

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 31, 2018

FILE NO: SUP-17-214

AGENDA ITEM: E-1

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: To consider a request from Jessica and Shane Bell for a Special Use Permit for Outside Storage as a primary use on property zoned Limited Industrial (LI).

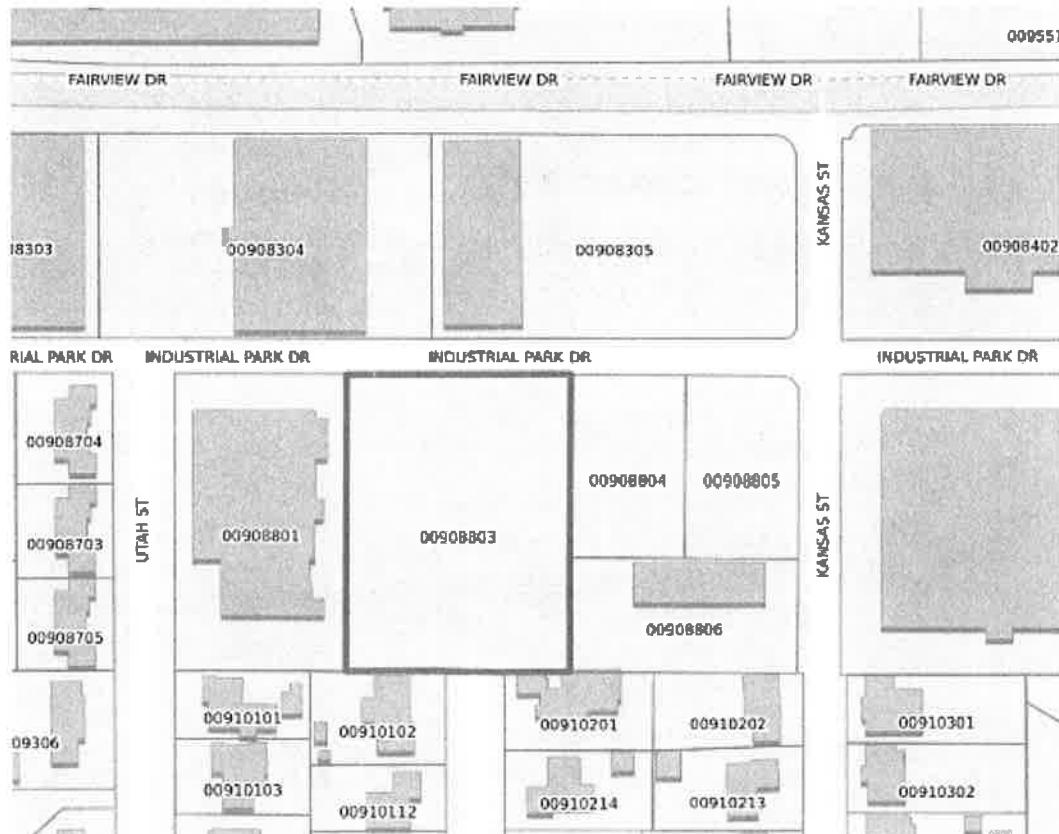
APPLICANT / OWNER: Jessica and Shane Bell

AGENT: Robert Lauder

LOCATION: 815 Industrial Park Drive

APN: 009-088-03

RECOMMENDED MOTION: I move to approve SUP-17-214, a request from Jessica and Shane Bell for a Special Use Permit to allow Outside Storage as a primary use on property zoned Limited Industrial, located at 815 Industrial Park Drive, APN 009-088-03, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of 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 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 use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. A street light will be required in the vicinity of the northwest corner of the lot.
6. A lighting plan, including a photometric survey, consistent with 1.3 of the Development Standards is to be submitted for review and approval by City staff, and required improvements installed prior to commencement to of the use.
7. A landscape plan consistent with Division 3 of the Development Standards is required for review and approval by the staff, and must be installed prior to commencement of the use.
8. In addition to condition number 7, dense landscaping that will grow to a minimum height of six feet is required to be installed along the rear property line prior to commencement of the use. Evergreen shrubs or trees are required.
9. Storage of recreational vehicles is not allowed within the front or rear setback.
10. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.

LEGAL REQUIREMENTS: CCMC 18.02.080 Special Use Permits, CCMC 18.04.145 Limited Industrial Conditional Uses, and Development Standards 1.12 Outside Storage.

