

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 30, 2011

FILE NO: ZMA-11-013

AGENDA ITEM: H-3(A)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A Zoning Map Amendment to change the zoning of the three parcels (6.66 acres) from Limited Industrial (LI) to General Commercial (GC).

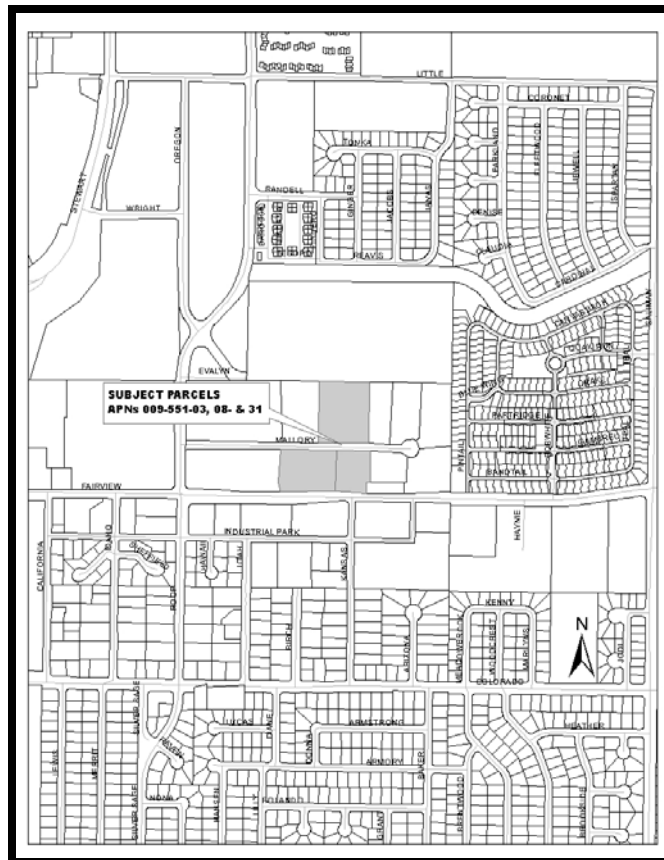
APPLICANT: Palmer Engineering Group, Ltd.

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 SUP-11-014): “I move to recommend to the Board of Supervisors approval of ZMA-11-013, a Zoning Map Amendment to change the zoning of three parcels totaling 6.6 acres, APNs 009-551-03, -08 and -31 from Limited Industrial to General Commercial, property located at 788 and 900 Fairview Drive and 900 Mallory Way, based on the findings contained in the staff report.”



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

MASTER PLAN DESIGNATION: Mixed Use Commercial

CURRENT ZONING: Limited Industrial

PROPOSED ZONING: General Commercial

SURROUNDING LAND USE AND ZONING:

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.

KEY ISSUE:

- Would the Zoning Map Amendment be consistent with the proposed Carson City Master Plan?

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).

DISCUSSION:

The applicant has submitted a Special Use Permit application to allow a 95,920 square foot Charter School to be processed concurrently with the subject Zoning Map Amendment. It is important to note the proposed Special Use Permit application approval is dependent upon the approval of the subject ZMA application. Staff only recommends approval of the Zoning Map Amendment if the Special Use Permit is also approved.

The subject site is zoned Limited Industrial. The Special Use Permit request is dependent on the approval of the subject ZMA application, for the reason that a “public school “ 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.

Master Plan Consistency

The existing land use designation is consistent with the future Silver State Charter School. Pursuant to the Carson City Master Plan in the Mixed Use Commercial land use designation, *Primary Uses are noted as:* Commercial retail and offices and *Secondary Uses are noted as:* Open space, parks, trails, **schools**, places of worship, and other public uses, and senior housing facilities are also appropriate.

As the Carson City Freeway is completed it is anticipated that the Fairview Drive corridor will transition from its current industrial zoning to more commercial oriented uses.

Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of a parcels, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provides the specific property development entitlements—i.e. what types of uses are permitted.

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, 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 proposed General Commercial zoning designation will provide for compatible uses and zoning. The purpose of the GC zoning 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.

The applicant is proposing a charter school campus use for the residents of Carson City on the subject parcel. As the discussion within their application indicates, Silver State High School would like to pursue the conceptual development plan which includes a five phased development.

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. (Note: These comments generally pertain more to the Special Use Permit application for the proposed school use.) 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.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Carson City Engineering Division:

- The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

Carson City Health Department:

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

Carson City Building Division:

- No comments.

Carson City Parks and Recreation Department:

- The Parks and Recreation 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 the 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.

Carson City Fire Department:

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

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

Rationale: The proposed amendment meets the intent of the Mixed Use Commercial Master Plan designation for the subject property as detailed in the staff report discussion, above. General Commercial zoning is an appropriate zoning district for Mixed Use Commercial at this time.

The proposed amendment will be in substantial 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 proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

Rationale: The proposed amendment will provide for zoning that is compatible with existing and planned future uses on adjacent properties. The property directly to the south has been identified for commercial and industrial uses. This ZMA will allow the Silver State Charter School to develop the school campus on site.

