



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: August 17, 2017

Staff Contact: Hope Sullivan (hsullivan@carson.org)

Agenda Title: For Possible Action: Approval of a Planned Unit Development that would limit the allowed uses and conditional uses, limit the building height, and limit the signage on property zoned Neighborhood Business, located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property is zoned Neighborhood Business with a Resolution of Intent that limits the land use, the building height, and signage. The applicant is seeking to have the Resolution of Intent rescinded, and a Planned Unit Development applied to the property so as to limit land use, the building height, and signage.

Agenda Action: Formal Action/Motion

Time Requested: 30 Minutes

Proposed Motion

I move to approve a request from the Nevada Builders Alliance for a Planned Unit Development so as to limit land uses to the uses listed in the staff report with the exception of a Child Care Facility which would not be allowed, to limit the building to a single story, and to limit the signage to not exceed two feet by three feet on property located at 806 Randell Drive, APN 009-072-01, based on the findings contained in the staff report.

Board's Strategic Goal

Economic Development

Previous Action

At its meeting of July 26, 2017, the Planning Commission voted 5 to 1 to recommend approval of the planned unit development with the removal of a Child Care Facility from the list of conditional uses, and with a single family dwelling being an allowed use as opposed to a conditional use.

Background/Issues & Analysis

At its meeting of June 15, 2017, the Board of Supervisors considered a request for a zoning map amendment to rescind a Resolution of Intent on the subject property. The Resolution of Intent limits the allowed land use on the subject property to an office for the Builders Association of Western Nevada, limits the building on the site to a single story, and limits the signage on the site to a single two foot by three foot sign. If the Resolution of Intent is rescinded, the property would be zoned Neighborhood Business with no restrictions.

In considering the zoning map amendment, the Board did not find the Resolution of Intent to be a good tool to supplement zoning, but also was not prepared to rezone the property to Neighborhood Business without any limitations. As the Board discussed the matter, the applicant offered to pursue a Planned Unit Development so as to limit the potential uses on the site in an effort to promote neighborhood compatibility. In response to this offer, the Mayor directed staff to work with the applicant, and bring an application for a Planned Unit Development to the Planning Commission for its consideration.

In preparing the application, the applicant identified allowed uses and conditional uses in the Neighborhood Business zoning district he wanted to be allowed on the subject property, offered to limit the building to a single story, and offered to limit the signage to two feet by three feet.

During the Planning Commission's public hearing, the applicant requested that a Single Family Dwelling be an allowed use as opposed to a conditional use. The Planning Commission included this request in its recommendation. However, just as a Planned Unit Development can include fewer land uses than the base zoning, but can not add uses that are not allowed in the base zoning; the Planned Unit Development can not make a conditional use an allowed use. Therefore, staff is recommending that the Board not include this portion of the Planning Commission's recommendation into its motion.

The applicant, in preparing the list of allowed uses and conditional uses, included on the list a Child Care Facility as a conditional use. The Planning Commission recommended that the use of a Child Care Facility be removed from the list. Removal from the list means the use is not allowed.

Pursuant to CCMC 17.09, the Board of Supervisors is authorized to approve a Planned Unit Development. The Planning Commission makes a recommendation to the Board. Please see the complete staff report to the Planning Commission for more information.

Attachments:

- 1. Planning Commission Staff Report with attachments including late material

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 17.09 (Planned Unit Development)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

- 1. Approve the Planned Unit Development applying a modified list of land uses.
- 2. Deny the request for a Planned Unit Development noting which findings can not be met.
- 3. Refer the matter back to the Planning Commission for further review.

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 26, 2017

FILE: PUD-17-099

AGENDA ITEM: F-4

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: A request for a Planned Unit Development that limits the allowed and conditional uses, and limits the building height and signage.

