

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 24, 2017

FILE: ZMA-17-049, SUP-17-050, & VAR-17-054

AGENDA ITEM: F-5a, b, & c

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: (1) A Zoning Map Amendment request to remove a resolution of intent on property zoned Neighborhood Business (NB), (2) A request for a Special Use Permit to allow a child care facility, and (3) a variance to allow for a reduction in the on-site parking from four spaces to one space.

APPLICANT: Nevada Builders Alliance

OWNER: Builders Association of Western Nevada

LOCATION: 806 Randell Drive

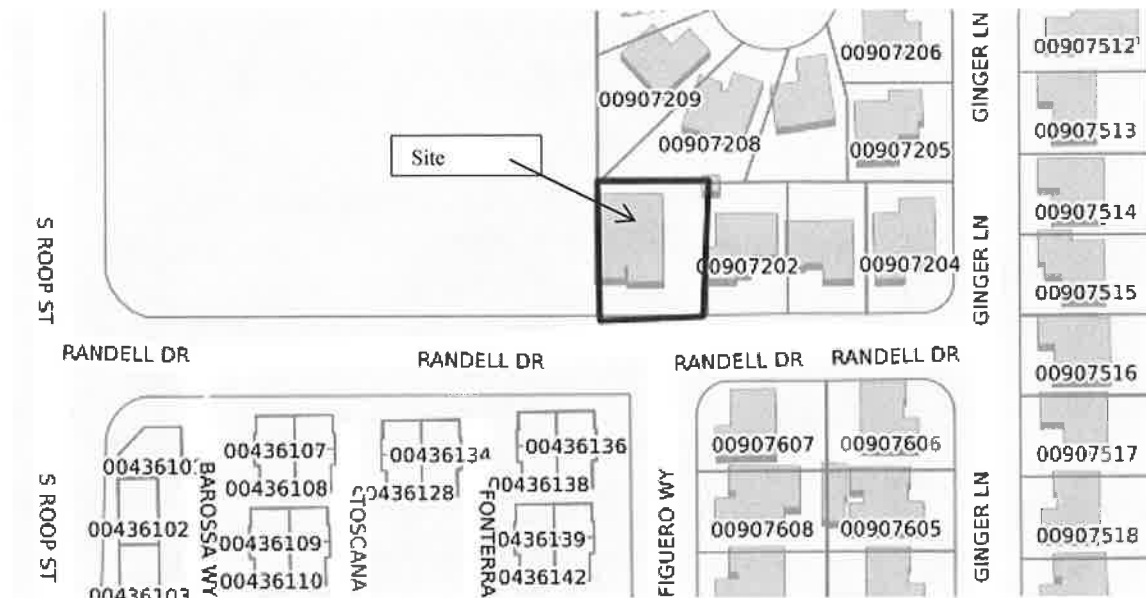
APN: 009-072-01

RECOMMENDED MOTIONS:

"I move to recommend to the Board of Supervisors approval of ZMA-17-049, a Zoning Map Amendment to remove a resolution of intent on property zoned Neighborhood Business, located at 806 Randell Drive, APN 009-072-01, based on the findings contained in the staff report."

"I move to approve SUP-17-050, a Special Use Permit to allow a child care facility on property zoned Neighborhood Business and located at 806 Randell Drive, APN 009-072-01, based on the findings contained in the staff report and subject to the conditions of approval."

"I move to approve VAR-17-054, a variance to allow a reduction in the number of on-site parking spaces from four to one based on the findings contained in the staff report and subject to the conditions of approval."



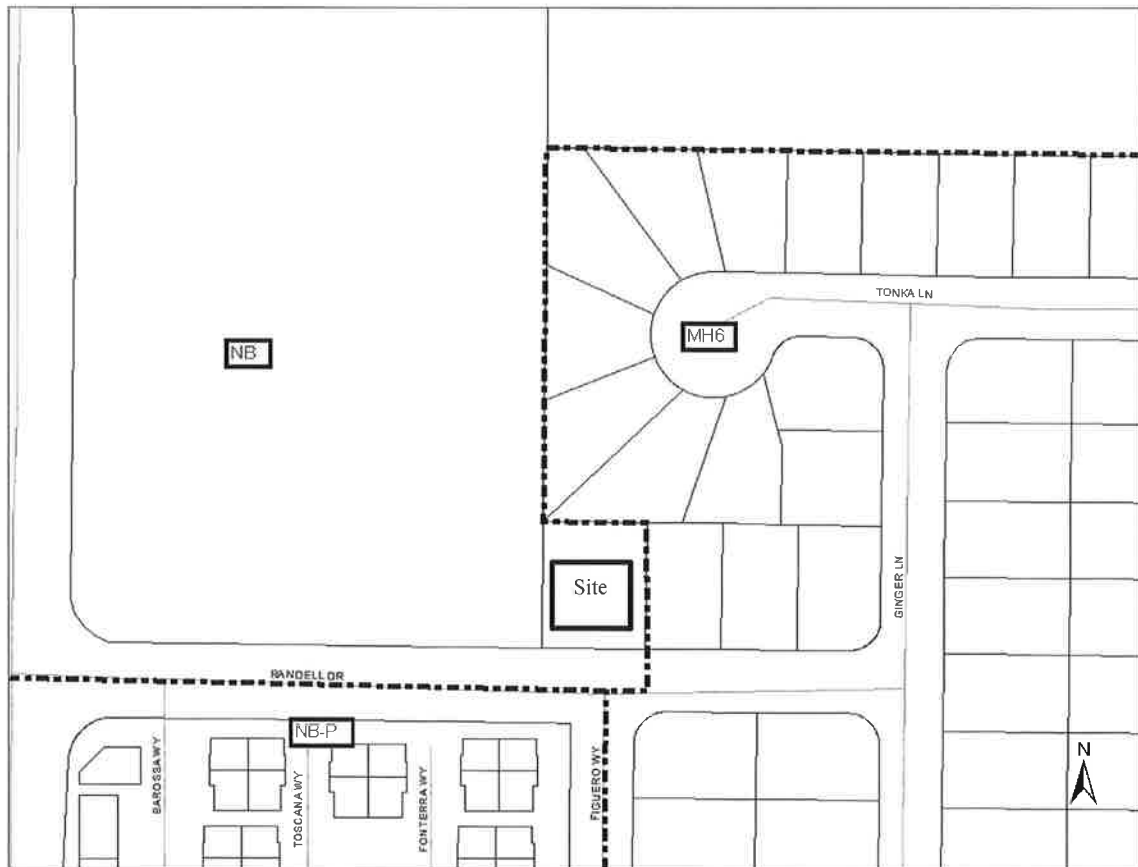
SPECIAL USE PERMIT: RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
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 (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
5. Any construction and improvements must meet the requirements of Carson City Standard Details.
6. State law defines child care facilities as a vulnerable resource. The property owner and child care operators must follow all applicable state law association with being designated a vulnerable resource.
7. A water/sewer use form must be submitted to determine if additional water/sewer connection fees are required for the change of use.
8. Handicapped parking must meet maximum slope requirements; this may require re-grading the driveway and walkway.
9. Signage and curb paint must be provided for the loading zone.
10. Project must comply with the 2012 International Fire Code and northern Nevada fire code amendments.
11. This is a change of use from a B occupancy to either an I-4 or E occupancy depending on the final licensing from the State Health Division. Fire sprinklers may be required depending on the final use. A fire alarm will be required.
12. A knox box is required.
13. No more than 20 children may utilize the facility.
14. The outdoor areas may only be utilized from 8:00 AM – 6:00 PM.
15. This Special Use Permit is subject to the requested zoning map amendment being approved so as to allow a child care facility as a conditional use.

VARIANCE: RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with the site development plan presented to the Planning Commission.
2. All on and off-site improvements shall conform to City standards and requirements including all the requirements of the Hillside Development Ordinance.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

EXISTING ZONING



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments); 18.02.080 (Special Use Permit); 18.02.085 (Variance).

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING DESIGNATION: Neighborhood Business (NB)

PROPOSED ZONING DESIGNATION: Neighborhood Business (NB)

KEY ISSUES: Will the proposed zoning map amendment, use and variance be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Mobile Home 6000/ Single Family Residential

EAST: Mobile Home 6000 / Single Family Residential

WEST: Neighborhood Business / Post Office

SOUTH: Mobile Home 6000 / Single Family Residential and Multi-Family Residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (areas of minimal flooding)

EARTHQUAKE FAULT: Zone I, Severe earthquake potential

SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 8,276 square feet

BUILDING SIZE: "house:" 1,712 square feet, "garage:" 560 square feet

PREVIOUS REVIEW:

Z-97/98-9: Zoning Map Amendment to Neighborhood Business

U-98/99-38: Temporary Sales Office

BACKGROUND:

At its meeting of June 21, 2001, the Board of Supervisors zoned the subject property Neighborhood Business as well as adopted a Resolution of Intent that limited the land use and identified dimensional criteria. To a certain extent, the Resolution of Intent is functioning like a Planned Unit Development.

Per the Resolution,

- The only permitted use, accessory use, or conditional use shall be an office for the Builders Association of Western Nevada (BAWN).
- If BAWN were to sell the property, it would be responsible for rezoning the property back to Mobile Home 6,000 (MH6000), and the structure could only be sold as a residence.
- The structure is limited to one single story in height.
- Specific landscaping is required along the eastern and northern property lines.
- Signage is limited to two feet by three feet.

The subject property has most recently been used as the office space for the Nevada Builders Alliance (NBA.) The NBA has recently moved to other office space. The property owner is now seeking to eliminate the Resolution of Intent so as to have the availability to utilize the scope of uses that are permitted, accessory, or conditional uses in the Neighborhood Business zoning district.

The applicant is additionally seeking a Special Use Permit to establish a child care facility at the subject property. In accordance with CCMC Section 18.04.120, a Child Care Facility is a Conditional Use in the Neighborhood Business (NB) zoning district. Therefore, it may only be established upon obtaining a Special Use Permit from the Planning Commission. It may also only qualify the Special Use Permit if the requested zoning map amendment is approved.

With respect to the Child Care facility, the applicant is proposing a maximum of 36 children and a minimum of four staff or employees. Proposed hours of operation are 6:00 AM to 8:00 PM Monday through Saturday. The applicant has volunteered to limit the hours for outdoor activities to 8:00 AM to 6:00 PM.

Per Division 2 of the Carson City Development Standards, Child Care facilities require one parking space per each employee plus a permanently maintained loading / unloading area. In order to retain the residential look of the property, including retaining the landscaping, the applicant is seeking to limit the on-site parking to one space, and to meet the balance of the parking demand through on-street parking. The subject property is adjacent to the post office, which fronts on Roop Street. The portion of the post office property with frontage on Randell Drive is primarily a parking lot with a wall along the frontage except where the driveway is located. As users of the post office utilize the parking lot along Roop Street, and employees of the post office park in the parking lot, the applicant finds that there is adequate parking along Randell Drive adjacent to the post office to support the request.

Consistent with CCMC Section 18.02.085, a reduction in the on-site parking requirement will require a Variance. The Planning Commission is authorized to grant a Variance upon making the three required findings.

PUBLIC COMMENTS: Public notices were mailed to 58 property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on May 5, 2017. As of May 16, 2017, one written comment in opposition to the Special Use Permit and the Variance request has been received. Any additional 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

Engineering Division:

1. Any construction and improvements must meet the requirements of Carson City Standard Details.
2. State law defines child care facilities as a vulnerable resource. Owners and staff must be made aware that in the event of a hazardous spill on nearby and adjacent streets, the director of Nevada Water Pollution Control must be notified immediately at 775-687-9418.
3. A water/sewer use form must be submitted to determine if additional water/sewer

- connection fees are required for the change of use.
4. Handicapped parking must meet maximum slope requirements; this may require re-grading the driveway and walkway.
 5. Signage and curb paint must be provided for the loading zone.

Fire Department:

1. Project must comply with the 2012 International Fire Code and northern Nevada fire code amendments.
2. This is a change of use from a B occupancy to either an I-4 or E occupancy depending on the final licensing from the State Health Division. Fire sprinklers may be required depending on the final use. A fire alarm will be required.
3. A knox box is required.

Building Division: No concerns

Environmental Control: No concerns

ZONING MAP AMENDMENT FINDINGS:

Per the provisions of CCMC Section 18.02.075.5.b, the Planning Commission, in forwarding a recommendation to the Board for approval of a Zoning Map Amendment, shall make the following findings of fact:

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

Guiding Principle 1 of the Master Plan addresses a compact and efficient pattern of growth, and Guiding Principle 2 of the Master Plan addresses a balanced land use. The Master Plan advises that growth should be directed to areas with adequate infrastructure, and there should be diversity of land uses to achieve a balance as a place to live as well as work.

The designation of the subject property as Neighborhood Business is consistent with each of these guiding principles. This is an infill area, currently served by public services, adjacent to the post office “back of house,” and across the street from multi-family residential 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.*

The purpose of the NB zoning district is to provide services for the larger neighborhood, within walking or bicycling distance, and limited primarily to offices, and the retail sale of new merchandise. A list of the allowable uses, accessory uses, and conditional uses is attached to this report.