The MUC designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors than that which exists today. While commercial retail and offices will generally be the primary uses in MUC areas, a percentage of the total land area of each site may be devoted to higher density residential uses, such as townhomes, apartments, lofts, and live-work units—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within close proximity. MUC development should incorporate pedestrian-friendly design elements and should be designed with clear connections to transit stops and surrounding development.

The proposed General Commercial zoning designation will provide for compatible uses and zoning. The purpose of the GC zoning 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).

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.

3. The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

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

A Drainage Impact Report was completed by Palmer Engineering Group, Ltd. and submitted 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.

Most MUC development will occur through infill and redevelopment, within established areas of the City. Therefore, establishing a strong physical and visual relationship to adjacent neighborhoods and the community will be an important consideration..

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.

Rationale: 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 8 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 8 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 ½ 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.

Respectfully submitted,

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

Attachments

- Draft Ordinance
- 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 (ZMA-11-013)
- Public Comments

ORDINANCE NO. 2011- _____

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING OF THREE PARCELS OF APPROXIMATELY 6.6-ACRES, APN'S 009-551-03, 009-551-08 AND 009-551-31, LOCATED AT 788 AND 900 FAIRVIEW DRIVE AND 900 MALLORY WAY FROM LIMITED INDUSTRIAL (LI) TO GENERAL COMMERCIAL (GC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 009-551-03, 009-551-08 and 009-551-31, property located at 788 Fairview Drive, 900 Fairview Drive and 900 Mallory Way, Carson City, Nevada, was duly submitted by Palmer Engineering Group, Ltd. in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of approximately 6.6 acres changing from Limited Industrial (LI) to General Commercial (GC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on March 30, 2011, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ___ ayes, ___nays to recommend to the Board of Supervisors _____ of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning designation of approximately 6.6 acres of property identified as 788 Fairview Drive, 900 Fairview Drive and 900 Mallory Way, APNs 009-551-03, 009-55108 and 009-551-31, from Limited Industrial (LI) to General Commercial (GC), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2011.

**Engineering Division
Planning Commission Report
File Number SUP 11-014**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: February 25, 2011

MEETING DATE: March 30, 2011

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Mark Palmer, P.E. and Silver State School to allow the school to locate on Mallory Way at APN 09-551-03, 01-551-08, and 01-551-31 on property now zoned Limited Industrial but is planned to be changed to General Commercial.

RECOMMENDATION:

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

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The area is in an AH flood zone on the FEMA maps, and all requirements of FEMA must be addressed.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

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

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.



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>ZMA-11-013</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>2-30-2011</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS: No comments

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 >>>

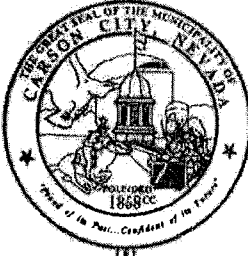
An initial draft agenda, schedule, and applications are being routed to you today if you receive a paper copy, for the Planning Commission of 3/30/11. The meeting with staff will be at 9:30 am on Tuesday, 2/22/11, and meeting with the applicants will be Wednesday morning 2/23/11 if you would like to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

Lathe'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 the 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:

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery

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:

ZONING MAP AMENDMENT

FEE: \$2,450.00 + noticing fee + CD containing application data (all to be submitted once application is deemed complete by staff).

SUBMITTAL PACKET

- Application Form
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
- Applicant's Acknowledgment Statement
- 6 Completed Application Packets (1 Original + 5 Copies)
- 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 # ZMA - 11 - ZMA - 11 - 013

Samantha Partners LLC
PROPERTY OWNER
PO Box 4683
Incline Village, NV 89450-0000
MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

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 788 Fairview Drive, Carson City, NV	ZIP Code
Project's Master Plan Designation Mixed Use Commercial	Project's Current Zoning Limited Ind.	Nearest Major Cross Street(s) Fairview and Roop

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. 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.
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.

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 _____

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:

ZONING MAP AMENDMENT

FEE: \$2,450.00 + noticing fee + CD containing application data (all to be submitted once application is deemed complete by staff).

SUBMITTAL PACKET

- Application Form
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
- Applicant's Acknowledgment Statement
- 6 Completed Application Packets (1 Original + 5 Copies)
- 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 # ZMA - 11 -

Leichtfuss Brothers Properties

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

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

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

Project's Current Zoning

Nearest Major Cross Street(s)

Mixed Use Commercial

Limited Ind.

Fairview and Roop

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. 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.

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.

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 _____

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:

ZONING MAP AMENDMENT

FILE # ZMA - 11 -

FEE: \$2,450.00 + noticing fee + CD containing application data (all to be submitted once application is deemed complete by staff).

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

SUBMITTAL PACKET

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

EMAIL ADDRESS

Application Reviewed and Received By:

PHONE # _____ FAX # _____
Name of Person to Whom All Correspondence Should Be Sent

Submittal Deadline: See attached PC application submittal schedule.

