

STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 27, 2019

FILE NO: SUP-19-003

AGENDA ITEM: E.3

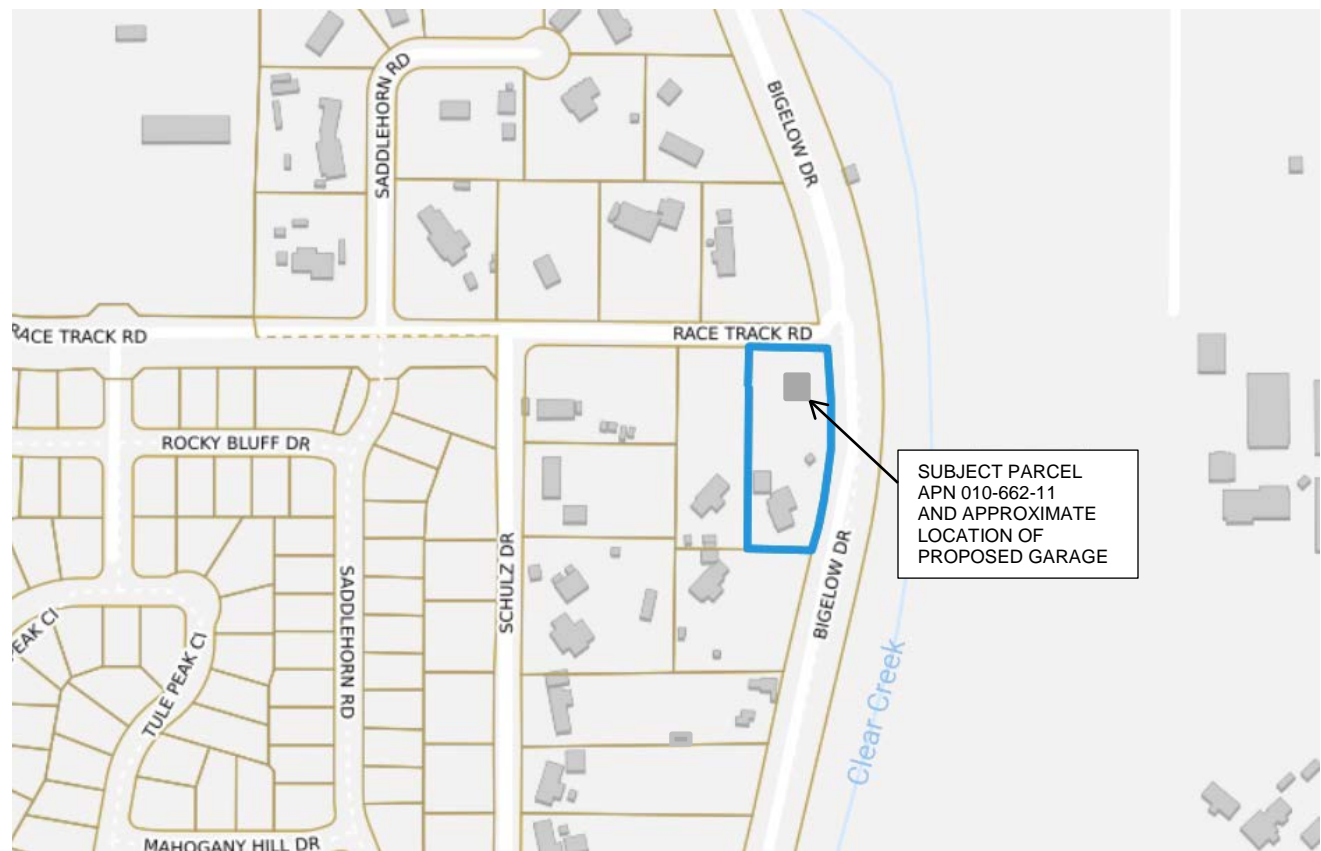
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: To consider a request for a Special Use Permit to construct a detached garage that results in accessory structures that exceed 75% of the size of the primary structure and 5% of the lot area. The subject property is zoned Mobile Home 1 Acre (MH1A) and is located at 1777 Race Track Road, APN 010-662-11.

STAFF SUMMARY: The applicant is requesting to construct a 1,681 square foot detached garage building on the subject property. The square footage of accessory buildings would be 152% of the size of the primary structure and 5.47% of the lot area. If detached accessory structures exceed 75% of the size of the primary structure, prior approval of a Special Use Permit is required. If detached accessory structures exceed 5% of the lot area, prior review and approval of a Special Use Permit is also required.

PROPOSED MOTION: "I move to approve SUP-19-003 a request for a Special Use Permit for accessory buildings to exceed 75% of the size of the primary residence and 5% of the lot area on property zoned Mobile Home 1 Acre, located at 1777 Race Track Road, APN 010-662-11 based on findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division for the proposed construction. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. 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 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.

The following shall be submitted with a Building Permit application:

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
8. The building height shall not exceed 22 feet, 3 inches, measured to the highest point of the ridge.
9. The building size shall not exceed 1,681 square feet.
10. The exterior of the accessory building materials and colors will match the existing residence. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
11. Project must comply with the 2018 International Fire Code (IFC) and northern Nevada fire amendments.
12. Project is in the identified Wildland Urban Interface area (WUI) of Carson City and must comply with the 2018 Identified Wildland Urban Interface Code (IWUIC) and northern Nevada Wildland Urban Interface code requirements.

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

13. Any other detached accessory structures proposed for the site in the future will require additional review and approval of a Special Use Permit prior to construction.
14. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
15. All exterior lighting shall be in compliance with Development Standards Division 1.3.5. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
16. The accessory building is not approved for living quarters or a guest building. If proposed, the building must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.
17. Any expansion of the existing well and septic systems to this building will require review through a Building Permit and possible connection to City water and sewer.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.090.2 (Mobile Home 1 Acre, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Mobile Home 1 Acre (MH1A)

KEY ISSUES: Will the proposed garage have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Mobile Home 1 Acre (MH1A)/residence
EAST: Public (P)/prison
SOUTH: Mobile Home 1 Acre (MH1A)/residence
WEST: Mobile Home 1 Acre (MH1A)/residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: XS/X (between 100-year and 500-year flood plain/areas of minimal flooding)
2. EARTHQUAKE FAULT: Beyond 500 feet
3. SLOPE/DRAINAGE: The site slopes to the northeast.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.09 acres
2. PROPOSED STRUCTURE SIZE: 1,681 square feet
3. PROPOSED STRUCTURE HEIGHT: Height will not exceed 22 feet 3 inches at the highest point of the ridge, with 2/12 roof construction
4. PARKING: Adding recreational vehicle storage and parking in the new structure
5. SETBACKS: Required/Proposed in feet: Front (north) 30/31, Left (west) Side 15/73, Right (east) Street Side 20/21 feet 1 inch, Rear south) 30/270 and Height 32/22 feet 3 inches at the highest point of the ridge
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

A Special Use Permit is required for the following reasons:

According to Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures, an accessory building exceeding 75% of the size of the primary structure and 5% of the lot area requires approval of a Special Use Permit.

