

STAFF REPORT FOR PLANNING COMMISSION MEETING MARCH 30, 2011

FILE NO: SUP-11-014

AGENDA ITEM: H-3(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner
Lee Plemel, Planning Director

REQUEST: A Special Use Permit request for a Public Charter School campus as a conditional use on property to be re-zoned from Limited Industrial (LI) to General Commercial (GC).

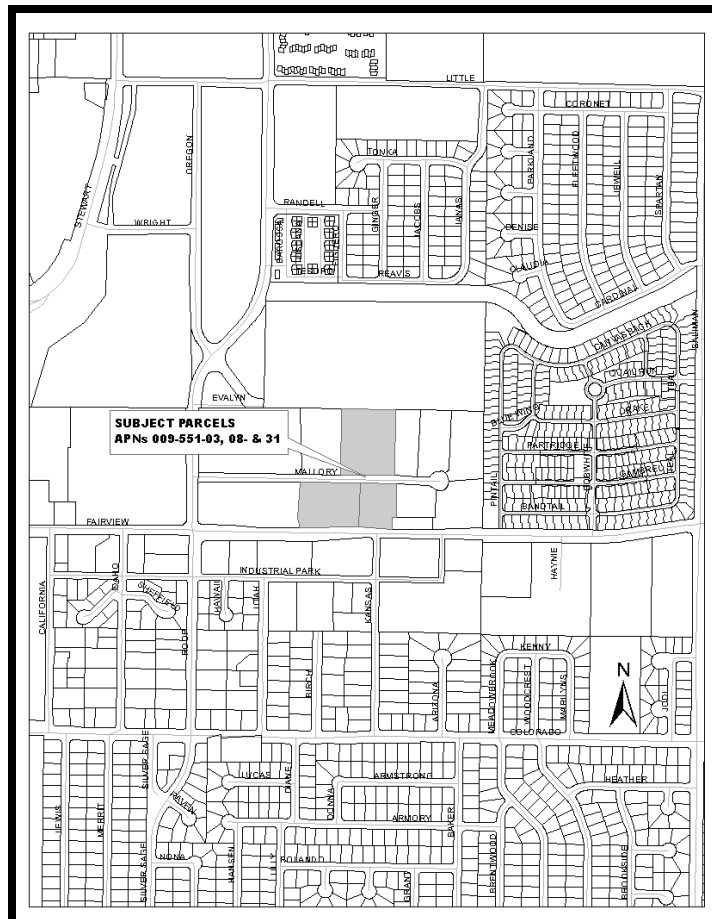
APPLICANT: Palmer Engineering Group, Ltd.

OWNERS: Samantha Partners, LLC, JZJP LLC and Leichtfuss Brothers Properties

LOCATION: 788, 900 Fairview Drive and 900 Mallory Way

APNS: 009-551-03, 009-551-08 and 009-551-31

RECOMMENDED MOTION (If the Commission approves ZMA-11-013): “I move to approve SUP-11-014, a Special Use Permit application to allow a Public Charter School campus facility as a conditional use on property to be re-zoned from Limited Industrial to General Commercial, located at 788 and 900 Fairview Drive and 900 Mallory Way, APNs 009-551-03, -08 and -31, based on seven findings and subject to the conditions of approval contained in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. Minor modifications to the development plans may be approved by the Director.
2. All on- and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. Obtaining a building or construction permit for the proposed construction shall constitute project commencement. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date.
4. 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, the item will be rescheduled for the next Planning Commission meeting for further consideration.
5. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
6. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*.
7. Lighting fixture details and “cut-sheets” shall be submitted with a Building Permit application in compliance with Development Standards Division 1.3 Lighting. Any lighting fixtures shall be so installed as to project light downward and away from adjoining properties and glare to the sky.
8. This SUP shall become effective only upon approval by the Board of Supervisors of Zoning Map Amendment application ZMA-11-013 to change the subject parcels from Limited Industrial to General Commercial.
9. Acceptable screening/fencing alternatives shall be submitted to the Planning Division for review and approval with the required building permit submittal, specifically for the northern and eastern boundaries of the project area.
10. The applicant shall submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping) with building permit plans for review and approval by the Planning Division.
11. The applicant will install a landscape buffer between their property and Governors Field to meet the City’s Landscape Development Standards during Phase 3 of the project.

12. The applicant should be required to work with the City's Planning Division staff during the project's beginning phases to develop an overall site concept which creates a "campus feel" saving their mature trees, adding new landscaping, developing a connected pedestrian system which minimizes pedestrian and vehicle conflicts, and reduces the site's parking requirements.
13. There are a number of existing on-street (Fairview Drive and Roop Street/Silver Sage) and off-street bicycle facilities (Linear Park's multi-use path) in the vicinity of the school. The applicant should be required to develop an internal pedestrian system that will connect to and take advantage of these existing City facilities, including a pedestrian connection to Governors Field for use by their students and faculty.
14. Reflective, untreated roofs shall be prohibited unless painted flat, non-glossy paint to compliment or match the primary color of the primary exterior building material(s).
15. All roof-top equipment on new portions of the building(s) and new building(s) shall be screened pursuant to Carson City Development Standards Division 1.1.7.
16. Project signage requires an application for a Building Permit, issued through the Carson City Building Division. The sign(s) shall be placed so as to maintain proper separation from above and below ground utilities. Coordination with the civil design engineer for sign placement is highly advised. The sign(s) shall not be placed within any utility, access or drainage easement.
17. This Special Use Permit shall be reviewed by the Planning Commission two years from the date of initial approval. The applicant shall provide written documentation of compliance with **all** conditions of approval to the Planning Division for the review at least 45 days prior to the review date. The Planning Commission may require additional reviews as it deems appropriate.
18. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim.
19. Proper trash enclosures shall be provided pursuant to the Carson City Development Standards 1.2.6.
20. Directional Signage is required on site, to assist in the way-finding of the Silver State Charter School campus.
21. The Silver State Charter School shall create and enforce a before school/after school loitering policy. The loitering policy shall be posted and enforced by the Silver State Charter School at all times.
22. The applicant shall designate a neighborhood liaison for this project. The liaison will deliver to all property owners within 100 feet of the project perimeter boundaries and Planning Division, a letter containing information regarding the project. The letter shall also include the liaison's name, phone number, fax

number and e-mail address and the request that any comments, concerns or requests should be directed to the liaison. The letter shall also include a copy of the Notice of Decision and conditions of approval.

23. This SUP approval is specific to the construction and operation of an approximate 95,920 square foot Public Charter School (on-line distance education junior high and high school). Minor modifications to the approved plan may be authorized by the Planning Director. All other changes or increase in use will require an amendment to this Special Use Permit.
24. The applicant must meet all applicable State (NRS & NAC 444), Local and Federal codes and ordinances as they apply to this request. Plans for this facility must be submitted and approved by Carson City Health & Human Services.
25. If the school plans on preparing food at this facility and a remodel of the kitchen area changes the drainage fixture counts to a number greater than 21 DFU's then a larger sized grease interceptor will need to be installed.
26. A sand-oil interceptor will be required if there will be an Auto Shop or Auto body class.
27. Secondary Containment for chemicals will also be a requirement for this facility.
28. Final design shall include a wet stamped traffic impact study.
29. The applicant must meet all applicable State (NRS & NAC 444.56818), Local and Federal codes and ordinances as they apply to this request.
30. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); and 18.04.135 (General Commercial).

MASTER PLAN DESIGNATION: Mixed Use Commercial

ZONING DESIGNATION: Limited Industrial

PROPOSED ZONING DESIGNATION: General Commercial

KEY ISSUES: Will the proposal be detrimental or cause material damage to surrounding properties in the vicinity?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Public Regional (PR)/Limited Industrial (LI) – Commercial, Industrial and Governor's Field
SOUTH: Limited Industrial (LI) – Commercial
EAST: Limited Industrial (LI) – Residential
WEST: Limited Industrial (LI) – Commercial/Industrial

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: Zones AH – (100-year flood plain, 1-3 foot depth-average)
2. SLOPE/DRAINAGE: portions of the subject sites are currently developed.
3. EARTHQUAKE: There are no faults within 500 feet of the subject site.

SITE DEVELOPMENT INFORMATION

1. BUILDING SIZE:

High School:	Existing building	24,742 square feet	APN 009-551-31
	Future 2 nd Floor	10,218 square feet	
Storage building	Existing	5,000 square feet	APN 009-551-31
Performing Arts	Existing	31,960 square feet	APN 09-551-03
School Expansion		24,000 square feet	APN 009-551-08
Total		95,920 square feet	

2. *PROPOSED STRUCTURE HEIGHT: 45 feet maximum building height.

3. *PARKING:

Required:	133 spaces
Proposed:	207 spaces

The Silver State High School parking requirement is based on parking requirements of the existing school criteria. The Silver State High School is not a traditional school curriculum.

4. LANDSCAPING AREA:

Impervious surface (without buildings)	2.76 acres
Required Landscaping:	24,045 square feet
Proposed Landscaping:	74,052 square feet

5. SIGNAGE: The applicant will install wall signage on the Silver State Charter School in addition to the use of an existing monument sign on site. The Planning Division has determined that the appropriate office signage criteria is noted below:

Office Building Uses.

- a. Permitted signs:
 - (1) One freestanding sign not to exceed a maximum of 32 square feet.
 - (2) Wall sign(s) measuring one square foot for each lineal foot of building frontage not to exceed a maximum of 15 feet per street frontage.

- (3) One wall directory sign, not to exceed a maximum of one square foot of sign area for each occupant of an office building.
 - (4) One address sign not exceeding four square feet in area.
 - b. The maximum freestanding sign height shall be six feet in the Residential Office and General Office zoning districts and 20 feet in any other non-residential zoning district.
 - c. Illumination from or upon any signs in the Residential Office or General Office zoning districts shall be of such a light intensity or brightness that does not distribute light on adjacent areas.
 - d. Materials and design shall be compatible with the primary on-site building.
6. PROPOSED CAMPUS: 6.66 acres
- | | | |
|------------------------|------------|------------|
| EXISTING PARCEL SIZES: | 009-551-31 | 2.34 acres |
| | 009-551-08 | 1.32 acres |
| | 009-551-03 | 3.00 acres |

BACKGROUND:

The applicant has provided in this packet a detailed history of the 2.5 year process the Silver State Charter School has undertaken related to the selection of a viable and permanent school campus site (see attached site approval process history).

The applicant is requesting approval of a special use permit to utilize existing buildings and future construction, totaling 95,920 square feet to operate a public charter school campus within the proposed General Commercial (GC) zoning district. A School (K-12) is a conditional use (requiring a special use permit) within the GC zoning district pursuant to the Carson City Municipal Code (CCMC) Section 18.04.135. The anticipated site use would include a High School/Jr. High School, space for future expansion, gymnasium/theater and provide adequate area for a multi-purpose sports field.

The Silver State High School opened its doors in 2003 and in September of 2009 the school expanded its curriculum to accommodate Junior High School students. The Silver State School facilities are currently located at 3716 North Carson Street. The Silver State School is a **Free Public** on-line distance education junior high and high school. Students attend classes once per week to meet with their teachers and do their remaining class work on-line. This format allows students to make appointments or come in on other days to get individualized help from their teachers.

Charter schools are independent public schools designed and operated by parents, educators, community leaders, education entrepreneurs and others with a contract, or charter, from a public agency, such as a local or state education agency or an institution of higher education. Charter schools are operated free-of-charge to parents and are open to all students. These schools provide parents enhanced educational choices within the public school system. Exempt from many statutory and regulatory requirements, charter schools receive increased flexibility in exchange for increased

accountability for improving academic achievement. The first U.S. public charter school opened in 1992. Today, nearly 4,000 charter schools serve more than one million students in 40 states and Washington, D.C.