Palmer Engineering Group, Ltd.
APPLICANT/AGENT
611 North Nevada Street
Carson City, NV 89703-3968
MAILING ADDRESS, CITY, STATE ZIP

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.

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

mike@palmer-eng.com
E-MAIL ADDRESS

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

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

Briefly describe the components of the proposed project in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. 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.

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.

On _____, 2_____, _____, 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 _____

ZONE MAP AMENDMENT

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 School is requesting a Zone Map Amendment (ZMA) to be submitted concurrently with a Special Use Permit (SUP) and, if approved, will be concurrent with a Joint Use Agreement for three (3) parcels of land. These parcels are 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 Zone Map Amendment 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
ZONE MAP AMENDMENT**

1 That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.
--

A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject parcel is located.

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 amendment discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?

The existing buildings on these parcels are currently connected to the city's water and sanitary sewer 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. 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 Water and Sewer Run Books in exhibits.

Does the proposed amendment promote infill and redevelopment in an identified priority 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 amendment, at adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

Not Applicable

Does the proposed amendment, adjacent to State and Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)?

Not Applicable

Is the proposed amendment located to be adequately served by city services including fire and sheriff offices, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?

The project is located on Fairview Drive about one block east of Roop Street. The site is served by city water with access for both the fire and sheriff departments. There will be a bus drop-off road on 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 building will allow for anticipated expansion of the existing school and will provide additional school bus service which results in less of a demand on the existing school district.

Does the proposed amendment promote a citywide range of mixed use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?

Development of the property as planned will provide for additional educational experiences currently not readily available in Carson City, including a technical aerospace center, innovative computer facilities and other educational facilities not found in conventional school systems.

Development of the school will provide employment opportunities in the construction industry as well as support professional services needed for services of supplies, and various other sectors of the workforce in Carson City including teachers and support staff.

Does the proposed amendment, in identified Mixed-Use areas, 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)?

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 amendment discourage rezoning of properties that create “friction zones” between adjacent land uses, particularly industrial and residential uses (2.1d)?

The proposed amendment introduces a new public charter school in the area that is currently zoned Limited Industrial with Commercial Land Use, but near-by to a large area zoned single family residential and Mobile Home Park. The school’s proximity to the public regional park (Governor’s field) provides a minimal friction zone with this project by providing a play field.

Does the proposed amendment encourage development outside the primary floodplain and away from geologic hazard areas (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 amendment provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

The parcels are currently zoned Limited Industrial. Public schools are not allowed in Industrial zoning; however the parcels are adjacent to commercial zoning where schools are allowed under conditional use. The school will be located in commercial zoning if the Zone Map Amendment is approved with a Special Use Permit which will be submitted under a separate application. The proposed amendment provides for zoning consistent with the Land Use designation.

In addition, the zoning change will bring the parcels into compliance with the Master Plan which designates these areas as Mixed-Use Commercial. Schools are a primary allowed use in the new Master Plan designations.

Does the proposed amendment meet the location criteria for the applicable Land Use designation (Land Use descriptions)?

The proposed amendment is consistent with the use of General Commercial zoning and Mixed -Use Commercial land use.

Does the proposed amendment, if located within an identified Specific Plan Area (SPA), meet the applicable policies of the 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 amendment provide opportunities to expand parks and recreation opportunities (4.2a)?

The proposed amendment will include sports fields for school activities as well as scheduled events held by the public charter school. These activities will provide recreational opportunities for the middle school and high school. Provisions are being made to connect the campus with Governor's field for joint parking as well as the use of recreational facilities. 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.

Is the proposed amendment 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 amendment help maintain and enhance the primary job base (5.1)?

The proposed public charter school has an existing staff of approximately 20 employees. The proposed new facility will allow for the future expansion of grades 9-12, 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.

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

Not Applicable

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

Not Applicable

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

Not Applicable

Does the proposed amendment encourage the incorporation of additional housing in and around the Downtown (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 amendment promote 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 or m Area, does the proposed amendment provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a,b)?

Not Applicable

Does the proposed amendment encourage an appropriate mix of housing models and densities based upon the local, size and surrounding neighborhood context (9.1a)?

Not Applicable

Does the proposed amendment discourage “spot” rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

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 amendment 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 about $\frac{3}{4}$ 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 amendment promote enhanced roadway connections and networks consistent with Transportation Master Plan (11.2c)?

The site is located within $\frac{3}{4}$ 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 amendment provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

The proposed project is consistent with the Carson City Unified Pathways Master Plan (UPMP). The UPMP shows an on-street bike lane on Roop 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.

2 That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

A. Describe land uses and zoning adjoining your property (for example: North: two houses, Single-Family One Acre zoning; East: restaurant, retail Commercial zoning, etc.), and how your zoning will be compatible with those uses and not cause detrimental impacts.

