

STAFF REPORT FOR ADMINISTRATIVE PERMIT HEARING JANUARY 30, 2019

FILE NO: ADM-18-183

ITEM NO: D-1

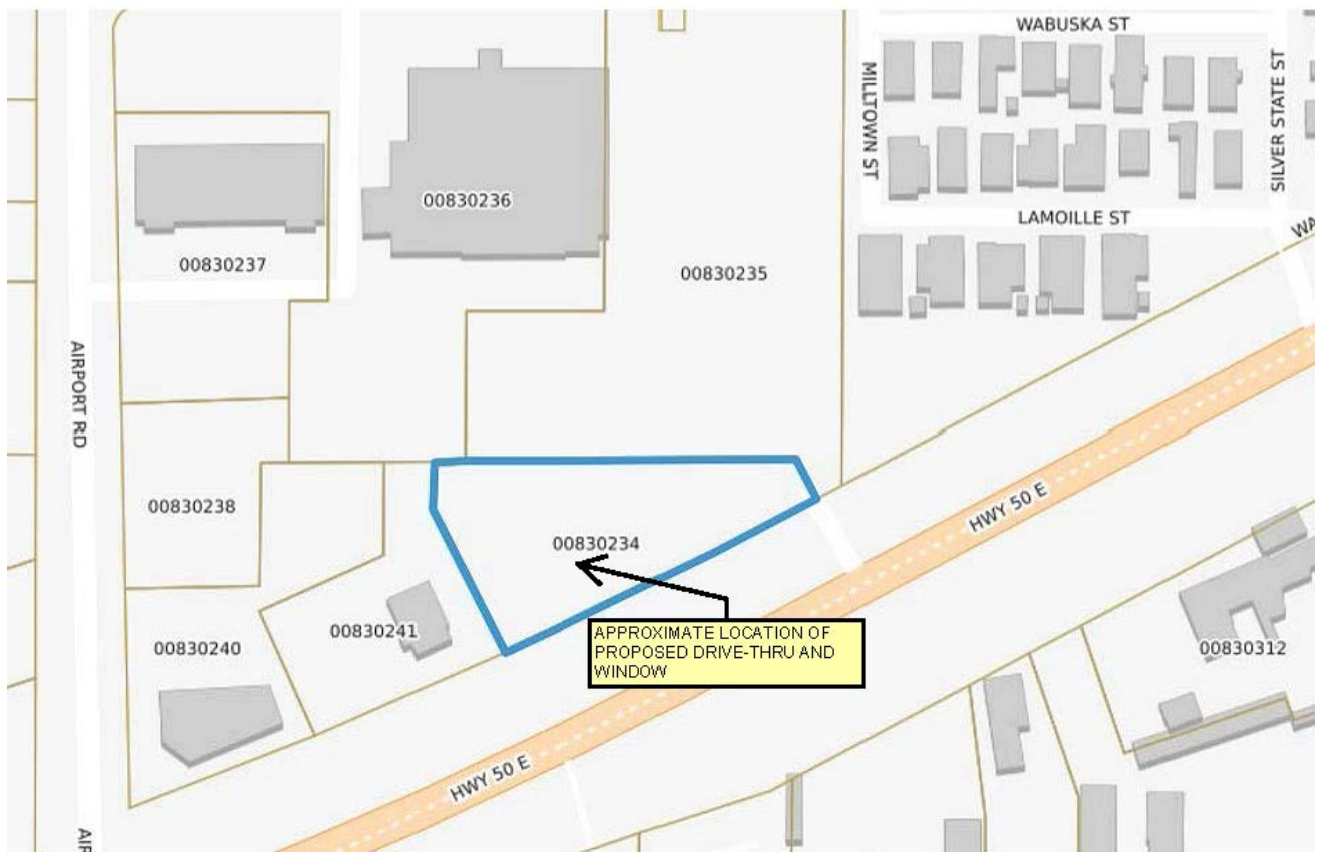
STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE: To consider a request for an Administrative Permit application to allow a drive-thru and window to face a street on property zoned General Commercial and located at 3300 Highway 50 East, APN 008-302-34.

STAFF SUMMARY: The applicant is requesting to construct a drive-thru lane and window fronting Highway 50 East. Drive thru lanes and windows which front a street require prior approval of an Administrative Permit.

PROPOSED MOTION: "I move to approve SUP-18-183, a request for an Administrative Permit for a drive-thru and window to face a street on property zoned General Commercial and located at 3300 Highway 50 East, APN 008-302-34 based on findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for further consideration by the Hearing Examiner.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted, within 12 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division, 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.
5. An elevation change, screening berm or approved landscaping shall be installed for the length of the drive-thru lane along Highway 50. If a berm is used, it must be approved by the Planning and Engineering Divisions prior to be installation, and must be landscaped to City standards.
6. A landscaping plan that complies with Carson City Development Standards Division 3 shall be provided for review and approval by the Planning and Engineering Divisions with submittal of the Building Permit application.
7. If landscaping is used for screening of the area between the drive-thru and the right-of-way area, plants in this area must be at least four foot tall when mature. If shrubs are proposed, evergreen plants are preferred. Additional plants may be required to be installed to provide screening.
8. Verify that sight distances for turns out of the driveway on Highway 50 will not be hampered by vegetation and show this detail on the landscaping plan.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.02.050 (Review), Carson City Development Standards 2.1.12 (Access/Circulation/Parking Drive-thru windows)