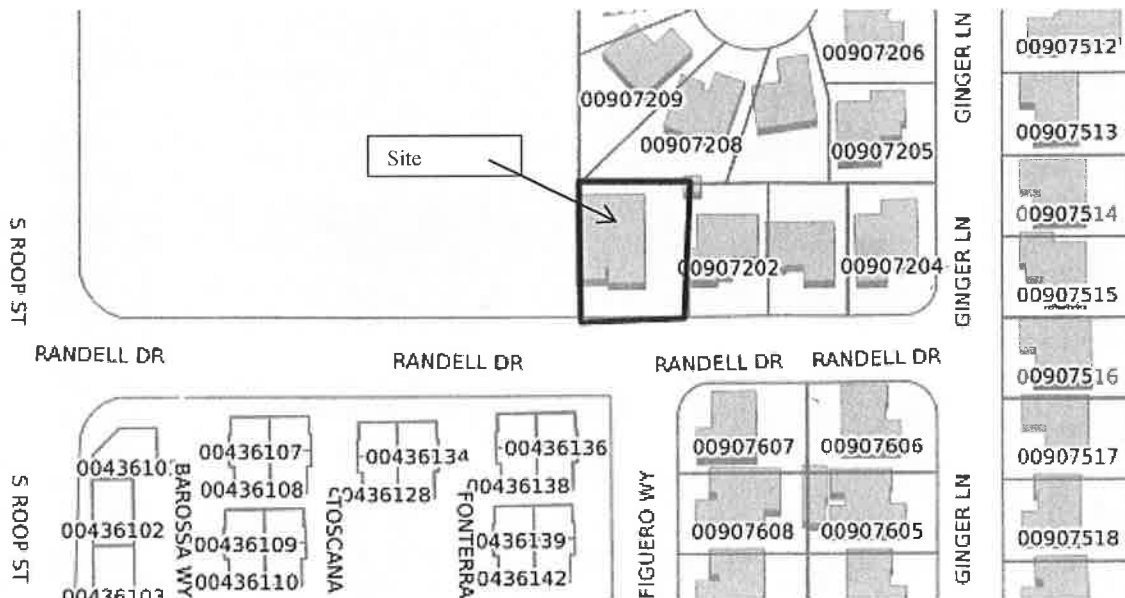
APPLICANT: Nevada Builders Alliance

OWNER: Builders Association of Western Nevada

LOCATION: 806 Randell Drive

APN: 009-072-01

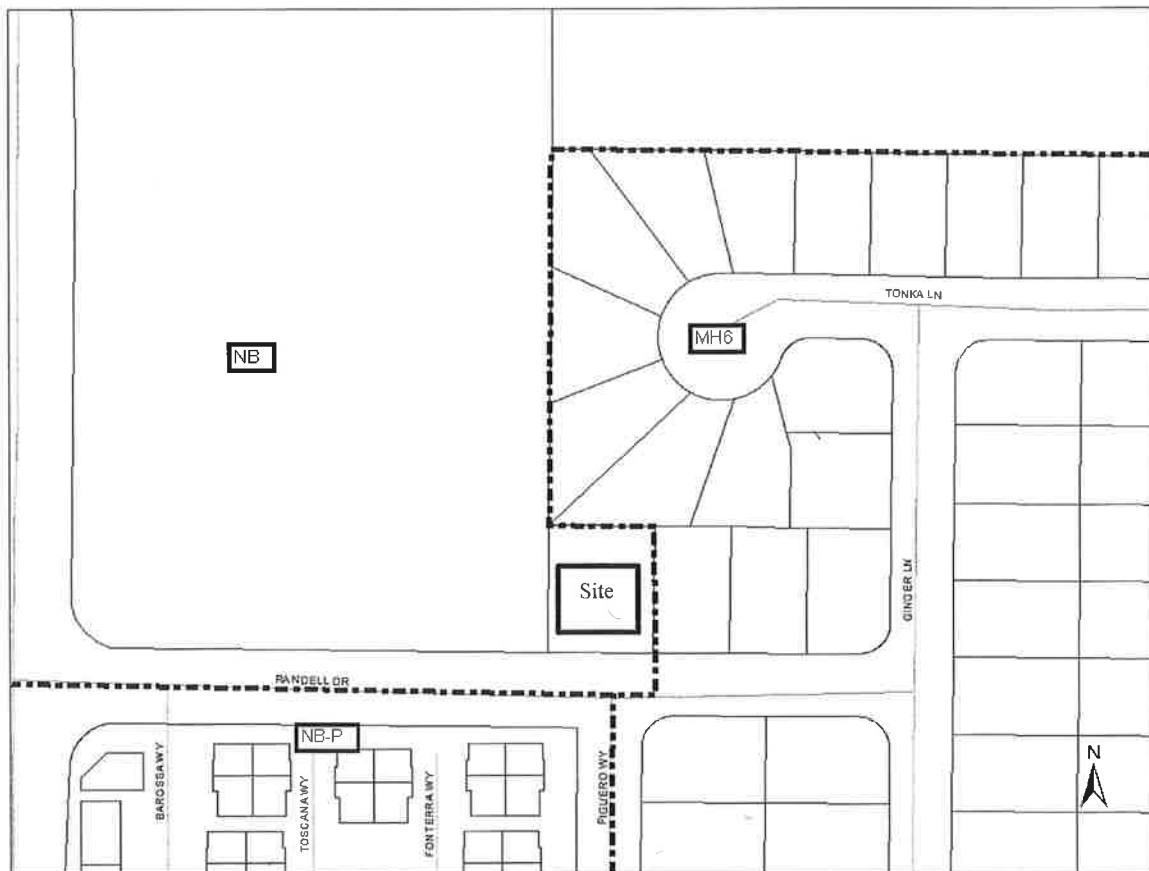
RECOMMENDED MOTIONS: "I move to recommend to the Board of Supervisors approval of PUD-17-099, a request for a Planned Unit Development that would limit the allowed uses and conditional uses of the subject property as stated in the staff report, as well as limit the building height to one single story, and limit any signage to dimensions not to exceed two feet by three feet, on property zoned Neighborhood Business, located at 806 Randell Drive, APN 009-072-01, based on the findings contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All on and off-site improvements shall conform to City standards and requirements.
2. 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.
3. Any construction and improvements must meet the requirements of Carson City Standard Details.

EXISTING ZONING



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 17.09 (Planned Unit Developments); 17.07 (Findings).

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING DESIGNATION: Neighborhood Business (NB) with a Resolution of Intent

PROPOSED ZONING DESIGNATION: Neighborhood Business (NB) / Planned Unit Development (PUD)

KEY ISSUES: Will the proposed Planned Unit Development 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 and Neighborhood Business - P / 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:

ZMA-17-049: Zoning Map Amendment to Rescind a Resolution of Intent

SUP-17-050: Special Use Permit for a Child Care Facility

VAR-17-054: Variance from the Parking Standards

Z-97/98-9: Zoning Map Amendment to Neighborhood Business and Resolution of Intent

U-98/99-38: Temporary Sales Office

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 July 10, 2017. As of July 17, 2017, three letters in opposition have 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.