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Resort Commercial (440)	Public Regional (PR)
East	(N) Commercial Industrial (510)	Limited Industrial (LI)
	(C) General Commercial (400)	Limited Industrial (LI)
	(S) Single Family Residential (200)	Limited Industrial (LI)
South	(W) Office, Professional, Business (410)	Limited Industrial (LI)
	(E) General Commercial (400)	Limited Industrial (LI)
West	(N) General Industrial (500)	Limited Industrial (LI)
	(S) General Commercial (400)	Limited Industrial (LI)

The proposed change in zoning of these parcels from Limited Industrial to General Commercial will have a negligible impact to the zoning or land use of these adjacent properties.

B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.

According to the Carson City Planning Department, prior to 2006 the land use map of the properties east and west of these parcels was Limited Industrial. The property to the north remained Public Regional. In 2006, these parcels were re-classified under the new master plan as Mixed Use Commercial.

Zone classification of the properties north and south have remained Parks & Recreations and Medium Density Residential, respectively.

3 That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact public health, safety and welfare.

Approval of this amendment for re-zoning these parcels from Limited Industrial to General Commercial should not have a negative impact on public services or facilities. This site is readily accessible from the Carson Freeway (3/4 mile) by way of an arterial street, Fairview Drive. The Carson City Fire Station under one mile away on South Stewart Street. Carson Tahoe Regional Healthcare is minutes away with two access routes by way of 1) Fairview Drive to the freeway or 2) Roop Street to Carson Street.

4 That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of information that you are providing (private engineer, Development Engineering, title report, or other sources) Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

A. Is drainage adequate in the area to support the density that may occur with rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

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.

Since the existing buildings will only be remodeled for school use and site, utility and grading improvements will be minimal (re-stripping, parking lots to playing fields, etc), the existing infrastructure for storm drainage will remain in place. Only minor changes to the storm drainage system to meet current standards is anticipated.

B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department 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.

C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

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.

D. Will the school district be able to serve the student population that may occur from this re-zoning? How have you arrived at this conclusion?

Approval of the re-zoning and the approval of a special use permit allowing Silver State High to build a new school on this parcel will enable an expansion to increase student enrollment and curriculum. This in turn will increase the school district's capacity to serve the city's student population.

E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to re-zone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

Given the proximity of this site to Carson City's Freeway by way of an arterial street, Fairview Drive, emergency vehicle access to the school will be very good. Carson City's Main Fire Station on South Stewart Street is merely seconds away at less than a mile from the site. Carson Tahoe Regional Healthcare is just minutes away with two access routes by way of a) the freeway to Fairview Drive or b) Carson Street to Fairview Drive.

ACKNOWLEDGEMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Signature of Applicant