The applicant is proposing a 1,681 square foot accessory structure that will be a garage for storing and protecting various items including a recreational vehicle/motorcycles/classic cars owned by the resident of the property. Any additional detached accessory structures proposed for the site will require additional review and approval of a Special Use Permit. This proposal is to add a new detached garage building of 1,681 square feet in addition to an existing 768 square foot detached garage building and two, eight feet by ten feet sheds, or 928 square feet currently on the site. The total cumulative square footage of detached structures of 2,609 square feet would be 152% of the size of the primary residential structure of 1,716 square feet. The residence does not have an attached garage. The requested use of a garage is a permitted accessory use within the Mobile Home 1 Acre zoning district.

An additional review is related to the size of detached structures compared to land area. The size of the parcel is 1.09 acres or 47,666 square feet. If more than 5% of the land area is proposed in detached accessory structures, additional review under a Special Use Permit is required. The total square footage proposed in detached accessory structures is 2,609 square feet, which would be 5.47% of the land area, or 227 square feet more than allowed without additional review. It is noted the square footage of all the buildings on the site, including the residence, if approved, would be 4,325 square feet. A single residence of this size or larger would not be unusual on a parcel which is more than one acre. However, the primary residence at 1,716 square feet covers only 3.6% of the lot area. If approved, the total square footage of all buildings on the parcel will be 9.07% of the lot area.

The applicant states the garage building will be used to store a recreational vehicle, motorcycles and classic cars. The site may also be used to store other items of the owner of the property. No modification of the building is proposed to provide a second story in the taller area where the recreational vehicle is to be stored. If a modification to add a second story is proposed in the future, the site will require additional review under a Special Use Permit if it adds habitable/usable square footage to the building.

The proposed location of the garage will be at the northeastern portion of the lot. Access to the structure is proposed from the existing driveway on the northeast area of the property, although there is also a second driveway on the northwest section of the property, which will allow circular access into and out of the property. An additional new hard surface area is shown to the south of the proposed garage, between the garage and the existing driveway area. The proposed building will be constructed of high quality, durable and long lasting building materials to ensure the new construction will be well maintained in the future. The plan shows the building with exterior siding that will match the existing residence. Large garages, guest buildings, storage areas, sheds, coops, stables, barns, carports and other detached accessory structures are common in larger zoning districts. This property is zoned Mobile Home 1 Acre. No bathroom or toilet facilities are proposed in the building. If these facilities are proposed in the future, additional review under a building permit will be required, including review regarding whether the site will be required to connect to City water and sewer systems.

The proposed building and roof colors will be reviewed to match the existing primary structure on site during the building permit process. The new building is shown with a south (front) elevation proposed with three garage door openings. The tallest opening is proposed in the middle, to accommodate a recreational vehicle. The north (rear) elevation is shown on Race Track Road, with five windows and exterior elevation changes which will match the existing residence. The east elevation is the street (Bigelow) side, with three windows and exterior elevation changes to match the primary building. The west side elevation is the same as the east side, with the exception of an added man door. Access to the new building is proposed by traveling south along the western or eastern property lines, utilizing existing driveways, then turning north into the building. The addition of a driveway area is proposed to the south of the new garage doors, which will connect to the existing driveway on the east.

This site is adjacent on three sides to identically zoned land with residential uses, with the fourth street (east) side being the prison, which is located on land zoned Public. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large. This property is similar to other properties developed in the vicinity, where all parcels are one acre in size or larger. It is common on parcels which are in rural locations to have accessory structures such as guest buildings, garages, barns, stables, recreational vehicle storage areas, carports and corrals. Sidewalks, curbs and gutters are not common in such a rural area and are not located adjacent to this site.

It does not appear the garage project will detract from the existing area. The applicant states the building would be used for off-street storage of a recreational vehicle, motorcycles and classic vehicles. The owner could also have shop or other storage uses within the new garage building. The owner will be moving vehicles and materials currently located on- and off- the site into covered and secured garage storage.

The proposed building will reduce potential clutter and improve the appearance of the site. The total square footage of existing and proposed building improvements on the site is not out of character for development on a one acre parcel, as the total square footage of all buildings on the site would cover only 9.07% of the land area. Included as a recommended condition of approval, the color of the new roof and siding will match the color of the existing house roof materials. No well and septic system connection is proposed within the new structure. Any expansion of these systems will require additional review of a building permit to verify they are adequate and to verify if connection to City water and sewer will be required. Any modification of the building to create a guest building will require additional review under a building permit.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 800 feet of the subject site on February 8, 2019. As of the date of writing of this report, one comment in support of the project has been received related to this proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on February 27, 2019 depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of the date of this staff report are included or attached to this report.

Engineering Department: No comments and no preference or objection to the request.

Fire Department:

1. Project must comply with the 2018 International Fire Code (IFC) and northern Nevada fire amendments.
2. Project is in the identified Wildland Urban Interface area (WUI) of Carson City and must comply with the 2018 Identified Wildland Urban Interface Code (IWUIC) and northern Nevada Wildland Urban Interface code requirements.

FINDINGS: Staff's recommendation for approval 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 master plan elements.

The project will be in consistent with Chapter 3, A Balanced Land Use Pattern, at Low Density Residential.

The primary uses of the Low Density Residential master plan designation states neighborhoods primarily include single-family residences; however, the designation allows for a range of complementary secondary uses that include schools, parks, recreation, and open space in a planned neighborhood setting. Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting). The proposed garage is consistent with the description of this master plan, as it is proposed as an accessory structure placed on a larger-lot single-family (mobile home zoning) parcel in a rural setting. Large garages and other detached accessory structures are common in larger master planned districts.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

Construction will be of limited duration. This construction could be detrimental to the peaceful enjoyment of adjacent properties during this time. Once the construction of the garage is completed on the site, it is expected to be residential in nature and is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The exterior colors and siding of the building will match the primary structure. The proposed building will be used for storage of a recreational vehicle, motorcycles, classic vehicles and other materials and equipment of the owner. The placement of vehicles and storage of materials inside the garage will reduce the potential of clutter on the site. Any lighting fixtures which are to be added to the exterior of the building will require approval by the Planning Division during Building Permit review and prior to installation, to verify they are consistent with Development Standards Division 1.3.5 Lighting Standards.

