

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 24, 2017

FILE NO: SUP-17-047

AGENDA ITEM: F-4

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To consider a request from Battle Born Autobody, (property owner: Bernhard Family Trust, Agent: Morris Engineering Ltd) for a Special Use Permit to allow an auto body repair facility on property zoned Limited Industrial (LI).

APPLICANT: Battle Born Autobody LLC

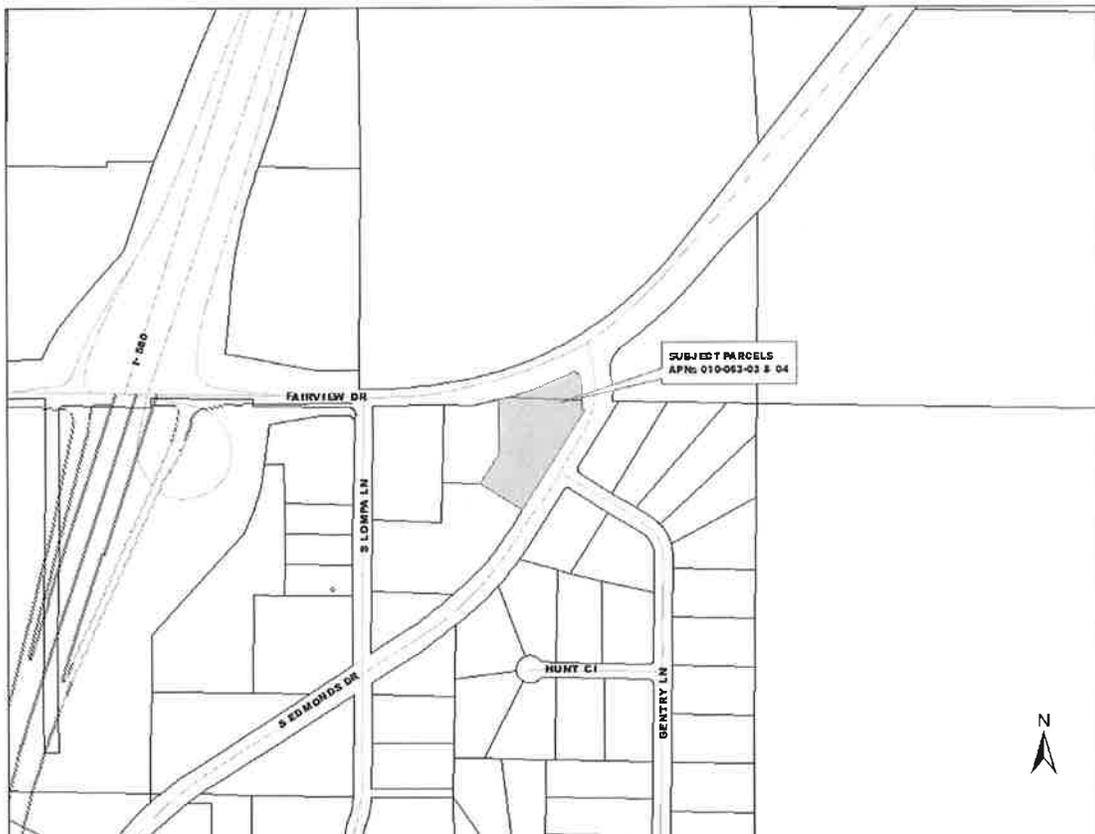
OWNER: Bernhard Family Trust

AGENT: Morris Engineering Ltd

LOCATION: 2441 and 2445 Fairview Drive

APN: 010-063-03 and -04

RECOMMENDED MOTION: **"I move to approve SUP-17-047, a request from Battle Born Autobody LLC, (property owner: Bernhard Family Trust, agent: Morris Engineering Ltd) for a Special Use Permit to allow an auto body repair facility on a property zoned Limited Industrial, located at 2441 and 2445 Fairview Drive, APNs 010-063-04 and -04, based on the findings and subject to the conditions of approval contained in the staff report."**



RECOMMENDED CONDITIONS OF APPROVAL:

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 Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. Any new exterior lighting shall be directed downward, not outward or upward, and shall be installed to prevent spillover lighting onto adjoining properties and glare to the sky. The height of new light standards, light poles and wall pack lighting when adjacent to residential zones is limited. All new exterior lighting shall comply with the requirements listed in Development Standards Division 1.3 Lighting Standards.
6. All vehicles must be stored within an enclosed sight obscured area. Slats in the chain link fencing must be maintained and replaced if missing. All existing landscaping on the exterior and interior of the site must be maintained.
7. All construction and improvements must meet the requirements of Carson City Standard Details.
8. Backflow preventers will be required for the irrigation and domestic water lines.
9. The septic system must be abandoned and the property connected to the sanitary sewer main in South Edmonds Drive, utilizing a sand/oil separator and a pump system with a backup pump and high water alarm.
10. The addresses for parcels 010-063-03 and -04, shown as 2441 and 2445 Fairview Drive will be changed from Fairview Drive to South Edmonds Drive, as the business openings face this direction.
11. The entrance to 2445 Fairview Drive must be improved with a driveway approach per CCDS 12.12.
12. Any areas used for parking must have a hard surface such as asphalt, concrete, or pavers per CCDS 2.3.3.
13. A 20 foot wide water line easement, centered on the water main, must be recorded to provide access to the water main that runs through 2445 Fairview Drive, per CCDS 18.2.

14. No wastes from the facility will be allowed to enter the parking lot or storm sewer system, per CCMC 12.19.070, 12.19.080, and 12.19.090.
15. This facility will be required to obtain a Waste Water Discharge Permit before being allowed to discharge any process waste to the sanitary sewer, per CCMC 12.06.030, 040, and 050.
16. Washing of vehicles is not allowed outside unless a wash pad is installed. Wash pad shall connect property sized to sand and oil interceptor. Wash pad is not to exceed 600 square surface feet unless covered and shall be bermed to prevent excessive water from entering the sanitary sewer, per CCMC 12.06.210, and 12.19.090
17. A properly sized sand oil interceptor capturing all process wastes will also be required, per CCMC 12.06.245, and Appendix 18 Division 15.6 and 15.7. A single sand oil interceptor is allowed to be used for both facility and outside wash pad.
18. If greater than 160 square surface feet of material of the existing building would be disturbed, the following items would be required per CCMC 12.12.065:
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submitted of Carson City Acknowledgement of Asbestos Assessment.
 - c. Depending on results of asbestos assessment an EPA 10 day notification may also be required.
19. Facility will be required to provide Secondary containment for chemicals used at this facility. Please contact ECA for requirements. Please note if chemicals are to be stored outside the containment area and will need to be covered, per CCMC 12.06.248.
20. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
21. Paint booths using flammable liquids must have a fixed fire suppression installed.

LEGAL REQUIREMENTS: CCMC 18.02.080 Special Use Permits and CCMC 18.04.145 Limited Industrial Conditional Uses

MASTER PLAN DESIGNATION: Community/Regional Commercial (C/RC)

PRESENT ZONING: Limited Industrial (LI)

KEY ISSUES: Will the proposed auto body repair facility be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public (P)/National Guard

EAST: Single Family 1 Acre (SF1A)/Residences

WEST: Limited Industrial (LI)/Capital Beverages and their storage area

SOUTH: Limited Industrial (LI)/various businesses

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X- Areas of minimal flooding

EARTHQUAKE FAULT: Zone II, moderate potential, fault zone beyond 500 feet

SLOPE/DRAINAGE: The site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: .28 acre/12,197 square feet and 1.68 acre/73,181 square feet
SETBACKS: Existing building. No expansion of the building is proposed
STRUCTURE SIZE: Existing 7,000 square feet
STRUCTURE HEIGHT: Existing single story
PARKING: Existing

VARIANCES REQUESTED: none

PREVIOUS REVIEW:

U-81-48 approved for outside storage

DISCUSSION:

A Special Use Permit for the proposed project is required for the following reasons:

- Title 18.04.145 Limited Industrial (LI). An auto body repair facility is a conditional use in this zoning district. Therefore, review and approval of a Special Use Permit to allow the use is required.

The applicant is seeking to utilize an existing building and storage yard as an auto body repair facility, with painting and repairs of vehicles proposed. The applicant states all painting and auto body work will be conducted within the existing building. Auto repair and maintenance work is allowed in this zoning district, such as engine and transmission repair and replacement, oil changes, as well as replacement of auto parts and tires. However, painting and exterior body work requires prior approval of a Special Use Permit.

PUBLIC COMMENTS: Public notices were mailed to 30 property owners within 720 feet of the subject site on May 5, 2017. As of the writing of this report, one comment in opposition of the request has been received. Any other comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, 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.

Building Division: No comments received

Fire Department:

1. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
2. Paint booths using flammable liquids must have a fixed fire suppression installed.

Engineering Division:

1. All construction and improvements must meet the requirements of Carson City Standard Details.
2. Backflow preventers will be required for the irrigation and domestic water lines.

3. The septic system must be abandoned and the property connected to the sanitary sewer main in South Edmonds Drive, utilizing a sand/oil separator and a pump system with a backup pump and high water alarm.
4. The address of 2441 Fairview Drive must be re-addressed to be off of South Edmonds Drive unless a driveway is improved off of Fairview Drive per Carson City Development Standards (CCDS) 22.6.3. (It is noted a condition of approval states these addresses will be changed by the Carson City Assessor, even if the driveway is not improved.)
5. The entrance to 2445 Fairview Drive must be improved with a driveway approach per CCDS 12.12.
6. Any areas used for parking must have a hard surface such as asphalt, concrete, or pavers per CCDS 2.3.3.
7. A 20 foot wide water line easement, centered on the water main, must be recorded to provide access to the water main that runs through 2445 Fairview Drive, per CCDs 18.2.

Health Department: Connection to City water and sewer is required.

Environmental Control:

1. No wastes from the facility will be allowed to enter the parking lot or storm sewer system, per CCMC 12.19.070, 12.19.080, and 12.19.090.
2. This facility will be required to obtain a Waste Water Discharge Permit before being allowed to discharge any process waste to the sanitary sewer, per CCMC 12.06.030, 040, and 050.
3. Washing of vehicles is not allowed outside unless a wash pad is installed. Wash pad shall connect property sized to sand and oil interceptor. Wash pad is not to exceed 600 square surface feet unless covered and shall be bermed to prevent excessive water from entering the sanitary sewer, per CCMC 12.06.210, and 12.19.090
4. A properly sized sand oil interceptor capturing all process wastes will also be required, per CCMC 12.06.245, and Appendix 18 Division 15.6 and 15.7. A single sand oil interceptor is allowed to be used for both facility and outside wash pad.
5. If greater than 160 square surface feet of material of the existing building would be disturbed, the following items would be required per CCMC 12.12.065:
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submitted of Carson City Acknowledgement of Asbestos Assessment.
 - c. Depending on results of asbestos assessment an EPA 10 day notification may also be required.
6. Facility will be required to provide Secondary containment for chemicals used at this facility. Please contact ECA for requirements. Please note if chemicals are to be stored outside the containment area and will need to be covered, per CCMC 12.06.248.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

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

The subject property is designated as Commercial/Regional Community (C/RC.) Uses associated with this designation are a mix of retail and commercial services in a concentrated and unified center that serves the local community. Uses may also include larger retail centers with unique stores or characteristics that serve as a regional draw. The zoning for the site is Limited Industrial. The proposed use is a request to utilize an existing site and buildings in a manner which is consistent with previous uses on the site, which included a contractor's yard for construction, plumbing and heating, with the associated storage of materials, vehicles and trailers. Staff finds the requested use to be consistent with this previous use and master plan designation.

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 proposed site is zoned Limited Industrial. The Limited Industrial zoning of this area continues to the west, along South Edmonds Drive and north of Fairview Drive. The properties in the Limited Industrial zoning district of this area and on this site have been used for various commercial and industrial uses over the years. The proposed use of the site as an auto body repair facility with auto painting contained within a building is compatible with the industrial uses listed in this zoning district. The site is located between two arterial streets, Fairview Drive and South Edmonds Drive. While it is expected that the completion of the I-580 freeway directly to the west of this site in the next several months will result in a reduction in overall traffic in this area, these streets will continue to be extremely busy. Location of the proposed use within the existing building will serve to mitigate noise, vibrations, fumes, odors, dust, glare and physical activity. The amount and speed of traffic in this vicinity will also serve as mitigation to mask any noise or vibrations created by the use on the site. It is noted properties to the east and south of South Edmonds Drive are zoned residential.