CURRENT ZONING: General Commercial (GC)

MASTER PLAN: Mixed-Use Commercial (MUC)

PREVIOUS REVIEW: MPR-18-130 for this project

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial (GC)/shopping center (CVS Pharmacy)

EAST: General Commercial (GC)/mobile home park (Silver State)

SOUTH: Right-of-way then General Commercial (GC)/shopping center (Food Mart)

WEST: General Commercial (GC)/shopping center (Dairy Queen)

DISCUSSION: The purpose of Administrative Permits is to provide for a method of reviewing proposed uses which possess characteristics that have the potential to adversely affect other land uses, transportation or facilities in the vicinity.

An Administrative Permit is required due to the following situation:

- A drive-thru and window shall not front a street. If unavoidable due to site constraints, an Administrative Permit application shall be required to address screening with landscaping, berms, or other mitigation, pursuant to Carson City Municipal Code, Development Standards, Division 2, Section 2.2.12.

The applicant is requesting to allow a fast food (coffee) business with walk up access, parking, and two drive-thru windows, one proposed as facing Highway 50 East. Only review of the drive aisle on the south, which faces Highway 50, is required with this Administrative Permit. A Major Project Review meeting (MPR-18-130) was held on September 28, 2018. During the review, the Planning Division noted that the proposed business would require an Administrative Permit to allow the drive-thru configuration to front the street. The parcel is currently vacant.

The plan submitted with the application shows existing landscaping adjacent to the street on the south side of the drive aisle between the aisle and Highway 50. However, this landscaping may not be sufficient to provide the screening of headlights as required for a drive-thru to front a street. Landscaping detail will need to be provided on the building permit to verify proposed screening will be adequate in this area. On-coming traffic must not be impeded by the lights of vehicles in the drive lane, and sight-distance areas near the driveways must be clear. Berms, shrubs or an adequate elevation change is required to provide screening of the drive aisle areas, while not creating additional sight distance obstructions. The proposed elevation and landscaping plans will be reviewed under the Building Permit. If the proposed screening proves to be ineffective after installation of materials, and the lights from the drive-thru are distracting to traffic on Highway 50, then the applicant will be notified, and will need to provide additional screening on the site, such as additional shrubs or a berm. If shrubs are proposed, evergreens are preferred to provide year-round screening. It is noted if any off-site or right-of-way landscaping is proposed, it will require approval by encroachment permit by the appropriate property owner(s). The encroachment permit review may include required changes to proposed plant materials shown on the landscaping plan, due to location or height of plantings at maturity.

Development of the site will require a complete review of the proposed plan during the building permit submittal process. Additional documentation as disclosed in the Major Project Review meeting, MPR-18-130, may be required to verify compliance with requirements at that time. It is anticipated that the proposed fast food (coffee) business and drive-thru lane in this location will be a positive expansion to the eastern Carson City area, as this is currently an underutilized commercial pad location. It is noted there are two other drive-thru fast food locations directly to the west of this site (Firehouse Subs and Dairy Queen), both with drive-thru lanes facing the street in the same direction as is proposed for this site. There have been no concerns or difficulties reported in the past with these drive-thru locations and no concerns are anticipated with this one.

No new driveway access from Highway 50 is being proposed. The site will utilize existing accesses to the site, which are adequate to provide service to this location. Sidewalk and asphalt paving exist in the vicinity and will be provided on-site as well for pedestrian access to the business. The applicant states there are also reciprocal access and parking agreements for the entire shopping center which is to the north and west of this location.

It is noted Highway 50 is heavily traveled in this area, with a connection to the I-580 freeway on-ramp located approximately one-half mile to the west of the site. Downtown Carson City is located farther to the west.

PUBLIC COMMENTS: Pursuant to the requirements of the Carson City Municipal Code and NRS, public notices were mailed to 42 property owners and 88 mobile home tenants who are located within 600 feet of the subject property on January 11, 2019. As of the writing of this report, no public comment has been received by staff either in favor or in opposition to the proposed drive-thru configurations. Any comments which are received prior to or at the hearing, will be added to the public record.

CITY DEPARTMENT/ OUTSIDE AGENCY COMMENTS: The following comments were received from the various city departments;

Engineering Division:

1. Additional landscaping must be installed to screen headlights from Hwy 50 East Traffic adjacent to southern drive aisle of proposed southern drive through.
2. The site improvement plans must meet Carson City Standard Details and Development Standards.

Fire Department: No concerns

Health Department: No concerns

FINDINGS: CCMC 18.02.110 requires that the findings of CCMC Section 18.02.080 (Special Use Permits) be made in approving an Administrative Permit. The findings below are recommended in approving this permit.

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

Mixed Use Commercial (MUC) 1.2. Characteristics

The MUC designation is intended to encourage a more compact, mixed use pattern of development along the City's major gateway corridors. MUS development should incorporate pedestrian-friendly design elements and should be designed with clear connections to transit stops and surrounding development.

The proposed project meets the desired characteristics of the Mixed Use Commercial master planning guidelines and it will meet City development standards and provide a level of services consistent with the Land Use designation of Mixed Use Commercial. The proposed development of the vacant site with a fast food (coffee) business and drive-thru lanes is anticipated to be a positive addition to the area.

