

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 27, 2021

FILE NO: LU-2021-0345

AGENDA ITEM: 6.D

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a special use permit for outdoor storage accessory to personal storage within an enclosed building on property zoned General Commercial ("GC"), located on the southeast corner of College Parkway and Sherman Lane, APN 008-291-05. (Heather Manzo, hmanzo@carson.org).

SUMMARY: The applicant is proposing a storage facility with a ±2,440 square foot office, ±28,750 square feet of enclosed personal storage, and ±72,000 square feet of outdoor storage area to store ±98 recreational vehicles. Outdoor storage as an accessory use which occupies more than 20% of the site requires a special use permit. The Planning Commission is authorized to approve a special use permit.

RECOMMENDED MOTION: "I move to approve LU-2021-0345 based on findings and subject to 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.
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 (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. Prior to the issuance of any permit for outside storage, the applicant shall have plans approved for the construction of the office, personal storage buildings, perimeter landscaping and decorative masonry wall. A certificate of occupancy for the office and storage buildings shall be issued prior to the commencement of outside storage activities.
6. Outside storage shall be limited to recreational vehicle and boat storage only and shall be limited to a maximum of 62,282 square feet or 40% of the site area utilized for personal and outside storage. The number of outside storage vehicle spaces shall not exceed the number of personal storage units.
7. Prior to the issuance of any permit, the applicant shall demonstrate that a minimum six-foot tall split-face concrete masonry unit (CMU) or other decorative wall material will be constructed around the storage areas as shown on the approved site plan (**Attachment A**).
8. Prior to the issuance of a site improvement or building permit, the applicant shall demonstrate that a parcel map, or other approved mapping method has been recorded to create the subject parcel. Associated access easements shall be recorded concurrent to the recordation of the parcel map.
9. Site operations shall be in accordance with the Carson City Design Standards, Division 1.10 (Personal Storage), including but not limited to, hours of operation shall be limited to between 7:00 a.m. and 7:00 p.m. daily.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.080 (Special Use Permits), 18.04.135 (General Commercial (GC)), and Carson City Design Standards (“CCDS”) Division 1, Section 1.12 (Outdoor Storage)

MASTER PLAN DESIGNATION: Mixed Use Commercial

PRESENT ZONING: General Commercial

KEY ISSUES: Does the proposed storage facility meet the required findings for approval of a special use permit? Is the proposed use compatible with surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 6,000 (“SF6”) and Mobilehome 6,000 (“MH6”) / single family residences
EAST: GC / Publicly owned drainage facility
SOUTH: GC / Maverik gas station
WEST: Mobilehome 6,000 (“MH6”) / single family residences

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: The current FEMA flood zone is Zone X (unshaded).
EARTHQUAKE FAULT: Faults are present
SLOPE/DRAINAGE: The site’s slope ranges from 0 to 8% slopes.

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 4.12 acre portion of an overall 9.648 acre parcel
EXISTING LAND USE: Vacant
VARIANCES REQUESTED: None

DISCUSSION:

Personal storage and outdoor storage as an accessory use on less than 20% of the site area is an allowed use within the GC zoning district. A special use permit is required for the following reason:

- According to CCDS Division 1, Section 1.12 (Outside storage) “where accessory outside storage exceeds 20% of the lot area.” It should be noted that outside storage as a primary use is prohibited in the GC zoning district.

The vacant 4.12-acre subject site is located on an undeveloped portion of the ±9.65 acre Maverik convenience store and fueling station parcel. Since the request is to exceed 20% of the site for outside storage, the table below outlines the proposed improvements to the subject site.

Site Improvements	Square Footage	Number of Units/Spaces	% for Proposed Use
Office & Personal Storage	92,611	115 Units	60%
RV & Boat Storage	62,282	98 RV Spaces	40%
Landscaping*	31,464	N/A	21.26%

**Includes landscape area within right-of-way.*

The applicant is proposing operation seven days a week with office hours between 7:00 a.m. and 7:00 p.m. daily. The storage area will be fully enclosed with a solid six-foot tall decorative CMU wall. Access to the site will only be from College Parkway.

Per the provisions of 18.02.080, the Planning Commission has the authority to approve a special use permit upon making each of the seven required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 158 property owners within 600 feet of the subject property on October 7, 2021. As of the writing of this report, staff received 4 phone calls from citizens seeking information about the project, but not wishing to make a statement for or against the request. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 27, 2021, depending on the date of submittal of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations that are not code requirements have been incorporated into the recommended conditions of approval, where applicable.

Carson City Fire Department:

The project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City. Each building will require its own discrete address. A monument sign or other acceptable method will be required to provide visual confirmation of site address numbers from the public right of way. The applicant is encouraged to work with the Fire and Community Development Departments at the time of building permit.

Carson City Development Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- If the adjacent detention basin will be increased in size to accommodate the increase in stormwater runoff, then a lot line adjustment must be performed to accommodate the additional size of the basin.
- The access road for the adjacent stormwater basin must be outside of the fenced area of this project.
- An access easement must be created as proposed.
- The project must meet all Carson City Development Standards and standard details including but not limited to the following:
 - The USGS earthquake fault maps show a fault line running through the site. A geotechnical investigation must be provided with the building permit application which gives any necessary setbacks from the fault line as well as any special construction requirements, and the fault line and setbacks must be shown in the site improvement plans.
 - An update to the existing traffic impact study for the Maverick site must be provided with the building permit application which shows any change in performance of the signalized intersection of College Parkway and Highway 50 East.

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:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

The Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

Local intersections: The closest intersections are Sherman Lane and College Parkway and College Parkway and Highway 50 East. Sherman Lane is a minor collector and College Parkway is a minor arterial while Highway 50 East is a Freeway/Principal. With the building permit, an update to the

existing Maverick traffic impact study is required which shows the change in performance at the intersection of Highway 50 East and College Parkway.

Parking and internal circulation: Parking will be provided on-site. The site is accessed via College Parkway.

Adjacent Streets On-Street Parking: There is no on-street parking on the surrounding streets.

Proposed and/or necessary improvements: The project will create an access easement over the adjacent driveway as shown in the submittal. A parcel map will need to be recorded prior to building permit submittal for this project.

CCMC 18.02.080(5)(d) - Public Services

Sanitary Sewer: The existing sewer main is 8-inch PVC at the corner of Garson Court and Sherman Lane. This main is approximately 10% full (d/D). There is sufficient capacity in the City system to serve this project.