BACKGROUND:

At its meeting of May 24, 2017, the Planning Commission considered a request to amend the zoning map to rescind a Resolution of Intent that impacts the subject property.

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 Planning Commission voted 3 – 1 (2 absent) to recommend approval of the requested map amendment to the Board of Supervisors.

At its meeting of June 15, 2017, the Board of Supervisors considered the request for a zoning map amendment. During deliberations, the Board expressed concerns with transitioning the zoning from Neighborhood Business with restrictions due to a Resolution of Intent, to Neighborhood Business zoning with no restrictions. The consensus of the Board was that the Resolution of Intent was not the correct instrument to utilize in limiting land use. In order to allow for a limitation on uses utilizing an instrument that is addressed in the Municipal Code, with concurrence by the applicant, the Mayor directed staff to work with the applicant to prepare a Planned Unit Development that would restrict the scope of uses allowed and conditional uses on this site.

Consistent with the provisions of CCMC 17.09.040, the Planning Commission conducts a public hearing on an application for a Planned Unit Development, and makes a recommendation to the Board of Supervisors. The Board of Supervisors has the authority to approve a Planned Unit Development.

Of note, the Planned Unit Development provisions are found in CCMC Title 17, which are the City's regulations regarding the division of land and subdivision of land. A planned unit development allows for flexibility in design standards to, in part, preserve or provide open space, protect natural, cultural and scenic resources, and minimize road building. A Planned Unit Development functions as an overlay zone, and supplements the base zoning by providing for supplemental dimensional standards, and by limiting the allowed uses and conditional uses that are permitted in the base zoning. In Carson City, the Planned Unit Development is typically associated with a Tentative Subdivision Map. In fact, the findings for a Planned Unit Development are the same findings as for a Tentative Subdivision map. The subject request is unusual in that no subdivision of land is being contemplated. Rather, the Planned Unit Development is being used as a type of substitute for the Resolution of Intent so as to create a vehicle to limit the allowable land uses, the building height, and the sign area.

In terms of land use, the following are the uses permitted in the Neighborhood Business zoning district. With a Planned Unit Development, you may further restrict the uses, but you may not add to them. The applicant is volunteering to limit land uses by forgoing the right to those uses that appear with a strike-through.

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 an office use. 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
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
Yarn Shop~~

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~~

Design Standards of a Planned Unit Development (PUD)

CCMC 17.09.095 identifies design standards associated with a Planned Unit Development. The Board of Supervisors may grant modifications after considering the statement of objectives regarding Planned Unit Developments. Given that Planned Unit Developments are generally associated with Tentative Subdivision Map, and that the subject request is focused on limiting land use for an already developed site, to a large extent, the design standards will not be applicable and modifications are appropriate.

Per CCMC 17.09.095.1, the minimum site area for a PUD may not be less than five acre, although the Board may waive this requirement when proper planning justification is presented. The subject property is 8,276 square feet. As the intent of the PUD is to apply a vehicle, other than a Resolution of Intent, to limit land use, staff finds that a waiver to this standard is appropriate.

Per CCMC 17.09.095.2, the minimum number of units in the PUD shall not be less than five dwelling units. The applicant is not proposing to develop the land for residential

purposes. Therefore, this standard is not applicable.

Per CCMC 17.09.095.3, the minimum lot size, width, and setback requirements applicable to the base zoning may be reduced, however a 20 foot setback is required at the perimeter boundary. The lot that is the subject of the request is a nonconforming lot in that it is 8,276 square feet where the minimum lot size required in the Neighborhood Business zoning district is 9000 square feet. No further subdivision is being contemplated. The site was improved with a 30 foot setback to the east side property line where the neighboring use is residential, a 30 foot setback to the rear, a 20 foot setback in the front, and a five foot setback on the west side next to the post office. Therefore, the existing building does not currently comply with the 20 foot perimeter setback. Given the purpose of the Planned Unit Development, and that the property adjacent to the five foot setback is a post office, staff finds the modification to be appropriate.

The height of buildings in a PUD is as allowed in the underlying zoning district. The Neighborhood Business zoning district allows for a building height of 26 feet. The existing building is 21 feet, seven inches. The applicant has volunteered to limit any building on the site to a single story so as to avoid an occupied second story that might compromise the privacy of neighboring properties.

Per CCMC 17.09.095.4, parking standards are required as articulated in Division 2 of the Development Standards, and will be determined at the time the use is proposed.

Per CCMC 17.09.095.5, storage areas may be provided in the plan. No storage areas are proposed as part of this request.

Per CCMC 17.09.095.6, sidewalks are required on all public and private streets. No street construction is proposed as part of this request.

CCMC 17.09.095.7 and 8, requires separate utility services to each unit, and requires underground utilities (water, sewer, gas, electricity, telephone, cable television) shall be required in all PUDs, prior to any street paving. The site only has one unit, and no street construction is proposed as part of this request.

Per CCMC 17.09.095.9, landscaping is required to meet the City's standards. The site is currently landscaped. If redevelopment of the site is contemplated, modified landscaping might be required at that time.

Per CCMC 17.09.095.10, bike paths consistent with the Unified Pathways Plan are required. The Unified Pathways Plan does not show a pathway on Randell Drive.

