

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 27, 2009

FILE: MPA-09-035

AGENDA ITEM: H-2(A)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

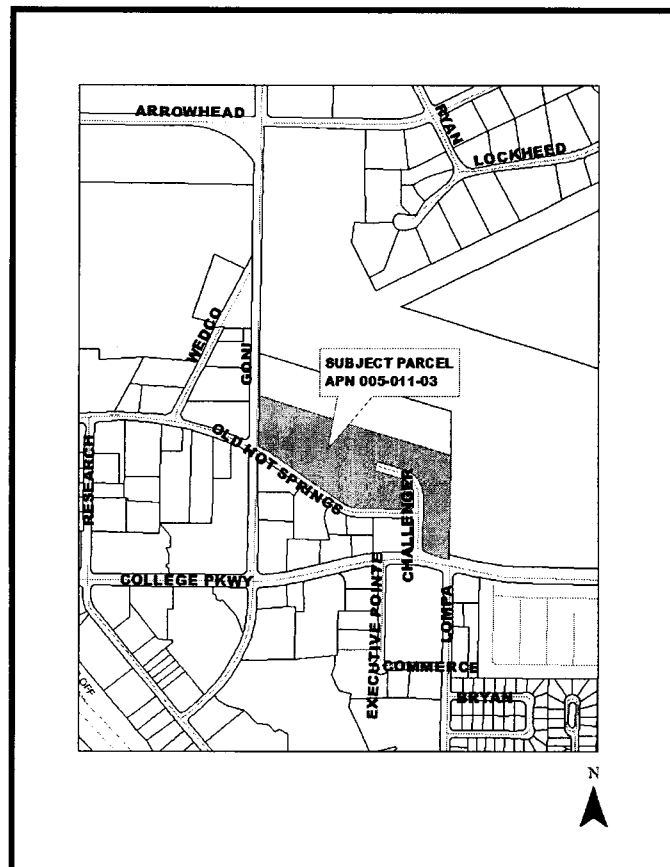
REQUEST: A Master Plan Amendment to change the Land Use Designation of a portion of APN 005-011-03 of approximately 4.7 acres from Industrial to Public/Quasi-Public.

APPLICANT: Palmer Engineering Group, Ltd.

OWNER: Weikel Carson Air Park Ltd.

LOCATION: 2222 College Parkway; APN 005-011-03

RECOMMENDED MOTION: "I move to adopt Resolution 2009-PC-1 recommending to the Board of Supervisors approval of MPA-09-035, a Master Plan Amendment to change the Master Plan Land Use designation of a portion of APN 005-011-03, from Industrial to "Public/Quasi-Public" based on the findings contained in the staff report."



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan).

CURRENT MASTER PLAN DESIGNATION: Industrial

PROPOSED MASTER PLAN DESIGNATION: Industrial/ Public/Quasi-Public

CURRENT ZONING: Limited Industrial

PROPOSED ZONING: Limited Industrial/Public Regional

DISCUSSION:

This Master Plan Amendment will make the Master Plan Land Use Designation consistent with the intended long-term use of the property; a public charter school for the residents of Carson City.

This request would allow the change of the existing Master Plan Land Use designation of Industrial on an approximate 4.7 acre portion of the 14.05 acre site to Public/Quasi- Public.

The proposed use of the property for public uses meets the intent of the Public/Quasi-Public land use designation. Silver State High School's project is based on the need for additional area for growth, which is not readily available at their current location. By locating the school adjacent to the Carson City Airport, this will allow the support needed for the aerospace curriculum to be in close proximity. It should be noted that the current zoning limits the use of the property to those uses permitted within the Limited Industrial zoning district, which are generally commercial/industrial in nature.

The applicant has submitted the following applications to be processed concurrently with the subject Master Plan Amendment: A Zoning Map Amendment application, ZMA-09-036, to change the existing zoning of Limited Industrial to Limited Industrial and Public Regional, and a Special Use Permit application to allow a 72,000+ square foot public charter school campus on site. It is important to note the proposed Special Use Permit request is dependent of the approval of the subject MPA and the proposed ZMA applications.

