

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 27, 2009**

**FILE NO: ZMA-09-036**

**AGENDA ITEM: H-2(B)**

**STAFF AUTHOR:** Jennifer Pruitt, Principal Planner

**REQUEST:** A Zoning Map Amendment to change a portion (4.7 acres) of the subject parcel from Limited Industrial (LI) to Public Regional (PR).

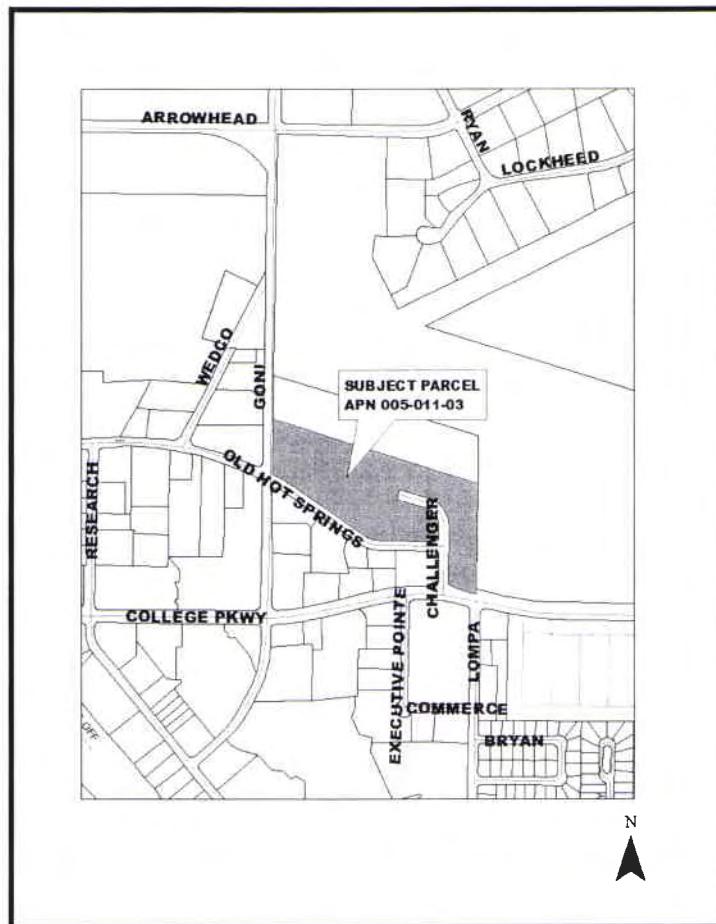
**APPLICANT:** Palmer Engineering Group, Ltd.

**OWNER:** Weikel Carson Air Park Ltd.

**LOCATION:** 2222 College Parkway

**APN:** 005-011-03

**RECOMMENDED MOTION:** I move to recommend to the Board of Supervisors approval of ZMA-09-036, a Zoning Map Amendment to change the zoning of a portion (4.7 acres) of the subject parcel, APN 005-011-03, from Limited Industrial (LI) to Public Regional, property located at 2222 College Parkway, based on the findings contained in the staff report."



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

**MASTER PLAN DESIGNATION:** Industrial

**CURRENT ZONING:** Limited Industrial

**PROPOSED ZONING:** Public Regional/Limited Industrial

**SURROUNDING LAND USE AND ZONING:**

NORTH: Public Regional (PR) – Carson City Airport  
SOUTH: Limited Industrial (LI) – Commercial  
EAST: Public Regional (PR) – Carson City Airport  
WEST: General Industrial (GI) – Vacant

