

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 27, 2016

FILE NO: SUP-15-177

AGENDA ITEM: F-3

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow a detached accessory structure that exceeds 75% of the size of the primary structure and exceeds 5% of the parcel size, on property zoned Single Family 1 Acre (SF1A).

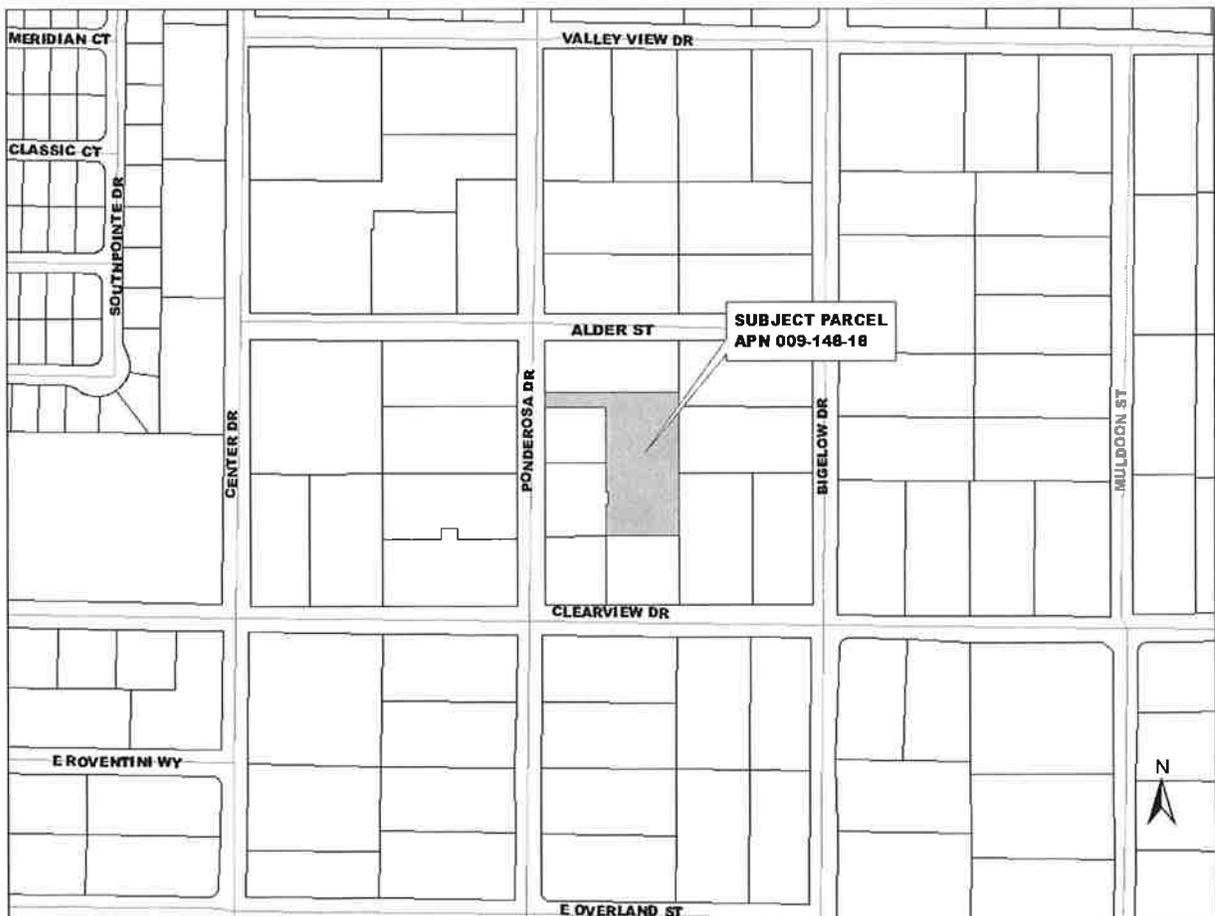
APPLICANT: Albert Replogle

OWNER: Albert Replogle

LOCATION: 4151 Ponderosa Drive

APN: 009-148-18

RECOMMENDED MOTION: “I move to approve SUP-15-177, a Special Use Permit request to allow a detached accessory structure that exceeds 75% of the size of the primary structure and exceeds 5% of the parcel size, on property zoned Single Family 1 Acre, located at 4151 Ponderosa Drive, APN 009-148-18 based on findings and 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.
4. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. 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 are required with submission of the Building Permit:

6. The applicant shall submit a signed copy of the Notice of Decision and conditions of approval with the building permit application.
7. 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.
8. The 2009 International Energy Conservation Code (IECC) will no longer be accepted after June 2016. The 2012 IECC will be enforced as of July 2016. The Codes will be locked in on the application date.
9. Any repairs, replacements, and alterations must comply with 2012 International Residential and Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
10. All Contractors are required to carry State and local license
11. Proper drainage must be addressed with the construction permit submittal.
12. Project must comply with 2012 IFC and Northern Nevada Amendments.
13. Project must provide driveway access to the proposed building. The new driveway may extend from the existing driveway. The new driveway must meet the City design standard width of 12 feet and be compacted road base surface (or better, if required by City Design Engineering). There must be vertical clearance of a minimum of 13 feet 6 inches over the driveway. All driveway turns must be able to be negotiated by Carson City Fire Department fire apparatus.

14. Proposed building must have fire sprinklers. The Fire Code requires buildings over 5,000 square feet to have sprinklers.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure).

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Would the proposed review to allow a detached accessory structure which exceeds 75% of the size of the primary structure and 5% of the parcel size have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre (SF1A)/Residential

SOUTH: Single Family 1 Acre (SF1A)/Residential

EAST: Single Family 1 Acre (SF1A)/Residential

WEST: Single Family 1 Acre (SF1A)/Residential

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: X, areas of minimal flooding
2. SLOPE/DRAINAGE: The site is flat
4. SOILS: 61- Surprise gravelly sandy loam, 0-2 percent slopes

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.33 acre/57,930 square feet
2. PROPOSED STRUCTURE SIZE: 9,000 square feet (150 feet by 60 feet)
3. PROPOSED STRUCTURE HEIGHT: 15 feet overall
4. SETBACKS REQUIRED/PROPOSED: Front (west) 30 feet/no change, Side (north) 15/no change, Side (south) 15/15, Rear 30/30, Height 32/15
5. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS:

- May 27, 2015, Planning Commission approved VAR-15-022 under APNs 009-148-14 and 16
- May 27, 2015, Planning Commission approved ADM-15-037 under APN 009-148-16
- July 21, 2015, LLA-15-055 under APNs 009-148-14 and 16 to modify parcel lines was recorded as document number 456015 and map number 284. This created a new parcel which was assigned APN 009-148-18

HISTORY:

Two parcels owned by this applicant were recently reviewed and approved for a Variance, Administrative Permit and Lot Line Adjustment. As a result of the Lot Line Adjustment, the size of the two lots was reviewed, and this parcel was increased as a result to 1.33 acres. The Administrative Permit reviewed the size of accessory structures in relation to the size of the primary structure, and the Variance reviewed the proposed size of the two lots as well as locations of the accessory structures related to setbacks. After these reviews, the site is now compliant, with legal non-conformity related to all construction and existing development on the site.

