

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 29, 2022

FILE NO: LU-2022-0261

AGENDA ITEM: 14.F

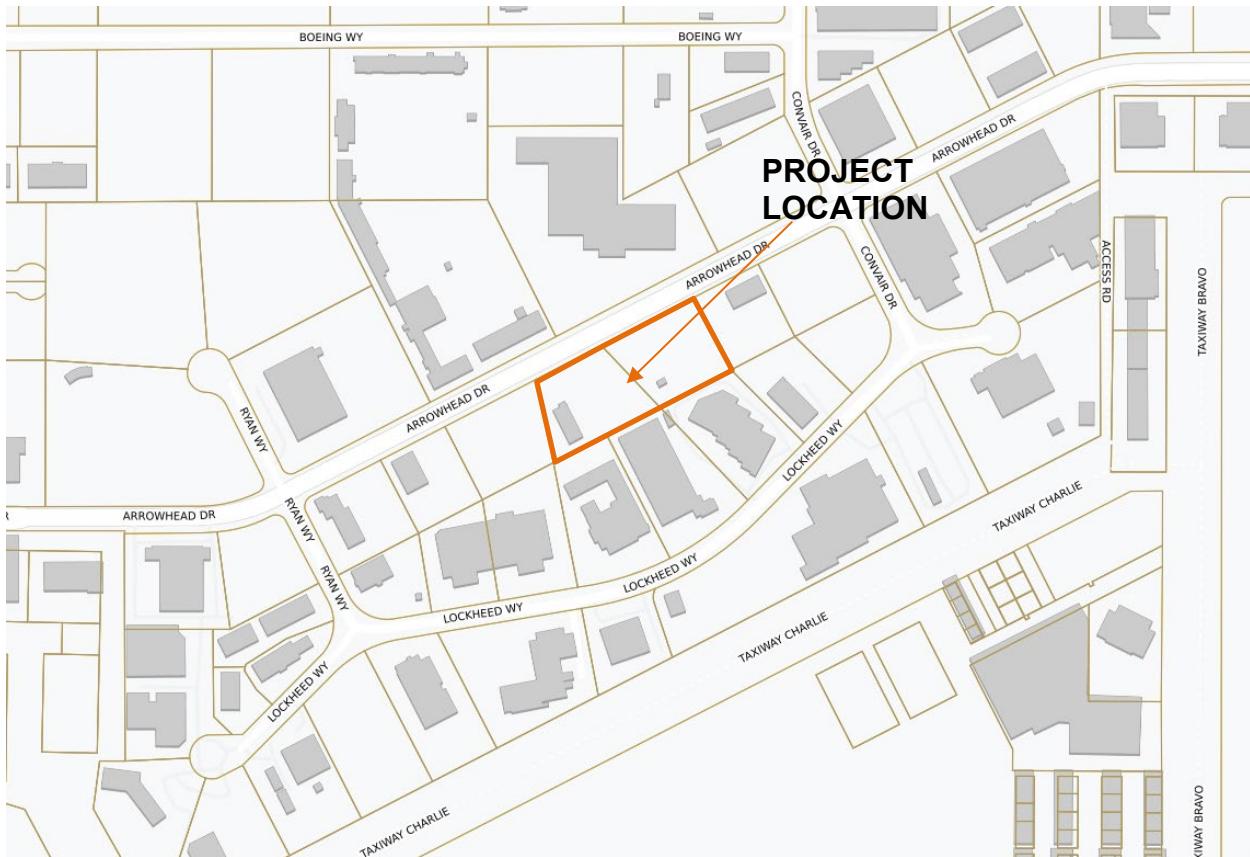
STAFF AUTHOR: Heather Ferris, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request from Mears Pipeline, LLC ("Applicant") for a special use permit to allow for outdoor storage of equipment and materials on two adjacent parcels zoned Air Industrial Park ("AIP"), located at 2451 and 2501 Arrowhead Drive, Assessor's Parcel Numbers ("APNs") 005-062-04 and 005-062-05.

Staff Summary: The Applicant is proposing to utilize the two adjacent parcels for outdoor storage of equipment and materials necessary for their work on the expansion of the natural gas infrastructure. Outdoor storage is allowed in the AIP zoning district subject to first obtaining a special use permit. The Planning Commission is authorized to approve a special use permit.

**RECOMMENDED MOTION:** "I move to approve LU-2022-0261 based on the ability to make the required findings and subject to the conditions of approval included in the staff report."