**KEY ISSUE:**

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

**DISCUSSION:**

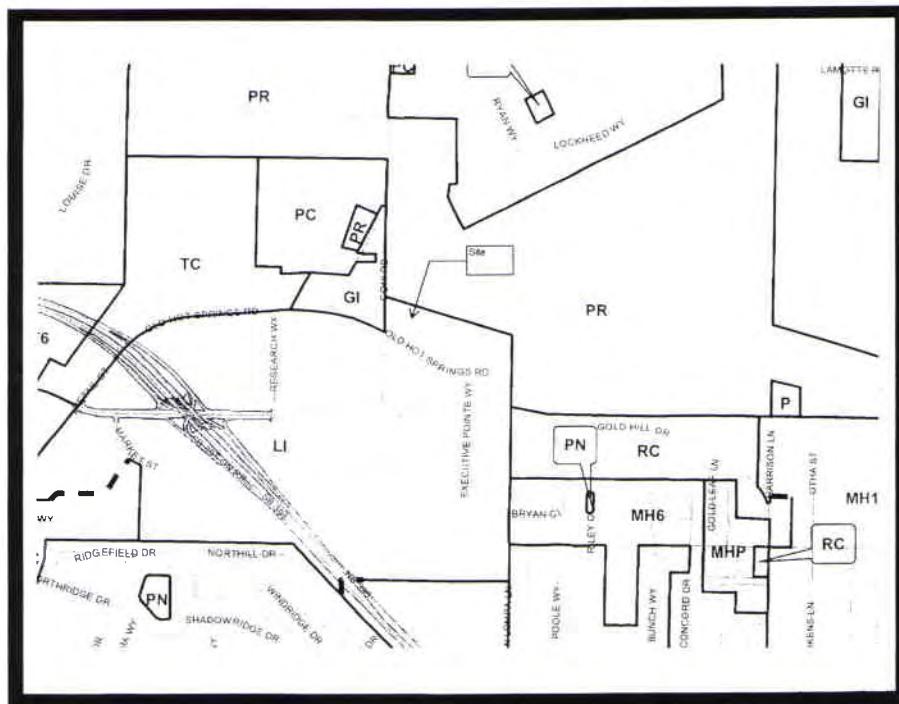
The applicant has submitted the following applications to be processed concurrently with the subject Zoning Map Amendment: A Master Plan Amendment application MPA-09-035 to change the existing Master Plan of High Density Residential on an approximate 4.7 acre portion of the 14.05 acre site to Public/Quasi-Public, and a Special Use Permit application to allow a 72,000 square foot Charter School. It is important to note the proposed Special Use Permit application approval is dependent upon the approval of the subject MPA and ZMA applications.

The subject site is currently developed with three industrial building located on the southeastern portion of the 14.05 acre site. The 4.7 acre portion of the subject site, proposed for the Charter School noted above is currently undeveloped.

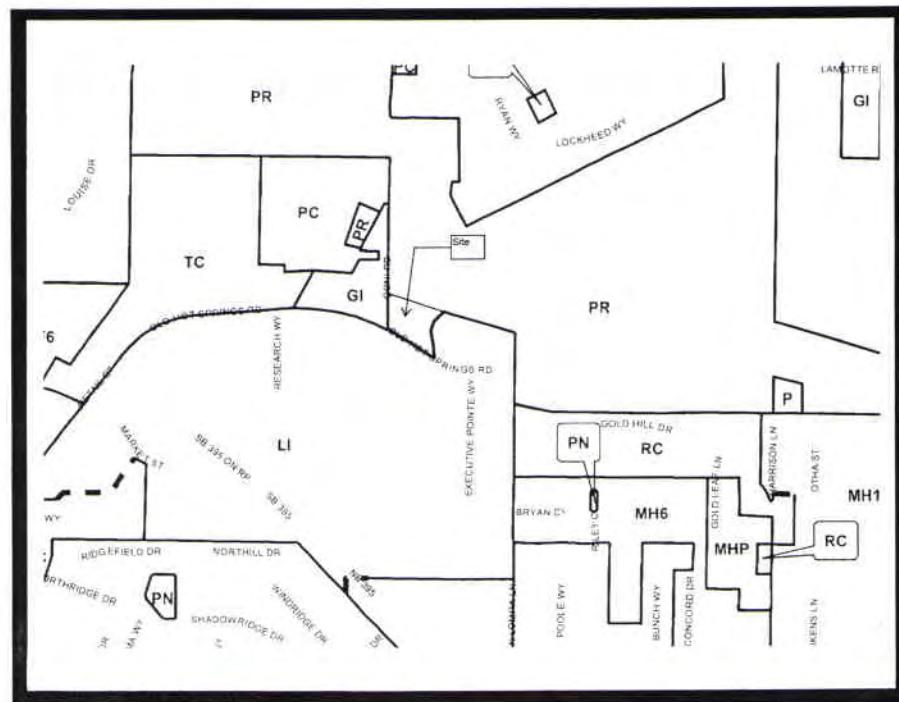
The subject parcel is currently zoned Limited Industrial. The property is bordered by the Carson City Airport, industrial and commercial uses. The subject site is located at the intersection of Goni Road and Old Hot Springs Road and is currently served by city water and sewer and provides access for both the Carson City Fire Department and the Carson City Sheriff's Department.

The proposed zoning is based upon a future lot configuration proposed by the applicant. The proposed zoning would result in approximately 4.7 acres being rezoned to Public Regional and the remainder portion of approximately 9.35 acres would continue to retain the existing Limited Industrial zoning designation.

### EXISTING ZONING MAP



### PROPOSED ZONING MAP



### Master Plan Consistency

The proposed Public/Quasi-Public land use designation is consistent with the future ownership of the property by the Silver State High School, as well as the intended future use of the property for public purposes. The current Master Plan Land Use designation on the property of Industrial is not consistent with the proposed public school use.

### Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of a parcel, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provides the specific property development entitlements—i.e. what types of uses are permitted. As noted in the Master Plan, a school is a Primary use identified in the Public/Quasi-Public Land Use Designation.