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

Traffic is not likely to increase due to the construction of a recreational garage building on the site. No additional parking is proposed on the street or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the building is to provide secure parking, protection, and storage of vehicles, materials and personal equipment of the owner. This is a rural location of large properties which are one acre or larger, where there are no sidewalk, curb or gutter improvements. Pedestrian access is limited.

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 project is not expected to have a negative effect on existing public services and facilities. No well or septic system connections are proposed to the interior of this building. The addition of a garage on this site is not anticipated to overburden any public services. This property is in the Identified Wildland Urban Interface, and must comply with the related code requirements.

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 zoning for this parcel is Mobile Home 1 Acre. The purpose of the Mobile Home 1 Acre zoning district is to provide for low-density, large lot, mobile home detached residential units. This district is consistent with the policies of the mobile home residential category of the master plan. This site is located in the Low Density Residential Master Plan Designation.

The cumulative square footage of detached accessory structures in relation to the size of the primary structure exceeds the percentage allowed without additional review by Special Use Permit. The addition of this building to the site will create a ratio of accessory buildings to primary building of 152%. The primary residence is a single story of 1,716 square feet with no attached garage, but there is an existing detached garage/shop on the site of 768 square feet and two, eight by ten sheds, a total of 928 square feet in existing detached accessory structures. The size of the house is smaller than is usual in a one acre zoning district, creating the need for the additional review of detached accessory structures. If the garage could be attached to the primary residence, no additional review would be required. The proposed placement of the garage building in the northeastern area of the site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Mobile Home 1 Acre zoning district. After placement of the garage, the land coverage of detached buildings on the site will be 5.47%. Additional review regarding land coverage is required as the maximum allowed in detached accessory structures without review is 5% coverage. The cumulative square footage of buildings compared to land coverage exceeds the allowed amount by approximately 227square feet. While the accessory structure square footage is higher than allowed outright, the total land coverage, including the residence and all accessory structures, will be 9.07% of the lot, less than is common in a one acre zoning district where large residences and structures are often seen.

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

The addition of a garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. No harm to the public is anticipated. According to Mobile Home 1 Acre zoning district guidelines, an accessory building is a permitted accessory use, requiring Special Use Permit approval if the cumulative size of accessory structures on the site exceeds 75% of the size of the primary structure. The proposed detached accessory structure of 1,681 square feet would be added to the existing shop of 768 square feet and two sheds of 80 feet square feet each. The total square footage would be 152% of the size of the primary structure of 1,716 square feet.

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

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. This review is based on the size of the primary structure compared to the cumulative square footage of detached accessory structures as well as land coverage area compared to the size of the accessory structures. If the new structure were proposed to be attached to the primary structure, no review under a Special Use Permit would have been necessary. Parcels with similar zoning in this vicinity may also have large accessory structures, such as guest buildings, garages, recreational vehicle garages, storage areas, barns, stables, carports, corrals and so forth. If these

accessory structures were to exceed 75% of the size of the primary structure and 5% of the land area, the owners could also apply for a Special Use Permit, if desired, to allow such an accessory structure on their properties.

Attachments:

- Engineering comments
- Fire comments
- Tim Missamore e-mail comment
- Application (SUP-19-003)

**Engineering Division
Planning Commission Report
File Number SUP-18-108**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pott y, P.E. – Development Engineering Department
DATE: February 20, 2019

SUBJECT TITLE:

SUP 19-003 for New 1,681 sq. ft. Freestanding Garage Accessory Building

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request and offers no conditions of approval.

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 discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5d) - Public Services

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis. Future building permit plans must be submitted and approved by Carson City under a separate permit. All future construction associated with the detached garage must meet Carson City (CC) Development Standards and Design Standards including the following:

- Future engineering design must show any proposed utilities for Detached Garage. This includes electrical, water, septic/sewer, and/or gas.
- Submittal of Grading Plan, Structural Calculations, or any other applicable Sections of CCMC Development Standards to Carson City will be required prior to approval of construction of the garage.
- Storm drainage must drain to the City storm drainage system.

Fire Department Comments

01/30/2019

Comments for SUP 19-003:

1. Project must comply with the 2018 IFC and northern Nevada fire code amendments
2. Project is in the identified wildland urban interface area of Carson City and must comply with the 2018 IWUIC and northern Nevada Wildland Urban Interface code amendments.

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

Lena Reseck

From: Tim Missamore <tmissamore@cogenservice.com>
Sent: Friday, February 15, 2019 8:38 AM
To: Planning Department
Subject: Special Use Permit File No. SUP-19-003

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Carson City Planning Commission,

I live just 1 parcel West of the subject property, (7017 Schulz Dr) and as such can view the location easily from my property. I know of no reason that the property in question should not be allowed to build the size detached garage they are proposing. The lots are plenty large for this size of structure. The size of these lots in our area are one of the reasons we purchased here, so there is room to add structures as needed.

Again to be clear we are in support of the Special Use Permit request for 1777 Race Track Road, Carson City.

Any questions, I can be contacted at the phone number below.

Regards,

Tim Missamore
CoGen Service LLC
tmissamore@cogenservice.com
775-671-2640

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

FILE # SUP - 18 -

SPECIAL USE PERMIT

APPLICANT PHONE #
Holly Hawkins (775) 771-2916

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)
+ noticing fee

MAILING ADDRESS, CITY, STATE, ZIP
1777 Race Track Rd. Carson City, NV 89701

*Due after application is deemed complete by staff

EMAIL ADDRESS
itsmebigd1@gmail.com

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

PROPERTY OWNER PHONE #
Holly Hawkins (775) 771-2916

- 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)

MAILING ADDRESS, CITY, STATE, ZIP
1777 Race Track Rd, Carson City, NV 89701

CD or USB DRIVE with complete application in PDF

EMAIL ADDRESS
itsmebigd1@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
Jeff Frame, AIA (775) 741-0044

Application Received and Reviewed By: _____

MAILING ADDRESS, CITY STATE, ZIP
1000 N. Division St. Carson City, NV 89701

Submission Deadline: See attached Planning Commission application submittal schedule.

EMAIL ADDRESS
jframe@framearchitecture.com

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-~~28-146~~ 66-211
Street Address: 1777 Race Track Road

Project's Master Plan Designation: Low Density Residential
Project's Current Zoning: MH1A
Nearest Major Cross Street(s): Bigelow Dr and Snyder Ave

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

New 1,681 sf freestanding garage accessory building

PROPERTY OWNER'S AFFIDAVIT

I, Holly B Hawkins, 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.

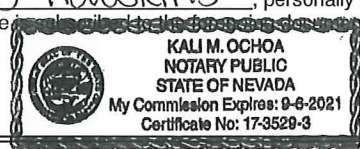
Holly B. Hawkins Signature 1777 Race Track Rd. Address 1-2-19 Date

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

STATE OF NEVADA
COUNTY Carson

On January 2, 2019, Holly B Hawkins, 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.

