

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 24, 2020

FILE NO: LU-2020-0012

AGENDA ITEM: E.1

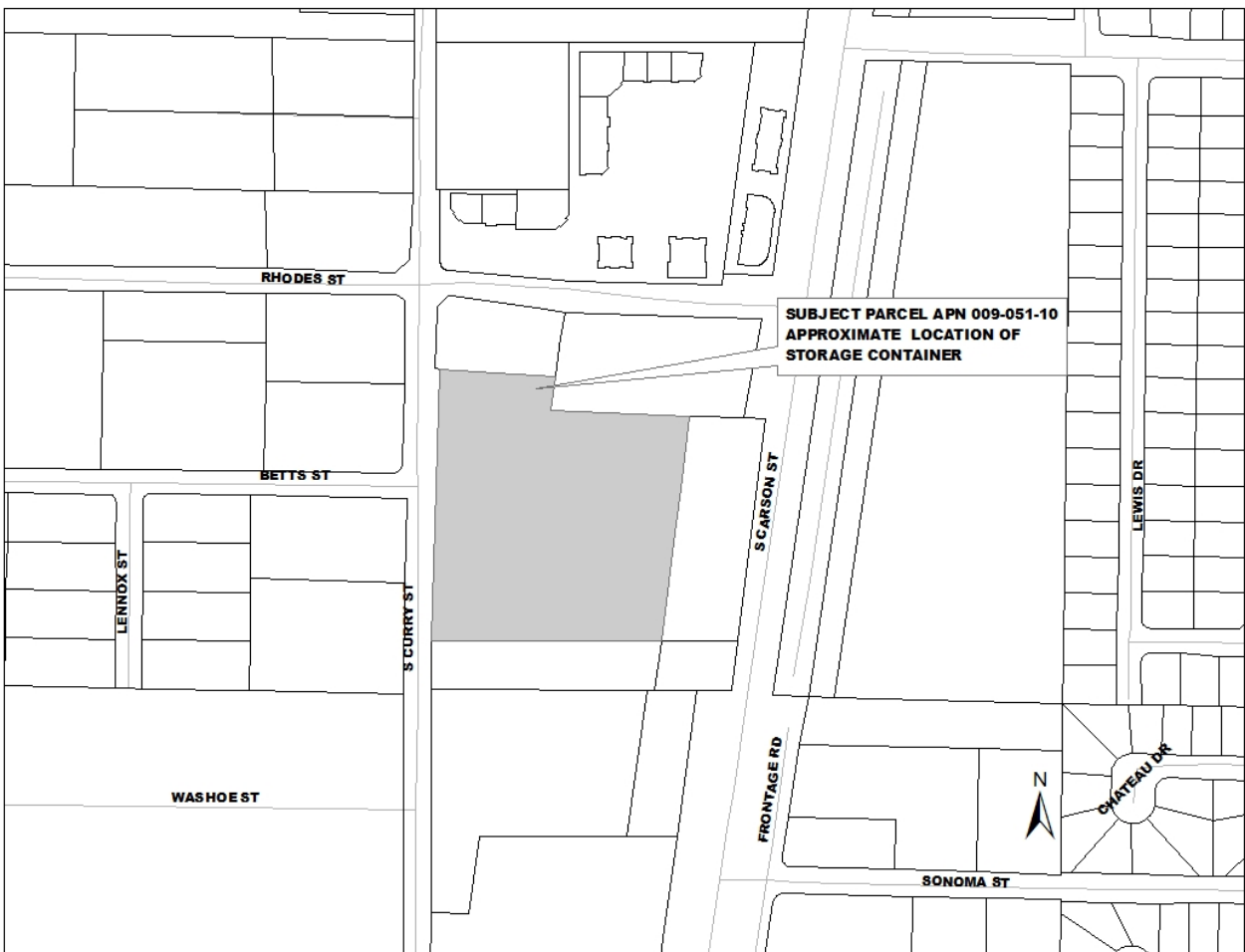
STAFF AUTHOR: Kathe Green, Assistant Planner

AGENDA TITLE: LU-2020-0012 For Possible Action: Discussion and possible action regarding a request for an administrative review of a metal storage container on property zoned Retail Commercial, located at 2590 South Carson Street, APN 009-051-10. (Hope Sullivan HSullivan@carson.org)

SUMMARY: The applicant is requesting to continue placement of a metal storage container on the site. A five year review of the container is required.