The site plan and application submitted in relation to these three applications included the 9,000 square foot accessory structure now under review. After discussion with the applicant and City Departments, the applicant removed the accessory structure and proceeded with the three applications (ADM, VAR and LLA), which were reviewed, approved and processed, subsequently creating the parcel with the current size and configuration. Since these have been completed, the applicant has now submitted the application for the large accessory structure currently under review.

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.055, Single Family 1 Acre, an accessory building is an allowed use. Pursuant to 18.05.055, however, accessory structures which exceed more than 75% of the size of the primary structure and more than 5% of the size of the parcel require approval of a Special Use Permit.

The applicant is proposing placement of a new 9,000 square foot pre-fabricated metal building for storage of the owner's collection of restored post-World War II vehicles. The structure is proposed at 150 feet by 60 feet, with an overall height varying from 11 feet at the eaves to 15 feet at the peak. The structure is proposed at the southeastern portion of the site at a point 30 feet from the eastern property line and 15 feet from the southern property line. Two nine-foot high by 10-foot wide roll up doors are proposed on the east elevation, which would provide driving access to the interior of the building, along with a man door near the center of the north wall. No windows or skylights are proposed. An optional second man door may be located on the south wall. The structure would be painted to match the existing primary residence.

The primary structure and attached garage are 2,416 square feet. There is currently on the site one 960 square feet garage, which is a legal non-conforming structure, located within the current required front yard setback. There is also a detached carport of 378 square feet (shown on the site plan as a shed) and a 448 square feet barn (shown as an existing structure on the site plan), which is also a legal non-conforming building, as the location was reviewed and approved under VAR-15-022. The barn is exempt from review under 18.05.050 Accessory Farm Structures for comparison to the size of the primary structure and under 18.05.055.9 for review of the size of the structures related to parcel size. An existing 420 square feet shed is not shown on the site plan as it is proposed to be removed if the new accessory structure is approved. The total detached accessory structures under review is 10,338 square feet (new 9,000 garage/storage, 960 garage, and 378 carport). The size of the primary structure is 2,416 square feet. The percentage comparison of the size of the primary structure to the detached accessory structures would be 428%. Detached accessory structures exceeding 75% of the size of the primary structure require review and approval of a Special Use Permit.

An additional review required for accessory structures is land coverage. If the accessory structures will exceed 5% of the land area, an additional review is required in conjunction with the Special Use Permit. The size of the parcel is 57,930 square feet. The proposed accessory structures total 10,338 square feet. The proposed land coverage would be 17.86%.

This parcel is unique, in that it is a large lot (1.33 acres in a one acre zoning district) with no visibility of the lot from the exterior property lines, with the limited exception of the 34 foot wide driveway entrance on the west side of the lot. This parcel is completely surrounded by other parcels, and does not have any other access or view from or to the surrounding roadways. All portions of the lot, with the exception of the entrance to the site are central to the surrounding block. The existing house and improvements on this site cannot be seen from any roadway and are only visible from the back

yards of the surrounding parcels. Access to the parcel is limited to the flag area. Views of the entire site are obscured by development of adjacent parcels on the block. An abandonment of Hickory Drive in January 1995 eliminated direct access to this parcel from the east as well as typical access or view of the site. The applicant has provided an aerial view of the property showing the site and the obscured view of the proposed garage/storage building. This large accessory structure is proposed to be located on the southeastern portion of the lot, adjacent to other rear yards. This improvement to this site would continue to be obscured by surrounding properties. While development of a site with such a large accessory structure is not common, the unique configuration of the parcel and surrounding block supports the request for additional development which cannot be seen except from the back yards of the adjacent neighbors.

The applicant has submitted a map and table showing development of nearby properties, showing the number and size of outbuildings in the immediate vicinity, as well as the comparative size of nearby houses in relation to the size of outbuildings and percentage of the sites in accessory structures. While none of the outbuildings are comparable in size to the proposed 9,000 square feet structure under review with this request, it appears that larger accessory structures are common in this area. The average size of the nine outbuildings shown in the table is 2,649 square feet (compared to 10,338 square feet under review), the comparison of the size of the houses to the size of accessory structures is averaged at 154% (compared to 428% under review), while the average parcel coverage in the table is 5.67% (compared to 17.86% under review).

PUBLIC COMMENTS: Public notices were mailed on January 8, 2016 to 30 adjacent property owners within 415 feet of the subject site. At the writing of this report on January 14, 2016 no comments have been received in favor or 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 January 27, 2016 depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of January 14, 2016 are included in this report. 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. The 2009 International Energy Conservation Code (IECC) will no longer be accepted after June 2016. The 2012 IECC will be enforced as of July 2016. The Codes will be locked in on the application date.
3. Any repairs, replacements, and alterations must comply with 2012 International Residential and Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
4. All Contractors are required to carry State and local license

Engineering: Proper drainage must be addressed with the construction permit submittal.

Fire:

1. Project must comply with 2012 IFC and Northern Nevada Amendments.
2. Project must provide driveway access to the proposed building. The new driveway may extend from the existing driveway. The new driveway must meet the City design standard width of 12 feet and be compacted road base surface (or better if required by City Design Engineering).

There must be vertical clearance of a minimum of 13 feet 6 inches over the driveway. All driveway turns must be able to be negotiated by Carson City Fire Department fire apparatus.

3. Proposed building must have fire sprinklers. The Fire Code requires buildings over 5,000 square feet to have sprinklers.