Date

EXHIBITS

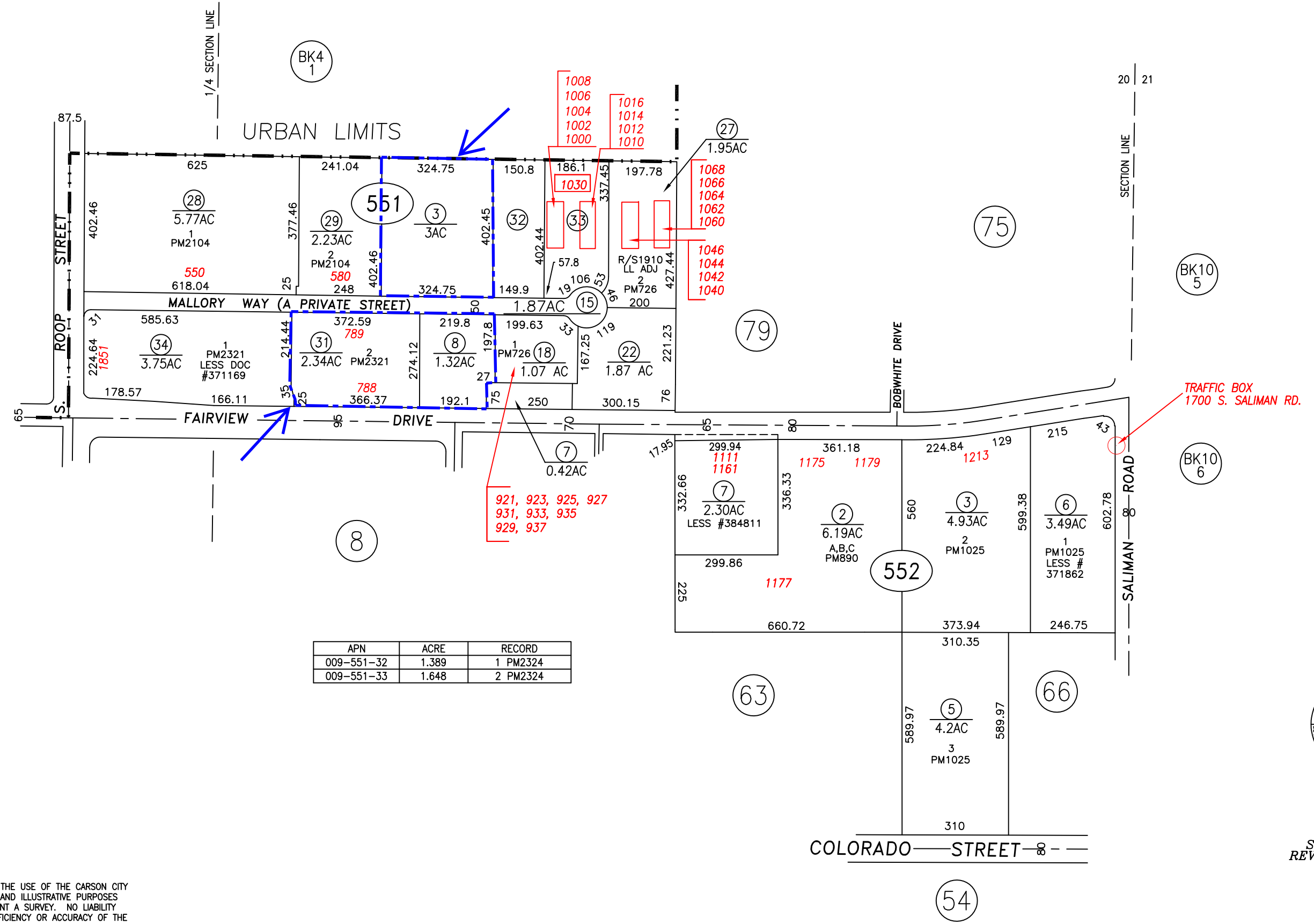


© 2011 Google

Image U.S. Geological Survey

Google

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



APN	ACRE	RECORD
009-551-32	1.389	1 PM2324
009-551-33	1.648	2 PM2324



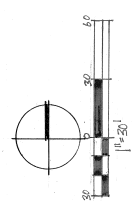
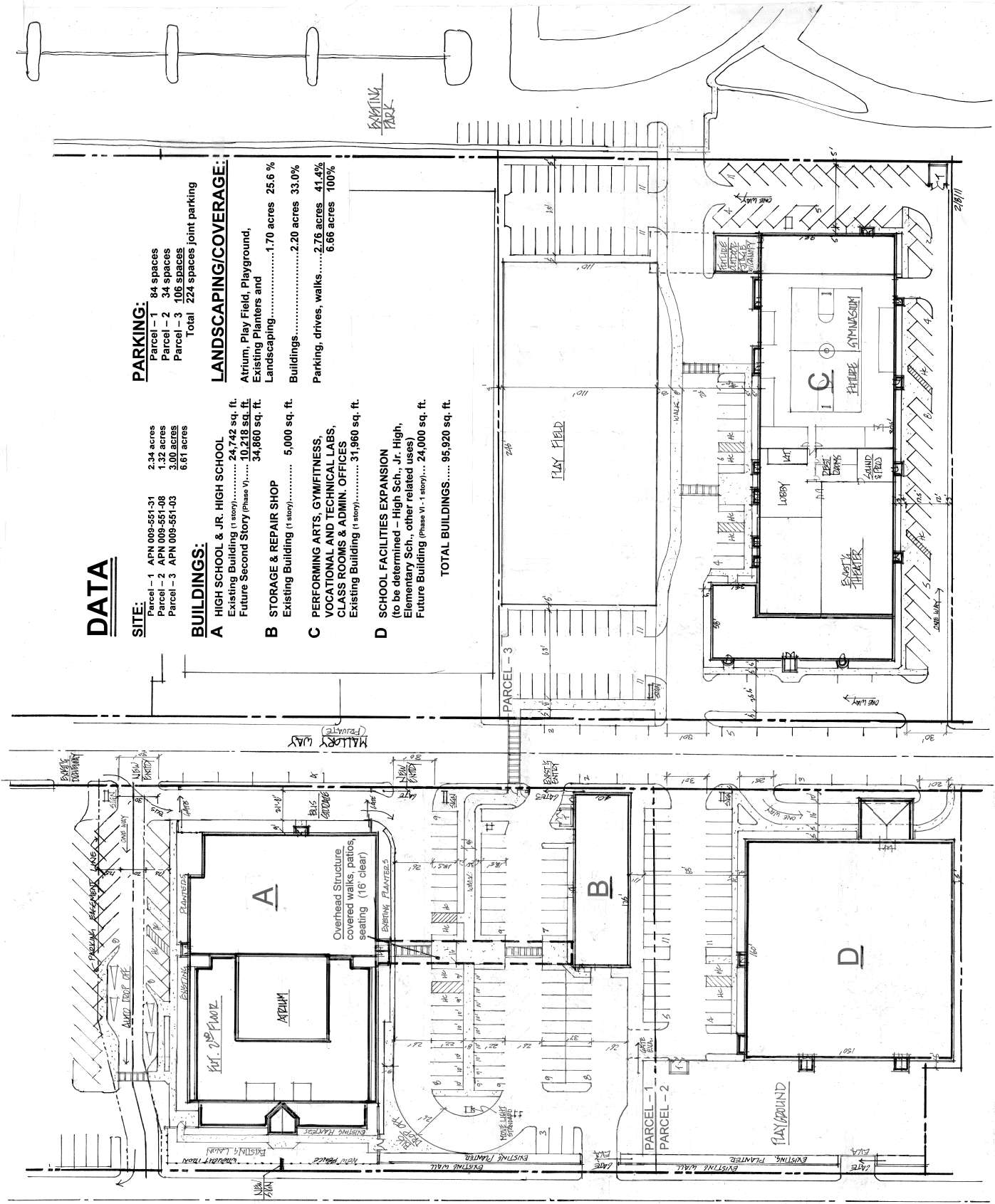
SCALE: 1" = 300'
REVISED: 06/02/2010

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 009-551-31 2.34 acres
 Parcel - 2 APN 009-551-08 1.32 acres
 Parcel - 3 APN 009-551-03 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
 6.61 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.
 34,560 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.