The proposed development of the site as a coffee business with a walk up window, parking and drive-thru access will increase the desirable economic development of this section of town. This is a currently underutilized commercially zoned location, as the pad is vacant despite development of the rest of the site many years ago. It is currently used as a drainage basin. Drainage will continue on the site, but it will be modified to accommodate the proposed business.

The development of the vacant site will provide in-fill of an underutilized location. The site is located on Highway 50, a major gateway corridor to Carson City, with access to the I-580 freeway located approximately one-half mile to the west of the site.

Goal 1.1 Promote the efficient use of available land and resources.

1.1e. Sustainable Construction Techniques

1.1f. Energy Conservation

5.2a Encourage the development of regional centers

The property will be built with sustainable building materials and construction techniques. It will meet City development standards and provide a level of services consistent with the Land Use designation of General Commercial and is adequate for the proposed development.

2. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

The proposed drive-thru configuration will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity beyond what would normally be associated with the permitted activity of a fast food (coffee) business on a property in the General Commercial zoning district. This is a location which is commercially zoned but has been underutilized in the past as it has been vacant for many years. The lot was modified in 1998 by a boundary line adjustment but has never been developed.

Landscaping or an elevation change must provide screening to lessen the impact on surrounding properties and traffic to the south and east of the parcel. No detrimental impact is anticipated as a result of the location of the drive aisle in support of the proposed business at this location.

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

The proposed drive thru area in support of a proposed business will create additional vehicular and pedestrian traffic as the site is currently vacant. The lot is in the southeastern section of an existing shopping center. This area is underutilized, as the other businesses on site are farther to the west and north of this location. There will be an increase in vehicular and pedestrian traffic within the shopping center, but the entire site is adequate to support additional traffic. The proposed drive-thru configuration will not have a detrimental impact on vehicular or pedestrian traffic as exiting vehicles which utilize this location will be directed back to Highway 50 on the south or to Airport Road on the west. No new driveways will be constructed to accommodate the business. Existing driveways and drive aisles will continue to be used. Access will be from Highway 50 to the south and from Airport Road on the west with exiting available to both streets from this location.

A traffic study was conducted by Traffic Works. The results estimated that the project will generate approximately 444 daily trips, with 49 am peak hour and 24 pm peak hour trips. About 83 percent of those will be pass-by trips of people already on the roadway network. Thus, most of the traffic generated to this location will be those who are already on the adjacent roadways.

No new driveway access to the business is proposed. The existing driveways and accesses are adequate to provide customers a way to utilize the business.

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

The proposed fast food (coffee) drive-thru configuration will create no additional impacts to public services beyond those anticipated with the development of the site for a business. A review of public services will be submitted in conjunction with development of the business proposed for this site. Development of the vacant pad will include connection of the site to City water and sewer systems and will comply with current building codes. Construction of the building and drive-thru aisle will be reviewed under the building permit. Drainage will be addressed during the building permit review.

5. The project meets the definition and specific standards set forth elsewhere in Title 18 as described for such particular use and meets the purpose statement of that district.

The proposed structures and use of the property complies with the purpose of the General Commercial zoning district (CCMC 18.04.135), as fast food (coffee) restaurants including those with walk up, parking and drive-thru areas are a primary permitted use. The proposal complies with the Carson City Development Standards in regard to drive-thru standards (CCDS 2.1.12).

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

The proposed drive-thru configuration will have no effect on the public health, safety, convenience and welfare beyond normal concerns of the associated development of the site with a new business. The buildings and site development must meet all applicable traffic standards and construction codes, and the applicant will be required to provide appropriate landscaping plans or details as well as showing elevation changes with the Building Permit, to ensure adequate buffering and screening will be provided. If additional screening of the drive-thru area is required after installation of the landscaping materials, berm or elevation changes, the applicant will be notified and required to remedy the situation with additional materials.

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

The proposed drive-thru configuration, in conjunction with development of the site for a business, will generate changes, but it is not anticipated that these will generate negative impacts to surrounding property owners that would cause material damage. The vacant pad is proposed to be developed with a business offering walk up service and drive-thru lane, with pedestrian access to the building as well as on-site parking. This is an allowed use in the General Commercial zoning district and will be an improvement to an underutilized vacant commercial location.

There are two other drive-thru locations in this shopping center, directly to the west of this site, Firehouse Subs and Dairy Queen which have a similar pattern of the drive-thru fronting a street. Recently, two drive-aisles were also reviewed and approved at the southwestern area of Carson City for the proposed Chick-fil-a and Star Bucks locations, which are presently under review in building permits. In addition, Taco Bell and Jimmy Johns on North Carson Street and Del Taco on College Parkway were granted similar drive-thru configurations under the Administrative Permit process. The completed businesses have been successful, and it is anticipated the businesses which have been approved but not constructed will also be successful. No traffic concerns or difficulties have been noted at those sites as a result of the approval of the Administrative Permit and resulting drive-thru use.

Attachments:

- Fire comment
- Engineering comment
- Health comment
- Application (ADM-18-183

**Carson City Development Engineering
Planning Commission Report**
File Number ADM-18-183

TO: Hope Sullivan, - Planning Department
FROM: Stephen Pott y P.E., - Development Engineering
DATE: January 23, 2019

SUBJECT TITLE:

ADM-18-183 - NV Beans LLC - Drive Through Window – HWY 50 East - Engineering Comments.