PROPOSED MOTION: I move to approve LU-2020-0012, based on the findings and subject to the conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
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.

The following applies to the life of the placement of the container:

4. Metal storage container to be used for storage only. No human habitation is allowed. No addition of utilities is allowed without prior review and approval. No storage shall be placed upon or above the container.
5. No hazardous materials will be stored within the container.
6. The storage container will be maintained to match the existing building color on site. Graffiti shall be removed in accordance with the City's graffiti ordinance. The container must be maintained free of rust, peeling paint or other forms of deterioration.
7. Advertising is prohibited on the exterior of the container.
8. Any further review that may be required by the code shall be administrative, although the Community Development Director may refer the review to the Planning Commission.

LEGAL REQUIREMENTS: Carson City Municipal Code 18.04.130 Retail Commercial (RC) Conditional Uses, Development Standards Division 1.10.9 Metal Storage Containers

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

PRESENT ZONING: Retail Commercial (RC)

KEY ISSUES: Does the application meet the Development Standards regulations for a metal storage container, and does the application continue to meet the required findings for review of a metal storage container? Is the proposed continuation of a metal storage container in this location still compatible with surrounding properties? Have there been

any problems with the permanent placement of the storage container?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial/Vacant
SOUTH: Retail Commercial/Motorcycle sales
EAST: Retail Commercial/Bank
WEST: General Commercial/Retail

ENVIRONMENTAL INFORMATION:

- 1 FLOOD ZONE: Zone A
- 2 EARTHQUAKE FAULT: More than 500 feet away
- 3 SLOPE/DRAINAGE: Flat
- 4 SOILS: 61, Surprise gravelly sandy loam 0-2% slopes

SITE DEVELOPMENT INFORMATION:

- 1 LOT SIZE: 5.86 acres
- 2 EXISTING LAND USE: Carson City Toyota, an automobile dealership
- 3 STRUCTURE HEIGHT: Approximately 8.5 feet
- 4 PARKING: Ample on site. Container placed on existing parking spaces
- 5 SETBACKS: None required
- 6 VARIANCES REQUESTED: None

HISTORY:

- Storage container approved administratively to be placed temporarily on the site for 90 days in 2010.
- Storage container approved under SUP-10-036 by the Planning Commission for permanent placement of the container on June 30, 2010.
- Storage container approved under SUP-15-046 by the Planning Commission for permanent placement of the container on June 24, 2015

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section Development Standards 1.10.9, a storage container may be permanently located on site after approval of a Special Use Permit, but a review for continued placement on the site is required each five years for verification of compliance with requirements of the code. This review may be administrative.

Carson City Toyota placed the storage container on the site in 2010 for 90 days. Special Use Permit SUP-10-036 was approved for permanent placement on the site. The container has remained in the same location. It has been well maintained and no changes are proposed. The container continues to be used for storage of equipment such as landscaping materials, tools and supplies, winter snow removal equipment, ice melt, snow shovels, snow rakes, snow blowers and building maintenance materials. There have been no complaints or concerns registered with the Planning Division regarding the

storage container during the last five years. The applicant has submitted a request to renew the placement. Personal Storage is regulated by the provision of the Carson City Development Standards, Division 1 (Land Use and Site Design), Section 1.10 (Personal Storage and Metal Storage Containers).

The subject parcel is located on South Carson Street, and is 5.86 acres in size. It is primarily flat and has been developed as a car dealership. This is a required five year review of the storage container to verify it is still meeting the requirements set out in the code. It was placed on the site at the northern property line area with the container placed with the long sides running north to south. It is noted this was a specially created container, with roll up doors on the long side of the container to allow access at several locations, not just the ends of the container. The container was placed with the doors facing west. It has been painted to match the building on site. No advertising signage has been placed on the container. There is a small security sign warning that the site is on camera.

Included in the recommended conditions of approval is the proposal that if future review is required by the Municipal Code, the review will be administrative, although the Community Development Director may refer the review to the Planning Commission.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project. Future reviews will be handled administratively.

1. Will be consistent with the master plan elements.

Chapter 3: A Balanced Land Use Pattern

1.1.e,f Municipal Code 18.12: Use sustainable building materials and construction techniques to promote water and energy conservation.

The metal storage container is made out of steel. It was formerly a shipping container, but was modified to have roll up doors on the side for easier access. It was also painted to match the existing structures on site without sacrificing desirable character or qualities. It does not use any utilities.

