

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 20, 2022

FILE NO: LU-2022-0491

AGENDA ITEM: 14.C

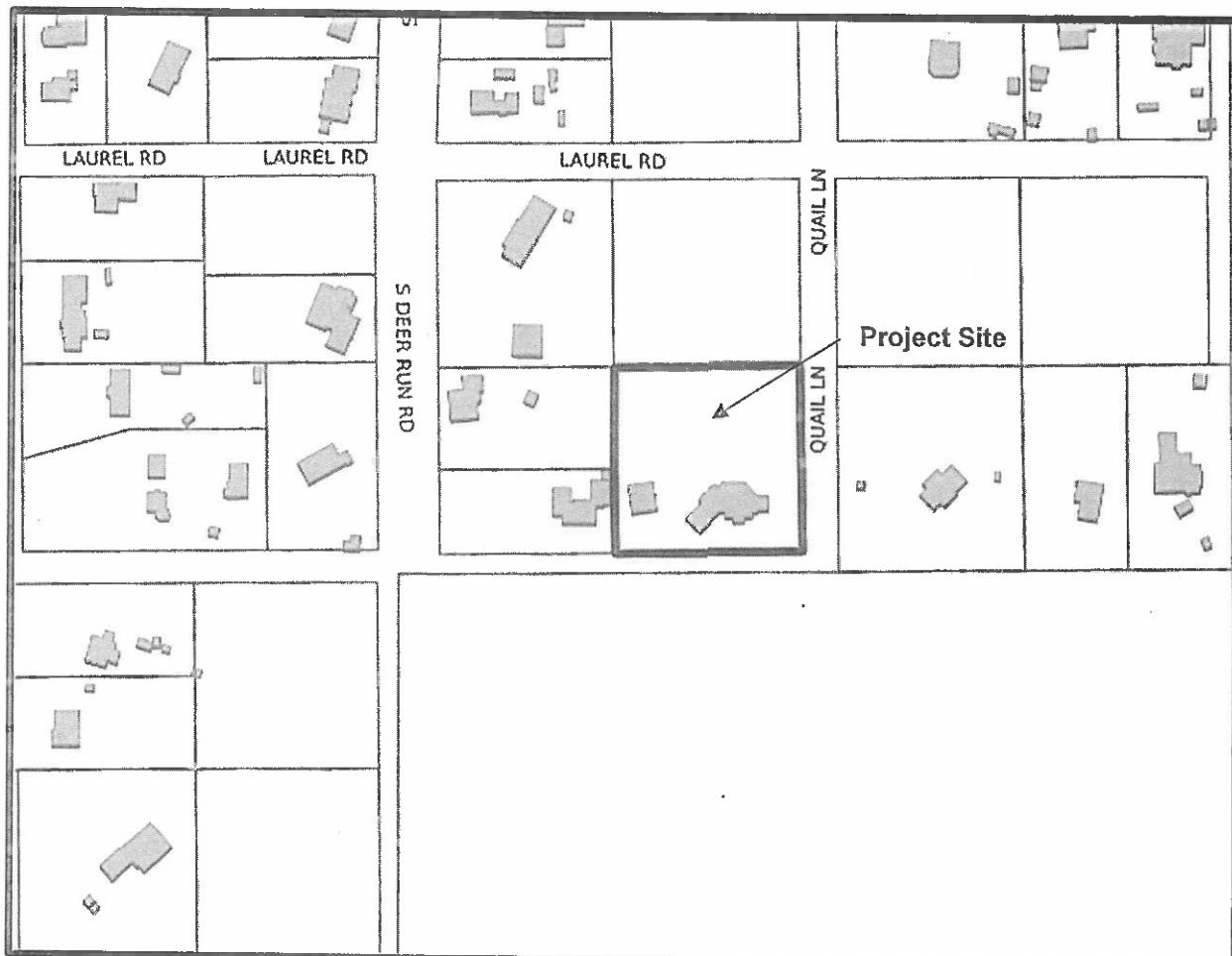
STAFF AUTHOR: Lena Reseck, Assistant Planner

AGENDA TITLE: LU-2022-0491 For Possible Action: Discussion and possible action regarding an application from Robert and Lorna Coclisch ("Applicant") for a special use permit ("SUP") to allow for the construction of an accessory structure with a cumulative square footage more than 75 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 1896 Quail Lane, Assessor's Parcel Number ("APN") 010-097-08. (Lena Reseck, lresek@carson.org)

Staff Summary: The Applicant is proposing construction of a 2,688 square foot barn, which is 79.26 percent of the size of the primary structure. A barn is a permitted accessory use in the Single Family 1 Acre zoning district; however, Carson City Municipal Code ("CCMC") 18.05.055 requires approval of an SUP if the cumulative square footage of the accessory structure(s) on-site are more than 75 percent of the square footage of the primary structure. The Planning Commission is authorized to approve the SUP.

PROPOSED ACTION: "I approve the special use 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 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 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 final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department ("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.

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

7. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the special use 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 18.02.80 (Special Use Permit), 18.04.055 (Single Family 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.05.055 (Accessory Structures).