Kali M. Ochoa
Notary Public



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

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

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

ACKNOWLEDGMENT OF APPLICANT

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

Holly Hawkins
Applicant's Signature

Holly Hawkins
Print Name

1-2-14
Date



4090 South McCarran Blvd ▪ Unit E ▪ Reno, NV 89502 ▪ 775-827-9977

January 11, 2019

Re: 1777 Race Track Road
Special Use Permit - Residential

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

Explanation:

Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

Response:

The 1+ acre parcel is residential in use and will remain, we are not requesting a variance. The garage is for parking a personal RV which is already parked on the lot and the owner's want it to be covered and secured. In addition, the owner has his and her Harley Davidson motorcycles as well as two restored custom classic cars that he currently stores elsewhere and wants to park in the garage as well.

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.

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

Response:

The adjacent zoning uses are all residential except for the Northern Nevada Correctional Center property to the east.

- 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. Have other properties in your area obtained approval of a 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.

Response:

Some of the existing adjacent properties are 1+ acres in size and have freestanding garages, other properties just park additional vehicles on the property. The garage will have the same siding as the house and be painted the same color to complement the existing house.

- 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.

Response:

The garage is for storing vehicles and thus will eliminate any outdoor vehicular parking. The parcel is adjacent to Clear Creek and the Northern Nevada Correctional Center / Stewart Conservation Camp, so no neighbors' views will be impacted.

- 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.

Response:

There will be wall mounted exterior lighting at the garage doors and man door. The fixtures will be shielded so that the light source will not be visible, and the emitting light will orient downward.

- E. Describe 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.

Response:

There is no landscape requirement for single family residential. The existing mature trees on site will remain.

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

Response

No visible accumulation of RV and other personal vehicles.

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

Explanation: 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.

Response:

There is very little pedestrian traffic in the area as the surrounding single-family parcels are 1+ acre in size and there is no pedestrian traffic from the property to the east and Bigelow Drive is an unpaved service road.

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.

Explanation:

- 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?

Response:

The new garage will not increase the number of residents, thus there will be no additional student population. Conversely, the project will not provide a service to the student population

- B. How will your project affect police and fire protection?

Response:

There will be no impact to police nor fire as the garage is within and existing neighborhood.

- C. Is the water supply 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Response:

No additional water is needed for this garage.

- D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Response:

The existing drainage flows will be maintained

- 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Response:

There is no additional sewer required for this garage.

- F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Response:

There are no road improvements required as the garage is accessed by the existing driveways

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

Response:

Architect of record prepared this statement

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

Explanation: 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.

Response:

Per CCMC Section 18.04.090 - Mobilehome 1 Acre (MH1A) residential district. The primary permitted uses in the MH1A district are this list plus other uses of a similar nature:

Mobilehome dwelling;
Single-family dwelling;
Park.

The accessory permitted uses incidental to primary permitted uses within the MH1A district are this list plus other uses of a similar nature:

Accessory farm structure;
Accessory structure;
Agricultural use;
Animals and fowl;
Guest building;
Home occupation;
Recreation (swimming pool, tennis court) for individual or subdivision use.

In October of 2013, the original mobile home was converted into a single-family dwelling with a new foundation; and Accessory Structures are allowed as an accessory permitted use.

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

Explanation: 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.

Response:

The garage will provide secure vehicle parking and eliminate the potential sight of multiple vehicles parked throughout the property.

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

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

Response:

The project is an allowed use per CCMC Section 18.04.090 and accessory buildings over the size limit existing on adjacent parcels. We are not requesting anything that doesn't exist on neighboring properties.

Photos of Existing Residence:





Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



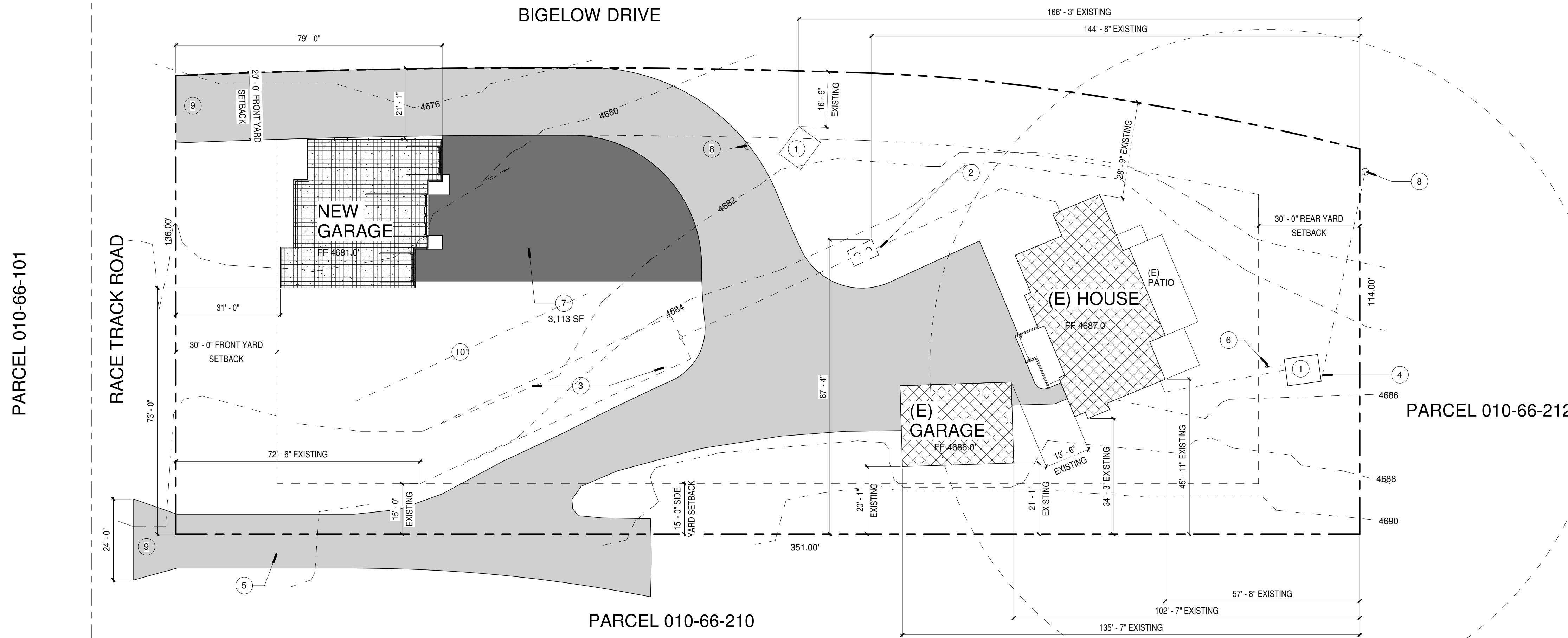
The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

