

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 25, 2023

FILE NO: LU-2023-0356

AGENDA ITEM: 6.D

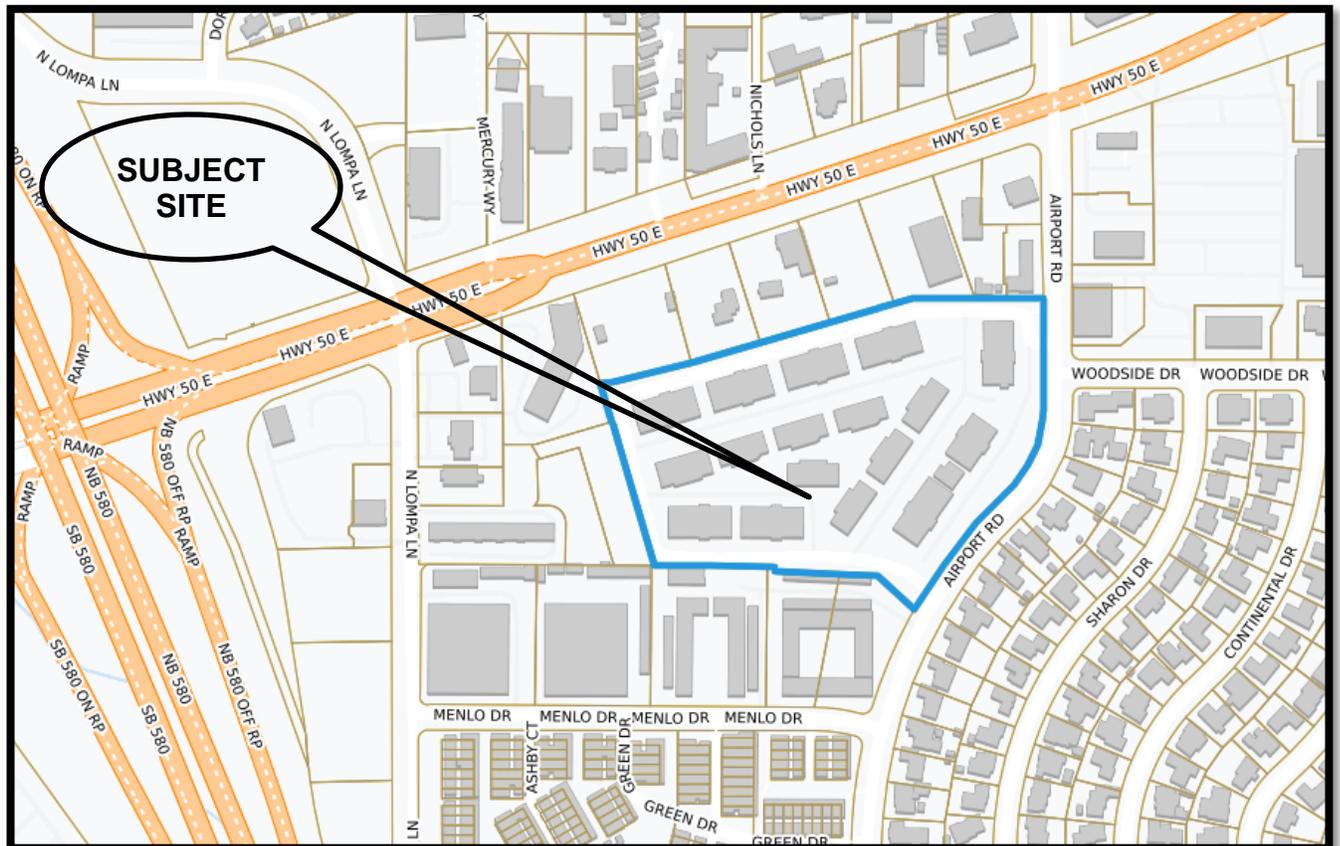
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Ben Farahi (“Applicant”) for a special use permit (“SUP”) to allow for the permanent on-site placement of a metal storage container on property zoned General Commercial (“GC”) located at 1600 Airport Road, Assessor’s Parcel Number (“APN”) 008-312-21. (Heather Manzo hmanzo@carson.org)

STAFF SUMMARY: The Applicant is proposing permanent placement of one metal storage container on an established multifamily residential site. The request is subject to the approval of an SUP. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve special use permit LU-2023-0356, based on the findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
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 issuance of the special use permit. 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.
5. The Applicant shall obtain a building permit to secure the container to a foundation or grade as a permanent structure. The applicant shall submit a copy of the notice of decision and conditions of approval with the building permit application. The permit application shall include a narrative and plans which depict compliance with Carson City Development Standards ("CCDS") 1.10., including but not limited to, container paint and screening.
6. A metal storage container special use permit shall be reviewed in 5-year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by applicant. The subject storage container may be reviewed administratively, although the Community Development Director may refer it to the Planning Commission at their discretion.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.080 Special Use Permits; CCMC 18.04.135 General Commercial (GC); and CCDS 1.10 (Personal Storage and Metal Storage Containers).

MASTER PLAN DESIGNATION: Mixed Use Commercial

PRESENT ZONING: GC

KEY ISSUES: Will the proposed permanent placement of a metal container be compatible with the surrounding neighborhood and be in keeping with the standards of the CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial ("GC") / retail, restaurant, a single-family residence and vacant land

EAST: GC & Single Family 6,000 ("SF6") / retail and residences (single family & duplex)

WEST: GC / vacant land and multitenant commercial

SOUTH: Multifamily Apartment ("MFA") / multifamily residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X and X-shaded (no special construction requirements)

EARTHQUAKE FAULT: Beyond 500 feet

SLOPE/DRAINAGE: Slope is level

DISCUSSION: The property is developed with 239 multifamily residential units. The Applicant is seeking permanent placement of one metal storage container for the purpose of storing building materials to facilitate ongoing maintenance and upgrades to the site.