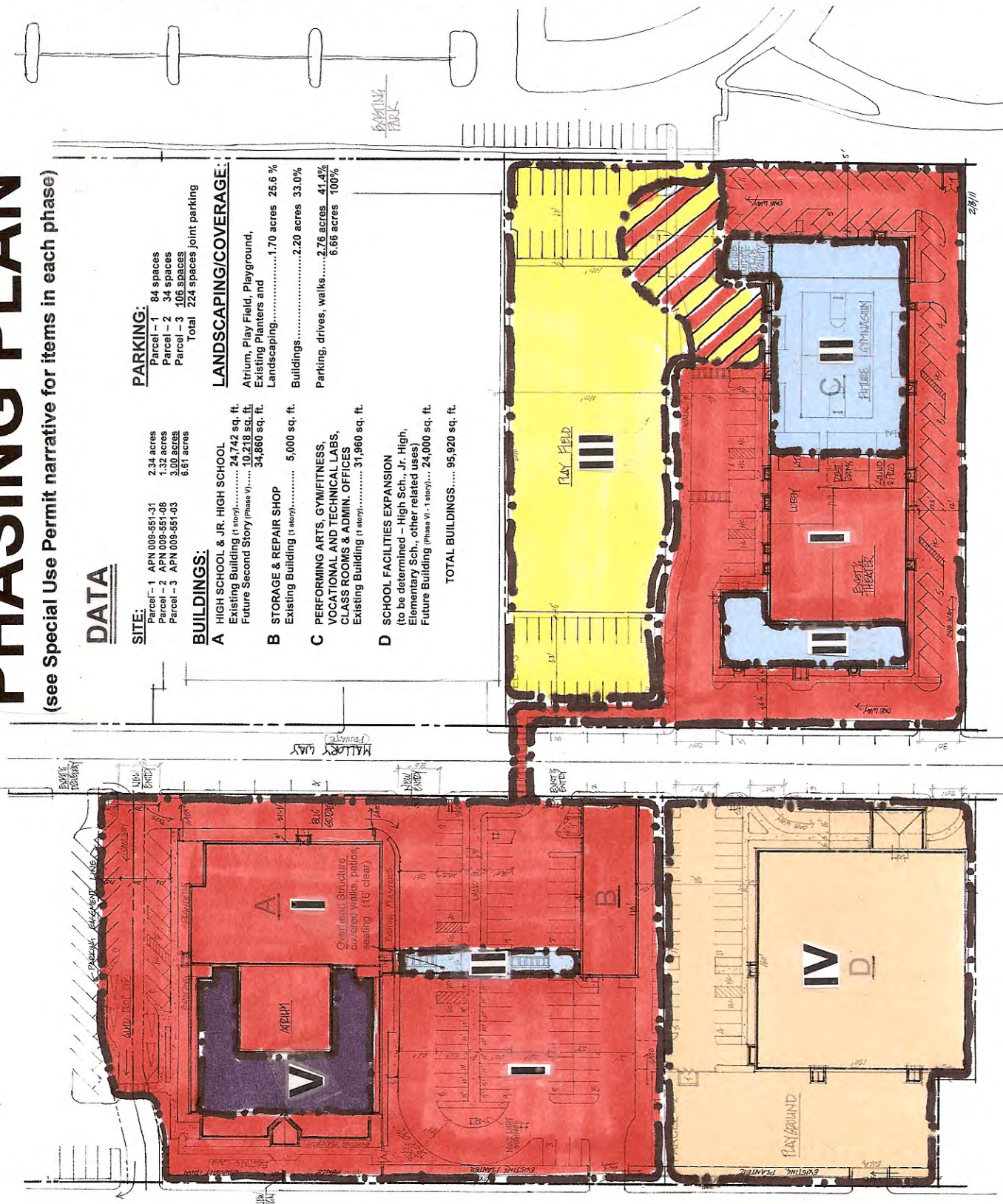
TOTAL BUILDINGS..... 95,920 sq. ft.