Water: The existing water main is 8-inch PVC on the north side of the property. There is sufficient capacity to supply the domestic water supply. If fire sprinklers or fire hydrants are required, an analysis must be provided with the building permit to confirm that there is sufficient pressure and flow.

Storm Drain: The existing storm drainage system is a 42-inch reinforced concrete pipe to the north of the property. There is a detention basin to the east of the property that the storm drainage pipes around the area drains to. With the building permit the applicant will be required to provide a storm drain analysis to confirm the amount of increase in the size of the detention basin needed. Improvements will need to satisfy the requirements for the site per the Drainage Manual as well as maintain capacity for existing flows. Existing maintenance access road easement shall not be within the fenced area.

Public Lands: The City owns the adjoining parcel to the east. If the project will use this basin for detention, the basin must be expanded accordingly, and the lot line moved.

CCMC 18.02.080(5)(e) – Title 18 Standards

The Engineering Division has no comment on this finding.

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

The project will meet engineering standards for health and safety if conditions are met.

Earthquake faults: The USGS fault maps show a fault line crossing the property. A geotechnical investigation must be provided which gives any necessary setbacks from the fault line as well as any special construction requirements, and the fault line and setbacks must be shown in the site improvement plans.

Soils and Groundwater: The site's soil is mainly fine sandy loam with the groundwater table being more than 80-inches in depth.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

The Engineering Division has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

FINDINGS: The staff recommendation is based upon the findings as required by CCMC 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.

The subject property has a Master Plan land use designation of Mixed-Use Commercial which primarily consists of a mix of commercial, retail, and office uses located on arterial or collector street frontages within proximity to existing infrastructure and services.

The proposed use is a lower intensity commercial use and is an appropriate transition between residential uses and higher intensity commercial development.

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 subject property is across the street from residences to the west and north. The residences to the west are buffered from the proposed use by an existing masonry wall along the west side of College Parkway. The applicant has proposed a full-length decorative masonry wall and a minimum 20-foot wide landscape area along the project frontages to buffer the proposed storage use from nearby residences. Activity related to a personal storage and outside storage of RVs and boats is less intense than most of the other allowable uses within the GC zoning district. CCMC limits the hours of operation for personal storage to between 7:00 a.m. and 7:00 p.m. Since this request is for personal storage and outside storage, Condition No. 9 is recommended to be consistent with the intent of code. Site lighting is required to be directed downward to limit lighting to the site without spillover across property lines.

The proposed personal storage use is generally passive and is not anticipated to be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.

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

There are sidewalks along the project frontage and the proposed access to the site is from an existing access driveway. The addition of outdoor and personal storage uses is not anticipated to have a detrimental effect on vehicle and pedestrian traffic.

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 outdoor and personal storage uses will not overburden existing public services. It is not residential, so there will be no students. The existing sewer, water and storm drain

infrastructure are sufficient to provide service to the project.

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 site has been designed to meet CCMC standards. **Condition No. 9** is recommended to require the project as a whole to comply with the CCDS standards for personal storage.

The applicant has proposed code compliant enhanced landscaping and decorative walls to screen the proposed outside storage of RVs and boats from adjacent residences. The applicant has acknowledged that the right-of-way from edge of sidewalk to property line will need to be incorporated into their planned landscape area per CCDS 3.5.2 (Landscape Design Standards).

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

The proposed outdoor and personal storage use will not be detrimental to public health, safety, convenience and welfare. It is a fairly passive use that will serve as a transition between the Maverik convenience store and fueling stations and the residences to the north of the site.

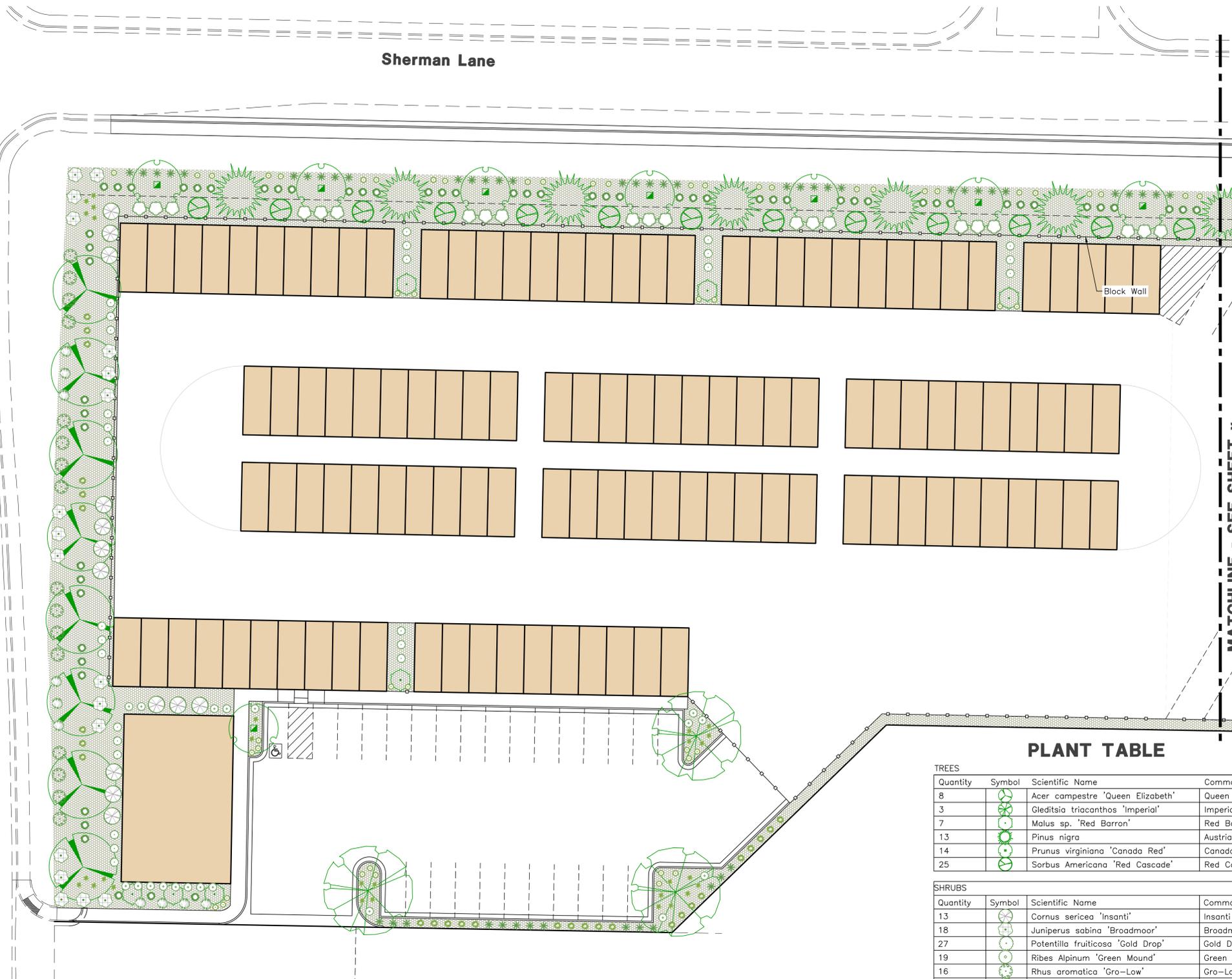
7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