The following is a summary of the zoning districts that are consistent with the applicable Master Plan Land Use designations in the vicinity.

Master Plan Designation	Consistency Zoning Designations
Public/Quasi-Public	Public (P) Public Community (PN) Public Neighborhood (PN) <b>Public Regional (PR)</b>
Industrial	Limited Industrial (LI) General Industrial (GI) Air Industrial Park (AIP)

As noted in the table above, the existing Master Plan Designation and Zoning Designation are not consistent for a school use. The proposed change will result in Master Plan Designations and Zoning Designations that are consistent as noted in the Carson City Master Plan adopted in 2006.

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

Neighboring parcel concerns have been provided in writing questioning the compatibility of the existing non-restricted gaming use of the Comstock Casino and the proposed school use. The possibility of a negative impact on future expansion of the gaming use is their concern. It is important to note, Carson City does not have a proximity regulation regarding schools and gaming establishments within the zoning ordinance, unlike the City of Reno, Clark County and Douglas County.

The applicant has noted that the Comstock Casino is located on the property diagonally southwest of this parcel on property zoned Limited Industrial. Although this may appear as a minor conflict of land use with the proposed school, the properties are separated by berms, landscaping, and is across both Goni Road and Old Hot Springs Road.

Staff believes that the proposed zoning is compatible with existing and planned uses on this property and surrounding properties. The adjacent properties to the north have a Master Plan designation of Public/Quasi-Public. The adjacent properties to the south are zoned Limited Industrial and are primarily commercial/industrial uses.

**PUBLIC COMMENTS:** Public notices were mailed to 283 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of May 20, 2009,

written comments have been received in opposition of this application and the accompanying applications. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

#### **OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:**

##### **Carson City Health Department:**

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable State (NRS & NAC 444), Local and Federal codes and ordinances as they apply to this request. Plans for this facility must be submitted and approved by Carson City Health & Human Services.

##### **Carson City Fire Department:**

No Fire Department comments at this time.

##### **Carson City Building Division:**

The following comments are applicable to MPA 09-035, ZMA 09-036, and SUP 09-037

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

#### **GENERAL COMMENTS**

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

##### **Carson City Parks and Recreation Department:**

- The Unified Pathways Master Plan (UPMP) identifies an off-street/paved/shared path directly north of the project site on airport property. As our department understands the site design, the applicant is proposing a taxi way connection from the high school to the airport. This connection needs to accommodate the City's future path. Our department is willing to discuss the related path design issues during the applicant's effort to develop project construction documents and the City's permit process. In addition, the UPMP identifies Goni Road and College Parkway as existing on-street bike lanes. Our department believes the high school should accommodate both pedestrian and bicycle access to the project site, including an evaluation of regional connectivity issues. As a result, our department would recommend to the Planning Commission that the applicant be required to work with the City's Engineering Department to construct concrete sidewalks along Goni Road and Old Hot Springs Road, provide pedestrian crosswalks at the Goni Road and Old Hot Springs Road intersections, and provide bicycle lanes on Old Hot

Springs Road.

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

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

**Rationale:** The proposed amendment meets the intent of the Public/Quasi-Public Master Plan designation for the subject property as detailed in the staff report discussion, above. Public Regional zoning is an appropriate zoning district for Public/Quasi-Public.

The proposed amendment will be in substantial compliance with the following:

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

**1.1e—Sustainable Construction Techniques**

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

**1.1f—Energy Conservation**

Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months). Encourage the use of new and emerging technologies that lead to increased energy conservation for both residential and non-residential uses.

**GOAL 1.2—PROMOTE INFILL AND REDEVELOPMENT IN TARGETED AREAS**

**1.2a—Priority Infill and Redevelopment Areas:**

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

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

**1.4a—Vehicular and Pathway Access**

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

**GOAL 1.5—FOSTER COOPERATION ON MASTER PLAN ISSUES**

**1.5a—Coordination with Adjoining Counties**

The City shall coordinate with Lyon, Washoe, and Douglas Counties to minimize land use conflicts at shared boundaries, identify opportunities for shared recreational access or amenities, and to ensure that applicable Master Plans for each jurisdiction are mutually compatible with the goals and policies of this Master Plan.

**1.5b— Coordination with State and Federal Agencies**

The City shall coordinate with State and Federal Agencies, including the Bureau of Land Management and Forest Service, whose land holdings are adjacent to the City, to minimize land use conflicts within the urban interface, identify opportunities for shared recreational access or amenities, and to ensure that future plans for federal landholdings are mutually compatible with the goals and policies of this Master Plan.