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

PRESENT ZONING: Limited Industrial (LI)

KEY ISSUES: Will the proposed outdoor storage use be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Limited Industrial/Industrial Use

EAST: Limited Industrial/Vacant and Industrial Use

WEST: Limited Industrial/Industrial Use

SOUTH: Single Family 6000/Single Family Homes

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X- Areas of minimal flooding

EARTHQUAKE FAULT: Zone I, severe potential, fault zone beyond 500 feet

SLOPE/DRAINAGE: The site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 1.5 acres

SETBACKS: Existing building. No expansion of the building is proposed

EXISTING LAND USE: Site has been improved as a parking lot.

VARIANCES REQUESTED: none

PREVIOUS REVIEW:

U-92/93-15: Parking for the use on neighboring site

DISCUSSION:

A Special Use Permit for the proposed project is required for the following reasons:

- Title 18.04.145 Limited Industrial (LI). Outside storage as a primary use is a conditional use in this zoning district subject to Division 1 and 1.12 Outside Storage of the Development Standards.

The applicant is seeking to utilize the site for the storage of 53 recreational vehicles. The site is proposed to be enclosed with a six foot tall chain link fence with slats, and accessed from Industrial Park Drive. No lighting is proposed, although a proposed condition of approval recommends requiring lighting consistent with Section 1.3 of the Development Standards.

The subject property was previously utilized to provide off-site parking for the Chromolloy building. In 1991, the City entered into a development agreement regarding the parking lot. In 1999, the City issued a development agreement release and cancellation (recorded document number 244206). Therefore, staff finds that the subject property is not encumbered.

PUBLIC COMMENTS: Public notices were mailed to 78 property owners within 600 feet of the subject site on January 12, 2018. As of the writing of this report, one comment in opposition of the request has been received. Any other comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division: No comments received

Fire Department:

1. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.

Engineering Division:

1. A street light will be required at the northwest corner of the lot.

Health Department: No comments received.

Environmental Control: No comments received.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the objectives of the Master Plan elements

Chapter 3 of the Master Plan calls for achieving a more balanced land use pattern by encouraging infill and redevelopment within the City's existing urbanized area. The subject property is in an intensely developed industrial area of the City, but is currently a fenced in vacant lot. This project will result in infill development consistent with the Master Plan.

The subject property is designated as Mixed Use Commercial. The mixed use categories reflect the City's desire to establish a more diverse mix of uses within the community and to encourage a more efficient use of the City's limited developable land by encouraging the development of commercial services, employment opportunities, a diversity of housing, and an array of services.

2. 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 proposed use is compatible with industrial development to the north, east and west. Single family residential uses are located south of the site. The proposed recreational vehicle storage use is a fairly passive use, and has minimal impact. However the proposed use, and any use of the property, as opposed to the property not being utilized, will create noise, fumes, and light impacts that are not realized today.

Per 1.12 of the Development Standards, the outdoor storage may not occur within 50 feet of the rear property line where the residential uses are located. To help address potential adverse impacts on the neighboring residential uses, staff recommends that in addition to the six foot fence with slats, dense landscaping, preferably evergreens that will grow a minimum of six feet in height be installed on the inside of the fence along the rear property line.

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

The site is not anticipated to effect pedestrian traffic. The use will attract vehicular traffic, but is one block from Fairview Drive, a designated arterial on the City's functional classification plan. Staff finds that the road system is adequate for the proposed use.

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 use will not overburden public services and facilities. The storage site will have weekly maintenance checks, but no fulltime employees. Therefore, it will not be a burden on the City's water or sanitary sewer facilities. Also, as access to the site will be secured with locked gates operated by a key card, the use should not be a burden of police or fire services.

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.

Per the provisions of CCMC 18.04.145, Outside storage as a primary use is a Conditional Use in the LI zoning district, subject to compliance with Division 1 and 1.12 Outside Storage of the Development Standards.

1.3.3 of the Development Standards requires that all nonresidential uses in industrial zones provide lighting within public parking areas and access ways to provide safety and security. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties and glare to the sky. Staff has recommended as a condition of approval that a lighting plan, including a photometric survey, consistent with 1.3 of the Development Standards be submitted for review and approval by City staff, and improvements installed prior to commencement of the use.

Section 1.12 of the Development Standards provides the regulations associated with Outside Storage. Per these regulations, storage areas shall be enclosed by a 100 percent sight-obscuring fence or wall, permanently installed and maintained at a minimum height of six feet. The applicant proposes to install six foot chain link fencing with slats around the perimeter of the property, thus complying with this requirement.