The proposed outdoor and personal storage use will not result in material damage or prejudice to other property in the vicinity. The development will serve as a use buffer between the Maverik and US Highway 50 to the south and the residences to the north.

Attachment: Application LU-2021-0345

College Parkway

Sherman Lane



PLANT TABLE

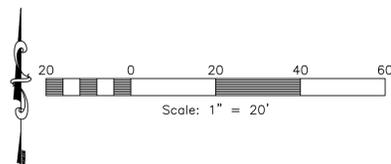
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
8		Acer campestre 'Queen Elizabeth'	Queen Elizabeth Maple	2" cal.
3		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
7		Malus sp. 'Red Barron'	Red Barron Crabapple	2" cal.
13		Pinus nigra	Austrian Pine	6' Ht
14		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.
25		Sorbus Americana 'Red Cascade'	Red Cascade Mountain Ash	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
13		Cornus sericea 'Insanti'	Insanti Dwarf Dogwood	5 gal.
18		Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.
27		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
19		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.
16		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
10		Rosa sp. 'Fuchsia Meidiland'	Fuchsia Meidiland Rose	5 gal.
93		Rosa sp. 'Blushing Knockout'	Blushing Knockout Rose	5 gal.
39		Symphoricarpos alba	Common Snowberry	5 gal.
80		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

Ornamental Grasses				
Quantity	Symbol	Scientific Name	Common Name	Size
28		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.

PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
28		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
75		Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.

OTHER		
Symbol	Description	Size/Type
	Gravel Mulch	1" Diameter
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds.	3" Depth
	Contractor to provide samples to owner for approval prior to delivery.	



REVISIONS	DESCRIPTION
DATE	

Personal Storage Facility
3922 US Hwy 500 E
 CARSON CITY, NV
Landscape Plan



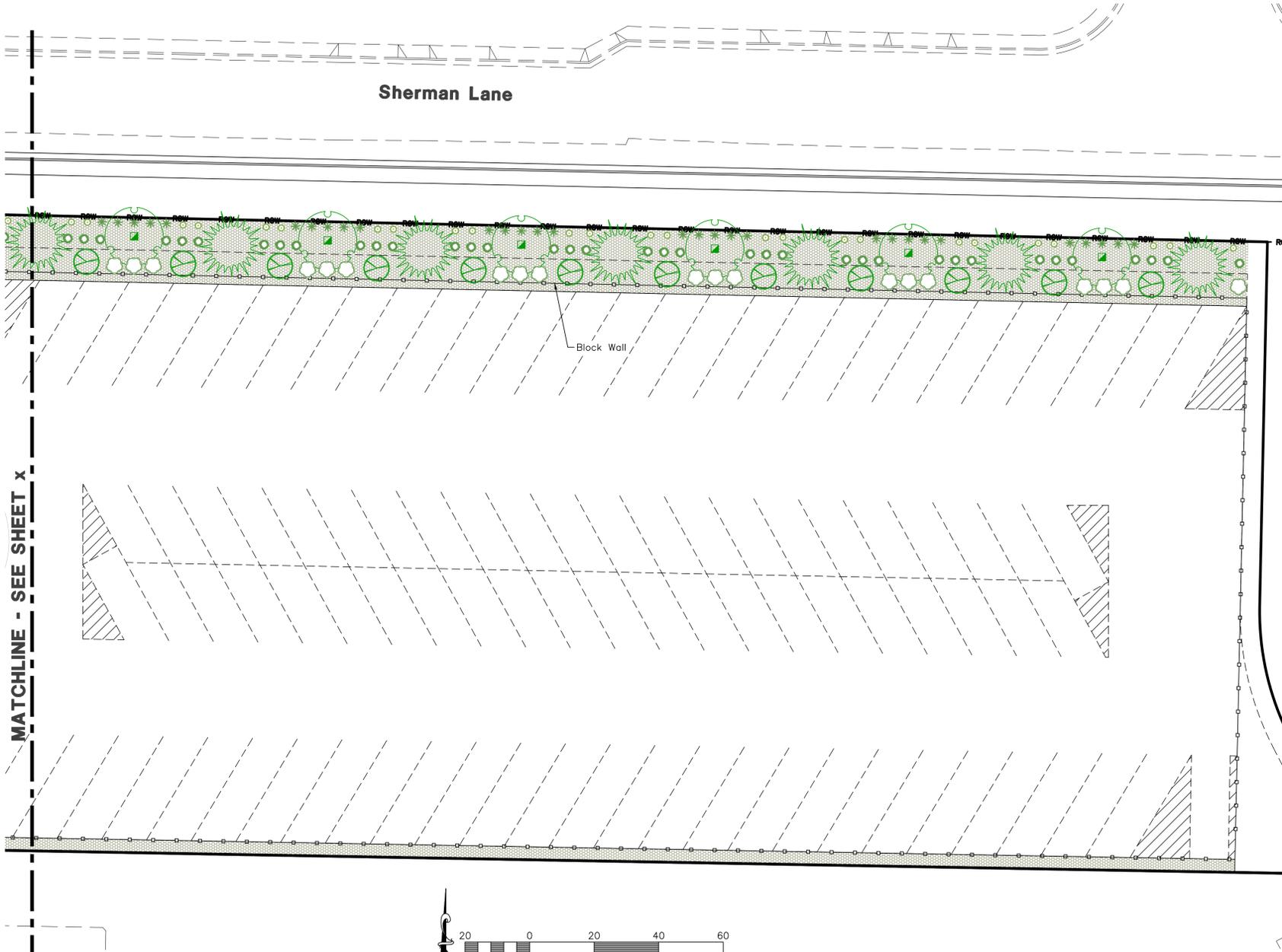
Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: J. MEYERS
 Begin Date: APRIL 2021
 Name: PERSONAL & OUTSIDE STORAGE
 3922 US HWY 500 E
 Number: 7684-01