Health: No concerns

Environmental Health: 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

Goal 1.1-Promote the efficient use of available land and resources

Goal 1.1a- Balanced Land Use Plan

Goal 6.2 Promote Compatible Infill and Redevelopment

One new large detached accessory structure is proposed with this application. An existing garage, carport and barn are also presently on the site. This is a larger than usual parcel, with a unique configuration, where the only access to the lot is by way of a driveway to the center of the block. The view of the entire site from other parcels is obscured by development of the adjacent lots, while the view from this parcel is limited to the fences and backyards of the surrounding properties. This would be an infill development of an existing parcel, with placement of the detached accessory structure at a point where it would only be visible by the adjacent property owners, and only then from their backyards.

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.

This development would not be detrimental to surrounding properties or the neighborhood. The applicant is proposing construction of a 9,000 square foot detached accessory structure. This structure will not be visible from any roadway, and would only be seen by the adjacent neighbors who border this parcel, through or over property line fencing. The purpose of the building would be for storage of the owner's collection of vehicles. No noise, vibrations, fumes, odors, dust, glare of physical activity is anticipated as a result of the development of the site with a garage/storage building.

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

The detached accessory structure under review is proposed for the storage of older vehicles. No additional vehicular or pedestrian traffic is anticipated once the vehicles have been transported and placed within the 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.

No additional need for public services and facilities is anticipated. No water or sewer facilities are proposed within the new detached accessory structure. No additional need for school, police, fire protection or public roads or other public improvements is required. The applicant will need to address storm drainage with the submission of the building permit.

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 project is located in the Single Family 1 Acre zoning district which has the following purpose: provide for the development of low-density, large lot, single family detached dwellings residential units.

It is noted an accessory structure only requires approval of a Special Use Permit when the cumulative square footage exceeds 75% of the size of the primary structure and 5% of the lot. As previously noted, the accessory structure will be larger than usual development on parcels of this size, but the configuration of the lot is such that the structure will not be easily visible from any location outside the immediate area.

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

The flag lot configuration is such that the accessory structure cannot be seen from any street and will only be visible from the backyards of the properties adjacent to this lot. Accessory structures are common in this area and in this zoning district, including structures used for storage of recreational vehicles, passenger vehicles, boats and motor homes, as well as carports, sheds, shops, barns, corrals, coops and other associated uses and buildings.

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

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. As shown in the application, and as is common on larger parcels, many of the surrounding properties also have accessory structures, such as garages, recreational vehicle storage, storage units, carports, guest buildings, etc., and could also apply for a Special Use Permit, if desired, to allow for construction accessory structures on their properties.

Attachments

- Site Photos
- Building Division comments
- Engineering Division comments
- Fire Department comments
- Health Department comments
- Environmental Control comments
- Application (SUP-15-177)







December 21, 2015

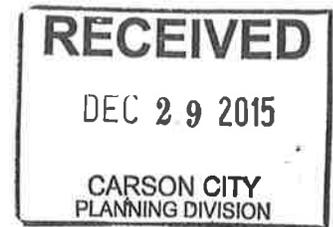
SUP-15-177:

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3. Any Repairs, Replacement, and Alterations must comply with 2012 International Residential and Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
4. All Contractors are required to carry State and local license.

Shawn Keating CBO

Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310 X 7052
Fax 775-887-2202
Cell 775-230-6623

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**Engineering Division
Planning Commission Report
File Number SUP 15-177**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: December 28, 2015

MEETING DATE: January 27, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Albert Replogle to add a structure that is greater than 75% of the primary structure square footage, 4151 Ponderosa Dr., apn 09-148-18.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request, but proper lot drainage must be addressed with the construction permit submittal.

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.

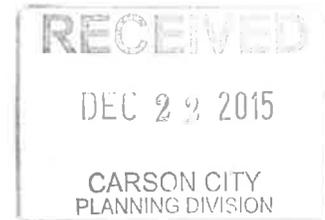
CCMC 18.02.080 (5c) - Traffic/Pedestrians

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.

December 22, 2015



SUP-15-177:

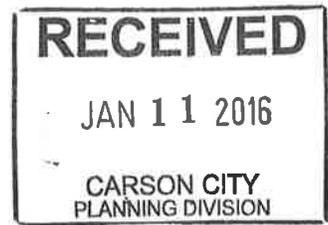
1. Project must comply with the 2012 International Fire Code and Northern Nevada amendments.
2. Project must provide driveway access to the proposed building. The new driveway may extend from the existing driveway. The new driveway must meet the City design standard width of 12' and be compacted road base surface (or better if required by City Design Engineering). There must be vertical clearance of a minimum 13'6" on the driveway. All driveway turns must be able to be negotiated by CCFD fire apparatus.
3. Proposed building must have fire sprinklers. The fire code requires buildings over 5000SF to be sprinklered.

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

January 11, 2016



SUP-15-179

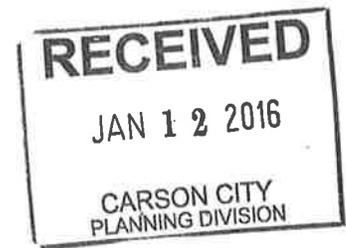
Carson City Health and Human Services has no concerns with this project.

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

January 12, 2016

SUP 15 -177



No Comment from ECA

Mark Irwin

Senior Environmental Control Officer

Carson City Public Works

3305 Butti Way

Carson City, Nevada – 89701

Email - mirwin@carson.org

Phone Numbers

775-283-7380 (desk)

775-220-1417 (cell)

775-887-2164 (fax)

•Please Note•

Our current office hours are

Mon.-Thurs. 7.00 A.M. to 5.30 P.M.

RECEIVED
 DEC 28 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 - SUP - 15 - 177

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

APPLICANT **PHONE #**
 Albert Replogle 775-720-5104

MAILING ADDRESS, CITY, STATE, ZIP
 4151 Ponderosa Drive Carson City, NV 89702

EMAIL ADDRESS
 albertr@sierracontrols.com

PROPERTY OWNER **PHONE #**
 Applicant 775-720-5104

MAILING ADDRESS, CITY, STATE, ZIP
 4151 Ponderosa Drive Carson City, NV 89702

EMAIL ADDRESS
 albertr@sierracontrols.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Rob Pyzel 720-201-1385

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

EMAIL ADDRESS
 rpyzel@me.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.

<u>Project's Assessor Parcel Number(s):</u> 009-148- 118	<u>Street Address</u> <u>ZIP Code</u> 4151 Ponderosa Drive 89702
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<u>Project's Master Plan Designation</u> LDR 0.2-3 du/ac	<u>Project's Current Zoning</u> SF1A	<u>Nearest Major Cross Street(s)</u> Alder St./Ponderosa Dr.
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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: 18.05.055.7, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Cumulative square footage of accessory structures exceed 75% of primary building's square footage

PROPERTY OWNER'S AFFIDAVIT
 I, ALBERT REPLOGLE 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: [Signature] Address: 4151 Ponderosa Drive Date: 12-14-15
 Use additional page(s) if necessary for other names.