RECOMMENDATION:

Development Engineering has no objection to this request providing the following conditions of approval are met:

- Additional landscaping must be installed to screen headlights from Hwy 50 East Traffic adjacent to southern drive aisle of proposed southern drive through.
- The site improvement plans must meet Carson City Standard Details and Development Standards.

ENGINEERING DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.080, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The new structure will have negligible effect on traffic and pedestrian facilities. Proposed upgrades for ADA Access Ramp Improvements to existing pedestrian path will benefit pedestrian traffic.

C.C.M.C. 18.02.080 (5d) - Public Services

The new structure will have a very minor impact to the city sewer or water system. The impacts to the storm drain system are negligible.

1. The ground around the new structure must be sloped so that there is a minimum of 5% grade away from the structure for at least 10 feet.
2. The increased drainage produced by this structure must not adversely affect neighboring properties. This should be shown in a Drainage Study with the site improvement plans.

3. The utility extensions and connections must be shown on the site plan that accompanies the permit.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The new structure will have no impact on public safety, if the above conditions of approval are implemented.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plan provided is adequate for this analysis.

Fire Department Comments

12/24/2018

Fire has no comment for ADM 18-183

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209

01/03/2019

ADM-18-183 Hwy 50 East (NV Human Bean LLC)

Health and Human Services

No concerns with the project as submitted.

Dustin



9222 Prototype Drive

Reno, Nevada 89521

Tel. 775.827.6111

Fax 775.827.6122

www.LumosInc.com

HUMAN BEAN ADMINISTRATIVE PERMIT

December 20, 2018

Human Bean Administrative Permit Application

Parcel #008-302-34

Hwy 50 East, Carson City, NV

PROJECT REQUEST

This is a request for an Administrative Permit to allow a drive-thru window to face the street. The proposed building has drive-thru windows on both the north and south sides of the building. Given the site constraints, parcel configuration and requirements for the drive aisles, the site is limited in how the building can be oriented. The drive-thru window will face Highway 50, which is a major arterial roadway. The drive-thru window will not negatively impact neighborhoods or residential streets.

PROJECT DESCRIPTION

The subject site is a vacant property on Highway 50 East, on approximately ±0.81 acres in Carson City, Nevada. The property is also known as Carson City Assessor's parcel number 008-302-34. The site is located on the north side of Highway 50 and east of Airport Road, situated in the CVS shopping center.

The site is currently vacant, containing a retention pond, which is associated with the existing development within the broader CVS shopping center. The parcel is situated along a busy stretch of East Highway 50, making the location ideal for infill commercial development with convenient, safe access from the existing shopping center, avoiding potential hazards of access directly from adjacent roadways. The property is zoned General Commercial (GC), with surrounding GC zoning on all sides. The property is identified as Mixed Use Commercial on the Carson City Master Plan map.

The proposed project is for a Human Bean drive-through coffee shop, a suitable and conforming use within the GC zoning district. The development will feature a main building (approximately 519 square feet in size) with walk-up and drive-through access, off-street designated parking and two drive-through lanes/windows. Grounds will be fully landscaped to meet Carson City code requirements (20% of the site's impervious surfaces excluding building coverage must be pervious areas of landscape material). Architectural renderings are provided with this project submittal.

TRAFFIC, ACCESS & PARKING

A traffic study was conducted by Traffic Works. The results of the study estimated that the project will generate approximately 444 Daily, 49 AM peak hour, and 24 PM peak hour trips. About 83 percent of those will be pass-by trips already on the roadway network.

The proposed development will be accessed from within the existing CVS shopping center. The shopping center can be accessed from both Highway 50 and Airport Road. Regarding access, no new modifications are proposed or recommended in the traffic study for either driveway, as access management

techniques have already been applied along the project frontage to manage low traffic movements to and from the existing commercial center and the subject commercial pad.

FINDINGS

CCMC 18.02.080(5) **FINDINGS**. Findings from a preponderance of evidence must indicate that the proposed use:

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

The proposed development supports the follow objectives of the Carson City Master Plan:

A Balanced Land Use Pattern

- Encouraging infill and redevelopment within the City's existing urbanizing area;
- Maintaining a compact development footprint through the retention of public lands, the acquisition of open space, and the protection of natural areas;
- Providing a citywide mix of land uses to accommodate future housing, jobs, recreation, and retail services.

Economic Vitality

- Retaining and enhancing the City's strong employment base;
- Diversifying the City's economic base to include a broader range of retail services downtown, along its major gateway corridors, and in targeted locations along the Carson City Freeway;
- Continuing to support redevelopment efforts.

Livable Neighborhoods & Activity Centers

- Encouraging infill and redevelopment that blends seamlessly with established areas of the City;
- Creating a more diverse mix of housing and neighborhood options for residents;

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 addition of a coffee shop on the subject site will enhance the area by increasing the availability of services, while providing convenient access via a drive-through facility. Design will be sensitive to the surrounding development, and the general character of the existing area. Due to the nature of a drive-through coffee shop, and its location relevant to other commercial uses and busy roadways, no adverse impacts are anticipated to affect the area. The building is located in the middle of an existing shopping center, near a major roadway, where it is buffered from residential neighborhoods.

