

STAFF REPORT

SP-12-01

1. **SUBJECT:**

A Site Plan application submitted by Ruedebusch Development for review of a site plan to develop property for a FedEx ground facility (package distribution center).

2. **LOCATION:**

The site is located between Anderson Street and McShee Street off of Railroad Street in the City of Winnemucca, Humboldt County, NV. Assessor's parcel #15-385-09 and 15-385-10.

3. **BACKGROUND INFORMATION:**

Previous Applications:

Parcel Action History		PL0100D
Seq	Case#	App Date Last Action Date
01	PW 08 04	5/07/2008 SIGNED 6/10/2009 SHEPPARD/DMS - 2 LOTS
02	RW 08 09	5/08/2008 WCC A 8/05/2008 SHEPPARD/DMS - R1-6 > L-M
03	SP 12 01	3/22/2012 RPC FEDEX GROUND FACILITY
04	VW 12 08	3/22/2012 WCC VARIANCE-INCREASE HEIGHT OF FENCE
05	PW 78 69	3/00/1978 *VOID* 3/00/1979 KENZEVICH/2 LOTS **VOID, NEVER FILED**
06	PW 78 75	3/31/1978 FILED 3/31/1978 FILE # 182846
07	PW 88 12	5/25/1988 FILED 5/26/1988 KNEZEVICH/FILE # 290994, NO RPC STF RPT GIVEN
08	SP 98 04	4/06/1998 WCC A 4/21/1998 OPEN LOOP ENERGY/ IND BLDG & SITE MODIFICATIONS
09	UW 98 08	4/06/1998 WCC A 5/05/1998 INDUSTRIAL-MACHINE SHOP/HYDRAULIC REPAIR

Current Zoning: L-M (Limited Manufacturing District)

Master Plan: IND (Industrial)

Lot Area: Both parcels total 1.87 acres (A reversion to acreage/boundary line adjustment will be filed prior to the start of construction)

Access: Access to the property will be provided via Railroad Street.

Utilities: NV Energy provides electricity to this property.
The City of Winnemucca provides water to the property with individual septic system.
Southwest Gas Company provides Natural Gas to the property.

Response From Referrals:

Steve West, City Manager/Engineer "Approval should be subject to compliance with development standards ordinance."

Postmaster "Patrons will receive mail in NBV located on Anderson Street."

No additional comments have been received from referrals as of April 5, 2011.

Applicable Regulations:

The use is allowed in the L-M, Limited Manufacturing zoning district.

Site Plan Review is required for all new construction on one acre or larger size property or any size property immediately adjacent to a residentially zoned property within the multiple-family district or any of the non-residence districts. Subject property involves two parcels with a total of 1.87 acres in size.

All outside storage in the L-M zoning district shall be fenced with a site obscuring security fence at least six feet in height.

Development of property requires the following setbacks: Front yards: 20 ft minimum; Side yards: 20 ft minimum; Rear yards: 20 ft minimum.

Parking requirements for wholesaling and warehousing uses are 1 per 1,700 square feet of usable floor area or 1 per employee, whichever is greater; 1 per company-owned motor vehicle. Based on this requirement the 7,104 square foot building would require at least 5 parking spaces based on the square footage plus any additional for a company-owned vehicle(s). Applicant has indicated that the site will be a new FedEx Ground facility/package distribution center with 15 employees. This would require 15 parking spaces. The only customer traffic would be some package pickup if not delivered to home/business address. Therefore customer traffic would be limited.

The City of Winnemucca's Commercial and Industrial Development Standards (Chapter 17.22) require curb, gutter, sidewalk, and street improvements for projects of this nature. This may also include the installation of additional fire hydrants and streetlights in proximity of the site.

4. ANALYSIS & FINDINGS:

- A.** The property is zoned L-M. The proposed activity, package distribution center is allowed within the L-M zoning district.
- B.** The neighboring properties are zoned M-1 and L-M. Uses currently existing in this area are similar to what the applicant's proposed use of the property. The SPRR right-of-way is to the southeast and across Railroad Street of the applicant's property. Therefore, this use is compatible with adjacent land uses.

