

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 26, 2019

FILE NO: SUP-19-076

AGENDA ITEM: G.2

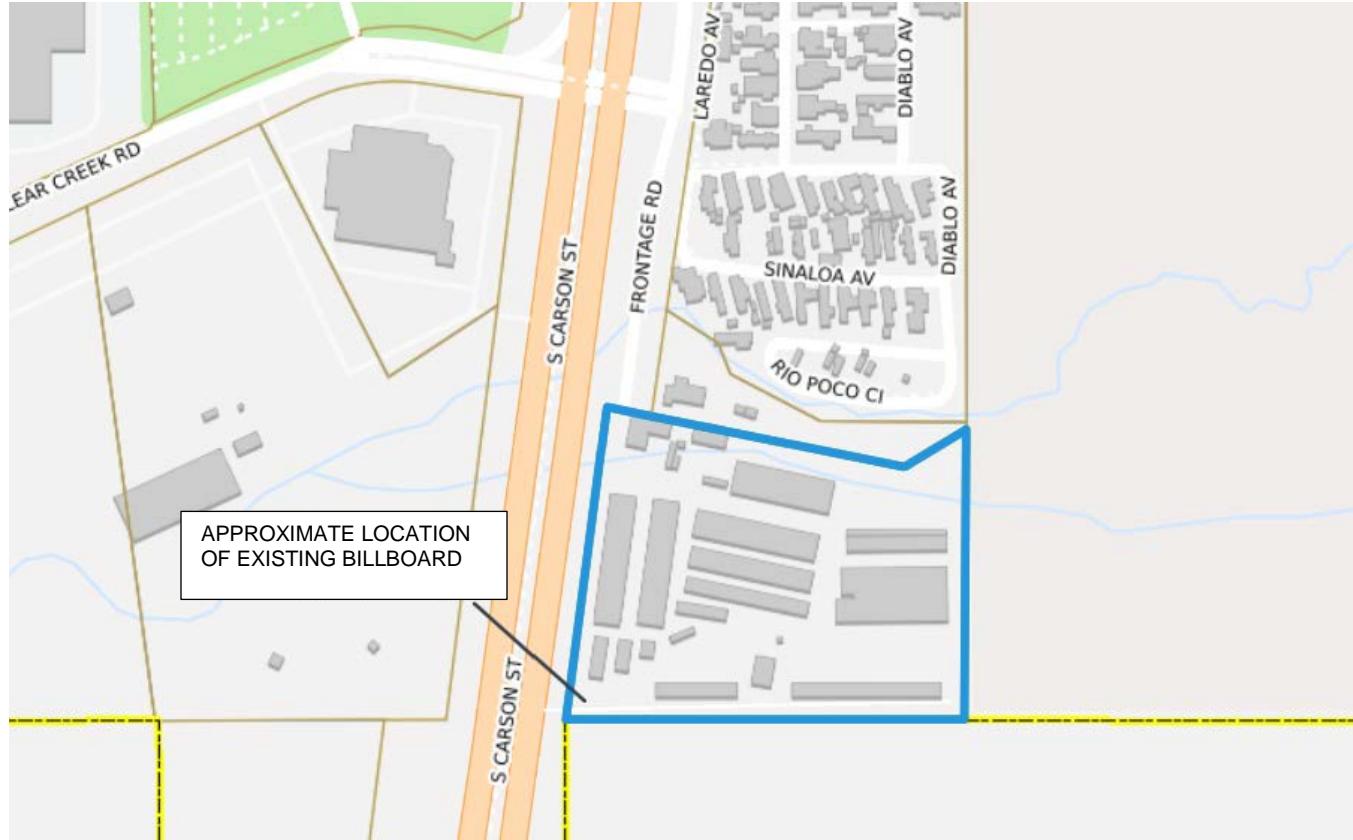
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a Special Use Permit to continue the use of an existing billboard in General Commercial zoning located at 5853 S. Carson Street, APN 009-304-06. (Kathe Green kgreen@carson.org)