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

The site exists along a busy stretch of East Highway 50, making the location ideal for infill commercial development with convenient, safe access from the existing shopping center, avoiding potential hazards of access directly from adjacent roadways. Pedestrians will be able to access in and around the site via existing sidewalks/pathways, as well as planned paths, sidewalks and/or walkways directly related to the proposed development – all of which will conform to City standards and codes, and will be reviewed and approved prior to construction.

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.

Since the proposed development is located on an infill site, infrastructure related to public services and facilities is already available in the immediate vicinity. The building will tie into existing utility lines and roadway networks. Proposed construction will not affect the existing retention pond already on-site, which was designed to accommodate anticipated future development on the subject property.

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 site for this proposed development is located within Carson City's General Commercial (GC) zoning district. Per CCMC, Title 18: *The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices.* The use as a Coffee Shop falls under permitted uses within the GC district (as the GC district identifies allowed uses from the Retail Commercial (RC) district, which allows uses identified within the Neighborhood Business (NB) district). The Administrative Permit is triggered to allow a drive-thru window facing a street, and otherwise meets all other sections of the CCMC.

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

All proposed development will conform to Carson City codes and ordinances to assure public health, safety, convenience and welfare are preserved in the vicinity of the project site. All plans will be reviewed prior to approval to assure conformance with these codes and policies. The addition of a coffee shop to the proposed site will enhance the area by increasing the availability of services, while providing convenient access via a drive-through facility. The site is located in an existing shopping center where utilities and public services are already in place. New construction will include appropriate parking, pedestrian access, proper signage and stacking distances to meet codes and implement necessary safety and welfare features.

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

Plans to develop the property will not negatively impact the surrounding properties. This is an existing shopping center with shared reciprocal access and parking easements. Access to the site from major streets is already provided through the surrounding shopping center driveway entrances. This is an infill location with existing utilities and public services already provided.



Figure 1 – Vicinity Map

MASTER PLAN POLICY CHECKLIST

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 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)?***
The project shall comply with all policies within the Growth Management Ordinance, including requirements for any necessary entitlement requests or entitlement certificate(s) and/or reservation of a building permit application.

- ✓ ***Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?***
All building materials and construction techniques will conform to Carson City Code development and building requirements. Opportunities to use sustainable materials and technique beyond City Code requirements will be considered for implementation whenever feasible.

- ✓ ***Located in a priority infill development area (1.2a)?***
The project site is identified in the Mixed Use Commercial category on the Carson City Master Plan Land Use Map, meaning it does exist within a priority infill development area.

- ✓ ***Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?***
The proposed project exists in an infill area, with surrounding development on all sides, established infrastructure and pedestrian pathways. The applicant will examine areas of opportunity to include additional connections and/or easements where feasible.

- ✓ ***Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?***
The proposed site plan accounts for the existing trees and landscaping already on-site.
- ✓ ***At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?***
Does not apply - The site does not have any adjacent county boundaries or public lands.
- ✓ ***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)?***
The site is identified in a Mixed-Use area, specifically designated as Mixed-Use Commercial. The proposed project will support infill commercial development, encourage a pedestrian-friendly environment, and enrich the surrounding neighborhood through an increased availability of convenient commercial amenities.
- ✓ ***Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?***
Does not apply. All districts surrounding the subject (GC) property are also zoned GC.
- ✓ ***Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?***
The proposed development is an infill project, surrounded by existing development, and does not stand to harm an environmentally sensitive area.
- ✓ ***Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?***
The project is located in FEMA flood zone X (Area of Minimal Flood Hazard), and away from any known active fault lines.
- ✓ ***Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?***
The proposal site for the Carson Human Bean is an existing commercial building pad with an existing 4" sewer lateral and 1" water service lateral stubbed to the pad. As part of an original commercial development the wastewater generated and the water use for the pad would have been contemplated as part of the sizing of the facilities servicing the overall complex. With that being said, and with the idea that the coffee business will generate limited waste water and have limited water use the existing 12-inch waterline and the existing 10-inch sewer main in Highway 50 are not anticipated to have any measureable impacts from the Human Bean Coffee

Shop. Sidewalks currently exist surrounding the parcel. No new or improved offsite infrastructure is anticipated. No negative effects to levels of service are anticipated.

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

The site is not located within a Specific Plan Area.

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)?***

The proposed project does not include accommodations for park facilities, as the site/location is not considered ideal for recreation (high traffic area, close proximity to a busy highway). Nearby parks that currently service residents in the area include Park Terrace Park, Riley Circle Park and Empire Ranch Estates Park and Golf Course.

- ✓ ***Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?***

The project does not affect city-wide public open space, and is not near the Carson River.

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, including broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to successful community.

Is or does the proposed development:

- ✓ ***Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?***

Does not apply. The proposed project does not include residential/housing development.

- ✓ ***Encourage the development of regional retail centers (5.2a)?***

The proposed project supports the Carson City Master Plan Goal 5.2a, Encourage Regional Retail, by increasing the availability of retail service and entertainment needs that are close to home. The project site is within close proximity to many residential homes, which can easily access the shopping center on foot, bike, via transit or personal vehicle.