- C. The applicant is complying with the requirements of the L-M zoning district by filing the required site plan application. The site, as shown, will be required to have adequate ingress and egress to Railroad Street.
 Applicant will be required to develop property as per City of Winnemucca Development standards.
 The site plan reflects 23 parking spaces which include 2 handicap parking spaces. This exceeds the required parking of 15 spaces based on 1 per every 1,700 square feet of usable floor area (5) or 1 per employee (15) whichever is greater; 1 per company owned vehicle.
 The site plan reflects an 8 foot high chain link fence with 3 strand barbwire around the building and yard. The L-M zoning requires a site obscuring security fence at least six feet in height around any outside storage. The applicant has submitted a variance to increase the maximum fence height allowed.
 The applicant will be required to comply with the City of Winnemucca's Commercial and Industrial development standards (17.22).
 Therefore, this proposal is in compliance with city regulations.
- D. The physical design of the facility is appropriate for the proposed use. The applicant is proposing to construct a 7,104 square foot building on the property.
- E. The area slated for development is approximately 1.87 acre in size. The placement of the proposed buildings meet the required front (20), side (20) and rear (20) yard setbacks. The proposed buildings will have to comply with Building and Fire Code standards for building placement and separation. Therefore, the property is adequate in size and shape to accommodate the proposed activity.
- F. The relationship of this proposed project is beneficial to the area in which it is proposed to be established.
- G. The proposed activity will have no adverse effects upon the health, safety and general welfare of adjacent properties.

5. **STAFF RECOMMENDATION:**

After careful consideration and based upon the above stated analysis and findings, staff recommends **approval** of this Site Plan Review application, subject to the following conditions:

1. The applicant shall obtain all necessary permits and licenses for this project including but not limited to City building permit(s).
2. The applicants shall develop the project in accordance with the plans as approved for the FedEx Ground package distribution center.
3. A copy of the final plans for the project shall be provided to the Planning Department to insure compliance with all adopted conditions.
4. The final plans will reflect an eight (8) foot site-obscuring security fence. Final approval and issuance of a building permit is contingent upon variance application (VW-12-08) increasing the allowed fence height being approved by the Winnemucca City Council.
5. The applicant shall comply with Section 17.22, City of Winnemucca Development Standards. The City Engineer shall review and approve all final plans prior to the issuance of any permits for construction.

6. This site plan approval shall become invalid if a building permit has not been obtained within 24 months of the date of final approval.
7. Developers shall contact the City of Winnemucca Fire Chief as to fire hydrant placement, and shall abide by said Fire Chief's placement designations and numbers of hydrants required for this development. A letter from the Fire Chief stating his requirements shall be submitted to the Planning Department prior to signing of any permits for construction.

6. **SUPPORT MATERIAL:**

- A. Application/Site Plan
- B. Assessor's parcel map
- C. Area location map

Betty Lawrence
Senior Planning Technician

SITE PLAN

Note: The applicant is responsible for the accuracy of the information provided. Please fill in all the spaces. If an item does not apply, please put **N/A** (not applicable) on the line. Include the parcel number of the property. Please provide a clear, legible, location map and a copy of the Assessor's Parcel map of the property with this application, if available.

City of Winnemucca

Hu oldt County

Applicant/Agent RUEDEBUSCH DEVELOPMENT

Location/Address of Property PROPERTY FRONTS ANDERSON,
MCSTEEB AND RAILROAD STREET

Assessor's Parcel # 15-385-09
15-385-10

Current Zoning M-L-M

Purpose of Site Plan: SITE PLAN REVIEW FOR NEW
FEDEX GROUND FACILITY.