DISCUSSION:

This application has the following aspect for the Planning Commission's review:

1. Allowing a "School K-12" as a conditional use CCMC 18.04.135;

The applicant has submitted the following application to be processed concurrently with the subject Special Use Permit: A Zoning Map Amendment application ZMA-11-013 to change the existing zoning of Limited Industrial (LI) to General Commercial (GC). It is important to note the proposed Special Use Permit request is dependent of the approval of the above mentioned ZMA application, for the reason that a "public school " use is **prohibited** within the Limited industrial zoning district.

The subject parcels comprise approximately 6.66 acres and are located on the north of Fairview Drive and south of Governor's Field. The proposed project consists of three parcels of land, two of which front Fairview Drive and one that fronts Mallory Way and Governor's Field. Vehicular access for the proposed charter school campus is primarily two access points from Mallory Way and there is also a secondary access point from the north from Governor's Field. The applicant noted, there is a unique opportunity related to the proposal for the City's joint use of the school's sports field, gymnasium, theater and parking lot.

The applicant is proposing to construct a 95,920 square foot Public Charter School campus on the 6.66 acre site currently owned by Samantha Partners, LLC, JZJP LLC and Leichtfuss Brothers Properties. The subject site currently has three unoccupied structures. The proposed Public Charter School campus will provide a High School, Jr. High School, future gym/theater and play field area, noted on the conceptual plans provided.

Parking

Due to the untraditional nature of the Silver State Charter School, the parking criterion is not the traditional parking solution one would encounter. The parking criteria has been tried and tested at the existing site of the Silver State Charter School site. The parking criteria is based on justification provided by the applicant in addition to taking into account the nature and needs of the school campus. As noted in the parking summary provided by the applicant 207 parking spaces are proposed. The school is planned for 1000 students, although due to the on-line distance nature of the curriculum, no more than 143 students will be on campus at any given time based on a schedule of seven sessions per week.

Landscaping

A landscaping plan will provide for unity and consistency for the subject site, which will result in an aesthetically pleasing campus environment. The total landscaped area will be 74,052 square feet. The primary parcel; APN 009-551-31, is currently landscaped with mature trees and shrubbery, none of which is proposed for elimination.

Traffic

A Traffic Impact report was prepared by Palmer Engineering Group, Ltd. That report identifies that per the Institute of Transportation Engineers (ITE) -7th Edition, a typical high school of this size will generate approximately 1450 vehicle trips on weekdays, 504 trips on weekends and 343 morning peak hour trips. However, the Silver State Charter School has seven class sessions per week, resulting in a significant decrease of the student body on campus at any given time, although staff and faculty traffic would remain constant.

Allowing for a reduces student body with full staff, a 1/5 factor is considered and appropriate adjustment to the ITE estimates, resulting in 290 weekday end trips, 101 weekend trips and 69 peak weekday morning trips. These values are below the 500 end trip or 80 peak-hour trips requiring a traffic study per Development Standards 12.13.1.

Fairview Drive is considered a major arterial and Rood Street is considered a minor collector and both streets are expected to have adequate capacity to accommodate the charter school traffic. The applicant has noted that this information was confirmed with discussions with City Engineer, Jeff Sharp and Transportation Manager, Patrick Pittenger. It should also be noted that Mallory Way is a private street and is not maintained by the City. The applicant and adjacent property owners would be responsible for any improvements and maintenance within this private street.

Surrounding Uses and Compatibility with a School

The surrounding neighborhood is a mixture of unique uses that include Industrial uses, Parks and Recreation uses, commercial uses and residential uses. To the immediate south is Fairview Drive, Fitness for 10, and Commercial/Office uses. To the immediate east is a single family dwelling unit and industrial uses. To the north is Mallory Way, Governor's Field and the Nevada Appeal building. To the immediate west is a mixture of commercial uses (beauty college, church, photo studio and youth center).

A key issue in considering this Special Use Permit request is the impact the proposed use would have on surrounding properties and uses. While the uses on Mallory Way and Fairview Drive in this vicinity seem to be transitioning in recent years from industrial uses to more commercial-oriented uses, there remains to be an industrial presence on Mallory Way. Three property owners and one leasing business have submitted letters in opposition to this application based on concerns regarding the compatibility of a school with existing industrial and heavy commercial uses in the vicinity, among other things.

Schools are prohibited within the Limited Industrial zoning district because of the potential conflicts between the children, and the traffic associated with the school, and the industrial traffic and industrial uses. Secondary effects from industrial uses can also include noise and odors, which can be detrimental to the general public. Schools are generally in session during regular business hours, so there would be an interaction between these uses on a regular basis.

It is noted by adjacent property owners that there are large trucks that routinely use Mallory Way as part of existing businesses. There is also a concern that the school will have the affect of driving heavy commercial and industrial users off the adjacent properties, which could be detrimental to the adjacent properties.

When the applicant first discussed the proposed school location with Planning staff, staff noted that it would be important for the applicant to talk to adjacent property owners to be able to address any concerns and understand the magnitude of those concerns. Staff believes that some legitimate concerns have been raised regarding the potential impact of the proposed school on the adjacent properties, and that the applicant should further demonstrate to the Planning Commission how these potential impacts will be addressed or mitigated.

Lighting

The applicant shall submit exterior light fixture details with a building permit application for review and approval by the Planning Division. Any lighting fixtures shall be installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-11-014.

PUBLIC COMMENTS: Public notices were mailed to 31 adjacent property owners within 620 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of March 22, 2011, letters of opposition to this application and the accompanying application were received from three adjacent property owners and one leasing business within one of those properties (see attached letters). Additionally, staff received a phone call from another adjacent property owner (950 Fairview Drive), Gene Empey, expressing opposition based upon concerns of poor existing access on Mallory, increased traffic, and safety for the school children. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

AGENCY COMMENTS:

Carson City Health Department:

Carson City Health and Human Services has the following comments regarding the project as described in the packet received.

1. The applicant must meet all applicable State (NRS & NAC 444.56818), Local and Federal codes and ordinances as they apply to this request.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

Carson City Building Division:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.

1. The building construction requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=181

Engineering Division:

- The Engineering Division has no preference or objection to the special use request.

Public Works Environmental Health:

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 11 -014 900 Mallory Way, 788 & 900 Fairview Dr. project:

1. ECA has no comments for the proposed zoning change.
2. If this facility is approved the following conditions will have to be met:
 - a. Currently there should be a 750 gallon grease interceptor onsite at the 900 Mallory Way location. If the school plans on preparing food at this facility and a remodel of the kitchen area changes the drainage fixture counts to a number greater than 21 DFU's then a larger sized grease interceptor will need to be installed.
 - b. A sand / oil interceptor will be required if there will be an Auto Shop or Auto body class.
 - c. Secondary Containment for chemicals will also be a requirement for this facility.

Carson City Fire Department:

- The proposed project must meet all codes and ordinances as they relate to this request.

Carson City Parks & Recreation Department:

Our department supports the applicant's request for a Special Use Permit for this project. If the Planning Commission approves this project, our department is interested in exploring with Silver State Charter School the development of a joint use agreement for the benefit of both parties. In addition, our department will ask for the following Special Use Permit condition as follows:

1. The applicant will install a landscape buffer between their property and Governors Field to meet the City's Landscape Development Standards during Phase 3 of the project.

The Parks and recreation Department would like the applicant, Planning Division, and Planning Commission to consider three other Special Use Permit conditions. They are as follows:

1. The applicant should be required to redesign their existing Fairview Drive landscaping frontage to match the City's newly established landscaping theme in the road's right-of-way.
2. The applicant should be required to work with the City's Planning Division staff during the project's beginning phases to develop an overall site concept which creates a "campus feel" saving their mature trees, adding new landscaping, developing a connected pedestrian system which minimizes pedestrian and vehicle conflicts, and reduces the site's parking requirements.
3. There are a number of existing on-street (Fairview Drive and Roop Street/Silver Sage) and off-street bicycle facilities (Linear Park's multi-use path) in the vicinity of the school. The applicant should be required to develop an internal pedestrian system that will connect to and take advantage of these existing City facilities, including a pedestrian connection to Governors Field for use by their students and faculty.

FINDINGS: If the Planning Commission votes to **approve** the application based upon the discussion at the meeting, staff recommends the following findings as required by Carson City Municipal Code (CCMC) Sections 18.02.080 (Special Use Permits) and further substantiated by the applicant's written justification.

1. The project will be consistent with the master plan elements.

The existing Mixed Use Commercial land use designation is consistent with the proposed public school use of the property by the Silver State High School, as well as the intended future use of the property.

The proposed project will be in compliance with the following:

GOAL 1.1— PROMOTE THE EFFICIENT USE OF AVAILABLE LAND AND RESOURCES.

1.1e—Sustainable Construction Techniques

Encourage the use of sustainable building materials and construction techniques, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program which provides voluntary national standards and certification for a range of new construction types to promote the development of energy efficient, sustainable buildings.

1.1f—Energy Conservation

Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development (e.g., maximizes solar exposure to capture energy and

speed snow melt during winter months). Encourage the use of new and emerging technologies that lead to increased energy conservation for both residential and non-residential uses.

GOAL 1.2—PROMOTE INFILL AND REDEVELOPMENT IN TARGETED AREAS

1.2a—Priority Infill and Redevelopment Areas:

Two levels of priority have been identified for areas identified for potential infill and redevelopment on the Land Use Map.

GOAL 1.4—MANAGE THE IMPACTS OF FUTURE GROWTH WITHIN THE URBAN INTERFACE

1.4a—Vehicular and Pathway Access

Ensure that vehicular and pathway access to surrounding public lands are maintained as development occurs within the Urban Interface—the area at the fringe of the City’s core area that borders both urban development and open lands. Require pathways, bicycle facilities, and roadway easements through future developments as identified in the Unified Pathways Master Plan.

1.4c—Protection of Existing Site Features:

Ensure that development at the Urban Interface is designed to minimize disturbances to existing stands of mature trees, distinctive topographic features (hillsides/ridgelines), and other character-defining features, particularly those that are visible from other locations in the community. Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.

GOAL 2.1—ENCOURAGE DIVERSITY IN CITYWIDE LAND USE MIX

2.1b—Mixed-Use Development

Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) along major gateway corridors, in designated activity centers, downtown, and in other locations as identified on the Land Use Map.

GOAL 2.3—PROVIDE OPPORTUNITIES FOR A RANGE OF RETAIL SERVICES

2.3b—Mixed-Use Development

Encourage the incorporation of complementary retail development in conjunction with employment and residential uses, as supported by the policies for the Mixed-Use Employment and Mixed-Use Residential land use categories contained in Chapter 3.

GOAL 3.3—MINIMIZE IMPACTS OF POTENTIAL NATURAL DISASTER EVENTS ON THE COMMUNITY

3.3d—Floodplain and Hazard Area Development

Continue to discourage development within the 100-year floodplain and other hazard areas and require development on flood prone properties to be clustered out of the 100-year floodplain as defined by FEMA.

3.3e—Geologic Hazards

Continue to require any development with an identified earthquake fault on site to have a professional geotechnical report to establish required setbacks from the fault to structures and other mitigation measures.

GOAL 6.1—PROMOTE HIGH QUALITY DEVELOPMENT

6.1a—Durable Materials require the use of durable, long-lasting building materials for all new development.

6.1b—Neighborhood Design

Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features, as consistent with the land use policies contained in Chapter 3 of this Plan.

6.1c—Variety and Visual Interest

Promote variety and visual interest in the design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.