Per CCMC 17.09.095.11, planned unit developments must comply with wellhead protection and watershed protection requirements. The subject property is developed, and redevelopment is not proposed. Wellhead protection and watershed protection would be considered upon redevelopment of the site.

Per CCMC 17.09.095.12, drainage on the internal private and public streets shall be as required by the Development Engineering Department. No street construction is proposed as part of this request, and the site is already developed.

Per CCMC 17.09.095.13, fire hydrants shall be provided and installed as required by the Fire Department. The site and the street it fronts on are developed, and redevelopment is not being considered as part of this application. Fire infrastructure was installed at the time of original construction.

Open Space (CCMC 17.09.100)

All PUDs shall set aside a minimum of 30 percent of the gross area of the site for open space. For non-residential PUDs, open space areas may include parking areas and utility facilities, however no more than 25 percent of the open space can be comprised of these facilities. Therefore, 2,483 square feet of the site must be allocated as open space. Over 6,000 square feet of the site is not improved with buildings, thus this requirement is met.

FINDINGS: TPUD

Per CCMC Section 17.07.005 (Findings) and Section 17.09.050 (Approval or Denial of Application), the approval or denial of a PUD shall be based on the specific findings outlined below. Staff will first address the findings outlined in Section 17.07.005, followed by the findings outlined in Section 17.09.050.

Section 17.07.005 (Findings):

1. *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.*

This finding is met. The subject property is connected to public water and sewer.

2. *The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision.*

No subdivision of property is proposed. The site is served by public water. If a change of use requires greater water demand necessitating review by the Growth Management Committee, that review would be scheduled.

3. *The availability and accessibility of utilities.*

The site is currently served by utilities.

4. *The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks.*

The site is in the core of the City, and is currently served by schools, police, transportation, and recreation and parks.

5. *Access to public lands. Any proposed subdivision that is adjacent to public lands shall incorporate public access to those lands or provide an acceptable alternative.*

The proposed PUD is not a subdivision, and is not adjacent to public lands.

6. *Conformity with the zoning ordinance and land use element of the City's Master Plan.*

The subject property demonstrated conformance to the zoning ordinance and Master Plan at the time it was developed.

7. *General conformity with the City's Master Plan for streets and highways.*

The subject property is located on a local road, constructed consistent with the City's Master Plan for streets and highways.

8. *The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.*

No subdivision of land is proposed.

9. *The physical characteristics of the land such as flood plains, earthquake faults, slope and soil.*

The subject property is not in a flood plain, and is on flat land.

10. *The recommendations and comments of those entities reviewing the subdivision request pursuant to NRS 278.330 thru 278.348, inclusive.*

As subdivision of land is not proposed, the request has not been submitted to State agencies for review.

11. *The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.*

The project is in an infill area, currently served by public water and sewer. As the site is currently improved, there will be no new impacts on fire services.

12. *Recreation and trail easements.*

The Unified Pathways Master Plan does not show any pathways along Randell Drive.

Section 17.09.050 (Approval or Denial of PUD Application) identifies the findings that must be made with regard to approval of a PUD application, including in what respects the plan would or would not be in the public interest with consideration of the following:

1. *In what respects the plan is or is not consistent with the statement of objectives of the Planned Unit Development ordinance.*

The proposed plan is consistent with the statement of objectives of the Planned Unit Development ordinance. The intention of Chapter 17.09 is to create developments that produce a variety of land uses which complement each other and harmonize with the existing and proposed land uses in the vicinity. The objective of the subject application is to ensure compatibility of future land uses.

2. *The extent to which the plan departs from zoning and Planned Unit Development regulations otherwise applicable to the property, including but not limited to density, size and use, and the reasons such departures are or are not deemed to be in the public interest.*

Areas of departure from the Planned Unit Development Standards are:

- Site is less than five acres; and
- A twenty foot setback will not be met on the west side adjacent to the Post Office;

Staff finds that these departures are in the public interest as the Planned Unit Development is the only tool available to limit land use. The site was developed with the existing setbacks, and the five foot setback does not compromise anyone's enjoyment of their property.

3. *The purpose, location and amount of the open space in the Planned Unit Development, the reliability of the proposals for maintenance and conservation of the open space and the adequacy or inadequacy of the amount and purpose of the open space as related to the proposed density and type of residential development.*

The purpose, location and amount of open space in the PUD is appropriate for the property, and consistent with the requirements.

4. *A physical design of the plan and in the manner in which such design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, parking requirements, and further the amenities of light and air, recreation and visual enjoyment.*

The site is currently developed and served by public services.

5. *The relationship, beneficial or adverse, of the proposed Planned Unit Development to the neighborhood in which it is proposed to be established.*

The proposed PUD is structured to be beneficial to the neighborhood as it will limit the scope of land uses permitted.

6. *In the case of a plan which proposes a development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public and the residents of the Planned Unit Development in the integrity of the plan.*

Phasing is not proposed.

Based on the ability to make the required findings subject to the proposed conditions of approval, staff recommends that the Planning Commission approve application TPUD-17-099 based on the required findings as noted above.