- ✓ **Encourage reuse or redevelopment of underused retail spaces (5.2b)?**
The proposed development will include the construction of new, commercial establishment.
- ✓ **Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?**
While the proposed project does not involve heritage tourism activities, historic resources, cultural institutions or the State Capitol, the development will have no adverse impact on such activities/resources that exist in other areas of the City.
- ✓ **Promote revitalization of the Downtown core (5.6a)?**
Not applicable. The project is not located in the Downtown core.
- ✓ **Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?**
Does not apply. The proposed project is not located in or around Downtown and does not include plans for residential development.

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)?**
All building materials and construction techniques will conform to Carson City Development Code and building requirements. Opportunities to use sustainable materials and techniques beyond City Code requirements will be considered for implementation whenever feasible.
- ✓ **Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?**
The proposed elevations included with this application demonstrate the incorporation of design elements such as varied roofline heights, color variation and other aesthetic features that promote variety and visual interest.
- ✓ **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)?**
The proposed elevations included with this application demonstrate the incorporation of design elements such as well-articulated building facades, unique features around building entrances to clearly identify them, and pedestrian connections surrounding the building.

- ✓ ***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)?***
Building design will conform to all City standards for height, setback transitions and connectivity to surrounding development to ensure compatibility with existing development on adjacent properties.
- ✓ ***If located in an identified Mixed-Use Activity Center, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?***
This property is not located in a Mixed-Use Activity Center.
- ✓ ***If located Downtown: This property is not located Downtown. Integrate an appropriate mix and density of uses (8.1a, e)? N/A***
Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
N/A

Incorporate appropriate public spaces, plazas and other amenities (8.1d)? N/A
- ✓ ***Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?***
Does not apply. The proposed project does not include residential/housing development.

Chapter 7: A Connected City

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

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)?***
The site is located within walking distance of multiple JAC transit stops (along Airport Road). The property is also adjacent to, or located near various other commercial services, which will encourage nearby residents to utilize these services on-foot, reducing vehicular traffic.
- ✓ ***Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?***
The proposed development will provide additional amenities near existing services and service routes, which promote the TMP's identified objective to "Foster quality of life in the CAMPO boundary by increasing transportation choices and access to transportation services for all users."

- ✓ ***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)?***

As an infill project, the proposed development will not have direct adjacency to any parks or public lands, but will provide pedestrian-friendly pathways through the site to access other routes to nearby recreation and/or amenities.



View of the site facing west.



View of the site facing south.

Figure 2 – Site Photos



View of the site facing southeast.



View of the site facing east.

Figure 3 – Site Photos

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 18.02.110

ADMINISTRATIVE PERMIT

FILE # ADM - 18 -

FEE*: \$750.00 + noticing fee
 + \$60/hr over 10 hours
 *Due after application is deemed complete by staff

APPLICANT	PHONE #
NV Bean, LLC, Attn: Michael Howard	
MAILING ADDRESS, CITY, STATE, ZIP	
3550 Barron Way, Ste 3A, Reno, NV 89511	
EMAIL ADDRESS	
mhoward@chaseinternational.com	
PROPERTY OWNER	PHONE #
Longs Drug Stores California	
MAILING ADDRESS, CITY, STATE, ZIP	
1 CVS Drive, Woonsocket, RI 02895	
EMAIL ADDRESS	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Lumos & Associates, Attn: Angela Fuss	775-827-6111
MAILING ADDRESS, CITY, STATE, ZIP	
9222 Prototype Drive, Reno, NV 89521	
EMAIL ADDRESS	
afuss@lumosinc.com	

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies)
 Application Form
 Site Plan
 Written Project Description
 Administrative Permit Findings
 Applicant's Acknowledgment Statement
 Master Plan Policy Checklist
 Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Anytime during business hours.

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> 008-302-34	<u>Street Address</u> Hwy 50 East, Carson City, NV
<u>Project's Current Master Plan Designation</u> Mixed Use Commercial	<u>Project's Current Zoning</u> General Commercial
	<u>Nearest Major Cross Street(s)</u> Airport Road

Please provide a brief description of your proposed project below. Provide additional pages to describe your request in more detail.
 Request for an Administrative Permit for a Human Bean coffee shop with drive-through window facing a street (Highway 50 East).

PROPERTY OWNER'S AFFIDAVIT

I, Suzanne B. Lanois, 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 Suzanne B. Lanois Address One CVS Dr, Mail Code 1105 Woonsocket, RI 02895 Date 12/7/2018
 Assistant Secretary

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

STATE OF NEVADA RHODE ISLAND)
 COUNTY)

On December 7, 2018, Suzanne Lanois, 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.