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

Is or does the proposed development:

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

PARCEL 010-28-146



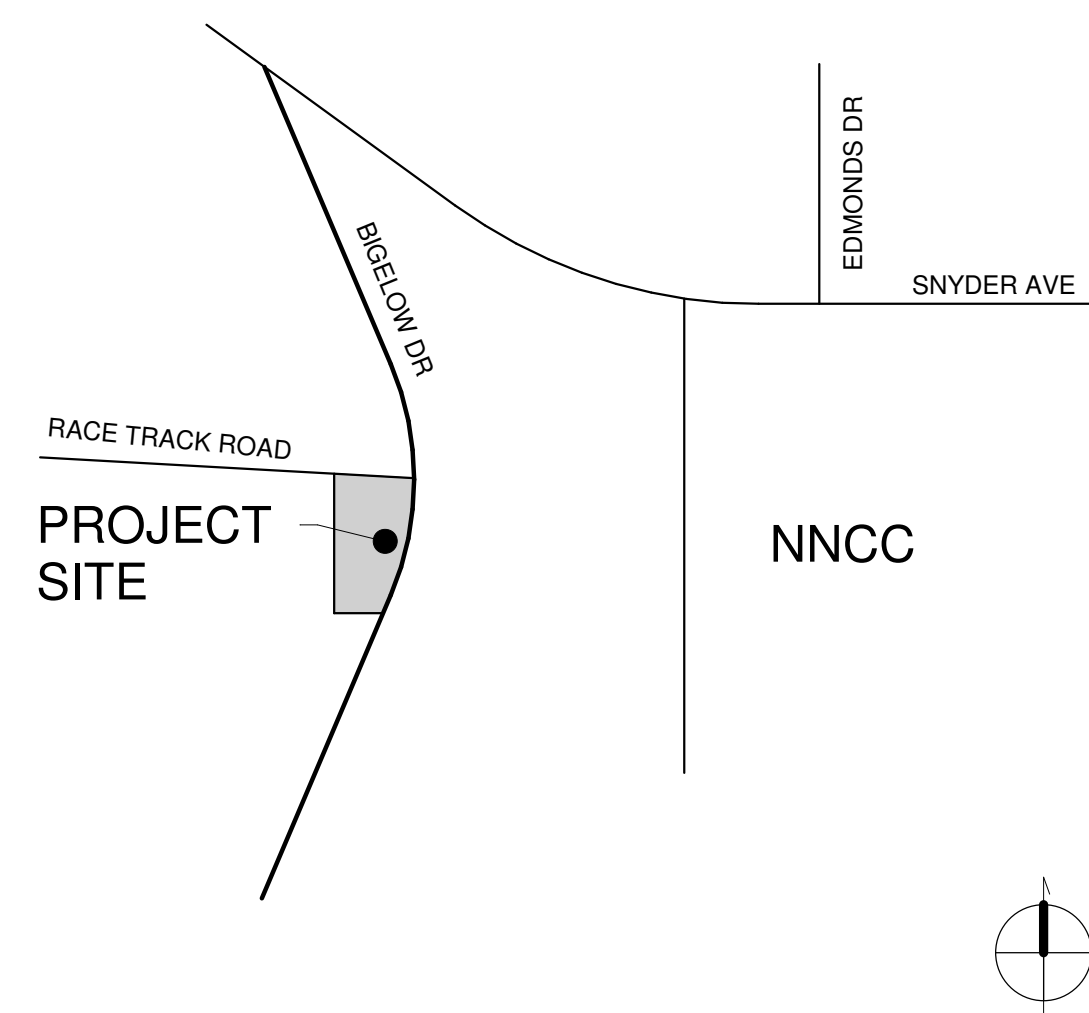
1 00-Site Plan
1" = 20'-0"

GENERAL NOTES

KEYNOTES

1. EXISTING SHED TO REMAIN
2. EXISTING 1000 GALLON SEPTIC TANK TO REMAIN
3. EXISTING LEACH FIELD
4. EXISTING 200 AMP SERVICE AND METER
5. EXISTING SHARED DRIVEWAY TO REMAIN
6. EXISTING WELL TO REMAIN
7. NEW A/C DRIVEWAY
8. EXISTING POWER POLE
9. EXISTING DRIVEWAY CUT
10. SEPTIC REPAIR AREA

VICINITY MAP



LEGEND

Owner: Holly Hawkins
1777 Race Track Road
Carson City, NV 89701
(775) 771-2916

Architect: Frame Architecture, inc
1001 Division Street
Carson City, NV 89701
(775) 502-8977 direct

Zoning: MH1A

Parcel#: 010-66-211

Project Address: 1777 Race Track Road
Carson City, NV 89701

Adopted Codes: 2015 NNA, 2012 IRC

Site Area: 1.090 Acres (47,666 sf)

Occupancy Type: Single Family Residence

Building Type: VB

Building Areas:

Existing Residence:	1,715 sf
Covered Patios/ Porches:	396 sf
(E) Detached Garage:	768 sf
New Garage:	1,681 sf
Total building area on site:	4,429 sf

CONSULTANT

Revision Schedule		
#	Description	Date

1/9/2019 1:37:26 PM

Frame
ARCHITECTURE, INC
4090 South McCarran Blvd
Unit E
Reno, NV 89502
(775) 827-9977

