

# STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF NOVEMBER 15, 2022

FILE NO: LU-2022-0436

AGENDA ITEM: 3.C

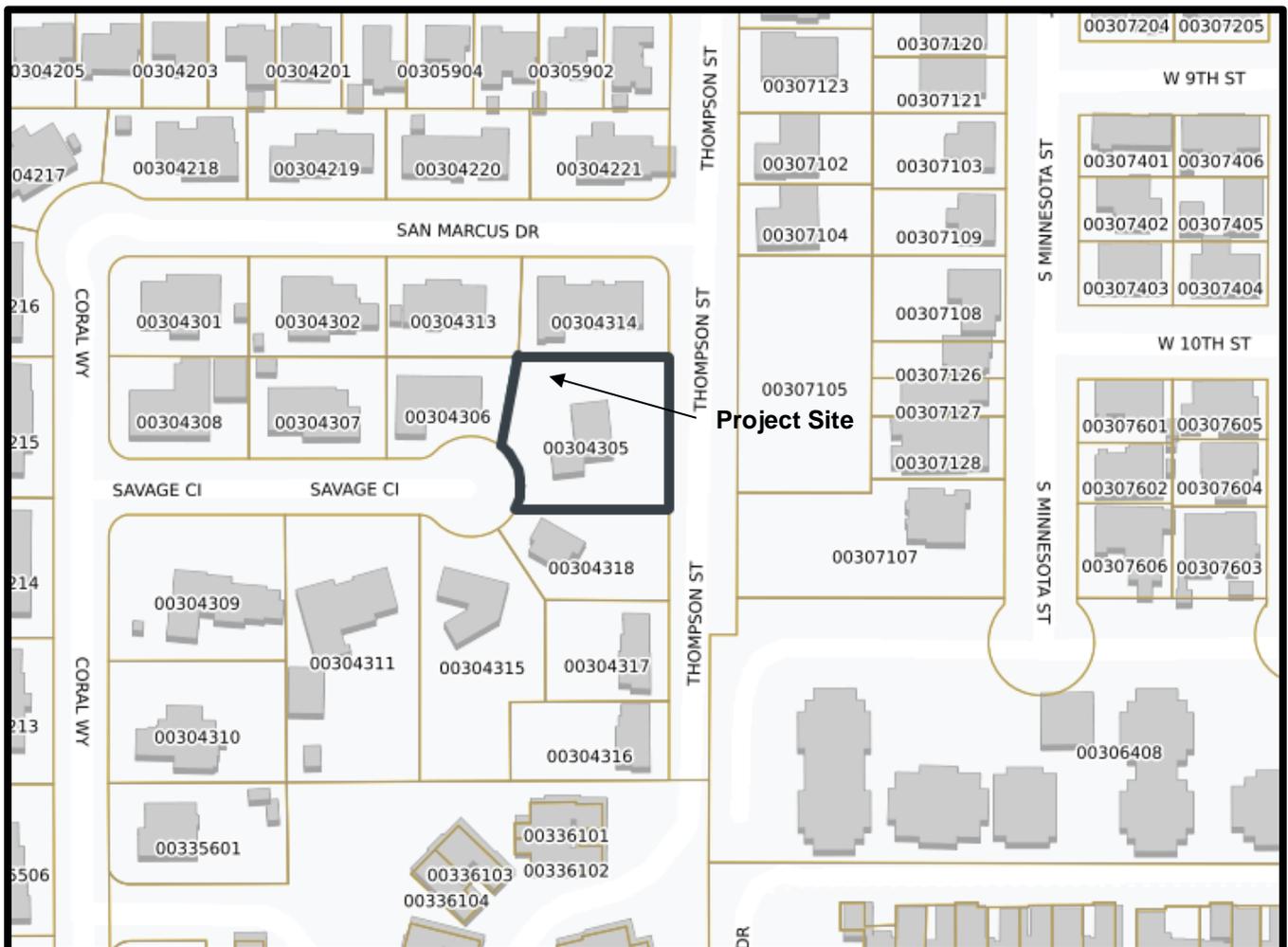
STAFF AUTHOR: Lena Reseck, Assistant Planner

