULT: Zone II

3 SLOPE/DRAINAGE: Site is primarily flat

4 SOILS: 61: Surprise Gravelly Sandy Loam 0%-2% slopes

SITE DEVELOPMENT INFORMATION:

- 1 LOT SIZE: 2.644 acres
- 2 STRUCTURE SIZE: Existing structures 13,844 square feet
- 3 STRUCTURE HEIGHT: Existing single story
- 4 PARKING: Existing 33 striped parking spaces on the east, plus the area between the existing buildings on the west will be used for employee parking.
- 5 SETBACKS: No change proposed to existing buildings
- 6 VARIANCES REQUESTED: None
7. OUTDOOR STORAGE AREA: Proposed at approximately 32,000 square feet or 28% of the site area

PREVIOUS REVIEWS:

- MPR-07-125, September 7, 2007, review of a proposed Feed Store business, with permanent outside storage, merchandise display and sales, including demolition of structures on site and addition of proposed warehouse building
- SUP-07-144, October 24, 2007, request to allow permanent outside storage, merchandise display and sales of items such as tractors, trailers and additional equipment in the General Commercial zoning district.

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.135.3 General Commercial Conditional Uses, Equipment Rental, Permanent Outside Display and Sales requires a Special Use Permit.

The applicant, McDonald Family Trust, is proposing a new business in this location, America Rents, an equipment rental business. This would be an expansion of their existing business in south Reno. The business is described as a tool and equipment rental business that caters to both contractors and do-it-yourself customers and includes a wide range of tools and equipment from single hand tools and yard equipment to forklifts and aerial equipment. The business also offers retail sales of tool, supplies, and some limited equipment inventory. The applicant describes their business as less of an intense impact to the area than the previous use of a feed store with associated tractor and equipment sales, based on the fact that there would be less retail sales and overall customer traffic associated with this business model. The previous business had display of farm and ranch equipment in the eastern section of the lot, adjacent to Carson Street with outside storage on the western portion of the lot. This proposal is to continue the previous uses on the site of outside display and storage in these areas, with expansion of the outside storage on the west from approximately 23,000 square feet to approximately 32,000 square feet. Approximately 28% of the entire 2.644 acre site would be used for outside storage. Approval of the additional area for outside storage is requested with this Special Use Permit review, as outside storage is limited to 20% of the site as an accessory use in the General Commercial zoning district, unless prior review and approval is secured from the Planning Commission.

It is anticipated the outdoor display and storage areas will have no impact to adjacent commercial properties, as this would be a continuation of a similar previously approved business use. The proposal is for display areas to change as necessary, with some products and materials on display being moved to the storage areas for secure keeping during the times the business is closed. The area to the rear of the site (west) already has screening in place for the secure storage of materials and equipment, although additional fencing is proposed. The application includes the proposal to extend the existing chain link fence on the north and south sides farther

to the east and then north to south with two primary gates at the drive aisles leading into the site.

Access to the site is available from Carson Street or from Curry Street, but the primary access will be from Carson Street for customers. It is noted there is a shared access driveway with the property to the south. This is a continuation of the previous situation with these businesses and is not a change. Circulation of traffic is available for a loop from Carson Street and around the existing buildings then back to Carson Street, or for the occasional larger vehicles which are not able to make the loop, continuing through to Curry Street is available. The gates at the rear would be open during business hours then closed and locked for security purposes during the time the business is closed, primarily in the evening hours and overnight. The proposed display at the front (east) is consistent with outside display of merchandise at other similar retail facilities within Carson City and is consistent with the prior approval of a Special Use Permit for a similar use at this site. It is noted the use of this site prior to the feed store was a casino and restaurant, a business that was permanently open, with more traffic, activity, water and sewer usage than is anticipated with the proposed equipment rental use.

The site has been bank-owned for an extended period of time and is described by the applicant as a blighted site. The proposed business would enhance surrounding properties by improving the aesthetics and security of this area, provide lighting, camera security, as well as reduce crime and graffiti related to an empty building. According to the applicant, while the building has been unused the site has been allowed to deteriorate. Landscaping will be restored in compliance with the plan previously approved for the site, or a new landscaping plan in compliance with Development Standards Division 3 must be provided and approved if changes are proposed. Any mature trees proposed to be removed from the site will require prior review and approval under Development Standards Division 3 Landscaping at 3.4 Preservation of Existing Trees and Shrubs, including evaluation of trees by an appropriate party prior to removal. Any new signage on the site will require a new sign permit. Re-facing of existing signage with no change to electrical does not require a permit.

New light fixtures and security measures, including security cameras, are proposed. All new exterior light fixtures must be reviewed and approved prior to installation, and must comply with the requirement for downward, not outward or upward lighting. A recommended condition of approval states the applicant must submit the manufacturer's specification sheet detail for review with a building permit prior to installation of any exterior fixtures. Installation of electrical connections for proposed camera security equipment will need review and approval of a building permit.

Adequate parking will remain on the site despite a portion of the lot area again being reserved for outdoor display of merchandise. Display areas shall not impede pedestrian movements. This is also stated as a recommended conditional of approval. The project includes parking in excess of City requirements when areas proposed for employee parking at the middle and eastern end of the site are included in the review of available parking on the site.

With the recommended conditions of approval, the findings to grant approval have been met by the applicant. The Planning Division staff is in support of this Special Use Permit application. Therefore, it is recommended that the Planning Commission approve SUP-15-056 based on the required findings.

PUBLIC COMMENTS: Public notices were mailed to 33 adjacent property owners within 575 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. One e-mail requesting a telephone call

regarding the proposed was received and is enclosed. A telephone call was made to the party, to discuss the proposal, but no comments were submitted. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on July 29, 2015, 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:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Engineering Division:

1. Existing drainage patterns cannot be blocked or altered by material or equipment stored outside the building. The property is in an "A" FEMA flood zone from the South Carson Street property line to about 60 feet to the west.

Fire Department:

1. Project must comply with 2012 International Fire Code and Northern Nevada Amendments.
2. Any interior building modifications must maintain fire sprinkler coverage and may require permits for modifications.