The intensity of any future use will be limited due to the size of the lot, size of the building, and the ability to accommodate on-site parking. Staff finds that the scope of uses allowed in the NB zoning district will be compatible with the adjacent land uses.

2. ***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.***

The subject property is already served by public facilities including water, sewer, fire, and sheriff's office. A zoning map amendment will not impact any of those services.

SPECIAL USE PERMIT FINDINGS:

Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. ***Will be consistent with the objectives of the Master Plan elements.***

Guiding Principle 1 addresses a balanced land use mix, and states the City shall work to broaden and diversify its mix of land uses in targeted areas as well as citywide. The Master Plan further states that emphasis will be placed on expanding housing, retail, and service options to better serve both existing residents and the City's large non-resident workforce – achieving a better balance as a place to live as well as work.

The proposed use will add to the mix of uses available in the community, consistent with the Master Plan.

2. ***Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.***

The use of the property as a child care facility, particularly given the hours of operation from 6:00 AM to 8:00 PM, runs a risk of being detrimental to the peaceful enjoyment of other properties. Staff is particularly concerned with outdoor play early in the morning, and during dinner. The applicant has offered to limit outdoor play to 8:00 AM to 6:00 PM. This limitation would address the staff's concerns, and staff would recommend incorporation of this limitation in the conditions of approval.

Staff also finds 36 children on an 8,276 square foot lot to be intensive, particularly at times of outdoor use, given there are single family homes on two sides of the backyard. Due to this concern, staff recommends a reduction in the number of children to a maximum of 20. Staff recognizes that the age of the children will directly relate to the intensity of outdoor activity. But, staff finds that limiting the use to 20 children will allow for the business to function, while allowing for compatibility with the neighboring single family residences.

Otherwise, staff does not find that the use will cause vibrations, fumes, odors, dust, or glare that would be detrimental to the surrounding properties and general neighborhood.

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

Staff does not find that the proposed use will have a detrimental effect on vehicular or pedestrian traffic. The site is easily accessible from Roop Street, a minor collector. Because of the location of the site on the west end of Randell, traffic will not need to go by any single family homes, but will drive by the post office and multi-family residential uses to access the site.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The site is currently serviced by public water and sewer, as well as police and fire services. Staff does not find that the proposed use will overburden any public facilities.

5. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.

The purpose of the NB district is to provide services for the larger neighborhood. The proposed use is a service type use. A child care facility is a conditional use in the Neighborhood Business zoning district. The improvements on the property have been lawfully installed, and no physical modifications are proposed to the site. Therefore, staff finds the proposed use meets the definition and specific standards of the zoning code.

6. Will not be detrimental to the public health, safety, convenience and welfare.

Staff finds that the proposed project will not be detrimental to public health, safety, convenience and welfare. As proposed to be conditioned, once operational, the project will not create objectionable noises, fumes, or similar impacts that would compromise public health.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

Staff does not find that, as conditioned, the proposed use will result in material damage or prejudice to other property in the vicinity. As noted, staff is recommending time limitations on the outdoor use of the property as well as a maximum number of 20 children for the use.

VARIANCE FINDINGS:

Staff recommends approval of the Variance based the findings below, pursuant to CCMC 18.02.085 (Variances), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

- 1. That because of special circumstances applicable to the subject property, including shape, size, topography, and location of surroundings, strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classifications.**

The subject property is unusual in that when approved as an office in 2001, it was required to look like a house, with the associated landscaping. If you were to drive by the property, except for the presence of a sign, one would consider it to be a house.

The subject property is also unusual in that it is next to a post office "back of house" parking lot. Consequently, there is over 200 linear feet of frontage along Randell Drive adjacent to a parking lot for mail vehicles and post office employees.

Staff acknowledges the applicant's desire to maintain the existing aesthetic of the property, as well as acknowledges that there is adequate on street parking to accommodate the use, without burdening any residences or businesses.

- 2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.**

The applicant was mandated to have the office use have the appearance of a single family home. Rather than pave the entire front yard, the applicant is seeking to utilize the abundance of on-street parking that is available.

- 3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.**

The granting of the variance will not adversely affect persons residing or working in the neighborhood, or be materially detrimental to the public welfare. The portion of street where the applicant proposes to park is adjacent to the post office parking lot, and across the street from a multi-family residential use. The road is of adequate width to accommodate the on-street parking without compromising the safety of vehicle travel.

Attachments:

Resolution No. 2001-R-43
CCMC 18.04.120: Neighborhood Business
Correspondence from Sam Birchill
Application ZMA-17-049
Application SUP-17-050
Application VAR-17-054

RESOLUTION NO. 2001-R-43

A RESOLUTION OF INTENT EFFECTING A CHANGE OF LAND USE (Z-00/01-4) ON ONE PARCEL, FROM MOBILE HOME 6,000 (MH6000) TO NEIGHBORHOOD BUSINESS (NB) ON PROPERTY LOCATED AT 806 RANDELL DRIVE, APN 009-072-01, CARSON CITY, NEVADA.

WHEREAS, a Resolution of Intent effecting a Change of Lane Use on Assessor's Parcel Number 009-072-01, said parcel located at 806 Randell Drive, Carson City, Nevada, was duly submitted by Builders Association of Western Nevada (BAWN)/Agent Ron Kipp (property owner: Builders Association of Western Nevada); and

WHEREAS, the Builders Association of Western Nevada (BAWN) business office location shall be zoned for Neighborhood Business (NB) with this Resolution of Intent tied to APN 009-072-01, otherwise known as 806 Randell Drive; and that the only use allowed in the Neighborhood Business zoning, either primary permitted uses, accessory uses, or conditional uses, shall be for an office (business) for the Builders Association of Western Nevada (BAWN). In the future, should BAWN wish to sell the property, BAWN is responsible for filing a Change of Lane Use to rezone the subject property at 806 Randell Drive, APN 009-072-01, back to Mobile Home 6,000 (MH6000), a residential zoning district, and only then could the structure be sold as a residence.

WHEREAS, the Builders Association of Western Nevada (BAWN) must construct a modified standard plan of a residential unit as offered by Richard Homes and Development, which will serve as BAWN's office. The structure must have the same architectural style, materials, and colors as does the rest of the residential units in the residential subdivision. BAWN has indicated that the subject lot is 80 feet wide, however, in a Neighborhood Business zoning district, there shall be a 30 foot setback requirement from the adjacent residential lots to the east, therefore, they are limited to a 45 foot building width. Therefore, BAWN will submit to the City a modified standard residential plan by adding additional depth to the residential building to meet their needs of approximately 2,000 square feet of office space.

WHEREAS, the structure must be one single story in height.

1 WHEREAS, a landscaping and fence plan is required to be submitted to the
2 Planning and Community Development Department for review and approval. City staff will
3 require that French Lilacs and Arrowwood Viburnum (Snowball shrub), be planted along
4 the 6-foot wooden fence along the eastern and northern property lines. If the plants are
5 15 gallon size, they can be planted 8 feet on center, or if they are 5 gallon size, they are
6 to be planted 6 feet on center. An automatic irrigation system will be required as well as
7 front yard irrigated turf.

8 WHEREAS, one wooden sign, 2 feet x 3 feet, is allowed to denote the BAWN
9 offices. Said sign will be placed within the front yard, adjacent to the structure.

10 WHEREAS, no parking of BAWN member vehicles will occur in the residential area
11 of the subdivision.

12 NOW, THEREFORE BE IT RESOLVED, that the Carson City Board of Supervisors
13 does hereby accept this Resolution of Intent effecting a Change of Land Use on
14 Assessor's Parcel Number 009-072-01, said parcel located at 806 Randell Drive, Carson
15 City, Nevada, submitted by Builders Association of Western Nevada (BAWN)/Agent Ron
16 Kipp (property owner: Builders Association of Western Nevada), in association with Bill
17 No. 110 of the Carson City Board of Supervisors.

ADOPTED this 16th of August, 2001.

AYES: Supervisors Robin Williamson
Jon Plank
Pete Livermore
Richard S. Staub
Ray Masayko, Mayor

NAYES: Supervisors None

ABSENT: Supervisors None


Ray Masayko, Mayor

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CARSON CITY
CLERK'S
OFFICE
Alan Glover
Alan Glover, Clerk-Recorder

FILED FOR RECORD
AT THE REQUEST OF
CARSON CITY CLERK TO
THE BOARD
'01 AUG 17 AIO:38

265649

FILE NO. _____
ALAN GLOVER
CARSON CITY RECORDER
FEE \$ MC DEP. PA

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ORDINANCE NO. _____

BILL NO. 110

AN ORDINANCE EFFECTING A CHANGE OF LAND USE BY RESOLUTION OF INTENT ON ONE PARCEL, FROM MOBILE HOME 6,000 (MH6000) TO NEIGHBORHOOD BUSINESS (NB) ON PROPERTY LOCATED AT 806 RANDELL DRIVE, APN 009-072-01, CARSON CITY, NEVADA, AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal effect: None

THE CARSON CITY BOARD OF SUPERVISORS DOES HEREBY ORDAIN:

SECTION I:

That an application for a Change of Land Use by Resolution of Intent on Assessor's Parcel Number 009-072-01, said parcel located at 806 Randell Drive, Carson City, Nevada, was duly submitted by Builders Association of Western Nevada (BAWN)/Agent Ron Kipp (property owner: Builders Association of Western Nevada), in accordance with Section 18.02.100, et. seq. of the Carson City Municipal Code. Proper noticing was given, the Planning Commission held a public hearing, and received public testimony relative to the Change of Land Use application. The requested change will result in the land use district designation being changed from Mobile Home 6,000 (MH6000) to Neighborhood Business (NB). The Carson City Planning Commission on May 30, 2001, recommended approval of said application on a vote of 6 ayes, 1 nay, and 0 absent.

SECTION II:

Pursuant to said approval and based on the findings that the Change of Land Use would be in keeping with the objectives of the Master Plan; that the Change of Land Use would be beneficial to the immediate vicinity, and would not be detrimental, and that the community as a whole would receive merit and value from said change, and the property owner has made adequate consideration for surrounding properties; the zoning map of Carson City is amended for Assessor's Parcel Number 009-072-01, changing the land use district from Mobile Home 6,000 (MH6000) to Neighborhood Business (NB) as shown on Exhibit "A".

SECTION III:

Said Resolution of Intent contains the following conditions, stipulations, and

1 limitations:

2 1. That the Builders Association of Western Nevada (BAWN) business office location
3 shall be zoned for Neighborhood Business (NB) with a Resolution of Intent tied to APN 9-
4 072-01, otherwise known as 806 Randell Drive; and that the only use allowed in the
5 Neighborhood Business zoning, either primary permitted uses, accessory uses, or
6 conditional uses, shall be for an office (business) for the Builders Association of Western
7 Nevada (BAWN). In the future, should BAWN wish to sell the property, BAWN is
8 responsible for filing a Change of Land Use to rezone the subject property at 806 Randell
9 Drive, APN 9-072-01, back to Mobile Home 6,000 (MH6000), a residential zoning district,
10 and only then could the structure be sold as a residence.

11 2. The Builders Association of Western Nevada (BAWN) must construct a modified
12 standard plan of a residential unit as offered by Richard Homes and Development, which
13 will serve as BAWN's office. The structure must have the same architectural style,
14 materials, and colors as does the rest of the residential units in the residential subdivision.
15 BAWN has indicated that the subject lot is 80 feet wide, however, in a Neighborhood
16 Business zoning district, there shall be a 30 foot setback requirement from the adjacent
17 residential lots to the east, therefore, they are limited to a 45 foot building width. Therefore,
18 BAWN will submit to the City a modified standard residential plan by adding additional
19 depth to the residential building to meet their needs of approximately 2,000 square feet of
20 office space.

21 3. The structure must be one single story in height.

22 4. A landscaping and fence plan is required to be submitted to the Planning and
23 Community Development Department for review and approval. City staff will require that
24 French Lilacs and Arrowwood Viburnum (Snowball shrub), be planted along the 6-foot
25 wooden fence along the eastern and northern property lines. If the plants are 15 gallon
26 size, they can be planted 8 feet on center, or if they are 5-gallon size, they are to be
27 planted 6 feet on center. An automatic irrigation system will be required as well as front
28 yard irrigated turf.

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5. One wooden sign, 2 feet x 3 feet, is allowed to denote the BAWN offices. Said sign will be placed within the front yard, adjacent to the structure.

6. No parking of BAWN member vehicles will occur in the residential area of the subdivision.

SECTION IV:

That no other provisions of Chapter 18.02 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED this 21st of June, 2001.

PROPOSED by Supervisor Pete Livermore

PASSED on the _____ day of _____, 2001.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

RAY MASAYKO, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of _____, 2001.