This site was previously used for trucking, large equipment storage, hauling, contractor's yard and other commercial uses, as is evidenced by the pictures in the file, which show parking or placement of many vehicles, equipment and trailers. In addition, a Special Use Permit was approved for outside storage in conjunction with a business on the site in 1981. Various uses have continued on the site during the intervening years which continued the outside storage and use of the site for an industrial use. The site has a raised masonry fence, topped with a six foot tall chain link with slats which will continue to provide mitigation of the appearance of the site from neighboring properties and the roadway. As a recommended condition of approval, the fence must be maintained in good repair with slats in the chain link fencing. It is noted there is also landscaping which is well maintained on the outside of the perimeter fence. This is also an improvement to the appearance of the site.

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

The site has been an active location with commercial and industrial uses, including traffic from trucks, hauling, contractor's yard and outside storage during the more than 35 years since the site was approved by Special Use Permit for outside storage in conjunction with an existing

business. This is a location with accesses from both South Edmonds Drive and Fairview Drive. The proposed use of auto body repair and painting would be a continuation of the existing vehicular traffic to this site and in the area. There are no curbs, gutters or sidewalks in the area. Pedestrian traffic is not common in this vicinity and is not likely to be impacted by the proposed auto body repair and painting at this location.

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 condition of approval from the Engineering Division states that the site must connect to the City water and sewer system, as well as improve the driveway access and parking surfaces on the site. In addition, a recommended condition of approval is an easement for a water line required to be recorded to provide access to the water main that runs through 2445 Fairview Drive. It is noted effluent will not be allowed to be discharged into the public system. Secondary containment is also required for chemicals used at the facility. The Fire Department has recommended a condition for fixed fire suppression in connection with the proposed paint booth. There is adequate sizing on site or in the vicinity for the proposed connection of the site to the City sewer system. The site is on City water. There are adequate public services in the vicinity to provide utility, drainage and protection services to the site.

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 property is located in the Limited Industrial zoning district is described as preservation of an industrial district restricted to uses engaged in the assembly or manufacture from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

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

The proposed auto body repair and painting facility is proposed to be conducted within the existing building on the site, behind a raised masonry fence with a six foot tall chain link fence with slats on top of it. Restrictions are proposed for site by the Environmental Control and Engineering Departments related to the proposed use which will also provide mitigation of the proposed use. The site has been used as a commercial or industrial site for more than 35 years. The addition of an auto body repair and painting facility is not assumed to be detrimental to the public health, safety, convenience and welfare.

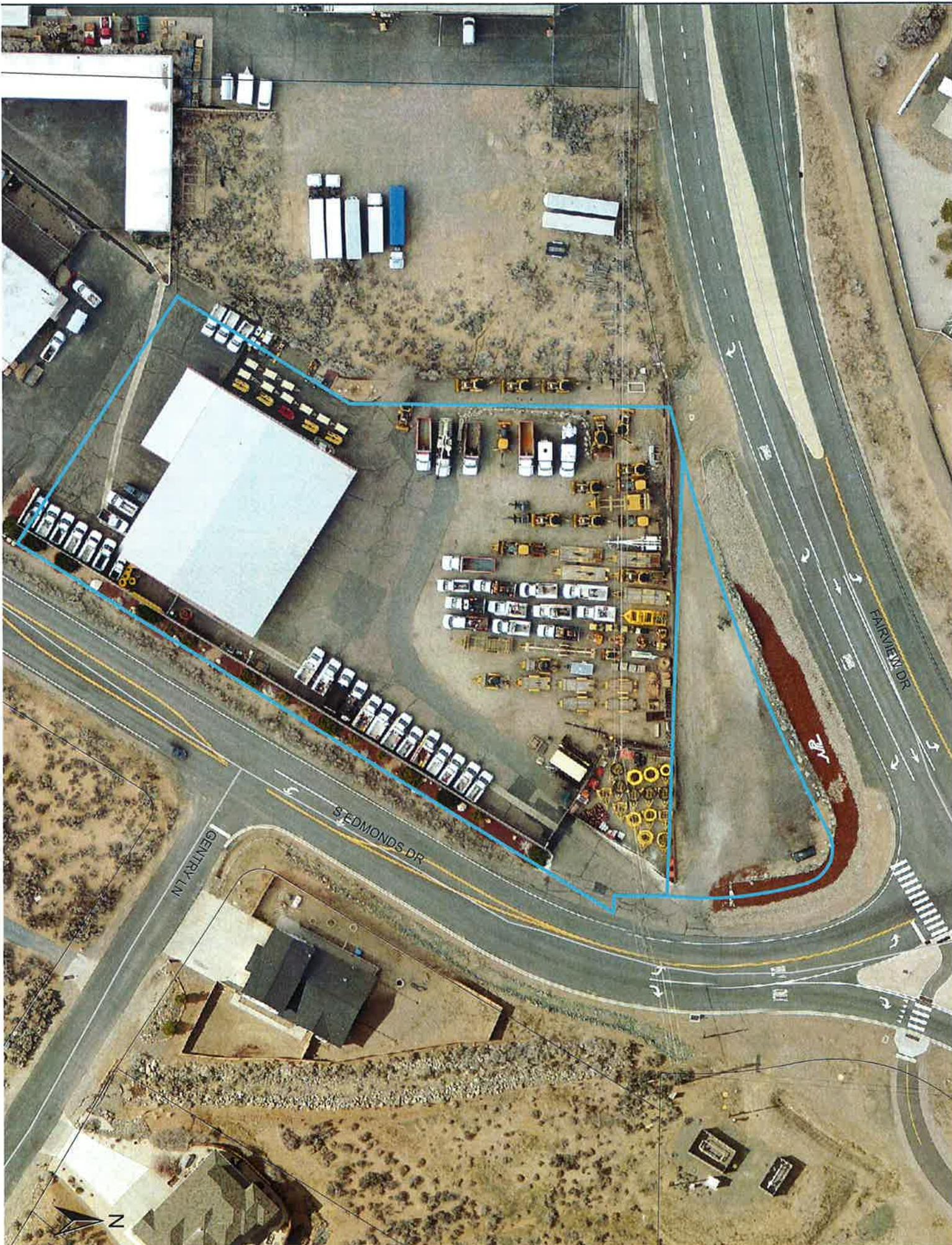
7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

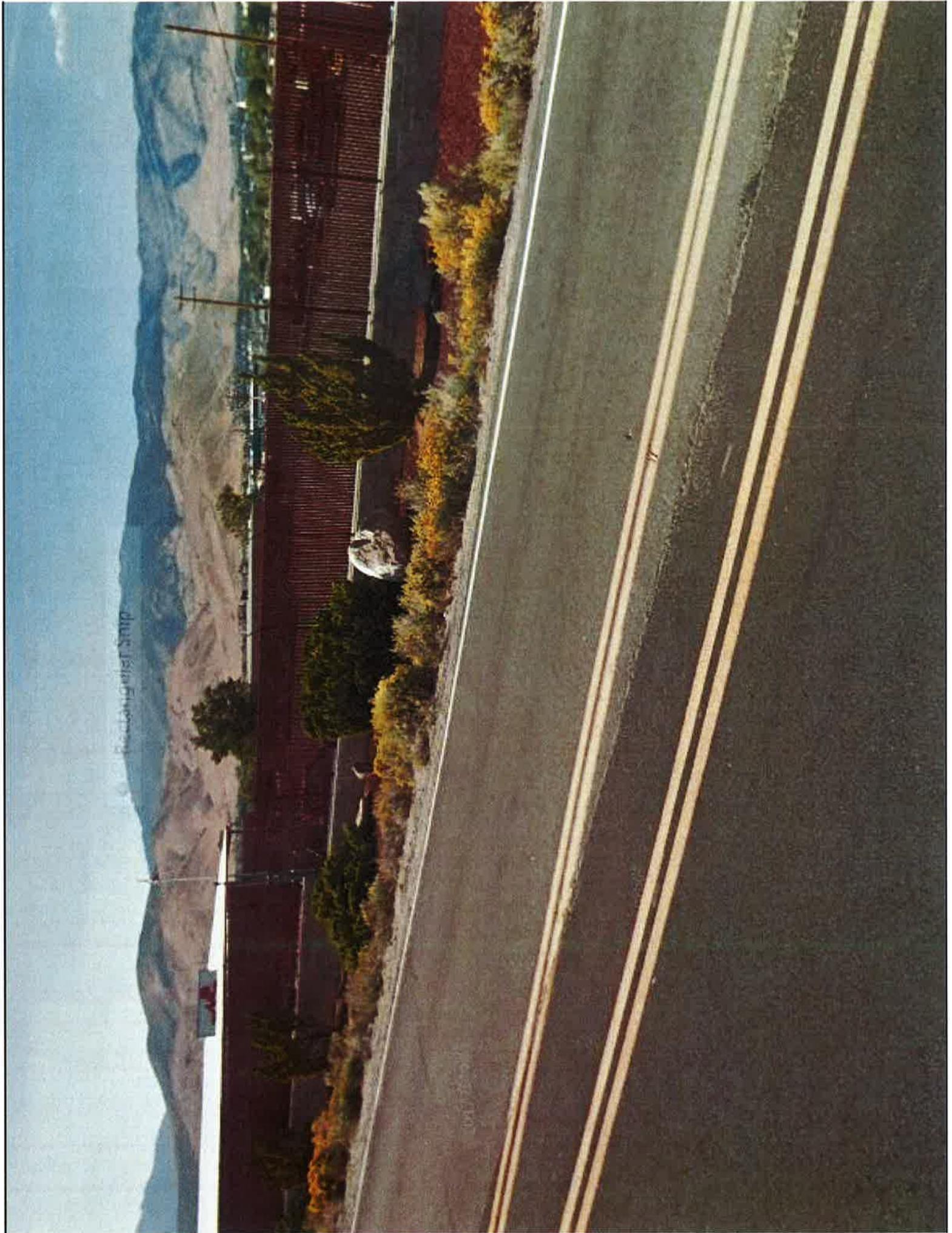
Mitigation includes the fact that the proposed auto body repair and painting facility is proposed to be conducted within the building currently on site, behind a raised masonry fence with a six foot tall chain link fence with slats. In addition, conditions of approval require the site to be improved with connection to the City sewer system, a sand/oil separator, a pump system with a backup pump and high water alarm, improvement of the parking areas, access driveway area, and secondary containment of chemicals used at the facility. The site and surrounding properties in the vicinity have been used as commercial and industrial locations for more than 35 years. Auto repairs, including engine, transmission, replacement parts, maintenance, tires,

