

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2015**

**FILE NO:** SUP-15-085

**AGENDA ITEM:** F-2

**STAFF AUTHOR:** Kathe Green, Assistant Planner

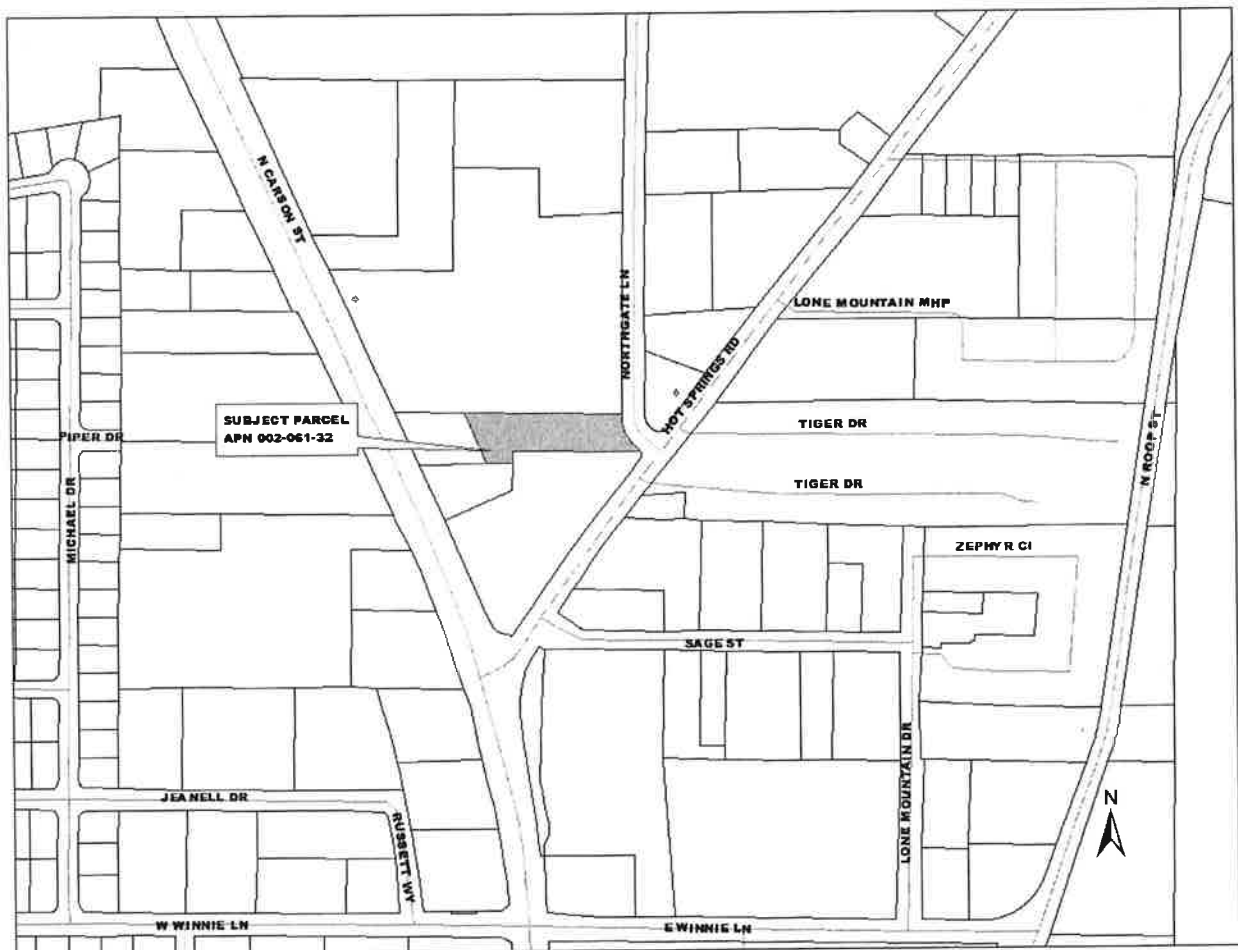
**REQUEST:** A five-year review of a previously approved Special Use Permit for a metal storage container in the Retail Commercial (RC) zoning district.