Attachments:

Aerial Photograph of the Site

Correspondence from Sam Birchill
Correspondence from Ken and Liz Kantura
Correspondence from Frank and Karen Bondi



Rea Thompson

From: Sam Birchill <sb@macsp.com>
Sent: Tuesday, July 11, 2017 10:11 PM
To: Planning Department
Cc: Hope Sullivan
Subject: PUD-17-099

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

Dear Sir,

We responded to the notice concerning this property on May 6th, 2017 expressing our dissent with regard to this property and the stated use as a day care center. The notice we received today does not state what the intended use is for this property but we are to assume it is still for the use as a day care center. This is a residential area and with the exception of the Post Office this area's only business was the small office that is located at 806 Randall. If again, the request is to open this for a high traffic business such as the day care, we still object vehemently. We would like to restate our objections from the last notice:

- > 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 is 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
Figuro Way.

These meeting seem to be conveniently scheduled during most peoples work hours and do not allow the affected individuals the ability to attend. We would request that our letter of dissent be read to the attending citizens at the upcoming meeting since it is impossible for us to attend.

We also would like a confirmation that this e-mail has been received by the Planning Commission.

Sincerely,

Carol and Sam Birchill

Rea Thompson

From: Kjkantura <kjkantura@aol.com>
Sent: Tuesday, July 11, 2017 6:44 PM
To: Planning Department
Subject: PUD-17-099

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

Planning Commission,
11, 2017

July

I am writing in opposition to PUD-17-099.

This is currently a residential neighborhood that does not need a day care that requires parking. Since there is no parking lot currently on the property the cars and vehicles that would frequent the day care would be parking on the street. This would cause an additional hazard to the residents and cause more traffic issues.

The post office currently uses the street for trucks at all hours of the day/night. The additional vehicles would further overload the street.

Please keep this neighborhood residential,

Thank you for this consideration,

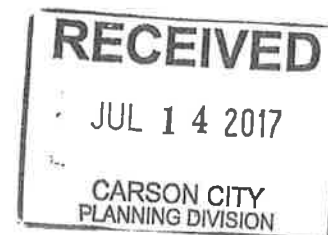
Ken & Liz Kantura
1201 Toscana Way
Carson City NV 89701

PUD-17-099

Frank and Karen Bondi

1254 Ginger Lane
 Carson City, NV 89701
 775-691-1021
 775-450-8918
fbondi12@gmail.com
klbondi13@gmail.com

July 14, 2017



Planning Commission
 108 E. Proctor Street
 Carson City, NV 89701

SENT VIA: Fax: 775-887-2278
 Email: planning@carson.org

RE: Planned Unit Development
File No. PUD-17-099

Dear Planning Commission:

I have copied below the list of permitted uses which I received from Hope Sullivan, Planning Manager, regarding the above referenced Planned Unit Development. Options which would not be allowed have been crossed out. Below are our concerns:

1) It is blatantly obvious that this hearing is yet another attempt for the passage of a Child Care Facility in the former BAWN building located at 806 Randell Drive, Carson City, Nevada, APN 009-072-01.

2) In reviewing this list, we find it extremely doubtful and highly unlikely that any of the businesses listed would even consider a venue located on a side street with absolutely no exposure with the expectation of a running successful business.

If, as mentioned in the list, an Antiques, Retail; Art Store; Barber Shop; Bookstore; Cameras and Film, Retail (photo finishing, accessory); Fabric Store; Florist; Health Food Products, Retail; Interior Decorator; Jewelry Store, Retail; Knit Shop; Locksmith; Sewing Machine, Retail and Repair; Shoe Repair; Stationary Store; Tailoring; Travel Agency; Watch Repair or Yarn Shop actually applied to do business in this building and submitted a request, we would like to see the evidence of such a request.

Therefore, according to the Primary Permitted Uses, the fact is that only two options remain:

- a) A Child Care Facility (SURPRISE!!!) or;
- b) A Single Family Dwelling.

Frank and Karen Bondi
 July 14, 2017
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3) Traffic is already congested in this area due to the Clusterbox Mailboxes which are located kitty-corner and across the street from the parcel in question. Current residents on Randell currently park on the street in front of their homes and/or across the street behind or in front of the Clusterboxes. It is an understatement to say the area is already challenging for 2-way traffic let alone to stop and get mail. Adding additional traffic flow to this area would be hazardous and irresponsible.

Requested Land Use which was received from Hope Sullivan:

1. ~~The Primary Permitted Uses in the NB District are this list plus an office use. 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~~

~~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~~

Frank and Karen Bondi
 July 14, 2017
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~~Jewelry Store, Retail~~
~~Knit Shop~~
~~Laundrette (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~~
~~Yarn Shop~~

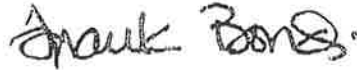
3. The Conditional Uses in the NB District which require approval of a Special Use Permit are:

~~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

Frank and Karen Bondi
July 14, 2017
Page 4

We strongly oppose the use of the former BAWN building, located at 806 Randell Drive, Carson City, Nevada for anything other than a Single Family Dwelling to ensure the continuity and stability of the current neighborhood.