STAFF SUMMARY: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

PROPOSED MOTION: "I move to approve SUP-19-076, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

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

2. The maximum permitted sign height is 28 feet from the adjacent street elevation if the sign height is proposed to be changed.
3. Any modifications or additions of light fixtures, excluding the replacement of light bulbs, require Planning Division approval and may require a Building Permit. Such modifications may only be done in accordance with the lighting standards of the Carson City Municipal Code. Any proposed change of lighting of the billboard shall be shielded so as not to project light and/or glare onto adjacent properties or right-of-way. A detailed lighting plan, including light fixture details (cut sheets) must be provided with the building permit application if a light fixture change is proposed.
4. The sign support structure must remain a monopole design, and structure must remain painted an earth-tone color as previously approved by the Planning Division. Any change of color requires submission of proposed color samples for the structure for review and approval by the Planning Division. Any Building Permit submission will require Planning Division review as well.
5. This approval is for the continued use of the existing off-premises sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off-premises signs, and with the approval of a new Special Use Permit.
6. Without further notice, the subject Special Use Permit shall expire the last day of June 2024, unless a new Special Use Permit to continue the use of the off-premises sign is acquired by that date. It is the applicant's responsibility to submit a complete Special Use Permit application in sufficient time to be scheduled for review prior to the expiration date.
7. Carson City Business License fees shall be paid for the billboard and kept current at all times.
8. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of the Business License and Special Use Permit.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.04.135 (General Commercial zoning); and Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

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

ZONING: General Commercial (GC)

KEY ISSUES: Does the application meet the Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of a Special Use Permit? Is the billboard still compatible with surrounding properties? Has the billboard caused any material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial (GC)/storage units
SOUTH: Douglas County/vacant
EAST: Public Regional (PR)/Stewart Indian Colony
WEST: Highway then Public Regional (PR)/Fuji Park

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone D south 1/2, Zone AE, north 1/3, Zone XS middle portion, per FEMA firm number 3200010207E

SLOPE/DRAINAGE: Site drops off north of the billboard

SEISMIC ZONE: Moderate, Zone II, fault zone beyond 500 feet

SITE HISTORY:

SUP-14-051: July 30, 2014, five year review of the existing billboard was approved by the Planning Commission.

SUP-09-074: September 30, 2009, five year review of the existing billboard was approved by the Planning Commission.

SUP-04-061: Original approval of the placement of a billboard in this location was conducted and approved by the Board of Supervisors on June 17, 2004 after approval of an appeal of the decision to deny the request by the Planning Commission on May 26, 2004.

SITE DEVELOPMENT INFORMATION:

1. PARCEL AREA: 6.39 acres
2. EXISTING PRIMARY USE: Storage units
3. HEIGHT: Existing at approximately 22 feet above existing grade for the majority of the billboard, plus an additional three feet extension on the western façade to a total of 25 feet on that end. Height is approximately 29 feet above street grade at the western area with the extension. The distance from the bottom of the panel to the ground is approximately 12 feet. The height extension on the western portion of the billboard, facing south, is approximately three feet wide and four feet tall or 12 square feet. This additional area is allowed under Development Standards Division 4.8.3.c (3) if no more than two feet above the maximum height limitation and no more than 10% of the maximum allowed display area, or 40 square feet. The maximum allowed height for signs is 28 feet from street elevation for new signs and from existing grade for existing signs. The height has not changed since the original installation of the billboard.
4. AREA: Double faced 10 feet 6 inches by 36 feet, or 378 square feet. The maximum size allowed for a billboard is 400 square feet.
5. NUMBER OF FACES: Two
6. LIGHTING: There are three Holophane brand light fixtures per face on this billboard.

DISCUSSION:

The subject parcel is located on the east side of South Carson Street and Highway 395/50. It is south of the intersection of Clear Creek Drive and Highway 395/50/I-580, at the most southern portion of the lot and is adjacent to the Douglas County line to the south. An existing storage unit business is also located on the parcel. The billboard is located on the southwest portion of the parcel, approximately 22 feet from the south property boundary and approximately 100 feet from the west property boundary. The billboard has been at this location on the site since it was constructed in 2004. No known complaints or concerns have been registered regarding the location or existence of the billboard.