Section 1.12.1 prohibits storage in any setback areas. The proposed plans do not demonstrate compliance with this requirement. The required rear setback is 50 feet, and the required front setback is 30 feet. The storage of RVs may not occur within these setback areas. Staff has included a recommended condition regarding this requirement.

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

With the required setbacks, and dense, evergreen landscaping along the rear property, the use will not be a detriment to public health, safety, convenience and welfare. Rather, the use will be secure and somewhat passive.

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

With the dense landscaping in the rear, coupled with the proposed operations and compliance with City regulations, the proposed use will not result in material damage or prejudice to other property in the vicinity.

Attachments:

Fire Department comments
Engineering Division comments
Letter from Bill Hui
Application

Lena Reseck

From: Dave Ruben
Sent: Thursday, December 28, 2017 8:36 AM
To: Lena Reseck; Hope Sullivan
Subject: SUP 17-214

Comments for SUP 17-214:

1. Project must comply with the 2012 IFC and Northern Nevada fire code amendments as adopted by Carson City.

Information only-the fire code will require a Knox key switch on all electric gate operator pedestals.

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

**Engineering Division
Planning Commission Report
File Number SUP 17-214**

SUBJECT TITLE:

Action to consider an application for a Special Use Permit, from Jessica and Shane Bell, to construct an RV parking lot at 815 Industrial Pkwy, apn 09-088-03.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request and offers no conditions of approval.

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The impact to traffic is minor.

C.C.M.C. 18.02.080 (5d) - Public Services

The existing sewer service will not be impacted. The water service will have minor impact. The parking lot will have a storm drainage system and detention basin.

1. A street light will be required at the northwest corner of the lot.
2. A five foot wide sidewalk will be required along the frontage. Driveway approaches must meet ADA standards.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

RV parking lot at 815 Industrial Pkwy, app 09-088-03

Engineering Division
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C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety. The site will be required to meet current development standards.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

SUP-17-214

~~RECEIVED~~

From: Bill Hui <billh8055@gmail.com>
Sent: Monday, January 22, 2018 9:04 PM
To: Planning Department
Subject: petition against the special use permit FILE NO.SUP-17-214

JAN 23 2018

CARSON CITY
PLANNING DIVISION

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

we are very concerned the huge amount of 53 RV outside storage would cause nuisance noise, air pollution and traffic problems.because heavy traffic on Fairview Drive, people are driving through Industrial Park DR for their daily shopping and do business. so if the 53 RV outside storage built there would very impact people's daily living around this area. therefore we against it. your consideration will be appreciated.thank you.

Bill Hui and
Kwai Hui
2101 Kansas
St
Carson City NV 89701



SPECIAL USE PERMIT APPLICATION

BELL RV STORAGE

APN: 009-088-03

815 INDUSTRIAL PARK DRIVE
CARSON CITY, NV

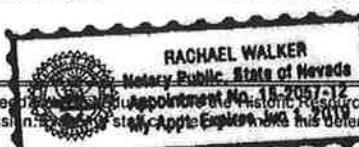
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Prepared By:

RL Engineering
Civil and Structural Design
675 Fairview Drive #205, Carson City, NV 89701
(775)884-3205 Fax (775)884-3265

Special Use Permit Application
 Bell RV Storage
 815 Industrial Park Drive

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 18.02.080
FILE # SUP - 17 -		
APPLICANT PHONE # Jessica Bell and Shane Bell 775-232-2200		SPECIAL USE PERMIT FEE* : \$2,450.00 MAJOR \$2,200.00 MINOR (Residential zoning districts) + noticing fee <small>*Due after application is deemed complete by staff</small>
MAILING ADDRESS, CITY, STATE, ZIP 2117 S. Roop Street, Carson City, NV 89701		
EMAIL ADDRESS lawnpro7016@att.net		<input type="checkbox"/> SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) Including: <input type="checkbox"/> Application Form <input type="checkbox"/> Detailed Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Building Elevation Drawings and Floor Plans <input type="checkbox"/> Special Use Permit Findings <input type="checkbox"/> Master Plan Policy Checklist <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date <input type="checkbox"/> Project Impact Reports (Engineering)
PROPERTY OWNER PHONE # Jessica Bell and Shane Bell 775-232-2200		<input type="checkbox"/> CD or USB DRIVE with complete application in PDF
MAILING ADDRESS, CITY, STATE, ZIP 2117 S. Roop Street, Carson City, NV 89701		Application Received and Reviewed By:
EMAIL ADDRESS lawnpro7016@att.net		Submittal Deadline: See attached Planning Commission application submittal schedule.
APPLICANT AGENT/REPRESENTATIVE PHONE # Robert F. Lauder 775-884-3205		Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.
MAILING ADDRESS, CITY STATE, ZIP 675 Fairview Drive, Carson City, NV 89701		
EMAIL ADDRESS rob.lauder@rl-enr.com		
Project's Assessor Parcel Number(s): Street Address 009-088-03 815 Industrial Park Drive		
Project's Master Plan Designation Mixed Use Commercial		Project's Current Zoning LI
Nearest Major Cross Street(s) Roop Street		
Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.		
PROPERTY OWNER'S AFFIDAVIT		
I, <u>Jessica Bell</u> , 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 <u>Jessica Bell</u>	2117 S. Roop St., Carson City, NV 89701 Address	<u>12-20-2017</u> Date
Use additional page(s) if necessary for additional owners.		
STATE OF NEVADA COUNTY <u>Carson City</u>		
On <u>12-20-2017</u> , <u>Jessica Bell</u> , 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.		
		