MASTER PLAN DESIGNATION: Low-Density Residential ("LDR")

PRESENT ZONING: Single Family 1 Acre

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 1 Acre /Single Family Residence
EAST: Single Family 1 Acre /Single Family Residence
SOUTH: Open Space

WEST: Single Family 1 Acre /Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: Zone X
2. EARTHQUAKE FAULT: III (Moderate Severity), beyond 500 feet
3. SLOPE/DRAINAGE: Site is relatively flat.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 2.08 acres
2. PROPOSED STRUCTURE SIZE: 2,688 square feet
3. PROPOSED STRUCTURE HEIGHT: 24.8 feet
3. SETBACKS:

Required per CCMC 18.04.190

Front: 30 feet; Side: 15 feet; Street Side: 20 feet; Rear: 30 feet

Proposed

Front: 155 feet; Side: 200 feet on south side and 40 feet on north side; Rear: 90 feet

DISCUSSION AND BACKGROUND:

The Applicant is seeking to construct a barn. A barn is a permitted accessory use in the Single Family 1 Acre zoning district; however, CCMC 18.05.055 requires approval of a special use permit if the cumulative square footage of the accessory structure(s) on-site is more than 75 percent of the square footage of the primary structure. The subject property contains a single-family residence, totaling 5,107 square feet. The square footage of the proposed accessory structure totals 2,688 square feet. There is an existing accessory structure on the property (detached garage – 1,360 square feet). The total accessory structure square footage including the proposed accessory structure will be 4,048 square feet or 79.26 percent of the residence.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 36 adjacent property owners within 1,000 feet of the subject site on December 5, 2022. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on December 20, 2022, depending on the date of submission of the comments to the Planning Division.

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

Development Engineering Division:

The Carson City Public Works Development Engineering Division (“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 (“CCDS”) and Standard Details including but not limited to the following:
 - CCDS 12.12.2- Residential Driveway Access
 - The driveway access must include a driveway apron meeting Carson City Standard Detail C-5.2.5 (AC Driveway Apron Rural Roads) and pave 20 feet from the apron towards the structure.
 - The project area 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 to pedestrian and vehicular traffic.

CCMC 18.02.080(5)(d) - Public Services

The project has no impact to City water and sewer and has a negligible impact to City 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 will meet engineering standards for health and safety.

Earthquake faults: The closest fault is over 500 ft away with a slip rate that is less than 0.2 mm/yr. No special geotechnical mitigation is required.

FEMA flood zones: The existing FEMA flood zone is Zone X (unshaded). No special flood mitigation is required.

Site slope: The current slope is between 8 to 15% however the building envelope is approximately 11% so the proposed project is not hillside.

Soils and Groundwater: The soil is very gravelly fine sandy loam with the depth to water table being more than 80 inches.

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.

Building Division:

1. Designs to the 2018 Code Series and Northern Nevada Amendments (Building and Fire), Please verify plans follow the Nevada Blue Book guidelines
2. Apply at Carson City permit center digitally at permitcenter.carson.org
3. Provide design criteria on cover pages along with complete set of plans. This structure does not meet the prescriptive parameters for structures governed by the 2018 IRC. Please design per 2018 IBC.
4. Site Plan is required to demonstrate compliant site drainage.
5. Site Plan is required to show compliant driveway(s) and/or driveway extensions.

Fire Department:

1. Project must comply with the 2018 International Fire Code and Northern Nevada Fire Code amendments as adopted By Carson City
2. Project is within the Wildland Urban Interface and shall meet or exceed the 2018 International Wildland Urban Interface code and Northern Nevada amendments to the code
3. Water supply shall be provided if the proposed structure is greater than 600 square feet and the structure has electrical or fuel gas services. If there is not electrical services or gas services to the building, on site water is not required

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.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.80 (Special Use Permit) 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 Low-Density Residential master plan designation is neighborhoods which primarily include single-family residences. A barn is considered an accessory use in the Single Family 1 Acre zoning district and is therefore consistent with the master plan. The project site is a larger, single family lot in a rural 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 shop will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or general neighborhood. The need for the special use 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 larger single family lots in rural areas.

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

A barn is a permitted accessory use in the Single Family 1 Acre zoning district. The construction of the shop 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 barn is a permitted accessory use in the Single Family 1 Acre zoning district. The property is on well and septic and 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 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. A barn is a permitted accessory use in this zoning district. Per CCMC 18.05.055, the cumulative square footage of detached accessory structures exceeding 75 percent of the size of the primary structure requires approval of a special use permit. The proposed 2,688 square foot accessory structure along with existing 1,360 square foot garage is 79.26 percent of the size of the primary residence. The primary residence is 5,107 square feet. The proposed barn will be placed in compliance with all required setbacks and height limitations of the Single Family 1 Acre 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 barn is a permitted accessory use in the Single Family 1 Acre zoning district. A special use permit is only required because the cumulative square footage of the accessory structures is more 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 1 Acre. The intent of this zoning is to provide for development of low-density, large lot, single family detached residential units. Accessory structures, such as barns, are permitted accessory uses in this zoning district. Per CCMC 18.05.055, if the cumulative square footage of detached accessory structures exceeds 75 percent of the size of the primary structure a special use permit is required. The proposed 2,688 square foot accessory structure along with existing 1,360 square foot garage is 79.26 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 1 Acre 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-2022-0491)