Sincerely,



Frank Bondi



Karen Bondi

Late Material
F-4

July 25, 2017



Carson City Planning Commission:

My name is Lynda Bashor (formerly known as Lynda Martina) and my husband's name is Michael Bashor, we are the homeowners at 821 Tonka Lane, Carson City, Nevada (APN 009-072-08) directly behind 806 Randell Drive, APN 009-072-01. We are reaching out to you today about our concerns to the **July 26, 2017, Agenda Item# PUD-17-099 for Possible Action** – please **NOTE** that this was originally brought to the Planning Commission on May 24, 2017 as Action Item# ZMA-17-049 (see attachment #1a). This action item confused us to the point that upon our research we realized the potential impact that it would have on not only our property, property value and our neighborhood that we did extensive research to find the original document **Resolution No. 2001-R-43** (see attachment #1) so that we could understand the ramifications of what would happen if ZMA-17-049 were to be amended. We are thankful to the Board of Supervisors and Aaron West of BAWN for the opportunity to come to a conclusion to the desire of the best outcome for the zoning of our small residential neighborhood.

As noted in the agenda, the Board of Supervisors remanded this item to the Planning Commission to consider limiting the uses for the Neighborhood Business (NB) zoning district, plus Aaron West with BAWN has been working with us on a Resolution of Intent which limits the allowable uses on the site located at 806 Randell Drive, APN 009-072-001. Mr. West sent us a proposed NB allowable uses list via email on July 5, 2017 (see attachment #1b). We then had a face-to-face sit down on July 17, 2017 that he proposed the signage would remain the same as it is today, plus no structure changes with regards to building height changes (i.e. second story).

Although, Mr. West has been transparent with the desires of BAWN to not only the neighborhood but both the Planning Commission and Board of Supervisors with placing a childcare facility in the existing property at 806 Randell Drive, APN 009-072-01 we are at an impasse and feel this is not a viable use for Neighborhood Business (NB) zoning district for the reasons that are in line with our neighbors that have been heard in this and previous meetings. In addition, we feel that the decisions that BAWN is now faced with appealing to the Board of Supervisors set for August 17, 2017 from the initial Planning Commission public hearing on May 24, 2017 that were addressed and justified from hours of operation (6am to 8pm; Monday – Saturday), with up to 36 children and the parking issue that again deems this as not a viable use for NB zoning (see attachment #1a – SUP-17-050 and VAR-17-054).

Also, during the face-to-face with Mr. West we discussed restoring the subject property back to Mobile Home 6,000 (MH6000) as per the original document **Resolution No. 2001-R-43** that was recorded on August 16, 2001 by Carson City Board of Supervisors should BAWN wish to sell and Mr. West didn't seem to be in disagreement from this. We even discussed that we are not stating that the subject dwelling would need to be converted back to a home but for the actual subject property back to Mobile Home 6,000 (MH6000) as agreed upon by BAWN and the Board of Supervisor back in 2001. Please see our original letter sent to Board of Supervisors on June 13, 2017 (see attachment #1c).

As before, our hope is that once again this letter and documents will remind everyone of the reasons why the decisions were made on behalf of our neighborhood and agreed upon by BAWN on August 16, 2001 and that as you review everything to make your decision on **Agenda Item# PUD-17-099** the best interest of all parties concerned for the future is considered. Thank you for your time and consideration.

Respectfully,
Lynda and Michael Bashor

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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.

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
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 ATTEST: *Alan Glover*
 OFFICE
 Alan Glover, Clerk-Recorder

FILED FOR RECORD
 AT THE REQUEST OF
 CARSON CITY CLERK TO
 THE BOARD
 '01 AUG 17 AM 10:38
 FILE NO. **265649**
 ALAN GLOVER
 CARSON CITY RECORDER
 FEE \$10.00 DEP. *PA*

265649

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on WEDNESDAY, MAY 24, 2017, regarding the item noted below. The meeting will commence at 9 a.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

SUBJECT: Zoning Map Amendment

FILE NO. ZMA-17-049

ZMA-17-049 For Possible Action: To make a recommendation to the Board of Supervisors regarding a request from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) for a Zoning Map Amendment (ZMA) to remove a resolution of intent, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: On June 21 2001, the Board of Supervisors adopted Resolution 2001-R-43 to change the zoning of subject property from Mobile Home 6000 to Neighborhood Business with the limitation that the use could only be as an office for the Builders Association of Western Nevada. The request is to remove the limitation so as to allow any uses in the Neighborhood Business zoning district to be allowed consistent with Title 18. The Planning Commission will make a recommendation to the Board of Supervisors on this request.

SUBJECT: Special Use Permit

FILE NO. SUP-17-050

SUP-17-050 For Possible Action: To consider a request for a Special Use Permit from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) to allow a child care facility, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: The applicant is seeking to establish a child care facility for up to 36 children on the subject property. Proposed hours of operation are limited to 6:00 a.m. to 8:00 p.m. As a child care facility is a conditional use in the Neighborhood Business zoning district, the use may only be established upon obtaining a Special Use Permit.