Per CCDS Division 1, Section 1.10, permanent placement of metal storage containers within the GC zone is allowed subject to compliance with the standards and following approval of a SUP. Per CCMC 18.02.080, the Planning Commission has the authority to approve an SUP upon making each of the seven required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 188 property owners and 4 mobile home park residents located within 600 feet of the subject site on October 13, 2023. As of the writing of this report, no public 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 October 25, 2023, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering:

The Carson City Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the SUP request.

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:

The project must meet all Carson City Development Standards and Standard Details.

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 a negligible impact on pedestrian and vehicular traffic.

CCMC 18.02.080(5)(d) - Public Services

The project will have a negligible impact on city sewer, water, and stormwater services.

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.

Carson City Building Division:

1. A Nevada licensed engineer must prepare plans to obtain a building permit to secure the container to a foundation or grade as a permanent structure.
2. Building permit plans for construction must specifically identify each of the respective adopted 2018 Code Series and Northern Nevada Amendments (Building and Fire).
3. All plan submittals must comply with The Blue Book, A Reference Guide for the Nevada Design and Construction Industry.
4. The applicant may apply for a building permit at the Carson City permit center digitally at permitcenter.carson.org.
5. A conformed set of plans shall be submitted for Building permit plan review. The plan set must include a site plan and foundation plan.

FINDINGS: Staff's 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 proposal to add a metal storage container to the property to accommodate storage of materials being utilized for maintenance of the apartment units will not create an inconsistency 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.

The Applicant has proposed the placement of the metal storage building in an area internal to the site that does not affect vehicle circulation and is separated from the adjacent property by a screening fence and landscape buffer. Additionally, the application notes their plan to add landscaping and to paint the container a neutral color consistent with the apartment building color palette.

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

There is adequate parking on the site and the addition of the container will not affect vehicular 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 request will not impact public services or 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 site consists of 239 residential units and is approved for 397 parking spaces. There are currently 431 spaces on the property, exceeding the requirement associated with an approved expansion in 2016. The proposal will eliminate six parking stalls. Based on the approved parking standard, the site will still exceed the number of required spaces. The Applicant will be required to comply with the metal storage container standards contained in CCDS as outlined below:

CCDS 1.10 Section 9.

Metal storage containers, as defined in CCMC 18.03 is a fully enclosed unit, excluding semi-truck trailers, that house storage items and may be utilized in any industrial, public or commercial zoning district, excluding the neighborhood business (NB) zoning district, in conjunction with a permitted primary use of the property subject to the following use performance standards:

- a. *Metal storage containers may be utilized on a temporary basis, for a maximum of 90 days, once in any calendar year, subject to the approval of the director.*

Staff Response: The proposal is for the permanent placement of a container per (c.) below.

- b. *Within any industrial zoning district, the use of metal storage containers on a permanent basis is subject to the approval of the director.*

Staff Response: The site is within the GC zone. This standard is not applicable to the project.

- c. *Within the commercial or public zoning districts, excluding the neighborhood business (NB) zoning district, the use of metal storage containers on a permanent basis beyond 90 days requires approval of a special use permit. No metal storage containers are allowed in the neighborhood business (NB) zoning district.*

Staff Response: The site is located within the GC zoning district. The Applicant became aware of this requirement after placement of the metal storage container. This request is for the permanent placement of the container at the site.

- d. *The use of metal storage containers within the downtown commercial (DC) zoning district also requires approval by special use permit and downtown design review approval pursuant to 18.07 and development standards Division 6.*

Staff Response: The site is not located within the Downtown area.

- e. *Metal storage containers shall be used for storage purposes only and no human occupation shall occur. No alterations shall be made or allowed to the metal storage container including, but not limited to, doors, windows, electrical, plumbing, or connection of multiple containers unless factory built with those improvements. No storage shall be placed upon or above the metal storage container. Storage containers shall not be stacked upon each other.*

Staff Response: A condition is recommended to require the Applicant to demonstrate compliance with this standard at the time of building permit.

- f. *No hazardous materials shall be stored in metal storage containers. Metal storage containers shall not be sited in a manner to be detrimental to the public's health and safety.*

Staff Response: The application notes that materials to be stored will include construction and renovation materials such as latex paint, dry wall, carpet, etc. A condition is recommended to require the Applicant to demonstrate compliance with this standard at the time of building permit.

- g. Metal storage containers shall be at building grade and located at the side or rear of the primary structure. Metal storage containers shall not occupy any required parking spaces, landscape areas, drive-aisles, fire lanes, drainage courses, drainage easements, detention basins, or vehicular or pedestrian access ways. Metal storage containers shall not be permitted on vacant property.*

Staff Response: The storage container is located at the side of the property and is behind a trash enclosure as viewed from the public right of way. There are currently 431 parking spaces on the property, exceeding the requirement associated with the 2016 expansion. The proposal will eliminate six parking stalls; however the parking will not drop below the required ratio. The placement of the container will not have an effect on landscape areas, drive-aisles, fire lanes, drainage courses, drainage easements, detention basins or vehicular or pedestrian access ways.

- h. All metal storage containers shall be painted either to blend with the primary or adjacent structures or painted earth-tone colors to minimize visual impacts. Graffiti shall be removed in accordance with the city's graffiti ordinance. All metal storage containers in use shall be in a condition free from rust, peeling paint, or other visible forms of deterioration. Metal storage containers shall be screened with chain link fencing with slats, concrete masonry unit (CMU) block walls and/or landscaping as approved by planning staff. Metal storage containers and their screening and landscaping shall be maintained in good repair. Any metal storage containers that are not maintained in good repair or that are dilapidated or dangerous, shall be repaired or removed, following an order to comply from the director.*

Staff Response: The application states the container will be painted to match the Bella Lago apartment buildings.

- i. Advertising is prohibited on the exterior of all metal storage containers.*

Staff Response: A condition is recommended to require the Applicant to demonstrate compliance with this standard at the time of building permit.