LS 1
 Total Sheets

PRELIMINARY PLAN FOR SPECIAL USE PERMIT REVIEW

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



PLANT TABLE

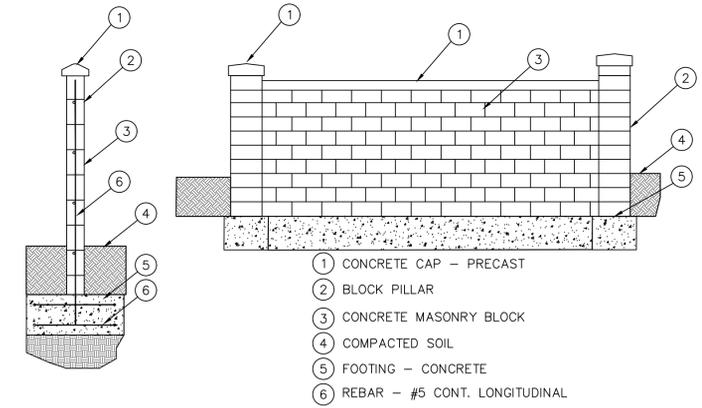
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OTHER		
Symbol	Description	Size/Type
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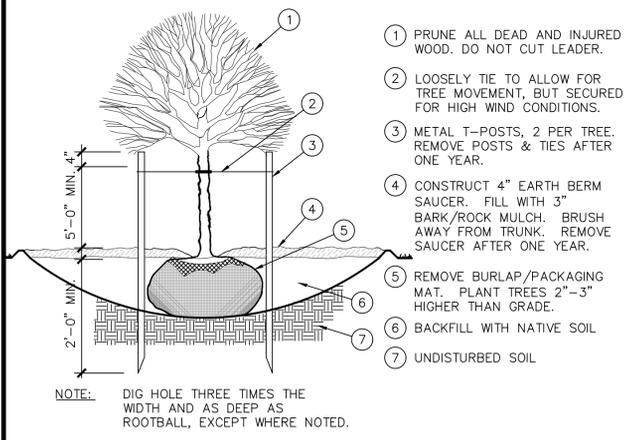
Note: See structural for footing sizes and rebar spacing

BLOCK WALL

NTS

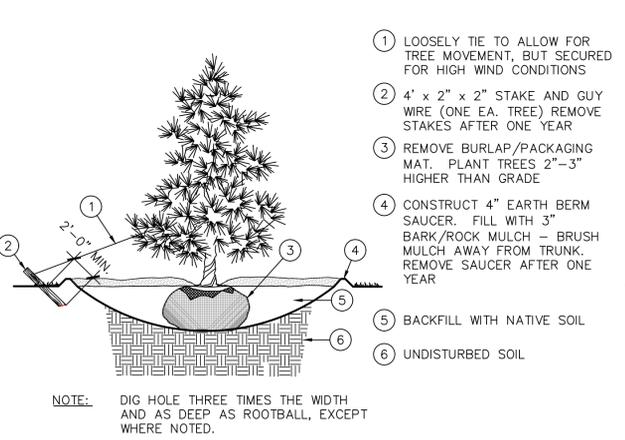
PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



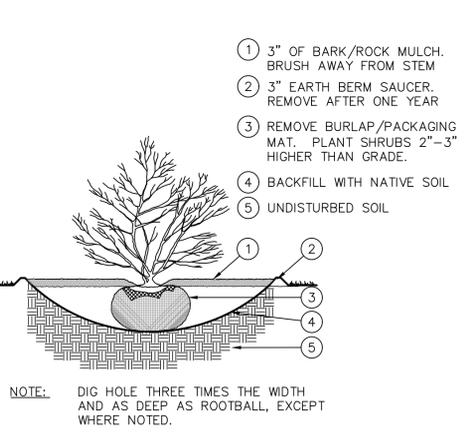
DECIDUOUS TREE PLANTING

NTS



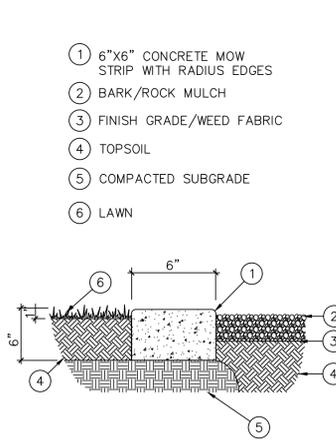
CONIFEROUS TREE PLANTING

NTS



SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

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IRA

REVISIONS

NO.	DESCRIPTION	DATE

Personal Storage Facility
 3922 US Hwy 500 E
 CARSON CITY, NV

Landscape Plan

PRELIMINARY PLAN FOR SPECIAL USE PERMIT REVIEW

Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: J. MEYERS
 Begin Date: APRIL 2021
 Name: PERSONAL & OUTSIDE STORAGE 3922 US HWY 500 E
 Number: 7684-01

LS 2
 Total Sheets



September 28, 2021

Heather Manzo
Associate Planner
108 E Proctor Street
Carson City, NV 89701

RE: LU-2021-0345 (Storage at 3922 HWY 50 East)

Ms. Manzo,

The following is in response to completeness review for the Special Use Application for the Personal Storage project referenced above. Below you will find our responses.

1. The RV storage area appears to be designed with driveways and parking stalls that are too narrow to safely accommodate vehicle movement and back up space for the size stalls that are shown on the site plan. The driveway widths and RV stall parking depths are not consistent throughout the development. It is unclear as to whether sufficient emergency vehicle and large recreational vehicle turn radius has been provided. It is not clear if this project meets industry standards for design of a RV storage area. In researching other RV storage areas within the Reno/Sparks/Carson City areas, it appears that the minimum RV parking stall width is 13 foot wide for smaller RVs such as boats and shorter trailers and motorhomes (< 25' in length). For large RVs, the minimum stall width appears to be between 15 and 16 feet wide and approximately 45 feet long. Additionally, other similar operations include driveways that are between 30 and 40 feet wide with a wider turn radius to ensure safe movement through the site for all skill levels.