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

**3.3d—Floodplain and Hazard Area Development**

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

**3.3e—Geologic Hazards**

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

**GOAL 6.1—PROMOTE HIGH QUALITY DEVELOPMENT**

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

**6.1b—Neighborhood Design**

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

**6.1c—Variety and Visual Interest**

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

**GOAL 6.2—PROMOTE COMPATIBLE INFILL AND REDEVELOPMENT**

**6.2a—Neighborhood Compatibility**

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

**GOAL 9.3—MAINTAIN THE QUALITY AND CHARACTER OF ESTABLISHED NEIGHBORHOODS**

**9.3b—Compatibility of Infill and Redevelopment**

Ensure that infill and redevelopment is designed in a manner that minimizes impacts on and is compatible with existing neighborhoods through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathways system, and other neighborhood specific design considerations.

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

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

The proposed Public Regional zoning designation will provide for compatible uses and zoning. The PR zoning means Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs. Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States are common within the PR zoning district.

It is important to note that the subject site, is directly to the south of the Carson City Airport which is currently zoned Public Regional.

All Public Regional district development standards relative to lot area, setbacks, building height, landscaping, off-street parking, signs and uses shall be based on requirements and conditions of the special use permit. The Special Use Permit requirement will also initiate the notification of properties within the vicinity of the subject site.

One cannot overlook that placing a school on the subject site has the possibility of affecting the adjacent gaming establishment. It is not anticipated that the proposed use will result in a detrimental impact to other properties within the vicinity. The applicant has noted that the Comstock Casino is located on the property diagonally southwest of this parcel on property zoned Limited Industrial. Although this may appear as a minor conflict of land use with the proposed school, the properties are separated by berms, landscaping, and is across both Goni Road and Old Hot Springs Road.

The school is planned for 1000 students, although due to the on-line distance nature of the curriculum, no more than 150 students will be on campus at any given time based on a schedule of seven sessions per week. This curriculum will result in a significant decrease of the student body on campus at any given time and that is an important factor in the proposed use.

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

Rationale: The subject site is accessible from the Carson City Freeway, by the way of College Parkway. Carson City Fire Station #2 is in close proximity, just over ¼ of a mile to the southeast. Carson Tahoe Regional Hospital is in close proximity at 2.5 miles to the northwest.

Hot Springs Road contains a 12" water main which will be the connection point for the subject site. Information provided by the Carson City Utilities Department notes connection into the 12" water main will not be problematic.

Per the information provided, the proposed amendment will not negatively impact existing or planned public services and will not adversely impact the public health, safety and welfare.

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

Rationale: Water, sewer and road facilities exist in the vicinity to serve the proposed development. The use will not generate the need for additional schools. The campus will be required to meet all other additional requirements of the Carson City Fire Department and Carson City Sheriff's Department.

A portion of the 100-year flood plain encroaches onto the eastern section of the site. The portion of encroachment will be utilized for a sports field as part of the open space for the proposed school campus.

This request is not in conflict with any Engineering Master Plans for streets or storm drainage. Per the Engineering Division mitigation measures are contained in the Special Use Permit regarding impacts to traffic, pedestrian facilities and public services.

Respectfully submitted,  
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

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Jennifer Pruitt, AICP, LEED AP  
Principal Planner

Attachments

- Application (ZMA-09-036)
- Carson City Engineering Division comments
- Carson City Fire Department comments
- Carson City Building Division comments
- Carson City Health Department comments
- Carson City Parks & Recreation Department comments
- Draft Ordinance

ORDINANCE NO. 2009-\_\_\_\_\_

BILL NO. \_\_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING OF APPROXIMATELY A 4.7-ACRE PORTION OF APN 005-011-03 FROM LIMITED INDUSTRIAL (LI) TO PUBLIC REGIONAL (PR), OF APN 005-011-03.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY

ORDAINS: THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

**SECTION I:**

An application for a Zoning Map Amendment on Assessor's Parcel Number 005-011-03, property located at 2222 College Parkway, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of approximately a 4.7 acre portion of the subject property changing from Limited Industrial (LI) to Public Regional (PR). After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 27, 2009, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 7 ayes, 0 nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning designation of approximately a 4.7-acre portion of property identified as 2222 College Parkway, APN 00-011-03, from Limited Industrial (LI) to Public Regional (PR), as shown on "Exhibit A," attached.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2009.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2009.