Melinda Cravez
 Notary Public

MELINDA CRAVEZ
 Notary Public
 State of Rhode Island
 ID #48871
 My Commission Expires 10.19.21

***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 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 staff report and/or Hearings Examiner. 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 Director'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

KEVIN GUSTAFSON
Print Name

11-6-18
Date



Treasurer Home

Assessor Data Inquiry

Back to Last Page

Secured Tax Inquiry Detail for Parcel # 008-302-34

Property Location: HWY 50 EAST
 Billed to: LONGS DRUG STORES CALIFORNIA
 % CVS #9981/OCC EXP DEPT
 1 CVS DR
 WOONSOCKET, RI 02895-0000

Tax Year: 2018-19
 Roll #: 010653
 District: 2.4
 Tax Service:
 Land Use Code: 280

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

No Prior Year Taxes

Current Year

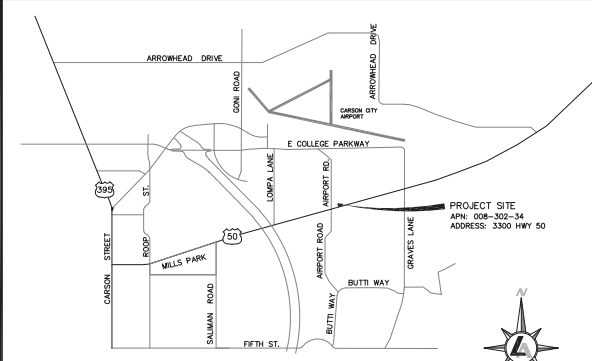
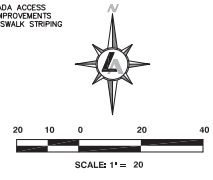
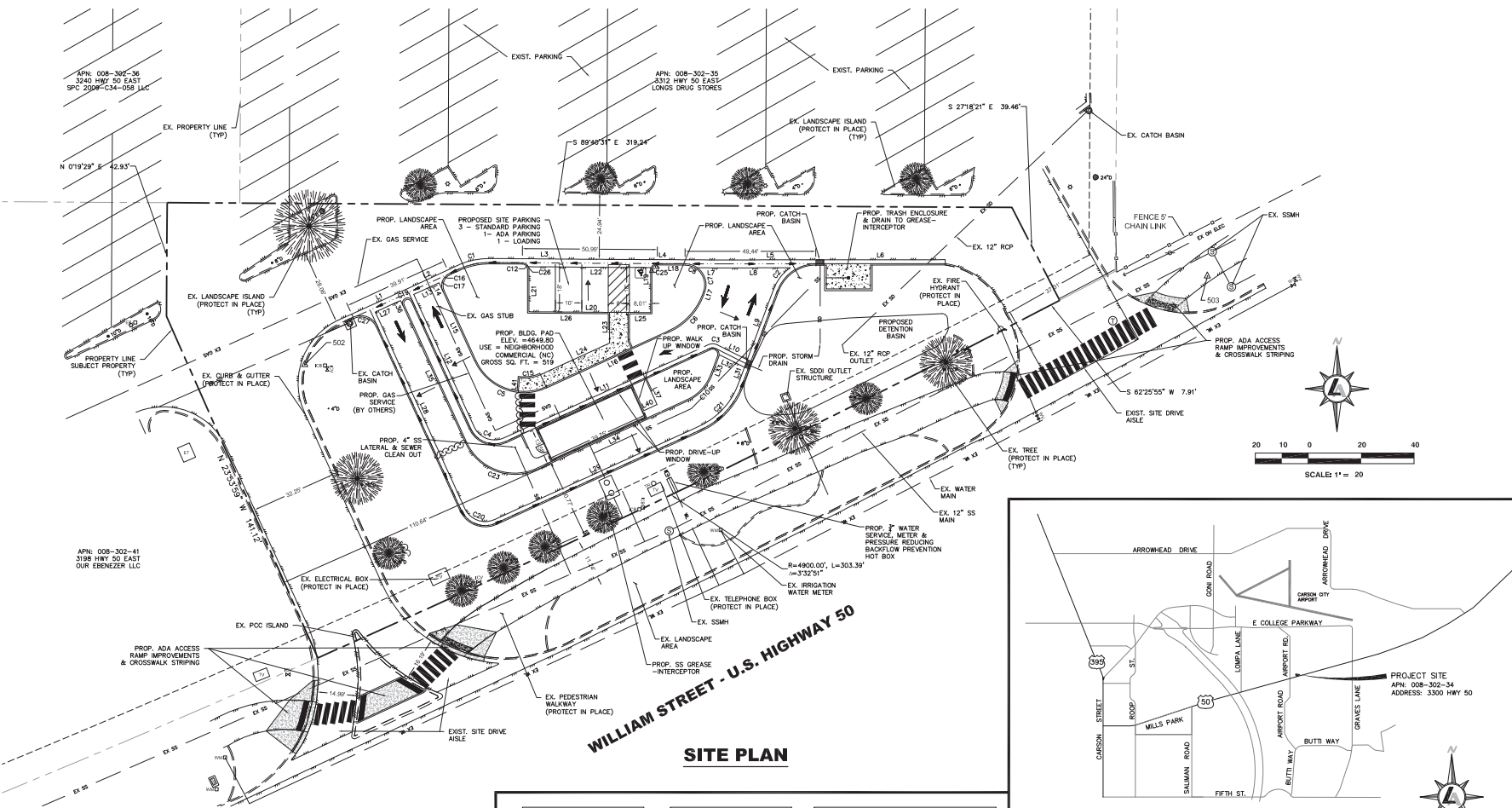
08/20/18	617.03		617.03	617.03	.00	
10/01/18	616.00		616.00	616.00	.00	
01/07/19	616.00		616.00	.00	616.00	<--Pay
03/04/19	616.00		616.00	.00	1,232.00	<--Pay
Totals:	2,465.03	.00	2,465.03	1,233.03		

[Payment Cart](#)