### VICINITY MAP:



### RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.

2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning Division of the Carson City Community Development Department ("Planning Division") thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The Applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Prior to commencement of the use, the Applicant shall submit a site improvement permit for review and approval. The plans provided shall demonstrate compliance with all Carson City Development Standards ("CCDS") and Standard Details including but not limited to the following:
  - a) Parking areas and drive isles must be paved.
  - b) Storage areas must be compacted base or similar material.
  - c) Drainage must be designed per the Carson City Drainage Manual.
6. All site improvements shall be completed prior to commencing use.
7. Storage areas shall be enclosed by a 100% sight obscuring fence or wall permanently installed and maintained by a minimum height of six feet. All fencing shall comply with applicable requirements of Division 1.13 of the CCDS. Prior to installation, the Applicant shall provide a sample of the proposed fencing material to staff for review and approval. Appropriate screening may include but is not limited to slatted chain link or a solid masonry wall. Screen cloth is not considered an appropriate screening material.
8. No material or equipment shall be stored therein to a height exceeding that of the wall or fence.
9. Storage shall be located outside of the parking areas and required setbacks for each parcel. Setbacks for each parcel are as follows:
  - a) Front- 30 feet
  - b) Side- 20 feet
  - c) Street Side- 20 feet
  - d) Rear- 30 feet

**LEGAL REQUIREMENTS:** Carson City Municipal Code ("CCMC") 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.155 (Air Industrial Park)

**MASTER PLAN DESIGNATION:** Industrial ("I")

**ZONING DISTRICT:** Air Industrial Park

**KEY ISSUES:** Will the 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: General Industrial Airport / warehouse

EAST: Air Industrial Park / warehouse  
WEST: Air Industrial Park / vacant  
SOUTH: Air Industrial Park / manufacturing

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X shaded (annual flood risk between 1 % and 0.2 %)  
SLOPE/DRAINAGE: Site is generally flat

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 2.69 acres total  
STRUCTURE SIZE: Existing 4,136 square foot building.  
VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- U-83-1- Special Use Permit to allow for off-site parking
- MPR-07-168 (APN 005-062-05)- Major Project Review for a 23-unit business center.

**DISCUSSION:**

The subject parcels are located on the south side of Arrowhead Drive, approximately 1/3 mile east of Goni Road. The western-most parcel, APN 005-062-04, is currently developed with a 4,136 square foot metal warehouse building which also has a small office and bathroom. The eastern-most parcel, APN 005-062-05, is currently vacant. The Applicant is proposing to utilize the two adjacent parcels for outdoor storage of equipment and materials necessary for their work on the expansion of the natural gas infrastructure. The Applicant will also utilize the existing building on APN 005-062-04 for office space, restrooms, and indoor storage.

Per CCMC 18.04.155, outdoor storage is allowed in the AIP zoning district subject to first obtaining a special use permit and subject to the requirements outlined in Division 1.12 of the CCDS. The Planning Commission is authorized to approve the amendment to the special use permit.

**PUBLIC COMMENTS:**

Public notices were mailed to 38 property owners within 900 feet of the subject site on June 16, 2022. As of the writing of this report, staff has not received any written comments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on June 29, 2022, depending on the date of submission of the comments to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to commenting agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

Development Engineering:

The Development Engineering Group of the Engineering Division of the Carson City Public Works Department ("Development Engineering") has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all CCDS and Standard Details including but not limited to the following:
  - Parking areas and drive isles must be paved.
  - Storage areas must be compacted base or similar material.
  - Drainage must be designed per the Carson City Drainage Manual.

Development Engineering 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.

Development Engineering 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**  
Development Engineering has no comment on this finding.

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

The project will have little or no detrimental effect on vehicular or pedestrian traffic.

**CCMC 18.02.080(5)(d) - Public Services**

Sanitary Sewer: There is an 8" AC main in Arrowhead Drive. This main is approximately 5% full (d/D). The sewer system has sufficient capacity to serve this project.

Water: The City's water system has sufficient capacity to serve this project. A backflow preventer is required if the area will be used to modify or work on vehicles.

Storm Drain: The City's storm drain system has sufficient capacity to serve this project. The properties are in X Shaded zone, so there are no special flood mitigation requirements. The project must design storm drainage per the City's Drainage manual, including incorporating Low Impact Design elements for parking lot area.

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

Development Engineering has no comment on this finding.

**CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare**

The project meets engineering standards for health and safety

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

Development Engineering has no comment on this finding.

**CCMC 18.02.080(5)(h) – Adequate Information**

The plans and reports provided were adequate for this analysis.