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

FILE # LU-2022-0491

APPLICANT PHONE #

Robert & Lorna Coclich

MAILING ADDRESS, CITY, STATE, ZIP

1896 Quail Ln., Carson City, NV 89701

EMAIL ADDRESS

coclich@charter.net

PROPERTY OWNER PHONE #

Robert & Lorna Coclich Family Trust

MAILING ADDRESS, CITY, STATE, ZIP

Same as Above

EMAIL ADDRESS

coclich@charter.net

APPLICANT AGENT/REPRESENTATIVE PHONE #

Christy Corporation, Ltd. (775) 502-8552

MAILING ADDRESS, CITY STATE, ZIP

1000 Kiley Pkwy., Sparks, NV 89436

EMAIL ADDRESS

mike@christynv.com

FOR OFFICE USE ONLY:

CCMC 18.02.080

NOV - 9 2022

SPECIAL USE PERMIT

CARSON CITY
PLANNING DIVISION

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)
+ noticing fee
*Due after application is deemed complete by
staff

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

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

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: Planning Commission application
submittal [schedule](#).

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

Project's Assessor Parcel Number(s):

Street Address

010-097-08

1896 Quail Ln.

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Low Density Residential

SF1A

Deer Run Rd./Juniper Rd.

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

PROPERTY OWNER'S AFFIDAVIT

Tom B. Coclich, 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.

Tom B. Coclich
Signature

1896 Quail Ln. CC 89701 11/4/22
Address

Date

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

STATE OF NEVADA

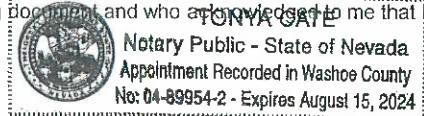
COUNTY Carson City

On Nov. 4th, 2022,

Lorna Coclich

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.

TONYA GATE
Notary Public



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

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

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

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant's Signature

MIKE RAILEY

Print Name

11/7/22

Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: 1896 Quail Lane - Barn SUP

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)?
- N/A Located in a priority infill development area (1.2a)?
- N/A 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)?
- N/A 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)?
- N/A Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- N/A 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)?
- N/A 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:

- N/A Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- N/A 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:

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

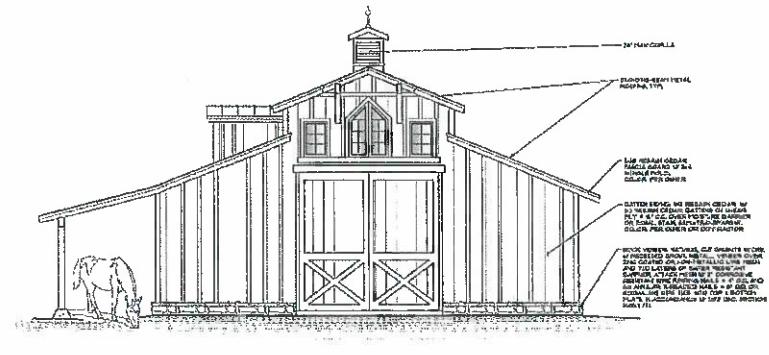
amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

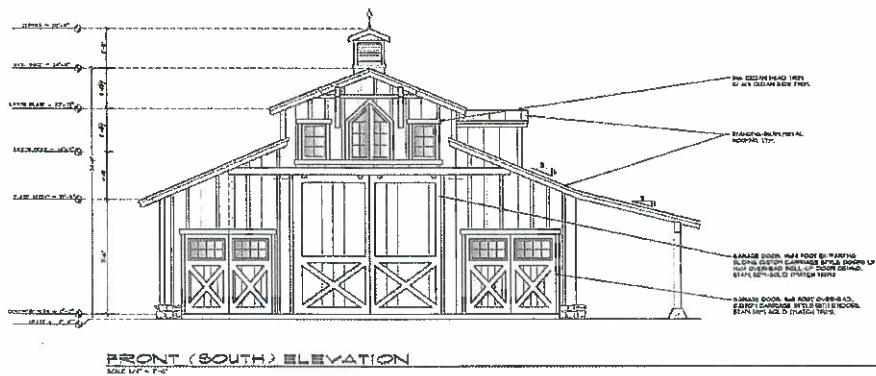
- N/A Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- N/A Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- N/A Provide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

1896 QUAIL LANE

BARN SPECIAL USE PERMIT



REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION

Prepared by:



November 9, 2022

1896 QUAIL LANE

Barn Special Use Permit

Prepared for:

Brian and Lorna Coclich

1896 Quail Lane

Carson City, Nevada 89701

Prepared by:

Christy Corporation, Ltd.

1000 Kiley Parkway

Sparks, Nevada 89436

(775) 502-8552

November 9, 2022

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

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Appendices:

Carson City Special Use Permit Application
Acknowledgement of Applicant Form
Master Plan Policy Checklist
Property Tax Documentation

Attachments:

Preliminary Site Plan
Building Elevations

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

Introduction

This application includes the following request:

- A Special Use Permit to allow for a detached accessory structure (barn) in the SF1A zone that exceeds 75% of the primary residence square footage.