VOTE: AYES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
BOB CROWELL, Mayor

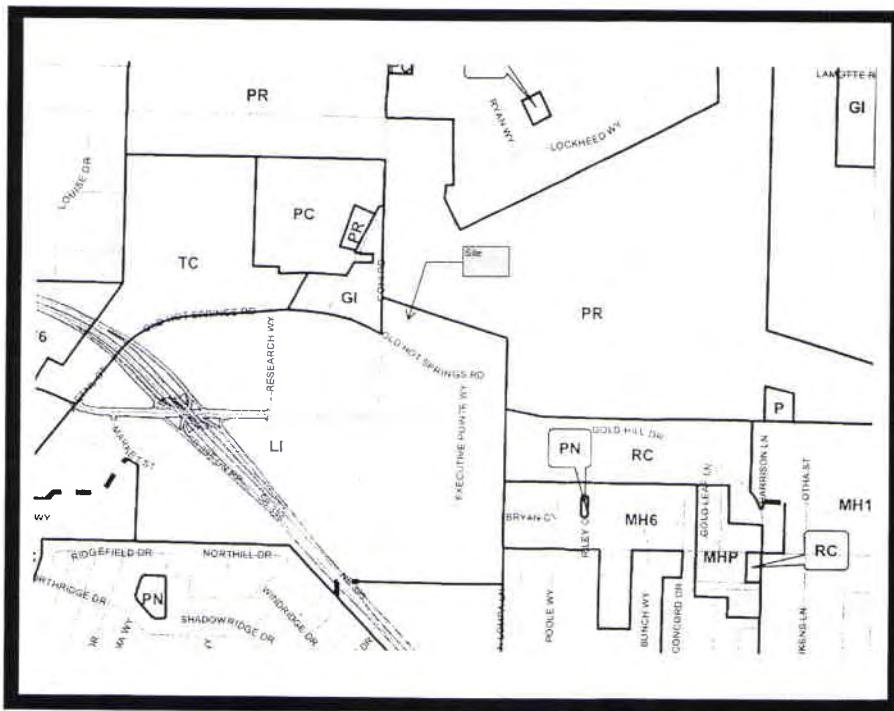
ATTEST:

ALAN GLOVER, Clerk-Recorder

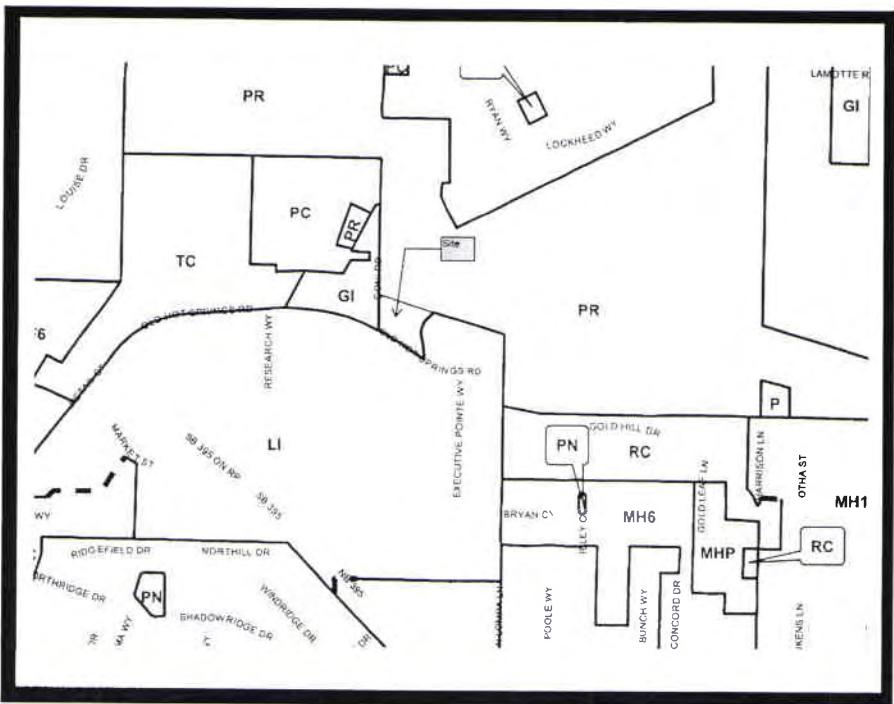
This ordinance shall be in force and effect from and after the \_\_\_\_\_ of  
\_\_\_\_\_, 2009.

Exhibit "A"

EXISTING ZONING MAP



PROPOSED ZONING MAP



RECEIVED  
APR 27 2009

CARSON CITY  
PLANNING DIVISION

**Carson City Planning Division**  
2621 Northgate Lane, Suite 62 • Carson City NV 89706  
Phone: (775) 887-2180 • E-mail: plandpt@ci.carson-city.nv.us

**FILE # ZMA - 09 - ZMA - 09 - 036**

**PROPERTY OWNER**

Weikel Carson Air Park Ltd.