1777 RACE TRACK ROAD GARAGE
ADDITION
1777 RACE TRACK ROAD, CARSON CITY, NV

Architectural Site Plan

DRAWN BY	CHECKED BY
jt	jt
DATE	01-07-2019
PROJECT NUMBER	18-80
SHEET	A-1.1

GENERAL NOTES

KEYNOTES

LEGEND

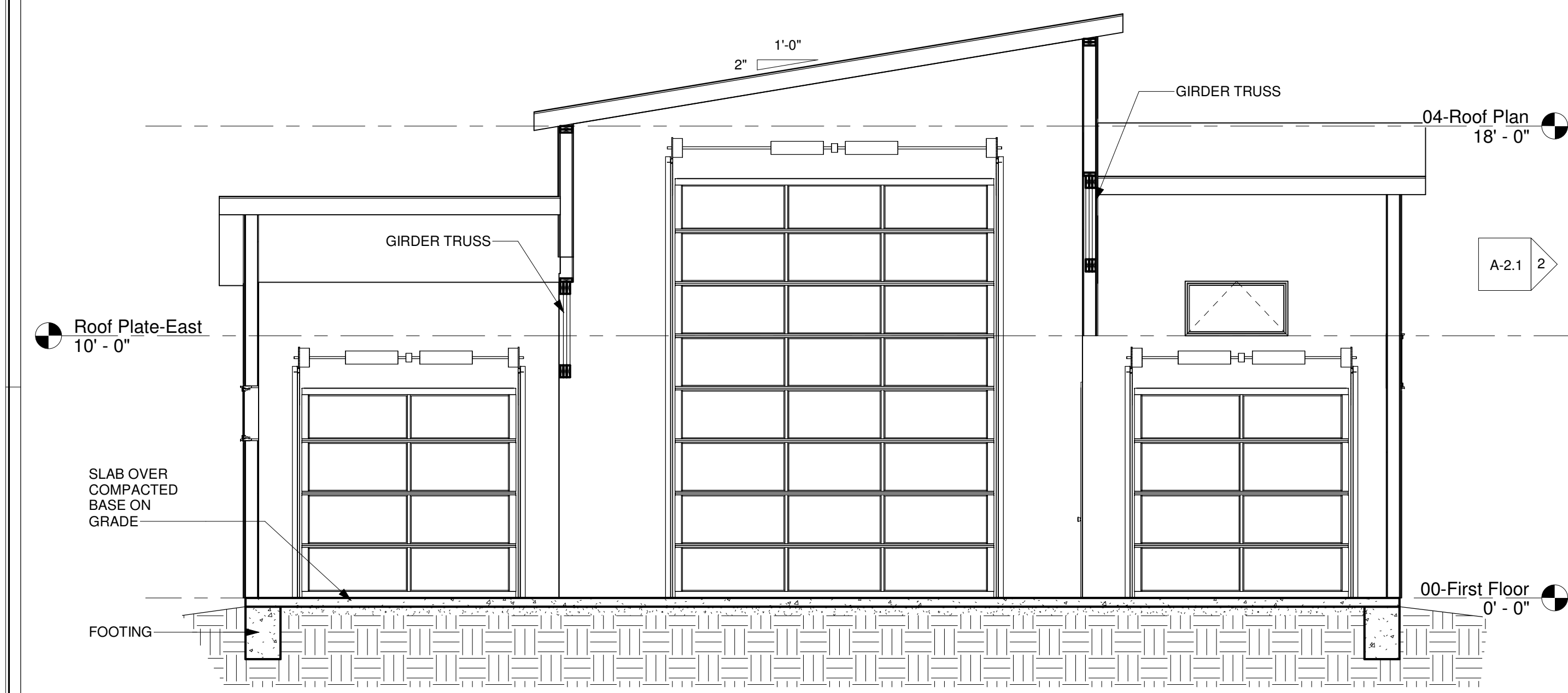
Revision Schedule		
#	Description	Date

1/9/2019 1:37:30 PM

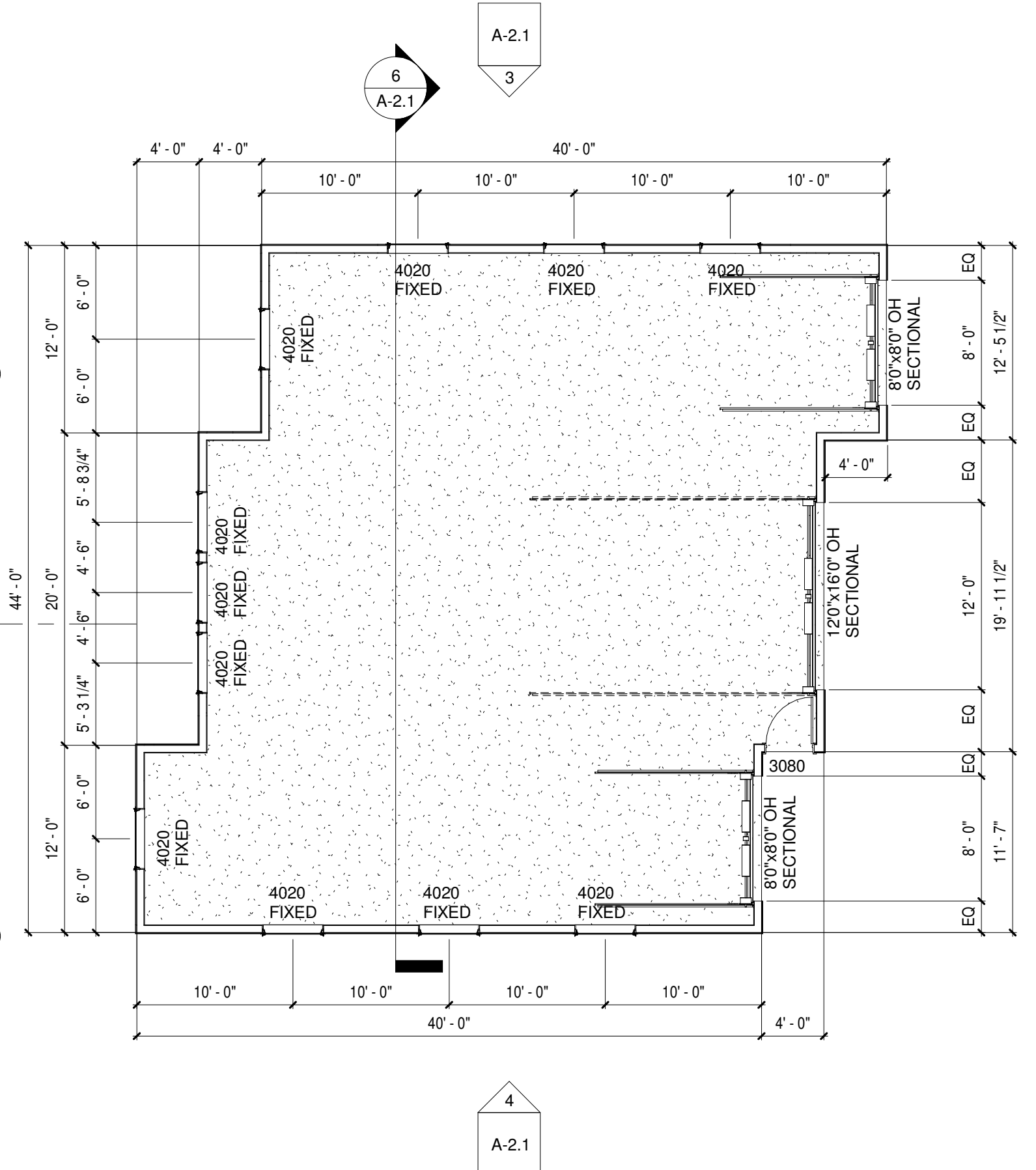
Frame
 ARCHITECTURE, INC
 4090 South McCarran Blvd
 Unit E
 Reno, NV 89502
 (775) 827-9977