STATE OF NEVADA
 COUNTY of Carson City
 On December 14, 2015, Albert Replogle 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: [Signature] **ROSA CARGACHE**
 Notary Public - State of Nevada
 Appointment Recorded in Carson City
 No. 14-18880-0 - Expires May 22, 2018

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant

12-14-15
Date

Secured Tax Payment Entry

12/14/15 10:34:28 TC0100B

Parcel #..... 009-148-16
 Property Loc... 4151 PONDEROSA DR
 Billed to..... REPLOGLE, ALBERT B
 P O BOX 2676
 CARSON CITY, NV 89702-0000

2016 Roll #...: 014300
 District.....: 2.4
 Tax Service...
 Land Use Code: 200

Payment Date... 12/14/15 Payer.. REPLOGLE, ALBERT B

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
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Current Year

08/17	469.12		469.12	469.12	No Taxes Owning .00
10/05	468.00		468.00	468.00	.00
01/04	468.00		468.00	468.00	.00
03/07	468.00		468.00	468.00	.00
<u>Totls</u>	<u>1,873.12</u>	<u>.00</u>	<u>1,873.12</u>	<u>1,873.12</u>	

F20=Print Bill
 F5=Notes F9=Adj Pmts F10=Amend
 F12=Cancl F13=Hist F14=Prt Sumry F17=AsrInq

Tax Year Data (F5=Show Taxable Values F6=View 2)

Assessed Values	2017-18	2016-17	2015-16	2014-15
Land	26,950	26,950	14,175	10,500
Improvements	53,194	53,194	49,493	49,316
Pers Prop (F21)	0	0	0	0
Ag Lands (F22)	0	0	0	0
Exemptions (F23)	0	0	0	0
Net Assessed Value	80,144	80,144	63,668	59,816
Increased (New) Values				
Land	0	9,450	0	0
Improvements	0	0	0	0
Personal Property	0	0	0	0
District	2.4	2.4	2.4	2.4
Tax Rate & Cap %			3.5200	3.0
Exempt Code	01	01	01	01
Exemption NRS #				
Summary Parcel #				
Tax Service Code				
Land Use Code	200	200	200	200

F9=Scan >/< > F10=Other Func F11=Earlier Yrs F12=Cancel F13=Ownership/Desc
 F14=Imprv/Appraisal Data F15=Legal Descrip F16=Notes F17=Factoring Hist
 F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts



Project Description:

This special use permit application is to request allowing the cumulative square footage of the detached accessory structures exceed 75% of the total square footage of the primary structure at 4151 Ponderosa Drive.



Mon Dec 14 2015 12:09:13 PM

The applicant recently received approval of a variance application (VAR-15-022) and an administrative approval (ADM-15-037) by the Planning Commission and completed a lot line adjustment involving two properties (4151 Ponderosa Drive and 4227 Ponderosa Drive). The variance approval allowed the following:

- A reduction in the required minimum lot size from one acre to 0.51 acre (for 4227 Ponderosa Drive);
- A reduction of the rear yard setback from 30 feet to 0 feet for an existing 288 sq. ft. shed (for 4227 Ponderosa Drive);
- A reduction of the required rear yard setback from 30 feet to 16 feet for an existing 42 sq. ft. shed (for 4227 Ponderosa Drive); and
- A reduction of the required rear yard setback from 30 feet to 18 feet for an existing barn (for 4151 Ponderosa Drive).

The variance requests were to allow for the lot line adjustment. The administrative approval was heard by the Planning Commission was to allow the existing detached accessory structures that would reside on the reconfigured 4151 Ponderosa Drive. The cumulative square footage of the existing detached accessory structures was 1,758 sq. ft. This amount of accessory structure square footage cumulatively equaled 73% of the

primary residence. Therefore, an administrative review was necessary for the cumulative square footage of accessory structures between 50% - 75% of the size of the primary structure at 4151 Ponderosa Drive. The lot line adjustment has subsequently been recorded (Map Document # R/S 2841).

The property owner proposes to remove the 420 sq. ft. detached accessory structure located in the rear yard in order to add a larger detached accessory structure on the site in the southeast portion of the property. The new detached accessory structure would be used to store the property owner's collection of restored post-World War 2 vehicles. The proposed detached accessory structure will be 9,000 square feet in size (60 feet by 150 feet) in order to house the collection on his property.

Carson City Municipal Code Section 18.05.055.7 requires that if the total cumulative square footage of the accessory structures on a property exceeds 75% of the primary residence's square footage, then approval of a special use permit is required. The primary structure at 4151 Ponderosa Drive is 1,392 square feet in size with an attached 1,024 sq. ft. garage for a total primary structure of 2,416 square feet. Seventy-five percent (75%) of the total square footage of the primary residence at 4151 Ponderosa Drive is 1,812 sq. ft. The total square footage of existing and proposed detached accessory structures contained within 4151 Ponderosa Drive lot will equal 10,338 sq. ft. which will certainly exceed 75% of the total square footage of the primary residence located at 4151 Ponderosa Drive.

Carson City Municipal Code Section 18.05.055.8 requires that accessory structures shall not exceed 5% of the parcel size on parcels 21,000 square feet or larger unless approved by a special use permit prior to issuance of a building permit for the accessory structure(s). The subject site is larger than 21,000 square feet and the square footage of the accessory structures will exceed 5% of the parcel size (1.33 acres/57,934.8 square feet X .05 = 2,896.74 sq. ft.). Therefore the applicant is requesting the special use permit encompass a review of this section of the Municipal Code as well.

Since the proposed new accessory structure will exceed 400 square feet, it is proposed to be located in compliance with the required SF1A rear yard setback (30 feet) and side yard setback (15 feet) as required per Carson City Municipal Code 18.05.055.3. This location will allow for sufficient space for vehicle to access the building as well as to Ponderosa Drive.

Findings:

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

The special use permit application is to allow the amount of square footage of existing detached accessory structures to exceed 75% of the existing primary residence at 4151 Ponderosa Drive located within an established semi-rural residential neighborhood. As such, many of the goals and actions of the Carson City Master Plan are not applicable given the scale and scope of the development under consideration.

- *Goal 1.1--Promote the Efficient Use of Available Land and Resources*

The project does not propose new development that would impact Carson City's water and wastewater master plan or growth management plan. No new development is proposed that will need to comply with the City's policy regarding site planning and other design techniques to increase energy conservation.