GOAL 6.2—PROMOTE COMPATIBLE INFILL AND REDEVELOPMENT

6.2a—Neighborhood Compatibility

Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.

GOAL 11.2—COORDINATE LAND USE AND TRANSPORTATION DECISIONS TO SUPPORT THE USE OF ALTERNATIVE MODES

11.2b—Transit Supportive Development

Promote the development of transit-supportive development patterns (e.g., mix of uses, pedestrian-orientation, higher density) along major travel corridors to facilitate future transit. Identify opportunities for transit and pedestrian-oriented development patterns on the Land Use Map and coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing/planned transit service.

11.2c—Enhanced Roadway Network

Seek opportunities to enhance the City’s north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and further enhance the feasibility of broader transit service and transit supportive development patterns.

GOAL 12.1—ESTABLISH A CITY-WIDE SYSTEM OF MULTI-USE PATHWAYS

12.1a—Enhance the Pathways Network

Continue to maintain and expand the City’s existing network of pathways to link distinct geographic locations within the community and to provide improved access to and between neighborhoods, activity centers, schools, and other destinations. Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map to cross physical barriers, establish direct connections between neighborhoods, activity centers, schools (as consistent with the Safe Route to School public safety program), and other destinations, and to take advantage of available opportunities such as utility and open space corridors where possible.

12.1c—Section-by-Section Implementation

Seek opportunities to complete individual sections of the City’s adopted Unified Pathways Master Plan on a site-by-site and “missing link” basis as future development occurs. Continue to require future development to construct, to City standard, on-site sidewalks and connections to adjacent pedestrian and bicycle systems as needed and coordinate the dedication of rights-of-way for planned pathway connections at the time of development.

2. The project 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 surrounding neighborhood is a mixture of unique uses which include Industrial uses, Parks and Recreation uses, commercial uses and residential uses. To the immediate south is Fairview Drive, Fitness for 10 and Commercial/Office uses. To the immediate east is a single family dwelling unit and industrial uses. To the north is Mallory Way, Governor’s Field and the Nevada Appeal building. To the immediate west is a mixture of commercial/industrial uses (Beauty College, church, photo studio and youth center).

The school will not generate objectionable noise, vibrations, fumes, odors, glare, or physical activity in excess of those generated by surrounding properties and other uses in the vicinity.

Any lighting fixtures shall be so installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.

Per the information provided by the Engineering Division this request is not in conflict with any Engineering Master Plans for streets.

Access to the proposed campus is identified on the conceptual plan from Mallory Way. The Fairview Drive access is limited to right turn-out only to avoid up of traffic on Fairview Drive. The applicant has noted that the proposed traffic anticipated by the Carter School use would be effectively absorbed by the existing roadway system in the area.

The proposal will affect traffic or pedestrian facilities. A wet stamped traffic study will be part of the Conditions of Approval.

4. The project 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.

Existing facilities appear to be adequate for this project per the Engineering Division.

A Drainage Impact Report was completed and submitted by Palmer Engineering Group, Ltd. to City Staff on February 17, 2011. The report notes that the campus plan includes the utilization of existing buildings, parking lots and underground utilities; the applicant does not anticipate any added impact to the storm drainage system currently in place. Any necessary improvements to the existing storm drainage facilities will follow the recommendations of the Public Works Department.

A Water Impact Report was completed and submitted by Palmer Engineering Group, Ltd. to City Staff on February 17, 2011. Per the report, Carson City Utilities has indicated that they do not expect any issues providing domestic and irrigation water with the existing infrastructure in the immediate vicinity. This is taken into consideration if the size of the existing eight inch water main in Mallory Way and the 12 inch water main in Fairview Drive.

A Sewer Impact Report was completed and submitted by Palmer Engineering Group, Ltd. to City staff on February 17, 2011. Mallory Way has an existing eight inch sewer main and per the Public Works Department there are no indications to expect problems providing sewer service.

The subject site is located just over one half mile from the 395 Freeway and approximately three blocks east of Carson Street. The school will be served by school busses that will use existing major travel corridors.

5. The project meets the definition and specific standards set forth elsewhere in this title for such a particular use and meets the purpose statement of that district.

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of

merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

The conceptual landscape plans show landscaped area in excess of minimum Carson City landscaping requirements (74,052 square feet provided). The square footage of landscaping for the 6.6 acre campus will constitute 25.6% of the subject site's surface. Final landscape plans submitted with the building permit will ensure compliance with other City standards for landscaping.

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

The proposed campus, with staff's recommended conditions of approval, will meet all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare, but will provide a much needed service to the residents of Carson City.

Directional Signage is required on site, to assist in the way-finding of the facility. The signage can include on-premise sign giving directions, instructions or facility information, including but not limited to parking, exit and entrance signs.

The applicant shall designate a neighborhood liaison for this project. The liaison will deliver to all property owners within 100 feet of the project perimeter boundaries and Planning Division, a letter containing information regarding the project. The letter shall also include the liaison's name, phone number, fax number and e-mail address and the request that any comments, concerns or requests should be directed to the liaison. The letter shall also include a copy of the Notice of Decision and conditions of approval.

7. The project will not result in material damage or prejudice to other property in the vicinity.

By developing these parcels of land with the proposed school and related amenities, It is not anticipated that the proposed use will result in a detrimental impact to other properties within the vicinity.

The school is planned for 1000 students, although due to the on-line distance nature of the curriculum, no more than 143 students will be on campus at any given time based on a schedule of seven sessions per week. This curriculum will result in a significant decrease of the student body on campus at any given time and that is an important factor in the proposed use.

The Silver State Charter School shall create and enforce a before school/after school loitering policy. The loitering policy shall be posted and enforced by the Silver State Charter School at all times.

ALTERNATIVE MOTION FOR DENIAL: "I move to deny SUP-11-014, a Special Use Permit application for a Public Charter School campus as a conditional use on property located at 788 and 900 Fairview Drive and 900 Mallory Way, APNs 009-551-03, -08 and -31, based on the inability to make the required findings as noted in the staff report."

ALTERNATIVE FINDINGS FOR DENIAL: If the Planning Commission votes to **deny** the application based upon the inability to meet all of the findings as required by Carson City Municipal Code (CCMC) Sections 18.02.080 (Special Use Permits), staff recommends the following findings for denial.

2. *The proposed Charter school will be detrimental to the development of surrounding properties for industrial uses as permitted by the current zoning of the surrounding properties, as the school will cause potential conflicts with industrial traffic, noise, and odors.*
6. *The proposed project will be detrimental to the public health, safety and welfare in that Mallory Way contains industrial uses and has industrial trucks and traffic that cause a risk to school children who will need to cross Mallory Way and travel to and from the school campus.*
7. *The proposed project will result in material damage to other properties on Mallory way where the development of industrial uses is permitted by the current zoning of the surrounding properties, as the school will cause potential conflicts with industrial traffic, noise, and odors, and discourage new industrial businesses from moving into the area.*

Respectfully submitted,

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Public Works Department, Planning Division

Lee Plemel, AICP
Planning Director

Attachments

- Carson City Engineering Division comments
- Carson City Fire Department comments
- Carson City Building Division comments
- Carson City Health Department comments
- Carson City Parks & Recreation Department comments
- Application (SUP-11-014)
- Public Comments



CARSON CITY FIRE DEPARTMENT

"Service with Pride. Commitment. Compassion"

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: March 14, 2010

SUBJECT: AGENDA ITEMS FOR March 30, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the March 30, 2011 Planning Commission Meeting and have the following comments:

- SUP-11-012 State of Nevada DNOT, City of Carson City Must meet all codes and ordinances as they relate to this request.
- ZMA-11-013 JZJP LLC, Samantha Partners LLC, Leichtfuss Brothers Prop. Palmer Engineering, Silver State High School. Must meet all codes and ordinances as they relate to this request.
- SUP-11-014 JZJP LLC, Samantha Partners LLC, Leichtfuss Brothers Prop. Palmer Engineering, Silver State High School. Must meet all codes and ordinances as they relate to this request.
- ZMA-11-015 Richard Sheldrew Must meet all codes and ordinances as they relate to this request.

DL/llb

File # (Ex: MPR #07-111)	<i>SUP-11-014</i>
Brief Description	<i>Charter School</i>
Project Address or APN	<i>09-551-03, 08, 31</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>March 30, 2011</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

GENERAL PLAN SUBMITTAL COMMENTS:

1. This project requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: www.carson.org/building
3. The proposed use of the noted structures from their current use to an "E" occupancy constitutes a change in use which will require some upgrades to current code requirements.

From: Kathe Green
To: Brod, Janice; Pruitt, Jennifer
Date: 3/15/2011 8:16 AM
Subject: Fwd: Re: PC 3-30-11

>>> Dustin Boothe 3/14/2011 4:16 pm >>>
Kathe:

Below is my comments for Planning Commission. Please let me know if you have any questions.

SUP-11-012

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-015

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

ZMA-11-013

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-014

Carson City Health and Human Services has the following comments regarding this project:

1. Building plans must be submitted in accordance with Nevada Administrative Code (NAC) 444.56818 and any other applicable codes.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

Dustin Boothe, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.
dboothe@carson.org

Confidentiality Notice: This email message, including any attachments, may contain privileged and confidential information for the sole use of the intended recipient(s). If the reader of this message is not the intended recipient, any unauthorized review, dissemination, distribution, or copying of this email message is strictly prohibited. If you have received and/or are viewing this email in error, please notify the sender immediately by reply email and delete this email from your system.

>>> Kathe Green 2/18/2011 11:27 AM >>>

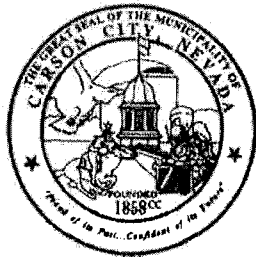
An initial draft agenda, schedule, and applications are being routed to you today if you receive a paper copy, for the Planning Commission of 3/30/11. The meeting with staff will be at 9:30 am on Tuesday, 2/22/11, and meeting with the applicants will be Wednesday morning 2/23/11 if you would like to attend either meeting. Please contact me or the planner assigned to the project if you have any questions.

Jean's copy

RECEIVED

MAR 14 2011

CARSON CITY
PLANNING DIVISION



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

To: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Parks and Recreation Director
Juan F. Guzman, Open Space Manager
Vern L. Krahn, Park Planner

Subject: Parks & Recreation Department's comments for the Wednesday, March 30, 2011,
Planning Commission meeting

Date: March 14, 2011

SUP-11-012

Our department takes no exception to NDOT's billboard project provided the proposed location does not impact or is in conflict with the following:

- 1) The City's existing 12' wide multi-use concrete path along the north side of U.S. Highway 50 (East) between Russell Way and the Freeway interchange.
- 2) The Carson City Freeway (Northern Leg) Landscape Project. Carson City Public Works Department's consultant team has recently completed this project's construction documents and the City is planning to bid the project within the next couple of months.
- 3) The Carson City Freeway Multi-use Path Alignment Study. Carson City's Public Works Department and Parks and Recreation Department are currently studying various north and south multi-use path alignments through the Freeway's U.S. Highway 50 (East) interchange. One potential alignment is along the east side of Russell Way.

ZMA-11-013

Our department supports the applicant's request for a zoning map amendment from Limited Industrial to General Commercial. Staff believes this land use change is more compatible with and minimizes potential conflicts with Governors Field's public regional zoning than he current zoning and industrial uses. Also, this zoning map amendment will bring this land use into compliance with the City's Master Plan's Land Use Map. This is important because as the Fairview Drive corridor continues to develop into a major gateway into the downtown area, our department believes mixed-use commercial is more in keeping with the community's vision for this arterial street.