**OWNER:** Victory Christian Center

**APPLICANT:** George Wendell

**LOCATION/APN:** 2462 Northgate Lane/002-061-32

**RECOMMENDED MOTION:** "I move to approve SUP-15-085, a Special Use Permit request from George Wendell (property owner: Victory Christian Center), for a five-year review of a previously approved metal storage container in the Retail Commercial zoning district, located at 2462 Northgate Lane, APN 002-061-32, based on findings and subject to conditions of approval contained in the staff report."



## **RECOMMENDED CONDITIONS OF APPROVAL:**

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

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

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

4. The metal storage container is to be used for storage only. No human habitation is allowed. No addition of utilities is allowed without prior review and approval. No storage shall be placed upon or above the container.
5. No hazardous materials will be stored within the container.
6. The storage container will be maintained with neutral exterior paint color. Graffiti shall be removed in accordance with the City's graffiti ordinance. The container must be maintained free of rust, peeling paint or other forms of deterioration.
7. Advertising is prohibited on the exterior of the container.
8. The placement of the container shall be reviewed in five year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by the applicant. The next scheduled review date will be the Planning Commission meeting of September 2020.

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

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

**PRESENT ZONING:** Retail Commercial (RC)

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

### **SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Retail Commercial/Shopping Center  
SOUTH: Retail Commercial/Shopping Center  
EAST: General Commercial/Residential Use (mobile home parks)

WEST: Retail Commercial/Restaurants

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: Zone B
2. EARTHQUAKE FAULT: Beyond 500 feet, Zone I
3. SLOPE/DRAINAGE: Flat
4. SOILS: 71 Urban Land

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: 38,961 square feet
2. EXISTING LAND USE: Vacant except for storage of vehicles associated with the church, and the metal storage container
3. STRUCTURE HEIGHT: Storage container approximately 8.5 feet tall
4. PARKING: Two vehicles stored on site. Container located at rear of lot
5. SETBACKS: None required
6. VARIANCES REQUESTED: None

**HISTORY:**

- 10/27/10: Storage container reviewed and approved again under the same number, SUP-05-164 by the Planning Commission.
- 9/29/05: Storage container initially approved under SUP-05-164 by the Planning Commission.

**DISCUSSION:**

A Special Use Permit is required for the following reason:

- According to CCMC Section Development Standards 1.10.9, storage containers may be permanently located on site after approval of a Special Use Permit. A review for continued placement on the site is required every five years for verification of compliance with requirements of the code.

The container was approved by the Planning Commission initially on September 28, 2005 for placement on the lot. The site and container are in compliance with the conditions of approval of the original Special Use Permit. The container is not visible from the front of the property. It is placed at the rear of the site, at a slight jog from the property line, adjacent to a fence in this location and surrounded on three sides by chain link fencing. The adjacent surrounding properties are used as parking areas. The container is in good condition, with no graffiti, advertising signs or noted deterioration. The container has been painted tan, a neutral color. The lot is vacant, other than a carport supporting parking of vehicles used by the Victory Christian Center and a the possible placement of a portable restroom on the site by the Carson City Parks Division, who utilizes the site for after school activities. The container is well kept and well maintained. The container does not block any drive aisle, parking areas or landscaping.

There have been no complaints or concerns registered with the Planning Division regarding the storage container during the last ten years. The applicant has submitted a letter requesting extension of the approval of the placement of the container. Personal Storage, including Metal Storage Containers, is regulated by the provision of the Carson City Development Standards, Division 1 (Land Use and Site Design), Section 1.10 (Personal Storage and Metal Storage

Containers).

The subject parcel is located on Northgate Lane, and is 38,961 square feet in size. It is primarily flat and remains a vacant lot which has not been developed. A Special Use Permit review is required for storage containers each five years to verify they are still meeting the requirements of Development Standards Division 1.10.9. The container was placed on the site at the rear of the lot with the container screened on three sides with chain link fencing, placed at the southwestern portion of the lot, with the long sides running east to west. A site map and pictures of the container are included with this staff report. The container was placed with the door facing east. It has been painted a tan color. No advertising signage has been placed on the container.