- j. The use of semi-truck trailers as storage containers is prohibited in all zoning districts.*

Staff Response: As noted above, the applicant has already placed a storage container at this location. It is a metal storage container which will be brought into compliance if the SUP is approved. The applicant is not proposing the use of a semi-truck trailer.

- k. The number of metal storage containers allows for a business is dependent upon the following list of factors:*

- (1) Overall site placement;*
- (2) Screening provisions;*
- (3) Square footage of store or building;*
- (4) Square footage of parcel;*
- (5) Adjacency to residential zoning districts;*
- (6) Length of stay of metal storage container;*
- (7) Applicants justification/need for extra on-site storage for their business.*

Staff Response: The Applicant has requested one storage container to store material for ongoing maintenance and upgrades to the property. Staff finds that considering the factors above, one container is acceptable.

- l. A metal storage container special use permit shall be reviewed in 5-year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by applicant.*

Staff Response: A condition of approval is recommended to set the 5-year review date for this item.

- m. Special use permit fees for metal storage containers as adopted by resolution of the board, shall be charged, collected and deposited with the planning and community development.*

Staff Response: The fees for the SUP were paid.

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

The proposed permanent placement of the metal storage container will not be detrimental to public health, safety, convenience or welfare. The proposed location is screened from the public right of way and the existing landscape area and a solid fence provide screening between the container and the adjacent property. The container will provide for storage of materials for repairs and remodeling of the existing apartment units. The Applicant has noted that the container will not be used to store hazardous materials.

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

This request is to allow for permanent placement of a metal storage container. The container has been located internal to the site in an area that is not generally utilized for parking. Since the request will not have an impact on services and infrastructure, the primary potential impact is visual. The existing solid fence and landscape area will provide screening and the addition of a paint color consistent with the Bella Lago buildings will help to mitigate the impact of the permanent placement of the container. Additionally, CCMC requires an administrative review of the SUP every five years or at any time the principal property use changes.

Attachments:

Application – LU-2023-0356

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: _____

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.

FILE

APPLICANT PHONE #
Ben Farahi 775-883-3056

MAILING ADDRESS, CITY, STATE, ZIP
3652 S. Virginia St, Suite C7, Reno, NV 89502

EMAIL ADDRESS
benfarahi@biggestlittle.com

PROPERTY OWNER PHONE #
BELLA LAGO LLC 775-883-3056

MAILING ADDRESS, CITY, STATE, ZIP
3652 S. Virginia St, Suite C7, Reno, NV 89502

EMAIL ADDRESS
benfarahi@biggestlittle.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Derek Wilson 775-527-6710

MAILING ADDRESS, CITY STATE, ZIP
1985 Chimney Rock Trail, Reno, NV 89523

EMAIL ADDRESS
dwilson@rubicondesigngroup.com

Project's Assessor Parcel Number(s): 008-312-21
Street Address: 1600 Airport Road

Project's Master Plan Designation: Mixed Use Commercial (MUC)
Project's Current Zoning: General Commercial (GC)
Nearest Major Cross Street(s): Airport Rd/Highway 50

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. This request is to allow permanent on-site placement of a shipping container for the storage of building materials, to facilitate ongoing site maintenance and upgrades.

PROPERTY OWNER'S AFFIDAVIT

I, Ben Farahi, 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.

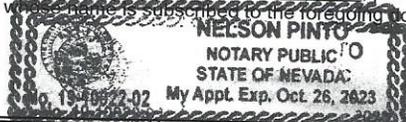
Signature: [Signature] Address: 3652 S VIRGINIA SUITE C7 Date: 9/7/23

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

STATE OF NEVADA
COUNTY

On Sept. 7th, 2023, Benrouz Ben Farahi, 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: [Signature]



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

MANAGING
MEMBER

BELLA LAGO LLC

Print Name

CEO BELLA LAGO LLC

9/7/23

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: Bella Lago Apartments 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)?
- 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)?

Documentation of Property Taxes Paid

Bella Lago Apartments, 1600 Airport Road

Carson City Property Inquiry 008-312-21 : 2023

Property Information

| | | | |
|-----------------------|--|---|--------------|
| Parcel ID | 008-312-21 | Parcel Acreage | 9.3500 |
| Tax Year | 2023 <input type="button" value="v"/> | Assessed Value | 4,351,659 |
| Land Use Group | RES | Tax Rate | 3.5700 |
| Land Use | 330 - Five or More Units - Low Rise | Tax Cap | High Cap |
| Zoning | GC | Tax Cap Returned | |
| Tax District | 024 | Total Tax Fiscal Year (2023 - 2024) | \$151,620.04 |
| Site Address | 1600 AIRPORT RD 1600 AIRPORT RD #17 1600 AIRPORT RD #18 1600 AIRPORT RD #15 1600 AIRPORT RD #16 | Total Unpaid All Years | \$113,713.62 |
| Neighborhood | Available | Pay Taxes | |
| Public Notes | APARTMENT - SLAB PORCH LIVING AREA, DINING AREA, 2 BED, 2 BATH LAUNDRY HALL COMMERCIAL - LATTICE COVER OFFICE AREA, GYM, LOUNGE AREA, 2 HALF BATHS HEATOLATOR FIREPLACE | | |

Billing Fiscal Year (2023 - 2024)

| Installment | Date Due | Tax Billed | Cost Billed | Penalty/Interest | Total Due | Amount Paid | Total Unpaid |
|--------------|-----------|---------------------|---------------|------------------|---------------------|--------------------|---------------------|
| 1 | 8/21/2023 | \$37,906.42 | \$0.00 | \$0.00 | \$37,906.42 | \$37,906.42 | \$0.00 |
| 2 | 10/2/2023 | \$37,904.54 | \$0.00 | \$0.00 | \$37,904.54 | \$0.00 | \$37,904.54 |
| 3 | 1/1/2024 | \$37,904.54 | \$0.00 | \$0.00 | \$37,904.54 | \$0.00 | \$37,904.54 |
| 4 | 3/4/2024 | \$37,904.54 | \$0.00 | \$0.00 | \$37,904.54 | \$0.00 | \$37,904.54 |
| Total | | \$151,620.04 | \$0.00 | \$0.00 | \$151,620.04 | \$37,906.42 | \$113,713.62 |

BELLA LAGO APARTMENTS



SPECIAL USE PERMIT APPLICATION

Prepared by:



September 14, 2023

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Major SUP Application Form
Master Plan Policy Checklist
Applicant’s Acknowledgement Statement
Documentation of Taxes Paid
Full Site Plan Exhibit
Site Plan Excerpt – Storage Container Area

BELLA LAGO APARTMENTS SUP

Introduction

This application includes the following request:

- A Major Special Use Permit to allow permanent placement of a storage container on the existing Bella Lago Apartments site.