**Fire Department:**

1. The project shall comply with the 2018 International Fire Code (IFC)
2. The project shall comply with the 2018 IFC amendments
3. Access shall be provided per the IFC
4. The locking devices on the gates and building shall comply with the IFC 2018

**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.***

The subject parcel is in the Industrial master plan designation. The anticipated uses in the Industrial designation include light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, and other various industrial uses. The request if for a special use permit for outdoor storage, therefore it is consistent with 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.***

The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The proposed outdoor storage is required to meet the requirements of Division 1.12 of the CCDS, including requiring a 100% sight obscuring fence or wall to be permanently installed. Staff has recommended conditions of approval be incorporated to ensure the applicable requirements of Division 1.12 are met.

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

Outdoor storage on the subject parcels is not anticipated to result in a detrimental impact to vehicular or pedestrian traffic. There will be no significant change to traffic patterns.

**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 site is currently served by public services. The proposed use of the subject parcels for outdoor storage will not overburden or create demand on public services or facilities. This is an industrial parcel, therefore there is no impacts to schools resulting from the proposed use.

**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.***

Outside storage is allowed in the Air Industrial Park zoning district (CCMC 18.04.155) subject to first obtaining a special use permit and meeting the requirements of Division 1.12 of the CCDS. Staff has recommended conditions of approval to ensure compliance with Division 1.12. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

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

The use of the subject parcels for outdoor storage will not be detrimental to the public health, safety, convenience and welfare. As conditioned, the special use permit will meet the requirements for outdoor storage as outlined in Division 1.12 of the CCDS.

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

The subject parcels are surrounded by industrial parcels that are either vacant or contain uses such as warehousing and storage. As conditioned, the use of the subject parcels for outdoor storage will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

Attachments:

Application LU-2022-0261

**Carson City Planning Division**  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

## FILE #

APPLICANT **PHONE #**  
**Mears Pipeline - 707-553-3342**  
MAILING ADDRESS, CITY, STATE, ZIP  
**4880 E Carey Ave, Las Vegas, NV 89115**

EMAIL ADDRESS  
**CBianchini@MearsPipeline.com**

PROPERTY OWNER **PHONE #**  
**Kimberly Tieschen 775-443-0430**  
MAILING ADDRESS, CITY, STATE, ZIP  
**4200 Weise Road Carson City NV 89703**

EMAIL ADDRESS  
**Kim@lencakesrestaurant.com**

APPLICANT/AGENT/REPRESENTATIVE **PHONE #**

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

**05-062-04 & 05**

Street Address

**2451 & 2501 Arrowhead Drive in Carson City NV 89706**

Project's Master Plan Designation

**Industrial**

Project's Current Zoning

Nearest Major Cross Street(s)

**Convair Dr and Arrowhead Dr**

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Store materials for uses in upgrading, improving and expanding Southwest Gas's infrastructure across Carson City. Additionally, equipment used to perform this work will be stored over night. Part of the land will be used for employee parking during working hours.

### PROPERTY OWNER'S AFFIDAVIT

**Kimberly Tieschen**, 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

**4200 Weise Road**

Address

**5-18-2022**

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

STATE OF NEVADA  
COUNTY



CHARITY DALE  
NOTARY PUBLIC  
STATE OF NEVADA  
No. 18-4256-3 My App't. Exp. Dec. 13, 2022

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.