Project Location

The proposed barn will be located on a residential parcel at 1896 Quail Lane (APN # 010-097-08). Specifically, the 2.08± acre parcel is located on the west side of Quail Lane at its southern terminus/intersection with South Deer Run Road. Figure 1 (below) depicts the project location.

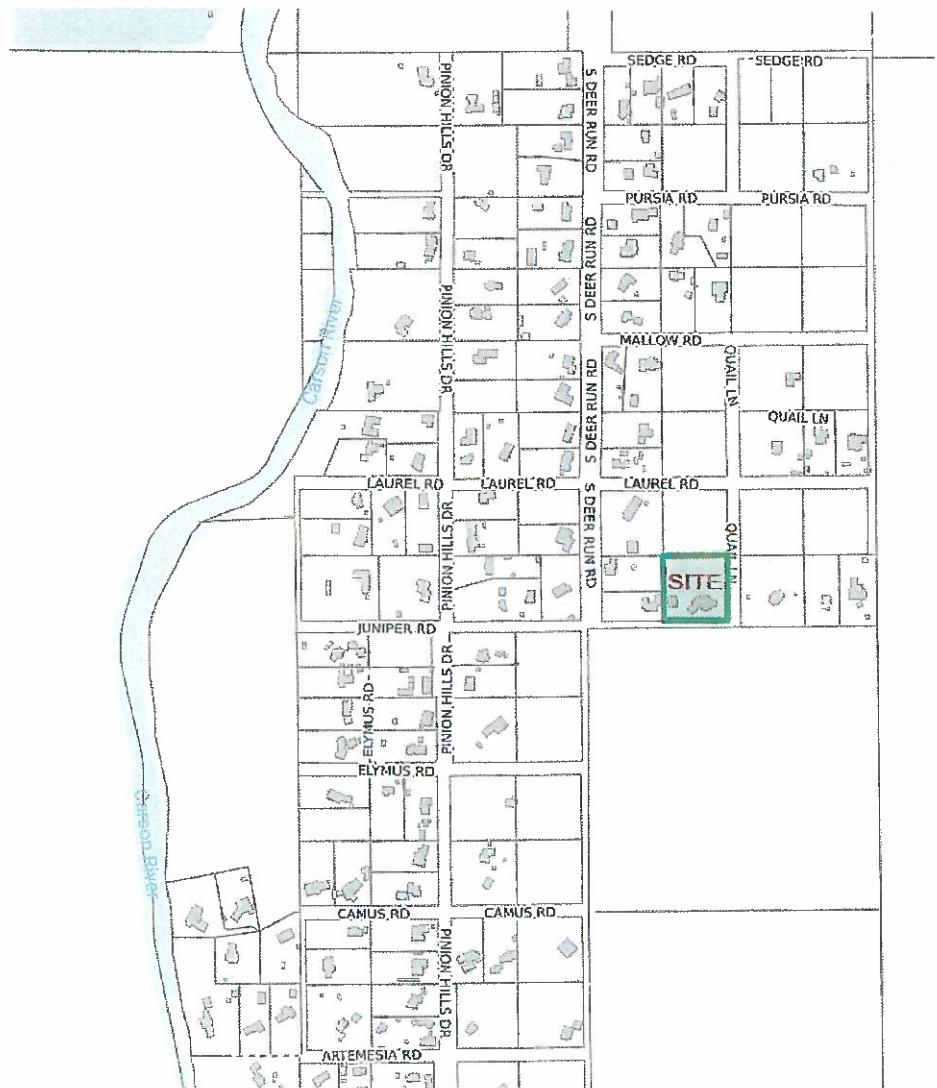


Figure 1 – Vicinity Map

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

Existing Conditions

The subject property included with this application is currently zoned SF1A and is developed with a single family home and a detached garage. The existing home and garage are located on the southern half of the parcel; the northern portion of the property is currently undeveloped. The property is surrounded by large lot single family units, many of which included detached accessory buildings. The parcel immediately north of the subject site is vacant and public lands (BLM) are located to the south at the terminus of Quail Lane.

Figure 2 (below) depicts the site zoning and surrounding zoning patterns while Figure 3 (following page) depicts the existing onsite conditions.