SUBJECT: Variance

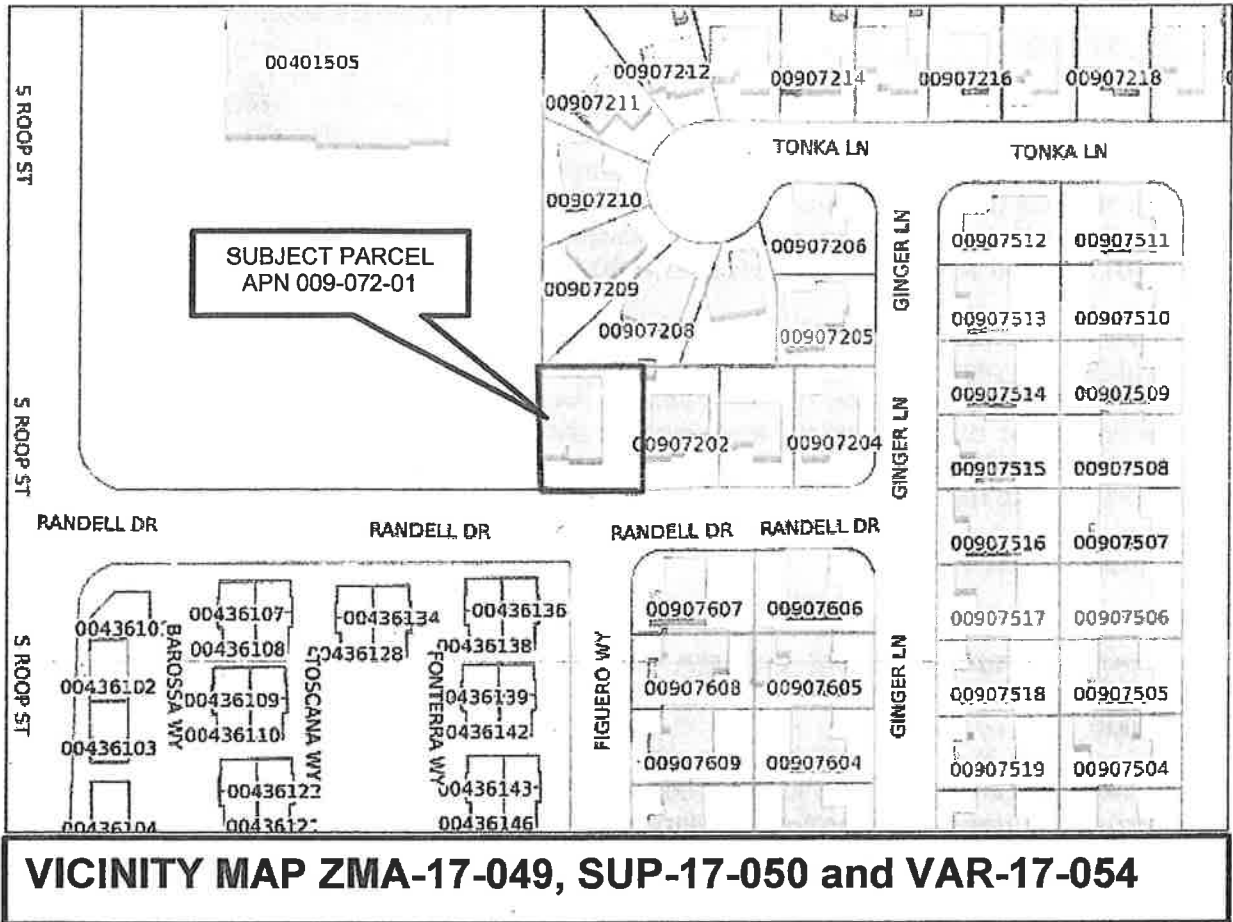
FILE NO. VAR-17-054

VAR-17-054 For Possible Action: To consider a request for a Variance from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) to allow for a reduction from four on-site parking spaces to one on-site parking space for a child care facility, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: The applicant is seeking to use on-street parking as opposed to making on-site parking improvements that would require the removal of landscaping. The Planning Commission is authorized to issue a variance.

The application materials are available for public review at the Planning Division, 108 E. Proctor St., Carson City, Nevada, 89701. If you have questions related to this application, you may contact Hope Sullivan, Planning Manager, at 775-283-7922 (hsullivan@carson.org). Staff reports are available approximately six days prior to the Planning Commission meeting or online at www.carson.org/pc under Agendas with Supporting Materials.

You are invited to submit comments relative to this matter to the Planning Commission, either in writing or at the Planning Commission meeting. Written comments should be sent to the Carson City Planning Division at the above-noted address, via fax at 775-887-2278, or via e-mail at planning@carson.org. Written comments received at least seven days prior to the Planning Commission meeting will be forwarded to the Commissioners for their review prior to the meeting; written comments received after that but by noon on the day of the meeting will be given to the Commissioners at the meeting.



VICINITY MAP ZMA-17-049, SUP-17-050 and VAR-17-054

Attachment #1b

PLEASE NOTE: Aaron West emailed the list below as a proposal for all the potential NB zoning district uses to Lynda Bashor on 7/5/17 and then discussed the list again on 7/17/17 in person with both Mr. & Mrs. Bashor

Antiques, retail;

Art store;

Barber shop;

Bookstore;

Cameras and film, retail;

Child care facility; **PLEASE NOTE:** The Bashor's are NOT in agreement with this as a viable NB zoning use

Clothing sales/dress shop;

Fabric store;

Florist;

Health food products, retail;

Interior decorator;

Jewelry store, retail;

Knit shop;

Locksmith;

Office;

Sewing machine, retail and repair;

Shoe repair;

Single-family dwelling;

Stationery store;

Tailoring;

Travel agency;

Watch repair;

Yarn shop.

Attachment 1c

June 13, 2017

Carson City Board of Supervisors:

My name is Lynda Bashor (formerly known as Lynda Martina) and my husband's name is Michael Bashor, we are the homeowners at 821 Tonka Lane, Carson City, Nevada (APN 009-072-08) directly behind 806 Randell Drive, APN 009-072-01 (ZMA-17-049). We are reaching out to you today about our opposition to the **June 15, 2017, Agenda Item# 26B for Possible Action**: for rescinding a Resolution of Intent affecting property zoned Neighborhood Business. The subject property is zoned Neighborhood Business with a Resolution of Intent that limits land use, the building height and signage with the applicant Builders Association of Western Nevada (BAWN) seeking to have the Resolution of Intent rescinded so that the land is subject to the regulation associated with the Neighborhood Business zoning district only.

