

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2020

FILE NO: LU-2020-0022

AGENDA ITEM: E.1

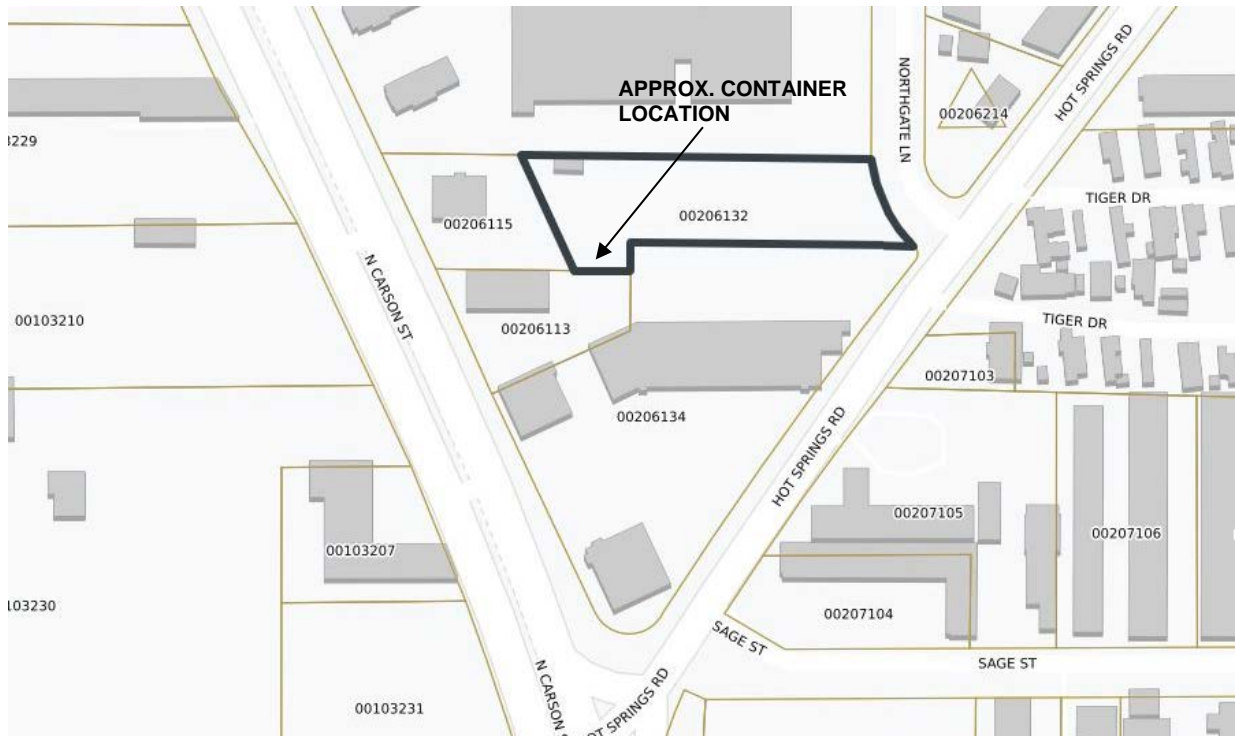
STAFF AUTHOR: Heather Ferris, Associate Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request for an administrative review of a metal storage container on property zoned Retail Commercial (RC), located at 2462 Northgate Lane, APN 002-061-32.

**SUMMARY:** The applicant is requesting to continue placement of a metal storage container on the site. A five-year review of approvals of storage containers is required per CCMC Title 18 Development Standards, Division 1.10.

**RECOMMENDED MOTION:** "I move to approve LU-2020-0022, based on the ability to make the required 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 with a neutral exterior paint color. 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:** Community/Regional Commercial

**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: Retail Commercial / retail and office uses  
SOUTH: General Commercial / daycare and retail uses  
EAST: General Commercial / single-family residence and office  
WEST: Retail Commercial / restaurant

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X-shaded (0.2% chance flood hazard)  
EARTHQUAKE FAULT: Zone I, Beyond 500 feet  
SLOPE/DRAINAGE: Flat

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 0.89 acres  
EXISTING LAND USE: metal storage container and storage of vehicle associated with church

STRUCTURE HEIGHT: Approximately 8.5 feet  
SETBACKS: None required

**HISTORY:**

September 30, 2015- Planning Commission reviewed and approved the storage container for compliance and continued use (SUP-15-085).

October 27, 2010- Planning Commission reviewed and approved the storage container for compliance and continued use (SUP-05-164).

September 29, 2005- Planning Commission approved Special Use Permit for the use of a metal storage container (SUP-05-164).

**DISCUSSION:**

Per Division 1.10.9 of the Carson City Development Standards, metal storage containers may be permanently located on a parcel in the Retail Commercial zoning district subject to approval of a Special Use Permit. A review for compliance and continued use is required every five years for verification of compliance with requirements of the Special Use Permit and municipal code.

The Planning Commission approved a Special Use Permit, SUP-05-164, for the placement of a metal storage container on the subject property. The SUP was last reviewed for compliance in September 2015. The container has remained in the same location, in the southwestern portion of the property, since the original approval. It has been well maintained and no changes are proposed. The container continues to be used for excess storage associated with the Victory Christian Center.

The Planning Division has not received any complaints regarding the storage container since the Special Use Permit was approved in 2005. The applicant has submitted a letter requesting the continued use of the placement of the container.