○ *Goal 1.2—Promote Infill and Redevelopment in Targeted Areas*

The subject site is not located within one of the areas that Carson City has targeted as an opportunity for infill and redevelopment.

○ *Goal 1.3—Promote the Preservation of State and Federal Lands as a Community Amenity*

The subject site is located in the middle of a semi-rural neighborhood and not located adjacent to the urban interface with either state or federal lands.

○ *Goal 1.4—Manage the Impacts of Future Growth within the Urban Interface*

The subject site is located in the middle of a semi-rural neighborhood and not located adjacent to the urban interface with either state or federal lands.

○ *Goal 1.5—Foster Cooperation on Master Plan Issues*

The subject site is located in the middle of a semi-rural neighborhood and not located adjacent to either state or federal lands or the county border to Douglas County. There is no access to public lands that may require access through the subject site. The application will not create an impact on other governmental services such as the School District or utilities such as NV Energy or Southwest Gas.

○ *Goal 2.1—Encourage Diversity in Citywide Land Use Mix*

The application is dealing with detached accessory structures on a single residential lot and as such does not provide an opportunity to provide a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

○ *Goal 2.2—Expand Housing Variety*

The application is dealing with the amount of square footage of detached accessory structures on a single residential lot. As such the application does not provide an opportunity to provide a mixture of different residential housing types.

○ *Goal 2.3—Provide Opportunities for a Range of Retail Services*

The application is dealing with detached accessory structures on a single residential lot within a single-family residential neighborhood. As such the application does not provide an opportunity to provide a range of commercial services.

○ *Goal 3.1—Protect Environmentally Sensitive Areas*

There are no known environmentally sensitive areas within or adjacent to the subject site that require protection measures.

○ *Goal 3.2—Protect Visual Resources*

The subject site is not located within any of the designated skyline restriction areas. As such, no designated visual resources would be impacted by this application.

○ *Goal 3.3—Minimize Impacts of Potential Natural Disaster Events on the*

Community

The subject site is not located adjacent to forested public lands, known geologic hazards, designated FEMA floodplains or other geo-hazards are known to exist. As such, the proposed development would not increase the impacts of potential natural disaster events on the community.

- *Goal 4.1-Promote Recreational Equity at a Neighborhood Level*
- *Goal 4.2-Maintain the City's Capacity and Excellence in Community-wide Recreational Facilities and Programs*
- *Goal 4.3-Expand the City's Open Space Network*

The application deals with one single residential lot in an established semi-rural residential neighborhood and would not provide an opportunity to promote additional recreational facilities such as a new neighborhood park, a recreation center or expansion of the City's open space network.

- *Goal 5.1-Maintain and Enhance Primary Job Base*
- *Goal 5.2-Promote Expansion of Retail Service Base*
- *Goal 5.3-Promote Tourism Activities and Amenities that Highlight the City's Historic Resources*
- *Goal 5.4-Promote Tourism Activities and Amenities that Highlight the City's Historic Resources (V&T Railroad)*

The application involves one single-family residential lot within an established semi-rural residential area of the City. As such, this application does not provide an opportunity to enhance, foster, promote new opportunities to expand economic diversification, enhance employment opportunities, attract national retailers, mitigate rising and prohibitive land costs within the City or reduce retail leakage to other local jurisdictions. The project will not negatively affect the City's efforts to promote tourism activities and amenities that highlight the City's historic resources such as the V&T Railroad.

- *Goal 5.5-Promote Recreational Activities and Quality of Life Amenities as Economic Development Tools*

The subject site is located within an established semi-rural residential neighborhood. As such the application does not provide an opportunity to promote the City's educational or recreational facilities and activities, the City's proximity to Lake Tahoe as a gateway location, or the area around the City's airport as economic development tools.

- *Goal 5.6-Promote Downtown Revitalization*

The application is not located within the downtown of Carson City and thus would not provide an opportunity to promote downtown Carson City's revitalization efforts.

- *Goal 5.7-Promote a Collaborative Approach to Economic Development*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote a collaborative approach with other levels of state and federal government and private sector developers to support and encourage predictability in land use development policies and permitting procedures to attract business investment and economic development in Carson City.

○ *Goal 5.8-Promote Fiscal and Economic Health*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote and improve the City's fiscal and economic health other than to increase the assessed value of the property with the establishment of an expensive detached accessory structure on the property and thereby increasing the property taxes for the property.

○ *Goal 5.9-Promote Redevelopment*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote redevelopment efforts within the Redevelopment Area Boundary.

○ *Goal 6.1-Promote High Quality Development*

The application proposes to increase the amount of square footage of detached accessory structures relative to the square footage of the primary structure on a single residential lot. The new detached accessory structure will be constructed with new materials and comply with the City's development codes. In this aspect, the new development on this site will promote new high quality development as all of the structures are currently in place.

○ *Goal 6.2- Promote Compatible Infill and Redevelopment*

The application does promote compatible infill and redevelopment as the surrounding properties within the area zoned SF1A and SF12 that is bordered by Koontz Lane/Edmonds Drive/Silver Sage Drive/Snyder Avenue have similar detached accessory structures, a high ratio of which are located within the required side and rear yard setbacks and several of which exceed 75% of the square footage of the primary structure.

○ *Goal 7.1-Compact Mixed-Use Activity Centers*

The subject site is not located within one of the designated Mixed-Use Activity Centers and would not provide an opportunity to promote a compact mixed-use development.

○ *Goal 8.1-Promote Downtown Revitalization*

The application does not provide an opportunity to promote development within the Downtown Character Area, as it is located in conformance with downtown Carson City.

○ *Goal 9.1-Promote a Mix of Land Uses and Housing Types within New Neighborhoods*

○ *Goal 9.2-Promote the Expansion of Affordable Housing Options within the Community*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to promote a mix of land uses and housing types or the expansion of affordable housing options within the City.

○ *Goal 9.3-Maintain the Quality and Character of Established Neighborhoods*

○ *Goal 9.4-Protect the Character of Existing Rural Neighborhoods*

The application proposes to increase the square footage of detached accessory structures

on a single residential lot within an existing semi-rural residential neighborhood to more than 75% of the primary structure.