Project Location

The Bella Lago Apartments site (APN 008-312-21) is located at 1600 Airport Road, south of Highway 50, west of the Woodside Drive intersection. Total site area is 9.35± acres and includes 239 apartment units. The site was originally constructed in 1979 with additional units added in 2016. The site is accessed via two driveways along Airport Road. Figure 1 shows the project location.



Figure 1 – Vicinity Map

BELLA LAGO APARTMENTS SUP

Proposed Project

The goal of this project is to create a permanent storage area on site, housed in a standard shipping container. This container will occupy 6 of the existing parking spaces located along the south property boundary.

Information provided in this application shows the location of the container, analyzes parking on the site, reviews applicable zoning code sections, and presents the findings that must be made to approve this project. In short, with the storage in place, parking at the site will continue to function for tenants and visitors and impacts to the area will be insignificant.

The proposed storage container will be used for building materials and maintenance equipment. The owner of the site has been pursuing investment and upgrades to the site recently, starting with the construction of additional apartment units in 2017. These new units are a functional and aesthetic upgrade to the site and provide a modern architectural look for the area. The owner is continuing upgrades and maintenance and needs onsite storage to make this continued investment efficient and feasible.

No changes to the site layout or landscaping are required with this change. The storage container will occupy a section of the site that is:

- generally not favored by tenants for parking
- not blocking a driveway or drive aisle
- set back from the entrance so is not highly visible from Airport Road
- partially screened from neighboring property by a fence and landscaping
- not directly adjacent to any building

The storage container is on site at present. The owner installed the storage container and at that time was unaware of the need for a Special Use Permit. Carson City personnel informed the owner that permanent storage required the approval of an SUP. Following instructions from City Planning staff, the owner pursued this application in an effort to comply with the City's zoning code.

Existing Conditions

The subject property is zoned General Commercial (GC) and is surrounded by commercial zoning to the north, west, and northeast; multi-family zoning (MFA) to the south; and single family residential (SF6) to the southeast.

Figure 2 shows the zoning map for the area. No changes to the zoning are requested with this project.