Environment Control Authority:

1. Wash pad exceeds 600 square feet and must be covered per CCMC Appendix 18 Division 15.7 – sand/oil interceptor section.
2. This property has a grease interceptor located on the southwest corner of the main building. Environment Control Authority recommends the abandonment of this grease interceptor.

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

2.3b—Mixed-Use Development

Encourage the incorporation of complementary retail development in conjunction with

employment and residential uses, as supported by the policies for the Mixed-Use Employment and Mixed-Use Residential land use categories contained in Chapter 3.

This project site has a Master Plan Designation of Mixed Use Commercial (MUC), which allows the proposed retail use, and allows equipment rental permanent outside storage, display and sales as a conditional use after approval of a Special Use Permit by the Planning Commission. Per the submission from the applicant the proposed use and request for a Special Use Permit is consistent with the MUC element for this parcel and the surrounding commercial area. This is a proposed expansion of a business currently located in south Reno to a site which is very similar to the business previously on this site. The site appears to meet the standards in regard to requirements. The applicants are proposing few modifications to existing buildings or to the former layout and use of the site.

Chapter 5: Economic Vitality

5.2b—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.

The applicant is proposing the business in an existing retail/commercial site which will require only minor modification to support the new business. This business meets the Master Plan finding for the encouragement or reusing of underused, vacant existing retail spaces as per 5.2b.

Per the applicant, the display and appearance of these products is intended to encourage business, including rentals and sales at this location to the local and driving community. The business is proposed to draw customers to rent equipment and materials, with a minor portion of the customer base being directed to retail purchases. The placement of outside display is an encouragement for additional rental, use and sales of their product. This is commonly used method of advertising for this type of business.

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 proposed permanent outside storage, display and sales of equipment and materials is not anticipated to be detrimental to the immediate vicinity or the neighborhood, as this corridor of South Carson Street has several existing commercial businesses that currently have outdoor display of vehicles, trucks, motorcycles and trailers. Having the display of additional equipment available for rent is quite similar in scope, size and visual impact to other existing displays in this vicinity.

The previous use on this site of retail sales of trailers, farm equipment and other items related to a feed store has been closed for some time. The site is considered to be blighted as it is currently empty and unused. A new use on the site would be an improvement to the business community, while the proposed business is very similar to the previous use, with the exception of

the addition of rental of equipment, rather than sales, and would require only minor modification of the site to resume. The neighborhood is not likely to be negatively impacted by resumption of outside display of products.

There is no anticipated detrimental impact to surrounding properties or the general neighborhood as a result of this request for permanent outside display, sales and outdoor storage within an enclosed fenced area. Additional proposed fencing will be the main change to the site, other than restoration of existing features which have deteriorated while the site was vacant. Existing buildings, display areas and large items available for customers to review will be similar to the previous use on the site. The proposed hours of operation listed in the application will be similar to or slightly less than the previously business, but are not being reviewed or restricted with this Special Use Permit.

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

This is an existing business location within the South Carson Street/Highway 50/Highway 395 area, with ongoing heavy traffic in this vicinity. Traffic to this site could utilize both Carson Street and Curry Street but customers will be encouraged to utilize the Carson Street entrance. An additional gate for access is being proposed on Curry Street. No detrimental effect regarding traffic is anticipated, as the business is adjacent to the major thoroughfare for access through Carson City, where large numbers of vehicles pass every day. No impediment to pedestrian or vehicular traffic is anticipated with the appropriate placement of the outside display of rental and sale equipment. Appropriate areas are proposed to be marked to avoid conflict with walking, handicapped accessible areas, sidewalks and drive aisles.

Approval of the Special Use Permit request for outdoor storage, outside display and sales of rental equipment for the consumer would allow the flexibility of viewing, securing and hauling larger equipment and materials from an outdoor environment, rather than the difficulty of removing and returning equipment to the inside of a building.

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 proposed business will replace a feed store with associated sales of large equipment. This equipment rental business is similar, but has stated in the application that this business is more related to rental than retail sales, and it is anticipated that less customer traffic will occur on the site than at the previous business. The use of the site prior to the last business was a casino and restaurant, which did generate more need for public services such as water and sewer. This business is not anticipated to need other public services such as schools, police and fire protection.

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 materials, repair and service facilities, and offices. Temporary unscreened outside display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18 (Outdoor Sales and Activities), and that such display does not interfere with the circulation or result in the deletion of any required parking spaces. Furthermore, such display

shall not interfere with the safe, convenient passage of pedestrians.

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.

The proposed use of equipment rental, permanent outdoor storage and outside sales and display is conditional within the General Commercial zoning district and requires approval of a Special Use Permit. The proposed outdoor storage area at 32,000 square feet would be 28% of the site, exceeding the allowed limitation of 20%. A request for an increase in the allowed outdoor storage area is included with this permit.

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

The proposed outside display of large rental equipment, tools and equipment used by contractors and do-it-yourself customers is proposed to be allowed to expand over an area of approximately 32,000 square feet of the site. It is not anticipated to be detrimental to the public health, safety, convenience and welfare. A more convenient way to display and facilitate the rental and sales of these products is through outside display, which is a common method of advertising related to this type of business. These products would be easily seen by the driving public who are passing this site on Highway 395, where the public could be encouraged to stop in and rent or buy the tools and equipment which have been seen from the street.

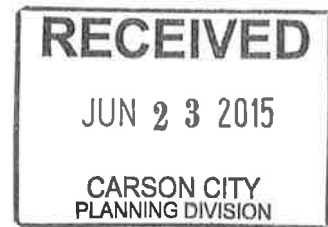
7. Will not result in material damage or prejudice to other property in the vicinity.

The outside display of large items available for sale or rent at this location is not anticipated to result in material damage or prejudice to other property in the vicinity. This is an anticipated resumption of a similar use which was previously located on this parcel. An anticipated change is the addition of large rental items rather than sale items and a larger outside display area. The equipment may be a different product, but will generally be large equipment outside the building available to be seen by the motoring public on the adjacent highway.