SUP-11-014

Our department supports the applicant's request for a Special Use Permit for this project. If the Planning Commission approves this project, our department is interested in exploring with Silver State Charter School the development of a joint use agreement for the benefit of both parties. In addition, our department will ask for the following Special Use Permit condition as follows:

Page 2
March 30, 2011
Planning Commission Meeting

- 1) The applicant will install a landscape buffer between their property and Governors Field to meet the City's Landscape Development Standards during Phase 3 of the project.

Our department would like the applicant, Planning Division, and Planning Commission to consider three other Special Use Permit conditions. They are as follows:

- 1) The applicant should be required to redesign their existing Fairview Drive landscaping frontage to match the City's newly established landscaping theme in the road's right-of-way.
- 2) The applicant should be required to work with the City's Planning Division staff during the project's beginning phases to develop an overall site concept which creates a "campus feel" saving their mature trees, adding new landscaping, developing a connected pedestrian system which minimizes pedestrian and vehicle conflicts, and reduces the site's parking requirements.
- 3) There are a number of existing on-street (Fairview Drive and Roop Street/Silver Sage) and off-street bicycle facilities (Linear Park's multi-use path) in the vicinity of the school. The applicant should be required to develop an internal pedestrian system that will connect to and take advantage of these existing City facilities, including a pedestrian connection to Governors Field for use by their students and faculty.

ZMA-11-015

Our department takes no exception to the applicant's zoning map amendment. However, the Unified Pathways Master Plan identifies Medical Parkway as a shared bicycle facility.

RECEIVED

FEB 17 2011

CARSON CITY PLANNING DIVISION

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FILE # SUP - 11 - SUP - 11 - 014

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

Samantha Partners LLC

PROPERTY OWNER
PO Box 4683
Incline Village, NV 89450

MAILING ADDRESS, CITY, STATE, ZIP

PHONE # FAX #

Name of Person to Whom All Correspondence Should Be Sent

Palmer Engineering Group, Ltd.

APPLICANT/AGENT
611 North Nevada Street
Carson City, NV 89703-3968

MAILING ADDRESS, CITY, STATE ZIP

775-884-0479 775-884-4226
PHONE # FAX #

mike@palmer-eng.com
E-MAIL ADDRESS

SUBMITTAL PACKET

- 6 Completed Application Packets (1 Original + 5 Copies) including:
 - Application Form
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Proposal Questionnaire With Both Questions and Answers Given
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date (1 copy)
 - Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s): 09-551-03, 09-551-08, and 09-551-31	Street Address 788 Fairview Drive, Carson City, NV	ZIP Code
--	---	----------

Project's Master Plan Designation Mixed Use Commercial	Project's Current Zoning Limited Industrial	Nearest Major Cross Street(s) Fairview and Roop
---	--	--

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.02.080, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Silver State Charter School is proposing a ZMA to be submitted concurrently with a MPA and SUP for a parcel of land totaling approximately 4.7 acres for a new school that includes a combination High School and Middle School.

PROPERTY OWNER'S AFFIDAVIT

I, _____, being duly depose, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature _____ Address _____ Date _____

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)

On _____, 20____, _____ personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public _____

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

RECEIVED

FEB 17 2011

CARSON CITY PLANNING DIVISION

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SUBMITTAL PACKET

- 6 Completed Application Packets (1 Original + 5 Copies) including:
 - Application Form
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Proposal Questionnaire With Both Questions and Answers Given
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date (1 copy)
 - Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

FILE # SUP - 11 -

~~SUP - 11 - 014~~

JZJP LLC
PROPERTY OWNER
825 Donna Drive
Incline Village, NV 89451-0000
MAILING ADDRESS, CITY, STATE, ZIP

PHONE # FAX #

Name of Person to Whom All Correspondence Should Be Sent

Palmer Engineering Group, Ltd.

APPLICANT/AGENT
611 North Nevada Street
Carson City, NV 89703-3968
MAILING ADDRESS, CITY, STATE ZIP

775-884-0479 775-884-4226
PHONE # FAX #

mike@palmer-eng.com
E-MAIL ADDRESS

Project's Assessor Parcel Number(s):
09-551-03, 09-551-08,
and 09-551-31

Street Address ZIP Code
788 Fairview Drive, Carson City, NV

Project's Master Plan Designation
Mixed Use Commercial

Project's Current Zoning
Limited Industrial

Nearest Major Cross Street(s)
Fairview and Roop

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.02.080, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Silver State Charter School is proposing a ZMA to be submitted concurrently with a MPA and SUP for a parcel of land totaling approximately 4.7 acres for a new school that includes a combination High School and Middle School.

PROPERTY OWNER'S AFFIDAVIT

I, _____, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature _____ Address _____ Date _____

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)

On _____, 20____, _____ personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public _____

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

RECEIVED

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

FEB 17 2011

CCMC 18.02

FILE # SUP - 11 -

SUP - 11 - 014

SPECIAL USE PERMIT CARSON CITY
PLANNING DIVISION

Leichtfuss Brothers Properties

PROPERTY OWNER
9362 Hidden Valley Drive
Villa Park, CA 92861-0000

MAILING ADDRESS, CITY, STATE, ZIP

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

Palmer Engineering Group, Ltd.

APPLICANT/AGENT
611 North Nevada Street
Carson City, NV 89703-3968

MAILING ADDRESS, CITY, STATE ZIP

775-884-0479

775-884-4226

PHONE #

FAX #

mike@palmer-eng.com

E-MAIL ADDRESS

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SUBMITTAL PACKET

- 6 Completed Application Packets (1 Original + 5 Copies) including:
 - Application Form
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Proposal Questionnaire With Both Questions and Answers Given
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date (1 copy)
 - Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s):
09-551-03, 09-551-08,
and 09-551-31

Street Address

ZIP Code

788 Fairview Drive, Carson City, NV

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Mixed Use Commercial

Limited Industrial

Fairview and Roop

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.02.080, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Silver State Charter School is proposing a ZMA to be submitted concurrently with a MPA and SUP for a parcel of land totaling approximately 4.7 acres for a new school that includes a combination High School and Middle School.

PROPERTY OWNER'S AFFIDAVIT

I, _____, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

Address

Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)

On _____, 20____, _____ personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

SPECIAL USE PERMIT

for

SILVER STATE HIGH SCHOOL

**788 Fairview Drive
Carson City, Nevada**

**Assessor Parcel Numbers
09-551-03, 09-551-08 & 09-551-31**

A portion of E¹/₂ & SE¹/₄ Section 20, T15N, R20E, MDB&M

Prepared for:

**Silver State Charter Schools
3719 N. Carson Street
Carson City, Nevada 89706
Phone (775) 883-9130
Fax (800) 460-7271**



Prepared by:

**Palmer Engineering Group, Ltd.
611 North Nevada Street
Carson City, Nevada 89703
Phone (775) 884-0479
Fax (775) 884-4226**

**February 2011
Job No. 110103**

SUMMARY

Silver State Schools is requesting a Change of Land Use and Special Use Permit (SUP) and, if approved, will be concurrent with a Joint Use Agreement for three (3) parcels of land located on Fairview Drive and Mallory Way abutting Governor's Field on APN's 09-551-31, 09-551-08 and 09-551-03. Parcel 09-551-03 is located to the south of and adjacent to the existing Governor's Field complex at the end of Evelyn Drive with frontage on Mallory Way. The parcels encompass a total of 6.66 acres as shown on the Carson City APN maps. A map depicting the parcels locations is attached as an exhibit.

The parcels are currently zoned Limited Industrial but shown on the Carson City Master Plan as Mixed Use Commercial in which schools and other public places are a primary use. The parcels are bordered to the north by Governor's Field, the west by the Nevada Appeal building and to the east by CES Associates and the Empey Family Trust, and Fairview Drive to the south. In addition, the parcels are accessed and divided by Mallory Way a private access road connecting to Roop Street. The west 8 acres of the site proposed for a future play field and gymnasium and is currently a paved area but undeveloped. The building located on the 3 acre parcel to the north would be utilized as a temporary indoor court and theater and the parcel would also provide access to Governor's Field owned by Carson City and maintained and operated by Carson City Parks and Recreation Department. This will allow access to the school site and any future park facilities and vice versa.

Silver State School currently leases a building for grades 7-12. It is located at the northeast corner of the North Carson Street and East College Parkway intersection. This facility is undersized for its present use and does not allow for the school's future expansion. In addition, it has neither a gym nor sports fields for its students.

The school has retained GL Szabo & Associates and Palmer Engineering Group, Ltd, to prepare this Special Use Permit application for a new school that includes a combination High School and Middle School plus additional space for future expansion. This Special Use Permit is being submitted in to the City to allow development of the school with a Change of Land Use and as an allowed use in Mixed Use Commercial as shown on the Carson City Master Plan. The request for a Special Use Permit will be pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.080 – Special Use Permit.

Besides the school's need for additional area for growth, approval of this project would allow development of a public school adjacent to Governor's Filed. The unique feature of this proposal is the opportunity for the City's shared (joint) use of the school's sports field, gymnasium, theater, and parking lot. This project would benefit Carson City by allowing the expansion and continued growth of the very successful Public Charter School while providing Carson City residents with new indoor and outdoor recreation facilities. These new shared facilities will offer Parks and Recreation Department staff an opportunity to expand existing recreational programs and possibly create new programs for the community's adult and youth populations.

**Questionnaire Supporting the Application
for a
SPECIAL USE PERMIT**

I How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

CHAPTER 3: A BALANCED LAND USE PATTERN

Theme: The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Does the proposed development meet the Growth Management Ordinance (1.1d, Municipal Code 18.12)?

Not Applicable (not a residential development)

Does the proposed development use sustainable building materials and construction techniques to promote water and energy conservation (1.1e,f)?

The existing building that will be immediately occupied utilized building materials and construction techniques compatible with the standards for Leadership in Energy Efficient Design (LEED) construction to promote energy efficient and sustainable structures. In addition, future facilities proposed on the site will be designed to be energy efficient.

The existing building located on Fairview is situated on the site to take advantage of the south facing exposure and has existing solar panels that augment the buildings energy needs. This orientation is important (to make conservation of energy a primary consideration) for this facility and will also take advantage of solar exposure to facilitate snow melt. Future Energy conservation designs may include, but not limited to additional solar, green house, wind, and other passive design elements and will be considered for the additional building proposed in build out of the sites. A highly energy efficient electrical and mechanical design will be a top priority.

Is the proposed development located on priority infill development area (1.2a)?

The portion of this property proposed to be immediately occupied by the school is currently built out. The property to the north and adjacent to Governors Field will be utilized for an indoor sports area and Theater with the remaining of the build leased to other users until the school needs additional space for expansion. The property to the east is currently pavement in poor condition and when developed would be considered infill since all the surrounding properties have been developed. Refer to the phasing plan with narrative in the exhibits.

This project would provide infill in an area already supplied by Carson City services including collector roads capable of handling bus traffic, connections to water and sewer, and emergency services.

Does the proposed development provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

The proposed project is consistent with the City's Open Space Master Plan and the Unified Pathways Master Plan (UPMP). The UPMP shows a multipurpose facility from Governors Field that connects to East 5th Street and ultimately Butti Way. This project proposes to construct a connecting facility on the property to provide multiuse access to Governors Field.

Does the proposed development protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

The proposed development will retain the existing buildings and landscaping, with improvements as required to meet parking and landscaping standards. Every effort will be made with the design to retain mature trees and shrubs, block walls, fencing and parking lots. Parking lot striping will be updated to comply with current standards and to facilitate vehicle traffic; including parking for students and staff, bus movements and emergency vehicle access.

Is the proposed development at adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?

Not applicable

In identified Mixed-Use areas, does the proposed development promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?