BELLA LAGO APARTMENTS SUP

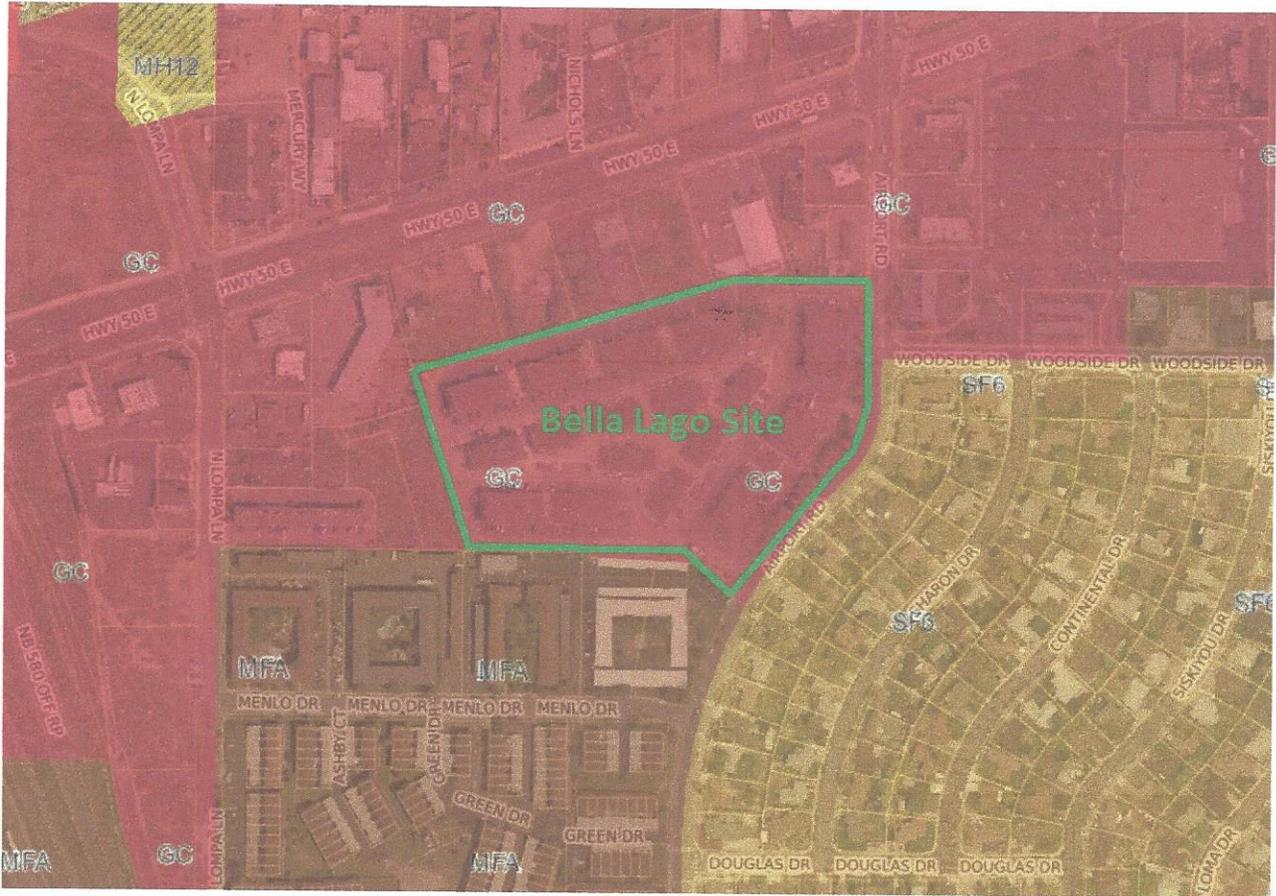


Figure 2 - Zoning

The area shows a mix of zones, including multi-family, single family, and commercial. The project is in the GC zone which allows for a wide range of uses. The Master Plan designation for the site, and for much of the surrounding area to the west and north, is Mixed Use Commercial. To the south is High Density Residential and to the southeast is Medium Density Residential. A Master Plan map is included below in Figure 3.

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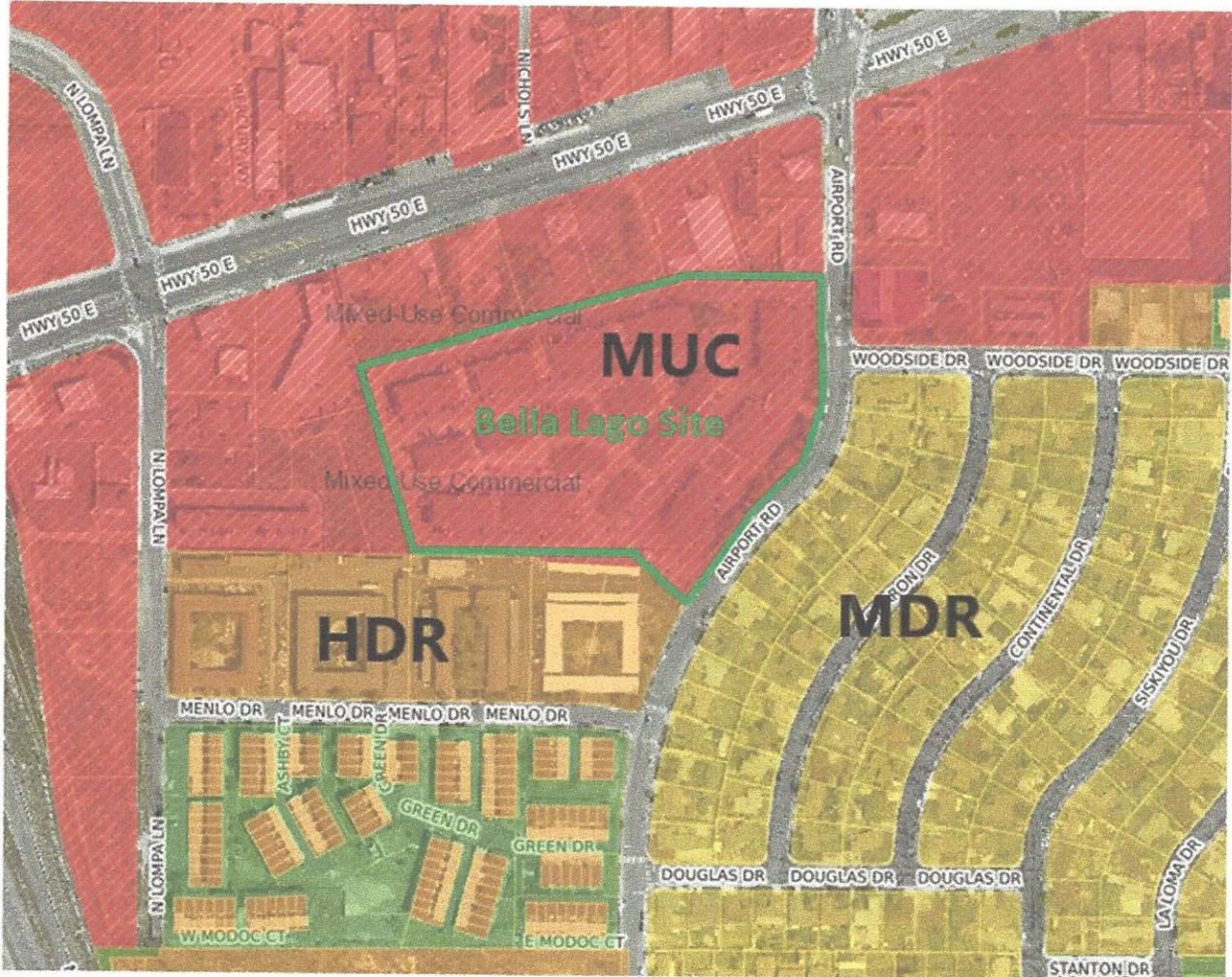


Figure 3 – Master Plan Map

As shown in Figure 1, the subject property is developed with apartments. The site configuration includes nine individual two-story buildings located around the perimeter of the property and completed with the original construction in 1979. There are an additional eight two-story buildings and an office/clubhouse occupying roughly the center of the site, constructed in 2016. Parking is dispersed around the site.

A summary of the development is as follows:

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| Apartment Type | Unit Count |
|----------------|------------|
| Studio | 4 |
| 1-bedroom | 171 |
| 2-bedroom | 56 |
| 3-bedroom | 8 |
| Total | 239 |

No changes to the unit count will occur with this application. The above unit count information is provided for information only. This unit count was approved through an SUP application in 2016.

| Parking | Spaces |
|------------------------------------|--------|
| Approved Parking | 397 |
| Existing Parking Total | 431 |
| Parking Spaces Occupied by Storage | 6 |
| Revised Parking Total | 425 |

At the time of the 2016 SUP, a parking count of 397 spaces was approved. Subsequent to this approval, it was learned that the overall site layout could be optimized to allow for a slightly increased parking count. Through a reconfiguration of the southeast corner of the site, an unused portion of the parcel was converted to parking (No required landscaping was removed with this reconfiguration). The parking count subsequently increased to 431 spaces. The site is therefore at a surplus parking amount, above what is required by the 2016 approval. Even with the storage container, the site remains above the required parking level.

