

STAFF REPORT FOR ADMINISTRATIVE HEARING MEETING OF JUNE 7, 2015

FILE NO: SUP-16-048

AGENDA ITEM: D-1

STAFF AUTHOR: Kathe Green, Assistant Planner

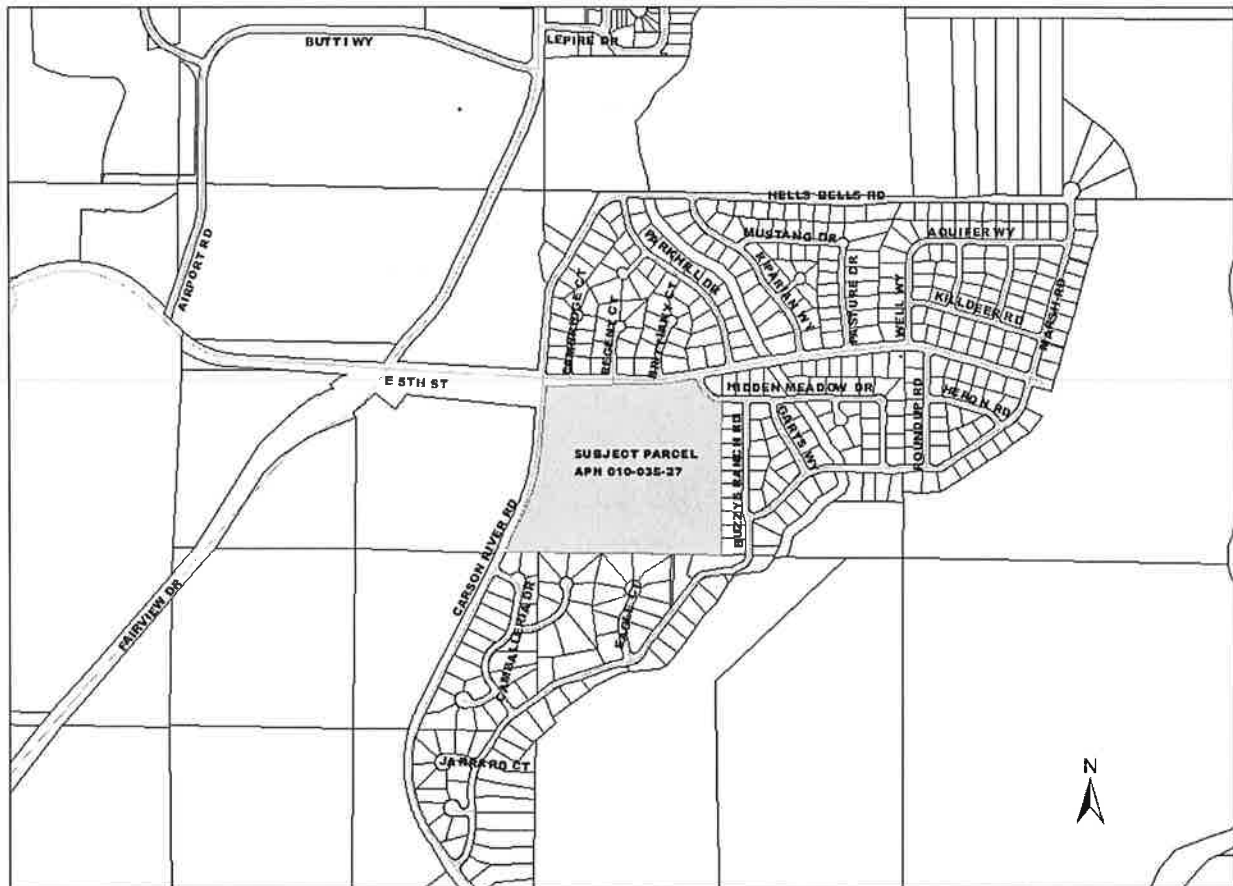
REQUEST: Five-year review of a previously approved Special Use Permit for two metal storage containers in the Retail Commercial (RC) zoning district.

OWNER: Carson City School District

APPLICANT: Carson City School District

LOCATION/APN: 4151 East Fifth Street/010-035-27

RECOMMENDED ACTION: “Acceptance of the report of the Planning Division staff regarding the five year review of a metal storage container from the Carson City School District (property owner: Carson City School District), located at 4151 East Fifth Street, APN 010-035-27, consistent with Development Standards Division 1.10.10.”



EXISTING 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 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 containers are 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 containers.
5. No hazardous materials will be stored within the containers.
6. The storage containers will be maintained with neutral exterior paint color. Graffiti shall be removed in accordance with the City's graffiti ordinance. The containers must be maintained free of rust, peeling paint or other forms of deterioration.
7. Advertising is prohibited on the exterior of the containers.
8. The placement of the containers shall be reviewed in five year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by the applicant. The next scheduled review date will be June 2021.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.170 Public (P), and Development Standards 1.10.9 Personal Storage and Metal Storage Containers

MASTER PLAN DESIGNATION: Public/Quasi-Public (P/QP)

PRESENT ZONING: Public (P)

KEY ISSUES: Does the application meet the Development Standards regulations for metal storage containers, and does the application continue to meet the required findings for approval of a Special Use Permit? Is the proposed continuation of two metal storage containers in this location still compatible with surrounding properties? Have there been any problems with the permanent placement of the storage containers?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 21,000-Planned Unit Development (SF21-P)/Residential
SOUTH: Single Family 21,000 (SF21)/Residential
EAST: Single Family 21,000-Planned Unit Development (SF21-P)/Residential
WEST: Public Regional (PR)/Vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X
SLOPE/DRAINAGE: The site is improved.
SOILS: 71- Urban Land

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: 39.22 Acres
PROPOSED PROJECT: Two, 8 feet by 40 feet metal storage containers
PROJECT HEIGHT: Approximately eight feet overall
EXISTING LAND USE: Middle School
REQUIRED SETBACKS: Determined by Special Use Permit
PARKING EXISTING: 95 parking spaces on site
VARIANCE REQUEST: None

PROJECT HISTORY:

March 2011, the School District obtained temporary (up to 90 days) approval by the Planning Director for the placement of two metal storage containers on the Eagle Valley Middle School campus pursuant to CCMC Development Standards 1.10(9a).