Chapter 18.04 Use Districts

Congregate Care Housing/Senior Citizen Home
Municipal Well Facility
School, K-12
Temporary Tract Sales Office
Utility Substation

18.04.110 Residential Office (RO). The purposes of the RO District are to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected, nonresidential uses; to promote the development of offices in appropriately located areas in the vicinity of commercial zones and multiple family residential zones, along major thoroughfares, or in other portions of the city in conformity with the Master Plan; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

1. The Primary Permitted Uses in the RO District are this list plus other uses of a similar nature:

Art Gallery
Massage Therapy
Museum
Office
Park
Single Family, Two-Family Dwelling
Tea House

2. The Accessory Permitted Uses in the RO District are:

Automobile Parking Lot or Garage (Commercial or Public)
Home Occupation

3. The Conditional Uses in the RO District which require approval of a Special Use Permit are:

Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)
Child Care Facility (accessory to residential use)
Church
Clinic
Funeral Home, Mortuary
Laboratory (Medical, Optical, Dental and Veterinarian)
Medical Durable Goods
Multi-Family Dwelling
Municipal Building
Municipal Well Facility
Pharmacy
School, K-12
Temporary Tract Sales Office
Utility Substation

Chapter 18.04 Use Districts

18.04.115 General Office (GO). The purpose of the GO District is to promote the development of offices in appropriately located areas in the vicinity of commercial zone, single family and multi family residential zones, encouraging mixed uses along collector and arterial streets, or in other portions of the city in conformity with the Master Plan; to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected nonresidential uses; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

1. The Primary Permitted Uses in the GO District are this list plus other uses of a similar nature district and those uses allowed in Section 18.04.110 Residential Office, except those uses appearing in Section 18.04.115.3 General Office as conditional uses which require a Special Use Permit:

Community Clubhouse
Library (Public or Private)
Utility Company (bill paying office)

2. The Accessory Permitted Uses in the GO District are:

Automobile Parking Lot or Garage (Commercial or Public)
Home Occupation

3. The Conditional Uses in the GO District which require approval of a Special Use Permit are:

Automobile Parking Lot or Garage
Beauty Shop
Child Care Facility
Church
Funeral Home, Mortuary
Municipal Well Facility
School, K-12
Temporary Tract Sales Office
Utility Substation

18.04.120 Neighborhood Business (NB). The purpose of the NB District is to provide services for the larger neighborhood, within walking or bicycling distance, and limited primarily to offices, retail sale of new merchandise. Unless expressly permitted otherwise by this section, all uses within the NB District shall be conducted within a building with no outside storage. Temporary 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).

1. The Primary Permitted Uses in the NB District are this list plus other uses of a similar nature and those uses allowed in Section 18.04.115 General Office, except those uses appearing in Section 18.04.120.3 Neighborhood Business as Conditional uses which require a Special Use Permit:

Antiques, Retail

Chapter 18.04 Use Districts

Architect and Engineering Supplies
Art Store
Automobile Service (automobile gas, with minor maintenance and repair service, no body repair)
Automobile Wash (full and self service)
Bakery
Bank
Barber Shop
Bicycle Shop, Retail (repair, accessory)
Bookstore
Cameras and Film, Retail (photo finishing, accessory)
Clothing Sales/Dress Shop
Coffee Shop
Coin Store
Convenience Store
Delicatessen
Drugstore and Pharmacy
Dry Cleaning
Fabric Store
Florist
Gaming (limited)
Gift Shop and Souvenirs
Green House
Handyman Repair Shop
Hardware Store
Health Food Products, Retail
Hobbies and Crafts, Retail
Ice Cream Parlor
Interior Decorator
Jewelry Store, Retail
Knit Shop
Launderette (coin operated)
Liquor and Alcoholic Beverages, Retail
Locksmith
Perfumery
Photographer's Studio
Post Office
Sewing Machine, Retail and Repair
Shoe Repair
Shoe Store
Shoeshine Stand
Sporting Goods Store
Stationery Store
Tailoring
Tobacco Shop
Toys, Retail
Travel Agency
Variety Store
Video Rental and Sales
Watch Repair

Chapter 18.04 Use Districts

Yarn Shop

2. Accessory Permitted Uses, Incidental to Primary Permitted Uses, in the NB District are:

Automobile Parking Lot or Garage (Commercial or Public)
Home Occupation
Park

3. The Conditional Uses in the NB District which require approval of a Special Use Permit are:

Automobile Parts, Tires and Accessories
Bar
Business operating continually between 8:00 p.m. and 6:00 a.m. or on a 24 hours a day basis
Child Care Facility
Church
Congregate Care Housing/Senior Citizen Home
Equipment Rental (within a building)
Funeral Home, Mortuary
Health and Fitness Club
Municipal Well Facility
Music Studio
Personal Storage Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards
Pet Grooming
Pet Shop
Restaurant, with or without outdoor seating and cooking
School, K-12
Single Family, Two-Family and Multi-Family Dwelling
Temporary Tract Sales Office
Utility Substation
Veterinary Clinic
Wallpaper and Interior Decorating Supplies

18.04.125 Downtown Mixed-Use (DT-MU). The purpose of the DT-MU District is to preserve a mixed-use district limited primarily to retail sales of new merchandise, office, residential and tourist related uses. All uses within the DT-MU District shall be conducted within a building except by approval of a Special Use Permit or as otherwise permitted by this section or the DT-MU development standards.

1. The Primary Permitted Uses in the DT-MU District are this list, plus other uses of a similar nature:

Accounting and Bookkeeping
Alcoholic Beverage Sales (accessory to restaurant)
Antiques, Retail
Art Gallery
Art Store
Art Studio

Planning Department

From: Sam Birchill <sb@macsp.com>
Sent: Saturday, May 06, 2017 6:03 PM
To: Planning Department
Subject: Special Use Permit for 806 Randell Drive

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

The request for the special use permit at 806 Randell Drive should be denied. At this time there is already a shortage of parking on Randell as well as the surrounding streets. If you have 36 children in a day care, with no off street parking or loading area, that would be at least 82 additional vehicles pulling into that area and every one of those vehicles would have to make a u-turn to access the proposed business. Most of this additional traffic would be at the commute times at 7:30 to 8:30 AM and 4:30 to 5:30 PM during the work week.

In addition there are the employees who would be working in the day care. They would need parking for all day and with 36 children that would be at least 4 vehicles parked all day, leaving very little space for parents dropping off children. Small children, who are in child seats can't just be dropped off. The parents of these children have to park; get out of their vehicle's; take the child inside and then go out to their parked car. This would cause a huge traffic mess just when most people are on their way to work. This also doesn't even take into consideration the USPS vehicles going in and out of their yard which adjacent to the proposed day care.

Children in the neighborhood play on the sidewalks in the area and this would put them at additional risk.

This type of business needs off street parking and this special use permit should be denied.

Carol and Sam Birchill
Figuerro Way.

From the Samster

1150 CORPORATE BLVD.
RENO, NV 89502
775.856.1150
CFARENO.COM

cfa

806 RANDELL DRIVE
ZONE CHANGE SUBMITTAL

APRIL 20, 2017

ZMA - 17 - 049

RECEIVED

APR 20 2017

PLANNING DIVISION



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Project Request

This application package includes the following requests:

- A **Zoning Map Amendment** to retain the existing Neighborhood Business zoning and remove the Resolution of Intent (2001-R-43).

The ±0.19 acre site (APN 009-072-01) site is located north of Randell Drive and east of S. Roop Street. The subject site has a master plan designation of Medium Density Residential (3-8 du/acre) and a zoning designation of Neighborhood Business. In August of 2001, the Board of Supervisors approved a Resolution of Intent that specified the only use allowed in the Neighborhood Business zoning, either primary permitted uses, accessory uses or conditional uses shall be an office for the Builders Association of Western Nevada (BAWN), which is now called Nevada Builders Alliance (NBA). The Resolution further identified that if BAWN wanted to sell the property, they would be responsible for filing a Change of Land Use to rezone the property to a designation that could be sold as a residence. NBA has operated the house as an office for the past 16 years. The ±1,712 square foot building and ±560 square foot attached garage is designed to look like a house from the outside, but has been reconfigured on the inside to operate as an office use, including a large conference room, reception area, offices, kitchen and restroom facilities. The Nevada Builders Alliance has recently moved to a new location, and maintains ownership of the building at 806 Randell Drive. The owner would like to keep the building and lease the space to a different tenant. A Special Use Permit application is in process to proceed with that specific use, but prior to allowing any use, other than the BAWN office, the Board of Supervisors need to approve the zoning map amendment to remove the Resolution of Intent.

The property is bound by MH6 zoning to the north and east and NB zoning to the south and west. Single-family development abuts the property to the north and east. The post office is located west of the property and a multi-family development is located to the south.

The purpose of the Neighborhood Business zoning is to provide services for the larger neighborhood, within walking or bicycling distance, and limited primarily to offices and retail sale of new merchandise. The underlying zoning of Neighborhood Business is still appropriate for the parcel and is consistent with the surrounding zoning and land uses. Any future business that wants to use the building or property will be required to conform with the Carson City Municipal Code.

The surrounding area is built out with existing development and is served by public utilities and police and fire services. Randell Drive is a residential roadway and connects to Roop Street, which is designated as a Minor Collector and has the roadway capacity for additional traffic flows. The streets have been improved with sidewalks for safe pedestrian activity. The zone change will have no negative impacts on public services or facilities. There is ample on-street parking located along Randell Drive, both in front of the parcel and just west of the parcel. The street abuts the back entrance to the post office, where there is an abundance of employee parking and the post office employees have no need to use the on-street parking.





Figure 1 – Vicinity Map

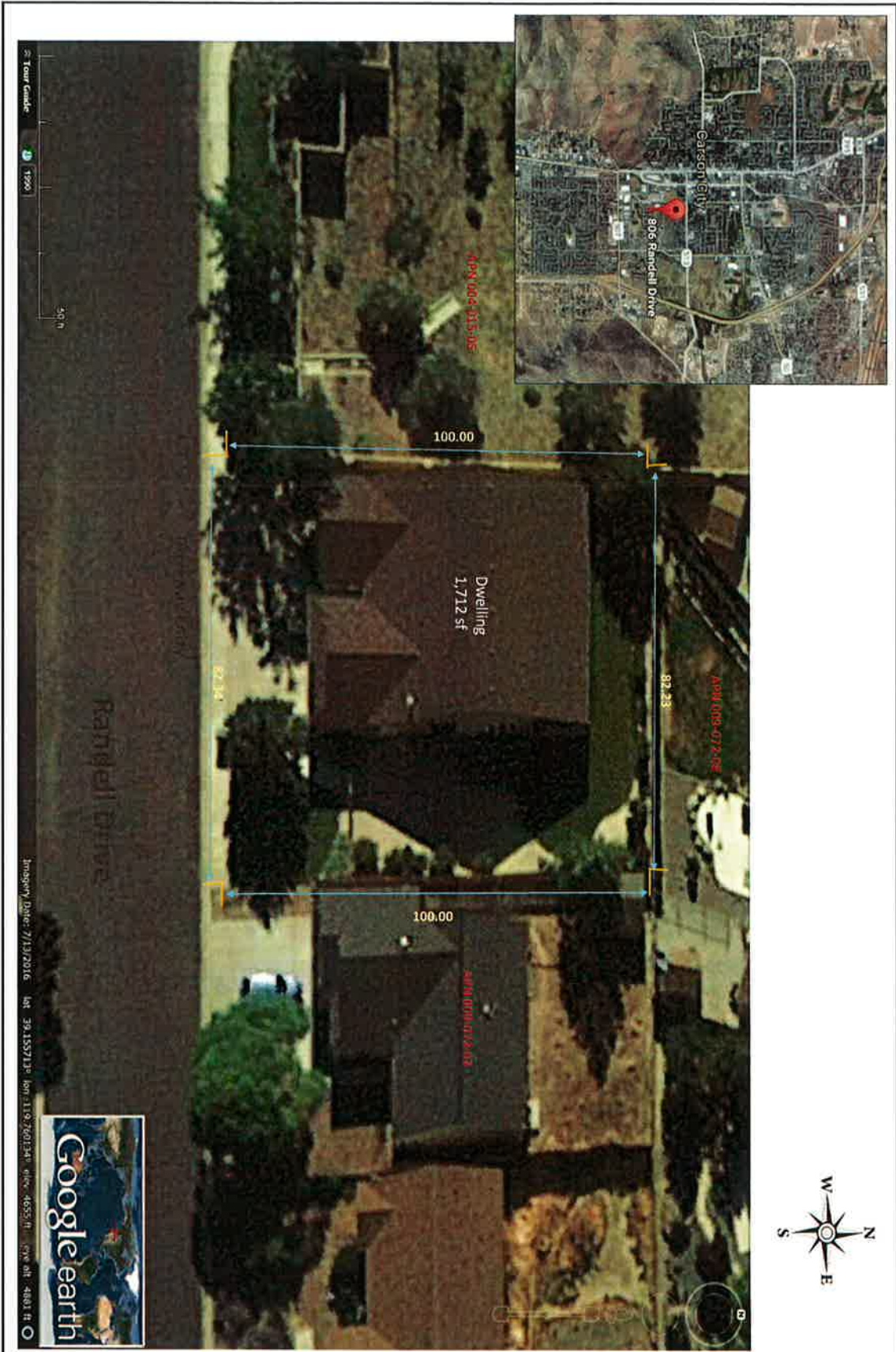


Figure 2 – Site Photos

806 RANDELL DRIVE ZONING MAP AMENDMENT



Figure 3 – Zoning Map



Owner: Builders Assoc. of Western Nevada
 Mailing Address: PO Box 1947
 Carson City, NV 89702
 Phone Number: 775 882-4553 ext 100
 Sit Plan Prepared by Gary Luce, PE
 Resource Concepts Inc.
 340 N. Minnesota St., Carson City,
 NV 89703
 Phone: 775-883-1600 Ext

BUILDERS ASSOC. OF WESTERN NEVADA
506 RANDELL DRIVE
SPECIAL USE PERMIT
SITE PLAN

RCI
 Resource Concepts Inc
 340 N. Minnesota St.
 Carson City, NV 89703
 775.885.7327

Zoning Map Amendment Findings

The Carson City Municipal Code (CCMC 18.02.075) sets out the required findings. These can be paraphrased as:

a. The Zoning Map Amendment must support the goals and policies of the Carson City Master Plan for the neighborhood of the subject project.