Respectfully submitted,

PLANNING DIVISION

Attachments
Building Comment
Engineering Comment
Fire Comment
Environmental Control Comment
E-mail Michael Matuska
SUP-15-056 Application

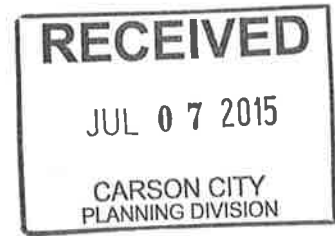


June 23, 2015

SUP-15-056:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Shawn Keating CBO
Building Official
Carson City Community Development Department
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623
skeating@carson.org



**Engineering Division
Planning Commission Report
File Number SUP 15-056**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: July 6, 2015

MEETING DATE: July 29, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Heritage Bank of Nevada/McDonald Family Trust to store and display material and equipment outdoors at 2292 S Carson St, apn 09-052-07, the old S&W Feed Store.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. The following item must be addressed:

1. Existing drainage patterns cannot be blocked or altered by material or equipment stored outside the building. The property is in an "A" FEMA flood zone from the S Carson St property line to about 60 feet to the west.

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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

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

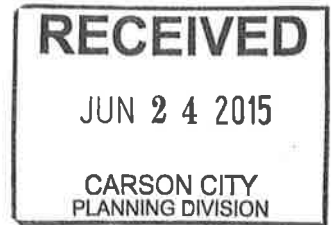
The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.



June 24, 2015

Major Project Review Committee

Re: # SUP – 15 - 056

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the approval of SUP – 15-056 @ 2292 S. Carson St. project:

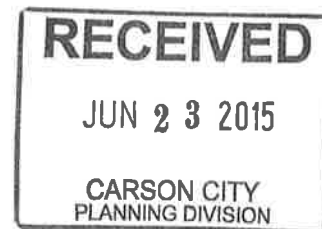
1. Wash pad exceeds 600 square feet and would need to be covered per CCMC Appendix 18 Division 15.7 – sand / oil interceptor section.
2. This property has a grease interceptor located on the southwest corner of the main building. ECA recommends the abandonment of this grease interceptor.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor



June 23, 2015

SUP 15-056:

1. Project must comply with 2012 International Fire Code and Northern Nevada amendments.
2. Any interior building modifications must maintain fire sprinkler coverage and may require permits for modifications.

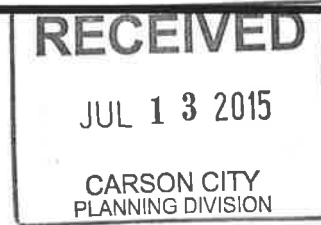
Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

Kathe Green

From: Kathe Green
Sent: Tuesday, July 14, 2015 2:07 PM
To: 'Michael Matuska'
Subject: RE: SUP 15-056



Mr. Matuska, thanks for the opportunity to talk to you about this application for an Equipment Rental business. If you have any further questions, please let me know. You are of course welcome to attend the meeting on July 29 at 5:00pm.

Kathe Green
Assistant Planner
108 E. Proctor St.
Carson City, NV 89701
(775) 283-7071
KGreen@carson.org

-----Original Message-----

From: Michael Matuska [<mailto:michaelmatuska@sbcglobal.net>]
Sent: Tuesday, July 14, 2015 12:32 PM
To: Kathe Green
Subject: SUP 15-056

Kathe,

I received the notice about this SUP app. I own one of the units in the Carson Quail building immediately south of this property. We will share the driveway. I have some questions about the app. I will call you or you can call me. 775-671-2009.

Thanks

Michael Matuska

Sent from my iPhone

RECEIVED

JUN 18 2015

CARSON CITY
PLANNING DIVISION

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

FILE # SUP - 15 - F SUP - 15 - 056

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)
+ noticing fee

APPLICANT PHONE #
McDonald Family Trust 775-324-0522

MAILING ADDRESS, CITY, STATE, ZIP
9125 S. Virginia St. Reno, NV 89511

EMAIL ADDRESS
Paul@SierraRV.com

PROPERTY OWNER PHONE #
Heritage Bank of Nevada 775-321-3501

MAILING ADDRESS, CITY, STATE, ZIP
2330 S. Virginia St. Reno, NV 89510

EMAIL ADDRESS
nstehura@heritagebanknevada.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Rubicon Design Group, LLC 775-425-4800

MAILING ADDRESS, CITY STATE, ZIP
100 California Ave., Suite 202 Reno, NV 89509

EMAIL ADDRESS
mrailey@rubicondesigngroup.com

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)
 - ☐ CD containing application digital data (to be submitted once the application is deemed complete by staff)

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.

Project's Assessor Parcel Number(s): 009-052-07	Street Address ZIP Code 2292 S. Carson Street 89703
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Project's Master Plan Designation Mixed-Use Commercial	Project's Current Zoning General Commercial	Nearest Major Cross Street(s) S. Carson St./Colorado St.
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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: 18.04.135, or Development Standards, Division 18, Section , a request to allow as a conditional use is as follows:

This is a SUP to allow for the establishment of an equipment rental business with outdoor storage within the GC zone at 2292 S. Carson Street.

PROPERTY OWNER'S AFFIDAVIT

I, Refer to attached letter., 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 Address Date

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

STATE OF NEVADA)
COUNTY)

On _____, 20____, 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

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.



**It's not how big your bank is.
It's how big you are with your bank.™**

May 5, 2015

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: Special Use Permit Application for 2292 S. Carson Street

Dear Sir or Madam:

This letter serves as evidence of the property owner's knowledge of the proposed application for a special use permit for the property located at 2292 S. Carson Street (APN: 009-052-07).

Heritage Bank of Nevada is the owner of record and is aware of the special use permit request that Paul McDonald/McDonald Family Trust will be submitting related to the real property located at 2292 S. Carson Street. The Bank is in agreement with this request, as the special use permit is a contingency related to a sale of the potential sale of the property to Paul McDonald/McDonald Family Trust, by Heritage Bank of Nevada.

Should you have any questions, you can contact me directly, at 775.321.3501, or email me at nstehura@heritagebanknevada.com.

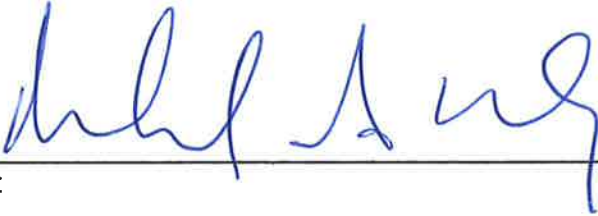
Respectfully,

A handwritten signature in blue ink, appearing to read "Nate Stehura", with a long horizontal line extending to the right.