This proposed school campus is in a master planned Mixed-Use Commercial area that will promote mixed use by allowing for a public charter school in the vicinity of land zoned Public Regional, Commercial and Residential. Because the school will be constructing a gymnasium, theater, and sports field that will be available to the public, it will provide recreational facilities for a variety of users and allows for a “mixed use” area which is appropriate in context of the surrounding parcels of land.

Does the proposed development meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

The proposed development introduces a public charter school in the area that is currently zoned Limited Industrial with no immediate adjacent residential zones. The school’s buildings will be in compliance with the city’s setback standards with the proposed zone map amended from Limited Industrial to General Commercial.

Does the proposed development protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

The planned development will utilize existing buildings resulting in minimal disruption to the environment from new building construction. When future expansion takes place, the proposed buildings will meet setback requirements and will replace existing asphalt parking lots. Proposed new playfields and playgrounds will also replace existing asphalt parking lots with open, landscaped areas further enhancing the site’s environment. There are no known environmentally sensitive areas on these parcels.

Is the proposed development sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

These parcels lie within the Federal Emergency Management Agency’s Flood Insurance Rate Map Zone AH of the Voltaire Canyon Creek flood area. Zone AH is defined by FEMA as “areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year

mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones". See FEMA /FIRM exhibits.

In terms of seismic activity, these parcels are located in an area designated as having the "greatest severity" potential for ground shaking during earthquakes. There are no known geologic hazards located within the parcels. See Earthquake Hazard Map exhibits.

Does the proposed development provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?

The project is located on Fairview Drive east of Roop Street. Fairview Drive has recently been rebuilt with new road improvements and sidewalks. Buildings on both parcels are served by city water and city sewer. Access for Fire and Sheriff Departments will be from Fairview Drive and/or Mallory Way. There is an existing cul-de-sac at the east end of Mallory Way that currently meets standards for fire truck turn-around. There will be a bus drop-off at the east side of the school that will be designed to provide adequate turning radii for fire trucks as well as quick access for Sheriff Department vehicles.

The new buildings will allow for anticipated expansion of the existing school and will provide additional school bus service which results in reduced demand on the existing school district.

If located within an identified Specific Plan Area (SPA), does the proposed development meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

Not Applicable

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES

Theme: The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Does the proposed development provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

Yes. The school will have an outdoor sports field and a gymnasium/ theater which will be utilized by students for physical education, sports, and recreation. The school will enter into a joint use agreement for these facilities that will be administered by the Parks and Recreation Department and will allow public use of both facilities.

Is the proposed development consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

Not Applicable

CHAPTER 5: ECONOMIC VITALITY

Theme: The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base; include a broader range of retail services in targeted areas; and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Does the proposed development encourage a city wide housing mix consistent with the labor force and non-labor force populations (5.1j)

The proposed public charter school has an existing staff of approximately 30 employees. The proposed new facility will allow for the future expansion of grades 7-12, as well as the addition of a junior high school. It is estimated that the employment will be increased in proportion to the number of students to approximately 40, which will include additional teaching positions as well as administrative and support staff not only maintaining the primary job base, but increasing the number of jobs in the short term future.

In addition, there will be a need for additional employment associated with the design and construction industries. This will also include a demand for the use of financing institutions, design professionals, construction contractors, and laborer forces necessary for construction.

Does the proposed development encourage the development of regional retail centers (5.2a)?

The addition of the gymnasium, theater and sports field is a part of an ongoing effort to create recreation amenities for the city and promote sports tourism that will provide for a regional draw. These facilities will help increase the local economy that is supported by tourism, including the demand for hotel rooms, eating establishments, shopping centers, golf courses, and other services offered by Carson City merchants and retailers.

Does the proposed development encourage reuse or redevelopment of underused retail spaces (5.2b)?

Not Applicable

Does the proposed development support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capital (5.4a)?

Not Applicable

Does the proposed development promote revitalization of the Downtown core (5.6a)?

Not Applicable

Does the proposed development incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

Not Applicable

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

Theme: The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods; compact mixed-use activity centers; and a vibrant, pedestrian-friendly downtown.

Does the proposed development use durable, long-lasting building materials (6.1a)?

The building materials selected for upgrades to the existing facility will focus on a high level of resiliency and durability with the goal to minimize maintenance and upkeep costs.

Does the proposed development promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?

The existing architectural design and future designs of the proposed public charter high school will adhere to the functional norms for the modification of structures of this nature, including prominent features and varying shades of color. The campus layout will allow for traffic flow, parking, landscaping and other amenities to provide visual interest in the site.

Does the proposed development provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?

Yes. See proposed building elevations, site layout and phasing plan in the exhibits.

Does the proposed development provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

This Special Use Permit Plan is proposed to occupy an existing building as well as allow the development of a new school utilizing vacant buildings surrounded by developed properties. The parcels are shown on the Carson City Master Plan as Mixed-Use Commercial. This project promotes compatibility with the surrounding development and adjacent uses and would provide infill in an area that will provide consistency with the surrounding properties.

If located in an identified Mixed-Use Activity Center area, does the proposed development contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?

Not Applicable

If located Downtown, does the proposed development integrate an appropriate mix and density of uses (8.1a, e)?

Not Applicable

If located Downtown, does the proposed development include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?

Not Applicable

If located Downtown, does the proposed development incorporate appropriate public spaces, plazas and other amenities (8.1d)?

Not Applicable

Does the proposed development incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

Not Applicable

CHAPTER 7: A CONNECTED CITY

Theme: The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities and sidewalks.

Does the proposed development promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

The proposed school is on Fairview Drive about one block east of Roop Street. This site is just over ½ mile from Carson City's new bypass freeway. In addition, it will be served by street bicycle paths as well as off-road multiuse facilities shown on the Carson City Unified Pathways Master Plan. See exhibits.

The school will be served by school buses that will use existing major travel corridors that could also support differing transit systems in the future.

Does the proposed development maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The site is located within 0.6 mile of the Carson City Freeway and three blocks of South Carson Street. The main school bus access to the campus will be via Mallory Way off Roop Street. Parent drop off access to the campus will be from Mallory Way. All access points have the ability to serve the proposed school facilities' traffic needs and are consistent with the Transportation Master Plan.

Does the proposed development provide for appropriate pathways through the development and the surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1 a, c)?

The proposed project is consistent with the Carson City Unified Pathways Master Plan (UPMP). The UPMP shows an on-street bike lane on Rook Street / Silver Sage Drive plus an off-street paved/shared path north of Governor’s Field that continues east to Saliman Road. Provisions will be made for direct access between this facility and the pathway, parking lot and driveway at Governor’s Field to the north.

II Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

A. Adjoining Land Use and Zoning:

DIRECTION	LAND USE	ZONING
West	(North) 500 - General Industrial (South) 400 - General Commercial	Limited Industrial (LI) Limited Industrial (LI)
North	Governor’s Field 440 – Resort Commercial	Public Regional (PR)
East	(North) 510 - Commercial Industrial (Central) 400 – General Commercial (South) 200 – Single Family Residential	Limited Industrial (LI) Limited Industrial (LI) Limited Industrial (LI)
South	(West) 410 - Offices, Professional & Business services (East) 400 - General Commercial	Limited Industrial (LI) Limited Industrial (LI)

- B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems such as noise, dust, odors, vibration, fumes, glare or physical activity, etc with neighboring property owners. Will the project involve any uses that are not contained within the building? If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

A school will be an allowed conditional use in a General Commercial zone if the Special Use permit and Zone Map Amendment are approved. Given the surrounding neighborhood's Limited Industrial, Parks & Recreation and Medium Density Residential zoning, exterior noises and physical activity typical of a school are not a probable concern. Examples of activities that may occur outside the building would be sporting events, physical education classes and occasional large group gatherings such as graduation ceremonies.

Although dust is a common concern during construction, mitigation measures for dust control (e.g. water trucks) will be utilized as mandated by the Nevada Department of Environmental Protection. The architecture will incorporate features that will ensure the school will "fit" into the area and have a presence but not overwhelm the surrounding architecture. See building elevations for the physical appearance of the proposed campus.

- C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The public school would occupy parcels that are re-zoned General Commercial with approval of a Zone Map Amendment, thus will require a Special Use Permit. This project complies with the intent of public use in a regional application. Since the existing parcels and surrounding area is already designated Limited Industrial, it is consistent with the allowed uses of the parcel. This permitted use is not expected to have a detrimental impact on the surrounding property or the neighborhood in general.

- D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

With the current roadway configuration, left turn access into the campus would occur only at Roop Street onto Mallory Way. The Fairview access west of the High School's main building would be limited to right-out only to avoid backing up of traffic on Fairview. Existing walkways and traffic lights at Fairview/Roop and Fairview/Saliman are deemed adequate. Discussions with Jeff Sharp, City Engineer and Patrick Pittenger, Transportation Manager concluded the traffic generated by the proposed school would be effectively absorbed by the existing roadway system in this area.

It was also noted that when the freeway is completed from Fairview to US 50 at the base of Spooner Summit in the next few years, traffic on Fairview Drive will reduce significantly. At that time, modifications to the number of necessary lanes with a possible left turn lane would allow for left-in and left-out traffic onto Fairview Drive.

- E. Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

Short range, this project will benefit the people of Carson City by contributing to the economy through construction or remodel of the new school's buildings and campus, including material suppliers, the building trades and design professionals. Long term, the city will benefit from an improved facility to provide educational opportunities to the city's middle and high school students plus provide employment for maintenance personnel, faculty, and administrative staff.

In addition, the school will be adjacent to open land parks and recreation for the mutual use of the park amenities. This site creates an opportunity to provide compatibility with the existing public facilities as well as providing a gym/theater and outdoor play field that will be available to the public through a joint use agreement with the Carson City Parks and Recreation Department.

III Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

As a public charter high school sponsored by Nevada State Board of Education, this project allows for the growth and expansion of a very successful alternative to the conventional public high school. Recent studies and test scores of the school confirm the teaching methods, academic culture, and curriculum offered by the institution to be exemplary. Given the location and physical constraints of their current facility, a new, expanded campus as allowed by a Special Use Permit would provide the environment for continued growth and success in the development of students in the public education system.

This project is expected to have no affect on the Sheriff's Office, other than to possibly reduce the incidents of juvenile delinquency due to Silver State School's positive influence on middle and high school students.

- B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? (Contact Engineering for required information.)

The existing drainage patterns are not expected to be impacted since there are no significant changes planned for paved areas and building footprints.

- C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? (Contact Public works for the required information.)

The existing buildings on these parcels are connected to the city water system. Mallory Way has an 8" ACP water main and Fairview Drive has a 12" steel water main, both of which should have adequate capacity to serve this project. See Carson City Water Run Book in exhibits.

- D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? (Contact Public works for the required information.)

The existing buildings on these parcels are connected to the city's 8" ACP sewer main in Mallory Way, which should have adequate capacity to serve this project. See Carson City Sewer Run Book in exhibits.

- E. What kinds of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation road improvements?

The site is located on Fairview Drive just over 1/2 mile from the freeway and about 3 blocks from Carson Street, major arterial roadway. Fairway Drive is a major arterial roadway and Roop Street is a minor collector with a traffic signal at their intersection. The intersection of Fairway Drive and Saliman Road to the east is also signalized. Discussions with representatives of the city's Public Works and Regional Transportation departments conclude the existing roadways have the ability to serve the proposed school facilities traffic needs consistent with the Transportation Master Plan.

The school will be served by school buses that will use existing major travel corridors that could support alternative transit systems in the future.