**AGENDA TITLE:** LU-2022-0436 For Possible Action: Discussion and possible action regarding an application from Pascal Steeves (“Applicant”) for an Administrative Permit to allow for the construction of an accessory structure with a cumulative square footage totaling 66.96 percent of the size of the primary structure on property zoned Single Family 6000 (“SF6”) located at 7 Savage Circle, Assessor’s Parcel Number (“APN”) 003-043-05. (Lena Reseck, lreseck@carson.org)

Staff Summary: The applicant is proposing construction of a 1,156 square foot garage. A garage is a permitted accessory use in the Single Family 6000 (“SF6”) zoning district; however, Carson City Municipal Code (“CCMC”) 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50 percent, but less than 75 percent of the square footage of the primary structure.

**PROPOSED ACTION:** “I approve the administrative permit based on the findings and subject to the conditions of approval contained in the staff report.”

## VICINITY MAP:



**RECOMMENDED CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Administrative Permit Hearing 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 applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year and no extension granted, the permit shall become null and void.

**The following shall be submitted with a Building Permit application:**

5. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
6. The exterior building materials and colors shall be compatible with the existing residence. The proposed colors shall be submitted to the Planning Division for review and approval during the Building Permit submission.
7. The site plan submitted for building permit review will show the existing two sheds (64 square foot and 96 square foot) being removed. The structures will need to be removed prior to Building Permit final inspection.

**The following are general requirements applicable through the life of the project:**

8. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the Administrative Permit. Any other detached accessory structures proposed for the site will require additional review and approval of an Administrative Permit or Special Use Permit prior to construction.

**LEGAL REQUIREMENTS:** CCMC 18.02.110 (Administrative Permits), 18.04.075 (Single-family 6,000 ("SF6"), Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

**MASTER PLAN DESIGNATION:** Medium-Density Residential ("MDR")

**PRESENT ZONING:** Single-family 6,000 ("SF6")

**KEY ISSUES:** Will the proposed accessory structure have an adverse impact on the adjacent residential neighborhood?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Single-family 6,000  
EAST: Single-family 6,000  
SOUTH: Single-family 6,000

WEST: Single-family 6,000

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: II Moderate Severity within 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: 0.44 acres
2. PROPOSED STRUCTURE SIZE: 1,156 square feet
3. PROPOSED STRUCTURE HEIGHT: 21.8 feet
3. SETBACKS:  
Required per CCMC 18.04.190  
Front: 20 feet; Side: 5 feet; Street Side: 10 feet; Rear: 10 feet

Proposed

Front: 31+ feet; Side: 5 feet on north side and 67+ feet on south side; Rear: 89 feet

**DISCUSSION AND BACKGROUND:**

The applicant is seeking to construct a detached garage with electrical and water. A detached garage is a permitted accessory use in the Single-family 6,000 zoning district; however, CCMC 18.05.055 requires approval of an Administrative Permit if the cumulative square footage of the accessory structure(s) on-site are more than 50 percent, but less than 75 percent, of the square footage of the primary structure. The subject property contains a single-family residence, totaling 2,013 square feet. The square footage of the proposed accessory structure totals 1,156 square feet. There are existing accessory structures on the property that include four sheds (three 96 square feet and one 64 square feet). Two of the sheds (96 square feet and 64 square feet) will be removed during construction and the two 96 square foot sheds will remain. The total accessory structure square footage including the proposed accessory structure will be 1,348 square feet or 66.96 percent of the residence.

**PUBLIC COMMENTS:** Pursuant to CCMC 18.02.045, public notices were mailed to 41 adjacent property owners within 300 feet of the subject site on November 3, 2022. As of the writing of this report, no written comment has been received. Any comments that are received after this report is completed will be submitted to the Hearings Examiner prior to or at the meeting on November 15, 2022, depending on the date of submission of the comments to the Planning Department.