**1777 RACE TRACK ROAD GARAGE
 ADDITION**
 1777 RACE TRACK ROAD, CARSON CITY, NV
Floor Plan - Elevations

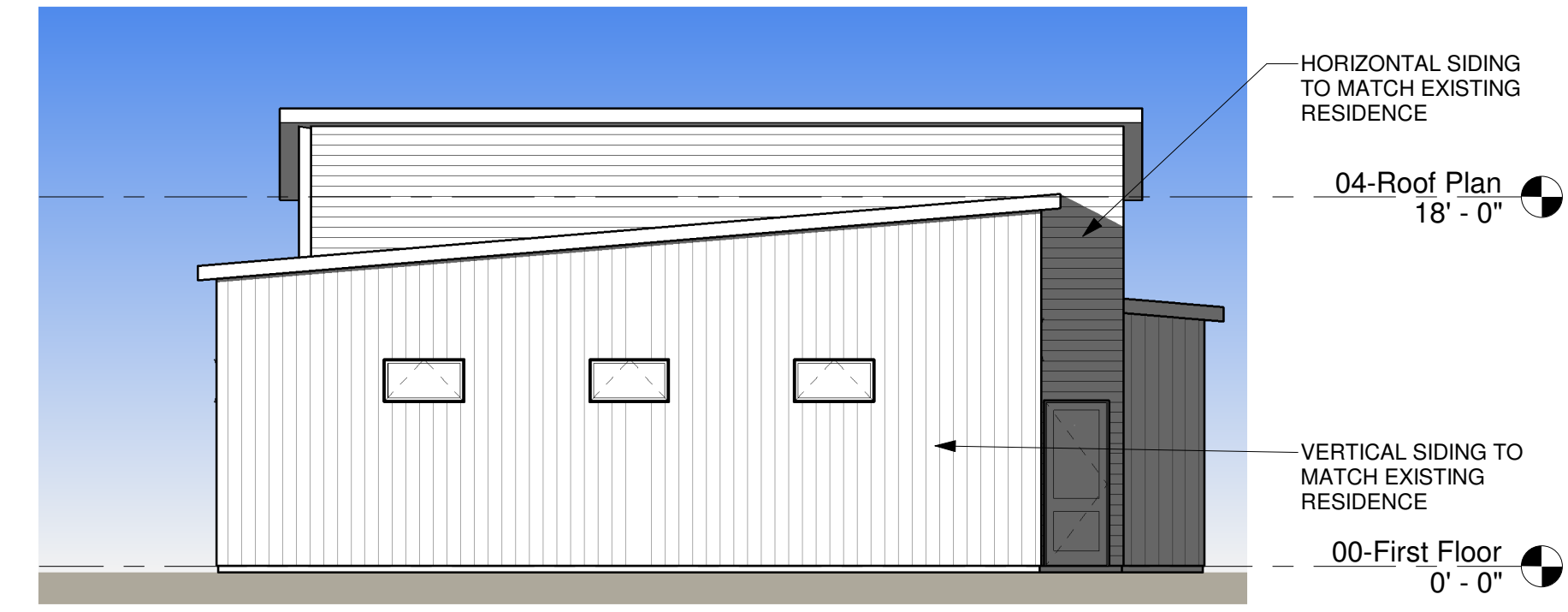
DRAWN BY	CHECKED BY
DATE	01-07-2019
PROJECT NUMBER	18-80
SHEET	A-2.1



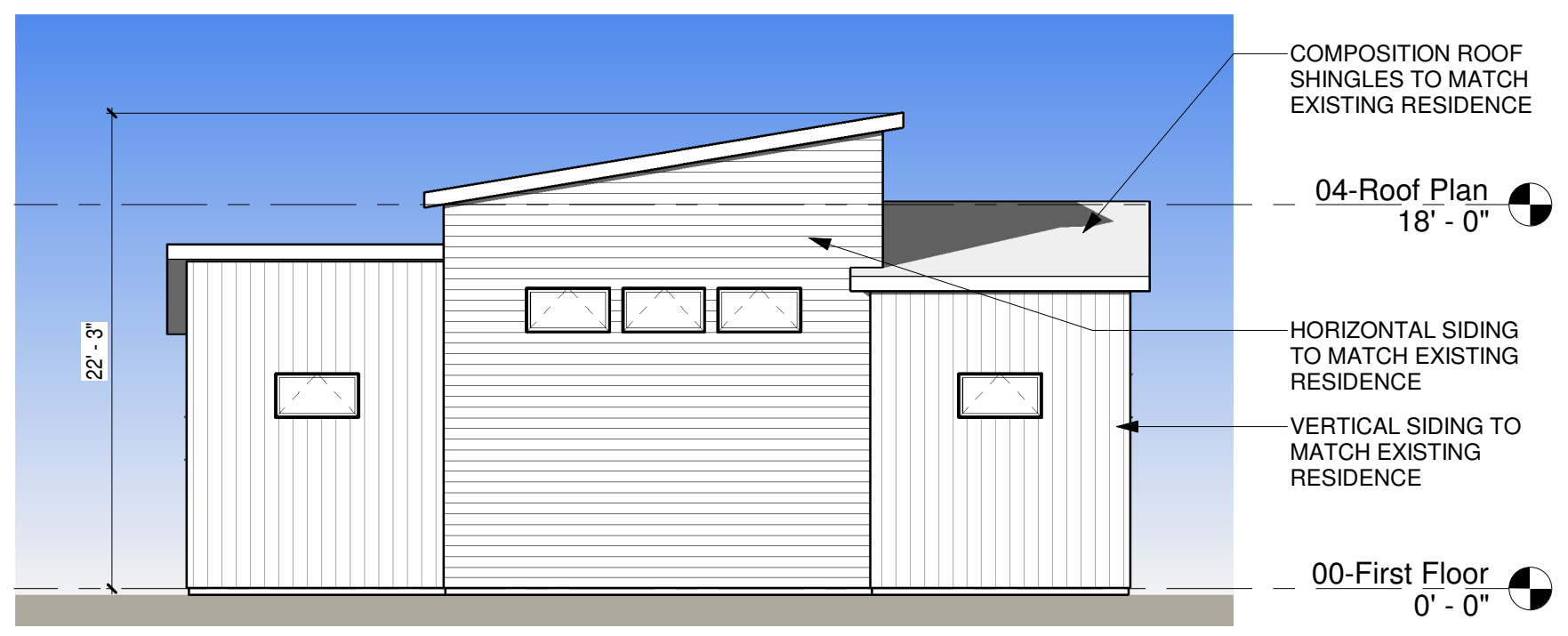
6 Section 1
 1/4" = 1'-0"