Figure 2 - Zoning

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

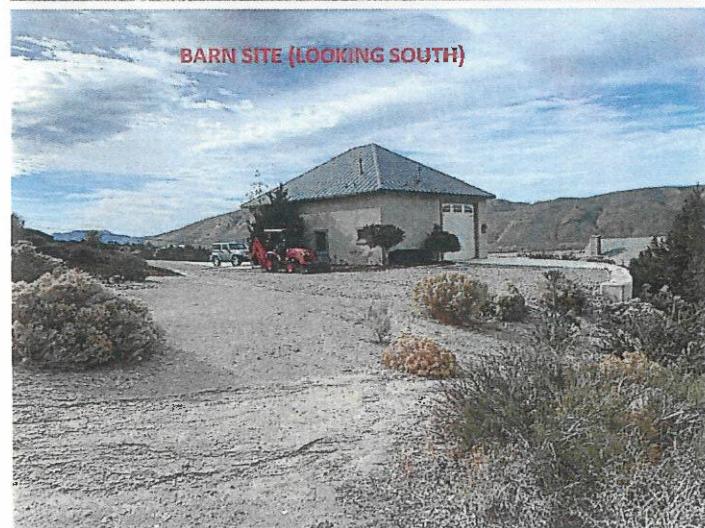
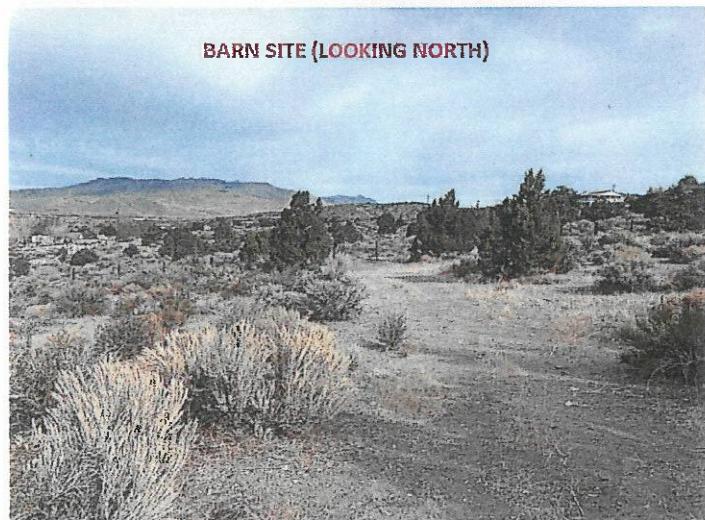
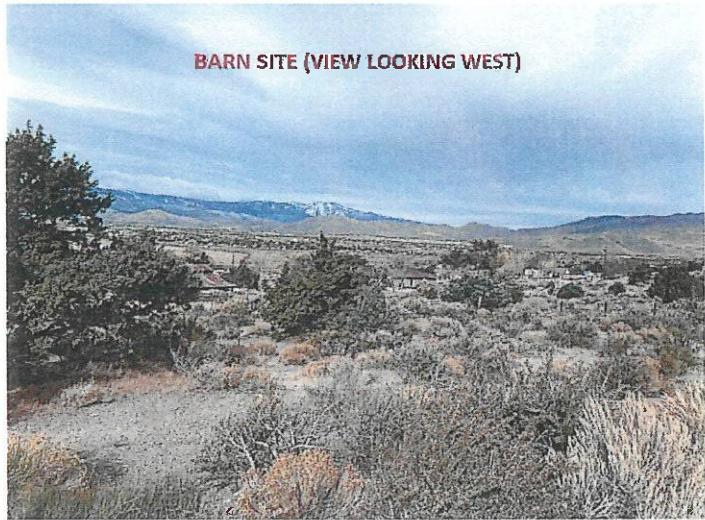


Figure 3 – Existing Conditions

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

Project Description

The Special Use Permit (SUP) included with this request is to allow for an accessory structure that exceeds 75% of the total square footage of the primary onsite building, as required per section 18.05.055(7) of the Carson City Municipal Code. In the case of 1896 Quail Lane, it is proposed to construct a $2,688\pm$ square foot barn on the northern portion of the existing $2.08\pm$ acre parcel. Given that the onsite residence is $3,450\pm$ square feet, the proposed barn accounts for 77% of the primary structure, triggering the SUP requirement.

As noted, the new barn is proposed to be located in the northern half of the parcel, north of the existing home and garage structures. An internal driveway will be provided to allow vehicular access to the barn from the existing driveway/garage area to the south. A second access to the barn will be via a gate located at the northeast corner of the site, providing an access to Quail Lane. New driveways will include an all-weather surface and may be paved with asphalt or concrete in the future.

The barn will be oriented north/south with the primary access (barn doors) located on the north and south elevations. The barn doors will be decorative garage doors and include large (14-foot by 14-foot) sliding doors on the north and south with two additional 5-foot by 8-foot overhead doors with carriage style windows on the south (front) elevation. A man-door is included on the east elevation. The barn will not include any living space, restrooms, etc. The only plumbing planned for the barn will be fire sprinklers, as required by the Carson City Municipal Code and Fiore Department.

The new structure will be 24-feet 8-inches in height to the main ridge with a maximum cupola height of 28-feet 8-inches, compliant with SF1A zoning regulations. The barn incorporates resawn cedar batten siding and a standing-seam metal roof. A decorative rock veneer is included around the base of the structure. Exterior decorative windows are included in the upper portions of all four elevations. These windows will provide natural light to the interior of the structure.

Figure 4 (following page) depicts the proposed site plan for the new barn while Figures 5 and 6 (pages 6 and 7) depict the proposed building elevations.

As shown in Figure 4, the proposed barn is located central to the property boundaries and far exceeds minimum setbacks established for the SF1A zone. Additionally, construction of the barn does not conflict with any existing easements or utilities located on the parcel.

No negative impacts are anticipated to occur with the addition of the new barn. The area is rural in nature and the proposed barn is consistent with a rural character. Also, the subject parcel is over two acres in size. Therefore, the addition of the new structure will not “dominate” the overall parcel or result in a dense appearance from the street or surrounding properties. Detached accessory structures are common within the neighborhood, including on the two residential parcels bordering the property to the west.