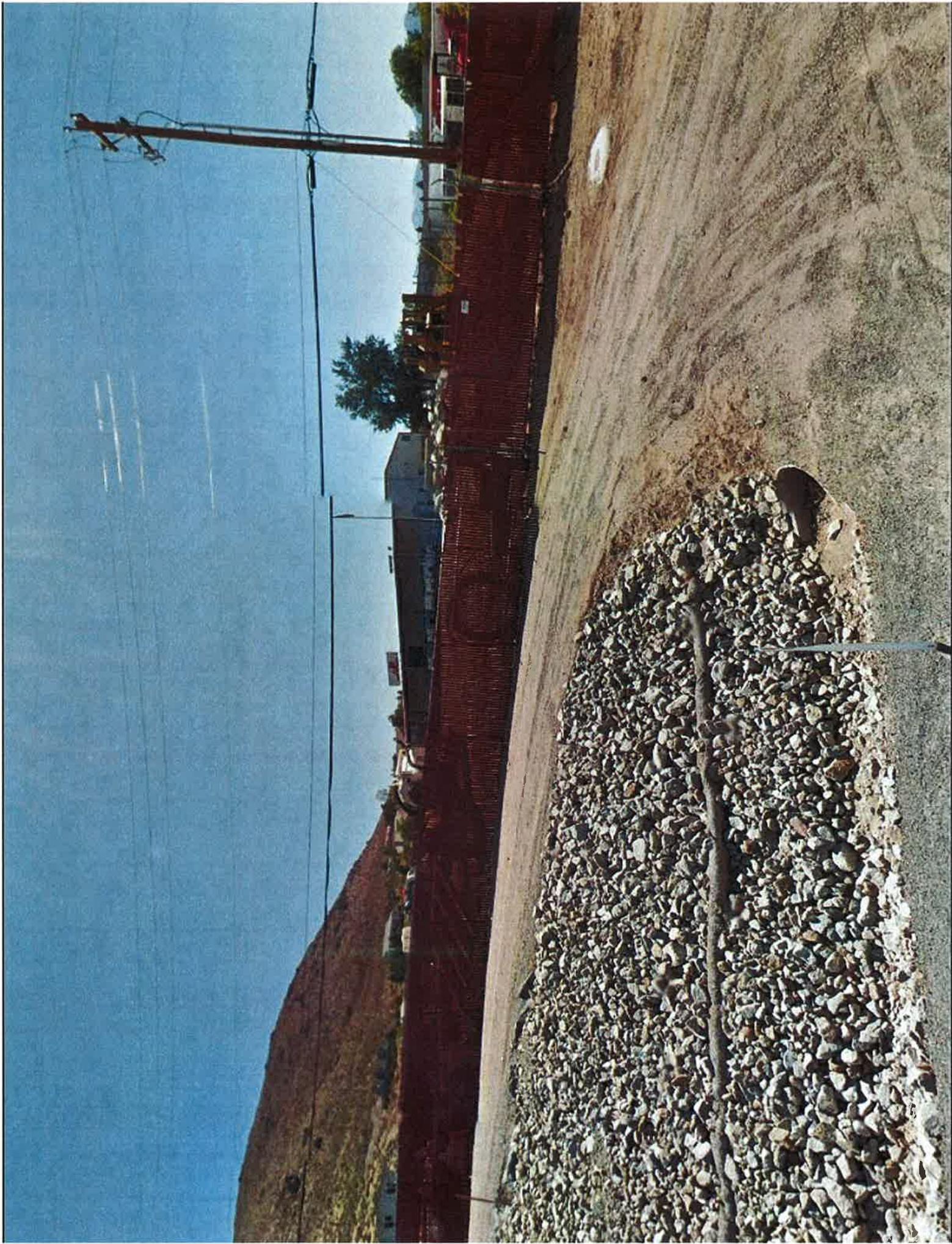
gasoline sales, and associated supporting materials for repairs, etc., excluding auto body repairs and painting, are all allowed uses in this zoning district. The addition of auto body repairs and painting will not result in material damage to surrounding properties in the vicinity.

Attachments:

- Site pictures
- Fire Department comments
- Engineering Division comments
- Environmental Control comments
- Parks Department comments
- Health Department comments
- Letter from Donald Bland and Carolyn Graham
- Application







Kathe Green

From: Kathe Green
Sent: Thursday, May 11, 2017 1:42 PM
To: Harold Morris (harold@morris-engr.com)
Subject: SUP-17-047
Attachments: SUP-17-047 Eng.doc; SUP-17-047 ECA.doc; SUP-17-047 Fire.docx

Harold, I left a message on your phone, but wanted to forward these conditions from the Engineering and Environmental Control Divisions. I asked Mark Irwin with ECA to review his condition regarding the septic system. That one may change. Wanted to let you know what will be required before you get to the meeting. I don't know if the comments from the Fire Department are concerning, but I included that, too. We are still working on the staff report. Will forward everything to you once we are done with it.

Kathe Green, Assistant Planner
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701
(775) 283-7071
KGreen@carson.org

May 9, 2017



Fire

Comments for SUP 17-047:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments.
2. Paint booths using flammable liquids must have a fixed fire suppression installed.

Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209



**Engineering Division
Planning Commission Report
File Number SUP 17-047**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: May 10, 2017 **MEETING DATE:** May 24, 2017

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Bernhard Family Trust, to allow an autobody repair facility in LI zonin, apn 010-063-03&04.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following condition of approval:

- All construction and improvements must meet the requirements of Carson City Standard Details.
- Backflow preventers will be required for the irrigation and domestic water lines.
- The septic system must be abandoned and the property connected to the sanitary sewer main in S Edmonds Dr, utilizing a sand/oil separator and a pump system with a backup pump and high water alarm.
- 2441 Fairview Drive must be re-addressed to be off of S Edmonds Drive unless an driveway is improved off of Fairview Dr per CCDS 22.6.3.
- The entrance to 2445 Fairview Dr must be improved with a driveway approach per CCDS 12.12.
- Any areas used for parking must have a hard surface such as asphalt, concrete, or pavers per CCDS 2.3.3.
- A 20 foot wide water line easement, centered on the water main, must be recorded to provide access to the water main that runs through 2445 Fairview Dr, per CCDS 18.2.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

4/28/2017

Major Project Review Committee

Re: # SUP – 17-047

Greetings,



After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 17- 047 Battle Born Auto body LLC. project:

1. No wastes from this facility will be allowed to enter parking lot or Storm Sewer System. Per CCMC 12.19.070, 12.19.080, 12.19.090.
2. This Facility will be required to obtain a Waste Water Discharge Permit before allowed to discharge any process waste to sanitary sewer. Per CCMC 12.06.030, 040, 050.
3. Washing of vehicles not allowed outside unless wash pad is installed. Wash pad shall connect properly sized to sand and oil interceptor. Wash Pad is not too exceed 600 sq. surface feet unless covered and shall be bermed to prevent excessive water from entering the sanitary sewer. Per CCMC 12.06.210, 12.19.090
4. A properly sized sand oil interceptor capturing all process wastes will also be required. Per CCMC 12.06.245, and Appendix 18 Division 15.6, 15.7.
5. If greater than 160 square surface feet of material will be disturbed during the remodel or demolition process the following items would be required. Per CCMC 12.12.065.
 - a. An asbestos assessment done on all applicable materials being disturbed.
 - b. Submittal of Carson City Acknowledgement of Asbestos Assessment form.
 - c. Depending on results of asbestos assessment an EPA 10 day notification may also be required.

Please Note *

- a. Facility will be required to provide Secondary containment for chemicals used at this facility. Please contact ECA for requirements. Please note if chemicals are to be stored outside the containment area will need to be covered. Per CCMC 12.06.248.
- b. A single sand oil interceptor could be used for both facility and outside wash pad.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Senior Environmental Control Officer

c: Kelly Hale, Environmental Control Foreman

May 2, 2017

SUP-17-047

Parks



The Parks, Recreation & Open Space Department has no comments on the above referenced Special Use Permit, but would like to inform the applicant that the Unified Pathways Master Plan identifies Fairview Drive as an "On Street" bike lane facility and South Edmonds as an "Shared Street" bike facility.

Thank you,

Vern & Patti

Patti Liebespeck

Office Specialist

Carson City Parks, Recreation & Open Space

3303 Butti Way, Bldg 9

Carson City, NV 89701

Phn: (775) 887-2262 x 7342

Fax: (775) 887-2145

pliebespeck@carson.org

www.carson.org

Kathe Green

From: Dustin Boothe
Sent: Friday, May 12, 2017 1:53 PM
To: Kathe Green
Subject: Re: SUP-17-047 Auto Body

Kathe:

Health would agree with engineering, they need to connect to city water and sewer.

Sorry for the delay.

Dustin Boothe

Sent from my iPhone

Confidentiality Notice: This email message, including any attachments, may contain privileged and confidential information for the sole use of the intended recipient(s). If the reader of this message is not the intended recipient, any unauthorized review, dissemination, distribution, or copying of this email message is strictly prohibited. If you have received and/or are viewing this email in error, please notify the sender immediately by reply email and delete this email from your system.

On May 11, 2017, at 3:51 PM, Kathe Green <KGreen@carson.org> wrote:

Dustin, this a reminder that I have not received comments from you for the Planning Commission meetings of May 24 and May 31. Specifically, do you want to comment on this site at 2441 and 2445 Fairview, for the meeting of May 24, as it is on a septic system, and Engineering is requiring they hook up to City water and sewer? My staff report is due tomorrow morning, so I'm getting tight on time. Thanks for looking at it.

Kathe Green, Assistant Planner
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701
(775) 283-7071
KGreen@carson.org

May 8, 2017

Kathe Green
Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701
Re: Special Use Permit File No. SUP-17-047



Ms. Greene,

This letter is in response to an official notice of public hearing in the aforementioned case. The request for a Special Use Permit to allow an auto body repair facility in the limited industrial zone district located at 2441 & 2445 Fairview Dr. should be denied.

As two of many residents immediately west of this now vacant limited industrial use property, we feel this change to existing use is “detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood” in many ways.

The change in existing use to that of an auto body shop will include the emission of air toxics or hazardous air pollutants that, with prevailing winds, will have a direct effect on neighboring residents. The combination of an auto body and paint shop will include the use of paints as well as xylene, acetone, NMP, or N-methyl-pyrrolidone, to name a few.

The change in existing use to that of an auto body shop will include an alteration of a reasonable schedule in residential proximity. Auto body shops emit a great deal on noise, light, and odor pollution that is often during extended weekday hours and weekends. These factors make it incompatible with existing neighborhood character and integrity and explicitly incompatible with neighborhood Covenants, Conditions & Restrictions.

The change in existing use to that of an auto body shop will also include a detrimental effect on traffic that was not present in previous use. This includes frequent ingress and egress into very busy existing traffic patterns.

We appreciate being notified of this application. We do not believe that there is a preponderance of evidence that would warrant modification of existing use. We look forward to your response.

Sincerely,

Donald R Bland
Carolyn L. Graham
2065 Gentry Ln.
Carson City, NV 89701
dbland@carson.k12.nv.us
cgraham@carson.k12.nv.us

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

FILE # SUP - 17 - 047

APPLICANT PHONE #
Battle Born Autobody LLC (775) 301-6500

MAILING ADDRESS, CITY, STATE, ZIP
2234 South Carson Street, Carson City, NV 89701

EMAIL ADDRESS
battlebornautobody@gmail.com

PROPERTY OWNER PHONE #
Bernhard Family Trust

MAILING ADDRESS, CITY, STATE, ZIP
6000 Imus Road, Carson City, NV 89706

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
Morris Engineering, Ltd 775-392-1384

MAILING ADDRESS, CITY STATE, ZIP
2865 Mac Drive, Minden, NV 89423

EMAIL ADDRESS
harold@morris-engr.com

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: See attached 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): 010-063-04 & 03	Street Address 2441 & 2445 Fairview Drive	
Project's Master Plan Designation Community/Regional Commercial	Project's Current Zoning Limited Industrial (LI)	Nearest Major Cross Street(s) SOUTH EDMONDS DRIVE

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

The applicant would like to request approval of an auto body repair facility in the Limited Industrial (LI) Zoning at the above address.

PROPERTY OWNER'S AFFIDAVIT

I, Alexander K. Bernhard, 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: Alex Bernhard Address: 6000 Imus Rd Carson City Date: 4/18/17

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

STATE OF NEVADA
COUNTY Carson City

On 18 April 2017, Alexander K. Bernhard 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.

Shiloh Webb
Notary Public

SHILOH WEBB
Notary Public - State of Nevada
Appointed/Recorded in Douglas County
No. 15-1301-9 - Expires April 2, 2019

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.

SPECIAL USE PERMIT
for
Battle Born Autobody LLC

**2441 & 2445 Fairview Drive
Carson City, Nevada**

**Assessor Parcel Number
010-063-04 & 03**

Section 21, T15N, R20E, MDB&M

Prepared for:

**Battle Born Autobody LLC
2234 S. Carson Street
Carson City, Nevada 89703
Phone (775) 301-6500**

Prepared by:



MORRIS ENGINEERING, LTD.