Please provide supporting documentation regarding industry standards for design of a RV storage facility and modify the site plan accordingly to:

- Revise site plan to indicate width and length to the whole foot, and identify specific RV size limitations for these spaces. Where larger sized RVs are to be stored, dimensions of stall width, length and driveway width should be designed accordingly.
 - The site will need to be striped and signed to clearly indicate direction of traffic, striping within RV parking areas, and space number.
 - The driveway width and turn radius should be designed to accommodate the largest vehicle and Fire Department equipment that will access the site.
- The outside storage area has been adjusted as recommended to allow for wider drive aisles, the angled parking allows for easier backing movements of the trailers to be stored in the outside storage area. The number of stalls have shown on the plans for reference. A fire truck turning diagram has been added, as well as different vehicles that can be stored on the site. While the outside storage will not be large enough for large trailers, it will provide storage opportunities for trailers up to 30' in length.
2. The site plan provided is not legible. Please provide a quality letter sized and also large scale site plan that depicts dimensions, areas calculated for RV storage vs. personal storage, and landscaped areas to review the proposal to ensure the request complies with code requirements. **A new site plan is provided.**

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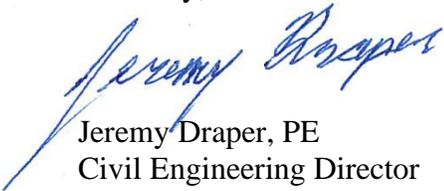
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5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com



3. Please provide a fence and wall plan. The fencing should be noted on the site plan and a detail of proposed fences and walls should accompany the request. It should be noted that a decorative masonry wall, minimum 6 feet tall will be required on the west and north portions of the site with a 30 foot landscape buffer located between the sidewalk and the wall. The plan will need to identify the proposed screen fence or wall that is proposed on the south and east portions of the site. **The landscaping plan shows a detail for the fencing and masonry wall on the site. The required landscape buffer measured from the back of the sidewalk is shown on the plans.**
4. The application should incorporate design requirements that were provided with the major project review so special use permit findings can be made. Please review the MPR letter for MPR-2021-0193 and incorporate changes and project narrative to address the comments that were provided. **We have reviewed the MPR, the majority of the comments will be address with the full construction plans, the comments affecting the site layout have been shown.**
5. Please identify the proposed location of the trash enclosure(s). **A trash enclosure location has been shown on the site.**
6. While the primary access is intended to be from College Parkway, it is probable that patrons to the storage facility establishment will access the site from HWY 50. Please demonstrate that easements and circulation can be accommodated across the Maverik site in a safe manner. Where potential conflicts may occur, please identify conflicts and incorporate improvements to mitigate potential safety concerns. **The site will used a shared access with Maverik to provide access to the personal storage off of College Parkway. The layout of the storage area is set to require traffic entering the site with a trailer to enter the site from College Parkway and not cut through the Maverik site.**
7. A conceptual landscape plan should be provided with the request. **A landscaping plan consistent with the adjacent property will be provided.**
8. Documentation that the taxes are up to date for the property. **This will be provided with the parcel split.**
9. **The hours of operation for the office and access are shown on the plans, office will be 7 days per week, 8-5, and 24 hours gate access through a keypad will be provided to the users of the facility.**

The request as proposed will require the recordation of a parcel map to create the project parcel. This will need to be a separate request. Please provide information on how you plan to address the parcel map process. **A parcel map has been prepared and a separate application will be provided.**

Sincerely,

A handwritten signature in blue ink that reads 'Jeremy Draper'.

Jeremy Draper, PE
Civil Engineering Director
Jeremy@reev.co

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Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
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ogden@reeve-assoc.com • reeve-assoc.com

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

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: _____

Submission Deadline: Planning Commission application submission [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

FILE

APPLICANT PHONE #
101-107 Harbin Ave LLC, David Sindaha (805) 915-0211

MAILING ADDRESS, CITY, STATE, ZIP
103 Harbin Ave, Carson City, NV 89701

EMAIL ADDRESS
dsindaha@edgeworthsecurity.com

PROPERTY OWNER PHONE #
MAVERIK, INC

MAILING ADDRESS, CITY, STATE, ZIP
185 S STATE ST. SUITE 800, SALT LAKE CITY UT 84111

EMAIL ADDRESS
LESLIE.MASCARO@MAVERIK.COM

APPLICANT AGENT/REPRESENTATIVE PHONE #
Jeremy Draper, PE (801)621-3100

MAILING ADDRESS, CITY STATE, ZIP
5160 S 1500 W, Riverdale, UT 84405

EMAIL ADDRESS
Jeremy@reeve.co

Project's Assessor Parcel Number(s): 008-291-05
Street Address: 3922 HWY 50 E

Project's Master Plan Designation: Mixed-Use Commercial
Project's Current Zoning: GC
Nearest Major Cross Street(s): College Parkway

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Provide a personal storage facility on a portion of land at the above location.

Special Use Permit application only

PROPERTY OWNER'S AFFIDAVIT

I, Leslie Mascaro, 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: Leslie Mascaro Address: 185 S State St. Date: Sept. 14, 2021
SLC UT 84111

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

STATE OF ~~NEVADA~~ Utah
COUNTY ~~Salt Lake~~ Salt Lake
On Sept. 14th, 2021, Leslie Mascaro, 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: Mellyn Maxfield



MELLYN MAXFIELD
Notary Public
State of Utah

Expires 11/06/2024

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

SPECIAL USE PERMIT CHECKLIST

Each application must include the following:

1. Detailed Written Project Description
- ✓ 2. Special Use Permit Findings
3. Master Plan Policy Checklist
4. Documentation of Taxes Paid to Date
- ✓ 5. Project Impact Reports: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.
- ✓ 6. Building Elevation Drawings and floor plans
- ✓ 7. Site plan including the following information:
 - a. The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded.
 - b. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



0 10 20 40 Feet
 - c. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
 - d. Title block in lower right-hand corner including:
 - i. Applicant's name, mailing address, and daytime phone number (including area code).
 - ii. The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - iii. The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - iv. Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - v. Project title and permit request. (Example: Variance, Special Use Permit).
- ✓ 8. Property lines of the subject property with dimensions indicated.
- ✓ 9. All existing and proposed structures shall be shown, including:
 - a. Distances from property lines indicated by dimensions.
 - b. Distances between buildings shall be indicated on the site plan.
 - c. Clearly label existing and proposed structures and uses, and show dimensions.
 - d. Square footage of all existing and proposed structures.
 - e. If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - f. Elevations of any proposed structures/additions.
 - g. All easements.
- ✓ 10. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
- ✓ 11. Project access:
 - a. Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - b. Show adjoining street names.
 - c. Show all curb cuts with dimension.
12. Show the Assessor Parcel Number(s) of adjoining parcels.