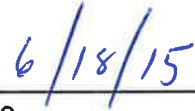
Nate Stehura
Vice President
Heritage Bank of Nevada

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



Date

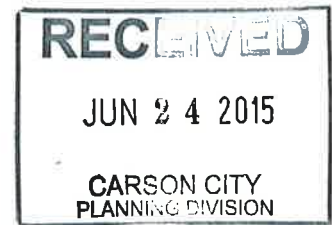


231-01

SUP - 15 - 056

June 23, 2015

Kathe Green
Assistant Planner
Carson City Community Development Department
108 E. Proctor Street
Carson City, Nevada 89701



Re: America Rents Special Use Permit – Outdoor Storage

Dear Kathe,

As we discussed, the project applicant wishes to amend their Special Use Permit (SUP) request that was submitted on June 18, 2015 to also include Outdoor Storage in excess of 20% of the site. As described in the attached report, the area located at the western side of the parcel (behind the buildings) is planned for outdoor storage and a concrete wash pad. This area totals approximately 32,000± square feet or 28% of the project site area. As such, our SUP request is to allow for the establishment of a tool and equipment rental business with outdoor storage within the GC zone. Per Carson City code requirements, the outdoor storage area will be fully screened with a slatted chain link fence, as depicted on the submitted site plan.

The area on the east side of the parcel (east side of the building) will include outdoor display of rental equipment. Per our conversation, it is our understanding that this will be allowed subject to the approval of the SUP and does not need to be specifically called out as part of the entitlement request.

Thank you for your assistance with the America Rents project. We look forward to working with you as the project moves forward. Please do not hesitate to contact me at mrailey@rubicondesigngroup.com or (775) 250-3455 should you have any questions, concerns, or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Railey".

Michael Railey
Partner

Attachments

Sup-15-056

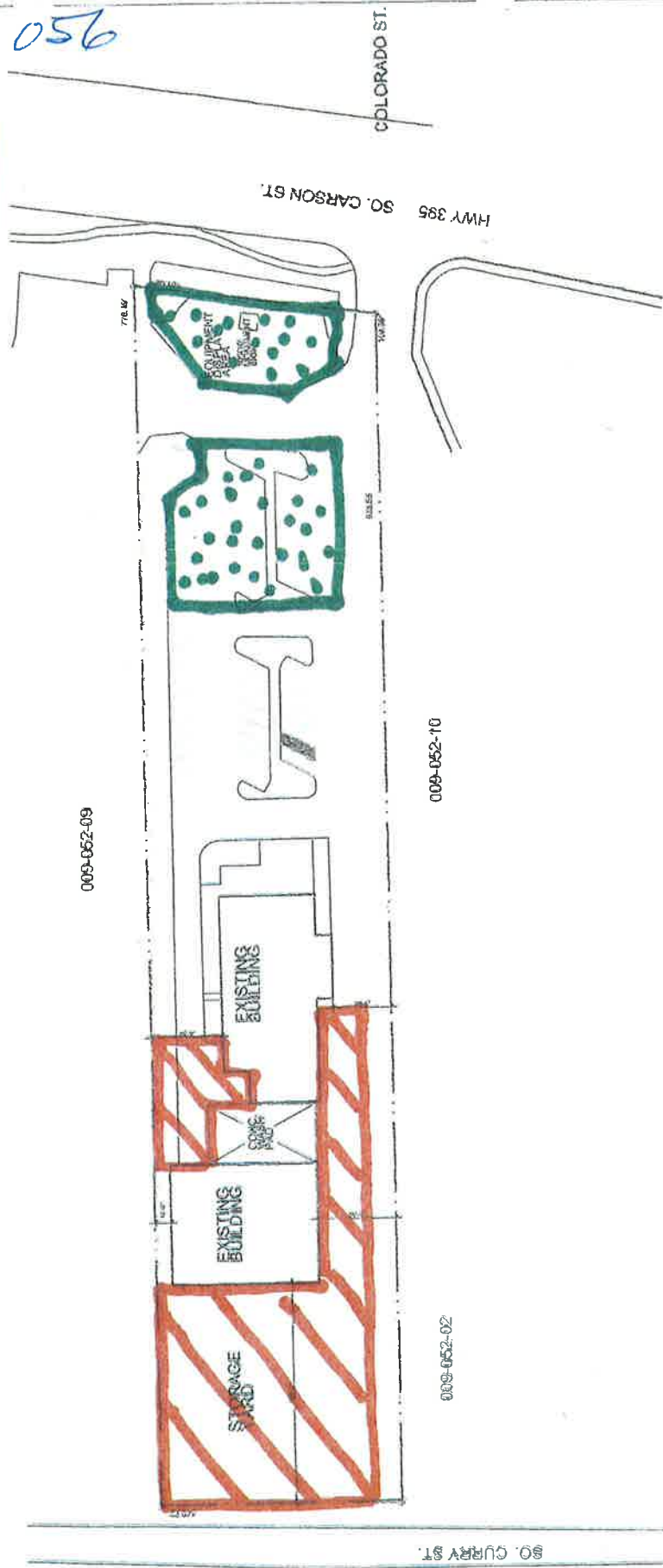
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JUL 20 2015

CARSON CITY
PLANNING DIVISION

EQUIPMENT
DISPLAY

OUTDOOR
STORAGE



PRELIMINARY SITE PLAN

McDONALD FAMILY TRUST
2145 S. VIRGINIA ST.
RENO, NEVADA 89511

AMERICA REITS SPECIAL USE PERMIT
APN. 008-052-07

RUBICON
DESIGN GROUP
DESIGNER'S PROFESSION

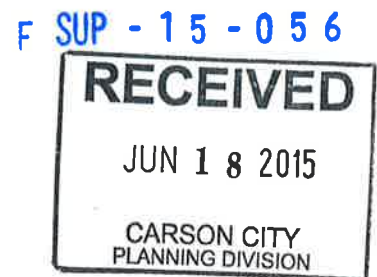
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SPECIAL USE PERMIT APPLICATION



Prepared by:



June 18, 2015

Job # 231-01

AMERICA RENTS

SPECIAL USE PERMIT APPLICATION

Prepared for:

McDonald Family Trust
9125 South Virginia Street
Reno, Nevada 89511

Prepared by:

Rubicon Design Group, LLC
100 California Avenue, Suite 202
Reno, Nevada 89509
(775) 425-4800

June 18, 2015



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Appendices:

Carson City Special Use Permit Application
Owner Letter of Authorization
Acknowledgement of Applicant Form
Property Tax Documentation (Original Only)

Map Pocket:

Preliminary Site Plan
Site Plan Aerial Overlay



Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a tool and equipment rental business within the General Commercial (GC) zone.