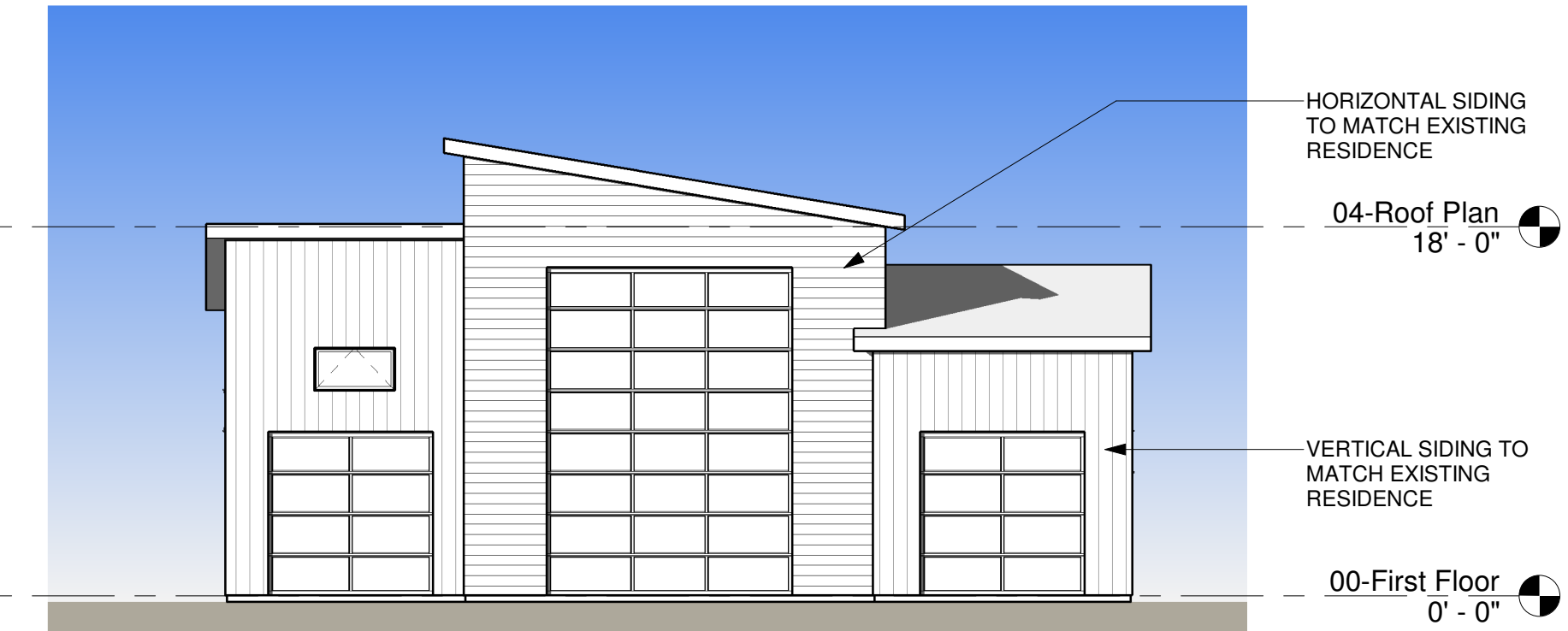
1 00-First Floor
 1/8" = 1'-0"



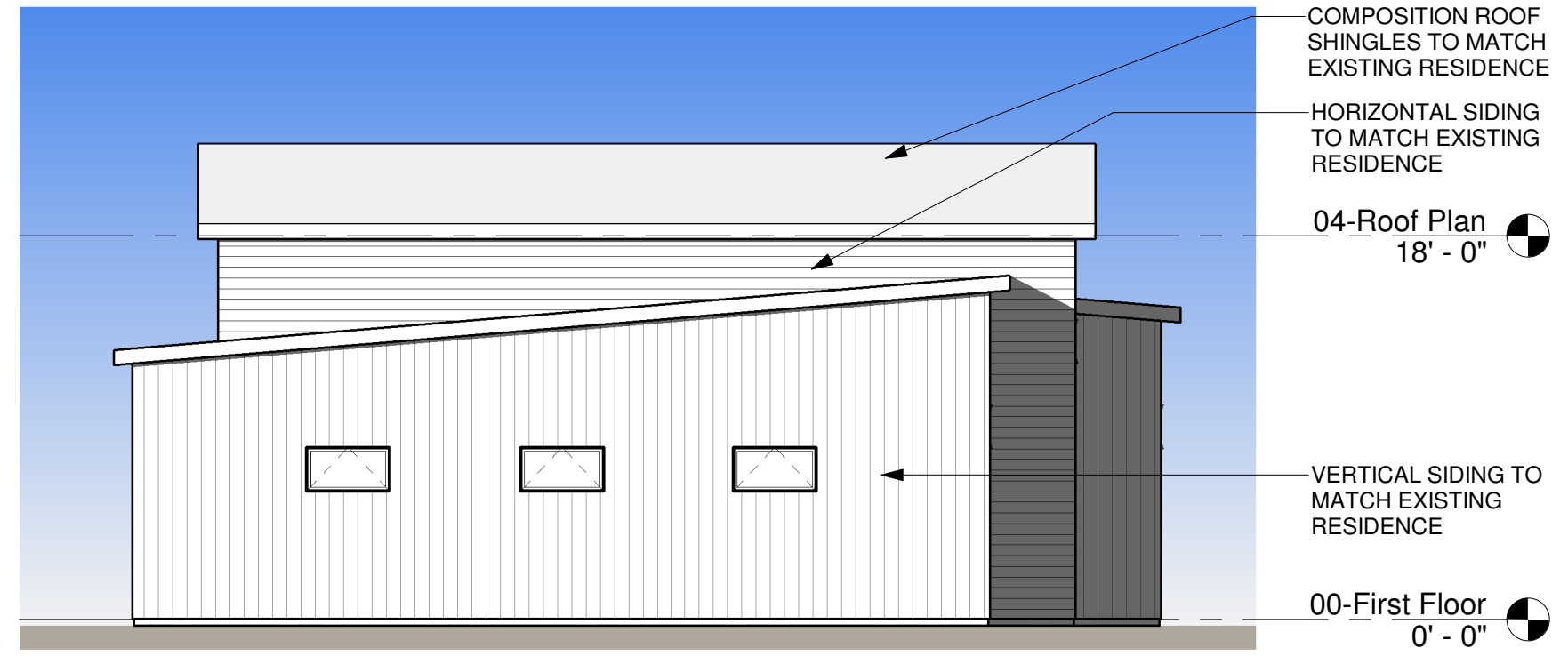
4 West Elevation
 1/8" = 1'-0"



2 North Elevation
 1/8" = 1'-0"



5 South Elevation
 1/8" = 1'-0"



3 East Elevation
 1/8" = 1'-0"