<small>NOTE: If your project is located within the Historic District or airport area, it may need to be submitted to the Carson City Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Please see staff application for more information.</small>		

Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

SPECIAL USE PERMIT APPLICATION
APN 009-088-03
815 Industrial Park Drive, Carson City, NV

EXHIBIT "A"
AFFIDAVITS OF ADDITIONAL PROPERTY OWNERS

PROPERTY OWNER'S AFFIDAVIT

I, Shane Bell, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

Shane Bell
Signature

2117 S. Roop St. 12-20-17
Date
Carson City, NV 89701
Address

STATE OF NEVADA
COUNTY OF CARSON CITY }

On Dec. 20, 2017, Shane Bell, 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.

Rachael Walker
Notary Public



Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

SECTION 2 - PROJECT DESCRIPTION

The owners of this property seek approval to use the property located at 815 Industrial Park Drive to rent storage space for recreational vehicles. The existing parking lot will be expanded to utilize the entirety of the lot. Approximately 53 RV spaces will be created. Drive lanes will be 1-way, with 1 ingress and 1 egress gated driveways. Access will be via an electronic card-operated gate system. No personnel will be on site except for maintenance activities. The site will be fully fenced with 6' high slatted chain-link fencing.

The project is located on Industrial Park Drive, a 1.53-acre undeveloped parcel on the south side of Industrial Park Drive. Adjacent properties to the east are vacant. The adjacent property to the west is occupied by Pacific Polymers, a coating manufacturer. The site and surrounding properties are in the light industrial (LI) land use zone, except on the south side, which abuts single family residential zoning. The houses in the area to the south have been there for many years.

The project will include the following improvements:

1. Asphalt paved driveways and storage areas.
2. Fencing. The fencing will be 6' high, however the RV's can be 10 to 12 feet tall.
3. Landscaping consistent with Carson City development standards.
4. Buried utilities including power and water. Water service line will include an above-grade reduced-pressure type back flow preventer.
5. Concrete commercial driveway approaches.
6. Drainage facilities including drainage ditches, detention basin, and discharge structure.

SECTION 3 - SPECIAL USE PERMIT FINDINGS

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

Explanation 1:

Chapter 3: A Balanced Land Use Pattern (Master Plan Policy Checklist)

Goal 1: Advocate land use patterns which create vitality, diversity, and compatibility.

Policy 1.2: Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

The site is located near Fairview Drive. We anticipate that most traffic from the site will either go east and get on freeway I580, or go west and then north or south Carson Street. In any of these cases, traffic on residential streets will not be affected.

Policy 1.4: In the future, advocate a mixture of land uses where such a mix is compatible.

Site traffic is within the capabilities of the area. Noise, dust, odors and physical activity around the site are expected to be minimal most of the time. Landscaped buffers are proposed on all sides. No negative impact is anticipated to existing residential uses.

a. No increase in population is expected as a result of this project.

1.4c - The project meets Standard 1.4c in that existing trees and contiguous landscape areas on the South and West sides of the property will be retained.

1.1e,f - Standards 1.1e and f are met in that the existing paving will be re-used, and grindings (recycled asphalt) will be used for new paving.

1.2a - The east side of the site was previously undeveloped raw land. This project will fully utilize the entire property.

2.1d - The project has been laid out to conform to existing zoning setbacks. The South boundary abuts 2 existing residences. Along that boundary, there will be no parking of vehicles within 15 feet along the westerly 25 feet, nor within 25 feet for the remainder of that boundary.