The proposed zoning map amendment to retain the Neighborhood Business zoning and remove the Resolution of Intent (2001-R-43) is consistent with the following Master Plan elements:

A Balance Land Use Pattern

Located to be adequately serve by city services including fire and sheriff services, and coordinated with the School District to ensure that adequate provision of schools.

The property is located in an area with surrounding development that is already served by city services and utilities. The proposed change to remove the Resolution of Intent should have no impact on any City services and should promote existing infill development and reduce the expansion of city services because its already being served.

Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities.

The proposed request contributes to the citywide policy of promoting a range of uses, both residential and non-residential. Maintaining the NB zoning designation will allow for uses that make sense in areas surrounded by single-family and multi-family development, and are adjacent to non-residential development.

Economic Vitality

Encourage a citywide housing mix consistent with the labor force and non-labor force populations.

For a city to remain economically viable, it has to maintain a mix of jobs and housing. The proposed project is aligned with the City's vision for maintaining economic vitality through jobs and a mix of housing. The NB zoning district provides for a mix of housing and non-residential uses and support economic vitality.

b. The Zoning Map Amendment and subsequent development of the property will not be or have detrimental impacts on other property in the neighborhood.

The property will continue to be zoned Neighborhood Business, which is compatible with the NB zoning designation to the west. This zoning provides a buffer between single-family development to the east and the higher intensity uses including the post office and multi-family development to the south and west. The purpose of the Neighborhood Business zoning designation is to provide services for larger neighborhoods,

within walking distance or bicycling distance, and limited primarily to offices and retail sale of new merchandise. This zoning designation is still consistent with the surrounding zoning and developed uses.

c. The Zoning Map Amendment will have a general benefit to the people of the City as a whole.

By removing the Resolution of Intent that restricts the use of the property to anything except an office for BAWN, the City is allowing opportunities to increase economic vitality and to create a more livable neighborhood, as outlined in the Master Plan policies. Any future use that could impact the adjacent neighborhood would need to go through a special use permit process, which would involve a public hearing and input from City staff and the Planning Commission.

d. The applicant shall have the burden of proof of going forward with the evidence and the burden of persuasion on all questions of fact, and must provide adequate information in the application and on the site plan to substantiate.

In August of 2001, the Carson City Board of Supervisors approved a Resolution of Intent that specified the only use allowed in the Neighborhood Business zoning, either primary permitted uses, accessory uses or conditional uses shall be an office for the Builders Association of Western Nevada (BAWN), which is now called Nevada Builders Alliance (NBA). The Resolution further identified that if BAWN wanted to sell the property, they would be responsible for filing a Change of Land Use to rezone the property to a designation that could be sold as a residence. NBA has operated the house as an office for the past 16 years. The ±1,712 square foot building and ±560 square foot attached garage is designed to look like a house from the outside, but has been reconfigured on the inside to operate as an office use, including a large conference room, reception area, offices, kitchen and restroom facilities. The Nevada Builders Alliance has recently moved to a new location, and maintains ownership of the building at 806 Randell Drive. The owner would like to keep the building and lease the space to a different tenant. A Special Use Permit application is in process to proceed with that specific use, but prior to allowing any use, other than the BAWN office, the Board of Supervisors need to approve the zoning map amendment to remove the Resolution of Intent.

The property is bound by MH6 zoning to the north and east and NB zoning to the south and west. Single-family development abuts the property to the north and east. The post office is located west of the property and a multi-family development is located to the south.

The purpose of the Neighborhood Business zoning is to provide services for the larger neighborhood, within walking or bicycling distance, and limited primarily to offices and retail sale of new merchandise. The underlying zoning of Neighborhood Business is still appropriate for the parcel and is consistent with the surrounding zoning and land uses. Any future business that wants to use the building or property will be required to conform with the Carson City Municipal Code.



806 RANDELL DRIVE ZONING MAP AMENDMENT

The surrounding area is built out with existing development and is served by public utilities and police and fire services. Randell Drive is a residential roadway and connects to Roop Street, which is designated as a

Minor Collector and has the roadway capacity for additional traffic flows. The streets have been improved with sidewalks for safe pedestrian activity. The zone change will have no negative impacts on public services

or facilities. There is ample on-street parking located along Randell Drive, both in front of the parcel and just west of the parcel. The street abuts the back entrance to the post office, where there is an abundance of employee parking and the post office employees have no need to use the on-street parking.



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

RECEIVED

FEE: \$2,450.00 + noticing fee

APR 20 2017

CARSON CITY
PLANNING DIVISION

SUBMITTAL PACKET

- Application Form
- Written Project Description
- 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)
- CD containing application data (all to be submitted once application is deemed complete by staff)

Application Reviewed and Received By:

Angela Fuss

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 - 16 - 17 - 0219

APPLICANT **PHONE #**
NBA c/o Aaron West 775-882-4353 x100

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 1947, Carson City, NV 89702

EMAIL ADDRESS
aaron@nevadabuilders.org

PROPERTY OWNER **PHONE #**
Builders Assoc. of Western NV 775-882-4353 x100

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 1947, Carson City, NV 89702

EMAIL ADDRESS
aaron@nevadabuilders.org

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Angela Fuss, CFA 775-856-7073

MAILING ADDRESS, CITY, STATE, ZIP
1150 Corporate Blvd., Reno, NV 89502

EMAIL ADDRESS
afuss@cfareno.com

Project's Assessor Parcel Number(s) **Street Address** **ZIP Code**
009-072-01 806 Randell Drive, Carson City, NV 89701

Project's Master Plan Designation **Project's Current Zoning** **Nearest Major Cross Street(s)**
Medium Density Residential NB S. Roop Street

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.
Request for a zoning map amendment to maintain the NB zoning and remove the resolution of intent No. 2001-R-43.

PROPERTY OWNER'S AFFIDAVIT

I, Aaron West, CEO, 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

Aaron West

Address

806 RANDALL DR

Date

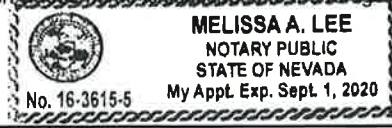
4/12/17

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

On 17 April, 2017, Aaron West, 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

Melissa A. Lee



If there is any additional 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 it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing 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.



Applicant's Signature

AARON WEST

Print Name

4/17/17

Date



[Treasurer Home](#)
[Assessor Data Inquiry](#)
[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 009-072-01

Property Location: 806 RANDELL DR	Tax Year: 2016-17
Billed to: BUILDERS ASSOC OF WESTERN NV	Roll #: 002290
P O BOX 1947	District: 2.4
CARSON CITY, NV 89702-0000	Tax Service:
	Land Use Code: 410

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
08/15/16	660.00		660.00	660.00	No Taxes Owing .00
10/03/16	658.00		658.00	658.00	.00
01/02/17	658.00		658.00	658.00	.00
03/06/17	658.00		658.00	658.00	.00
Totals:	2,634.00	.00	2,634.00	2,634.00	

[Payment Cart](#)
[History](#)

Additional Information					
	2016-17	2015-16	2014-15	2013-14	2012-13
Tax Rate	3.6200	3.5200	3.6400	3.6800	3.6800
Tax Cap Percent	.2	3.2	3.0	4.2	6.4
Abatement Amount	458.15		55.34	29.77	172.79



Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: 806 Randell Drive Zoning Map Amendment

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



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.

Is or 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)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- X Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- X Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- 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)?
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- X Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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.

Is or does the proposed amendment:

- Provide opportunities to expand parks and recreation opportunities (4.2a)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



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.

Is or does the proposed amendment:

- Help maintain and enhance the primary job base (5.1)?



- X Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- 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)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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.

Is or 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)?
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- 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)?

RESOLUTION NO. 2001-R-43

A RESOLUTION OF INTENT EFFECTING A CHANGE OF LAND USE (Z-00/01-4) ON ONE PARCEL, FROM MOBILE HOME 6,000 (MH6000) TO NEIGHBORHOOD BUSINESS (NB) ON PROPERTY LOCATED AT 806 RANDELL DRIVE, APN 009-072-01, CARSON CITY, NEVADA.

WHEREAS, a Resolution of Intent effecting a Change of Lane Use on Assessor's Parcel Number 009-072-01, said parcel located at 806 Randell Drive, Carson City, Nevada, was duly submitted by Builders Association of Western Nevada (BAWN)/Agent Ron Kipp (property owner: Builders Association of Western Nevada); and

WHEREAS, the Builders Association of Western Nevada (BAWN) business office location shall be zoned for Neighborhood Business (NB) with this Resolution of Intent tied to APN 009-072-01, otherwise known as 806 Randell Drive; and that the only use allowed in the Neighborhood Business zoning, either primary permitted uses, accessory uses, or conditional uses, shall be for an office (business) for the Builders Association of Western Nevada (BAWN). In the future, should BAWN wish to sell the property, BAWN is responsible for filing a Change of Lane Use to rezone the subject property at 806 Randell Drive, APN 009-072-01, back to Mobile Home 6,000 (MH6000), a residential zoning district, and only then could the structure be sold as a residence.

WHEREAS, the Builders Association of Western Nevada (BAWN) must construct a modified standard plan of a residential unit as offered by Richard Homes and Development, which will serve as BAWN's office. The structure must have the same architectural style, materials, and colors as does the rest of the residential units in the residential subdivision. BAWN has indicated that the subject lot is 80 feet wide, however, in a Neighborhood Business zoning district, there shall be a 30 foot setback requirement from the adjacent residential lots to the east, therefore, they are limited to a 45 foot building width. Therefore, BAWN will submit to the City a modified standard residential plan by adding additional depth to the residential building to meet their needs of approximately 2,000 square feet of office space.

WHEREAS, the structure must be one single story in height.

265649

1 WHEREAS, a landscaping and fence plan is required to be submitted to the
2 Planning and Community Development Department for review and approval. City staff will
3 require that French Lilacs and Arrowwood Viburnum (Snowball shrub), be planted along
4 the 6-foot wooden fence along the eastern and northern property lines. If the plants are
5 15 gallon size, they can be planted 8 feet on center, or if they are 5 gallon size, they are
6 to be planted 6 feet on center. An automatic irrigation system will be required as well as
7 front yard irrigated turf.

8 WHEREAS, one wooden sign, 2 feet x 3 feet, is allowed to denote the BAWN
9 offices. Said sign will be placed within the front yard, adjacent to the structure.

10 WHEREAS, no parking of BAWN member vehicles will occur in the residential area
11 of the subdivision.

12 NOW, THEREFORE BE IT RESOLVED, that the Carson City Board of Supervisors
13 does hereby accept this Resolution of Intent effecting a Change of Land Use on
14 Assessor's Parcel Number 009-072-01, said parcel located at 806 Randell Drive, Carson
15 City, Nevada, submitted by Builders Association of Western Nevada (BAWN)/Agent Ron
16 Kipp (property owner: Builders Association of Western Nevada), in association with Bill
17 No. 110 of the Carson City Board of Supervisors.

18 ADOPTED this 16th of August, 2001.

19 AYES: Supervisors Robin Williamson

20 Jon Plank

21 Pete Livermore

22 Richard S. Staub

23 Ray Masayko, Mayor

24 NAYES: Supervisors None

25 ABSENT: Supervisors None

26 

27 Ray Masayko, Mayor
28

265649

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CARSON CITY
ATTEST CLERK'S
OFFICE
Alan Glover
Alan Glover, Clerk-Recorder

FILED FOR RECORD
AT THE REQUEST OF
CARSON CITY CLERK TO
THE BOARD
01 AUG 17 AIO:38
265649
FILE NO. _____
ALAN GLOVER
CARSON CITY RECORDER
FEE \$ MC DEP. PA

265649

1150 CORPORATE BLVD.
RENO, NV 89502
775.856.1150
CFARENO.COM

cfa

806 RANDELL DRIVE
SPECIAL USE PERMIT SUBMITTAL
APRIL 20, 2017

SUP - 17 - 050

RECEIVED

APR 20 2017

CARSON CITY
LANDING DIVISION



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Carson City Development Application	A

Project Request

This application package includes the following requests:

- A **Special Use Permit** to allow a child care facility in the Neighborhood Business zoning district.