Record Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner T.G. SHEPPARD 1995 FAMILY LIMITED PARTNERSHIP

Mailing Address 605 W. HASKELL STREET
WINNEMUCCA, NV 89445 Phone _____

FOR DEPARTMENT USE	
Received By <u>Betty</u>	Date Received <u>3/22/12</u>
Application No. <u>SP-12-01</u>	Name <u>Ruedebusch Dev</u>

RPC 4/12
NPH out 3/30

1. Proposed Use of Land: PACKAGE DISTRIBUTION CENTER
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-
2. Public utilities will be furnished as follows: (If the property is served by a sewer and/or water district, the applicant shall file a letter from the district that they can serve the project)
- Gas YES Electricity YES
- Water Supply YES Sewage Disposal Facilities YES
3. Fire Protection District, if any. Property is located within _____
CITY OF WINNEMUCCA
4. Proposed street dedications, if any, are as follows: N/A
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5. Type of street or easement improvements, if any: NEW CURB CUT
FOR ENTRANCE DRIVE

PLEASE PROVIDE 2 COPIES OF THE SITE PLAN MAP

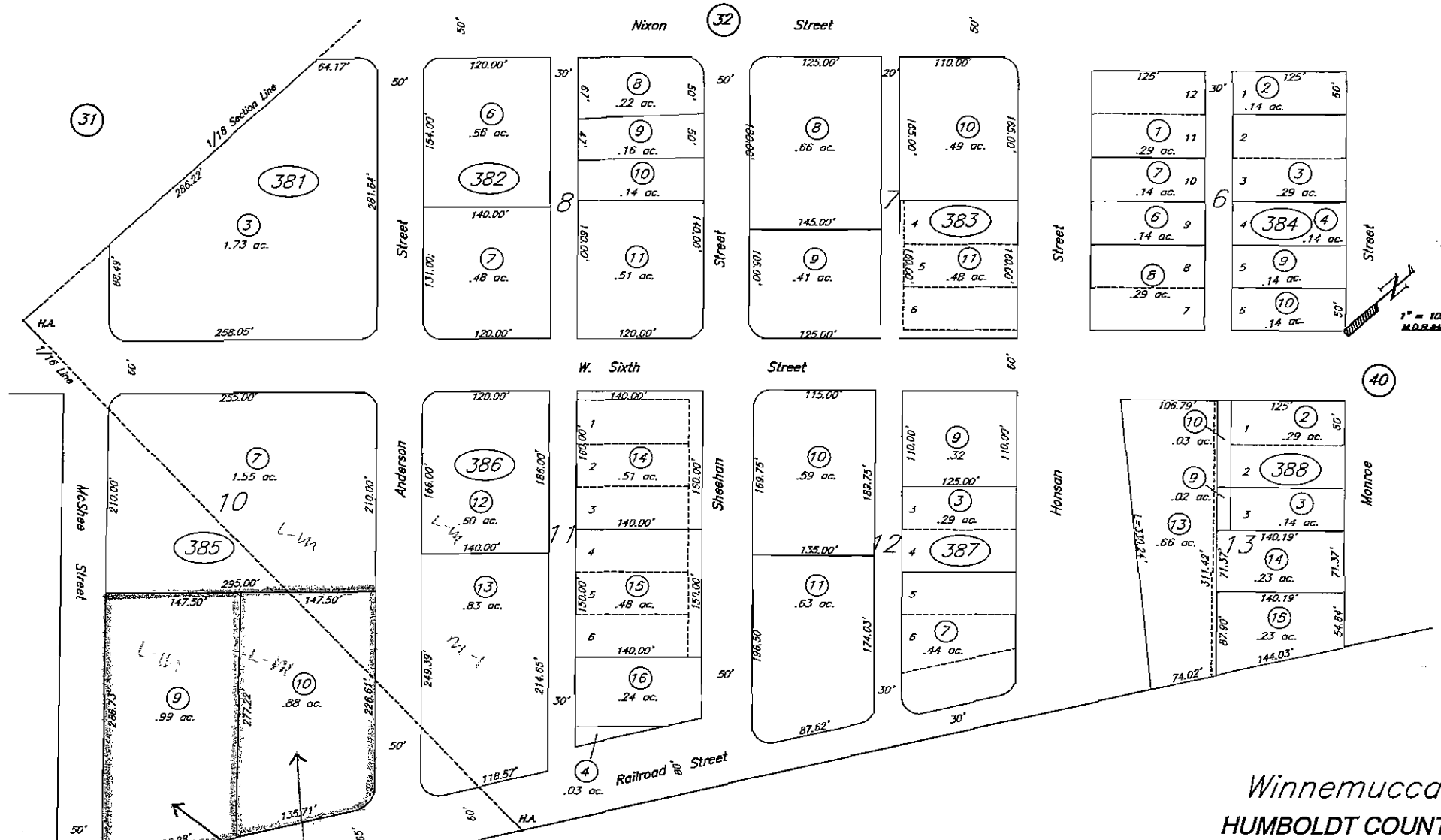
SITE PLAN CHECK LIST

NOTE: If this page is not completed and the material required as a part of the application package not included to the satisfaction of the Planning Department in order to compile a staff report, this application may be returned to the applicant and no further action taken until all materials are provided as requested. Fill in all blank lines; if not applicable to application use N/A.

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|-----|--|----------|
| 1. | Name of person preparing map. | <u>✓</u> |
| 2. | Date map was prepared. | <u>✓</u> |
| 3. | Legal owner of property (when map prepared) | <u>✓</u> |
| 4. | Assessor's Parcel Number of parcel or legal description of lands to define boundaries of the proposed project. | <u>✓</u> |
| 5. | North arrow | <u>✓</u> |
| 6. | Vicinity map to show relative location of the property to the city. | <u>✓</u> |
| 7. | Location, size and slopes of existing and proposed storm drains , if required. | <u>✓</u> |
| 8. | Approximate location, and outline(s) of existing structures on the site (identify by type). | <u>✓</u> |