The following is a review of the billboard with regard to the specific guidelines of Development Standards Division 4.8.3:

DEVELOPMENT STANDARDS DIVISION 4.8.3 BILLBOARD REQUIREMENTS:

- a. Special Use Permit Required: Approval of a Special Use Permit is required for a billboard. The current Special Use Permit is scheduled to expire on June 30, 2019. Upon approval of the required review, the next required review date to continue the billboard will be June 30, 2024.
- b. Permitted Streets: Billboards are permitted along North and South Carson Street between Douglas and Washoe Counties, US Highway 50 between Lyon County and North Carson Street, and the south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N, Range 20E. This property is addressed as 5853 South Carson Street and is located along Carson Street between Douglas and Washoe Counties. The billboard location is in compliance.
- c. Height: The maximum permitted sign height is 28 feet from the adjacent "permitted street" elevation with an additional height of two feet allowed for a minor extension not exceeding 10% of the maximum allowed sign area. Height is approximately 29 feet above street grade at the western area with the extension. The overall height of the majority of the sign is 22 feet above the ground with the extension adding three feet in height for a distance of four feet on the south façade of the billboard at the western area. The billboard is in compliance.
- d. Number of Sign Faces: One sign face per side (single or double-faced sign) is permitted. The subject billboard is a double-faced sign. The billboard is in compliance.
- e. Zoning of the Site: New billboards are only permitted within the General Commercial (GC) or General Industrial (GI) zoning districts. The subject site is located on a parcel zoned General Commercial (GC). The billboard is in compliance.
- f. Spacing Distance: Billboards may not be located within 1,000 feet of each other. The billboard is in compliance.
- g. Area of Sign: The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10.5 feet by 36 feet or 378 square feet, and has an extension of 12 square feet on the south side. The billboard is in compliance.
- h. Setback from Certain Uses and Zoning: A billboard sign may not be within 300 feet of a property zoned Agriculture (A), Conservation Reserve (CR), or any residential district. The billboard is in compliance.
- i. Setback from Redevelopment Areas: A billboard sign may not be within 1,000 feet of a redevelopment area. This billboard is located in a Redevelopment Area. CCMC 4.8.4.6 advises the continuation of a non-conforming sign may not be denied on account of the sign failing to comply with the setback from a redevelopment area.
- j. Prohibited Supporting Structures: A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign. The billboard is freestanding. The billboard is in compliance.

k. Prohibited Characteristics and Materials: Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may have external lighting glare onto adjacent properties or rights-of-way. The billboard is in compliance.

PUBLIC COMMENTS: Public notices were mailed on June 7, 2019 to 40 adjacent property owners, and 73 mobile home park residents within 600 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report no comments in support or opposition of the billboard have been received. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on June 26, 2019, depending on their submittal date to the Planning Division.

CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: No concerns were noted by other City departments in their responses and no comments were received from any outside agency.

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. The Special Use Permit for the billboard expires automatically five years from the date of issuance. If this request is approved the new expiration date will be June 30, 2024.

1. *The project will be consistent with the master plan elements.*

Goal 1.1e and f: The project utilizes sustainable building materials and construction techniques to promote water and energy conservation.

Sustainable materials were used in the construction of the billboard. It was manufactured with galvanized steel. The sign is well maintained and is clean and free of graffiti or other visual disturbance. No water is used at this site.

Goal 3.2.b. Dark Skies.

The billboard uses downward, not outward or upward lighting, with Holophane lighting fixtures. No lighting which is detrimental to the neighborhood or off-site is created by this billboard.

2. *The project 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 continued use of this billboard is located in an area zoned for commercial activity, with traffic passing north and south adjacent to this site while traveling on Highway 395/50. This is an area that is currently developed with commercial enterprises and no complaints regarding the billboard have been received. The sign generates no noise, vibrations, fumes, odors, dust, glare or physical activity which could have an adverse impact on adjacent uses.