Project Location

America Rents is proposing to occupy a 2.64± acre parcel (APN 009-052-07) located at 2292 South Carson Street. Specifically, the project site is located on the west side of South Carson Street and is bound by South Curry Street on the east. The property is located south of Fairview Drive and the Nevada State Railroad Museum, at approximately the location of the South Carson Street/Colorado Street intersection. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map



Existing Conditions

Currently, the project site is developed with vacant commercial and industrial buildings and is zoned General Commercial (GC). Existing zoning patterns in the area include GC to the north, west, and southwest and Retail Commercial (RC) to the south and east. Figure 2 (below) depicts the existing zoning patterns in the area.

Surrounding uses include commercial and light industrial to the north, light industrial to the west, commercial to the south, and commercial/multi-family to the east. The Nevada State Railroad Museum is located approximately 160 feet north of the project site.

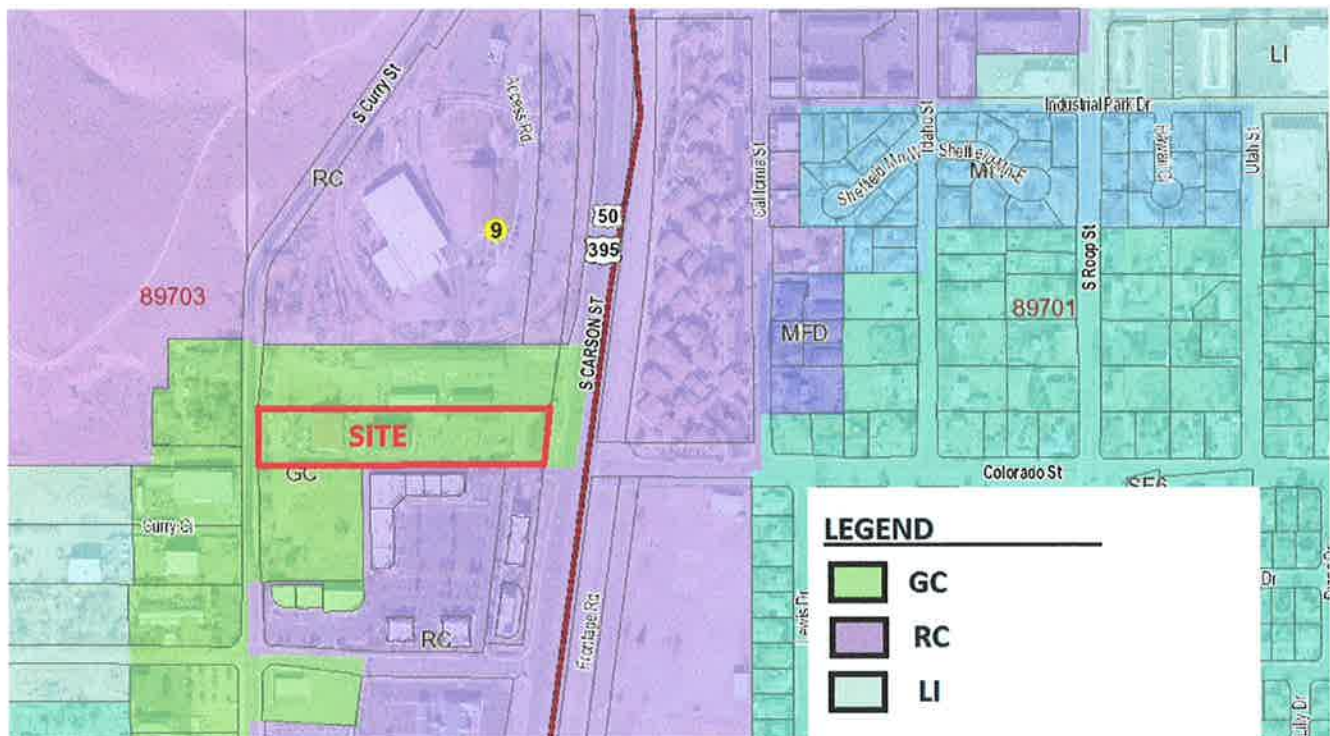


Figure 2 – Zoning



As noted previously, the America Rents site is currently developed with existing commercial and industrial buildings. At one time, the primary building included a casino and restaurant. In fact, the building includes a commercial kitchen at present. The most recent use to occupy the site was S & W Feed which was a retailer of farm supplies and equipment. Parking for the site is included on the west side of the main commercial building with an industrial shop building and storage yard at the eastern portion of the site. Figure 3 (below) depicts the existing onsite conditions while Figure 4 (following page) depicts the site while S&W Feed was still in operation at the site.



Figure 3 – Existing Conditions



Figure 4 – Existing Conditions



Figures 3 and 4 also depict the existing fencing that is located on the property which consists of 6-foot slatted chain link. The eastern portion of the site is largely paved with landscape areas included along the northern boundary and within the established parking area. Overall, the primary commercial building is setback approximately 350±feet from the edge of the South Carson Street right-of-way.

Access to the site is achieved via the primary driveways along South Carson Street. The southern drive connects to the South Carson Street/Colorado Street intersection and can be seen previously in Figure 1. Additionally, the site has access to South Curry Street at the western side of the parcel as depicted previously in Figure 4.

Per Carson City Assessor's records, the current onsite buildings include 13,844 square feet of floor area.