Parking Loss Due to Project

The proposed storage container will result in the conversion of 6 parking spaces into storage area. This includes 5 spaces that will hold the container plus one space to allow a loading area at the front of the container.

Even with the conversion of 6 spaces to storage, the parking available for the apartment complex will remain above the permitted total. The apartments will retain 425 spaces available for tenant and manager parking.

The conversion of six parking spaces to storage will not result in a loss of function at the site and the complex will remain in compliance with the original design approval.

Parking Availability

The site has proven to function properly at the approved parking level. The apartment management estimates that site parking is utilized at about an 80% level. Site visits during this application process

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suggest there is ample parking available and that Bella Lago Apartments are not causing a parking impact to the neighborhood. Street parking is available on surrounding streets but does not appear to be heavily utilized.

Storage Container and Site Photos

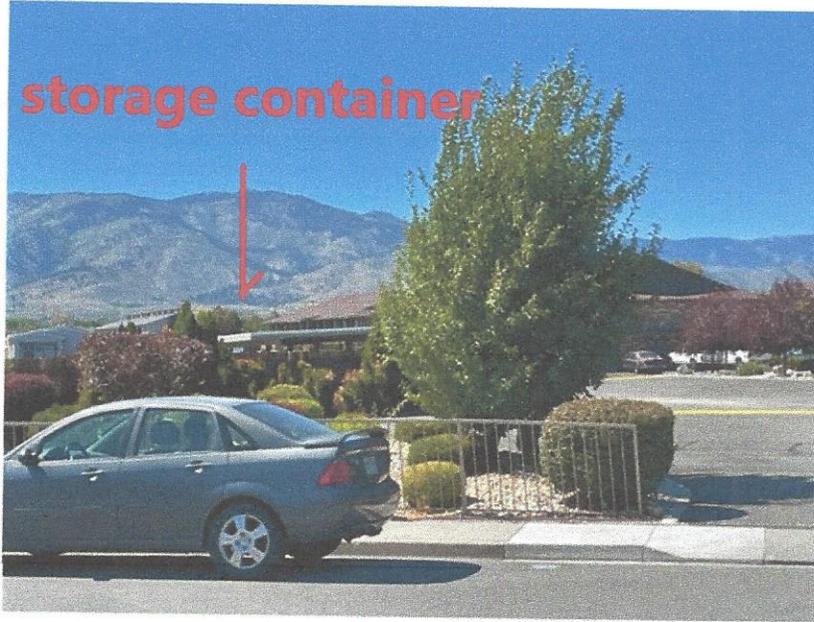
A site plan drawing is included with this application, showing the overall apartment complex and the location of the storage container. Below are photos providing excerpts from the site, including the storage container that is in place now.



View from Airport Road, with Bella Lago Apartment site in background. Mature landscaping provides screening and an appealing look.

Figure 4 –Storage Container and Site Photos

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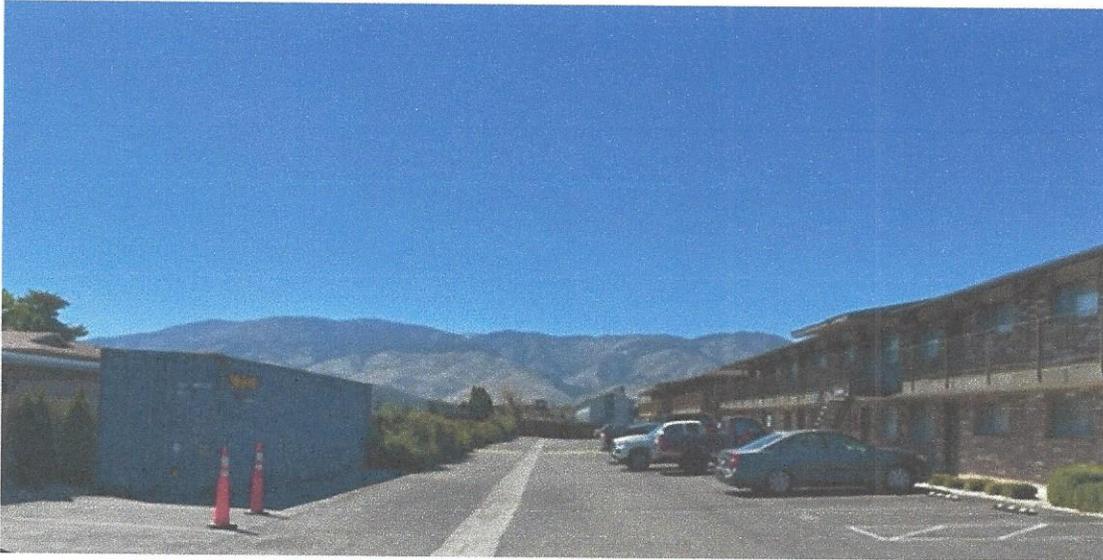
Southeast corner of Bella Lago property, viewed from Airport Road. Storage container in background.