3.3d,e -The project is sited outside of mapped FEMA Zone A floodplains. The site is approx. 2,800 feet from the nearest mapped Holocene fault (to the south) as shown on the Map "Earthquake Hazards, Carson City Quad" by Trexler and Bell, 1979.

Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

The project requires no new road construction. The applicant proposes no new sidewalks for the following reasons:

1. There is no sidewalk present alongside the other parcels on this side of the street until west of Hawaii Circle (450' from the site).
2. The existing 35-foot right of way is too narrow to permit standard sidewalks in the right of way.
3. There is adequate sidewalk on the North side of the street.
4. There are no businesses on this side of the street that have a clear intent to promote foot traffic.
5. To avoid causing additional storm-water runoff.

The proposed use of the property (RV parking) is not consistent with a need for sidewalk access. The project will use asphalt paving, which is consistent with the existing paving and is known as a durable, long-lasting material.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

Policy 2.2: Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan. Existing trees will be retained and improved by pruning.

Policy 2.3: Encourage the reduction of visual clutter (signs).

Any signs will be in accordance with all established codes and ordinances.

Policy 2.4: Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

POPULATION:

Goal 3: Enhance the quality of life for Carson City Residents

Policy 3.1: the growing population of Carson City will continue to need more special service facilities. There is a need for storage facilities for recreational vehicles which is better met by dedicated storage areas as opposed to individual residential settings, which are often simply unavailable.

ENVIRONMENTAL CONSTRAINTS:

Goal 5: Protect life and property through the reduction of seismic risk.

Policy 5.1: Seismic risk should be an important consideration in the location and design of public and private facilities.

The property is not located on a fault line. The fact that no buildings are proposed will improve the safety of the public. The nearest mapped Holocene-Era fault is located approx. 2,800 feet south from the site.

Goal 6: Limit development in areas with environmental constraints.

Policy 6.2: Maintain requirements that minimize loss of life and property due to flooding and erosion as set forth in existing ordinances.

The property is not located within a primary flood zone.

PUBLIC FACILITIES AND SERVICES

Goal 7: Plan for the development of and implement adequate community facilities and services.

Policy 7.1: Coordinate with providers to plan and provide facilities and services to Carson City.

All required utilities and infrastructure are currently available to serve the subject site. The provided engineering analysis shows adequate capacity for water and sewer facilities, storm drainage and roadways.

STREETS AND HIGHWAYS

Goal 9: Adopt plans for and develop adequate streets and highways for proper circulation within Carson City.

Policy 9.2: Encourage creative approaches in local and residential street design for pavement width, cross slope, landscaping, curb, gutter, sidewalk, and off-street parking.

The entranceways and design, with landscaping will be a asset to the surrounding properties. All pavement width, cross slope, landscaping, and off-street pavin+g will conform with Carson City's master plan.

Chapter 4: Equitable Distribution of Recreational Opportunities

- I. The proposed use neither provides, nor removes, opportunities to expand parks and recreation opportunities in accordance with Goal 4.1b.
- II. The proposed use and location are consistent with the Open Space Master Plan and Carson River Master Plan as described in Goal 4.3a.

Chapter 5: Economic Vitality

The proposed use and location will neither encourage, nor discourage, a citywide housing mix consistent with the labor force and non-labor force population. The location is not located in or near residential or mixed-use areas, and the proposed use does not pertain to housing. The purpose of this project is to stimulate economic activity by developing an under-utilized property. The proposed use and location do not encourage the development of regional retail centers. Due to the nature of the proposed use (medical marijuana cultivation), the location is not intended to be near such regional retail centers. The applicant does not wish to attract the presence of unauthorized or non-licensed persons.

- I.
 - I. The proposed use does not encourage or discourage the reuse or redevelopment of underused retail space because the proposed use is not retail and not located in retail space.
 - II. The proposed use is unrelated to heritage tourism activities.
 - III. The location is not in the Downtown core and thus does not promote revitalization of that area.
 - IV. The location is not in the Downtown core and thus does not encourage the incorporation of additional housing in and around that area.

Chapter 6: Livable Neighborhoods and Activity Centers

- I. The paving consists of existing asphalt, plus a section of recycled asphalt grindings. The proposed use is compatible with surrounding development. The neighborhood is industrial and consists of a mix of uses including business offices, state offices, a gym, and a manufacturing facility. The location borders a residential areas to the south. No access to Birch Street is planned, therefore there should be minimum impact to the residences. It should not impact the character of any establishment or existing neighborhoods per Goals 9.3b and 9.4a.
- II. The location is in a Mixed-Use commercial area. The use of the property will basically be what it was previously, only the applicant expects that it will generate less traffic than previously.
- III. The project is not located downtown.
- IV. The proposed use and location will neither encourage, nor discourage, an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context.