Request Summary

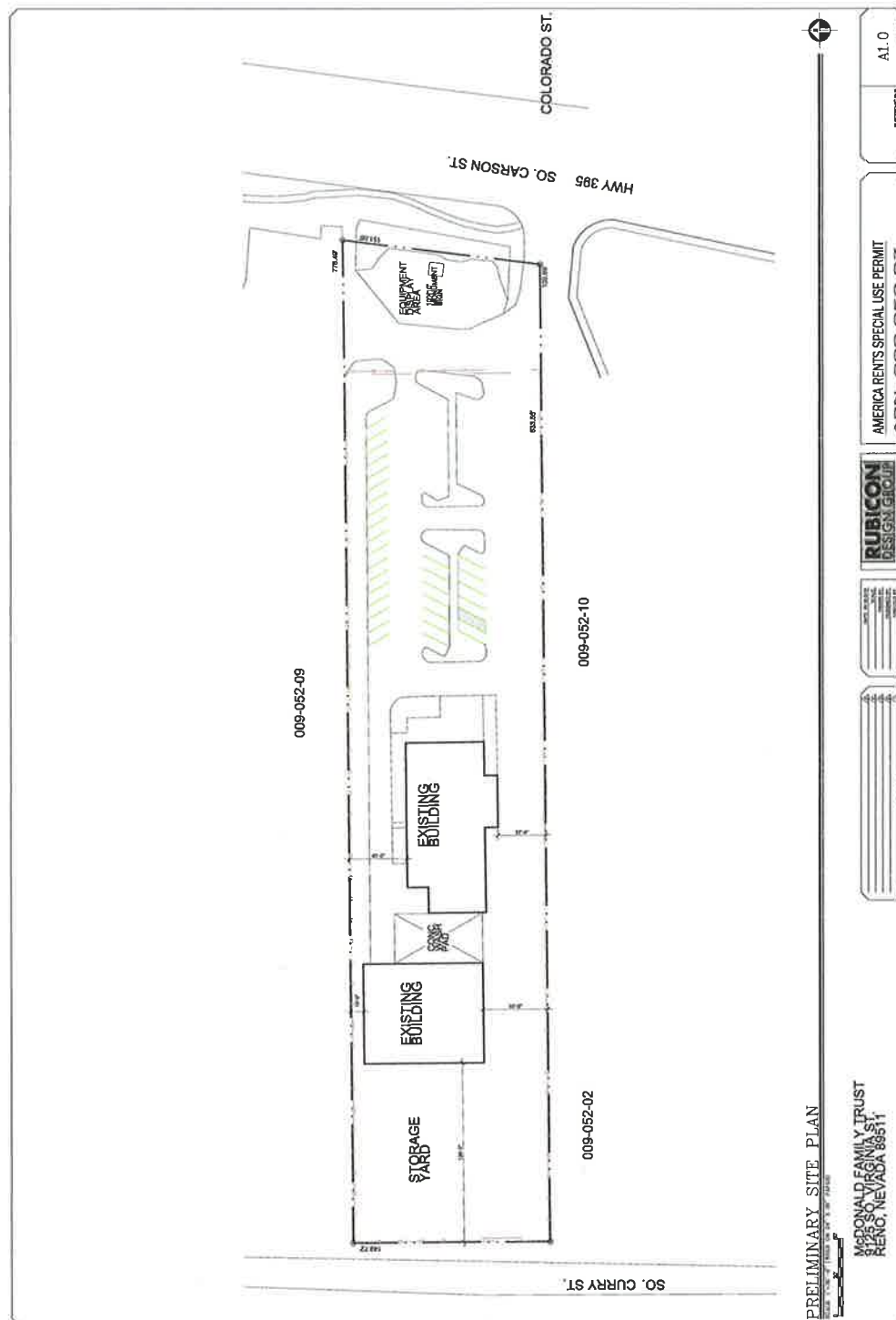
America Rents is a tool and equipment rental business that currently operates in south Reno. With this Special Use Permit application (SUP), America Rents wishes to establish a Carson City store. Per section 18.04.135 of the Carson City Municipal Code, equipment rental uses with outdoor storage require the approval of a SUP.

America Rents caters to both contractors and do-it-yourselfers and includes a wide range of tools and equipment ranging from simple hand tools and yard equipment to forklifts and aerial equipment. Additionally, America Rents does include retail sales of tools, supplies, and some limited equipment inventory.

The proposed project site is ideal for America Rents based on the fact that little alteration is needed to meet the needs of the business. It is planned to utilize the existing primary building as the showroom and rental center that will include display of smaller equipment, sales floor, rental desk, and office space. The rear shop building will be used for service and repair of equipment along with storage of supplies and tools. The western portion of the site will include public parking and display/staging of equipment. Like S&W did previously (refer to Figure 4), America Rents plans to showcase/display equipment at the area adjacent to Carson Street. This area will allow America Rents to promote their business and display their latest equipment offerings. For security purposes, this will be a "fluid" display area with equipment being brought back into the yard during non business hours.

The eastern portion of the property will continue to operate as a storage yard and will include storage and staging of equipment. It is planned to extend the existing chain link fence on the north and south sides further east and then north to south with two primary gates at the drive aisles leading into the site. These gates will be open during business hours and then closed and locked for security purposes during the evening/nighttime hours.

Figure 5 (following page) depicts the proposed project site plan. Additionally, Figure 6 (page 7) provides an overlay of the site plan onto the existing aerial base. This shows how little alteration is proposed to the overall developed site.



Note: A full-size scaled plan is included in the attached map pocket.

Figure 5 – Preliminary Site Plan





As mentioned previously, America Rents will operate in a similar manner to the previous use (S&W Feed and Supply) which included the sale, rental, and service of farm equipment and tractors along with retail sales of feed and supplies. From an impact perspective, America Rents is less intense based on the fact that there is less retail sales and overall customer traffic. Hours of operation are proposed from 6:00 am to 5:00 pm weekdays and 7:00 am to 5:00 pm on weekends. During the winter months, hours will be reduced to 7:00 am to 5:00 pm seven days per week. A total of 13 employees are anticipated.