# 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: \_\_\_\_\_

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

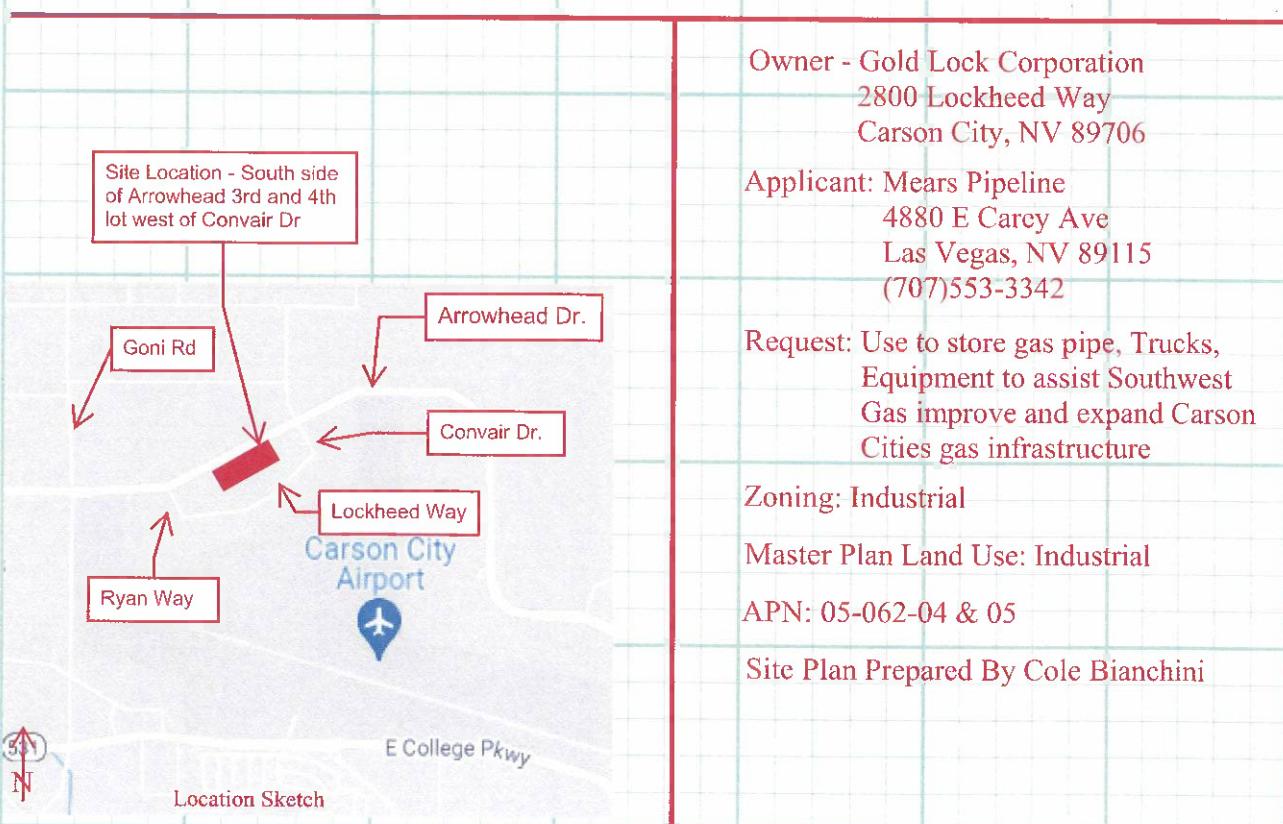
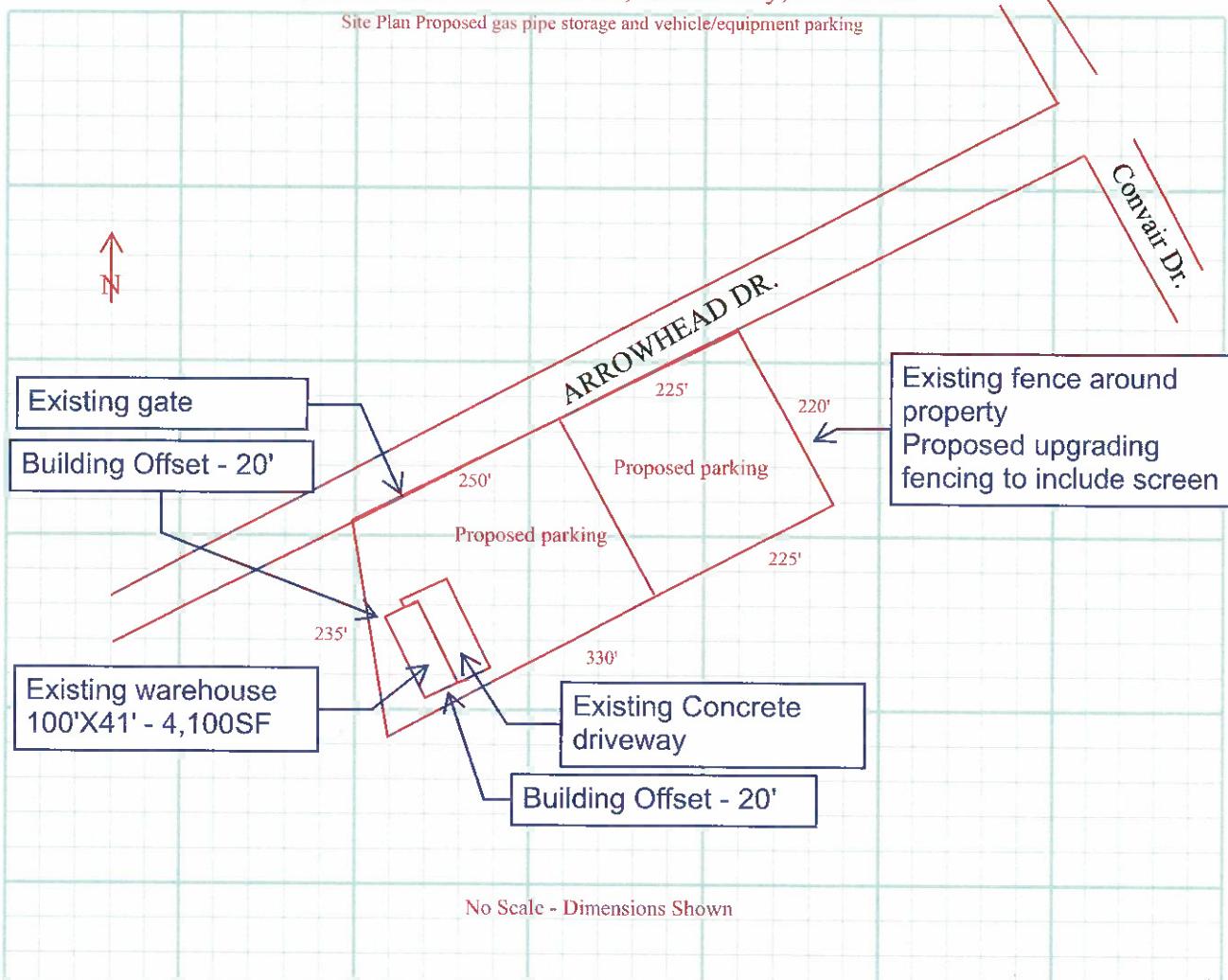
amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