**PUBLIC COMMENTS:** Public notices were mailed to a total of 208 adjacent property owners, including 32 adjacent property owners and residents/tenants of three mobile home parks within 630 feet of the subject site on September 11, 2015 per the requirements of the Carson City Municipal Code and NRS. At the writing of this report on September 17, 2015 no comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2015, depending on the date of submittal 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 and Safety:**

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 building 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:** No concerns

**Fire Department:** No concerns

**Environment Control Authority:** No comments received

**Health Department:** No concerns

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

***1. Will be consistent with the master plan elements.***

**Chapter 3: A Balanced Land Use Pattern**

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

The metal storage container is constructed of steel. It is painted tan, a neutral color. There are

one other structure on the site, a carport to provide covered storage of a vehicle in support of the Victory Christian Center. It does not use any water or utilities and is therefore a source of energy conservation.

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

The container utilizes and maintains the existing land resources. It does not block any views or vistas. No advertising signage has been or will be placed on the container. Supplies stored in the container are used to support the existing Victory Christian Church located across Northgate Lane, which owns this site. The location of the unit at the rear of the vacant property was designed to minimize the appearance of the unit from the front of the property and the street. It is well maintained.

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

The storage container has been located at this site for more than ten years without difficulty or problems. This review of the permit is to allow the storage container to continue in the same location. There has not been any reported detriment to the surrounding properties or general neighborhood as a result of this placement. No noise, vibrations, fumes, odors, dust and physical activity are anticipated as a result of the continuation of the storage container in this location.

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

The nearby streets, Northgate Lane and Carson Street, are both shown by the Carson roadway functional classification as minor arterials in this location, but the placement of the container at the rear of the site minimizes the appearance of the container from either street. The site is located on Northgate Lane is served by an adequate existing street network. Vehicular and pedestrian movement is not affected by the storage container.

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

The storage container was placed in this location ten years ago, and has not had a detrimental effect on the existing public services and facilities. The project is adequately served by the existing police and fire protection, public water, public sewer system, public roads, storm drainage and other public improvements. No change or detriment is anticipated by allowing the unit to continue at this location.

***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 Retail Commercial zoning district is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. This site is vacant with the exception of the storage container, carport and vehicles which

are stored on the site in support of the property owner, the Victory Christian Church, and meets the purpose statement of the Retail Commercial zoning district. The continued placement of one storage container on the site in support of the business is an appropriate continuing use.

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

Continuation of the existing storage container at the site in support of the Victory Christian Center business will not be detrimental to the public health, safety, convenience or welfare. No concerns or complaints have been registered with the Planning Division during the last ten years during continued placement of the unit at this location.

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

No material damage or prejudice to other properties in the vicinity has been noted and no negative concerns have been received by the Planning Division since the metal storage container was placed in this location ten years ago. No detrimental concerns are anticipated by continuing the use of the storage container at this location.

**Attachments:**

- Site Photos
- Building Department comment
- Engineering Department comment
- Fire Department comment
- Health Department comment
- Application (SUP-15-085)











**RECEIVED**

AUG 26 2015

CARSON CITY  
PLANNING DIVISION

August 26, 2015

SUP-15-085 (was SUP-05-164):

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 building 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.

Thanks.

Shawn Keating  
Chief Building Official  
Carson City Community Development  
108 E. Proctor Street  
Carson City, NV 89701

Main 775-887-2310  
FAX 775-887-2202

Shawn Keating CBO  
Building Official  
Carson City Community Development Department  
Web page <http://www.carson.org/index.aspx?page=172>  
[skeating@carson.org](mailto:skeating@carson.org)  
Office 775-887-2310  
Fax 775-887-2202  
Cell 775-230-6623



**Engineering Division  
Planning Commission Report  
File Number SUP 15-085**

**TO:** Planning Commission

**FROM** Rory Hogen, E.I.

**DATE:** September 21, 2015

**MEETING DATE:** Sept. 30, 2015

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Victory Christian Center for the five year renewal of the existing metal storage container at 2462 Northgate Ln, apn 02-061-32.

**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. 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 will not be affected by this project.