1.4c Protect existing site features, as appropriate, including mature trees or other character-defining features:

The container utilizes the existing land resources well. It does not block any views or vistas. No advertising signage has been placed on the container. Supplies stored within the container are used to maintain the landscaping, building and site improvements. The placement of the unit was designed to minimize the appearance of the unit from the exterior of the property.

5.6a Promote revitalization of the downtown core

The container is used in support of the Carson City Toyota automobile dealership. The container is necessary for storage of materials required by the dealership to maintain the landscaping on site, storage of snow removal equipment which is only needed on an occasional basis, and building supplies. The location of the container has been designed to minimize the appearance from off the site, as it is blocked by employee parking areas and vehicle inventory. The storage doors on the side make the unit more convenient to be used by the staff. The exterior color of the unit matches the business.

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

The storage container has been located at this site for more than 10 years without difficulty or problems. This review of the permit is to allow the storage container to continue in the same location. There has not been any reported detriment to the surrounding properties or general neighborhood as a result of this placement. The automobile dealership may create noise, vibrations, fumes, odors, dust and physical activity, but the storage container in support of this use is not detrimental.

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

The site is located on Carson Street and is served by an adequate existing street network. Vehicular and pedestrian movement is not affected by the storage container.

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 storage container was placed in this location more than 10 years ago, and has not had a detrimental effect on the existing public services and facilities. The project is adequately served by the existing police and fire protection, public water, private septic system, public roads, storm drainage and other public improvements. No changes are anticipated by allowing the unit to continue at this location.

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 purpose of the Retail Commercial zoning district is to preserve a commercial district limited primarily to offices and retail sales of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. The automobile dealership meets the specific standard of this zoning district. The continued placement of a storage container on the site in support of the dealership is an appropriate accessory use.

6. The use will not be detrimental to the public health, safety, convenience and welfare.

Continuation of the existing storage container at the site in support of the business will not be detrimental to the public health, safety, convenience or welfare. No concerns of complaints have been registered with the Planning Department during the last 10 years of placement of the unit at this location.

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

No material damage or prejudice to other properties in the vicinity has been noted as no negative concerns have been received by the Planning Division since the metal storage container was placed in this location more than 10 years ago. No detrimental concerns are anticipated by continuing the use of the storage container at this location.

Attachments:
E-mail from applicant

CU-2020-0012

Cliff Sorensen

From: Cliff Sorensen
Sent: Monday, April 20, 2020 12:01 PM
To: kgreen@carson.org
Subject: SUP-15-046 METAL STORAGE CONTAINER REVIEW APN 009-051-10

Dear Kathe,

Thank you for your correspondence regarding the aforementioned matter. Yes, we are wishing to continue use of the metal storage container, that was originally purchased and has been used for the past 20 years and the last 10 years at this property, 2590 S Carson Street, Carson City, NV 89701. As I read your letter, we will send a check to you in the amount of \$50.00 for the cost of the 5 year review of our original application. Please consider this correspondence as my memorandum advising you of our intention to continue its use and to acknowledge we are still in compliance with numbers four through seven of the notice of decision dated June 24, 2015.

In review of those questions, please see our responses below:

- 4. We only use the container for storage for our supplies and it is not occupied by any human. There is no utilities connected to this container.
- 5. We do not store hazardous material within the container and it can be inspected at any time by your staff.
- 6. We maintain the container to match the color of our building and the surroundings including landscaping and fencing that surround it are in keeping with the pleasant surroundings of our dealership and the initial building and landscaping plans originally submitted and approved.
- 7. There is no advertising attached or that draws attention to the container.

Lastly, I will print out a copy of this memorandum and send it with our check to your attention. If you should need anything additional from us, please do not hesitate to reach out to me. If there is nothing additional, I'll look forward to our correspondence in 2025 when we will request a continuance again.

Respectfully,



Cliff W. Sorensen
Campagni Automotive Group
Carson City Toyota, Capital Ford
Direct: 775-883-0551
Cell: 775-720-4283 (Texts accepted – not in use while driving)

Email: cliff@campagniautogroup.com (Preferred method of contact)
Toyota (775) 882-8211 * Ford (775) 882-5353 * Fax (775) 888-3263

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Although attempts are made to scan all e-mails and attachments for viruses, there is no guarantee that either are virus free and therefore sender accepts no liability for damages sustained as a result of a virus.

Please consider the environment before printing this email.....