As depicted in Figure 5, ample customer parking is provided at the western side of the building. Customer parking will be reserved to Carson City standards and the remaining paved area can be used to store and stage equipment. It is likely that employees will park behind the main building in the yard area adjacent to the shop building.

Site circulation functions well and allows for a loop that large vehicles can complete in and out of the western portions of the property. Also, for larger vehicles such as those pulling trailers, access to Curry Street can be provided. Curry Street can then lead to signalized intersections along South Carson Street. It should be noted that the Curry Street entrance is not envisioned as a primary access and will likely serve more as an employee entrance.

Few changes are proposed to the overall site. A concrete wash pad is planned between the primary building and shop building, as depicted on the preliminary site plan. This pad can be tied into existing sand-oil separators that exist on the east side of the shop building and southwest corner of the primary building. Since the property has set vacant (bank owned) for quite some time, America Rents does plan to provide renovations once the SUP is approved. This includes restoration of deteriorated landscape areas, construction of a new 10 foot by 10 foot monument sign along South Carson Street, the addition of a wall mounted sign on the west elevation of the primary building, and repairs to fencing, paving, and building façades (i.e. paint, window repair, etc.). All new signage will conform to the standards for the GC zoning district as outlined in the Carson City Municipal Code for signage area and will be subject to applicable permits.

Lighting will be provided for safety and security purposes. This includes repairing existing pole lights in the parking/paved areas at the western portion of the site as well as building-mounted security lighting. All lighting will include cut-off fixtures to ensure spill-over and glare do not occur upon adjoining properties. Additionally, security cameras will be erected throughout the site to provide further security and protection of America Rents assets.

Project Impacts

Overall, America Rents is anticipated to generate positive impacts on the area. Establishment of a new business at the site will serve to bring activity and reinvestment to a currently blighted property. Also, the proposed equipment rental use is complementary to both light industrial and commercial uses that border the property.



In terms of infrastructure impacts, all necessary services and facilities needed to serve the project are in place and sized appropriately for the intended use. The site once included a much more intense use (casino and restaurant) that operated 24-hours per day, seven days per week. As such, sewer and water demands are far less with America Rents than what previously operated onsite. The new use is comparable to S&W Feed and Supply which operated at the site for several years without negative impacts.

By restoring existing landscape areas, aesthetics of the site will be greatly improved. Additionally, lighting will provide enhanced security not only for America Rents but adjoining parcels as well. Building repairs and upkeep will serve to enhance the area and remove blight. Most importantly, establishing a new business at the site will result in positive fiscal impact to Carson City in terms of property and sales tax revenue and comes without the need for new or upgraded infrastructure.

In terms of traffic, America Rents is classified by the Institute of Transportation Engineers (ITE) as a "Construction Equipment Rental Store" (land use code 811). As such, the ITE Trip Generation Manual (9th Edition) assumes a peak hour trip generation rate of 0.99 trips per 1,000 square feet of gross floor area. Combined, the primary building and shop include 13,844± square feet. Therefore, America Rents is anticipated to generate 13.7 am and pm peak hour trips (13.844 x 0.99). This represents a very low impact from a traffic perspective and is well below the traffic report trigger thresholds established by Carson City. By way of comparison, the traffic generated by America Rents is assumed to be nearly 50% less as compared to S&W Feed and Supply based on ITE data and models.

As detailed previously, hours of operation are limited to daytime hours only and do not result in conflicts with the hours of operation of adjoining businesses. Also, the property will cater to contractors and do-it-yourselfers and will generate very little truck traffic.

Special Use Permit Findings

The Carson City Municipal Code establishes findings that the Planning Commission and/or Board of Supervisors must make in order to approve a SUP request. These findings are listed below and are addressed in **bold face** type:

- A. Will be consistent with the objectives of the Master Plan elements;

The project is consistent with objectives of the Master Plan elements in that it locates a commercial use in an area of existing infrastructure and compatible uses. Additionally, the site conforms to the General Commercial zoning standards and serves as an infill project that will redevelop a current blighted property.



- B. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity;

The project will actually serve to benefit the area by reestablishing a business at a currently vacant and blighted site. Proposed improvements and repairs will add aesthetic appeal to the area and the proposed equipment rental use is complementary to existing commercial and light industrial uses that surround the site. As detailed previously in this report, the project will not generate impacts that negatively impact adjoining properties or the area in general.

- C. Will have little or no detrimental effect on vehicular or pedestrian traffic;

Vehicular traffic will be far less than what previously occurred at the project site and will be more than adequately accommodated by the existing roadway network with no impact to current levels of service. The existing pedestrian sidewalk along South Carson Street will be preserved ensuring safe and efficient pedestrian circulation across the subject property.

- D. 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;

All necessary infrastructure and services necessary to serve America Rents are in place. In fact, demand on infrastructure and services are reduced based on uses that previously occupied the site.

- E. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district;

Equipment rental with outdoor storage is a permitted use in the GC zoning district with the approval of a SUP. The property is consistent with Title 18 standards and will serve to bring an existing developed property into compliance with current City codes and standards.



- F. Will not be detrimental to the public health, safety, convenience and welfare; and

The project will benefit the public by removing blight and bringing positive economic benefit to Carson City.

- G. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The project will enhance surrounding properties by improving aesthetics and security at the site. Increased activity at the property can serve to generate new business for adjoining uses, reduce crime and graffiti, and increase property values in the area.

- H. The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.

Facts related to the proposed use and supporting documents, including a preliminary site plan are provided for review and comment by Carson City staff and the Planning Commission. Conditions can be placed on the SUP to ensure that all issues/concerns are properly addressed and/or mitigated.

Special Use Permit Application Questionnaire

The following questions form a portion of the SUP application and are considered part of the legal findings for approving a Special Use Permit. Responses to these questions are addressed in bold face type:

- Question 1. How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

This question is extensively addressed in the separate section entitled "Master Plan Policy Checklist" that follows this questionnaire. In general, the project is in keeping with the Master Plan in that it is an allowed use (with an SUP) for the site and no zoning or Master Plan amendments are required or requested. The project will serve to revitalize an existing vacant site and remove blight from the area. The proposed use is complementary to all surrounding uses and will have a lower overall impact than previous uses that existed onsite.