2865 MAC DRIVE, MINDEN, NV 89423

PHONE: (775) 392-1384

WWW.MORRIS-ENGR.COM

**April 2017
Job No. 170304**

SUMMARY

Battle Born Autobody is requesting a Special Use Permit (SUP), if approved, will allow relocating their existing auto body repair facility to two adjacent 1.68-acre and .280 acre parcels of land located at 2441 and 2445 Fairview Drive, APNs 010-063-04 & 03, respectively. The larger 1.68 parcel (APN 010-063-04) has an existing 8750SF metal building that includes offices, automotive repair shop space with four service bays, mezzanine, storage, covered parking on the south and a cover on the north. The building was constructed in 1989. The building use and occupancy will remain a B (Business) and a S-1 (motor vehicle repair/moderate hazard storage). The site is currently vacant and was previously home to Al's Plumbing and Heating and Northern Pipeline Construction Company. Both prior occupants used the facility to store and repair heavy equipment used in their respective excavation businesses. The site is owned by the Bernhard Family Trust. The smaller 0.280-acre parcel (APN 010-063-03) is a remnant of the reconfiguration/abandonment of the intersection of Fairview Drive and South Edmonds Drive. The parcels are located to the south of Fairview Drive and west of South Edmonds Drive. A map depicting its location is attached as an exhibit (Figure 1). The new Carson City Freeway is ¼ mile west of the site with north and southbound ramps servicing Fairview Drive.

The parcels are currently shown on the Carson City Master Plan as Community-Regional Commercial and are bordered to the north by Fairview Drive and the Army National Guard Armory, to the east by South Edmonds Drive, to the west by Capital Beverages and to the south by various industrial type uses (auto body repair, heating and air, plumbing and sheet metal). Silver City Auto Body and Glass has operated their auto body repair business on this adjacent parcel (2077 South Lompa Lane) since 1992 according to Carson City Business License records. The adjacent single family 1-acre subdivision to the east, Sierra View Estates, was constructed after 1990 according to the Carson City Assessor's records.

Battle Born Autobody currently leases a building for its operations. It is located at 2234 South Carson Street. This facility is undersized for its present use and does not allow for growth of the business due to limited shop space and secure parking for vehicles being repaired. The proposed location is fully developed and fenced and ready to occupy upon approval of the Special Use Permit. The interior of the building will be improved to remodel the existing offices, restrooms and shop space for the equipment necessary for operation of an auto body facility. All auto body repair will be completed within the building (i.e. body preparation and painting). The existing exterior elevations can be seen in photos in Figures 6-9. An existing site plan and floor plans can be seen on plan sheets C1, A1.0 & A1.1, respectively.

Battle Born Autobody retained Morris Engineering, Ltd, to prepare this Special Use Permit application. This Special Use Permit is being submitted to the City to allow development of the auto body as a conditional use for the land designated Limited Industrial (LI). The request for a Special Use Permit will be pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.080 – Special Use Permit (Conditional Uses).

**Questionnaire Supporting the Application
for a
SPECIAL USE PERMIT**

I How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

CHAPTER 3: A BALANCED LAND USE PATTERN

Theme: 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.

Does the proposed development meet the Growth Management Ordinance (1.1d, Municipal Code 18.12)?

Not Applicable (not a residential development)

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

Not Applicable. The proposed development utilizes an existing building and site.

Is the proposed development located on priority infill development area (1.2a)?

No.

Does the proposed development provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

Not Applicable (not a new development)

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

The site is existing. There are no plans to change the existing site features or existing landscaping.

Is the proposed development at adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?

The existing development is not immediately adjacent to county boundaries or public lands.

In identified Mixed-Use areas, does the proposed development 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)?

This project is not located in a mixed-use area.

Does the proposed development meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

Not Applicable – Existing site.

Does the proposed development protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

There are not changes to the development affecting environmentally sensitive area.

Is the proposed development sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

The property is mapped as a Zone “X” flood area, which is defined as an area determined to be outside the 500-year flood plain (.2% annual reoccurrence). See FEMA Flood Map exhibit (Figure 15). Since the facility is existing, no site grading is proposed or required.

The site is located in an area designated as having a moderate potential for shaking during earthquakes. Although there are no known geologic hazards located within the parcel, there is a Holocene fault shown on the earthquake hazards map that is nearly aligned with South Lompa Lane and is shown as being both indeterminate and approximately located. See Earthquake Hazard Map exhibit (Figure 14).

Does the proposed development 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)?

The project is located to the southwest of the intersection of Fairview Drive and South Edmonds Drive that is currently served by city water and provides access for both the Fire and Sheriff departments. There are water mains on both Fairview and South Edmonds Drive. The line on South Edmonds Drive services the parcels with a dual water meter located at the north end of the existing retaining wall where the parcels meet. There is city sewer on South Edmonds Drive, but currently the site utilizes a septic system.

If located within an identified Specific Plan Area (SPA), does the proposed development meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

Not Applicable

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

Theme: 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.

Does the proposed development provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

No.

Is the proposed development consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

Not Applicable.

CHAPTER 5: ECONOMIC VITALITY

Theme: 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.

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

The auto body shop currently has a staff of 11 employees. Relocating to the proposed facility will allow for a staff of up to 20 employees.

In addition, there will be a need for additional employment associated with the design and construction industries. This will also include a demand for the use of financing institutions, design professionals, construction contractors, and laborer forces necessary for tenant improvements.

Does the proposed development encourage the development of regional retail centers (5.2a)?

Not Applicable

Does the proposed development encourage reuse or redevelopment of underused retail spaces (5.2b)?

Not Applicable

Does the proposed development support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capital (5.4a)?

Not Applicable

Does the proposed development promote revitalization of the Downtown core (5.6a)?

Not Applicable

Does the proposed development incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

Not Applicable

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

Theme: The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods; compact mixed-use activity centers; and a vibrant, pedestrian-friendly downtown.

Does the proposed development use durable, long-lasting building materials (6.1a)?

The existing building is a prefabricated metal building with metal siding and roof panels requiring minimal maintenance.

Does the proposed development promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?

Not Applicable – Existing Building

Does the proposed development 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)?

Not Applicable – Existing Building – no changes to the building exterior are proposed.

Does the proposed development 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)?

Not Applicable – Existing development

If located in an identified Mixed-Use Activity Center area, does the proposed development contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

Not Applicable

If located Downtown, does the proposed development integrate an appropriate mix and density of uses (8.1a, e)?

Not Applicable

If located Downtown, does the proposed development include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?

Not Applicable

If located Downtown, does the proposed development incorporate appropriate public spaces, plazas and other amenities (8.1d)?

Not Applicable

Does the proposed development incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

Not Applicable

CHAPTER 7: A CONNECTED CITY

Theme: The Carson City Master Plan seeks to 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.

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)?

The business is served by existing major travel corridors that could also support differing transit systems. The site is ¼ mile from the new Carson City Freeway that currently ends at Fairview Drive and set to extend south to Spooner and Highway 395 (Figure 1).

Does the proposed development maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

No changes are proposed to the existing roadway connections.

Does the proposed development provide for appropriate pathways through the development and the surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1 a, c)?

The proposed project is consistent with the Carson City Unified Pathways Master Plan (UPMP). The UPMP shows a bicycle lane along Fairview Drive that continues both east and west from this parcel and a shared roadway/bicycle facilities along South Edmonds Drive. At the intersection of Fairview Drive and South Edmonds Drive, an off-street paved, multiuse path extends northeast (Figure 16).

II Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

A. Describe the general types of land uses and zoning designations adjoining your property:

DIRECTION	USE	ZONING
West	Industrial Business	Limited Industrial (LI)
North	Army National Guard Armory	Public (P)
East	Single Family Residences	Single Family 1-acre (SF1)
South	Industrial Business	Limited Industrial (LI)

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems such as noise, dust, odors, vibration, fumes, glare or physical activity, etc. with neighboring property owners. Will the project involve any uses that are not contained within the building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

An autobody shop is an allowed conditional use in a Limited Industrial (LI) zone if the Special Use permit is approved. There is an existing autobody shop in the neighboring parcel to the southwest (Silver City Auto Body & Glass - 2077 South Lompa Lane – APN 010-063-05 – See Figure 2). The project will not differ in appearance from the current condition.

The previous tenants operated and stored heavy construction equipment and trucks for excavation and construction businesses (See Figure 4 & 5 for historic aerial views of site storage). Most customers of the auto body shop will be passenger vehicles and pick-ups thus reducing truck traffic to the site. Since the surrounding neighborhood is Limited Industrial and Public (Army National Guard Armory), exterior noises and physical activity typical of a autobody shop is not a

probable concern. The exterior noise should be less than the previous tenants who operated and repaired heavy equipment.

The body preparation and painting activities will be performed inside the building. The shop will use a dust collection system to remove dust from body preparation and sanding. The paint booth and mixing room are self-contained systems with air filtration and fire suppression systems built-in. All paint materials will be stored in the mixing room in limited quantities satisfying the maximum allowable quantities set forth in the International Building and Fire Codes for an S-1 building occupancy (see Figure 18). Battle Born Autobody will continue to use PPG Waterborne Technology for the basecoat paint system. The paint uses latex resins has less odor and improved air quality over conventional solvent-based paint systems. Additionally, there is 75% less hazardous waste than solvent basecoats. The clearcoat system will still utilize solvent based products.

Examples of activities that may occur outside the building would be performing estimates on vehicles, vehicle washing, and storing customer vehicles being repaired. The site elevation is about 8-10 feet lower than South Edmonds drive and is separated at the east property boundary by a retaining wall with a chain-link fence with privacy slats. This existing wall acts as a buffer to the existing SF1A residential properties adjacent to the site (see Figures 10-13).

- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The auto body shop is proposed to occupy a site that is already zoned as a Limited Industrial use and will require a Special Use Permit. This project complies with the intent of limited industrial use in a regional application. Since the existing site and surrounding area is already on land designated limited industrial, it is consistent with the allowed uses of the parcel. This conditional use is not expected to have a detrimental impact on the surrounding property or neighborhood in general considering the current auto body shop in the adjacent parcel.

- D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/ height/placement) provided.

There is no new outdoor lighting proposed.

- E. the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.

There is no new landscaping proposed. The existing site is already screened from public view on Fairview and South Edmonds Drive by a minimum 6' high chain-link fence with privacy slats. The right-of-way frontage along South Edmonds Drive contains some existing boulders, juniper trees and shrubs.

- F. Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

Short range, this project will benefit the people of Carson City by contributing to the economy by filling a vacant industrial building and through construction of the tenant improvements to the existing building, including material suppliers, the building trades, and design professionals.

Long term, the city will benefit from an improved facility to provide employment for auto body technicians, estimators, and administrative staff.

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

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

There is almost no pedestrian traffic present on the South Edmonds Drive servicing the project. The site is currently accessed from South Edmonds Drive by a shared driveway on the south on and a secondary rear yard access on the northeast corner. South Edmonds Drive does not contain sidewalk, curb or gutters. With the timing of the completion of the final phase of the Carson City Freeway to the intersection of Spooner and Highway 395 (South Carson Street) this summer, the through traffic previously using South Edmonds Drive as a north-south collector to Koontz and Clearview Drives will likely shift to the freeway and substantial reduce traffic counts. No additional walkways or traffic lights will be necessary. The previous tenants operated heavy equipment and tractor-trailer in and out of the site. The auto body shop traffic will be passenger vehicles, pickups and occasional tow trucks delivering damaged or undrivable vehicles. This will be an improvement to the traffic condition when operational as compared to the prior tenants.

IV 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. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

The project will have minimal, if any, impact on the school district. The project will not likely add to the student population. There is a potential for future partnership with the school district or college to provide vocational training to students who may pursue auto body repair as a trade.

B. How will your project effect police and fire protection?

This project is expected to have little to no effect on the Sheriff's Office or fire protection. The previous and proposed use at this facility are similar uses (service garages). There is an existing fire hydrant located on South Edmonds Drive approximately 40 feet from the existing building (See site plan Sheet C1). The building does not have an automatic fire sprinkler system. However, the proposed paint booth and paint mixing room will have a self-contained fire suppression systems. All paint and clean up materials will be stored in the mixing room within maximum allowable quantities permitted under the building and fire codes for the S-1 occupancy. See the attached Hazmat Reporting Form for quantities of materials at their current location.

C. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The site is existing and no changes to the existing grading or surfaces affecting drainage are proposed at this time.

D. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

The proposed usage is similar to prior tenants using the facility as a service garage for repair and maintenance of their construction equipment. This project will utilize the existing water service lateral servicing the parcel. There is an existing dual meter (one domestic and one landscape) that services the 2441 Fairview parcel located at the north-east corner, main parcel that is served by an existing 12" ACP water main. A larger 24" water main runs along South Edmonds Drive, but does not provide service to this parcel. There is a 12" steel water main that crosses the smaller property (2445 Fairview) and connects to the 12" ACP main. Please see attached Carson City Utilities Exhibit (Figure 17) for water main locations.

The water pressure is adequate at this location. No lines need replacing. However, after speaking with Carson City Utilities, they will require a backflow preventer on the water service line after the meter.

The project is not served by a well.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

The domestic sewage produced on-site is currently processed utilizing an on-site septic system. After discussing the project with Carson City Environmental Control, there will be a requirement to install a sand/oil interceptor to collect any materials

washed from vehicles during the repair process (initial pre-washing, wash after sanding, etc.). The maximum allowable wash area discharging to the sand/oil interceptor would be limited to 600 square feet if uncovered and exposed to the elements. The existing septic system is not permitted to process any discharge from the car washing process. There is an existing 8" sewer line in South Edmonds Drive immediately adjacent to the parcel. The existing cleanout from the building is approximately 50 feet from the sewer main. However, the existing sewer main is higher than the building finish floor and would require pumping up to a lateral. The existing septic system will be abandoned. Please see attached Carson City Utilities Exhibit (Figure 17) for sewer line locations.

- F. What kinds of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation road improvements?

The site is located about 1/4 mile east from the intersection of Fairview Drive and I-580 Freeway, the ability to serve the proposed auto body facility traffic needs is consistent with the Transportation Master Plan. Fairview Drive was recently improved for the new freeway interchanges. No additional road improvements are proposed or necessary. Once the final phase of the Carson City Freeway is extended to the intersection at Spooner Junction, the through traffic on South Edmonds Drive, where the two site access points are located, will be dramatically reduced. Additionally, the previous tenants of the site operated large tractor trailer and heavy duty service trucks in and out of the site. The proposed use is predominately limited to small passenger vehicles and pickups, and medium duty tow trucks delivering damaged or undrivable vehicles to the facility.

- G. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

This application package was prepared by Morris Engineering, Ltd. The primary source of information is the experience and knowledge we possess regarding Carson City and its planning and development requirements.

Carson City's Building, Fire, Health, Engineering, Utility and Planning Departments were contacted regarding the necessity of drainage, water & sewer impacts on the parcels.

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

Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your

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

Pursuant to CCMC Section 18.04.145 – Limited Industrial (LI), The LI District is established to preserve and industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. The Conditional Uses in the LI District which require approval of a Special Use Permit are auto body repair, painting, towing (vehicles must be stored within enclosed sight obscured area).

As stated above, the proposed use as an auto body repair facility is a conditional use with the approval of a Special Use Permit in the Limited Industrial (LI) zoning district. The existing facility meets the Site Development Standards (CCMC 18.04.195) for minimum area, building height and setbacks for a Limited Industrial zoning district.

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

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

The general public is already benefiting from Battle Born Autobody's repair service at their current location at 2234 South Carson Street. The new location will provide a larger facility providing more room to repair vehicles, securely store them during repairs and provide additional employment to addition staffing needs to operate at this facility, and building expansion in the future. The service will not create any public health or safety issues.

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

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

The existing site was originally constructed in 1989. The historic use of the facility was repair, maintenance and storage of heavy equipment and supplies related to the excavation businesses operated there. The proposed use is similar and repair of vehicles will be limited to auto body without the heavy equipment traffic previously

occurring onto and leaving the site. The surrounding parcels in the same block as this site are in the Limited Industrial (LI) zoning district. There is an existing auto body shop in the adjoining parcel with the same zoning. These businesses are industrial in nature and would not be materially damaged as a result. The neighboring Single Family 1-acre (SF1A) development to the east was developed after 1990. Therefore, the current residents in this area are aware of the historic use of the existing site and should not see material damage or prejudice as a result of the proposed use.

If there is any other 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 this information.

Battle Born Autobody is seeking this site that will provide for the development of an auto body repair facility with space for future expansion. The existing facility was previously used for heavy equipment repair and storage and the proposed use is similar in nature. The property that is currently under consideration for a Special Use Permit is recognized for its potential to meet that need, plus it is served by existing facilities that are currently vacant. This proposed use for the land provides for a more efficient and desirable use of the land for the applicant.

ACKNOWLEDGEMENT OF APPLICANT

I certify that the foregoing 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.



Signature of Applicant

4-25-17

Date

Harold Morris

Print Name



Figure 1- Vicinity Map

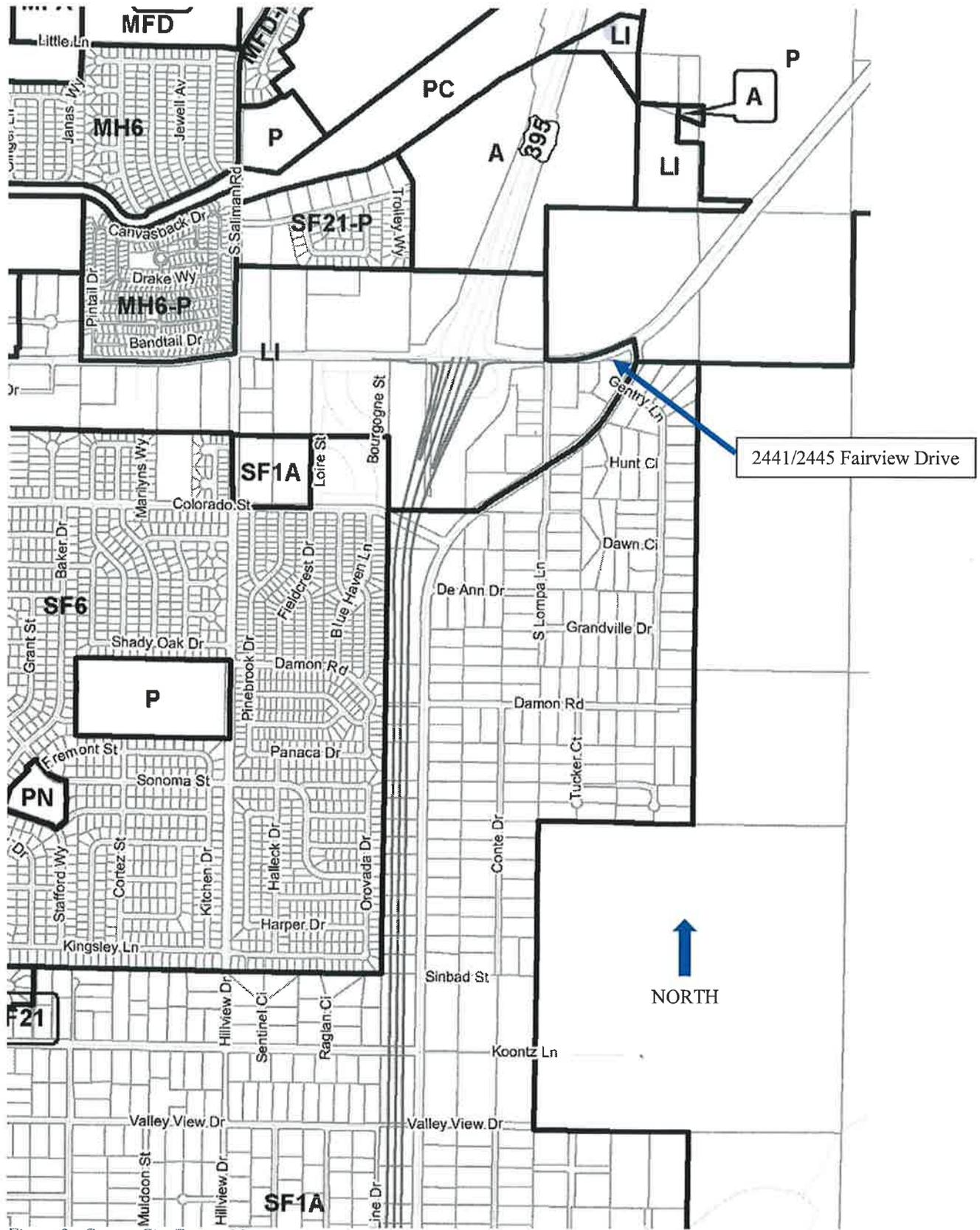


Figure 3 - Carson City Zoning Map



Figure 4- Aerial View ~ 2015





Figure 5- Aerial View showing prior tenant equipment storage yard utilization





Figure 6- South (Front) Elevation



Figure 7- West Elevation



Figure 8- East Elevation



Figure 9- North Elevation



Figure 10- Screening from adjacent residential zoning (looking west on Gentry Lane)

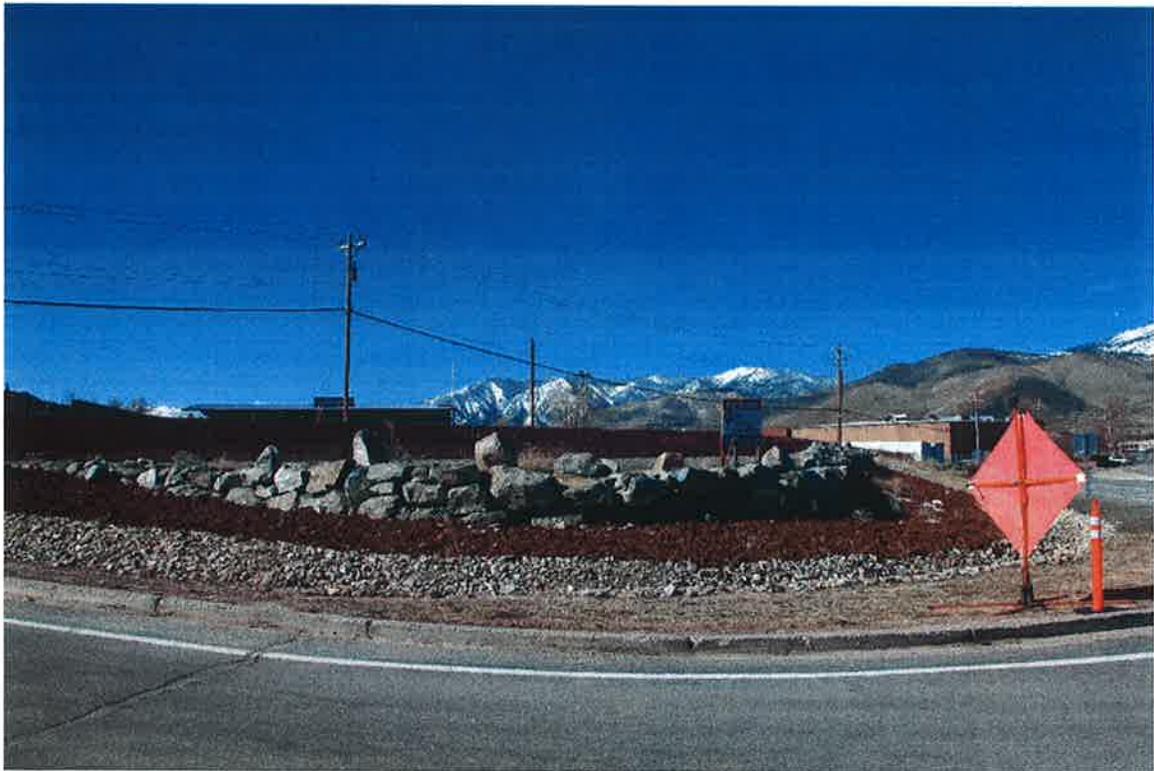


Figure 11 - Screening as view at the intersection of Fairview Drive/South Edmonds Drive