- F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

This application package was prepared by Palmer Engineering Group, Ltd, in consultation with GL Szabo & Associates. The primary source of information is the experience and knowledge these firms possess regarding Carson City and its planning and development requirements. We have met with Parks and Recreation, Engineering, RTC and Planning Departments to ensure the compatibility of the school with the present facilities at this site.

Carson City's Planning Department was contacted regarding the zoning and unique parking requirements for the public charter schools. Carson City's Engineering and Transportation departments were consulted in regards to traffic requirement. Plans are prepared for compliance with Carson City's Fire Department to ensure adequate access for fire and emergency requirements.

We have met with and had conversations with Carson City Parks and Recreation Department to identify concerns that may affect the site design.

- G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage, height, placement) provided.

Exterior lighting will comply with Carson City's requirements for lighting that will be shielded and minimize infringement on neighboring properties. Although the specific lighting has not been chosen, a submittal will be made to the Planning Department for approval of the fixtures in the final design process.

- H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

Landscaping for the project will be in compliance with city standards. Design will adhere to norms for school campuses with special consideration given to utilization of low water use plant material consistent with current trends toward the use of xeriscape / low water use landscaping when at all possible.

- I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing 1) parking on your site, 2) parking on the off-site parking lot and 3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscaping islands and traffic aisles must be provided.

Carson City's Planning Department and Silver State High School administrators were consulted for the unique parking requirements for the students and staff for the proposed high school. It is not anticipated that off-site parking will be allowed, or required, for this project. Design of the parking plan is shown in the exhibits.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include this information.

Silver State High School is seeking a site that will provide for the development of a new school with space for future expansion, gymnasium / theater and provide adequate area for a multi-use sports field. The property that is currently under consideration for a Special Use Permit is recognized for its potential to meet that need, plus it is served by existing facilities. This proposed use for the land provides for a more efficient and desirable use of the land both for the applicant and for Carson City.

ACKNOWLEDGEMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

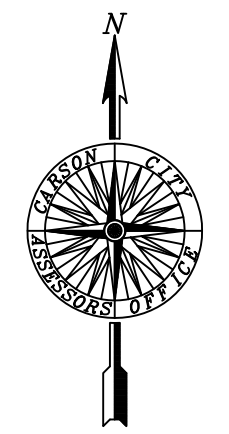
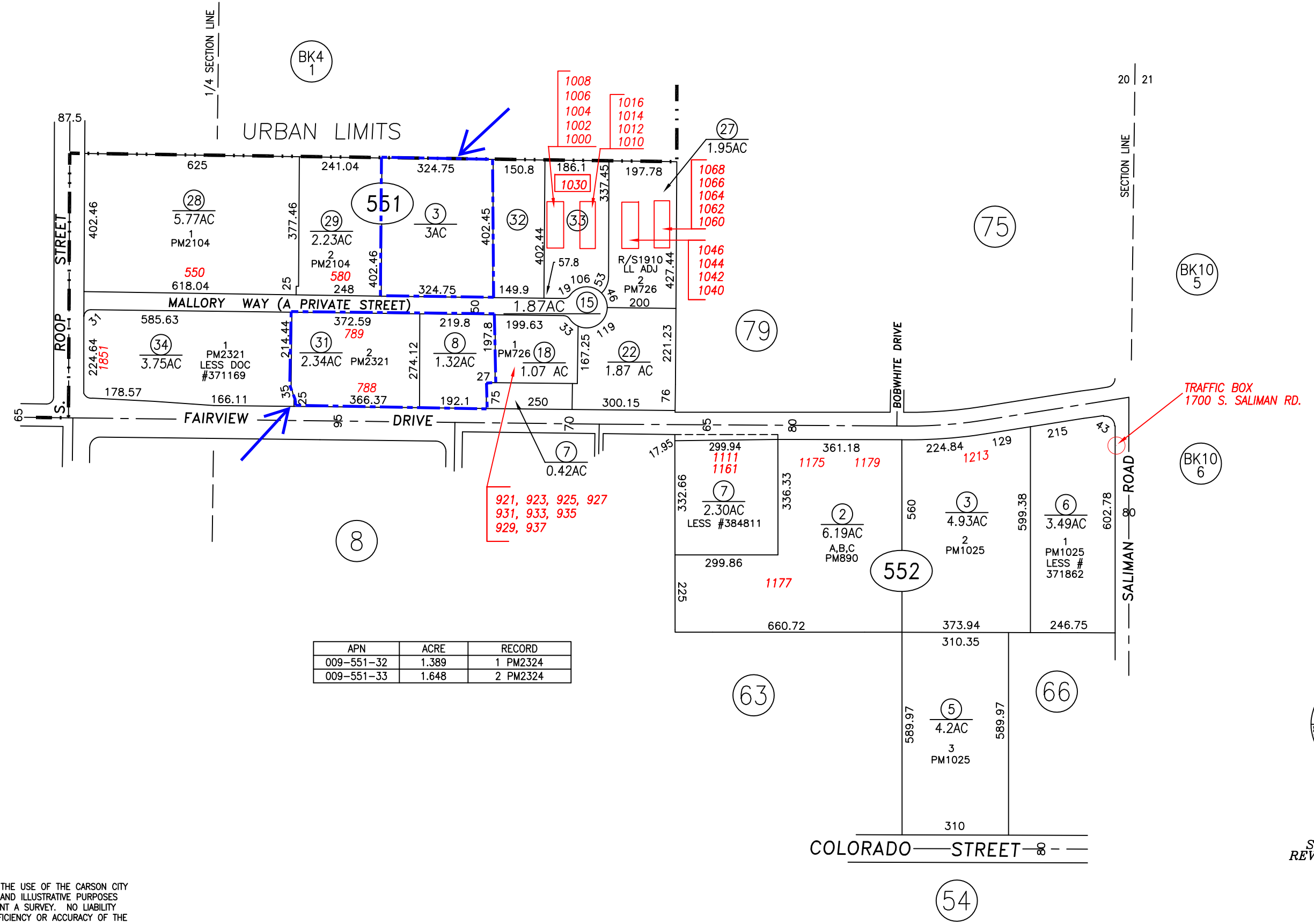
Signature of Applicant

Date

EXHIBITS



PORTION E1/2 AND
PORTION SE1/4 NW1/4 SECTION 20
T.15 N., R.20 E., M.D.B. & M.



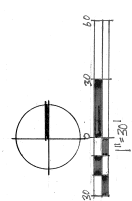
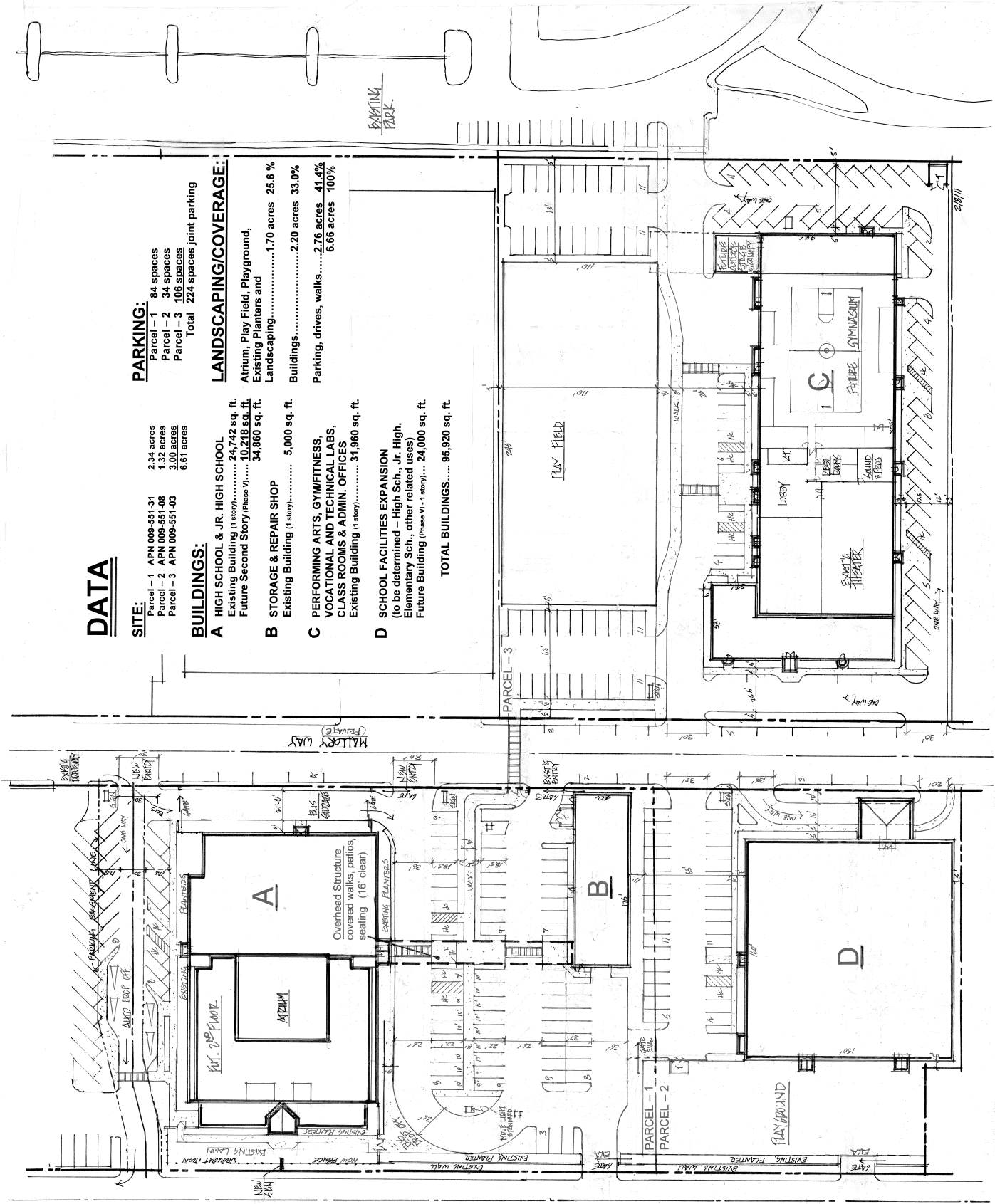
SCALE: 1" = 300'
REVISED: 06/02/2010

REMOVED LEASED PARCEL 99
CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSON-CITY.NV.US

CONCEPTUAL SITE PLAN - SILVER STATE CHARTER SCHOOLS

DATA

- SITE:**
 Parcel - 1 APN 009-551-131 2.34 acres
 Parcel - 2 APN 009-551-138 1.32 acres
 Parcel - 3 APN 009-551-133 3.00 acres
 Total 6.61 acres
- BUILDINGS:**
A HIGH SCHOOL & JR. HIGH SCHOOL
 Existing Building (1 story)..... 24,742 sq. ft.
 Future Second Story (Phase VI)..... 30,216 sq. ft.
B STORAGE & REPAIR SHOP
 Existing Building (1 story)..... 5,000 sq. ft.
C PERFORMING ARTS, GYM/FITNESS, VOCATIONAL AND TECHNICAL LABS, CLASS ROOMS & ADMIN. OFFICES
 Existing Building (1 story)..... 31,960 sq. ft.
D SCHOOL FACILITIES EXPANSION
 (to be determined - High Sch., Jr. High, Elementary Sch., other related uses)
 Future Building (Phase VI - 1 story)..... 24,000 sq. ft.
- LANDSCAPING/COVERAGE:**
 Atrium, Play Field, Playground, Existing Planters and Landscaping.....1.70 acres 25.6 %
 Buildings.....2.20 acres 33.0 %
 Parking, drives, walks.....2.76 acres 41.4 %
 6.66 acres 100 %
- PARKING:**
 Parcel - 1 84 spaces
 Parcel - 2 34 spaces
 Parcel - 3 106 spaces
 Total 224 spaces joint parking
- TOTAL BUILDINGS 95,920 sq. ft.**



PHASING PLAN

(see Special Use Permit narrative for items in each phase)

DATA

SITE:

Parcel - 1 APN 009-551-31 2.34 acres
 Parcel - 2 APN 009-551-08 1.32 acres
 Parcel - 3 APN 009-551-03 3.00 acres
 Total 6.67 acres

BUILDINGS:

A HIGH SCHOOL & JR. HIGH SCHOOL
 Existing Building (1 story)..... 24,742 sq. ft.
 Future Second Story (Phase V)..... 40,218 sq. ft.
 Future Second Story (Phase V)..... 34,580 sq. ft.