- ✓ 13. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
- ✓ 14. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
- ✓ 15. If specific landscape areas are required or provided, show with dimensions.
- ✓ 16. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

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.

- Explanation:
- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
 - B. 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. Have other properties in your area obtained approval of a 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.
 - 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.
 - 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 (wattage/height/placement) provided.

- E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

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.

- Explanation:
- 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?
 - B. How will your project affect police and fire protection?
 - C. Is the water supply serving your project adequate to meet your needs without degrading 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

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

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

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.

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

David Sindge

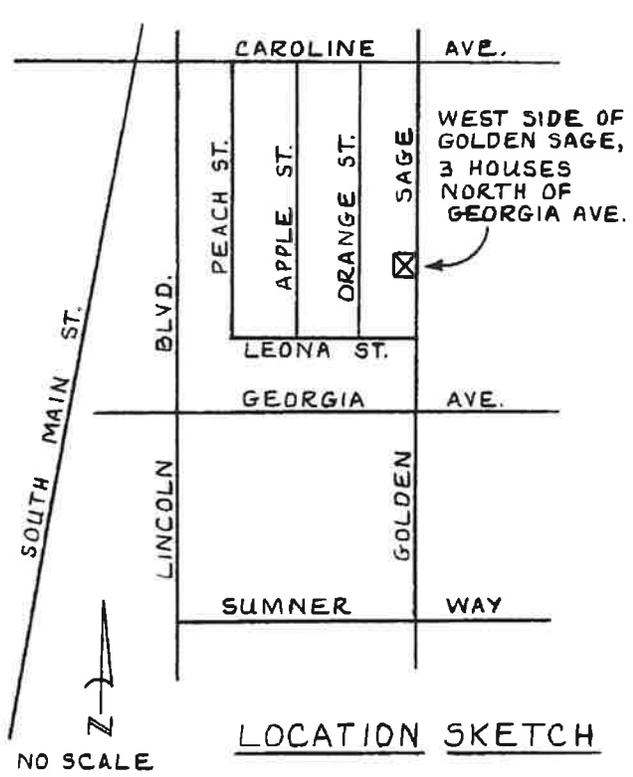
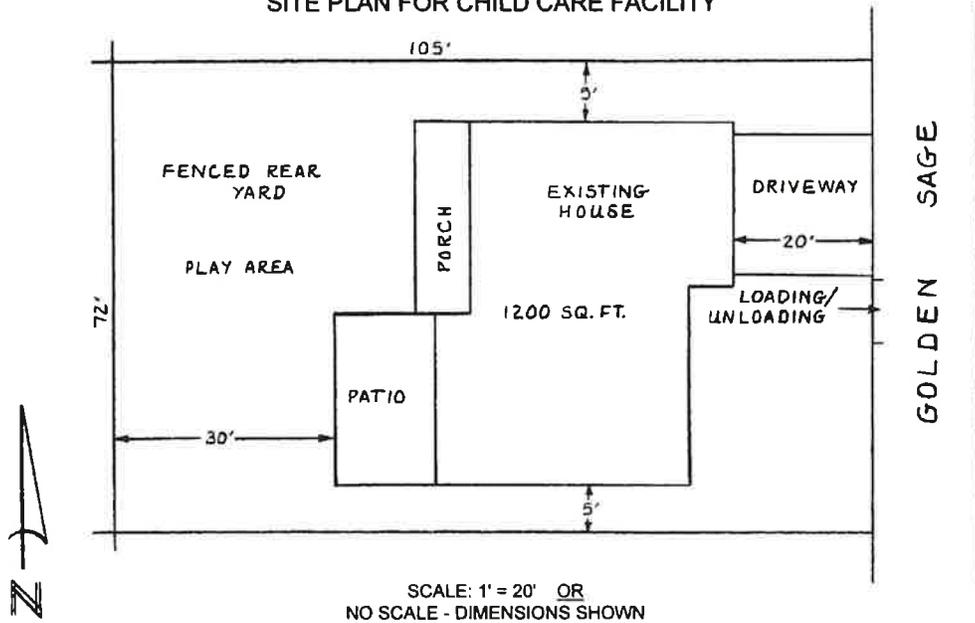
Print Name

9-15-21

Date

EXAMPLE SITE PLAN

SITE PLAN FOR CHILD CARE FACILITY



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 333-3333

APPLICANT: SAME

REQUEST: To allow a childcare facility

LOCATION: 123 Golden Sage Drive

ZONING: Single Family 6,000 (SF6)