The proposed application is a request for a special use permit to allow a child care facility in the Neighborhood Business (NB) zoning district. The ±0.19 acre site (APN 009-072-01) site is located north of Randell Drive and east of S. Roop Street. The subject site has a master plan designation of Medium Density Residential (3-8 du/acre) and a zoning designation of Neighborhood Business. In August of 2001, the Board of Supervisors approved a Resolution of Intent that specified the only use allowed in the Neighborhood Business zoning, either primary permitted uses, accessory uses or conditional uses shall be an office for the Builders Association of Western Nevada (BAWN), which is now called Nevada Builders Alliance (NBA). The Resolution further identified that if BAWN wanted to sell the property, they would be responsible for filing a Change of Land Use to rezone the property to a designation that could be sold as a residence. NBA has operated the house as an office for the past 16 years. The ±1,712 square foot building and ±560 square foot attached garage is designed to look like a house from the outside, but has been reconfigured on the inside to operate as an office use, including a large conference room, reception area, offices, kitchen and restroom facilities.

The property is bound by MH6 zoning to the north and east and NB zoning to the south and west. Single family development abuts the property to the north and east. The post office is located west of the property and a multi-family development is located to the south.

The project is in a unique location, with a post office building on one side, apartments on another side, and single family residential development to the east and north sides, making it an ideal location for a child care facility. Additional on-street parking is provided adjacent to the back of the post office building on the north side of Randell Drive. This portion of the on-street parking is rarely otherwise used, and has already been improved with a sidewalk for safe pedestrian access for parents and children accessing the day care facility.



Figure 1 – Vicinity Map

Number of Children

The maximum number of children permitted is limited to 36 and a minimum of four staff or employees.

Parking

The existing driveway will be used for handicap accessible parking. Employee parking will be provided west of the property within the on-street parking on Randell Drive, located in front of the post office parcel. This area is rarely used for parking, as the post office building has ample parking within the developed site. There is approximately 150' of on-street parking along this portion of Randell Drive and will accommodate the 4 employees, plus overflow for parent parking during pick up and drop off periods. A designated loading zone is proposed to be located in front of the child care facility, to the west of the ADA parking area. There are no residents to the west of the building and this location will have the least impact on surrounding neighbors.



Hours of Operation

The hours of operation will be limited from 6:00 a.m. to 8:00 p.m. These extended hours would allow daycare alternatives for parents working shift work, such as nurses, or hours outside the typical 8 a.m. – 5:00 p.m. work day. The proposed hours do not create any negative impacts to the adjacent neighborhood as all the employee and loading zone parking will be to the west of the property, away from the single family residential development.

Outdoor Activity

The facility will have an outdoor play area for the children to play. The building is designed with an outdoor turf area and a covered awning providing shade and protection from the elements during winter months. The outdoor activity will be limited to 8:00 a.m. to 6:00 p.m.



Traffic

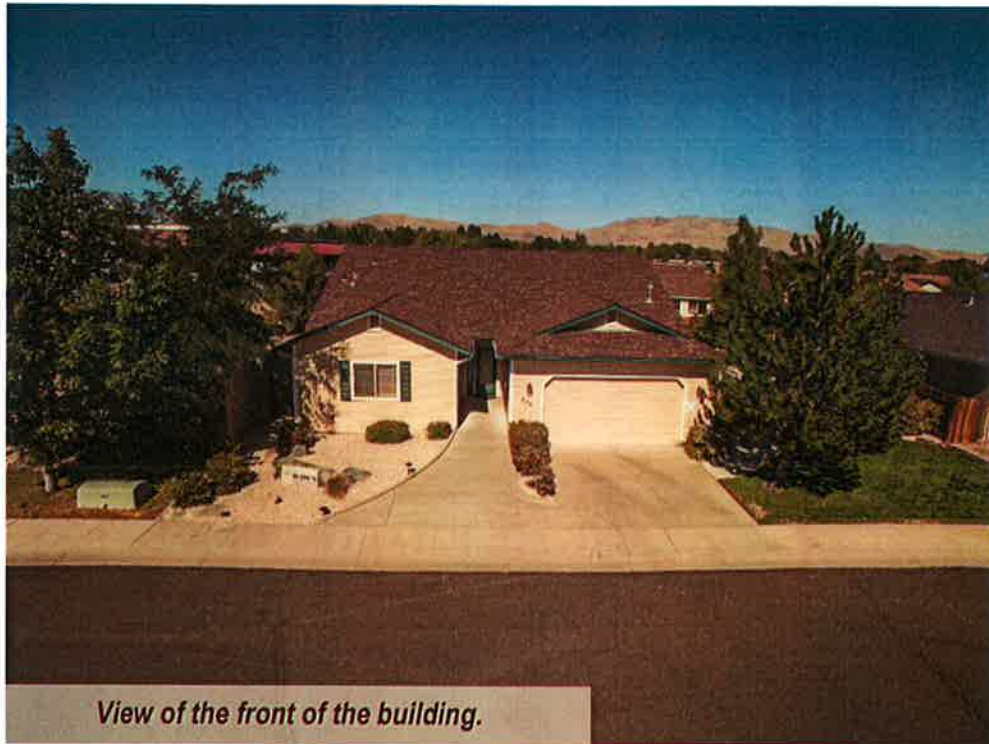
Trip generation rates for the child care facility were obtained from the Trip Generation Manual, 9th Edition, published by the Institute of Transportation Engineers (ITE). The project is anticipated to generate up to 107 daily trips, 19 AM peak hour trips, and 19 PM peak hour trips.

Landscaping

The property is already fully landscaped and no new landscaping is proposed for the change of use to a child care facility.

Utilities and Services

The property is already tied into existing utilities and services and the proposed change in use from an office to a child care facility is not anticipated to have any impact on utilities or calls for service for police and fire.



View of the front of the building.



View of the front reception area.

Figure 2 – Site Photos

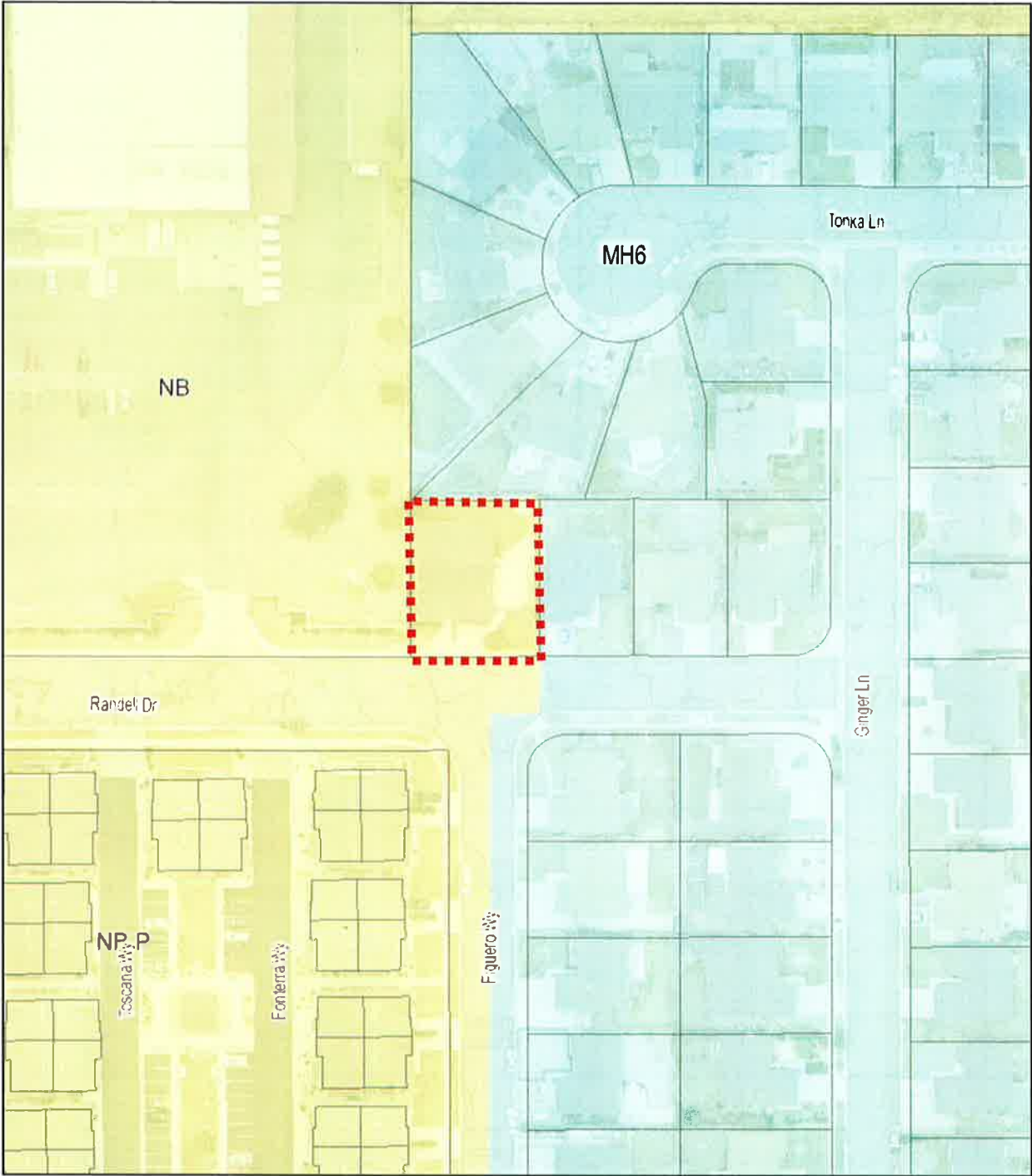
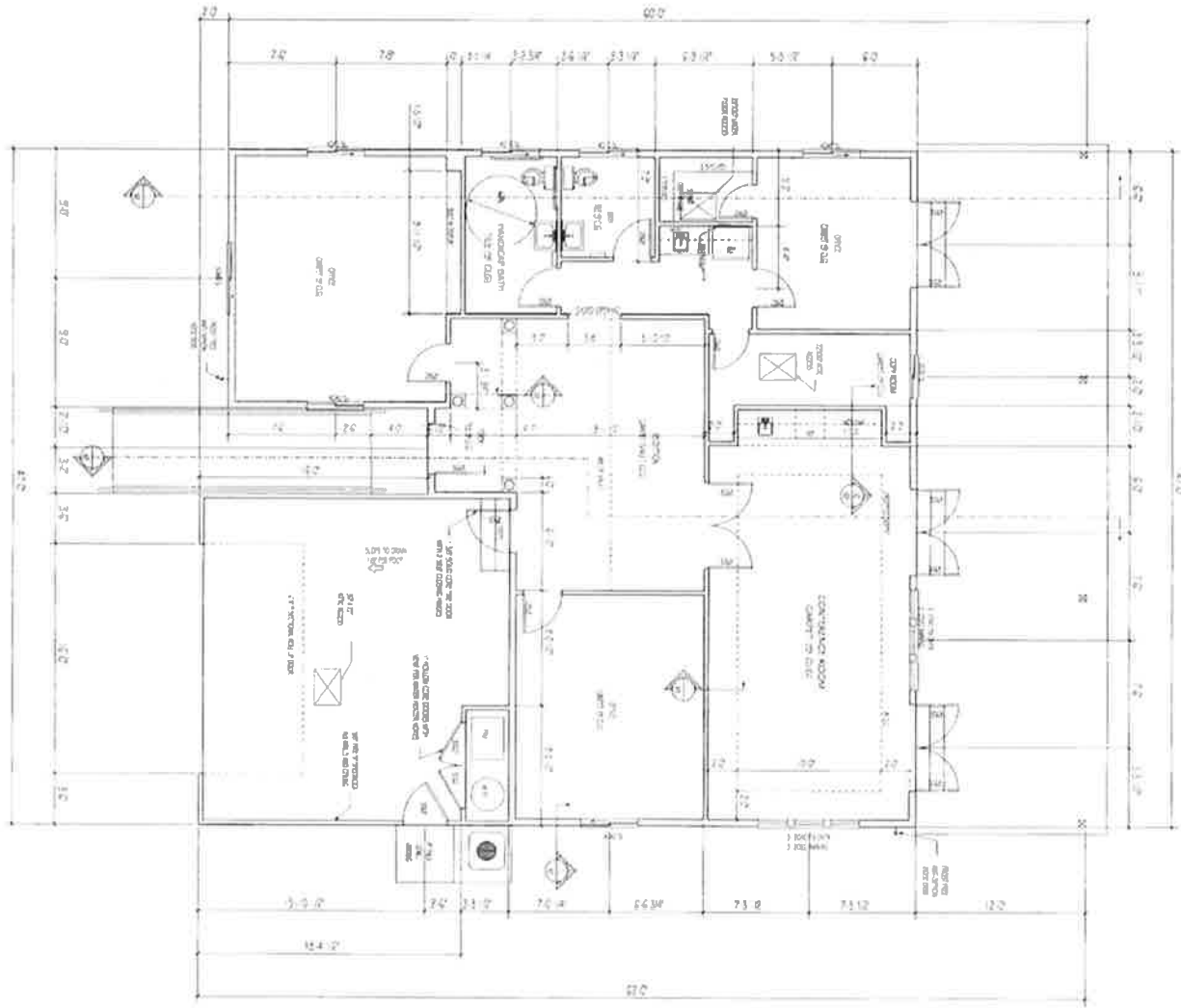
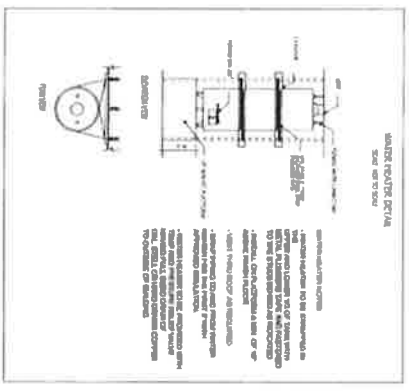
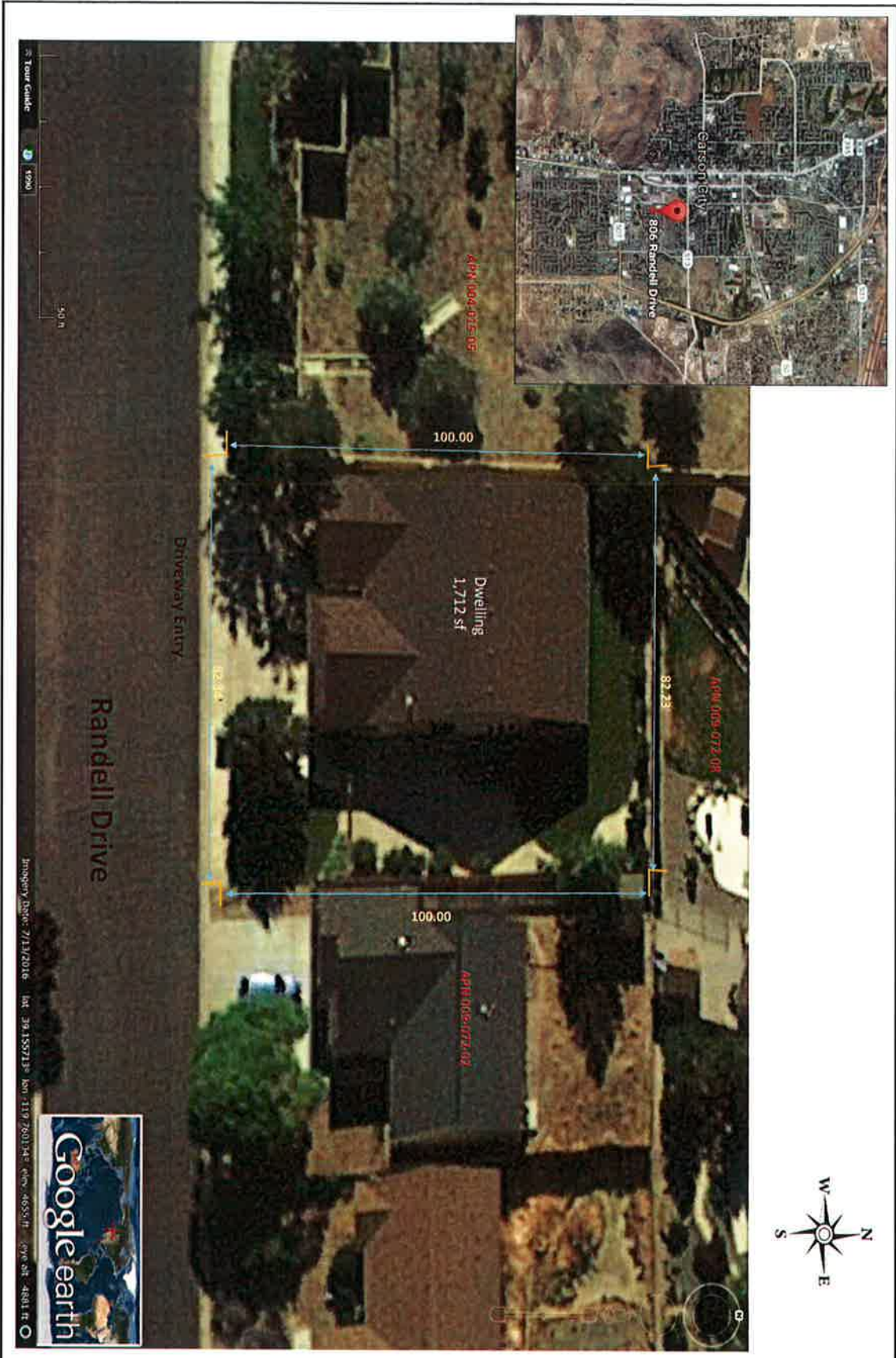