Figure 12- North and East Screening Walls as viewed from inside storage yard

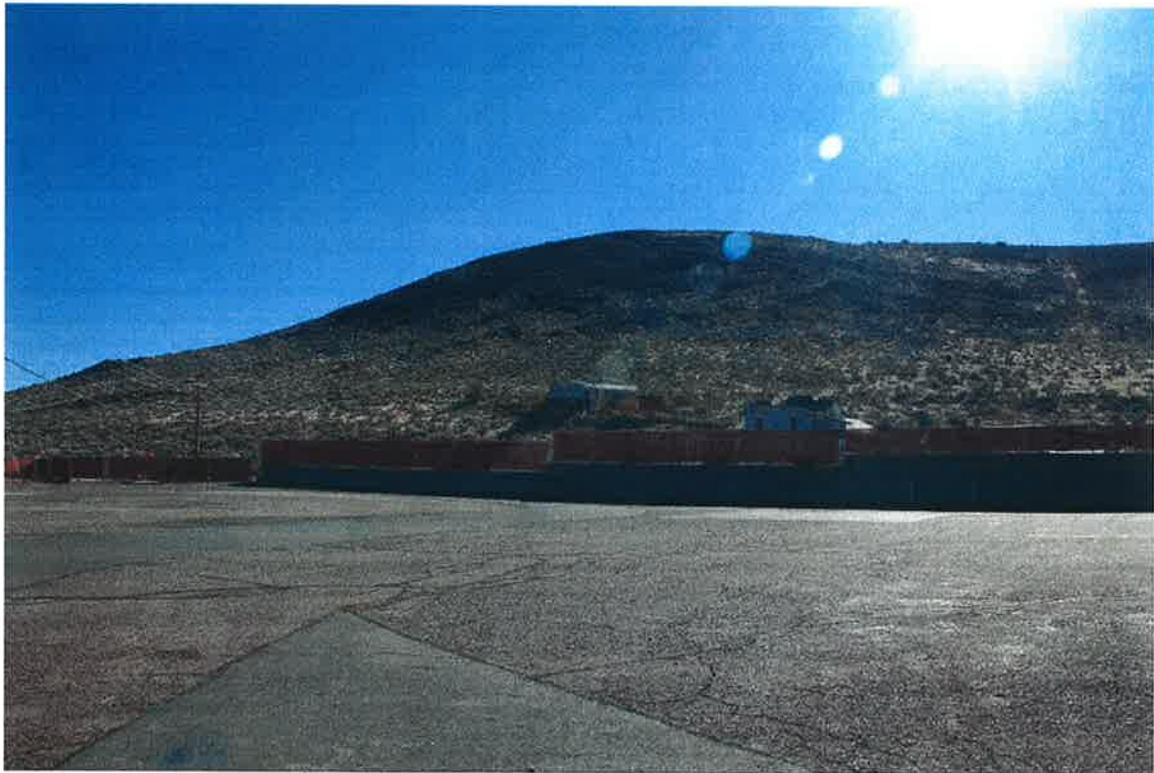


Figure 13- East Screening Wall as viewed from inside storage yard

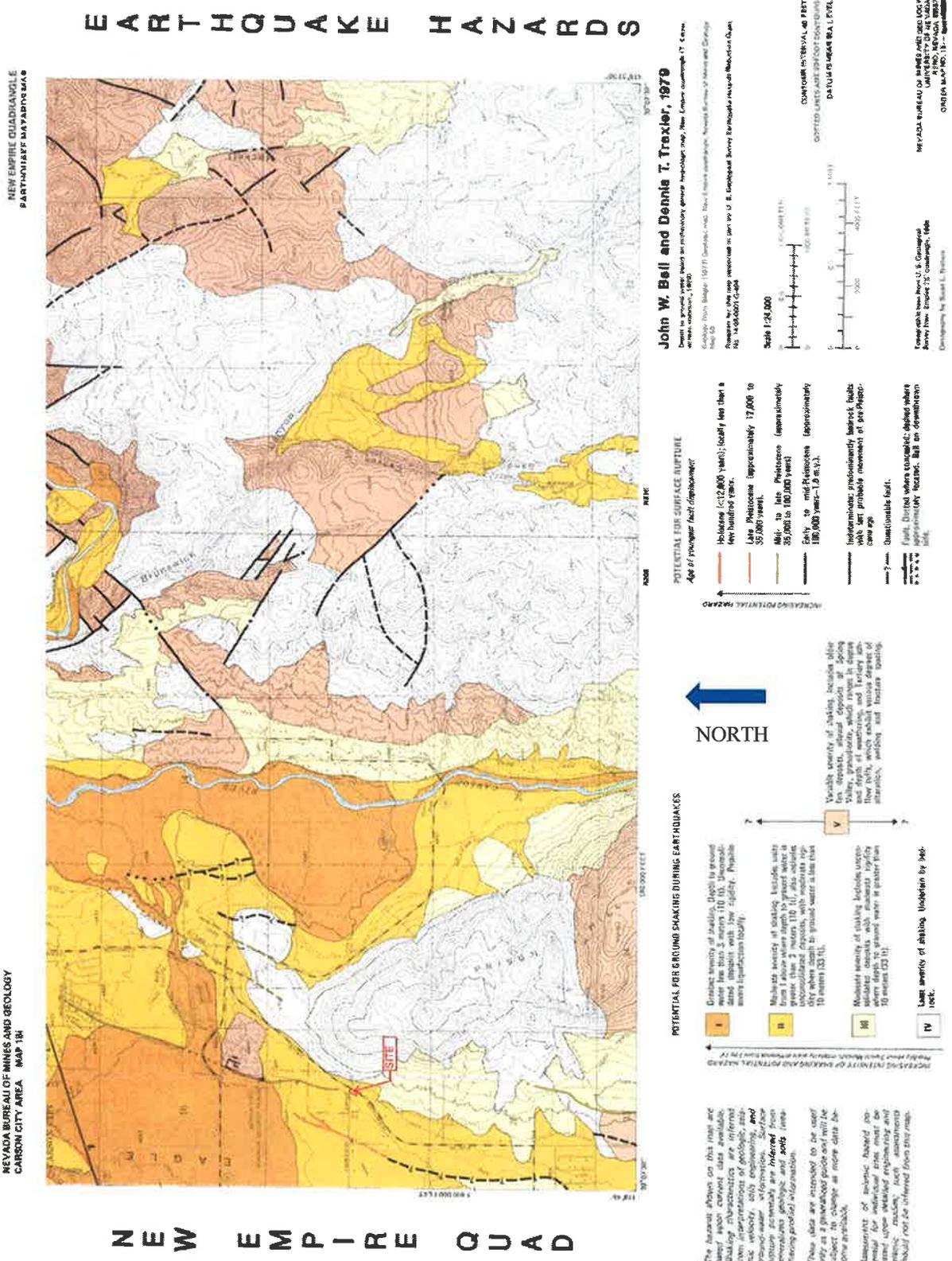


Figure 14 - Geological Hazards Map - Earthquake faulting

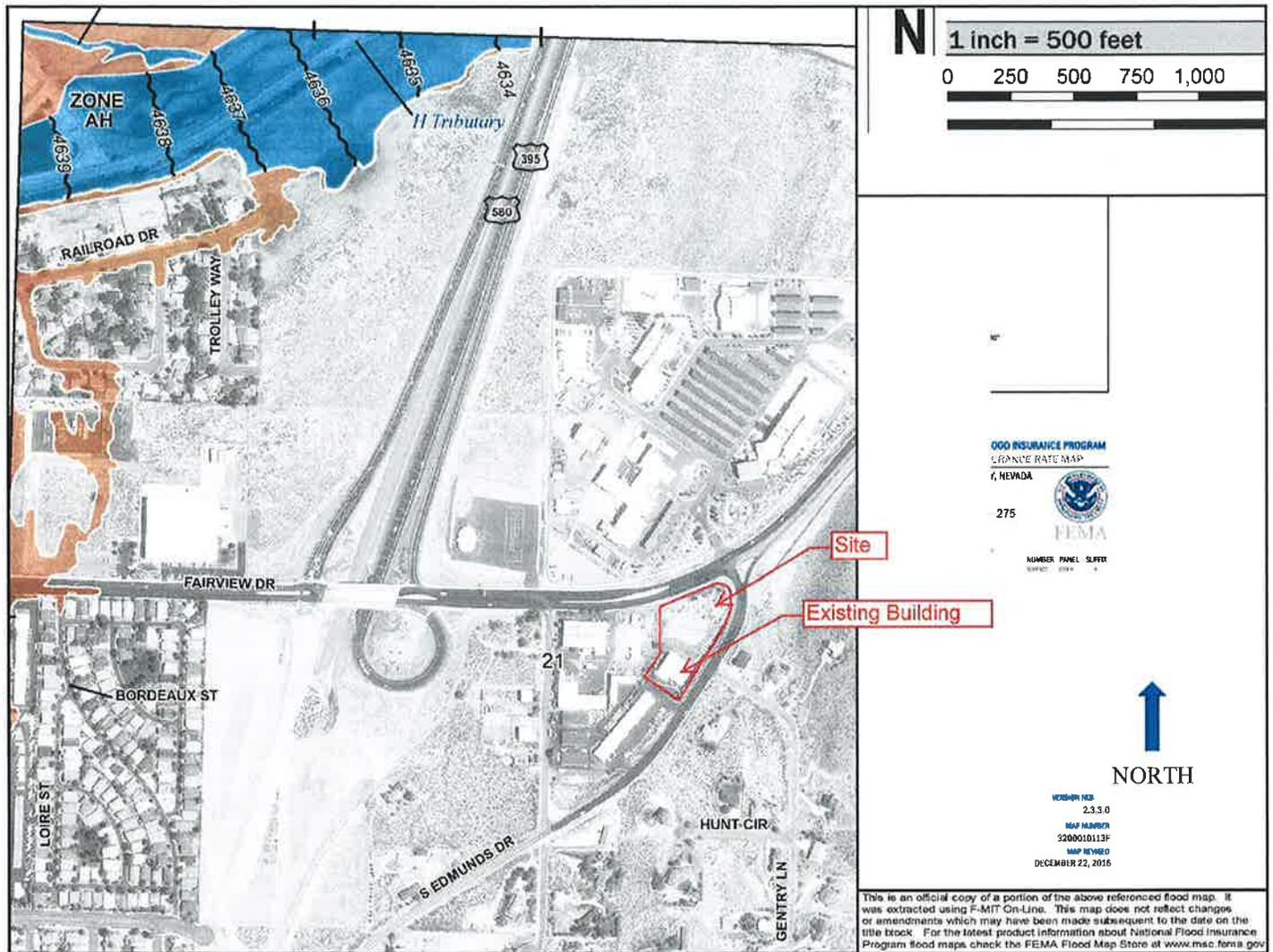


Figure 15 - FEMA Flood Zones (portion of map 3200010113F, map date December 16, 2016)

(Gray areas are FEMA Flood Zone X-Unshaded – 500-year flood (<.2% annual recurrence flood event)