| 9. | Location of pavement, right-of-way widths and name(s) of existing street(s). | <u>✓</u> |
| 10. | Location and type(s) of proposed street improvements and street name(s). | <u>✓</u> |
| 11. | Location of proposed right-of-ways. | <u>✓</u> |
| 12. | Entrance/exists on proposed site. | <u>✓</u> |
| 13. | Improvements proposed on the site: | |
| | Water Lines | _____ |
| | Sewer lines | _____ |
| | Other | _____ |
| 14. | Location, width and identity of existing and proposed easements. | <u>✓</u> |
| 15. | Proposed lot lines. | <u>✓</u> |
| 16. | Lot area computed in square feet. | <u>✓</u> |
| 17. | Source of water. | <u>✓</u> |
| 18. | Quality of water in the area, if required (obtained from Bureau of Health Protection Services). | _____ |
| 19. | Source of sewage disposal, and distance from property line to nearest community sewer, if required. | _____ |
| 20. | Location of percolation tests (if needed). | _____ |
| 21. | Fire district the project is within. | _____ |

Portion of NE 1/4 SE 1/4 Section 30

15-38



Honsan Addition H.A.
 (File No. 20680 / Nov. 12, 1909 / H.H.S.)
 (File No. 282799 / Nov. 20, 1997 / R.O.S. J.H.M. II)
 (File No. 314854 / Feb. 14, 1990 / R.O.S. H.K.K.)
 (File No. 1997-8222 / Sept. 17, 1997 / R.O.S. J.H.M. II)

(File No. 1998-5718 / Sept. 4, 1998 / R.O.S. J.H.M. II)
 (File No. 2007-12342 / Dec. 20, 2007 / R.O.S. J.H.M. II)
 (File No. 2008-471 / Jan. 24, 2007 / B.L.A. J.H.M. II)
 (File No. 2009-2503 / June 11, 2009 / P.M. J.H.M. II)

NOTE: This plat is for assessment purposes only and does not represent a survey of the lands on this plat.

Winnemucca
 HUMBOLDT COUNTY

HUMBOLDT COUNTY ASSESSOR'S OFFICE
 WINNEMUCCA, NEVADA 89445

SP-12-01
 RUEDEBUSCH DEVELOPMENT
 ANDERSON ST
 AP#15-385-09 & 15-385-10

NO.	DATE	REVISIONS
1	03/20/2012	ISSUED FOR PERMITTING
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CI-1



PROJECT LOCATION MAP

LEGAL DESCRIPTION
 PARCELS 1 AND 2, OF PORTION OF ANNEXED BLOCK 10, HAMBURG AS DESCRIBED, FILED AND RECORDED JUNE 11, 2009, FILE NO. 2009-2041, IN HAMBURG COUNTY RECORDER'S OFFICE.
 SAID TRACT CONTAINS 81,586 SQ. OR 1.87 ACRES, MORE OR LESS.