Figure 3 – Zoning Map



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.



Owner: Builders Assoc. of Western Nevada
 Mailing Address: PO Box 1947
 Carson City, NV 89702
 Phone Number: 775-882-4553 ext 100
 Site Plan Prepared by Gary Luce, PE
 Resource Concepts Inc.
 340 N. Minnesota St., Carson City,
 NV 89703
 Phone: 775-883-1600 Ext

BUILDERS ASSOC. OF WESTERN NEVADA
506 RANDELL DRIVE
SPECIAL USE PERMIT
SITE PLAN



340 N. Minnesota St.
 Carson City, NV 89703
 775.885.7327

Special Use Permit Findings

To approve a special use permit, the review or decision-making body shall make the following general and specific findings as applicable.

1. Will be consistent with the objectives of the Master Plan elements.

The proposed special use permit request to allow a child care facility in the NB zoning district is consistent with the following Master Plan elements:

A Balanced Land Use Pattern

Meets the provisions of the Growth Management Ordinance

The proposed use of a child care facility located within close proximity to residential uses and non-residential uses helps to create a better jobs/housing balance for the overall community. The child care facility use provides a service in a sector that is currently underserved. As the population continues to grow, the community increases in employment. Those employees are having children and need day care alternatives that can meet their working schedules.

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

The property was developed over 16 years ago. Since that time, the landscaping has matured and includes trees, shrubs and grass areas. The site landscaping will remain and will keep in-line with the surrounding neighborhood.

Economic Vitality

Encourage a citywide housing mix consistent with the labor force and non-labor force populations.

For a city to remain economically viable, it has to maintain a mix of jobs and housing. The proposed project is aligned with the City's vision for maintaining economic vitality through jobs and a mix of housing. The child care facility will provide jobs for a minimum of 4 people and will provide day care service to the greater community.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed application is a request for a special use permit to allow a child care facility in the Neighborhood Business (NB) zoning district. The ±0.19 acre site (APN 009-072-01) site is located north of Randell Drive and east of S. Roop Street. The NV Builders Alliance has operated the house as an office for the past 16 years. The ±1,712 square foot building and ±560 square foot attached garage is designed to look like a house from the outside, but has been reconfigured on the inside to operate as an office use,



including a large conference room, reception area, offices, kitchen and restroom facilities. Changes to the exterior will be minimal and the building will continue to look and feel like a house. The inside will be remodeled to fit the needs of the child care operation.

The property is bound by MH6 zoning to the north and east and NB zoning to the south and west. Single family development abuts the property to the north and east. The post office is located west of the property and a multi-family development is located to the south.

The project is in unique location, with a post office building on one side, apartments on another side, and single family residential development to the east and north sides, making it an ideal location for a child care facility. Additional on-street parking is provided adjacent to the back of the post office building on the north side of Randell Drive. This portion of the on-street parking is rarely otherwise used, and has already been improved with a sidewalk for safe pedestrian access for parents and children accessing the day care facility. Parking for employees and the loading zone will be on the west side of the property, which has little to no impact on the residents to the east. Outdoor activity will be restricted to 8 a.m. to 6 p.m. hours, to reduce noise impacts on the adjacent neighbors.

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. Have other properties in your area obtained approval of a 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.

The NV Builders Alliance has operated the house as an office for the past 16 years. The ±1,712 square foot building and ±560 square foot attached garage is designed to look like a house from the outside, but has been reconfigured on the inside to operate as an office use, including a large conference room, reception area, offices, kitchen and restroom facilities. Changes to the exterior will be minimal and the building will continue to look and feel like a house. The inside will be remodeled to fit the needs of the child care operation.

The project is in unique location, with a post office building on one side, apartments on another side, and single family residential development to the east and north sides, making it an ideal location for a child care facility. Additional on-street parking is provided adjacent to the back of the post office building on the north side of Randell Drive. This portion of the on-street parking is rarely otherwise used, and has already been improved with a sidewalk for safe pedestrian access for parents and children accessing the day care facility. Parking for employees and the loading zone will be on the west side of the property, which has little to no impact on the residents to the east. Outdoor activity will be restricted to 8 a.m. to 6 p.m. hours, to reduce noise impacts on the adjacent neighbors.



The building will continue to look and feel like a residential property. The on-street parking to the west will be used for the employee parking and for the parent drop off and pick up area, so that neighbors to the east will not be negatively impacted.

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 building has operated as a business for the past 16 years. During that time, employees and clients have used the on-street parking without problems. The proposed use as a child care facility will be similar in character to the surrounding neighborhood, which includes a mix of uses and intensities including single family residential, multi-family residential and a post office. The proposed use is not anticipated to negatively impact the neighborhood.

D. 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.

No outdoor lighting is proposed with the project.

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

The property is already landscaped with mature trees, shrubs and turf. No new landscaping is proposed for the child care facility.

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

The location of a child care facility at this location will provide a benefit to the citizens of Carson City and will allow child care opportunities for a much needed service. The proximity to residential development, including both single-family and multi-family make it a prime location for families that plan to drop off or pick up their children on their way between home and work. In addition, Roop Street is designated as a Minor Collector roadway and has the capacity to handle traffic.

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

Trip generation rates for the child care facility were obtained from the Trip Generation Manual, 9th Edition, published by the Institute of Transportation Engineers (ITE). The project is anticipated to generate up to 107 daily trips, 19 AM peak hour trips, and 19 PM peak hour trips.

The existing driveway will be used for handicap accessible parking. Employee parking will be provided west of the property within the on-street parking on Randell Drive, located in front of the post office parcel. This area is rarely used for parking, as the post office building has ample parking within the developed site. There is approximately 150' of on-street parking along this portion of Randell Drive and will accommodate the 4 employees, plus overflow for parent parking during pick up and drop off periods. A designated



loading zone is proposed to be located in front of the child care facility, to the west of the ADA parking area. There are no residents to the west of the building and this location will have the least impact on surrounding neighbors.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

The child care facility will operate out of an existing business where impacts to public services and facilities will be minimal. The property is already tied into existing utilities and services and the proposed change in use from an office to a child care facility is not anticipated to have any impact on utilities or calls for service for police and fire.

B. How will your project affect police and fire protection?

The change in use from an office to a child care facility will have minimal impacts on police and fire services.

C. Is the water supply 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?

The property is already connected with City water and the change in use from an office to a child care facility will have minimal impacts on water services or supply.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

No changes to the landscaping or paved area are proposed. The outside of the building will continue to look and feel like a residential house. Drainage will remain the same as it is today.

E. 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?

The change in use from office to child care facility will have minimal impact on sewer capacity. The property is connected to City sewer services currently.

F. What kind of road improvements are proposed or needed to accommodate your project?

No roadway improvements are proposed or needed. Randell Drive is fully constructed and improved with sidewalks.

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

The property is located in an existing developed area. The proposed change of use from an office use to a child care facility has minimal impacts on utility capacity.



5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

The maximum number of children permitted is limited to 36 and a minimum of four staff or employees.

The existing driveway will be used for handicap accessible parking. Employee parking will be provided west of the property within the on-street parking on Randell Drive, located in front of the post office parcel. This area is rarely used for parking, as the post office building has ample parking within the developed site. There is approximately 150' of on-street parking along this portion of Randell Drive and will accommodate the 4 employees, plus overflow for parent parking during pick up and drop off periods. A designated loading zone is proposed to be located in front of the child care facility, to the west of the ADA parking area. There are no residents to the west of the building and this location will have the least impact on surrounding neighbors.

The hours of operation will be limited from 6:00 a.m. to 8:00 p.m. These extended hours would allow daycare alternatives for parents working shift work, such as nurses, or hours outside the typical 8 a.m. – 5:00 p.m. work day. The proposed hours do not create any negative impacts to the adjacent neighborhood as all the employee and loading zone parking will be to the west of the property, away from the single family residential development.