MAILING ADDRESS, CITY, STATE, ZIP

2222 College Parkway, Carson City, NV 89706  
E-MAIL ADDRESS

PHONE # 775-887-7500 FAX # 775-882-2952

Mike Stephenson, PE

Name of Person to Whom All Correspondence Should Be Sent  
APPLICANT/AGENT

Palmer Engineering Group, Ltd.  
611 North Nevada Street, Carson City, NV  
MAILING ADDRESS, CITY, STATE ZIP 89703

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

E-MAIL ADDRESS mike@palmer-eng.com

FOR OFFICE USE ONLY:

**ZONING MAP AMENDMENT**

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

**SUBMITTAL PACKET**

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

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

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

Project's Assessor Parcel Number(s)	Street Address	ZIP Code
005-011-03	2222 College Parkway, Carson City, NV 89706	

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Industrial	LI	Hot Springs Road

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

Silver State High School is applying for this ZMA to change the zoning of a portion of this parcel from Limited Industrial to Public Regional for a new campus for their public charter school and to provide airport access for their aerospace curriculum. A separate application for a Master Plan Amendment and Special Use Permit will be submitted concurrently to allow that portion of the property to be designated Public Regional.

**PROPERTY OWNER'S AFFIDAVIT**

I, Joni L. Weikel, 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.

Joni L. Weikel  
Signature

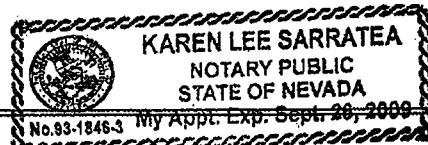
2222 College Parkway  
Address

4-14-09  
Date

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

On April 14, 2009, Joni L. Weikel, 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.

Karen Lee Sarratea  
Notary Public



# **ZONE MAP AMENDMENT**

## **for**

# **SILVER STATE HIGH SCHOOL**

**Northeast Corner  
Goni & Hot Springs Roads  
Carson City, Nevada 89706**

**Assessor Parcel Number  
005-011-03**

**SW 1/4 of Section 4, T15N, R20E, MDB&M**

*Prepared for:*

**Weikel Carson Air Park, Ltd.  
2222 E. College Parkway  
Carson City, Nevada 89706  
Phone (775) 887-7500  
Fax (775) 882-7952**



*Prepared by:*

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

**April 2009  
Job No. 090302**

## **PROJECT SUMMARY**

### *Silver State High School*

APN 05-011-03

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Silver State High School is proposing a Zone Map Amendment (ZMA) to be submitted concurrently with a Master Plan Amendment and Special Use Permit for a parcel of land totaling approximately 4.7 acres in size and being a portion of APN 05-011-03. It is located on the Northeast corner of Goni Road and Old Hot Springs Road. A map depicting its location is attached as an exhibit.

The school currently leases a building located at the northeast corner of North Carson Street and College Parkway that does not allow for expansion, nor does it have access to aerospace facilities.

Silver State High School has retained GL Szabo & Associates and Palmer Engineering Group, Ltd, to prepare the application for the Zone Map Amendment, Master Plan Amendment and Special Use Permit for a new school that includes a combination High School and Middle School plus an aerospace technical center. This portion of the parcel of land proposed for the school is currently undeveloped, with the eastern portion of the parcel developed with three (3) buildings used for industrial purposes accessed by a cul-de-sac.

The parcel is currently shown on the Carson City Zone Map as Limited Industrial. The property is bordered by Carson City Airport as Public Regional to the north, Limited Industrial to the south, Limited Industrial to the East, and General Industrial to the west across Goni Road.

Silver State High School is applying for a Zone Map Amendment to change a portion of the parcel currently zoned Limited Industrial to allow for the development of a public school adjacent to the Carson City Airport to allow expansion, plus provide access for the aerospace segment of the school. A separate application for a Master Plan Amendment and Special Use Permit will be submitted concurrently to allow that portion of the property to be designated Public Regional (PR) as is the adjacent Airport property.

This request for a Zone Map Amendment is pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.075 – Zoning Map Amendments and Zoning Code Amendments.

The proposed Zone Map Amendment is needed by Carson City for the purposes of protecting the public health and meeting a public purpose.

**Questionnaire Supporting the Application  
for a  
ZONE MAP AMENDMENT**

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

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

**CHAPTER 3: A BALANCED LAND USE PATTERN**

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

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

This development will be served by the existing water and sewer system. There exists a 12" PVC water main in Old Hot Springs Road directly to the south of the project. There is an existing 8" PVC sewer line to the west of the property in Goni Road. If pipe slopes or sewer capacity is an issue, the development also has the ability to connect to the 8" sewer line that presently serves the property accessed by the cul-de-sac off from East College Parkway.

Does the proposed amendment promote infill and redevelopment in an identified priority area (1.2a)?

The portion of this property proposed for the school is currently undeveloped, but is partly surrounded by developed properties, namely the Carson City Airport to the north, three industrial buildings to the east, and a commercial development to the south that includes a bank and related uses. The property to the west across Goni Road is undeveloped.