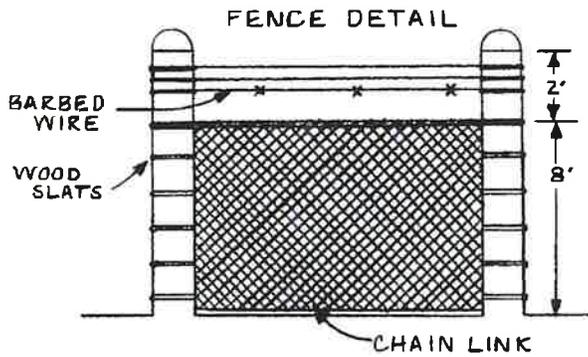
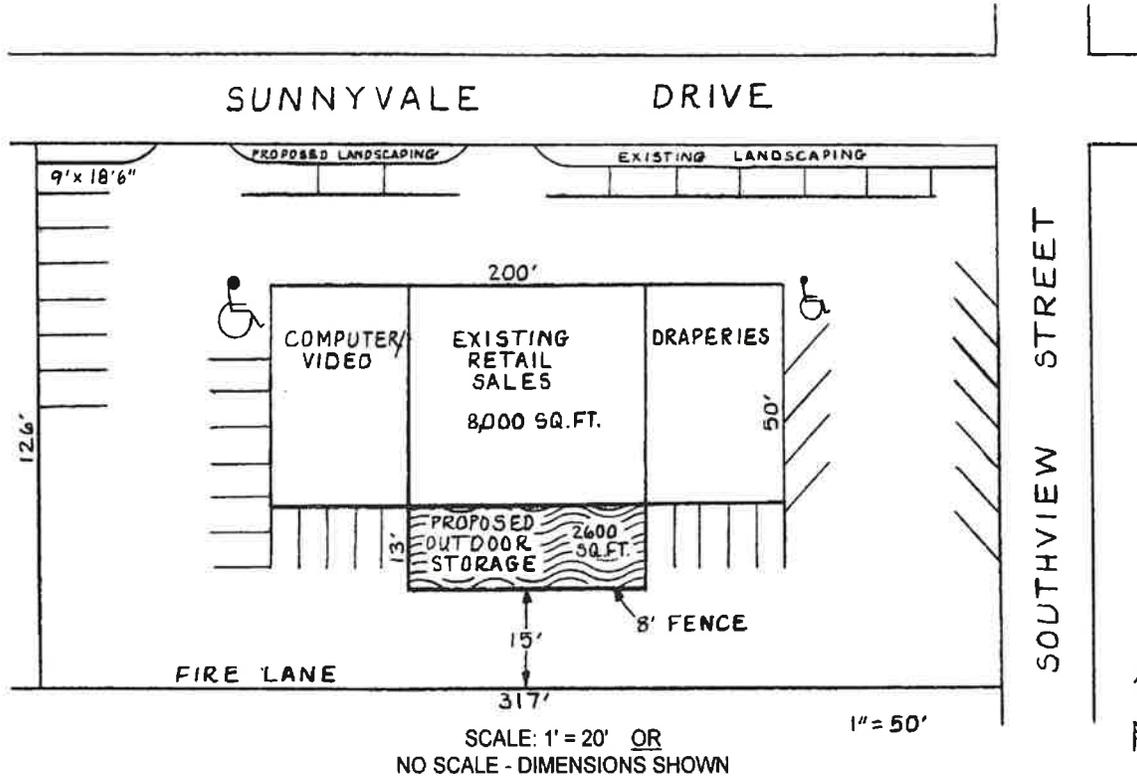
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

APN: 005-215-25

Site Plan Prepared By John Doe

EXAMPLE SITE PLAN

SITE PLAN FOR COMMERCIAL OUTDOOR STORAGE



OWNER: John Doe
123 Anyplace
Carson City NV 89701
(775) 111-1111

APPLICANT: Jane Smith
345 Someplace
Carson City NV 89701
(775) 222-2222

REQUEST: To allow outdoor storage in Retail Commercial (RC) zone

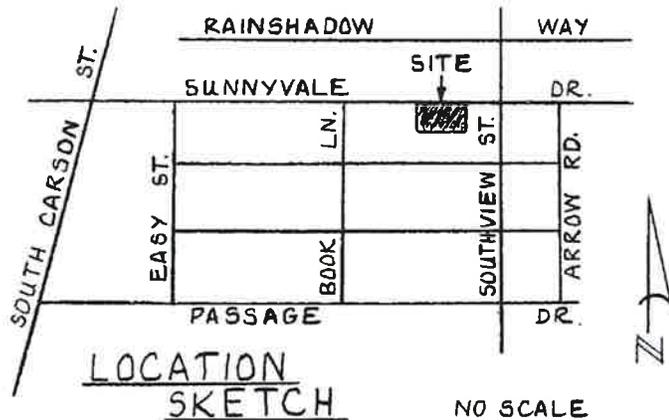
LOCATION: 123 Anyplace

ZONING: Retail Commercial (RC)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 005-215-25

Site Plan Prepared By Jane Smith



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: Carson RV and 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 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

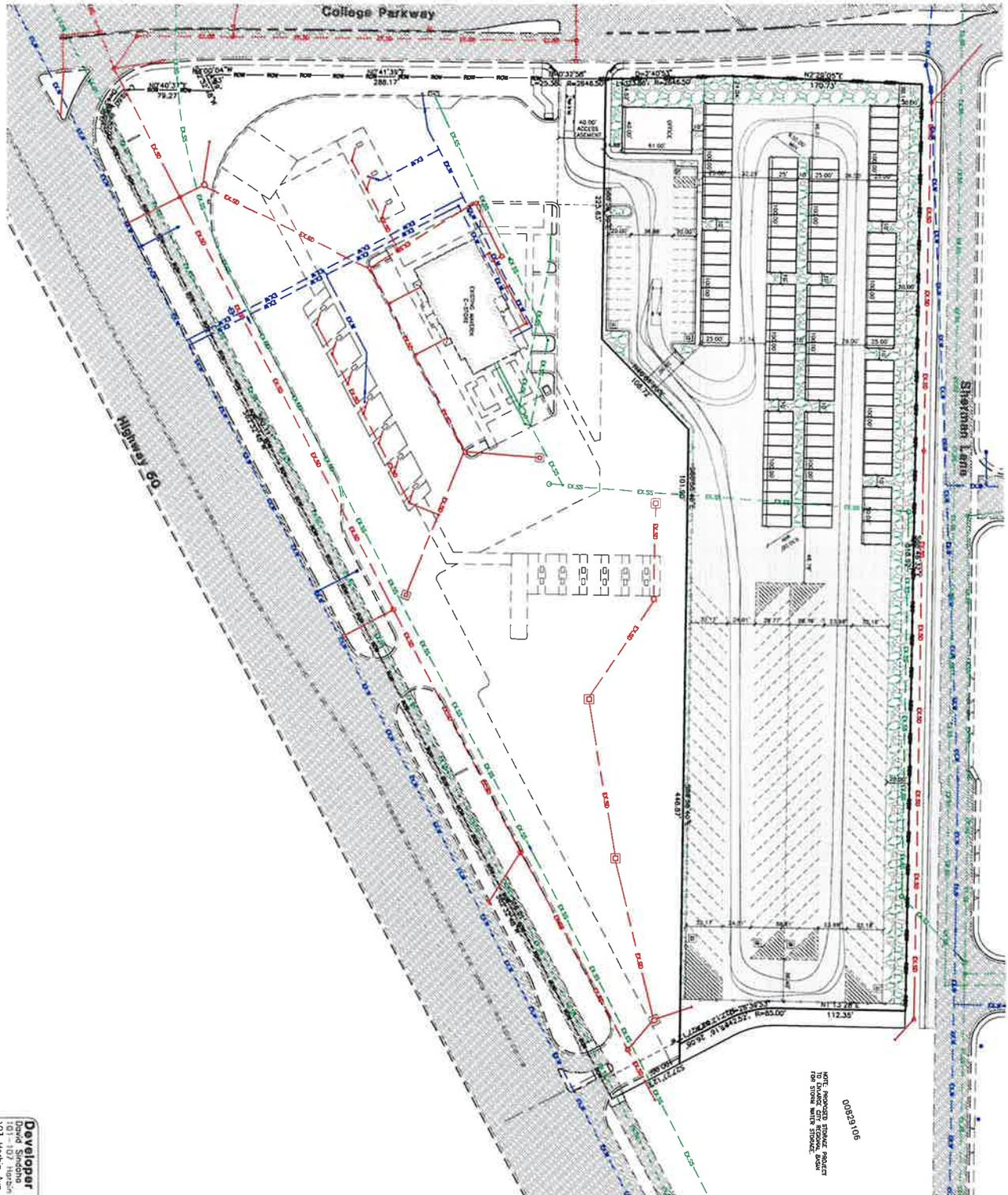


The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

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)?