The facility will have an outdoor play area for the children to play. The building is designed with an outdoor turf area and a covered awning providing shade and protection from the elements during winter months. The outdoor activity will be limited to 8:00 a.m. to 6:00 p.m.

6. Will not be detrimental to the public health, safety, convenience and welfare.

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

The public will not be negatively impacted by the proposed child care facility. Potential negative impacts have been mitigated through changes to the operation of the facility. The hours of outdoor activity have been limited to 8:00 a.m. to 6:00 p.m. Parking will be located on the west side of the project, away from the adjacent single family development to the east. There will be no additional changes to outdoor lighting, landscaping or outdoor construction activities that would negatively impact the public. Approval of the child care facility at this location will allow for an alternative location for families living and working in the nearby vicinity and needing daycare options.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

A child care facility is permitted in the NB zoning district, with the approval of a special use permit. The special use permit helps to address conditions that are unique to the site or neighborhood. The applicant has addressed any negative impacts associated with lighting, noise and parking. Approval of the proposed project will not result in material damage or prejudice to other properties in the vicinity.



RECEIVED

APR 20 2017

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 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)
+ noticing fee
*Due after application is deemed complete by staff

FILE # SUP - 17 - 050

APPLICANT PHONE #
NBA c/o Aaron West 775-882-4353 x 100

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 1947 Carson City, NV 89702

EMAIL ADDRESS
aaron@nevadabuilders.org

PROPERTY OWNER PHONE #
Builders Assoc. of Western NV 775-882-4353 x 100

MAILING ADDRESS, CITY, STATE, ZIP
P.O. Box 1947 Carson City, NV 89702

EMAIL ADDRESS
aaron@nevadabuilders.org

APPLICANT AGENT/REPRESENTATIVE PHONE #
Angela Fuss, CFA 775-856-7073

MAILING ADDRESS, CITY STATE, ZIP
1150 Corporate Blvd. Reno, NV 89502

EMAIL ADDRESS
afuss@cfareno.com

- ✓ SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - Application Form
 - Detailed Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Special Use Permit Findings
 - Master Plan Policy Checklist
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: *[Signature]*

Submittal Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 009-072-01	Street Address 806 Randell Drive Carson City, NV 89701
--	---

Project's Master Plan Designation Medium Density Residential	Project's Current Zoning NB	Nearest Major Cross Street(s) S. Roop Street
---	--------------------------------	---

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Request for a special use permit to allow a child care facility within the NB zoning district per CCMC Section 18.04.120 (3).

PROPERTY OWNER'S AFFIDAVIT

I, Aaron West, CEO, 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.

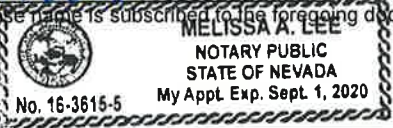
Signature: *[Signature]* Address: 806 Randell Dr Date: 4/17/17

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
COUNTY)

On 17 April, 2017, Aaron West 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.

[Signature]
Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional 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 it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing 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.



Applicant's Signature

AARON WEST

Print Name

4/17/17

Date

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: 806 Randell Drive Special Use Permit

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



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.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- 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, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- 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)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City’s adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



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.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1i)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?

- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- 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)?
- 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)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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.

Is or 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)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

RECEIVED
 APR 28 2017
 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 18.02.085
VARIANCE

FILE # VAR - 17 - *VAR - 17 - 054*

APPLICANT **PHONE #**
 NBA c/o Aaron West 775-882-4353 x 100

MAILING ADDRESS, CITY, STATE, ZIP
 P.O. Box 1947 Carson City, NV 89702

EMAIL ADDRESS
 aaron@nevadabuilders.org

PROPERTY OWNER **PHONE #**
 Builders Assoc. of Western NV 775-882-4353 x 100

MAILING ADDRESS, CITY, STATE, ZIP
 P.O. Box 1947 Carson City, NV 89702

EMAIL ADDRESS
 aaron@nevadabuilders.org

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Angela Fuss, CFA 775-856-7073

MAILING ADDRESS, CITY, STATE, ZIP
 1150 Corporate Blvd. Reno, NV 89502

EMAIL ADDRESS
 afuss@cfareno.com

- FEE*:** \$2,150.00 + noticing fee
 *Due after application is deemed complete by staff
- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies)**
 - Application Form
 - Detailed Written Project Description
 - Site Plan
 - Building Elevation Drawings and Floor Plans
 - Variance Findings
 - Applicant's Acknowledgment Statement
 - Documentation of Taxes Paid-to-Date
 - CD or USB DRIVE with complete application in PDF**

Application Reviewed and Received By:

Submittal Deadline: See attached Planning Commission 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.

<u>Project's Assessor Parcel Number(s):</u> 009-072-01	<u>Street Address</u> 806 Randell Drive Carson City, NV 89701
<u>Project's Master Plan Designation</u> Medium Density Residential	<u>Project's Current Zoning</u> NB
<u>Nearest Major Cross Street(s)</u> S. Roop Street	

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.
 Request for a variance to reduce the minimum parking requirements for a child care facility located at 806 Randell Drive.

PROPERTY OWNER'S AFFIDAVIT

I, Aaron West, 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: *Aaron West* Address: 1000 N. Division St. Date: 4/27/17

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

STATE OF NEVADA)
 COUNTY Washoe)

On April 27, 2017, Aaron West, 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.

Deane Scheiber
 Notary Public



NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

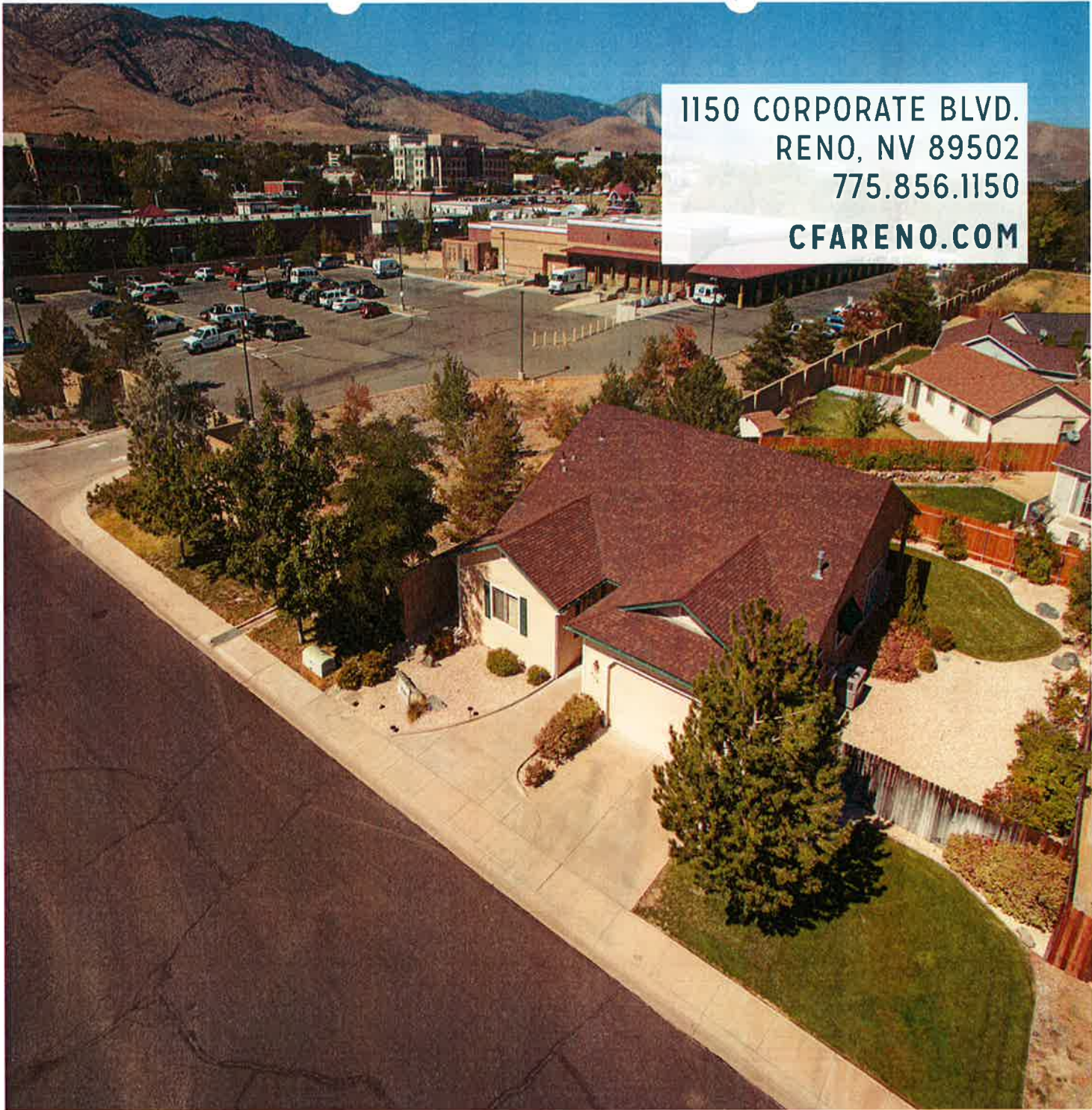
ACKNOWLEDGMENT OF APPLICANT

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 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.


Applicant's Signature

AARON WEST
Print Name

4/27/17
Date



1150 CORPORATE BLVD.
RENO, NV 89502
775.856.1150
CFARENO.COM

cfa

806 RANDELL DRIVE
VARIANCE SUBMITTAL

APRIL 28, 2017

VAR - 17 - 054

RECEIVED

APR 28 2017

CARSON CITY
PLANNING DIVISION

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Project Request

This application package includes the following requests:

- A **Variance** application to reduce the minimum number of on-site parking stalls required for a child care facility.

The proposed application is a request for a variance to reduce the minimum number of on-site parking stalls required for a child care facility. The ±0.19 acre site (APN 009-072-01) site is located north of Randell Drive and east of S. Roop Street. The subject site has a master plan designation of Medium Density Residential (3-8 du/acre) and a zoning designation of Neighborhood Business. The property is bound by MH6 zoning to the north and east and NB zoning to the south and west. Single-residential development abuts the property to the north and east. The post office is located west of the property and a multi-family development is located to the south.

The project is in a unique location, with a post office building on one side, apartments on another side, and single-family residential development to the east and north sides, making it an ideal location for a child care facility because it is close to residential uses, and also within close proximity to business with employees that would need child care. Underutilized on-street parking is provided adjacent to the back of the post office building on the north side of Randell Drive. This portion of the on-street parking is rarely used, and has already been improved with a sidewalk for safe pedestrian access for parents and children accessing the day care facility.





Figure 1 – Vicinity Map

Parking

The maximum number of children permitted is limited to 36 and a minimum of four staff or employees. The Code requires one parking space for each employee, plus a permanently maintained loading/unloading area installed in accordance with engineering standards. The existing driveway will be used for handicap accessible parking. Employee parking will be provided west of the property within the on-street parking on Randell Drive, located adjacent to the post office parcel. This area is rarely used for parking, as the post office building has ample parking within the developed site area. There is approximately 150' of on-street parking along this portion of Randell Drive and will accommodate the 4 child care facility employees, and will allow for overflow parking during peak pick up and drop off periods. A designated loading zone is proposed in front of the child care facility, to the west of the ADA parking area. There are no residents to the west of the building and this location will have the least impact on surrounding neighbors.