May 25, 2011 the Planning Commission approved SUP-11-027 a Special Use Permit for modifications to the existing Eagle Valley Middle School campus and a Variance to reduce the number of required parking spaces. At that time the Planning Commission also directed staff to return SUP-11-027 back to the Planning Commission in June 2011.

June 29, 2011 the Planning Commission approved SUP-11-027 to allow the permanent placement of two metal storage containers at the existing Eagle Valley Middle School campus. Condition of approval number 5 stated the containers would be reviewed administratively in five year increments.

DISCUSSION:

A Special Use Permit was required for the following reasons:

- According to CCMC Section 18.04.170, Public zoning district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit for all development.
- According to CCMC 18.16 (Development Standards), Division 1.10(9c) (Personal Storage and Metal Storage Containers), Within the commercial or public zoning districts, excluding the Neighborhood Business (NB) zoning district, the use of metal storage containers on a permanent basis beyond 90 days requires approval of a Special Use Permit.

The storage containers are approximately 40 foot long, eight foot high and eight foot wide and the color is an earth-tone tan. The storage containers are currently located near the existing track area at Eagle Valley Middle School as shown on the site plan below.

Eagle Valley Middle School is storing equipment such as for hurdle and track in the two storage containers. There have been no complaints or concerns registered with the Planning Division regarding the placement of these storage containers during the temporary time they have been at this location since March 2011.

PUBLIC COMMENTS: Public notices were mailed to 70 adjacent property owners within 300 feet of the subject site on May 23, 2016 per the requirements of the Carson City Municipal Code and NRS. As of the writing of this report no comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted at the Administrative Hearing prior to or at the meeting on June 7, 2016, depending on the date of submittal of the comments to the Planning Division.

FINDINGS: As noted below, staff find the required findings identified in Carson City Municipal Code Section 18.02.062 (Special Use Permits) can still be met.

1. Will be consistent with the objectives of 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.

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

The metal storage containers are constructed of steel. They are painted tan, a neutral color. The containers are placed near the existing track area at Eagle Valley Middle School. They do not use any water or utilities and are therefore a source of energy conservation.

The containers utilize and maintain the existing land resources. They do not block any views or vistas. No advertising signage has been or will be placed on the containers. Supplies stored in the containers are used to support the existing school activities. They are well maintained.

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 of physical activity.

The storage containers have been located at this site for more than five years without difficulty or problems. This review of the existing permit is to allow the storage containers 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. No noise, vibrations, fumes, odors, dust and physical activity are anticipated as a result of the continuation of the storage containers in this location.

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

The site is located on property owned by the Carson School District. The containers are not in an area where public streets, vehicular or pedestrian traffic are impacted.

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 containers were placed in this location five years ago, and have not had a

detrimental effect on existing public services and facilities. The project is adequately served by the existing police and fire protection, public water, public sewer system, public roads, storm drainage and other public improvements. No change or detriment is anticipated by allowing the containers 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 Public zoning district is to accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City. This site is an existing school location serving the needs of the public for many years. The site meets the purpose statement of the Public zoning district. The continued placement of two storage containers on the site in support of the school is an appropriate continuing use.

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

Continuation of the existing storage containers at the site in support of the school will not be detrimental to the public health, safety, convenience or welfare. No concerns or complaints have been registered with the Planning Division during the last five years during continued placement of the storage containers 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 and no negative concerns have been received by the Planning Division since the metal storage containers were placed in this location five years ago. No detrimental concerns are anticipated by continuing the use of the storage containers at this location.

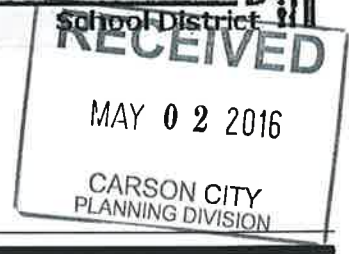
Attachments:

Site plan
Application (SUP-16-048)



DEPARTMENT OF OPERATION SERVICES

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May 2, 2016

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Carson City Planning Division
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Carson City, NV 89701

SUP - 16 - 048

Re: Review of SUP-11-027
Metal storage containers
Eagle Valley Middle School Track
4151 E. 5th Street, APN 010-035-27

Dear Ms. Green,

I am writing in reply to your letter dated April 13, 2016 regarding the review of SUP-11-027 for two Storage Containers at Eagle Valley Middle school Track facility. I have again reviewed all conditions of Development Standards Division 1.10.9 and the conditions of approval for the SUP itself. The Carson City School District agrees and will comply with all said conditions contained within these documents.

The purpose of the containers are to provide storage for Track and Physical Education equipment and supplies. The track is quite a ways from the building PE storage and would be a hardship to haul equipment (hurdles, high jump pit, etc.) daily. The storage units are painted tan to blend in, are in good condition and there has been no graffiti or damage issues in the past.

Thank you for your consideration and please feel free to contact me with questions and/or concerns.

Regards,

Mark Korinek, Director of Operations