**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)?

2451 & 2501 Arrowhead Dr, Carson City, NV 89706

Site Plan Proposed gas pipe storage and vehicle/equipment parking





# Mears Pipeline Division

A Quanta Services, Inc. Company

33725 N. Scottsdale Rd.  
Scottsdale, Arizona 85266

May 13, 2022

Contract Administration LVA-556  
Southwest Gas Corporation

**Regarding: 2451 & 2501 Arrowhead Dr.  
Subject: Special Use Permit Application Findings**

To Whom This May Concern

Mears Pipeline is pleased to provide the below answers to the “Findings” in regard to using 2451 and 2501 Arrowhead drive as a base of operation warehouse and store gas pipe and equipment used to upgrade and expand Southwest Gas’s natural gas infrastructure in Carson City.

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

The Master Plan shows the property zoned as Industrial. Mears plans to use the land to store equipment used to upgrade and expand Carson City’s natural gas infrastructure. This will assist in further helping the community achieve the Master Plan throughout the city.

**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.**

Mears maintains clean and orderly site. All trucks and equipment are kept in clean and in good condition and will not be detrimental. We will install screening on the existing fencing to prevent people from seeing into our property. To the north east of the proposed location is a property used for similar use (Arizona Pipeline located at 2670 Lockheed Way). Across Arrowhead is a fabrication yard and within a block is a aggregate processing plant and a material trucking facility. The people of Carson will benefit from Mears use of this property by having a local contractor hiring and training local Carson resident to install and improve Carson’s natural gas infrastructure.

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



# Mears Pipeline Division

A Quanta Services, Inc. Company

33725 N. Scottsdale Rd.  
Scottsdale, Arizona 85266

The proposed use of the site will have no impact on existing vehicular or pedestrian traffic. The existing entrance to the property will continue to be used. No changes will be made to the existing road and or sidewalks.

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.**

This project will not affect school districts as no additional housing will be provided. This project will improve local fire protection due to Mears removing brush and maintaining the land. This project will have no impact on local police. No additional water, sewer, storm drain, or other utility connections will be required for this project.

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.**

The property information says the use is General Industrial - Light Industry, Trucking and Warehousing, Service, Repair, etc. Mears plans to use it for a similar use as the lot to the north east to store gas pipe, trucks, and equipment.

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

This property use will not be detrimental to public health, safety, convenience and welfare. We will be improving public health and safety by have a local gas infrastructure contractor that will improve Carson's natural gas system and increase the number of residents that have access the clean, efficient and inexpensive energy source.

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

This will not cause damage to local properties as our proposed use of the property will be similar to other local properties.

Regards,

Cole Bianchini

Mears Pipeline