SURVEYOR'S NOTES

1. THE INFORMATION CONTAINED IN THIS SURVEY IS BASED ON INFORMATION PROVIDED BY THE CONTRACTOR AND IS NOT A SURVEY OF THE PROPERTY.

2. THE BOUNDARY SURVEY IS BASED ON RECORD INFORMATION FOR THE PROPERTY.

3. NO SURVEY HAS BEEN MADE ON THE PROPERTY.

4. SURVEYORS MAY NOT TAKE ANY PERTINENT INFORMATION.

5. NO SURVEY HAS BEEN MADE ON THE PROPERTY.

6. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY SURVEYING WORK THAT IS NOT PROVIDED BY THE CONTRACTOR.

7. THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY SURVEYING WORK THAT IS NOT PROVIDED BY THE CONTRACTOR.

8. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY SURVEYING WORK THAT IS NOT PROVIDED BY THE CONTRACTOR.

PROJECT CONTROL

POINT NUMBERING, ELEVATION, ELEVATION DESCRIPTION

POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
A	1000-2-17	A-1	1000-2-17
B	1000-2-18	B-1	1000-2-18
C	1000-2-19	C-1	1000-2-19
D	1000-2-20	D-1	1000-2-20

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SHEET 1 OF 1

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

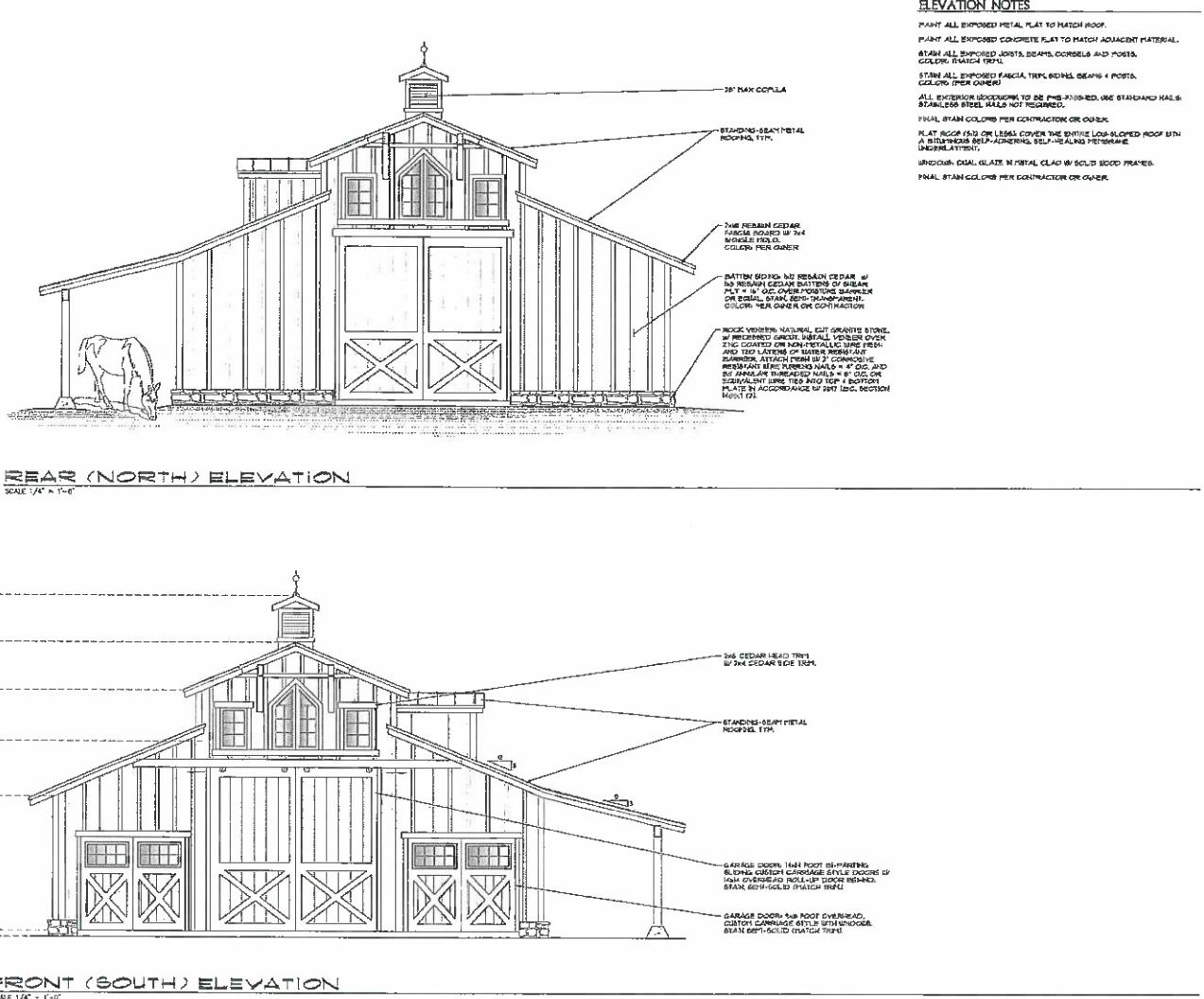


Figure 5 – Building Elevations

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

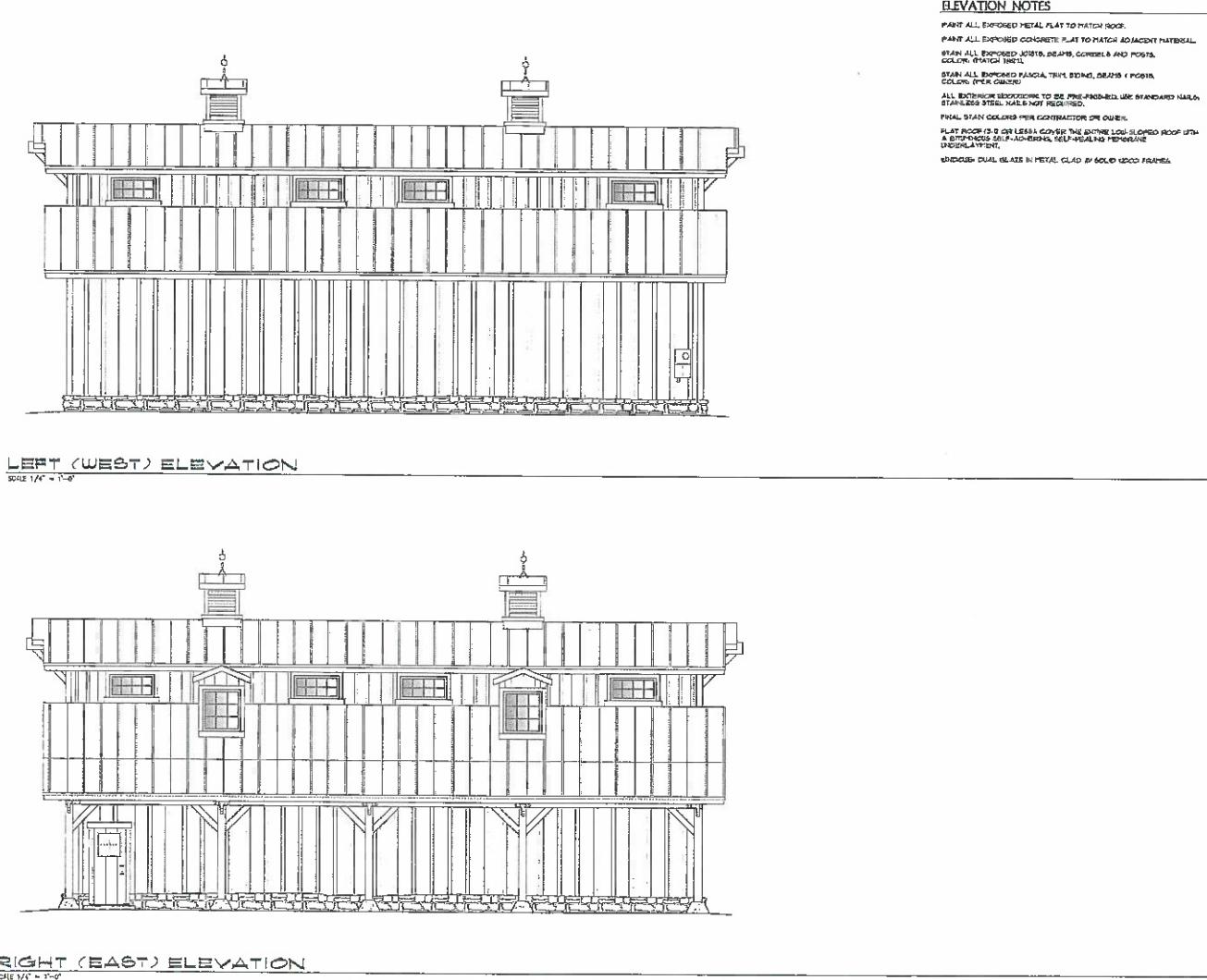
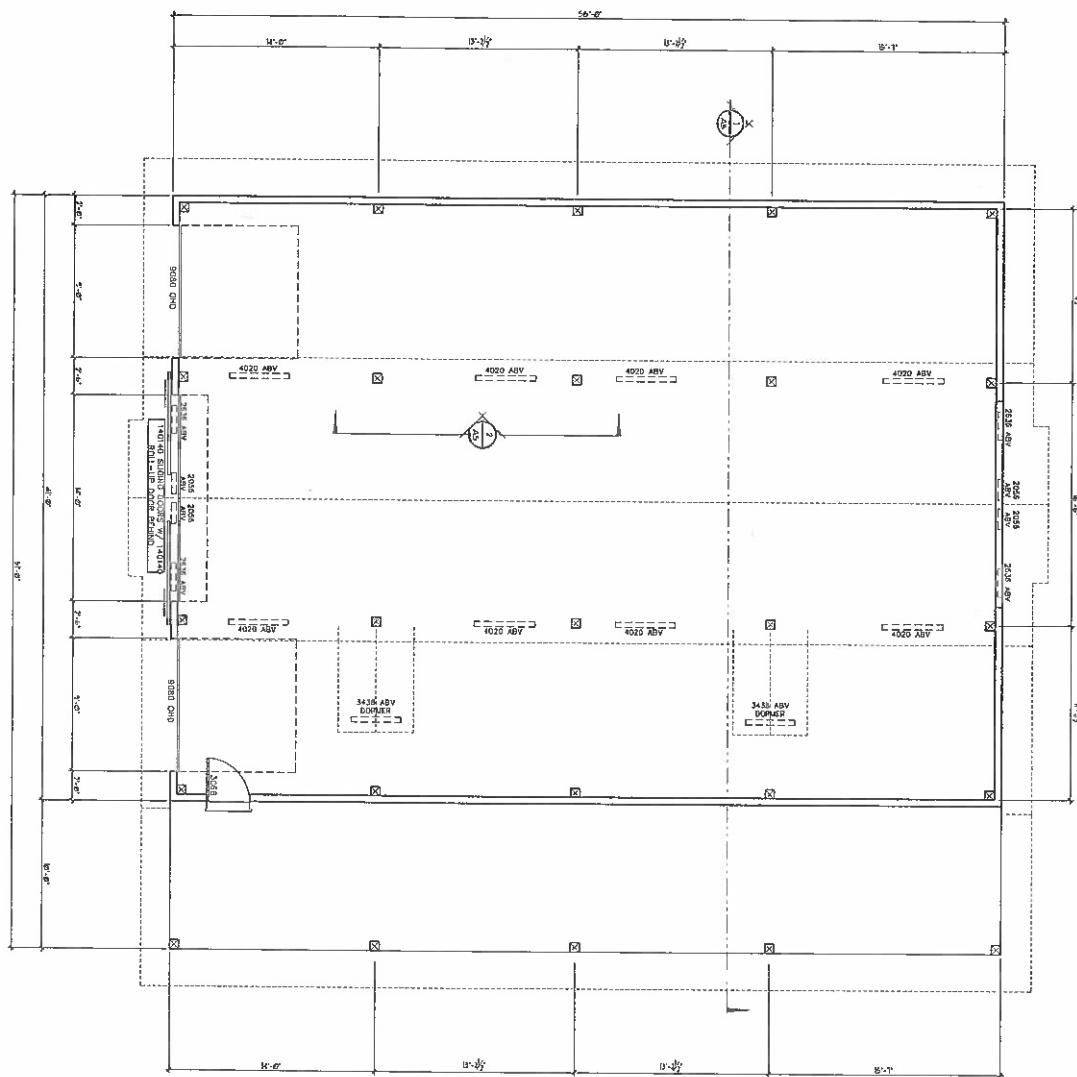