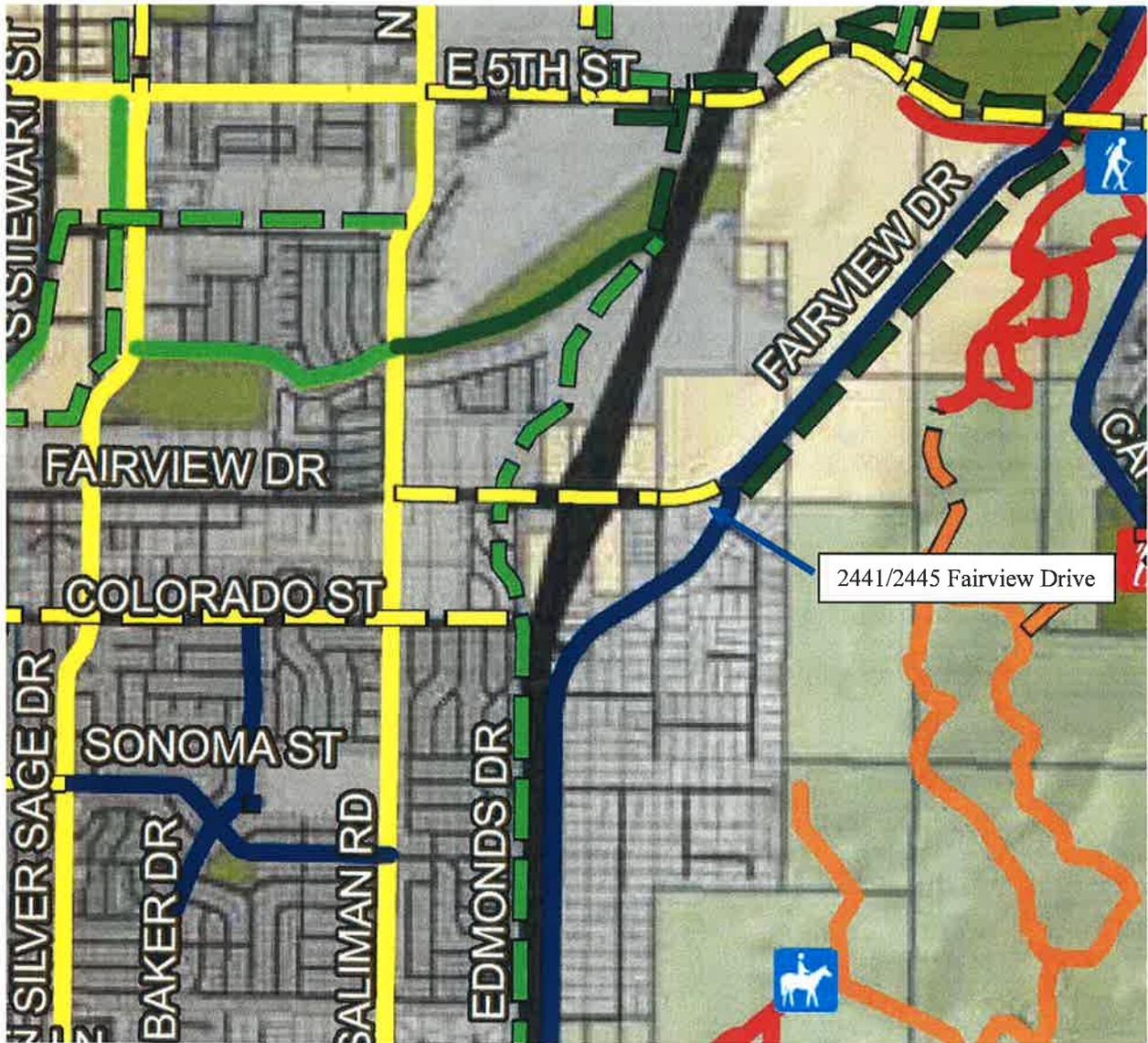


Figure 16 - Unified Pathways Master Plan

-  - Shared Roadway/Bicycle Route (South Edmonds Drive)
-  - On-street Bike Lane (Fairview Drive)
-  - Off-street Multi-Use Path (Fairview Drive)



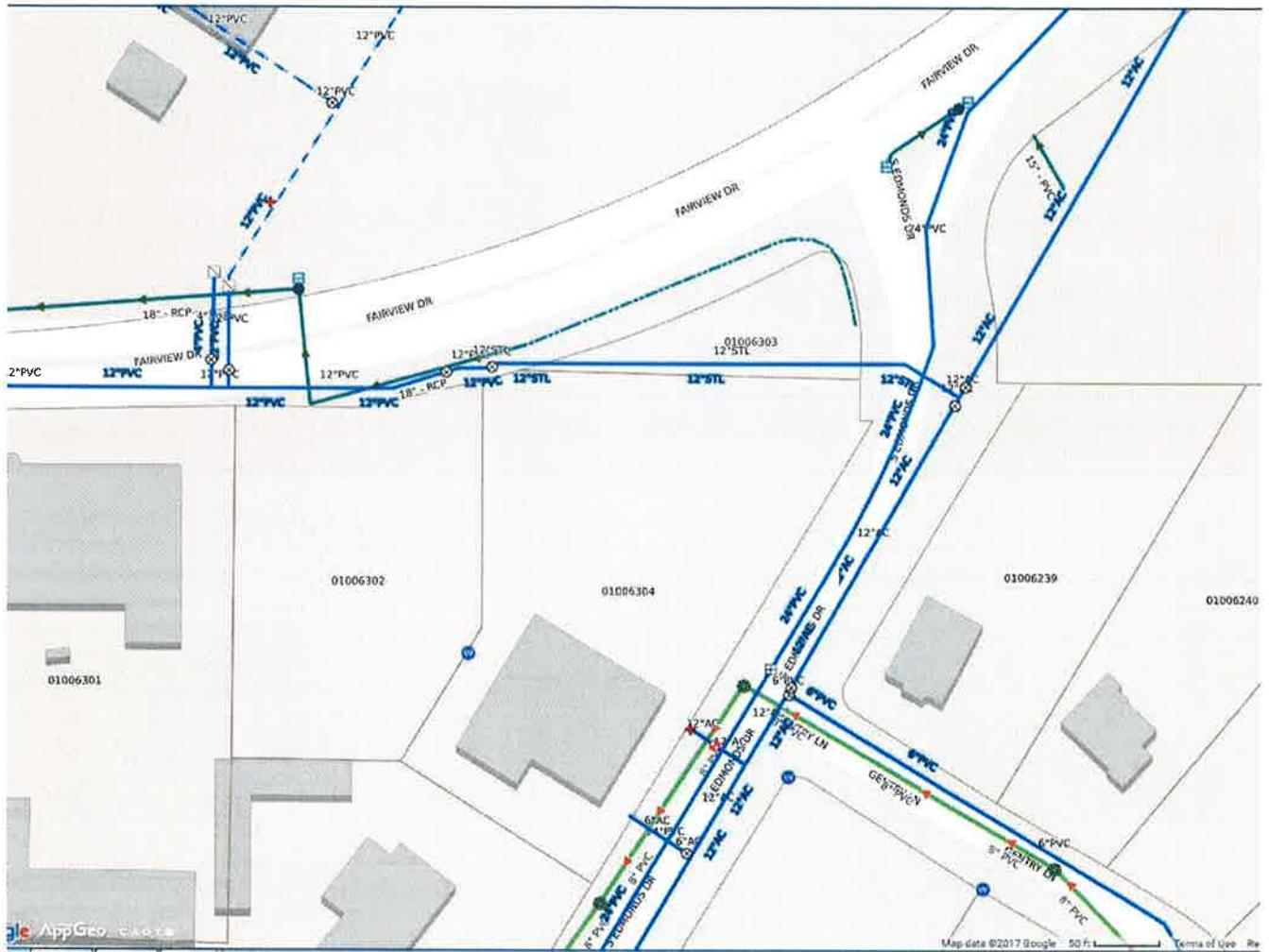


Figure 17- Carson City Water/Sewer/Storm Drain mapping in vicinity of site



SPECIAL USE PERMIT for BATTLE BORN AUTOBODY LLC 2441/2445 FAIRVIEW DRIVE CARSON CITY, NEVADA

APRIL 2017

SITE INFORMATION:

A.P.N.: 010-063-04/03
 ADDRESS: 2441/2445 FAIRVIEW DRIVE
 LOT SIZE: 1.68 ACRES/0.28 ACRE
 ZONING: LIMITED INDUSTRIAL (LI)
 FLOOD ZONE: ZONE X (UNSHADED)
 CODES: 2012 INTERNATIONAL BUILDING CODE (IBC)
 2012 INTERNATIONAL FIRE CODE (IFC)
 2011 NATIONAL ELECTRIC CODE (NEC)
 2012 UNIFORM PLUMBING CODE (UPC)
 2012 UNIFORM MECHANICAL CODE (UMC)
 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

SEISMIC DESIGN CATEGORY: D
 WIND: 130 MPH, 3 SECOND GUST, EXPOSURE C
 SNOW LOAD: 21 PSF
 FROST DEPTH: 24" BELOW GRADE
 WILDLAND URBAN INTERFACE: NO
 OCCUPANCY GROUP: B/S-1 (NO CHANGE TO EXISTING OCCUPANCY)

FLOOR AREAS:

EXISTING BUILDING: 7,000 SQ.FT.
 EXISTING MEZZANINE: 1,750 SQ.FT.



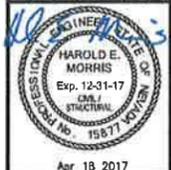
ARMY NATIONAL GUARD
 (A.P.N. 01C-053-02)
 ZONING - P

PARKING TABULATION

PARKING REQUIRED:
 UNIT TYPE: 21 SPACES

SERVICE GARAGES:
 1 SPACE PER 500SF GROSS FLOOR AREA
 + 1 PER 2000SF SERVICE AREA
 8,750SF/500 SF PER SPACE +
 5250SF/2000 SF PER SPACE = 20.1
 PARKING PROVIDED:

20 OFF-STREET STANDARD SPACES
 1 HANDICAPPED PARKING SPACES (1 VAN ACCESS BLE)
 TOTAL PARKING PROVIDED - 21

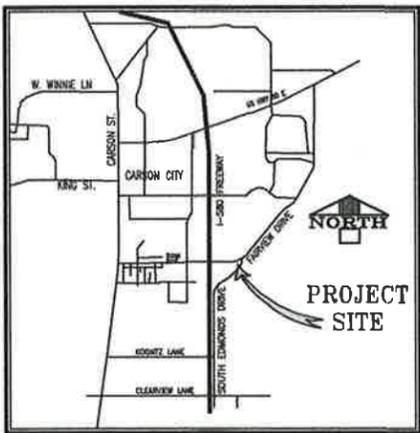
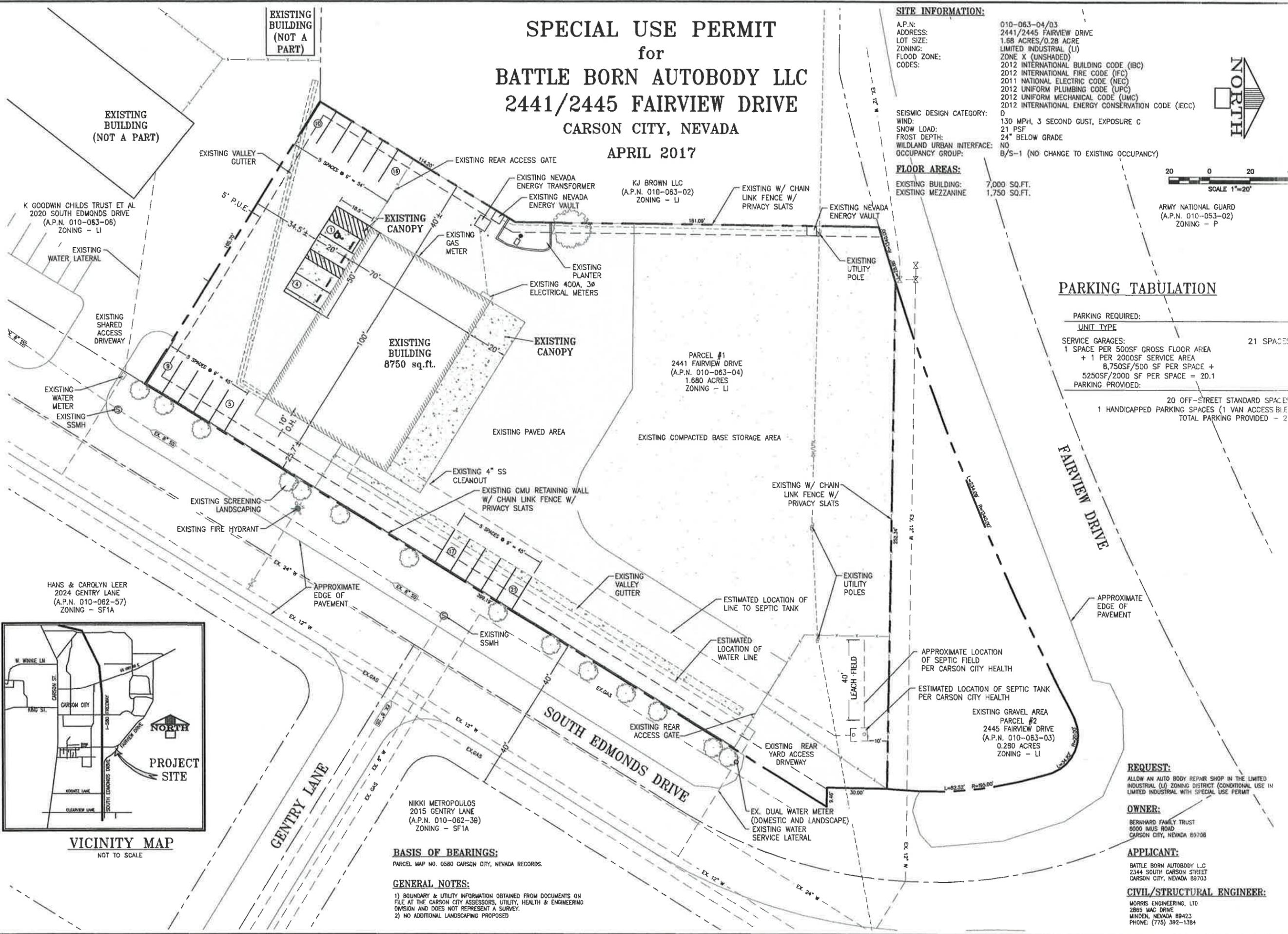