Chapter 7: A Connected City

- I. The location is near a major corridor (Fairview Drive). The use should have little impact on existing transit. The only travel to and from the site will consist of employees, and RV owners.
- II. The location and use are neutral on promoting enhanced roadway connections and networks consistent with the Transportation Master plan as described in Goal 11.2c. The applicant does not expect a significant increase in traffic.
- III. To the best of the applicant's knowledge there are no required pathways at the location. ~~The project will not alter the use of the existing right-of-way improvements. Sidewalk access is provided on the north side of the street.~~

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

Explanation 2:

A: Adjoining Land Use and Zoning:

Zoning of areas to the East, North, and West of this property are all limited industrial. Zoning to the south is residential (SF6).

B: Explain why your property 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, of physical activity, etc. with neighboring property owners. 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 similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The proposed use is consistent with use of other properties in the immediate area, for example, there is a boat storage facility 250 feet away on Kansas St.

C: 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 project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood, as both the surrounding properties and the general neighborhood are similarly zoned Limited Industrial. Operation hours are expected to be normal business hours (8-5). The applicant expects limited noise created by the project, but any noise, such as from the construction process, will occur during normal business and construction hours. The amount of traffic in and out of the site will be less than when it was used for employee parking.

Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

This project removes an area of weeds, rabbit-brush and sagebrush that was a fire risk and contributor to allergic reactions. The new owners will reverse the history of neglect at the site, installing new landscaping, pruning mature trees, removing dead plant materials, making the site much more attractive.

D: If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.

No outdoor lighting is proposed.

E: Describe the proposed landscaping, including screening and arterial landscape areas.

Our landscaping plan will be in accordance with Carson City development standards using a variety of trees and shrubs in keeping with City requirements.

Existing landscaping on the property will remain. There are many mature trees which will be pruned for safety and improved appearance. The owner is also a landscape contractor.

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

The short range benefit will be to provide construction jobs and clean up a neglected site. Long term benefits will include an increase in taxes paid to the city.

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

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?

Explanation 3:

The amount of traffic generated will be very low. The project will also reduce the incidence of RV parking in residential areas, improving residential-street sight and stopping distances, and improving sight lines from the residences.

Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

Question 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.

A: How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

The project will have no discernible impact on local school district student bodies.

B: How will your project affect police and fire protection?

The project will be fenced and locked to prevent unauthorized entry. There is ample water for fire protection (see project impact report). It is only 1 mile from the fire station on Stewart Street.

C: Are the water supplies serving your project adequate to meet your needs without degrading the supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

The water supply serving the project is adequate to meet its needs without degrading the supply or quality to others in the area. We will be connected to the City water supply. We will adhere to all City codes and restrictions.

D: If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The project will result in covering of land area with paving, compacted surface, and landscaping. All curbing, landscape and paving will conform to City codes. Drainage will be routed to the right of way via a detention basin and control structures to limit peak discharge from the property to pre-development level.

E: Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

We will not need to connect to the city sewer system. It is possible a dump station may be added at a later date. This would have minimal impact on the sewer system.

F: What kind of road improvements are proposed or needed to accommodate your project?

No road improvements will be needed for this project.

G: Indicate the source of the information that you are providing to support your conclusions and statements made in this packet.

This package is being prepared by a Civil Engineer licensed in the state of Nevada. The primary source of information is from that engineer's experience and knowledge of

Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

Carson City and development requirements. Additionally, several conversations have been held with various Carson City staff.

Question 5: Meets the definition and specific standards set forth elsewhere in the Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

To summarize, The LI District was established primarily for assembly, fabrication, and manufacturing of products. The actual uses of properties in this particular zone vary widely, from manufacturing to offices, a gym, and storage. Outside storage is listed in the code as a conditional use.

The project meets all the dimensional requirements of CCMC 18.04.195.

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

Continuous fencing and locked gates will maintain a reasonable level of security. The location is convenient for access to nearby highways which is described elsewhere in this application. The driveways are one-way to increase safety when entering or exiting the facility.

Question 7: Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The proposed use is consistent with other uses in the area (for example, boat storage at 2025 Kansas). Outside storage is a conditional use in the LI district. The vehicles stored will be in good condition and not constitute an eyesore.



Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

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

Development Name: Bell RV Storage

Reviewed By:

Date of Review:

DEVELOPMENT CHECKLIST

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

CHAPTER 8: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

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

Special Use Permit Application
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815 Industrial Park Drive



Special Use Permit & Major Project Review Development Checklist

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

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

Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

Special Use Permit, Major Project Review & Administrative Permits Development Checklist

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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

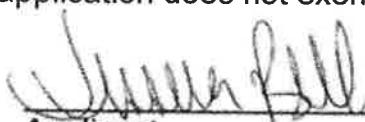
Is or does the proposed development:

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

Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

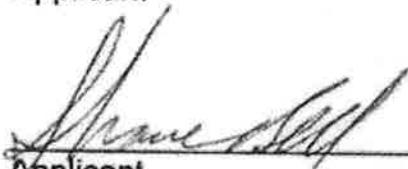
ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing 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 violations 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

12/20/17
Date



Applicant

12/20/17
Date

Special Use Permit Application
Bell RV Storage
815 Industrial Park Drive

Property Tax Payment Documentation
420 Clear Creek Avenue

 CARSON CITY
Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-088-03					
Property Location: 815 INDUSTRIAL PARK DR Billed to: HRP FAMILY SERIES LLC 2601 MICHAEL DR CARSON CITY, NV 89703-0000			Tax Year: 2017-18 Roll #: 008165 District: 24 Tax Service: Land Use Code: 400 Code Taxe		
Current Owner: BELL, JESSICA & SHANE 2117 S ROOP ST CARSON CITY, NV 89701-0000					
Outstanding Taxes:					
Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
 Current Year 08/21/17 746.01 746.01 746.01 .00 10/02/17 745.00 745.00 745.00 .00 01/01/18 745.00 745.00 745.00 .00 03/05/18 745.00 745.00 745.00 .00 Totals: 2,981.01 .00 2,981.01 2,981.01					
			Payment Cart	History	
Additional Information					
Tax Rate	2017-18	2016-17	2015-16	2014-15	2013-14
Tax Cap Percent	3.5700	3.5200	3.5200	3.5400	3.5600
Abatement Amount	2.6	2	3.2	3.0	4.2
	1,986.27	987.33	812.63	1,031.89	1,702.98



PROJECT IMPACT REPORT

SPECIAL USE PERMIT APPLICATION BELL RV STORAGE

PROJECT ADDRESS:
815 INDUSTRIAL PARK DRIVE
CARSON CITY, NV

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Prepared By:
RL Engineering
Civil and Structural Design
675 Fairview Drive #205, Carson City, NV 89701
(775)884-3205 Fax (775)884-3265

TRAFFIC

The project is storage for approx. 53 recreational vehicles. Traffic will be very light, consisting of renters entering the site, parking their cars, leaving in the RV, and then reversing the process on their return. We estimated average daily trips at 0.15 trips per day per space, or 8 daily trips. Peak hour trips were estimated at 1 entering and 1 exiting.

This business is expected to employ 1 part-time person who will use off-site facilities, and visit for periodic inspections once a week and when called by a customer.

Industrial Park Drive normally sees very little traffic. The exception is at noon and 5, when many people come to work out at Fitness for 10. At these times the street can get a little congested.

WATER

The property is served by an existing 6" steel water main in Industrial Park Drive. Static water pressure is estimated to be approx. 90 psi (4880 pressure zone minus highest site elevation of 4670 feet AMSL). Carson City Public Works senior project manager Tom Grundy considered the pressure range would be 75-90 psi. Due to the looped nature of the local system, it is expected that the city water system will be more than adequate to supply the project.

The only water use will be for landscape irrigation. No sod is planned. New shrubs and trees will be watered via drip systems.

FIRE PROTECTION

This project includes no proposed buildings. Minimum city standard is fire flow of 1,500 gpm for 2 hours (see 2012 IFC Table B105.1). A hydrant test done 3/7/17 at Utah and Industrial yielded a rated flow capacity of 4,400 gpm at 20 psi residual.

There is one existing fire hydrant at the NW corner of the site, one across the street near the NE corner of the site, and one on Birch Street approx. 300' from the S property line.

SANITARY SEWER

The project is served by an existing sewer in Industrial Park Drive. This project includes no restroom facilities or buildings, therefore there will be no sewage flow and no impact on the wastewater system. It is possible an RV dump station will be added at some date. It is anticipated that the dump station would have a minor effect on the sewer system.