**AGENCY COMMENTS:** The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

**Carson City Environmental Health:**

- Compliance is required for sewage disposal and individual sewage disposal systems under NAC 444 (where applicable).

**Carson City Fire Department:**

- The project shall meet or exceed the 2018 International Fire Code requirements
- The project shall meet or exceed the 2018 International Fire Code Northern Nevada Amendments

These comments are based on a very general site plan and do not indicate a complete plan review. All pertinent requirements of the adopted local and state laws will still apply at the time of plan review and

site inspections.

**Development Engineering:**

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

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
  - The driveway must be paved for at least the first 20 feet after a standard driveway apron.
  - The project must be designed to drain properly.

Engineering Discussion:

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 has a negligible impact on vehicular and pedestrian traffic.

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

The project has a negligible impact on City water, sewer, and storm drain infrastructure.

**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.

**FINDINGS:** Staff’s recommendation is based upon the findings as required by CCMC Section 18.02.110 (Administrative Permits) enumerated below and substantiated in the public record for the project.

**1. Will be consistent with the master plan elements.**

The primary use of the Medium-Density Residential master plan designation is neighborhoods which primarily include single-family residences. A detached garage is considered an accessory use in the Single-family 6,000 zoning district and is therefore consistent with the master plan. The project site is a single family lot in a suburban setting. Detached accessory structures are common in such areas.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable**

**noise, vibrations, fumes, odors, dust, glare or physical activity.**

The proposed garage will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. The need for the Administrative Permit is due to the cumulative square footage of the accessory structure, not the use itself. Detached accessory structures such as garages, shops, and sheds are common on single family lots in suburban areas.

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

A detached garage is a permitted accessory use in the Single-family 6,000 zoning district. The construction of the garage will not result in an increase in vehicular or pedestrian traffic beyond what is assumed for a single-family residential use and will therefore have little or no detrimental effect on vehicular or 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.**

A detached garage is a permitted accessory use in the Single-family 6,000 zoning district. The project will include connecting to water and electrical from the primary structure but does not require modifications to the existing storm drain infrastructure. The construction of the accessory structure will have no impact on existing services and facilities.

**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 application has been reviewed for compliance with the code. The subject parcel is zoned Single-family 6,000. The intent of this zoning is to provide for development of medium-density residential neighborhoods. A detached garage is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 50 percent but less than 75 percent of the size of the primary structure requires approval of an Administrative Permit. The proposed 1,156 square foot accessory structure along with two existing 96 square foot sheds is 66.96 percent of the size of the primary residence. The primary residence is 2,013 square feet. The proposed detached garage will be placed in compliance with all required setbacks and height limitations of the Single-family 6,000 zoning district. As designed and conditioned the accessory structure meets the standards outlined in Title 18.

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

A detached garage is a permitted accessory use in the Single-family 6,000 zoning district. An Administrative Permit is only required because the cumulative square footage of the accessory structures is more than 50 percent, but less than 75 percent of the size of the primary structure. The square footage of the accessory structure will not be detrimental to the public health, safety, convenience, and welfare. Prior to construction beginning, the applicant will be required to obtain a building permit for the accessory structure which will ensure the structure will be built to current standards.

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

The subject parcel is zoned Single-family 6,000. The intent of this zoning is to provide for development of medium-density residential neighborhoods. Accessory structures, such as garages, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 50 percent but less than 75 percent of the size of the primary structure an Administrative Permit is required. The proposed 1,156 square foot accessory structure along with two existing 96 square foot sheds is 66.96 percent of the size of the primary residence and will be constructed

in compliance with all required setbacks and height limitations of the Single-family 6,000 zoning district. As proposed and conditioned the accessory structure will not result in the material damage or prejudice to other property in the vicinity.

Attachments

Application (LU-2022-0436)