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

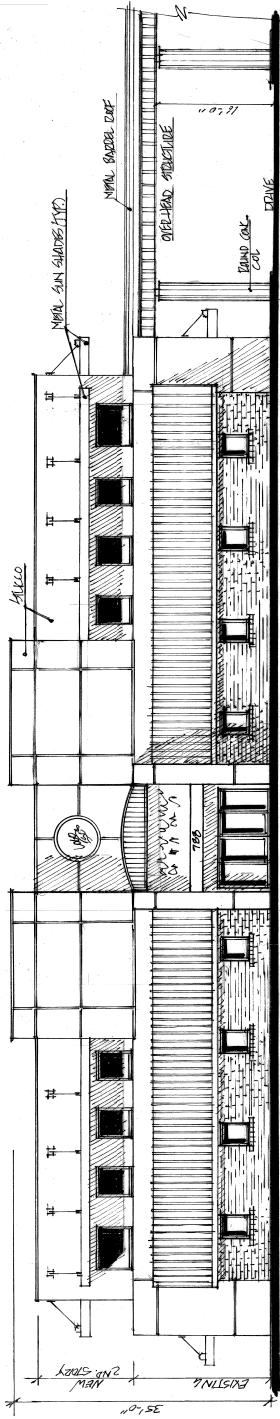
1. Construct Play Field, adjacent parking, walks and driveway connection to park. Cut back existing loading dock and convert to outdoor stage with canopy. Landscaping.

Phase IV

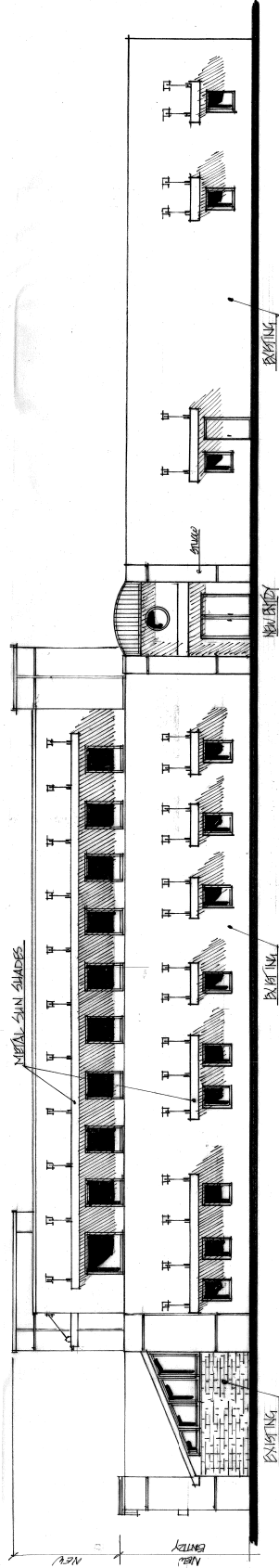
1. Construct Bldg. D, parking, drives, playground, landscaping and signage.

Phase V

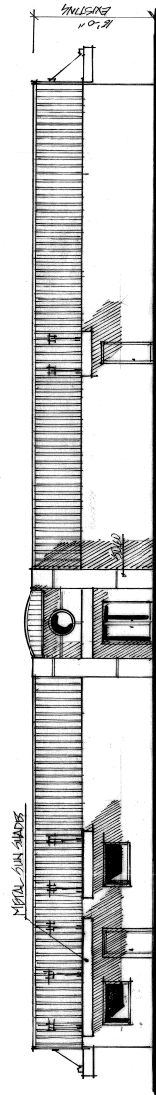
1. Bldg. A - Construct new second floor, stairs and elevator.
2. Bldg. A - Interior partition changes.
3. Upgrade landscaping.



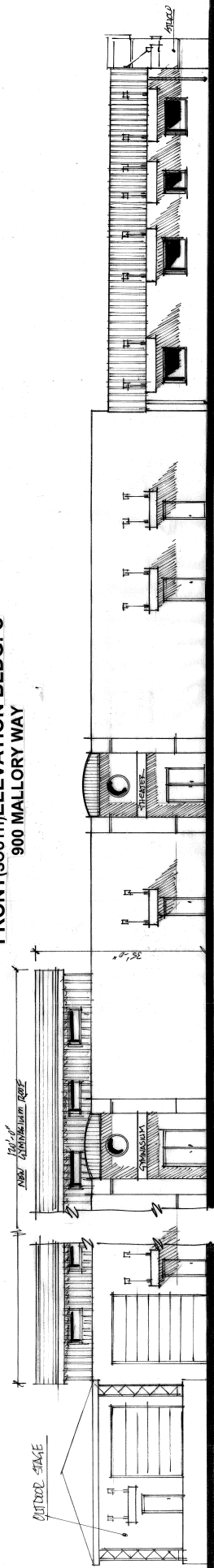
FRONT (SOUTH) ELEVATION BLDG. A
788 FAIRVIEW