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

**PUBLIC COMMENTS:** Public notices were mailed on September 11, 2020 to 35 property owners and 87 mobile home park tenants within 650 feet of the subject property pursuant to the provisions of NRS and CCMC for the review of the Special Use Permit. As of the completion of this report, no letters from property owners in the vicinity of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2020, depending on the date of submission of the comments to the Planning Division.

**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.**

The subject property has a Master Plan designation of Community/Regional Commercial.

The uses identified in the Master Plan for this land use designation are a mix of retail commercial services in a concentrated and unified center that serves the local community. The property is currently used in conjunction with the Victory Christian Center church. The container will be consistent with the current use, which is consistent with the Master Plan land use designation.

- 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 container has been located on this property in the southwestern portion of the property for 15 years without issue. The container provides for storage associated with the Victory Christian Center church and will not create noise, vibrations, fumes, odors, dust, or glare. The container is painted a neutral tan color and is screened with the existing fence and landscaping.

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

The site is located on Northgate Lane and is served by the 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 15 years ago and is used for storage associated with the Victory Christian Center church. The storage use does not create an impact on schools, police, or fire services. The storage container does not utilize water, sanitary sewer, or roads and the impacts to storm drainage is negligible.

- 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.**

Upon approval of SUP-05-164 in September 2005, the use and placement of the metal storage container was determined to comply with the requirements outlined in Division 1.10.9 of the Development Standards. The use continues to comply with the approved SUP and Development Standards.

- 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 Victory Christian Center will not be detrimental to the public health, safety, convenience or welfare. The Planning Department has not received any complaints regarding this container since the Special Use Permit was approved in 2005.

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

The continued use of this container will not result in material damage or prejudice to other

property in the vicinity. The container provides for storage associated with the Victory Christian Center.

Attachments:  
Letter from Applicant



# VICTORY CHRISTIAN CENTER

*George and Marlene Wendell, Pastors*

300 Hot Springs Road  
P.O. Box 4447  
Carson City, NV 89702-4447  
(775) 885-7722 FAX (775) 882-1131  
[www.VictoryAtCarson.org](http://www.VictoryAtCarson.org)

September 2, 2020

Carson City Planning Division  
108 East Proctor  
Carson City, Nevada 89701

**RECEIVED**

SEP 02 2020

CARSON CITY  
PLANNING DIVISION

re: SUP -05-264  
Metal Storage Container Review  
2462 Northgate Lane  
APN 002-061-32  
Reference No. LU-2020-0022

ATT: Heather Ferris, Associate Planner

Dear Ms. Ferris:

Reference is made to your correspondence, dated August 27, 2020, regarding the above subject matter, as well as a request from Victory Christian Center for the continued use of the metal storage container on the church property.

It is my understanding that the "Conditions of Approval" specifically #7, for SUP 05-164 requires a review in five years (September, 2015), by the Planning Commission to determine if the "accessory use" remains appropriate.

In consideration of the Planning Commission's review of Victory Christian Center's continued use of the 8' x 40' metal storage container on the church property, each of the applicable required conditions from Development Standards Division 1.10.9 are addressed herein:

1. The metal storage container is presently located in a Retail Commercial zoning district and in the same location when initially approved by the Planning Commission on September 29, 2005.

2. The metal storage container:
  - (a) is only used for storage purposes and no human occupation.
  - (b) There have been no alterations to the container, including, but not limited to doors, windows, electrical, plumbing or connection of multiple containers.
3. Hazardous materials are not stored in the container.
4. The container is at building grade and located at its initially approved location at the rear of a one acre unpaved piece of church property and across the street from the main sanctuary.
5. The container is painted a neutral exterior paint color to minimize any visual impact and contains no graffiti, rust, advertisement, peeling paint or other forms of deterioration.
6. The container is also screened on three sides with chain link fencing (with slats) , in addition to being located approximately 340' to the rear of the church property.

The required fee of \$128.65 has been paid to Carson City Community Development to cover the fee and expense of statutory notification requirements.

As I stated in our phone conversation the other day, I will be out of state from September 18 through October 6, 2020, and I have no one available to attend the September Planning Commission meeting; therefore, if my attendance will be required before the Planning Commission, I am requesting that this matter be postponed to the October 2020 meeting of the Planning Commission.

Sincerely,



GEORGE D. WENDELL  
Senior Pastor  
VICTORY CHRISTIAN CENTER

gdw:mw  
Enclosures





NORTH



Scale: 1/8" = 10'

(Front of building)  
↑

Office Building

35

Parking Spaces

Northgate Lane

Victory Christian Center Property

Property

Victory Christian Center Property

(12' to 15' trees) Parking Spaces (paved)

6' chain link fence

Mexican Family Restaurant

15

Parking Spaces

6' chain link fence w/ slats

32

Victory Christian Center Property  
(Overflow Parking area)

Garbage Area

6' chain link fence w/ privacy slats on (4) sides

Pizza Hut

13

Parking Spaces

6' chain link fence w/ slats

Parking Spaces (paved)

34

(10' + wall)

23'6" to East fence  
9'6" to South fence

Retail Businesses

front of building

34

7'5" to west fence

6'4" to west fence  
4'6" to south fence

Richard Link

Hot Springs Road

CARSON CITY  
PLANNING DIVISION

AUG 0 3 2010

RECEIVED

- SUP - 05 - 164

George D. Wendell  
P. O. Box 4447  
Carson City, NV 89702  
775-885-7722  
A.P.N. 02-061-32

Intersection of Hot Springs Rd & Northgate Ln  
Project Title: Storage Container  
Special Use Permit