B STORAGE & REPAIR SHOP
 Existing Building (1 story)..... 5,000 sq. ft.

C PERFORMING ARTS, GYM/FITNESS, VOCATIONAL AND TECHNICAL LABS, CLASS ROOMS & ADMIN. OFFICES
 Existing Building (1 story)..... 31,960 sq. ft.

D SCHOOL FACILITIES EXPANSION
 (to be determined - High Sch., Jr. High, Elementary Sch., other related uses)
 Future Building (Phase V - 1 story)..... 24,000 sq. ft.

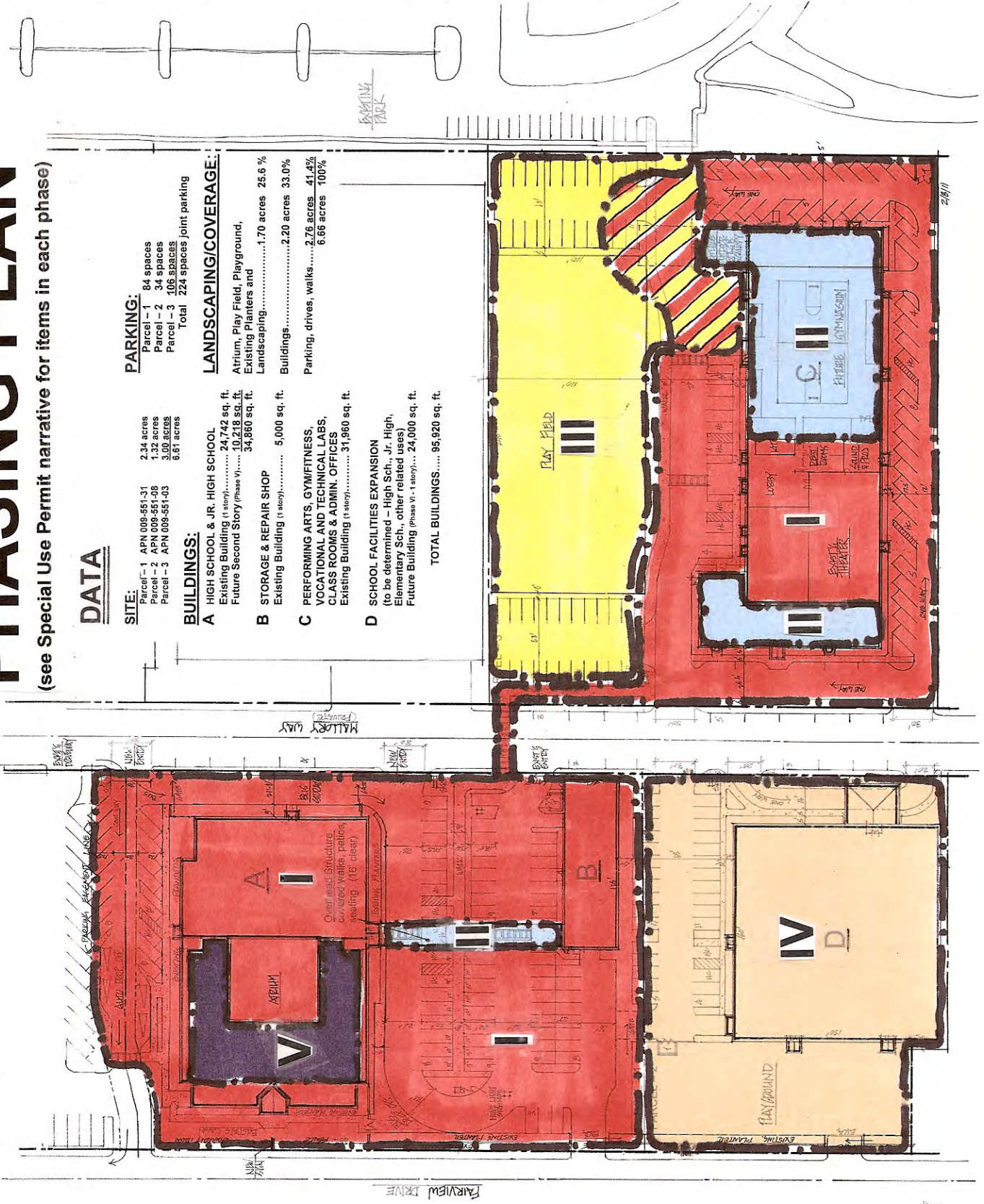
TOTAL BUILDINGS..... 95,920 sq. ft.

PARKING:

Parcel - 1 84 spaces
 Parcel - 2 34 spaces
 Parcel - 3 106 spaces
 Total 224 spaces joint parking

LANDSCAPING/COVERAGE:

Atrium, Play Field, Playground,
 Existing Planters and
 Landscaping.....1.70 acres 25.6 %
 Buildings.....2.20 acres 33.0%
 Parking, drives, walks.....2.76 acres 41.4%
 6.66 acres 100%



Phasing Plan

Silver State High Schools

Phase I

1. Bldg. A - Modify front entrance roof to create a stronger street presence.
2. Bldg. A - Add protective roof structures at east, west and north entries.
3. Bldg. C - Add protective roof structures on south, east and west entrances.
4. Bldg. A - Add signage to building entrance.
5. Bldg. A - Interior partition and doors changes to accommodate initial school move-in operation. Add bath rooms, drinking fountains, etc.
6. Slurry coat and re-stripe existing parking lots and drives around buildings A, B and C.
7. Two new driveway entries from Mallory Way with rolling gates.
8. Two new rolling gates to secure bus storage area.
9. New man gate at Mallory Way cross walk
10. Stripe cross walk at Mallory Way and walk ways to Bldg. C.
11. Bldg. C - security fencing and rolling gates along Mallory Way frontage and west side of parking area.
12. New 6' wrought iron fence in front of Bldg. A along Fairview Drive.
13. Bldg. C - interior partition and door change for initial use of lobby, theater, kitchen & rest room areas.
14. New electronic message sign in front of Bldg. A on Fairview Drive.
15. New signs along Mallory Way at new auto drop-off entrance and new parking/bus drop-off entry.

Phase II

1. Construct overhead structure across parking lots and drives east from Bldg. A to Bldg. C.
2. Bldg. C - upgrade front (south) elevation and create a new entry. Interior partition and door changes in front portion of building.
3. Bldg. C - Increase roof height of rear half of building to accommodate gymnasium/basketball use of space. Construct locker/shower room and fold-out bleachers. Other interior partitions and lighting.

Phase III

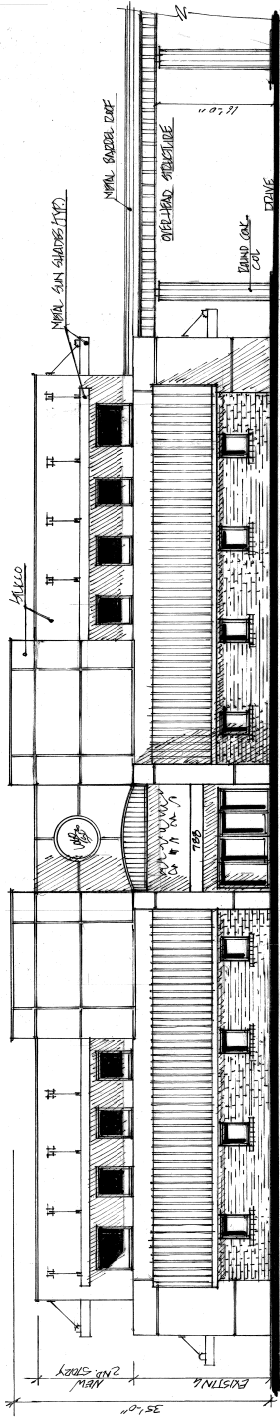
1. Construct Play Field, adjacent parking, walks and driveway connection to park. Cut back existing loading dock and convert to outdoor stage with canopy. Landscaping.

Phase IV

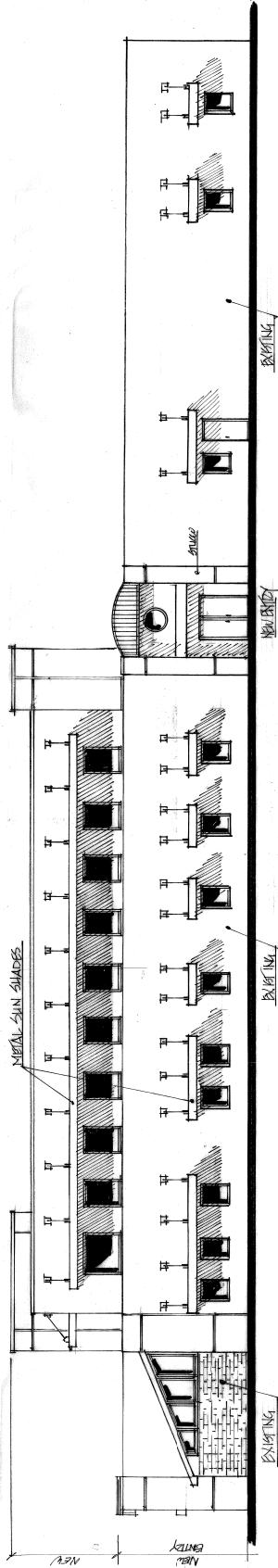
1. Construct Bldg. D, parking, drives, playground, landscaping and signage.

Phase V

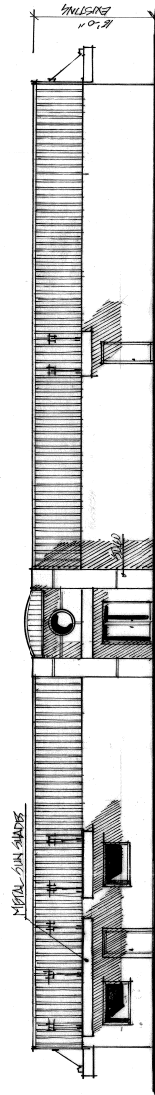
1. Bldg. A - Construct new second floor, stairs and elevator.
2. Bldg. A - Interior partition changes.
3. Upgrade landscaping.