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

The billboard will have little or no detrimental effect on vehicular or pedestrian traffic. No additional traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.

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

The existing sign will not require the extension or expansion of any public services, facilities and services.

5. *The project meets the definition and specific standards set forth elsewhere in this Title for such particular use and meet the purpose statement of that district.*

The existing sign meets all the specific standards for the continued use of existing billboards set forth in Division 4.8 of the Carson City Development Standards.

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

The existing sign meets all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare and will cause no adverse impacts to surrounding properties.

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

The existing sign has been in the present location for approximately 15 years, in an area that is developed with commercial uses, and has not had adverse effects noted by or on neighboring properties. The continued use of the billboard sign is not anticipated to result in material damage or prejudice to other properties in the vicinity.

Attachments:

Application SUP-19-076

RECEIVED

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

MAY 07 2019

CARSON CITY
PLANNING DIVISION**SPECIAL USE PERMIT****FEE*:** **\$2,450.00 MAJOR****\$2,200.00 MINOR (Residential
zoning districts)****+ noticing fee*****Due after application is deemed complete by
staff**

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:**Submittal Deadline:** Planning Commission application submittal schedule.**Note:** Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.**irecinos@Lamar.com**

Project's Assessor Parcel Number(s):

009-304-06

Street Address

5853 S. Carson Street

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

General Commercial

Old Clear Creek Rd.

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Renewal for a special use permit**PROPERTY OWNER'S AFFIDAVIT**

I, William R. Casparis, 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.

William R. Casparis
Signature

3072 Aurrall Ridge

Address

82571

Date

5-2-19

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY

On May 2, 2019, William R. Casparis, 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.

Sally Kinter
Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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's Signature

I subd Recinos

Print Name

4.29.11

Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & 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: Billboard at 5853 S. Carson Street

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 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- 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)?
- 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 (5.1j)?
- 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)?
- 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 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:

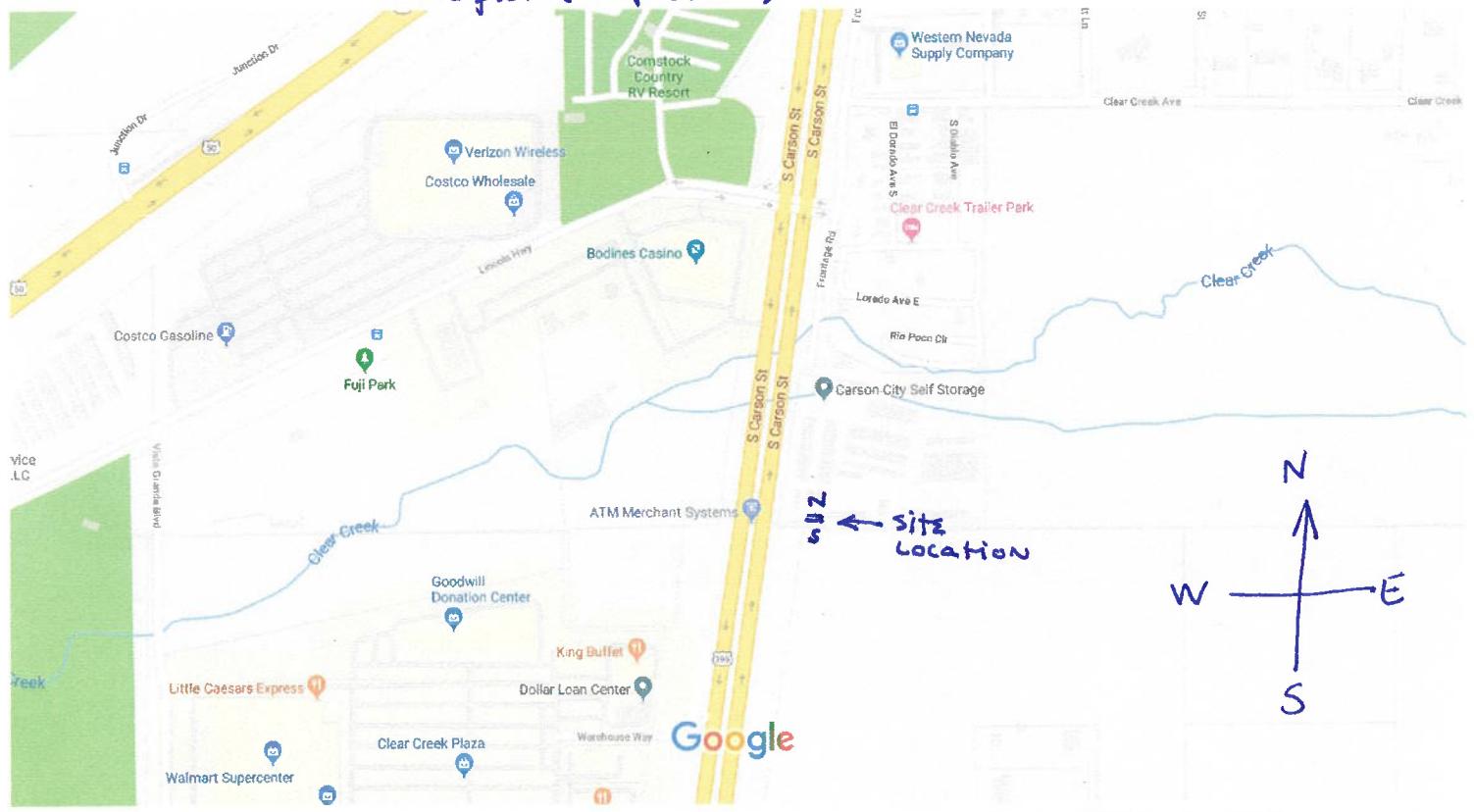
- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate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