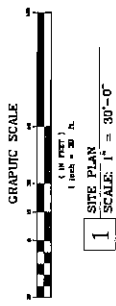
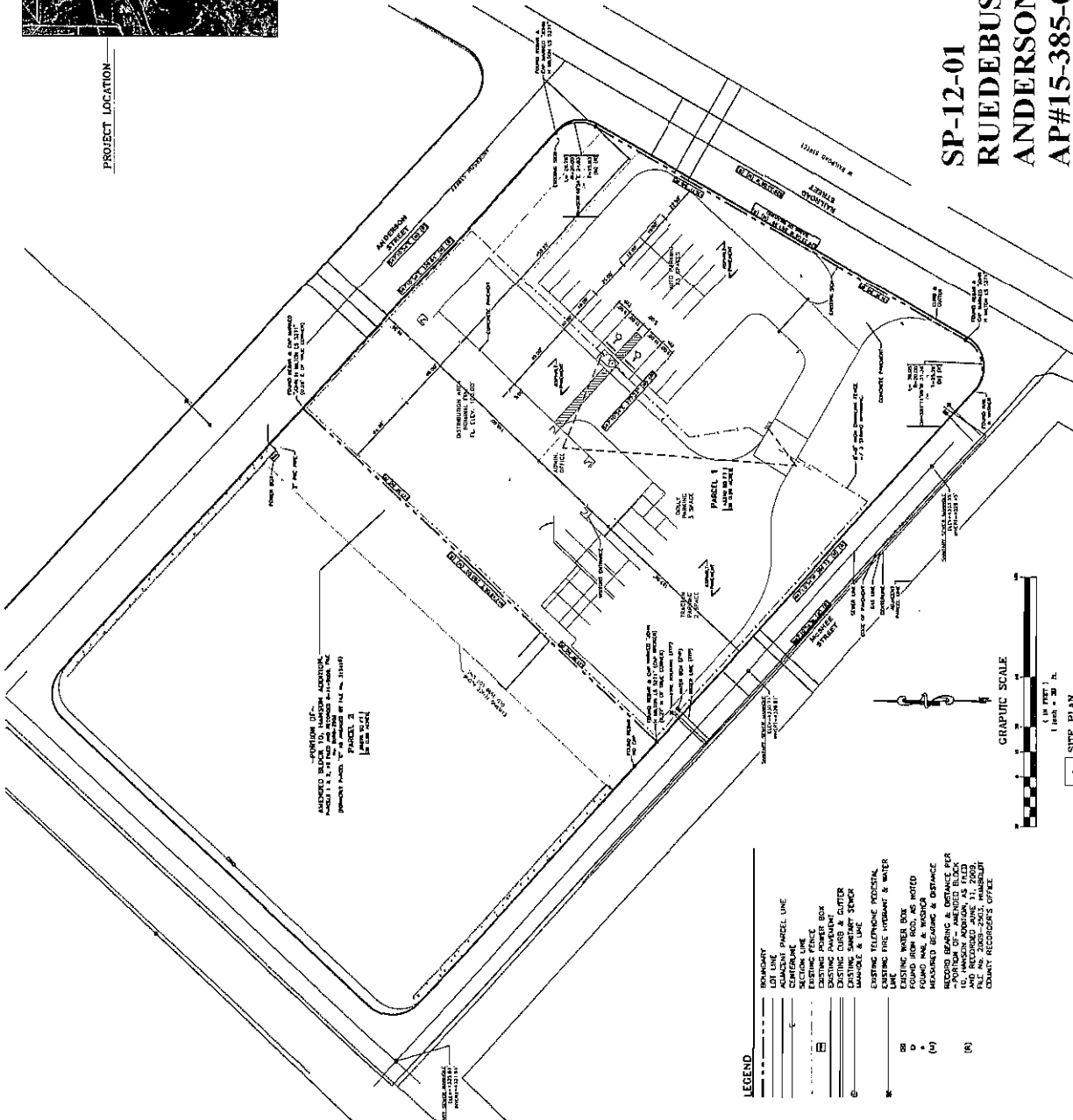
NARRATIVE:
 1. THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 23°10'00" WEST, 100.00 FEET TO THE INTERSECTION OF THE CENTERLINE OF HAMBURG STREET AS SHOWN ON THIS SURVEY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 33 NORTH, RANGE 20 EAST, AT 8480.00 FEET, IN HAMBURG COUNTY, MISSISSIPPI.
 2. THE BEARING, DISTANCE, AND TOPOGRAPHIC FEATURES OF THE PARCELS OF LAND SHOWN HEREON, AND ALL UNDERGROUND FACILITIES SHOWN ARE FROM SURVEYING RECORDS AND MAY DIFFER FROM ACTUAL LOCATIONS. CALL BLUE STAKES PRIOR TO CONSTRUCTION FOR EXACT LOCATION.