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

Does the proposed amendment, at adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

A public charter school placed on this site creates an opportunity to provide compatibility with existing development as well as the ability to establish buffers with the existing land uses where there already exists a minimum land use friction zone. By developing this parcel of land with the proposed school and related amenities, including an aerospace technical learning center which would effectively be supported by the airport to the north; a sports field to the east adjacent to the existing light industrial development, and a commercially developed parcel of land across Old Hot Springs Road to the south, this proposal effectively minimizes potential land conflicts with its adjacent boundaries.

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

The north boundary of the property borders the Carson City Airport. Locating the public charter school next to the airport enhances the school's aerospace department by providing direct access to the airport, further ensuring compatibility as a public use. In addition, as part of the development of the project, a "through the fence" access to the airport will be developed as part of the application to the Carson City Airport Authority and applicable agencies.

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

The project is located at the intersection of Goni Road and Old Hot Springs Road that is currently served by city water and sewer and provides access for both the fire and sheriff departments. There will be a bus drop off road in front of the school that will be designed to provide adequate turning radii for fire trucks as well as quick access for sheriff department vehicles.

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

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

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

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

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

Although this project is not located specifically in a Mixed Use Area, the development of the project will provide mixed use by allowing for a public charter school adjacent to land zoned Public Regional and Light Industrial. This allows for a "mixed use" area surrounding the airport and is appropriate in context of the surrounding parcels of land.

Does the proposed amendment discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?

The proposed amendment introduces a new public charter school in the area that is currently zoned Industrial adjacent to the airport, which is zoned Public. This provides a minimal friction zone on the property being developed but will also be separated by a flood zone that will be used as a sports field. This will provide consistency with the airport property to the north and will prevent further development of the property.

Does the proposed amendment encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?

The property has a portion of the 100 year flood plain within its boundaries. In addition the Federal Emergency Management Agency (FEMA) has mapped the 'floodway' through the property which is described as a Zone AE floodway, described as "the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood

can be carried without substantial increases in flood heights". The portion of the property that is located in the floodway within the floodplain will be utilized for a sports field as part of open space.

The site will be graded to allow for additional floodwaters to be routed into the floodway, minimizing the depth of flow in the floodplain, in addition, the school building and facilities will be constructed so that the finish floor will be one foot above the floodplain as required by the FEMA. See FEMA exhibits.

The site is located in an area designated as having a moderate potential for shaking during earthquakes. Although there are no known geologic hazards located within the parcel, there is a questionable fault shown on the earthquake hazards map that is in the proximity of Goni Road that is west of the west boundary of the property and is shown as having the least potential hazard for surface displacement. See Earthquake Hazard Map exhibits.

Does the proposed amendment provide for zoning consistent with the Land Use designation (Land Use table descriptions)?

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

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

The proposed amendment is consistent with the use of Public Zoning.

Does the proposed amendment, if located within an identified Specific Plan Area (SPA), meet the applicable policies of the SPA (Land Use Map, Chapter 8)?

Not Applicable

**CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES**

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

Does the proposed amendment provide opportunities to expand parks and recreation opportunities (4.2a)?

The proposed amendment will include sports fields for school activities as well as scheduled events held by the public charter school. These activities will provide recreational opportunities for the middle school and high school.

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

The proposed amendment is consistent with the city's Master Plan for Open Space and with the Carson City Unified Pathways Master Plan (CCUPMP). The development of this property has an existing on road bike lane on Goni Road and on College Parkway. The CCUPMP also shows an off street paved/shared multiuse route along East College Parkway that continues west between this parcel and the airport, connecting back to Goni Road. It appears that this is shown on airport property, although provisions could be made on the proposed school campus to either connect or continue this facility to provide for pedestrian and bicycle access to this parcel.

**CHAPTER 5: ECONOMIC VITALITY**

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

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

The proposed public charter school has an existing staff of approximately 20 employees. The proposed new facility will allow for the future expansion of grades 9-12, as well as the addition of a junior high school. It is estimated that the employment will be increased in proportion to the number of students to approximately 40, which will include additional teaching positions as well as administrative and support staff not only maintaining the primary job base, but increasing the number of jobs in the short term future.

Does the proposed amendment encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

Does the proposed amendment encourage the incorporation of additional housing in and around the Downtown (5.6c)?

Not Applicable

**CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS**

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

Does the proposed amendment promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b, 9.4a)?

This amendment to the Zone Map is proposed to permit the construction of a new school which would allow the development of an undeveloped site which is partly surrounded by developed properties; Carson City Airport to the north, three industrial buildings to the east, and a commercial development to the south that includes a bank and related uses. The property to the west across Goni Road is undeveloped.

This project promotes compatibility with the surrounding development and adjacent uses and would provide infill in an area that will provide consistency with the surrounding properties.

If located in an identified Mixed-Use Activity Center or m Area, does the proposed amendment provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a,b)?