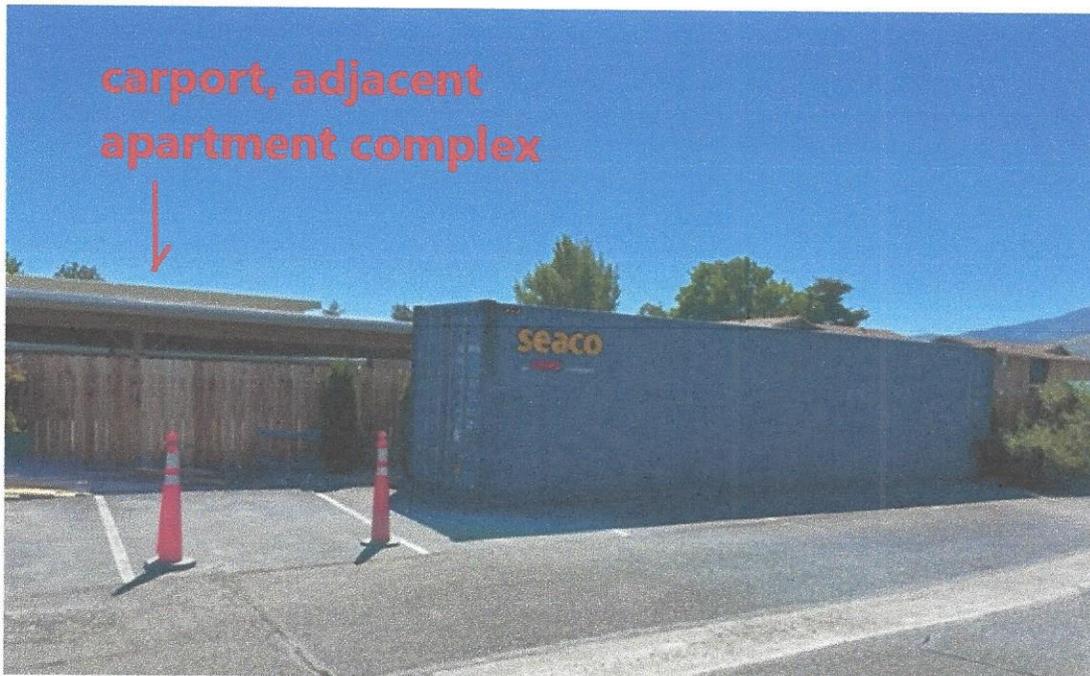
Interior of Bella Lago site showing recent construction and landscaping.

Figure 4 –(continued) Storage Container and Site Photos

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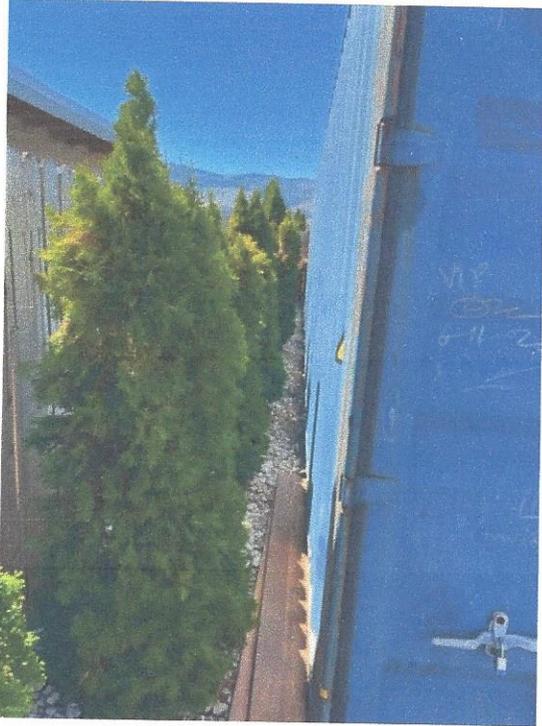
Interior of Bella Lago site showing storage container on left, along south property line. Note that drive aisles are wide and the storage container does not impede travel or emergency services access.



Storage container along south property line. The structure behind the container is a carport on neighboring property. There are no apartments adjacent to the container. Landscaping will be added along front of container to provide visual screening.

Figure 4 –(continued) Storage Container and Site Photos

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View along south property line with container on right, fence and landscaping on left.



View of storage container from apartment complex to the south. Bella Lago buildings and storage container in background.

Figure 4 –(continued) Storage Container and Site Photos

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The image below is a close-up of the site plan section that includes the storage container. The container is bordered on the south by a solid fence and a landscape strip with trees.