BUILDING INFORMATION:
 1. STORY PRE-ENGINEERED METAL BUILDING - 7,104 SQUARE FEET TOTAL.

MAP PREPARATION:
 RUEDEBUSCH DEVELOPMENT AND CONSTRUCTION
 4426 DUNCAN DRIVE
 ATLANTA, MISSISSIPPI 39204
 DATE PREPARED: 03/20/2012

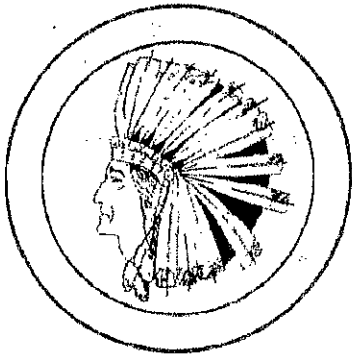
PROPERTY OWNER:
 I.C. SHEPPARD, 1905 FAMILY LIMITED PARTNERSHIP
 502 N. HOWELL STREET
 WINNEMUCCA, MISSISSIPPI 39204

**SP-12-01
 RUEDEBUSCH DEVELOPMENT
 ANDERSON ST
 AP#15-385-09 & 15-385-10**



1 SITE PLAN
 SCALE: 1" = 30'-0"

- LEGEND**
- BOUNDARY
 - LOT LINE
 - PARCEL LINE
 - CONTAINMENT
 - SECTION LINE
 - EXISTING POWER BOX
 - EXISTING WATER BOX
 - EXISTING TELEPHONE BOX
 - EXISTING SANITARY SEWER MANHOLE & LINE
 - EXISTING TELEPHONE POST/STAKE
 - EXISTING FIRE HYDRANT & WATER
 - EXISTING WATER BOX
 - FOUND SIGN POST, AS NOTED
 - MARKED BEARING & DISTANCE PER RECORD BEARING & DISTANCE PER
 - PORTION OF ANNEXED BLOCK AND RECORDED JUNE 11, 2009, FILE NO. 2009-2041, IN HAMBURG COUNTY RECORDER'S OFFICE.



REGIONAL PLANNING DEPARTMENT
HUMBOLDT COUNTY COURTHOUSE
WINNEMUCCA, NV 89445
OFFICE (775) 623-6392 FAX (775) 623-6395

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT ON **THURSDAY, APRIL 12, 2012** at 5:30 P.M. the **Humboldt County Regional Planning Commission** will hold a public hearing in the Meeting Room, Humboldt County Courthouse, Second Floor, Winnemucca, Nevada to consider the following:

SP-12-01 A site plan review application submitted by Ruedebusch Development to construct a Fedex ground facility on 1.87 acres of land. The subject property is located on Anderson St; assessor's parcel #015-385-09 and 015-385-10.

"SUBJECT TO CHANGE"

NOTE: If you plan to attend this meeting, please contact the Planning Department office before the meeting to verify this agenda item has not been withdrawn or rescheduled.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the COUNTY ADMINISTRATOR in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 at least one (1) day in advance of the meeting.