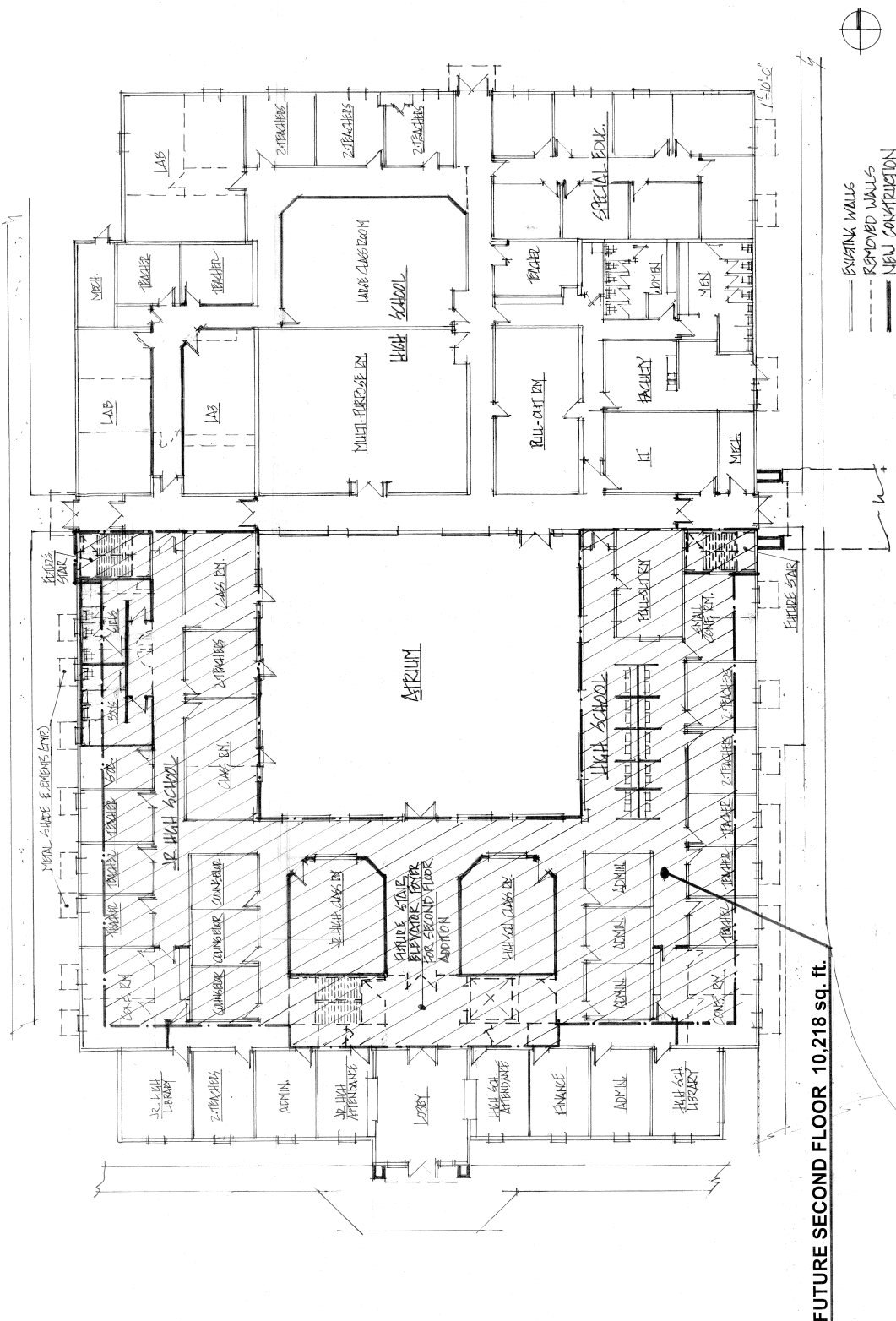
EAST ELEVATION BLDG. A



FRONT (SOUTH) ELEVATION BLDG. C
900 MALLORY WAY



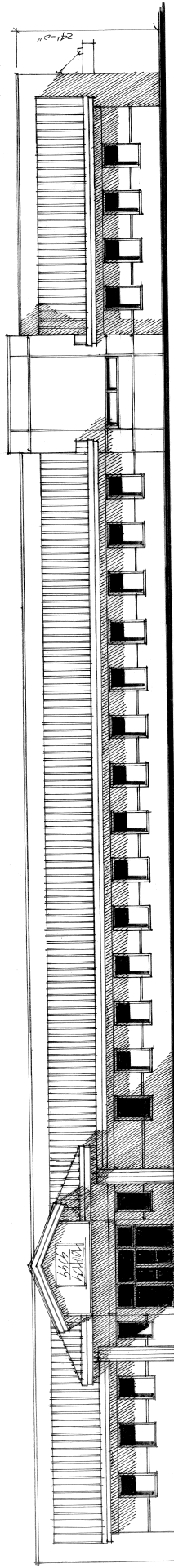
WEST ELEVATION BLDG. C



FUTURE SECOND FLOOR 10,218 sq. ft.

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



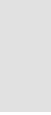
-P - Planned Unit Development






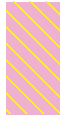
Land Use Map

Legend





COMMERCIAL/EMPLOYMENT

-  Community/Regional Commercial
-  Neighborhood Commercial
-  Industrial




MIXED-USE

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





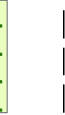
RESIDENTIAL

-  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.