Within the neighborhood, there are several properties that have either a large number of detached accessory structures on-site or one large accessory structure that exceeds 75% of the primary structure square footage. Some of these properties include:

- 19 Christy Court
- 1431 Valley View Drive
- 4553 Bigelow Drive
- 4434 Muldoon Street
- 1175 Clearview Drive
- 4410 Ponderosa Drive
- 4489 Center Drive
- 459 East Willow Street
- 379 East Willow Street
- 4540 Silver Sage Drive

The subject site's existing accessory structures have been placed in their current locations for some time and have not been detrimental to the surrounding properties. The applicant proposes to locate the new accessory building in conformance with the required side and rear yard setbacks, which would help to address potential impacts to the abutting property owners, maintain and protect the quality and character of the existing semi-rural neighborhood.

- *Goal 10.1-Preserve and Enhance Historic Resources*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. There are no known historic resources that would be affected by the application.

- *Goal 11.1-Establish an Integral Multi-Modal Transportation System*
- *Goal 11.2-Coordinate Land Use and Transportation Decisions to Support the Use of Alternative Modes*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. The application does not provide an opportunity to promote an integrated multi-modal transportation system. The application would not affect the City's transportation planning as no new residential, commercial or industrial uses or increases in density or intensity of land uses are proposed as a part of the application.

- *Goal 12.1-Establish a City-wide System of Multi-Use Paths*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. As such the application does not provide an opportunity to establish a new multi-use path, connect to or extend an existing multi-use path in the neighborhood.

- *V&T-SPA-Land Use Policies*

The application is dealing with detached accessory structures on a single residential lot within an existing semi-rural residential neighborhood. The application is not located within the V&T-SPA.

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

- *Describe the general types of land uses and zoning designations adjoining your property*

The surrounding land uses are all zoned SF1A. The neighborhood is semi-rural in nature with similar lot sizes ranging from over one acre to less than one acre as has been described in the background section above. As noted above, there are several properties within the neighborhood with a total square footage of detached accessory structures, which exceeds 75% of the primary residence.

- *Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within a building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors?*

As noted above, the project site is located within a neighborhood with larger lots with sufficient space to place similar-sized residences and large accessory structures. The accessory structure will comply with the required side and rear yard building setbacks from the property lines shared with adjoining properties. As such, the application will not hurt property values in the neighborhood. The construction of the new accessory structure will create physical activity and some minor noise at the site for a short amount of time. However when completed, the new accessory structure will be used for storage only and as such will not bother the surrounding properties due to increasing noise, dust, fumes, electrical interference, glare or other such irritants.

- *Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.*

The proposed new accessory structure will be located in the rear yard of the subject site and conform to the required side and rear yard building setbacks. The location of the new accessory building should avoid visual impacts for the general public and provide sufficient separation from the surrounding properties as to minimize the potential impacts to the abutting neighbors. There are several similar-sized lots with similar-sized accessory structures within the neighborhood. As such, the new accessory building will not be detrimental to the use, peaceful enjoyment or development of the surrounding properties and the general neighborhood.

- *Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially*

increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

The new accessory structure will be used for storage. The development will not generate any additional vehicular or pedestrian traffic in the area. The accessory structure will have no impact on the existing pedestrian or vehicular traffic on the roads serving the subject site.

- *Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.*

The project if approved will have a small positive impact on the people of Carson City. The increase in the assessed value of the property with installation of a new 9,000 sq. ft. accessory building will provide a slight increase in the property taxes for the property owner that will be to the benefit of the City's general fund that may help the City provide additional service to the citizens of Carson City.

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

The applicant has completed sufficient consideration in determining where to locate the accessory structure to the existing improvements in the vicinity. The proposed location should not be detrimental to the surrounding properties. Existing improvements in the vicinity will not be negatively impacted by the proposed detached accessory structure. The accessory structure will not require any change to the existing site improvements other than the extension of water service and/or sewer service for a restroom. There will be minor changes to the site due to grading and surface improvements to allow the accessory building to be driven to. No impacts will be felt by the school district, as no new families will be moving into the accessory structure. No new site lighting is proposed as a part of the application. Any building lighting proposed as a part of this application will comply with the requirements of the Carson City Municipal Code for preventing glare impacts to surrounding properties.

Replogle Special Use Permit

Properties in vicinity with large accessory structures (>75% of house size):

4190 Ponderosa Drive

4410 Ponderosa Drive

4525 Ponderosa Drive

4019 Bigelow Drive

4140 Bigelow Drive

729 Clearview Drive

1020 Clearview Drive

1175 Clearview Drive

4489 Center Drive



Building Elevations

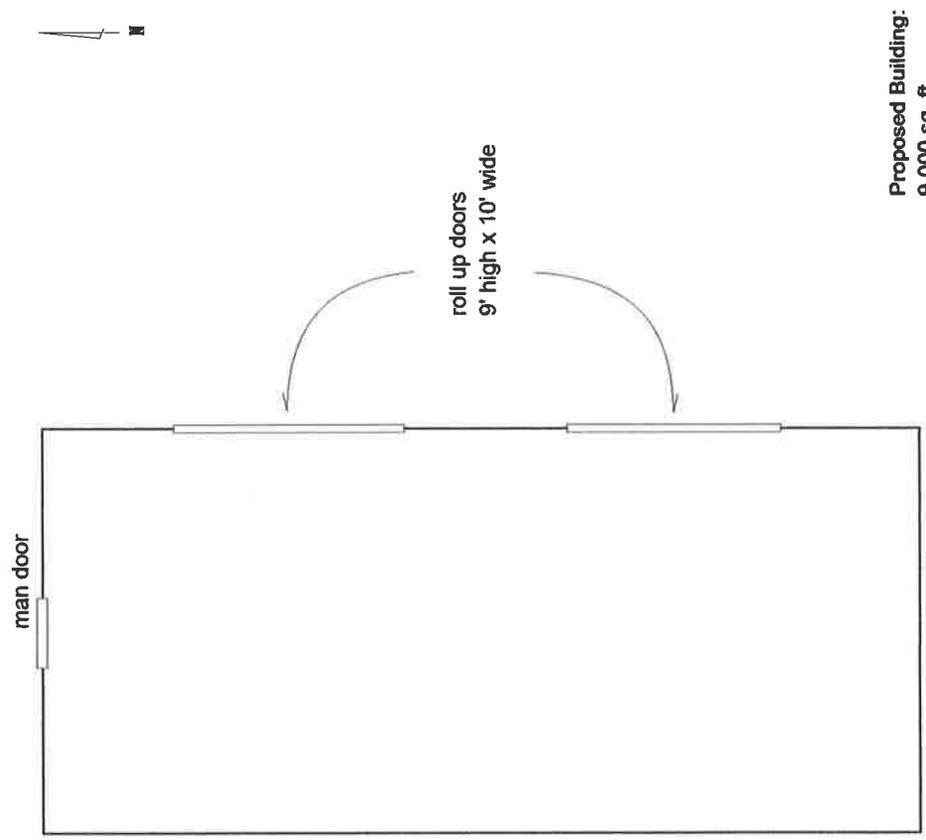
The proposed 9,000 square foot building will be a pre-fabricated metal building designed by Star Buildings. The structure will have an 11-foot height at the building eaves and will be 15 feet tall at the roof peak. It will include two 9-foot high by 10-foot wide roll up doors located near each end of the east elevation, along with a man door near the center of the north wall. Gutters and downspouts will be provided on the east and west eaves. No windows or skylights are proposed. A second man door may be located on the south wall if deemed necessary by the Carson City Fire Department.