DRAINAGE

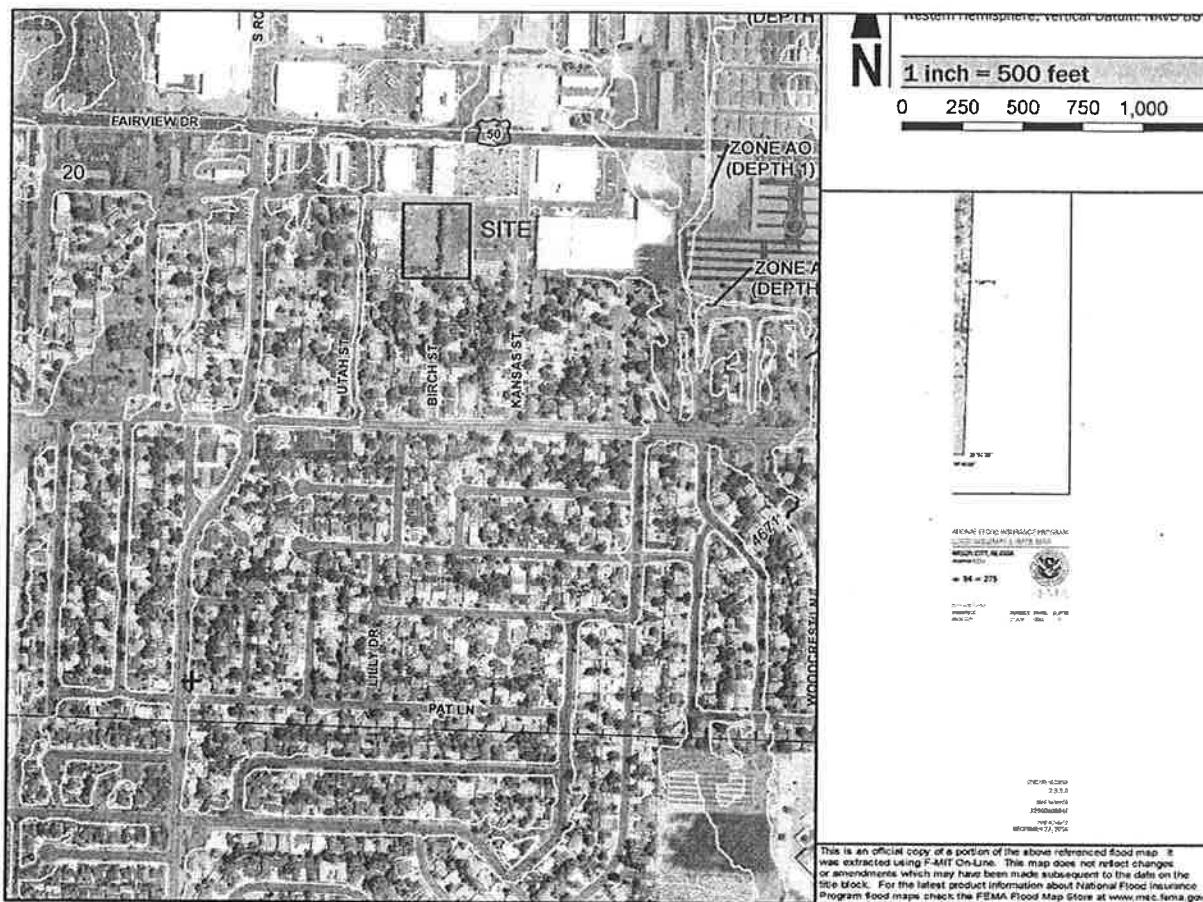
This 1.53-acre site is currently vacant. It was formerly used as a car parking lot for the manufacturing building next door. The direction of drainage is roughly south – to – north, towards Industrial Park Drive. Currently all drainage is overland flow to gutters in Industrial Park Drive.

The existing paved area is roughly 275 feet by 136 feet, or 37,400 s.f.. The parking area is being widened an additional 47 feet, or approx. 12,925 s.f. The remainder of the site will be landscaped.

Drainage will be routed to an on site detention basin at the northeast corner of the property adjacent to the street. An outlet structure will be designed to limit out flow to the pre-development flow from the 5-year, 24-hour design storm. Provision will be made so that outflow from the 100-year, 24-hour design storm is accommodated.

The site lies outside the 100-year floodplain as shown on FIRM Map No. 3200010094F Revised Dec. 22, 2016 by FEMA. See attached Firmette.

Bell RV Storage
2017 Special Use Permit Application



FEMA Map 3200010094F