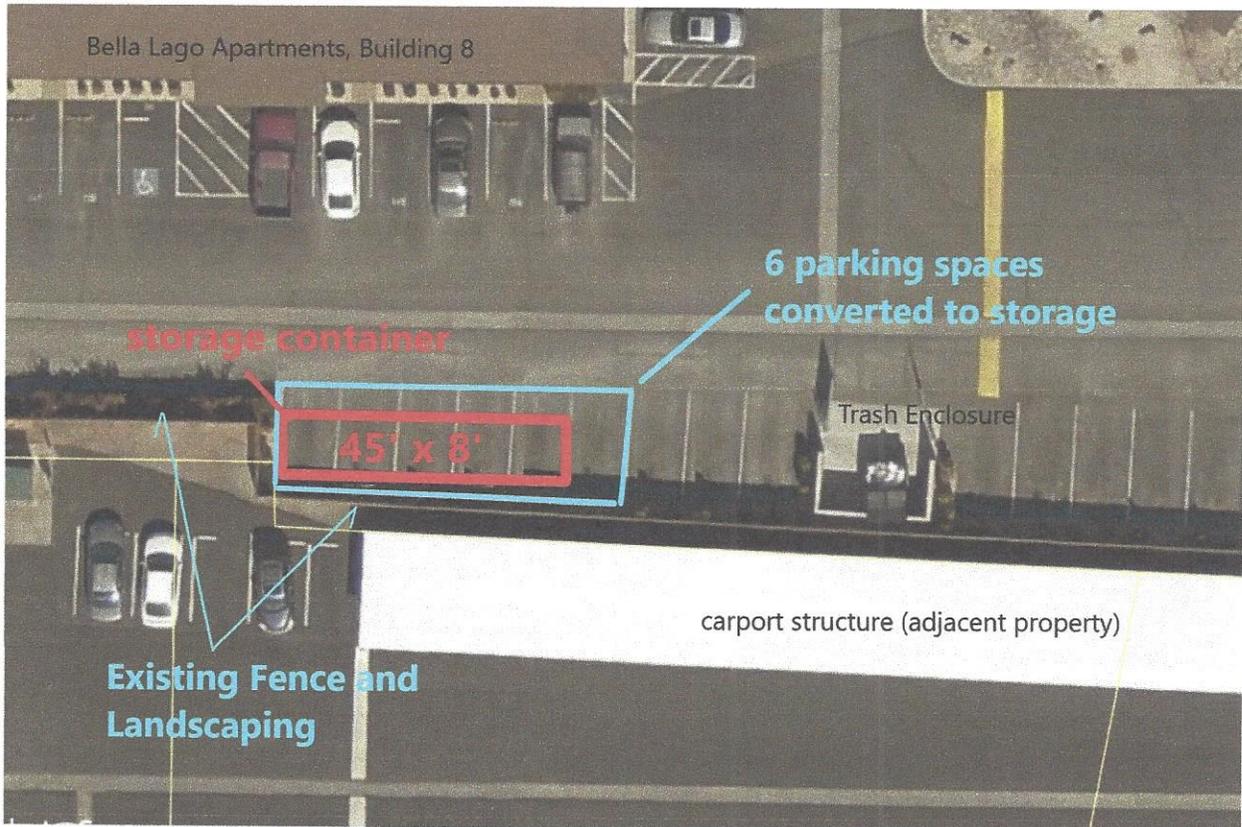


Figure 5 – Bella Lago Site Plan (continued)

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Storage Container Appearance

The storage container is a standard steel container with lockable doors at one end. It is 45' long, 8' wide, and 8' tall.

It is painted blue now but will be repainted to match the Bella Lago buildings, per the Code requirement identified below.

Landscaping will be added along the container perimeter (excluding the door area) to further screen the container.

Carson City Municipal Code

Title 18, Division 1, Section 1.10, Item 9(c), of the Carson City Municipal Code allows for the use of metal storage containers for permanent storage in the General Commercial zone, with the approval of a Special Use Permit. The site complies with this requirement.

Item 9(f) requires that no hazardous materials are to be stored on site. The site will comply with this requirement. Materials stored on site will be construction and renovation materials only, such as latex paint, drywall, carpet, etc.

Item 9(g) requires the storage container to be located at the side or rear of the property. As shown on the site plan, the container is located far from the front of the site, along a side property line. It is only minimally visible from Airport Road.

This item also requires that the container not be located within a landscape area. The container is adjacent to a landscaped setback strip and is not located on any landscaping.

Also required is that the container not remove any required parking. As noted above, the container occupies some of the *excess parking* that was added in addition to the required parking. The project remains above the approved parking level established in the 2016 SUP.

Item 9(h) requires the storage container to be painted to match the buildings on site. The project owner will comply with this requirement by painting the container, likely a medium brown or tan color.

The container is required to be screened by either chain link fencing or landscaping. The owner is offering to install a landscape strip with trees along the north side (currently exposed side) of the container. Since the container is already adjacent to landscaping on the west and south sides, this additional landscaping will nearly enclose the container. For access, no landscaping will be installed at the east end of the

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container where the doors are located.

Master Plan

The SUP process requires a project to be reviewed for conformance with the Master Plan. The extremely modest scale of this project renders impacts to the area, and to the Master Plan, as very unlikely. Nonetheless, by facilitating investment and enhancing the management functions of Bella Lago, this project does in fact support Master Plan goals.

In general, the Bella Lago development supports Master Plan goals due to its location within a mixed-use area, its proximity to commercial and employment centers, and the site's access to public transit and walkable destinations. Specific Master Plan goals from the SUP application form are identified below, with responses following in **bold type**.

Master Plan Policy Questions

Does the project use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?

Response: Bella Lago includes new buildings from 2017 and original buildings from 1979. Part of the need for storage onsite is to facilitate ongoing renovations of the older buildings. These renovations allow for improved appliances, enhanced insulation, and updated lighting fixtures, all of which reduce energy consumption and water use.

Does the project protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

Response: No changes to the existing landscaping are required. The storage container is partially screened by existing landscaping.

Does the project encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?

Response: This request, and the previous 2016 SUP, encourage an improved citywide housing mix by maintaining a stock of quality multi-family housing units.

Does the project promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

Response: The project site is adjacent to 2 city bus routes (2A, 2B) on Airport Road.

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Special Use Permit Findings

Carson City Municipal Code Section 18.02.080 provides findings that must be made in order to approve an SUP request. These findings are listed below, followed by responses 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;

Response: The project enhances the owner's ability to invest in Bella Lago and to provide ongoing maintenance and renovations. This supports the master plan by helping to maintain quality housing choices near downtown and within mixed-use areas.

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, glare or physical activity;

Response: This project directly contributes to the economic value and character of the area by facilitating maintenance and enhancements to the Bella Lago site. No offsite impacts (traffic, sewer, odors, etc.) will be generated with this request.

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

Response: This project will have no adverse impact on site or area traffic or pedestrian movement. The project will slightly reduce area and site traffic by removing a need to truck materials to and from the site for each renovation job.

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;

Response: This request has no adverse impact on area infrastructure or services. As noted above, there will be a modest reduction in truck traffic at the site.

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

Response: As detailed in the *Carson City Municipal Code* section of this report, the project can easily comply with all design standards and zoning requirements.

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

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Response: This request has no adverse impact on public health and welfare. A minor improvement to safety and convenience will be achieved by a reduction in overall truck traffic to the site.

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

Response: This request will not damage other property. The storage container will be slightly visible from surrounding property but it will be painted and screened in accordance with Code. It will not contain any hazardous materials and will not produce any noise or other disturbances.

h. The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.

Response: The descriptions, photos, site plan, and code analysis presented here represent a complete representation of the proposed project and the applicant is prepared to respond to questions from city staff and decision makers as needed.

APPENDIX