The photographs below are representative of the metal buildings developed by Star Buildings. The building to be located at the subject property will be custom created to the specifications listed above and will be painted to match the primary onsite residence.





SUP - 15 - 177



Proposed Building:
9,000 sq. ft.
60'x150'

FLOOR PLAN
4151 PONDEROSA DRIVE, A.P.N. 008-148-18
PARCEL 1, RECORD OF SURVEY #2841



Memo



To: Kathe Green
From: Mike Railey
cc: Albert Replogle, Rob Pyzel
Date: December 30, 2015
Re: Ponderosa Drive SUP (Case # SUP-15-177)

SUP - 15 - 177

Kathe,

The purpose of this memo is to address issues raised in your December 29, 2015 email. Specifically, additional analysis is provided relative to the 9,000 square foot outbuilding proposed at 4151 Ponderosa Drive. As noted in our submitted application, the subject parcel (APN 009-1148-18) is a "flag lot." As a result, structures located on the project site are completely screened from view of adjoining streets by existing intervening homes, outbuildings, and mature landscaping. The exhibit below depicts this unique condition:



As the aerial exhibit illustrates, the proposed building will only be visible from parcels that immediately adjoin the site. A small portion (southeast corner) of the building may be visible from Clearview Drive. However, this area includes existing mature trees that will provide effective screening of the new structure.

As requested, below is an overall view of the area surrounding the project site, as well as an overall view of the existing parcel base (following page). As these exhibits show, the flag lot configuration is unique to the neighborhood. In general, the subject parcel is much larger than surrounding parcels and therefore has ample room for a larger scale outbuilding. It can be reasonably argued that given the additional parcel area, the overall lot coverage is comparable to adjoining properties.



Aerial View of Neighborhood



Existing Neighborhood Parcel Base

As noted in the submitted application, outbuildings are common within the neighborhood. The exhibit on the following page depicts existing outbuildings within a one to two block radius of the project site. While the proposed 9,000 square foot building is larger than adjoining outbuildings, the unique lot configuration will serve to screen the building and overall it is consistent with the character of the area.

The exhibit also shows that the two parcels immediately east of the project site have existing sizeable outbuildings as well.



As requested, the following table provides a summary of outbuildings within the vicinity of the project site:

Parcel #	Address	Lot Area	Primary Residence Area	Total Outbuilding Area	% of House Size/% of Parcel Size
009-149-03	4190 Ponderosa Dr.	1.03 ac	2,728 sq.ft.	1,944 sq.ft.	71%/4.3%
009-182-11	4410 Ponderosa Dr.	1.02 ac	1,609 sq.ft.	2,400 sq.ft.	149%/5.4%
009-186-08	4525 Ponderosa Dr.	0.92 ac	1,645 sq.ft.	1,800 sq.ft.	109%/4.5%
009-341-02	4019 Bigelow Dr.	1.00 ac	1,456 sq.ft.	3,292 sq.ft.	226%/7.6%
009-148-09	4140 Bigelow Dr.	1.03 ac	1,802 sq.ft.	2,304 sq.ft.	128%/5.1%
009-182-06	729 Clearview Dr.	2.06 ac	2,212 sq.ft.	3,360 sq.ft.	152%/3.7%
009-148-11	1020 Clearview Dr.	1.13 ac	1,671 sq.ft.	2,742 sq.ft.	164%/5.6%
009-185-11	1175 Clearview Dr.	0.93 ac	1,704 sq.ft.	2,400 sq.ft.	141%/5.9%
009-182-08	4489 Center Dr.	0.93 ac	1,440 sq.ft.	3,600 sq.ft.	250%/8.9%

Data Source: Carson City Assessor's Office

Larger copies of the exhibits included in this memo are attached for your review.