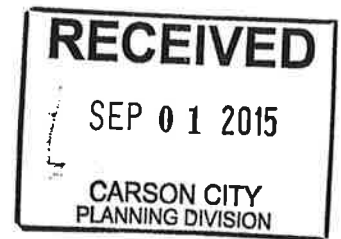
September 1, 2015

SUP-15-085 was SUP 05-164

No comments

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



September 18, 2015



SUP-15-085 was SUP-05-164

Carson City Health and Human Services

No concerns

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](mailto:dboothe@carson.org)

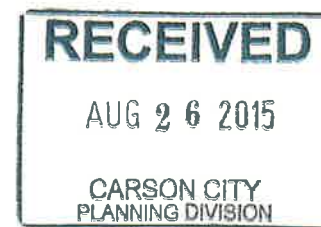


# VICTORY CHRISTIAN CENTER

George and Marlene Wendell, Pastors

SUP-15-085

August 26, 2015



Carson City Planning Division  
102 East Proctor Street  
Carson City, Nevada 89701

Re: SUP-05-164  
Metal Storage Container Review  
2462 Northgate Lane  
APN 002-061-32

ATT: Susan Dorr Pansky, AICP  
Planning Manager

Dear Ms. Pansky:

Reference is made to your correspondence, dated August 24, 2015, regarding the above subject matter, as well as a request from Victory Christian Center for the continued use of the metal storage container on the church property.

It is my understanding that the "Conditions of Approval" specifically #7, for SUP-05-164 requires a review in five years (September, 2015), by the Planning Commission to determine if the "accessory use" remains appropriate.

In consideration of the Planning Commission's review of Victory Christian Center's continued use of the 8' x 40' metal storage container on the church property, each of the applicable required conditions from Development Standards Division 1.10.9 are addressed herein:

1. The metal storage container is presently located in a Retail Commercial zoning district and in the same location when initially approved by the Planning Commission on September 29, 2005.

300 Hot Springs Road (89706) • P.O. Box 4447 (89702) • Carson City, NV • (775) 885-7722  
[www.VictoryAtCarson.org](http://www.VictoryAtCarson.org)

*"But thanks be to God who gives us the Victory through our Lord Jesus Christ." 1 Cor. 15:57*

2. The metal storage container:
  - (a) Is only used for storage purposes and no human occupation.
  - (b) There have been no alterations to the container, including, but not limited to doors, windows, electrical, plumbing or connection of multiple containers.
3. Hazardous materials are not stored in the container.
4. The container is at building grade and located at its initially approved location at the rear of a one acre unpaved piece of church property and across the street from the main sanctuary.
5. The container is painted an earth-tone color to minimize any visual impact and contains no graffiti, rust, advertisement, peeling paint or other forms of deterioration.
6. The container is also screened on three sides with chain link fencing (with slats) in addition to being located approximately 340' to the rear of the church property.

Also enclosed are two checks made payable to the Carson City Planning Division for the required fee of \$50.00 and \$103.24 to cover the expense of statutory notification requirements.

Thank you for your consideration of this matter.

Sincerely,



GEORGE D. WENDELL  
Senior Pastor  
VICTORY CHRISTIAN CENTER

gdw:mw  
Enclosures

NORTH

(front of building)



Scale: 1/8" = 10'

Office Building

35

Parking Spaces

Northgate Lane

(12' to 15' trees) Parking Spaces (paved)

6' chain link fence

Victory Christian Center

6' chain link fence

15

Mexican Family Restaurant

Parking Spaces

Pizza Hut

Parking Spaces

13

Retail Businesses

front of building

7'5" to West fence

34

6'4" to west fence

Courtyard Parking area

Barbours Area

4' chain link fence

6' chain link fence w/ privacy screen (H) sides

Parking Spaces (paved)

34

(10' + wall)

23'6" to East fence

9'6" to South fence

Hot Springs Road

Victory Christian Center

Pic Party

Victory Christian Center

Pic Party

- SUP - 05 - 164

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AUG 03 2010

CARSON CITY PLANNING DIVISION

George D. Wendell  
P. O. Box 4447  
Carson City, NV 89702  
775-885-7722  
A.P.N. 02-061-32

Intersection of Hot Springs Rd & Northgate Ln  
Project Title: Storage Container Special Use Permit

11/13/05

2-001-36, -38 per PH2356, Omaha PH1503