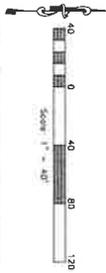
NOTE: PROPOSED STORAGE PROJECT TO BE LOCATED WITH EXISTING ADJACENT TO SHEPHERDS LANE



SITE DATA	
PAPER NO.	0088106
EXISTING ZONING	COMMERCIAL
MASTER PLAN	MUL-C
LAND USE	PERSONAL & OUTSIDE STORAGE
ASPHALT AREA	178,510 SF (4.12 ACRES)
LANDSCAPE AREA	111,910 SF (2.59 ACRES)
LS BALD	21,464 SF (0.77 ACRES)
TOTAL BUILDING AREA	31,190 SF
PERSONAL STORAGE AREA (USED)	115 (25,110' UNITS) (28,750 SF)
OFFICE/MEG AREA	9,293 SF (548)
OUTSIDE STORAGE	2,440 SF
LANDSCAPE	72,000 SF (1.62)
PARKING SPACES	78
	(1 PER 1,000 SF REQUIRED)

Developer Contact
 David S. Stapp
 103 Hobbin Ave
 Carson City, NV 89701
 (775) 782-0211

Project Contact
 Reeve & Associates, Inc.
 5160 South 1500 West
 Riverton, UT, 84405
 (801) 438-1100



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5160 SOUTH 1500 WEST RIVERTON, UT 84405. ANY SHALL NOT BE REPRODUCED, RE-CREATED, OR USED IN ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED FOR WITHOUT THE WRITTEN PERMISSION. THE OWNER AND ENGINEER OF REEVE & ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN HEREON WITHOUT THEIR CONSENT.

Personal Storage Facility
3922 US Hwy 500 E
 CARSON CITY, NV

Special Use Permit

REVISIONS	DESCRIPTION
DATE	

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST RIVERTON, UT 84405
 TEL: (801) 437-1100 FAX: (801) 437-1100
 WWW: WWW.REEVEANDASSOCIATES.COM

PLANNING • DESIGN • ENGINEERING • CONSTRUCTION MANAGEMENT



August 10, 2021

Carson City Engineering Division
108 E Proctor St
Carson City, NV 89701

Carson RV and Storage

As per city requirements, we are submitting the Special Use Permit Application Findings for Carson RV and Storage located at 5516 Holiday Ave. in Carson City, NV. The findings below match the layout and language used by the Special Use Permit Checklist.

CCMC 18.02.080(5) FINDINGS

- 1. Will be consistent with the objectives of the Master Plan elements.**
 - a. The proposed project is located in a Mixed Use Commercial Land Use zone and the proposed use is consistent with the objectives of the Master Plan.

- 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.**
 - a. The property to the south is a similar zone of GC, properties to the north and west of the development are MH6 zoning. The proposed use will be a good buffer between the residential uses and the convenience store use to the south and Highway 50.
 - b. The proposed use of personal storage is permitted as a primary use in the General Commercial zoning district. Up to 20% of the outdoor storage is permitted within the zoning district, the special use permit request is to increase the outdoor storage to 40%. This use will be screened from the street to protect the view of the neighboring properties.
 - c. This development will not be detrimental to the general neighborhood. The project will not add significant dust, sound, or other disruptions to the area, generally personal storage areas are quiet in nature with minimal traffic through the day. The site will have an onsite manager to provide security for the site.
 - d. Lighting through the site will be minimal to provide safety and security of the site. A full lighting plan will be submitted with the building permit application.

Solutions You Can Build On™
Civil Engineering / Land Planning / Structural Engineering / Landscape Architecture / Land Surveying

5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
Email: office@reeve.co • Website: www.reeve.co



- e. Proper landscape areas will be provided on-site, for more detail please see the attached site plans. Landscaping areas will also act as low impact development areas for stormwater capture.
 - f. If this project is approved, Carson City residents will have the access to utilize the proposed storage sheds and RV parking.
- 3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**
- a. This development will not be detrimental to the existing pedestrian and vehicular traffic that currently exists on the road that would serve said development. The number of trips generated from the proposed facility would not significantly alter the existing traffic patterns in the area. Access to the site will be from an existing access for the adjacent convenience store to College Parkway. The construction of the project will cause the completion of sidewalk on Sherman Lane.
- 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. This development will have minimal impact on the local school district.
 - b. The site will utilize active security measures to deter any thefts or break-ins, minimizing contact with local authorities. The development will also be designed to meet all fire-code regulations.
 - c. The site will have minimal impact to the current water system.
 - d. Drainage will be accommodated through low impact development as well as utilization and expansion of an existing stormwater detention basin.
 - e. The project will have minimal impact to the current sewer system.
 - f. There will be minimal impacts to the adjacent roads as discussed in the MPR.
 - g. We participated in MPR 2021-0193 and discussed the site conditions with city staff.
- 5. Will Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**
- a. The purpose of the General Commercial district is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material. To facilitate that Personal storage within an enclosed building is considered a primary permitted use within the zone. The proposed use meets the definition of this primary permitted use.



6. **Will not be detrimental to the public health, safety, convenience and welfare.**
 - a. The development will provide accommodations for the residents of Carson City in the form of secure storage and RV parking.

7. **Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**
 - a. As there are already several storage providers near the location of the proposed development, little to no prejudice is expected. The site's security will minimize material damage for residents utilizing the facility.

If you have any questions, or I can be of further assistance, please let me know.

Sincerely,

Jeremy Draper, P.E.
Project Engineer
Reeve & Associates, Inc.
jeremy@reeve.co