Title 18 - Division 2.2 of the Carson City Development Standards allows for alternative parking standards if provided by an accredited source. The American Planning Association (APA) Parking Standards Manual provides for the following parking standards for day care centers:

- 1 space for each 1.5 employees (Palo Alto, Calif., population 58,598)
- 1 space for every 500 square feet of building (Lexington, Mass., population 30,355)

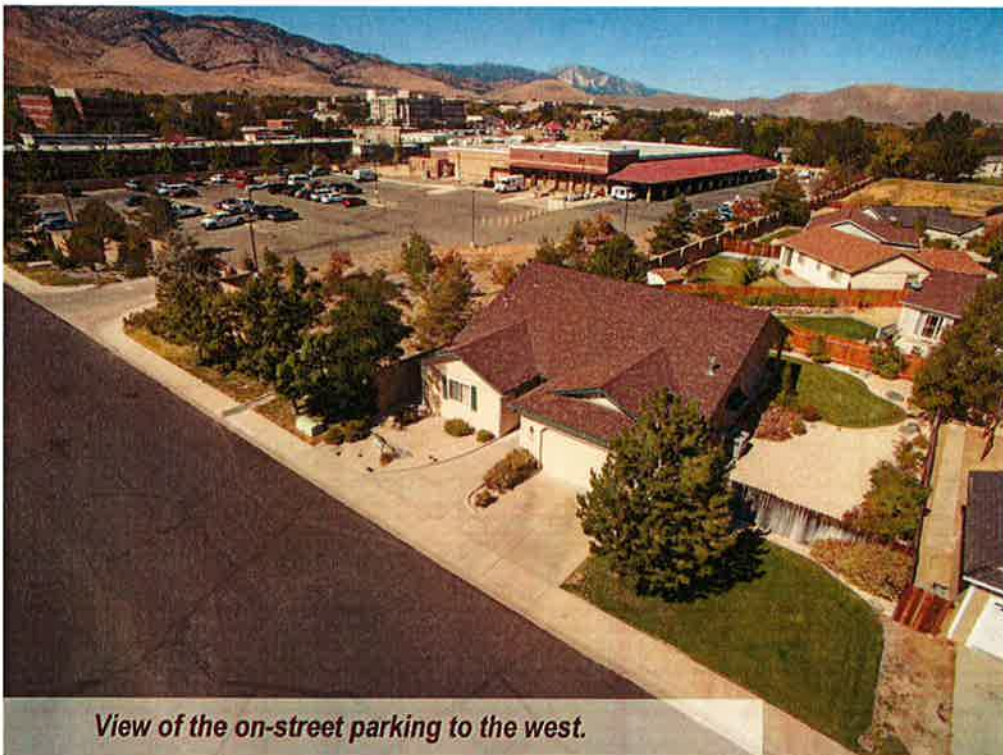
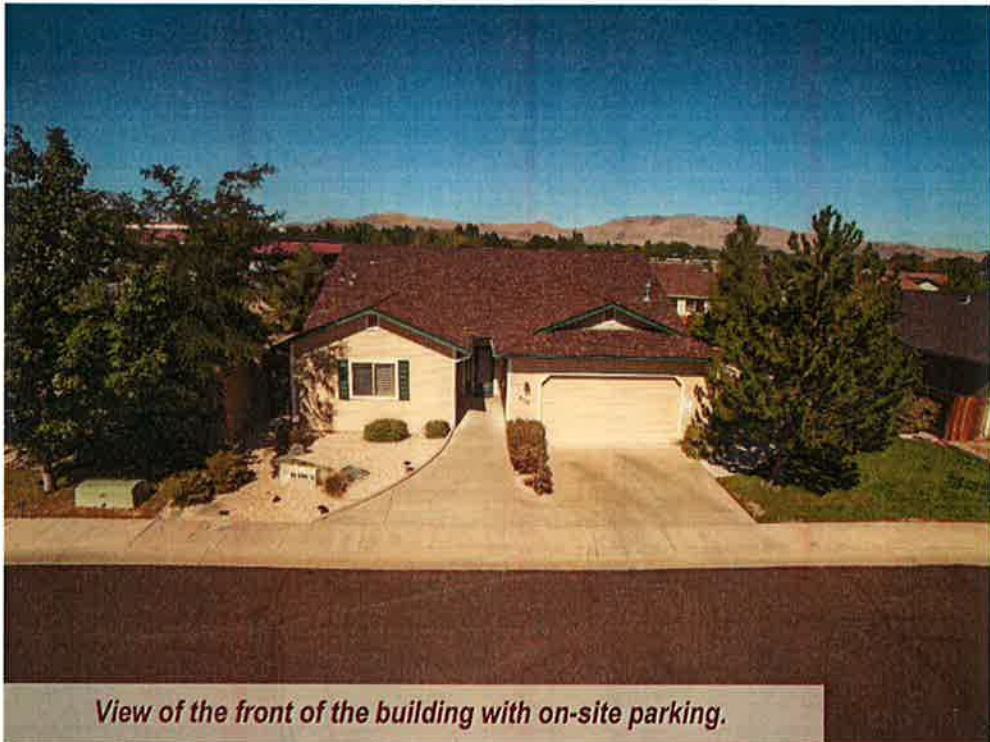


Figure 2 – Site Photos

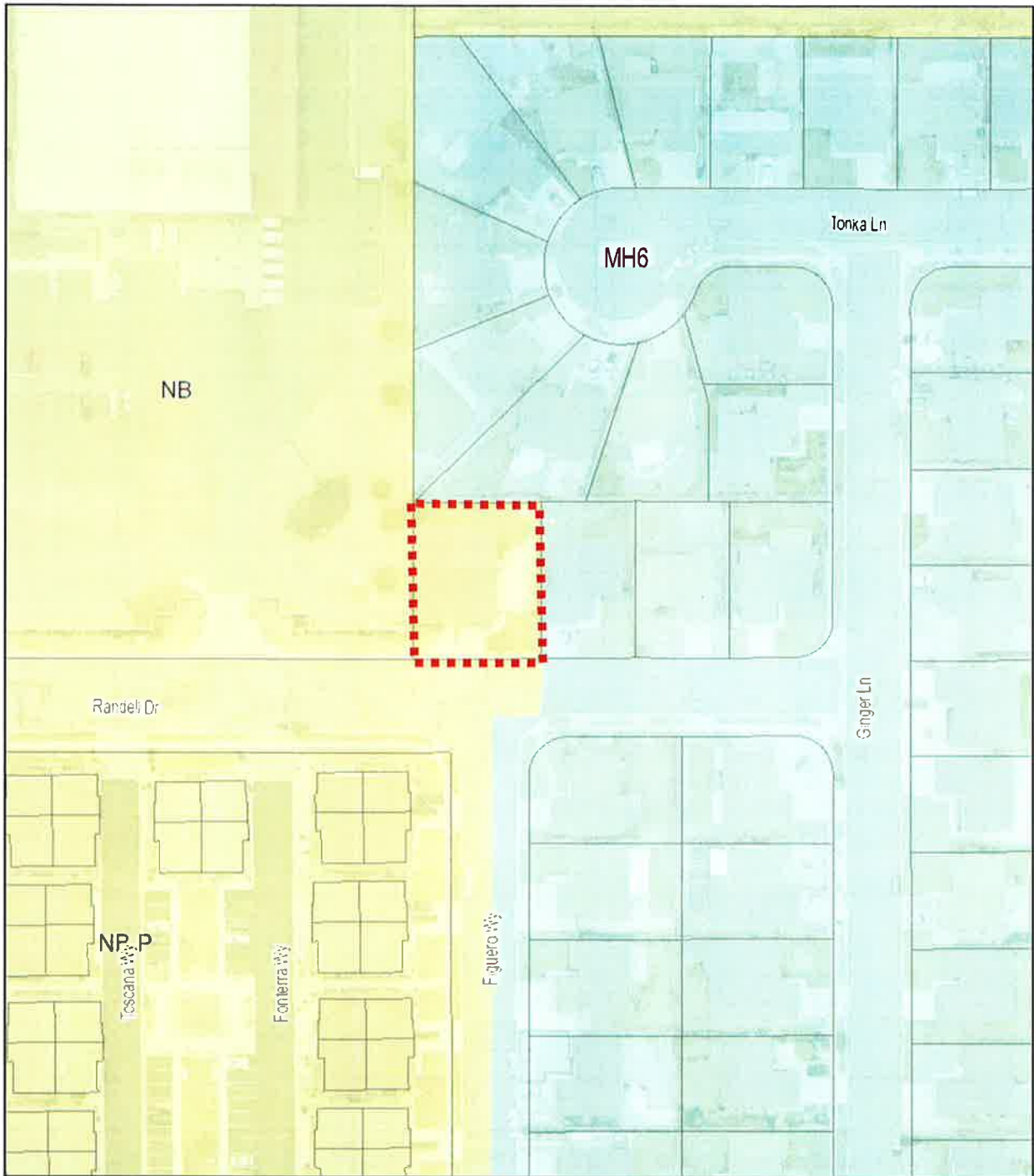
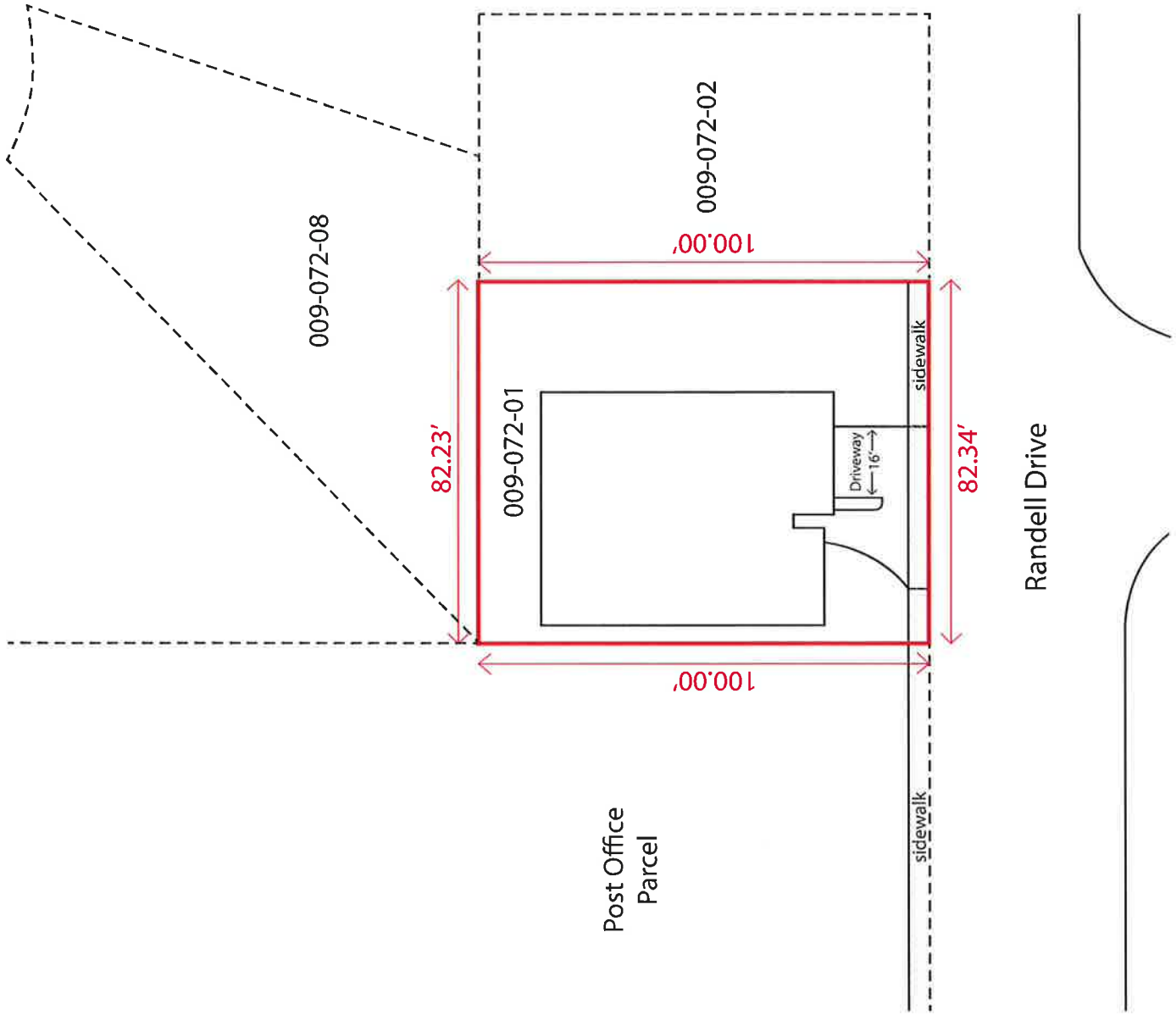


Figure 3 – Zoning Map



806 Randell Drive Site Plan

Variance Findings.

1. That because of special circumstances to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classifications.

The Code requires child care facilities to provide one parking space for each employee. The proposed facility is anticipated to need approximately four staff members. The intent is to keep the property looking like a single-family home, in terms of having a front yard and drive-way. While the front yard landscaping can be removed and additional parking spaces added to the parcel, it would be more detrimental to the aesthetics of the property and negatively impact the residential neighbors to the east.

The parcel is in an area with more than adequate on-street parking located within close proximity. The existing on-street parking is currently underutilized by the adjacent apartment project and post office property, and provides enough room for a designated loading and unloading zone, employee parking and excess drop off and pick up parking during peak times.

The site has historically been used as an office by BAWN/NBA. During Board meetings, or other similar events that required more parking than was provided on-site, the existing on-street parking was used and no conflicts with neighboring properties occurred.

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

Granting of the request will allow for the continued use of the property without negatively impacting the residential neighborhood to the east. The alternative is to remove the front yard landscaping and add on-site parking within the parcel boundaries. The downside is that the mature landscaping would be eliminated and the property would look like a house with one giant driveway. The intent is to keep the building and parcel looking like a house that is maintained and complements the neighborhood. There is more than enough on-street parking provide on Randell Drive, located west of the property, that will have no negative impact on the adjacent properties or the surrounding residential uses.

3. That granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

Approval of the variance request will have no negative impact on the health or safety of persons residing or working in the neighborhood, nor will it be materially detrimental to the public welfare or materially injurious to the neighborhood. Granting the variance will allow the building to continue looking like a single-family home and will allow the mature landscaping to remain in place, which is an asset to the neighborhood. All



proposed on-street parking is located on the west side of the parcel, which is furthest away and less impactful to the adjacent single family residential neighborhood to the west.