[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	767.88	856.81	.57		



SITE PLAN

Line #	Length	Direction
L1	22.41	N65° 33' 21.76"E
L2	19.97	N65° 05' 26.10"E
L3	42.40	S89° 34' 03.31"E
L4	46.99	S89° 42' 26.52"E
L5	34.38	N89° 51' 14.35"E
L6	48.90	N89° 59' 15.33"E
L7	10.40	N89° 42' 26.52"W
L8	24.73	S89° 51' 14.35"W
L9	28.54	N20° 29' 51.96"E
L10	12.66	S63° 36' 52.65"E
L11	84.86	N65° 29' 51.96"E
L12	54.92	S24° 30' 08.04"E
L13	10.48	S65° 05' 26.10"W
L14	3.46	N24° 54' 33.90"W
L15	29.03	N24° 30' 08.04"W
L16	50.95	S65° 29' 51.96"W
L17	1.04	S20° 29' 51.96"W
L18	10.47	N89° 42' 26.52"W
L19	15.99	N0° 00' 00.00"E
L20	26.93	S89° 34' 03.31"E

Line #	Length	Direction
L21	16.02	S0° 00' 00.00"E
L22	27.24	N89° 34' 03.31"W
L23	11.64	N0° 00' 00.00"E
L24	28.71	N65° 29' 51.96"E
L25	8.50	N89° 42' 26.52"W
L26	27.43	S89° 34' 03.31"E
L27	10.50	S65° 33' 21.76"W
L28	81.50	S24° 30' 08.04"E
L29	85.07	N65° 29' 51.96"E
L30	7.00	N20° 29' 51.96"E
L31	10.67	N63° 36' 52.65"W
L32	7.33	S20° 29' 51.96"W
L33	62.57	S65° 29' 51.96"W
L34	56.99	N24° 30' 08.04"W
L35	2.00	N24° 26' 38.24"W
L36	12.54	S24° 30' 08.04"W
L37	5.50	N65° 29' 51.96"E
L38	5.51	N4° 43' 21.73"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C4	13.35	8.50	90.00	12.02
C3	3.55	4.00	50.89	3.44
C2	10.32	17.00	34.80	10.17
C23	32.20	20.50	90.00	28.99
C10	13.74	17.50	45.00	13.39
C19	6.28	2.00	180.00	4.00
C21	21.99	28.00	45.00	21.43
C20	13.35	8.50	90.00	12.02
C9	2.90	2.50	66.42	2.74
C8	4.98	8.00	35.66	4.90
C17	3.84	5.00	44.02	3.75
C7	10.41	8.00	74.55	9.69
C6	19.63	25.00	45.00	19.13
C5	32.20	20.50	90.00	28.99
C16	3.98	5.00	45.57	3.87
C12	2.90	2.50	66.42	2.74
C26	1.01	2.50	23.15	1.00
C25	1.04	2.50	23.87	1.03
C1	13.68	29.51	26.57	13.56
C27	10.96	7.00	88.69	9.87
C15	8.15	15.00	31.14	8.05

OWNER:
LONGS DRUG STORES CALIFORNIA
1 CVS DRIVE
WOONSOCKET, RI 02895

PROJECT:
CARSON CITY HUMAN BEAN
ADMINISTRATIVE PERMIT

APPLICANT:
NV BEAN, LLC.
ATTN: KEVIN GUSTAFSON
3550 BARRON WAY, STE. 5A
RENO, NEVADA 89511
PH: 775.746.5555

ENGINEER:
LUMOS & ASSOCIATES
ATTN: KELSIE HIEBER
308 N. CURRY STREET
CARSON CITY, NEVADA 89703
PH: 775.883.7077

L:\MapInfo\9572.000 - Human Bean - Carson City\JOB\CADD\VP172.000.dwg Permit Site Plan.dwg Admin Site Plan 12/17/2018 10:16:18 am jhauer



DWG. FILE NAME / REVW / LAST PLOT DATE / SHEET OF SHEETS: HRN-3.SLD.DWG. 00. 12/14/2018. 23 OF 33

REVISION: 00

EFIS FOAM DETAIL COVERED BY STUCCO TOPCOATING

ROLL FROM THIS END, FACE UP

ROLL FROM THIS END, FACE UP

Job Name: HUMAN BEAN - HRN-3		Plot Date: 12-15-18
Job Location: RENO, NEVADA		
Drawing Scale: 0.375:12	SEED TO CUP COFFEE SOLUTIONS	
Exec. Scale: 1:1	14' X 40' PREFABRICATED BUILDING	
RIGHT SIDE ELEVATION		
www.stccofcas.com		



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838 MASON WAY
MEDFORD, OREGON 97501
1-800-460-3934

REV	DATE	BY	APPROVAL	DESCRIPTION
00	12/14/2018	EDK		PRELIMINARY COPY
REVISION NOTES				

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GAD DRAWING, NOT TO BE MODIFIED MANUALLY.

NEVADA
IN/BEAN, LLC
CARSON CITY HUMAN BEAN
ADMINISTRATIVE PERMIT
SITE ELEVATION PLAN
CARSON CITY

REV.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION
DECEMBER 2018

BAR IS 1/8" ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY.

FIG. 2

DRAWN BY: KAH
DESIGNED BY: KAH
CHECKED BY: TR
JOB NO.: 9572.000