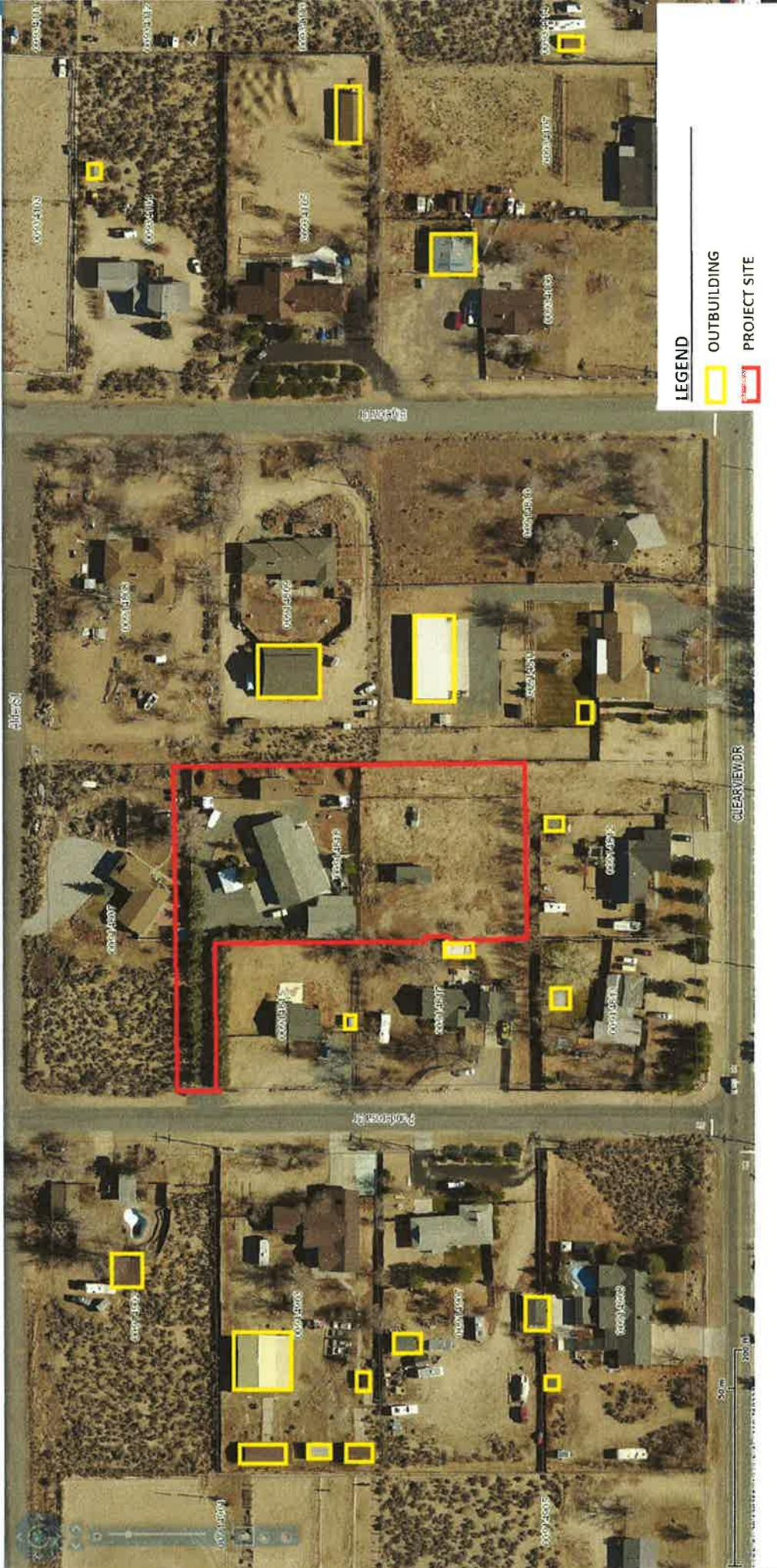
- SUP - 15 - 177

EXISTING AERIAL VIEW

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DEC 31 2015
CARSON CITY
PLANNING DIVISION



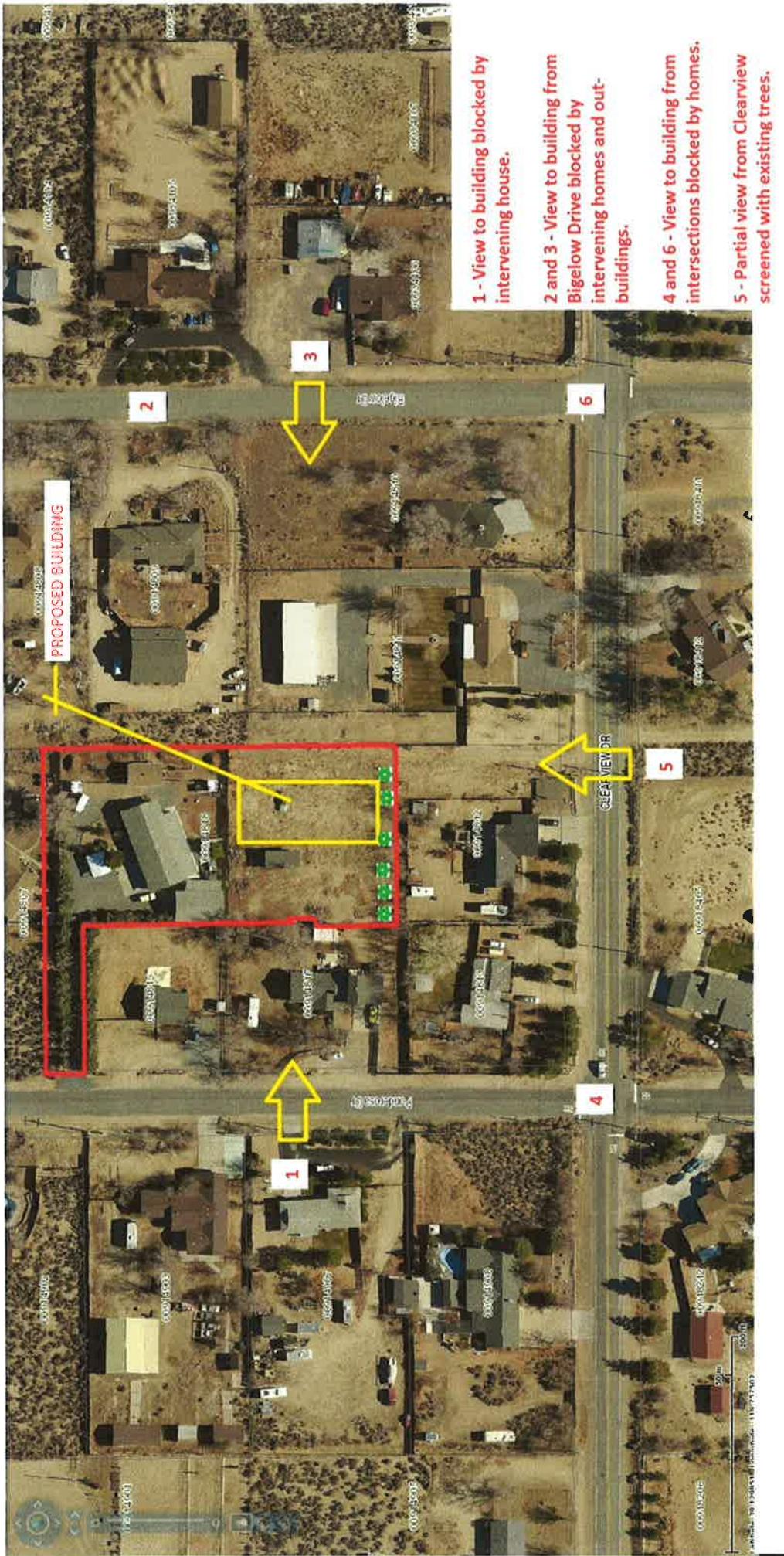
EXISTING PARCEL BASE



LEGEND

- OUTBUILDING
- PROJECT SITE

EXISTING OUTBUILDINGS WITHIN NEIGHBORHOOD



- 1 - View to building blocked by intervening house.
- 2 and 3 - View to building from Bigelow Drive blocked by intervening homes and out-buildings.
- 4 and 6 - View to building from intersections blocked by homes.
- 5 - Partial view from Clearview screened with existing trees.

VIEW ANALYSIS