Not Applicable

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

Not Applicable

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

Not Applicable

## **CHAPTER 7: A CONNECTED CITY**

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

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

The proposed amendment is adjacent to the airport that is already served by Goni Road and College Parkway, plus it is within 1/2 mile of the new Carson City Freeway. In addition it is served by existing on-road bicycle facilities as shown on the Carson City Unified Pathways Master Plan.

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

Does the proposed amendment promote enhanced roadway connections and networks consistent with Transportation Master Plan (11.2c)?

The site is located less than one mile from the Carson City Freeway and has direct access off College Parkway and Goni Road, both of which have the ability to serve the proposed school facilities traffic needs which is consistent with the Transportation Master Plan.

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

The proposed amendment is consistent with the Carson City Unified Pathways Master Plan (CCUPMP). The development of this property has an existing on road bike lane on Goni Road and on College Parkway. The CCUPMP also shows an off street paved/shared multiuse route along East College Parkway that continues west between this parcel and the airport, connecting back to Goni Road. It appears that this is shown on airport property, although provisions could be made on the proposed school campus to either connect or continue this facility to provide for pedestrian and bicycle access to this parcel which would be consistent with the Unified Pathways Master Plan.

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

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

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Public/Quasi-Public (Airport)	Public Regional (PR)
East	Public/Quasi-Public (Airport)	Public Regional (PR)
South	Industrial	Limited Industrial (LI)
West	Industrial	General Industrial (GI)

The change in zoning of this parcel from Limited Industrial to Public Regional will merely shift the boundary line between these compatible land uses, resulting in negligible impact to the zoning or land use.

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

According to the Carson City Planning Department, in 1996 the land use classification of the properties north and east of this parcel was Public Regional. In 2006, these parcels were re-classified Public/Quasi-Public (Airport). Land use of the properties south and west remained Industrial.

In 2000, the zoning classification for properties north and east of this parcel was Public. In 2002, the zoning changed to Public Regional. Zone classification of the properties south and west remained Limited Industrial and General Industrial, respectively.

See history documents from Planning in exhibits.

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

Approval of this amendment for re-zoning this parcel from Limited Industrial to Public Regional should not have a negative impact on public services or facilities. This site is readily accessible from the Carson Freeway (1/2 mile to nearest on-ramp) by way of a main collector street, College Parkway. The Airport Fire Station is just over 1/4 mile away, also on College Parkway. Carson Tahoe Regional Healthcare is just minutes away at a distance of about 2.5 miles with two access routes by way of a) the freeway to College Parkway or b) Arrowhead Drive to Goni Road.

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

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

A portion of the 100-year floodplain, as defined by FEMA, encroaches onto the eastern section of this property. A zone 'AE' floodway lies within the floodplain, also along the eastern portion of this parcel. The portion of the property that is located in the floodway will be utilized for a sports field as part of open space.

The site will be graded to allow for additional floodwaters to be routed into the floodway, minimizing the depth of flow in the floodplain. Furthermore, the school building and facilities will be constructed so that the finish floor will be at least one foot above the floodplain as required by the FEMA. This information was derived from the National Flood Insurance Program's Flood Insurance Rate Map, FIRM Map Number 3200010103E, dated January 16, 2009. See exhibits.

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

Hot Springs Road contains a 12" water main which would be the connection point for this property. According to the Water Department (Mark Brethauer and Curtis Horton), they have not experienced any problems, or complaints, in that area and connecting to the 12" line would not be a problem. Based on their recent fire flow reports for the area, water pressure and capacity is adequate to meet the needs of this project.

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

This project is bounded on the west by Goni Road and the south by Old Hot Springs Road and the east by the cul-de-sac on Challenger Way. College Parkway is a collector street just south of this project with an access ramp to the Carson Freeway about  $\frac{1}{2}$  mile away. Given the proximity to the freeway with a collector street nearby, road capacity is not expected to be adversely affected by rezoning this parcel from Industrial to Public Regional.

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

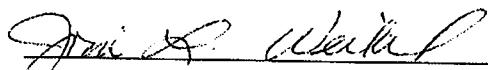
Approval of the re-zoning and the approval of a special use permit allowing Silver State High to build a new school on this parcel will enable an expansion to increase student enrollment and curriculum. This in turn will increase the school district's capacity to serve the city's student population.

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

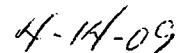
Given the proximity of this site to Carson City's Freeway by way of a major collector street, College Parkway, emergency vehicle access to the school will be very good. Carson City's Airport Fire Station on College Parkway is merely seconds away at less than  $\frac{1}{2}$  mile from the site. Carson Tahoe Regional Healthcare is just minutes away at a distance of about 2.5 miles with two access routes by way of a) the freeway to College Parkway or b) Arrowhead Drive to Goni Road.

#### ACKNOWLEDGEMENT OF APPLICANT

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



Signature of Applicant



Date