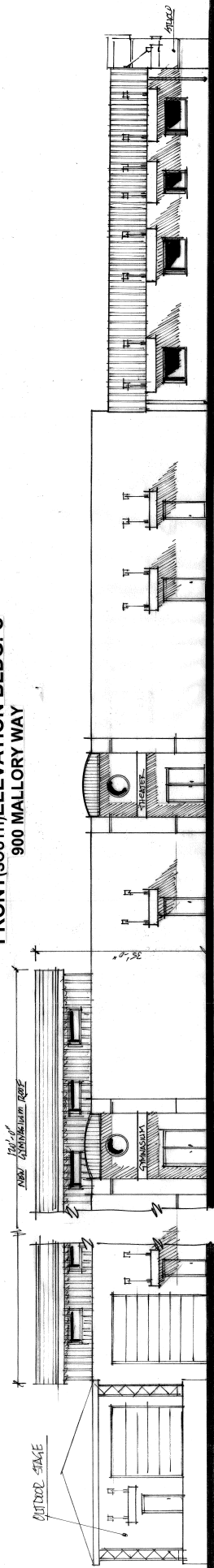
FRONT (SOUTH) ELEVATION BLDG. A
788 FAIRVIEW



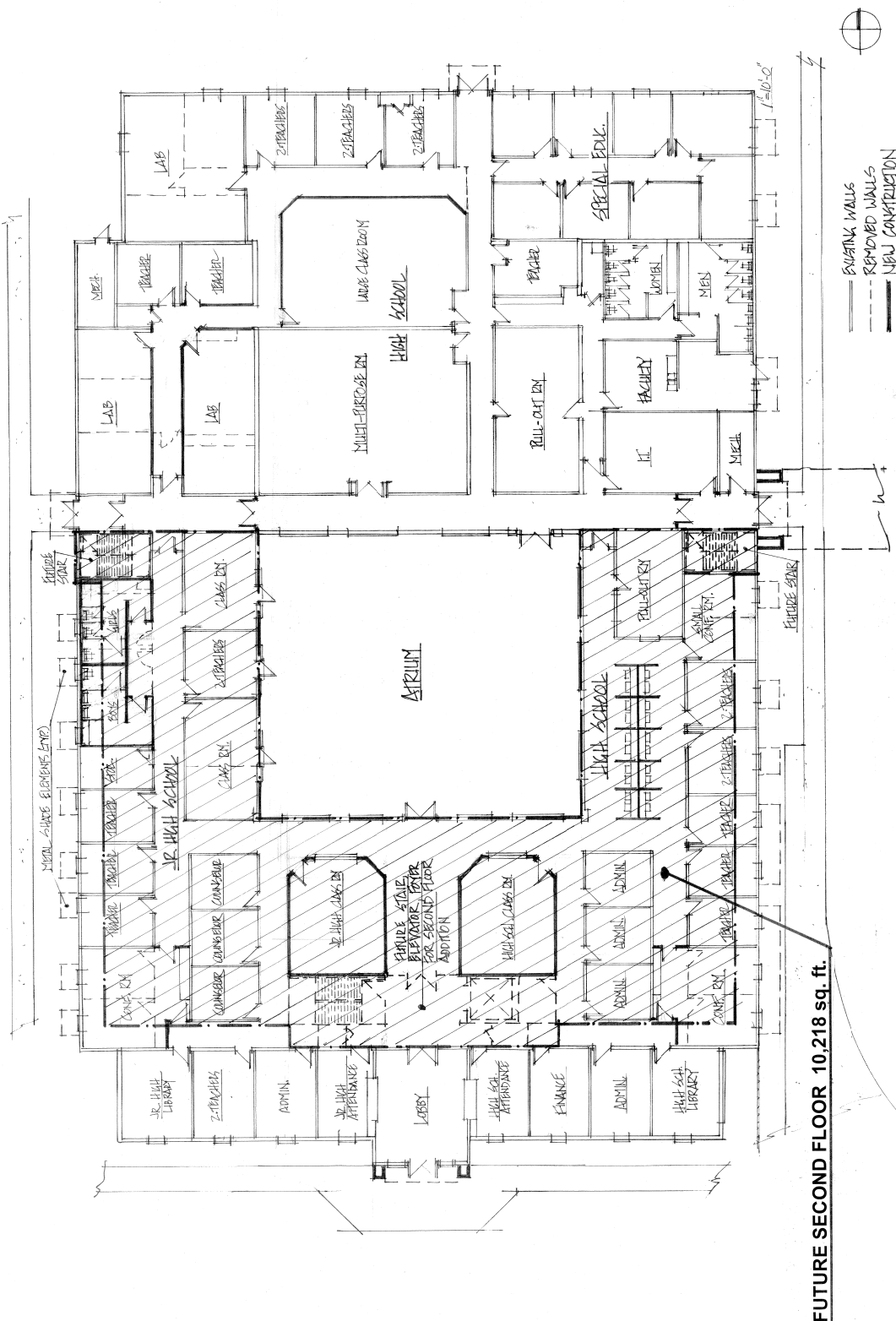
EAST ELEVATION BLDG. A



FRONT (SOUTH) ELEVATION BLDG. C
900 MALLORY WAY



WEST ELEVATION BLDG. C

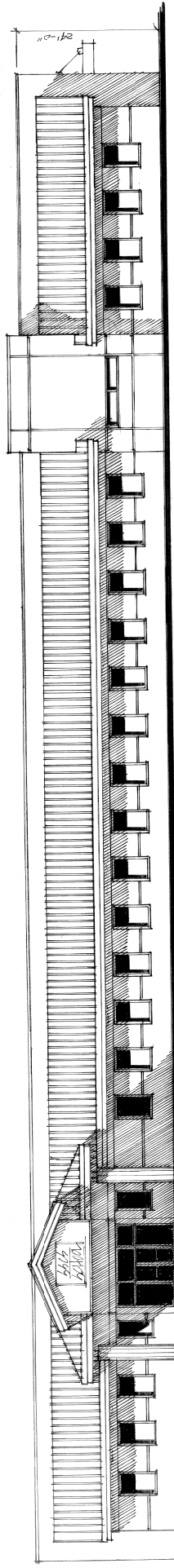


FUTURE SECOND FLOOR 10,218 sq. ft.

- EXISTING WALLS
- - - REMOVED WALLS
- NEW CONSTRUCTION

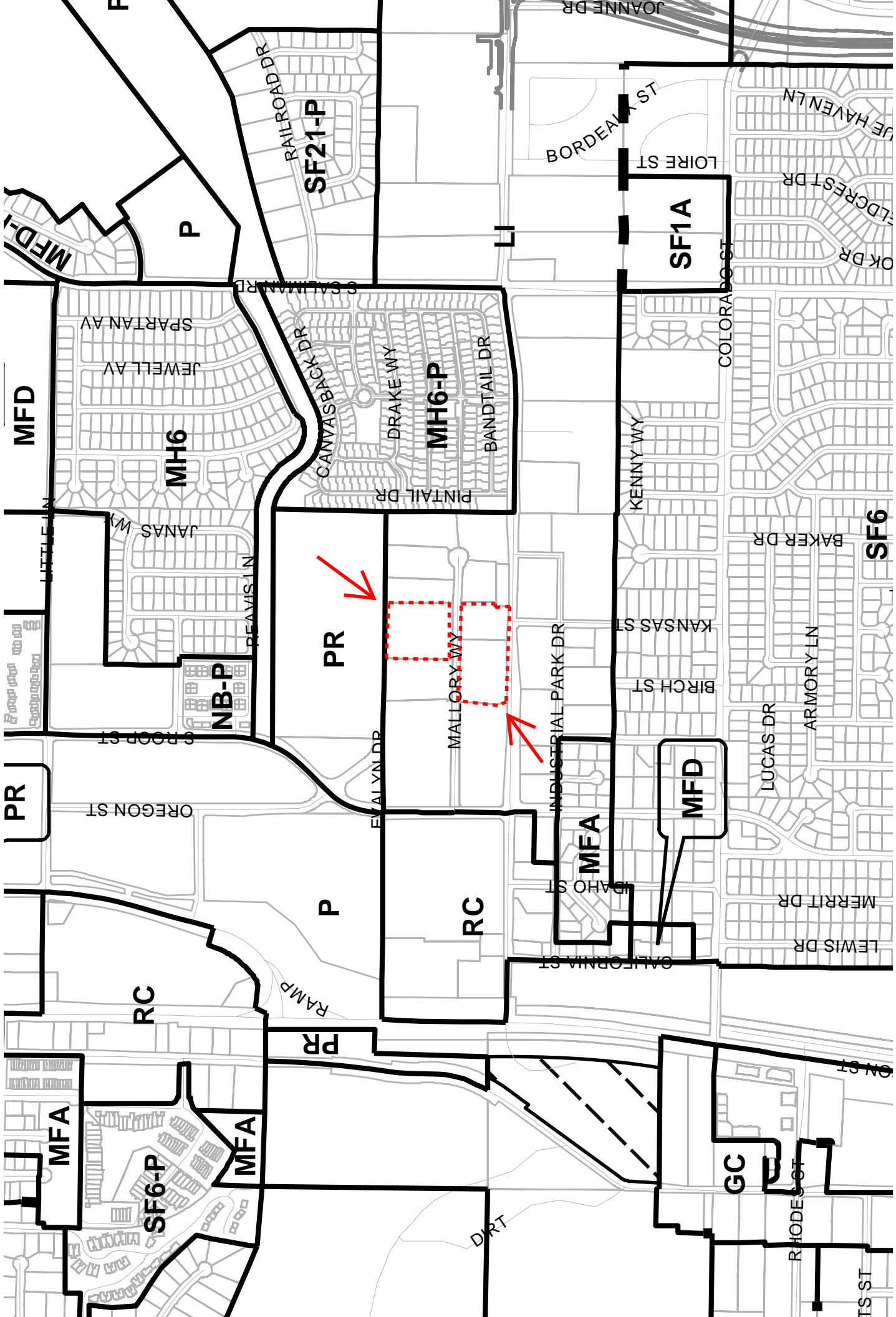
FLOOR PLAN BLDG. A

788 Fairview Drive
27,742 sq. ft.



FRONT (NORTH) ELEVATION BLDG. D
MALLORY WAY
24,000 sq. ft.

1/8" = 1'-0"



DOWNTOWN CARSON CITY

1 inch equals 500 feet

ZONING DESCRIPTIONS:

A - Agricultural

AIP - Airport Industrial Park

CR - Conservation Reserve

DT-MU - Downtown Mixed Use

GC - General Commercial

GI - General Industrial

GO - General Office

LI - Limited Industrial

MFA - Multi-family Apartment

MFD - Multi-family Duplex

MH12 - Mobile Home 12000

MH1A - Mobile Home 1 Acre

MH6 - Mobile Home 6000

MHP - Mobile Home Park

NB - Neighborhood Business

P - Public

PR - Public Regional

PC - Public Community

PN - Public Neighborhood

RC - Retail Commercial

RO - Residential Office

SF12 - Single Family 12000

SF1A - Single Family 1 Acre

SF21 - Single Family 21000

SF2A - Single Family 2 Acre

SF5A - Single Family 5 Acre

SF6 - Single Family 6000

SPA - Specific Plan Area

TC - Tourist Commercial



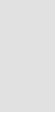
-P - Planned Unit Development







Land Use Map

Legend





COMMERCIAL/EMPLOYMENT

-  Community/Regional Commercial
-  Neighborhood Commercial
-  Industrial




MIXED-USE

-  Downtown Mixed-Use
-  Mixed-Use Commercial
-  Mixed-Use Residential
-  Mixed-Use Employment




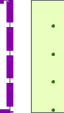

RESIDENTIAL

-  Rural Residential (5-20 ac/du)
-  Low Density Residential (0.2-3 du/ac or 5-.33 ac/du)
-  Medium Density Residential (3-8 du/ac)
-  High Density Residential (8-36 du/ac)

OPEN LANDS

-  Public Conservation
-  Open Space
-  Parks and Recreation

OTHER

-  Public/Quasi-Public
-  Washoe Tribe
-  Specific Plan Area
-  Conservation Reserve (Private)
-  Planned Roadway Connection



Adopted: April 6, 2006



Source: Carson City GIS, Carson City Assessor, TIGER, Clarion Associates
 Note: This map has been prepared for the City of Carson City for the purposes of the Carson City Master Plan. It does not represent a survey.
 No liability is assumed as to the sufficiency or accuracy of the data delineated.