1. yes, Consistant with master plan because it is not using any water, sewer or any hazardous material.
2. it is Compatible with its surrounding area, because it is around businesses and commercial usage.
3. it will not be detrimental to pedestrian traffic.
4. The billboard will not face an impact on schools police, and fire protection, Sanitary water, public roads or storm drainage.
5. The billboard meets cities requirements and was established legally.
6. The billboard has been in the same place for more than 15 years. There has been no complaints from any residents.
7. NO, The billboard will not harm anything or anyone, it has been in place for 15 years plus.

Google Maps

Lamar Billboard 530475/530472

Site plan (map view)



Structure faces North/South - perpendicular to adjacent st
 (US Hwy 395 / S. Carson St.)

* Approx .3 mi South of Clear Creek Ave

* EAST SIDE OF ROAD.

COORDINATES:

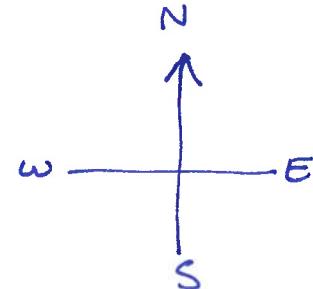
LAT 39.114019

LONG -119.772408

Google Maps

Site plan
(satellite)

Imagery ©2019 Google, Map data ©2019 Google 200 ft

Billboard
Location

Set a home address

Set a work address

Updated 3 min ago



Light traffic in this area
Faster than usual



Search this area

62°



Restaurants



Hotels



Bars



Coffee



More

Hide

SITE PLAN:

EL ELEVATION - SOUTH FACE



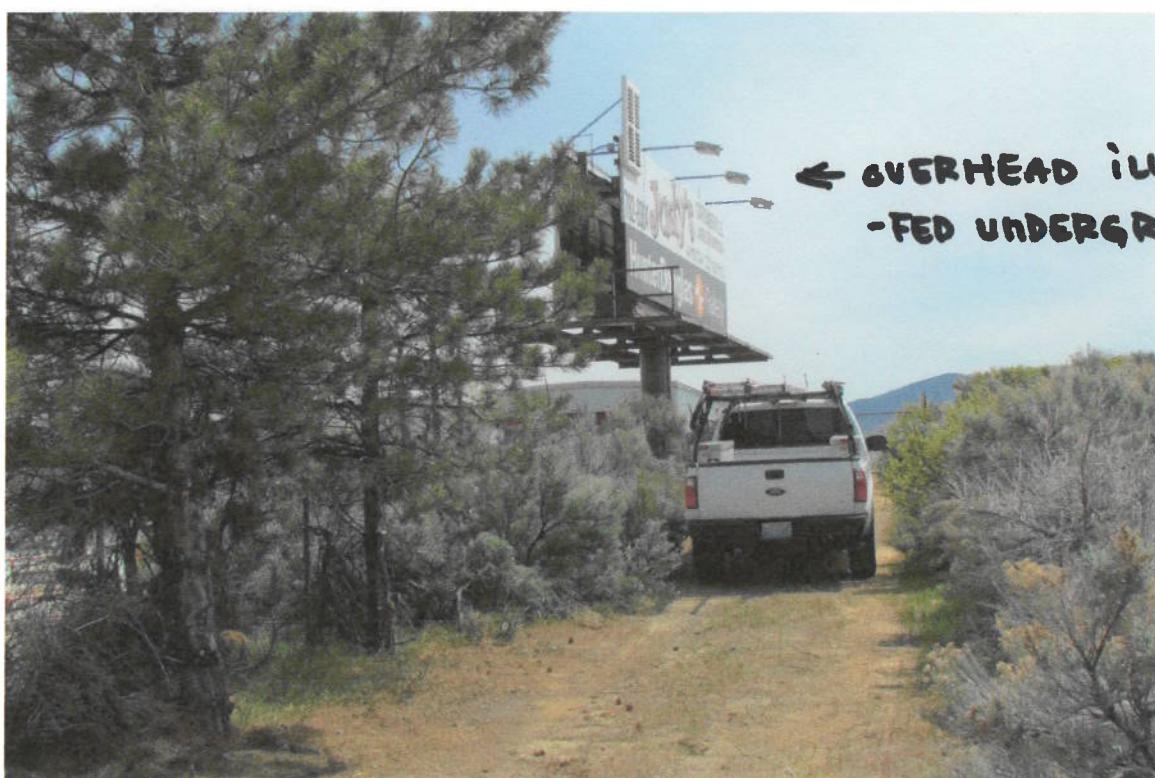
* BOARD SITS APPROX 4' ABOVE STREET GRADE, WITH AN OVERALL HEIGHT OF APPROX 25'

* LIVE COPY SIZE 36' W X 10' 6" TALL.

* OVERHEAD POWER LINES (FEEDS SIGN & STORAGE LOT LIGHTS)
APPROX 20' FROM FACE OF SIGN.

* UNDERGROUND POWER FROM CUSTOMER OWNED POLE (W/ METER)
TO SIGN. NO OTHER KNOWN UTILITIES.

ELEVATION - SIDE VIEW - Approx 120' from Road
TO POLE



ELEVATION (NORTH FACE)





Carson City Business License Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2105 – Hearing Impaired: 711
buslic@carson.org

LAMAR CENTRAL OUTDOOR LLC
4945 JOULE ST

RENO NV 89502

RE: Business License

Thank you for choosing to operate your business in Carson City. Below is your Business License.

Please post this license in a conspicuous place or have available for inspection. Please provide any changes to the business information to the Business License Division. Licenses are not transferable.

If you have any questions concerning your business license, contact the Business License Division at buslic@carson.org or at (775) 887-2105.



Carson City Business License Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2105 – Hearing Impaired: 711
buslic@carson.org

LAMAR CENTRAL OUTDOOR LLC
4945 JOULE ST

RENO NV 89502

License Number: 19-00033288
License Expiration Date: December 31, 2019
Date Issued: February 15, 2019

Business Location: 5853 S CARSON ST
Nature of Business: BILLBOARD