



Meeting Date: 04/18/2018

Mission Statement

To provide our growing dynamic community excellent municipal services to make Fernley a great place to live, work, and play.

Together, we enhance the desirability, safety, friendliness, aesthetics and quality of life in our city.

CITY OF FERNLEY CITY COUNCIL MEETING STAFF REPORT

REPORT TO: Mayor & City Council

REPORT THRU: Daphne Hooper, City Manager

REPORT BY: Tim Thompson, Planning Director
Melinda Bauer, Assistant Planner

REVIEWED BY: Brandi Jensen, City Attorney

REVIEWED BY: Denise Lewis, City Treasurer

AGENDA ITEM: **SUP 2018-001, Public Hearing** – Discussion and possible action on a Special Use Permit request from George Pomeroy with GP Global LLC, to construct a billboard on a site .06 ± acres in size in the C-2 (General Commercial) zoning district, generally located south of Interstate 80, west of Vine Street, north of Gazzigli Lane, Fernley, NV. (APN: 021-082-02).

ACTION REQUESTED: ___Consent ___Ordinance ___Resolution X Motion ___Receive/File

RECOMMENDATION:

“I move to approve the Special Use Permit request associated with SUP 2018-001, to construct a billboard adopting Findings (A) through (G) and the facts supporting these Findings as set forth in the staff report and subject to the “Conditions of Approval 1 through 3.”

Key Points:

1. This parcel is currently zoned C-2 (General Commercial) and has the land use designation of Commercial.
2. Billboards are permitted on parcels adjoining Interstate 80 right-of-way that are zoned commercial subject to the issuance of a special use permit.
3. A sign existed on this property until it was damaged in a storm, original sign was constructed of wood, the damaged sign has since been removed.
4. The new sign will be a steel monopole structure.
5. Planning Commission at the March 14th meeting voted to recommend approval of SUP 2018-001.

POLICY REFERENCE:

Nevada Statutes: NRS 278.315
Fernley Municipal Code: FMC TITLE 32
Policies & Procedure Manual: N/A
Community Assessment: N/A
Fernley Development Code: Chapter 21 & 41.230

ANALYSIS:

The project proposal is to allow the construction of a billboard on a 2,613.6 square-foot (.06 acres) parcel (APN: 021-082-02).

The property is currently zoned C-2 (General Commercial) with a land use designation of Commercial. The proposed project is consistent with the city’s master plan and is required to comply with the requirements of the development code. Access will be off of Gazzigli Lane.

PROJECT SUMMARY:

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|-------------------------|---|
| Project Name | GP Global LLC |
| Site Location | Generally located south of Interstate 80, west of Vine Street, north of Gazzigli Lane. |
| APNs | 021-082-02 |
| Applicant | GP Global LLC |
| Owner | Churchill County Chamber of Commerce |
| Proposed Actions | Special Use Permit for Billboard Use |
| Planning Area | Central Fernley |
| Land Use Classification | Commercial |
| Current Zoning | C-2 (General Commercial) |
| Flood Zone Designation | Per Map Number 320190C0105E, dated January 16, 2009 it appears to be in Zone X (Outside the Floodplain) |
| Gross Site Area | .06 |

| Surrounding Properties and Uses: | Current Zoning District | Comprehensive Plan Land Use Classification |
|--|--------------------------------|---|
| <u>West</u> Undeveloped Industrial | M-1 | Light Industrial |
| <u>North</u> Interstate 80 & Undeveloped Commercial with a motocross track | RR-5 | Commercial |
| <u>East</u> Developed Residential, Single Family Dwelling | RR-1 | Residential Medium Density |
| <u>South</u> Developed & Undeveloped Residential | RR-1 | Residential Medium Density |

FINDINGS

Special Use Permit

The City Development Code Chapter 21.060 establishes the findings the Planning Commission shall make to recommend approval or denial to the City Council for this Special Use Permit. All findings shall be made to recommend approval to the City Council. The findings and staff’s evaluation are outlined below:

| Findings | | Staff Analysis |
|-----------|--|--|
| A. | The proposed use at the specified location is consistent with the applicable zoning district. | Billboards are permitted on parcels adjoining Interstate 80 right-of-way that are zoned commercial subject to the issuance of a special use permit. |
| B. | The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts. | This parcel was created and deeded to the Churchill County Chamber of Commerce specifically for the purpose of placing a billboard sign, no on-site or within public right-of-way improvements required. |
| C. | The proposed use incorporates roadway improvements, traffic control devices, or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets. | This parcel was created and deeded to the Churchill County Chamber of Commerce specifically for the purpose of placing a billboard sign, no roadway improvements required. |
| D. | The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties. | The developer shall comply with the design standards and regulations as set forth in the city’s development code. |
| E. | The project is not located within an identified archeological or cultural study area, as recognized by the City. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report. | Per the Deputy Historic Preservation Officer for the State of Nevada, there are no recorded identified cultural or archeological sites located within this property. |
| F. | The proposed special use complies with all applicable development and public facility standards as required by this development code or other City ordinances. | The proposed project as conditioned will comply with all applicable development and standards as required by this development code or other City |

| | | |
|----|---|---|
| | | ordinances. The proposed SUP is for the construction of a billboard only, no public facilities required. |
| G. | The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity. | The proposed billboard use is not materially detrimental to the public health, safety, convenience and welfare. It would not likely result in material damage or prejudice to other property in the vicinity. |

FINANCIAL INFORMATION:

FISCAL IMPACT:

1. Is There A Fiscal Impact? NO
2. Is it Currently Budgeted? NA
3. If Budgeted, Which Line Item/Account?

FISCAL SYNOPSIS:

Processing of this application is covered by the \$3,500.00 application fee at the time of submittal.

BACKGROUND INFORMATION:

In 1965 this parcel was deeded to the Churchill County Chamber of Commerce and created specifically for the purpose of placing a billboard sign. The sign was built and maintained on the parcel prior to the incorporation of the City of Fernley in 2001 and prior to Lyon County adopting minimum parcel size requirements. A sign existed on this property until it was damaged in a storm, the original sign was constructed of wood, the damaged sign has since been removed. The previous billboard was at a legal non-conforming billboard established prior to the City's incorporation, under Lyon County codes. At the October 6, 2010 City Council meeting a Special Use Permit (since expired), Master Plan Amendment, Zoning Map Amendment and a Variance was approved allowing for the billboard use to be established on the existing parcel. This proposed Special Use Permit is required per the City's Development Code to construct a new billboard on parcels adjoining Interstate 80 right-of-way that are zoned commercial.

PRIOR COUNCIL ACTION/REVIEW:

- SUP 10-38: Approved at the Oct. 6, 2010 CC meeting for billboard use.
- MPA 10-36: Approved at the Oct. 6, 2010 CC meeting for Commercial use.
- ZMA 10-37: Approved at the Oct. 6, 2010 CC meeting to C-2 zoning.
- VAR 10-41: Approved at the Oct. 6, 2010 CC meeting to allow for the 2,613.60 sq. ft. lot size.

ATTACHED INFORMATION:

1. Conditions of Approval
2. Vicinity Map
3. Site Plan