Figure 6 – Building Elevations

FLOOR PLAN



FLOOR PLAN NOT

15

Revision	10A
Date	
Drawn	
Checked	
Project No.	

PROFESSIONAL ENGINEERING
COUNCIL OF ALBERTA

Coclich Barn

Floor

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

Lighting for the barn will be consistent with the existing onsite residence. Large security lights that could potentially result in spill-over or glare are not proposed. Additionally, the barn is for personal use by the Coclisch family. Therefore, no impacts related to traffic, noise, etc. are anticipated.

Special Use Permit Findings

The Carson City Municipal Code establishes findings that must be made by the Planning Commission in order to approve a Special Use Permit request. These findings are listed below in *italic* type and are addressed in **bold** type.

Findings from a preponderance of evidence must indicate that the proposed use:

- a. *Will be consistent with the objectives of the Master Plan elements;*

The proposed barn is consistent with the current Low Density Residential Master Plan designation and does not conflict with the rural character of the area. The new structure meets/exceeds all requirements of the SF1A zoning designation and is a permitted use.

- b. *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, flare or physical activity;*

The proposed barn is in character with the rural surroundings and includes architectural design that is visually appealing and complementary to other structures in the immediate area. As noted, the barn is for personal use of the property owner and is a very low impact addition to the property.

- c. *Will have little or no detrimental effect on vehicular or pedestrian traffic;*

The proposed barn is for exclusive use by the Coclisch family (no commercial or business use) and is therefore not anticipated to generate any new traffic impacts over what currently exists with the onsite residence. Additionally, the barn will not impact pedestrian traffic within the neighborhood.

- d. *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;*

Once again, the proposed barn is not anticipated to generate any new impacts to the surrounding area and is designed and located such that it will complement surrounding uses. Per Carson City requirements, fire sprinklers will be provided within the new structure.

1896 QUAIL LANE – BARN SPECIAL USE PERMIT

- e. *Meets the definition of specific standards set forth elsewhere in Title 18 for such particular use and meets the purpose statement of that district;*

The new barn adheres to all development standards (i.e. building height, setbacks, etc.) set forth in Title 18. Accessory buildings, including barns, are consistent with the SF1A zoning district and more rural residential use types permitted in the zone.

- f. *Will not be detrimental to the public health, safety, convenience and welfare; and*

The proposed barn will not be detrimental to the public health, safety, or convenience and welfare. The structure is of a high architectural quality and will be complementary to other properties in the area, many of which include detached accessory structures.

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

As depicted on the site plan, the new structure meets or exceeds all setback requirements and is located to properly relate to existing development within the area. Single family properties that adjoin the site include detached accessory structures ensuring that the barn is not out of character with the existing built environment.