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

The project will be a benefit the surrounding area by redeveloping an existing developed site that has sat vacant for some time. The proposed use will allow for restoration of landscaping, lighting improvements, and building enhancements that will benefit the surrounding area and City as a whole.

A. As described previously, the project is bordered by commercial uses to the south and north with a mix of light industrial to the north and west. Multi-family use to the east is separated from the site by Carson Street and will not be impacted by this request. Figure 2 depicts the existing zoning patterns in the area.

B. The proposed use is very similar to the previous S&W Feed and Supply use that occupied the site. However, with less of a retail component, traffic impacts are expected to decrease. Also, hours of operation are limited to daytime hours and are consistent with surrounding businesses. Improvements to the building, lighting, and landscaping will improve neighborhood aesthetics and enhance security for adjoining properties as well. The outdoor storage of equipment will occur behind a slatted chain link fence and will not generate significant amounts of noise. In general, the proposed use will not generate fumes, odors, etc. that would result in any negative impacts. In fact, the project is anticipated to create positive impacts to the area and will provide a fiscal boost to Carson City versus the vacant buildings that exist today.

C. The project will not negatively impact the use, peaceful enjoyment or development of surrounding properties or the neighborhood in general. In fact, it is anticipated that reinvestment into the site will result in aesthetic improvements and can serve to increase property values in the area. The equipment rental use is complementary to surrounding commercial and light industrial uses and hours of operation will not result in any nighttime activities.

D. In terms of pedestrian and vehicle circulation, the site has proven to function adequately with more intense uses. The sidewalk along the Carson Street frontage will remain in place ensuring safe pedestrian movements across the site from north to south. Also, the driveway configurations allow vehicles to loop through the site which ensures that backing into the adjoining right-of-way will not occur. A secondary access to Curry Street is also provided and swerves to fulfill access standards of the Carson City Fire Department. Based on ITE trip generation data, the new equipment rental use is a significant reduction over the previous commercial use that occupied the site. Lastly, as an infill site, the project will be more than adequately served by existing infrastructure and is within appropriate response times for emergency services.

E. The project will benefit the people of Carson City by providing a new commercial use and services that will allow contractors and residents alike access to tools and equipment that they can use for a variety of projects. Considering that the property is currently vacant and in disrepair, reinvestment into the site by America Rents will generate new property and sales tax revenue, create new jobs, and add aesthetics to the area. The project will have a positive fiscal impact on Carson City.



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

In general, the project is entirely adapted to existing improvements in that it utilizes the existing: zoning; buildings; driveways; and security fencing. Overall changes at the site are therefore minimal and will consist of landscaping, lighting, security, and cosmetic improvements.

A. As a commercial use, this project has no impact on the school district.

B. The only new paving proposed onsite will be the addition of a concrete wash pad in between the two existing buildings. However, this area is currently paved. Therefore, there is no net increase in impervious surfaces onsite and no change or new impacts to existing drainage patterns.

C. Water service already exists to the site. America Rents is a comparable use to the previous site user (S&W Feed and Supply) and no increased water demand will result.

D. Like water, the existing buildings are connected to municipal sanitary sewer. No new fixtures or demand will result with the approval of this SUP.

E. The project site is an existing developed property with access and circulation already in place. No changes to the existing roadways are needed or planned. In fact, traffic will decrease with the proposed use based on what previously existed at the site.

F. The above conclusions are based on the fact that the site has been developed for decades and has proven to function adequately with similar and more intense commercial uses.

G. Lighting will be provided for safety and security purposes. This includes restoring the existing onsite light poles and adding building security lighting and cameras. All new fixtures will implement cut-off fixtures to ensure that light is directed onsite and that spill-over and glare do not occur.

I. Landscaping and landscape islands already exist at the site but have fallen into disrepair. America Rents plans to revitalize the landscape areas including repair to existing irrigation lines/systems and installation of new plant material. This will enhance the overall aesthetics of the site.



Master Plan Policy Checklist

This section is taken directly from Carson City documents and forms part of the Special Use Permit application process. Many of the policies do not apply to the America Rents SUP request. Those policies that do apply to America Rents are checked and addressed in **bold face** type.

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 development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: **America Rents**

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 amendment 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)?

Revitalization of deteriorated landscape areas within the site will utilize xeriscaping, drought tolerant plant material, and drip irrigation in order to greatly reduce water consumption.

- ☐ 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)?

The existing pedestrian sidewalk along the Carson Street frontage will be retained, ensuring compliance with this policy.

- ☒ Protect existing site features, as appropriate, including mature trees or their character-defining features (1.4c)?

As a developed site, there are mature trees located onsite. Each tree will be evaluated and those that remain in good health will be preserved.

- ☐ At adjacent 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 area, 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)?

The project site is designated as Mixed-Use Commercial in the Master Plan. The proposed equipment rental use is consistent with the allowed uses and the GC zoning district. Additionally, the use complements that of surrounding parcels which include a mix of commercial and light industrial businesses.

- ☐ 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)?

As an infill project, all necessary infrastructure and services needed to serve the project are in place and will not require upgrades. In fact, this project will create a lesser demand on infrastructure when compared to previous uses that existed onsite.



- ☐ 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)?

This project directly implements this policy by converting a vacant blighted site into a viable new business that will add aesthetic appeal and security to the area and ultimately increase property values and revenues for Carson City.

- ☐ 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)?

This project will redevelop an existing vacant building(s). New improvements and repairs will utilize long-lasting materials and incorporate greater energy efficiency.

- ☐ 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)?

The current vacant buildings will be repaired and updated. This, coupled with landscape, lighting, and paving improvements/repairs will serve to bring the property into closer compliance with this policy.

- ☐ 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 (7.1 a, b)?

The site is located within a Mixed-Use Commercial district. However, all buildings currently exist and the use is highly appropriate given the uses of adjoining properties, site location, site configuration, and current zoning.

- ☐ 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)?

Although not a pedestrian-oriented use, the project will retain the sidewalk along Carson Street to ensure that pedestrian connectivity in the area is maintained.

- ☐ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☒ Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

The project will retain the sidewalk along Carson Street to ensure that pedestrian connectivity in the area is maintained.

APPENDICES