Upon our research, we found the submissions to both the Carson City Public Commission's packet for the May 24, 2017 meeting and the Carson City Board of Supervisor June 15, 2017 meeting (see below Resolution No. 2001-R-43) plus information from Carson City Municipal Code / CCMC 18.04.120. We are opposed to the Resolution of Intent from changing the subject property to Neighborhood Business because of the original document **Resolution No. 2001-R-43** that was recorded on August 16, 2001 by the Carson City Board of Supervisors that would limit the use of the subject property, rezoning the subject property back to Mobile Home 6,000 (MH6000) upon the wish to sell and conditions to keep the subject property looking like a residential structure and not any Neighborhood Business as listed under CCMC 18.04.120 but "*shall be for an office (business) for the Builders Association of Western Nevada (BAWN)*".

As stated in the original Resolution No. 2001-R-43 document submitted from August 16, 2001:
"WHEREAS, the Builders Association of Western Nevada (BAWN) business office location shall be zoned for Neighborhood (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 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 Land 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".

Our concerns are that if Agenda Item# 26-B for Possible Action is Adopted at 806 Randell Drive, APN 009-072-01 (ZMA-17-049) this would allow BAWN to potentially place **ANY** of the listed Neighborhood Business that are deemed appropriate under the CCMC 18.04.120 and/or any of the additional listings with the Special Use Permits which could include but not limited to: **Childcare Facility, Bar, Restaurant with Outdoor Seating, Liquor Store, Gaming (Limited), Music Studio and Business Operating Continually between 8pm and 6am or on a 24hr a day basis** (see below 18.04.120 – Neighborhood Business (NB)). This would also **REMOVE** the responsibility from BAWN to file a Change of Land 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, should BAWN wish to sell the property in the future. By Adopting this Resolution of Intent for 806 Randell Drive, APN 009-072-01 (ZMA-17-049) should in the future BAWN chose to sell the property, the next owner would have **NO** restrictions on the current dwelling or land to include removal of "*limits land use, the building height and signage*" which then allows the new owner the ability to remove/replace the structure, remove/replace landscaping and again have the freedom to place any of the listed Neighborhood Business listed under CCMC 18.04.120.


Attachment 1c

In closing, 806 Randell Drive, APN 009-072-01 (ZMA-17-049) property location is **NOT** on the immediate corner of Randell Drive and Roop Street nor a Thoroughfare, Street, Drive, etc. that runs through or has an exit out of our neighborhood but only one major Street entrance Roop Street. It is located behind the U.S. Post Office almost five (5) parcels down Randell Drive that then dead ends three (3) parcels/homes down at Ginger Lane and into the subdivision/neighborhood. Having any one of the deemed appropriate Neighborhood Businesses would cause undo foot, bicycle and vehicle traffic that is just **NOT** sustainable for the peaceful enjoyment of our beautiful, small neighborhood of 80 single family homes and 48 townhouses for a total of 128 dwellings which includes the BAWN dwelling.

Our hope is that this document will remind everyone of the reasons why the decisions were made on behalf of our neighborhood and agreed upon by BAWN on August 16, 2001 and that as you review everything to make your decision on Agenda Item# 26-B the best interest of all parties concerned for the future is considered. Thank you for your time and consideration.

Respectfully,

Lynda and Michael Bashor
821 Tonka Lane, Carson City, NV 89701

 Redacted by Lynda Bashor
llb
7/25/17

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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.

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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.

18 ADOPTED this 16th of August, 2001.

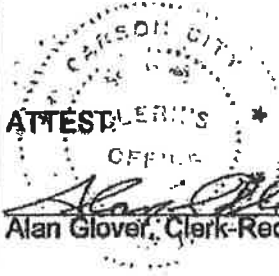
19 AYES: Supervisors Robin Williamson
20 Jon Plank
21 Pete Livermore
22 Richard S. Staub
23 Ray Masayko, Mayor

24 NAYES: Supervisors None

25 ABSENT: Supervisors None

26 
27 Ray Masayko, Mayor
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 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 10:38

FILE NO. **265649**
 ALAN GLOVER
 CARSON CITY RECORDER
 FEES DEPT. PA

265649

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 and retail sale of new merchandise. Unless expressly permitted otherwise by this section, all uses within the NB District shall be conducted with a building with no outside storage. Temporary outdoor display and sale of merchandise for a period not to exceed thirty (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;

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;

Attachment 1c

Antiques, retail;

Art store;

Barber shop;

Bookstore;

Cameras and film, retail;

Child care facility;

Clothing sales/dress shop;

Fabric store;

Florist;

Health food products, retail;

Interior decorator;

Jewelry store, retail;

Knit shop;

Locksmith;

Office;

Sewing machine, retail and repair;

Shoe repair;

Single-family dwelling;

Stationery store;

Tailoring;

Travel agency;

Watch repair;

Yarn shop.

Attachment 1c

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;
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 twenty-four-hour 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;

Attachment 1c

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.

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2002-27 § 1, 2002: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § III, 9-4-2008)