MORRIS ENGINEERING, LTD.
 Civil and Structural Engineering
 2865 MAC DRIVE • MINDEN, NV 89423
 PHONE (775) 392-1364
 WWW.MORRIS-ENR.COM



BATTLE BORN AUTOBODY, LLC
EXISTING SITE PLAN
 SPECIAL USE PERMIT
 2441/2445 FAIRVIEW DRIVE, CARSON CITY, NEVADA 89701 - A.P.N. 010-063-04 & 03

Sheet	C1
JOB #	170304
DESIGN BY:	HEM
DRAWN BY:	HEM
CHECKED BY:	HEM
DATE:	04-18-2017
FILE:	170304MN.dwg

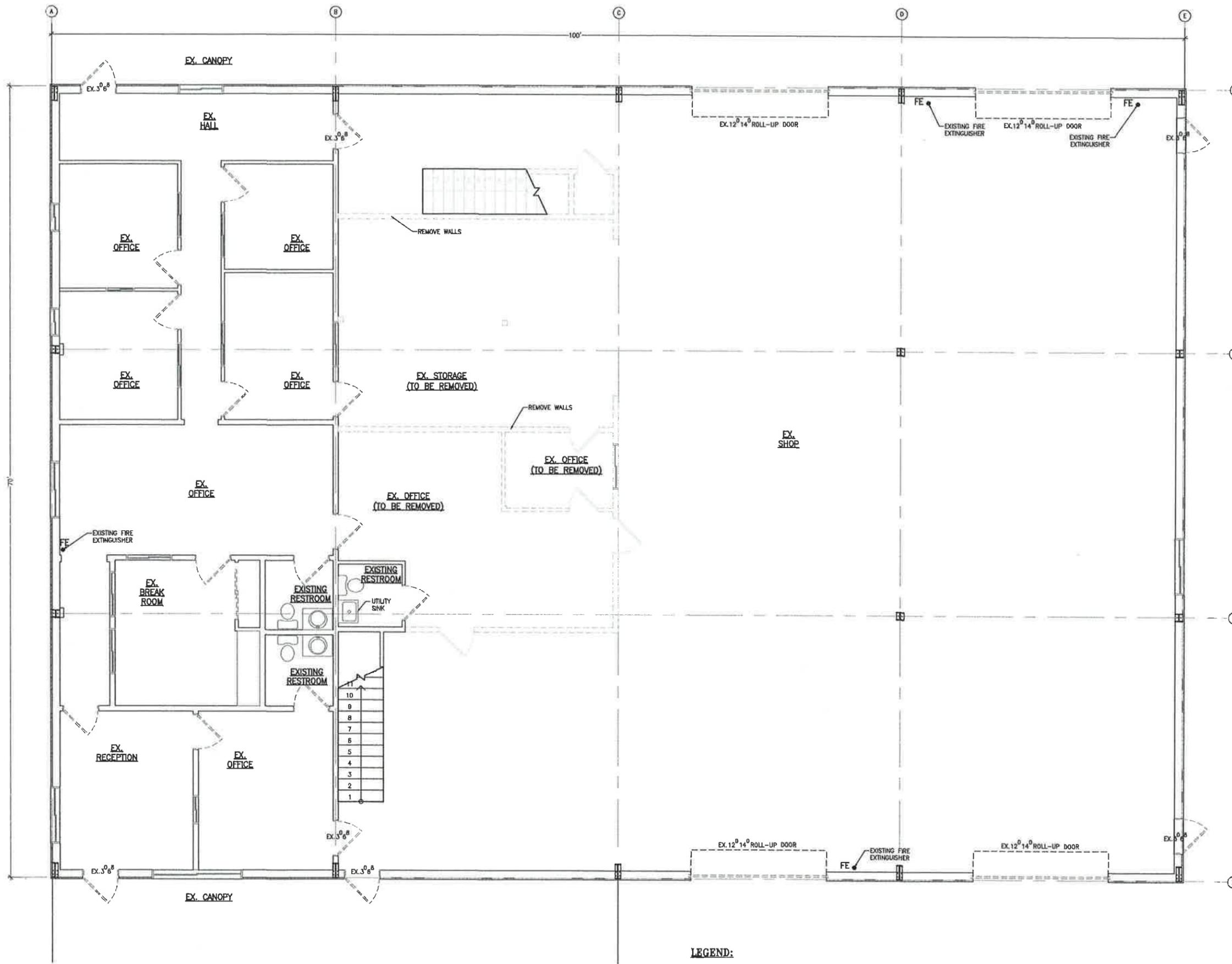


VICINITY MAP
 NOT TO SCALE

BASIS OF BEARINGS:
 PARCEL MAP NO. 0580 CARSON CITY, NEVADA RECORDS.

GENERAL NOTES:
 1) BOUNDARY & UTILITY INFORMATION OBTAINED FROM DOCUMENTS ON FILE AT THE CARSON CITY ASSESSORS, UTILITY, HEALTH & ENGINEERING DIVISION AND DOES NOT REPRESENT A SURVEY.
 2) NO ADDITIONAL LANDSCAPING PROPOSED

FILE: Z:\Projects\2017\170304 Battle Born Autobody\2441 Fairview.dwg\170304MN.dwg
 Tuesday, April 18, 2017 - 11:45am
 This drawing has not been published, but either has been incorporated by Morris Engineering, Ltd. for use in the permit process or the basis of a construction contract and modifications of the details shown in this drawing may occur without notice.



LEGEND:

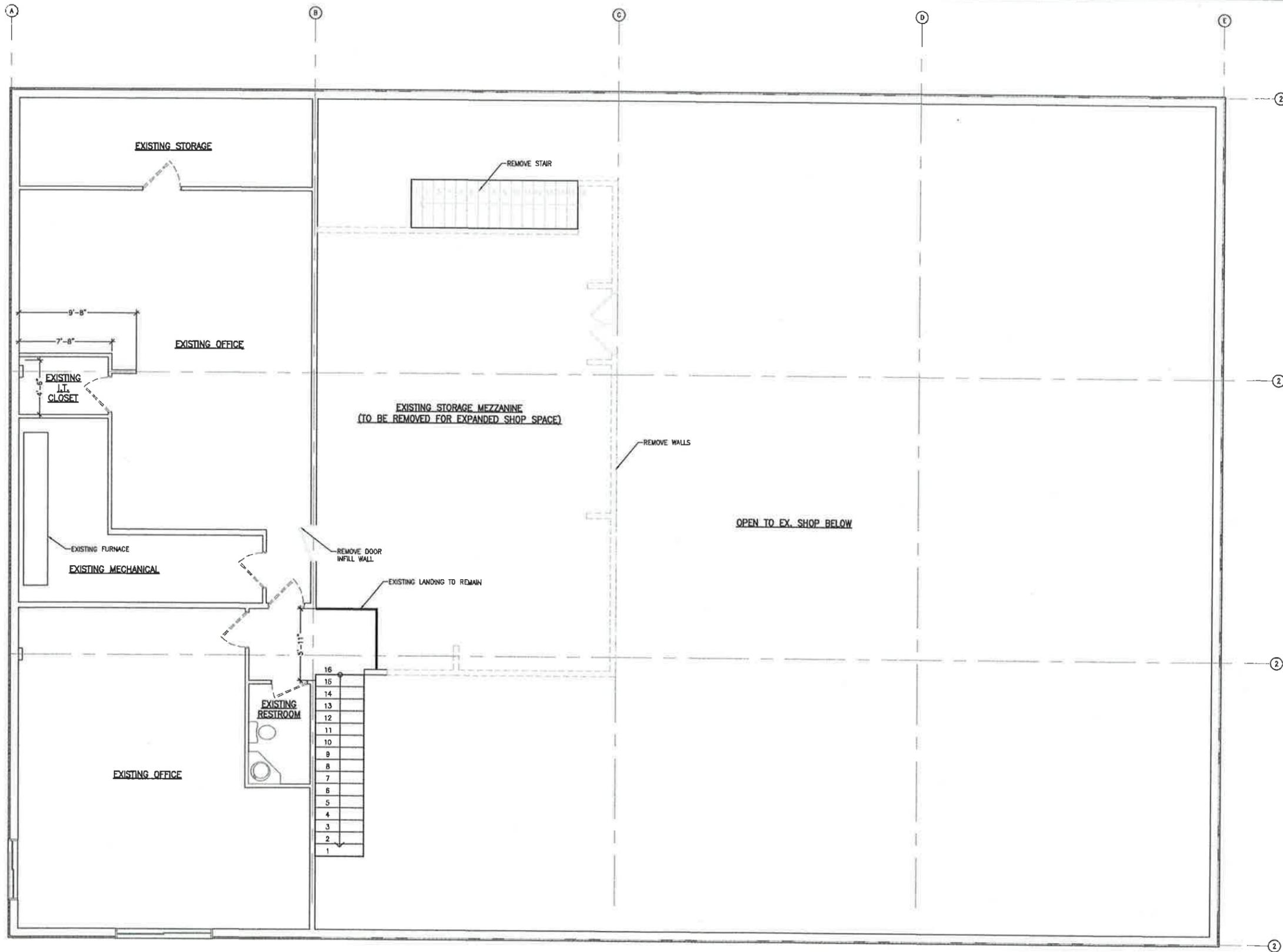
- NEW WALLS
- WALLS TO BE REMOVED
- EXISTING WALL TO REMAIN

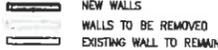
EXISTING UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
EXISTING AREA: 7000 SQ.FT.



<p>MORRIS ENGINEERING, LTD. Civil and Structural Engineering 2865 MAC DRIVE • MINDEN, NV 89423 PHONE (775) 392-1384 WWW.MORRISENGR.COM</p>	<p>HAROLD E. MORRIS Exp. 12-31-17 CHIEF ENGINEER No. 15877</p>
<p>APR 18 2017</p>	
<p>BATTLE BORN AUTOBODY, LLC</p>	
<p>LOWER LEVEL FLOOR PLAN</p>	
<p>SPECIAL USE PERMIT 3441/2445 FARMER DRIVE, CARSON CITY, NEVADA 89701 - AP#A 010-085-04 & 03</p>	
<p>Sheet A1.0</p>	
<p>JOB # 170304</p>	
<p>DESIGN BY: HEM</p>	
<p>DRAWN BY: HEM</p>	
<p>CHECKED BY: HEM</p>	
<p>DATE: 04-18-2017</p>	
<p>FILE: 170304A-S.DWG</p>	



LEGEND:

 NEW WALLS
 WALLS TO BE REMOVED
 EXISTING WALL TO REMAIN

EXISTING UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
 EXISTING AREA: 1750 SQ.FT.



BATTLE BORN AUTOBODY, LLC	
UPPER LEVEL FLOOR PLAN	
SPECIAL USE PERMIT	
2441/2445 FARMER DRIVE, CARSON CITY, NEVADA 89701 - A.P.N. 010-003-04 & 03	
Sheet	A1.1
JOB #	170304
DESIGN BY:	HEM
DRAWN BY:	HEM
CHECKED BY:	HEM
DATE:	04-18-2017
FILE:	170304A-S.DWG
 MORRIS ENGINEERING, LTD. Civil and Structural Engineering 2865 MAC DRIVE • MINDEN, NV 89423 PHONE (775) 392-1384 WWW.MORRIS-ENGR.COM	
 APR 18 2017	
Rev. No.	1 2 3 4 5 6
Revision	
Date	