Neighboring parcel concerns have been provided in writing questioning the compatibility with the existing non-restricted gaming use of the Comstock Casino. 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 that has a Master Plan Land Use Designation of 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.

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

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 of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan.

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

Rationale: The proposed Public/Quasi-Public land use designation is consistent with the proposed public school use 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 designation on the property of Industrial is not consistent with the proposed public school use, and therefore, should be changed.

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: 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.

One cannot overlook that placing a school on the subject site has the possibility of impacting 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 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.

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.

3. *Is the proposed amendment is response to changing conditions?*

Rationale: The applicant indicates that the proposed amendment is in response to changing conditions in Carson City. The Silver State High School is currently seeking land that will not only provide for development of a new school campus, but will also allow for future expansion to include a new aerospace division and sports field. The subject site is recognized for its potential to serve that use and is also served by existing infrastructure.

The existing charter school has a staff of 30 employees. The proposed new campus will allow for the expansion of grades 9-12, in addition to a junior high school. It is estimated that the staff will increase to approximately 40 employees.

4. *Will the requested amendment further the City's desired pattern of growth?*

Rationale: The applicant states that the proposed amendment will further the City's desired pattern of growth and the pattern of growth for the Silver State High School.

Per the applicant, the proposed amendment will promote the development of the Silver State High School, that clearly provides a need for the growing student population in Carson City.

Respectfully submitted,
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

- Application (MPA-09-035)
- Carson City Engineering Division comments
- Carson City Fire Department comments
- Carson City Building Division
- Carson City Health Department comments
- Carson City Parks & Recreation Department comments
- Planning Commission Resolution 2009-PC-1

DRAFT

1

ABSENT: _____

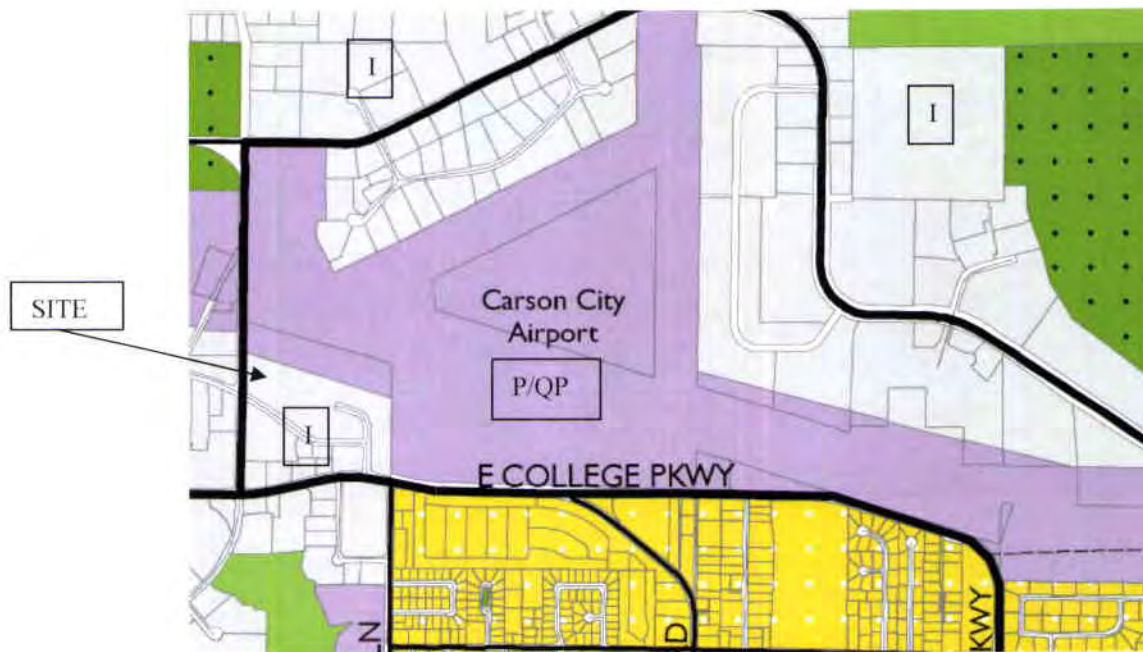
Mark Kimbrough, Vice-Chairman

ATTEST:

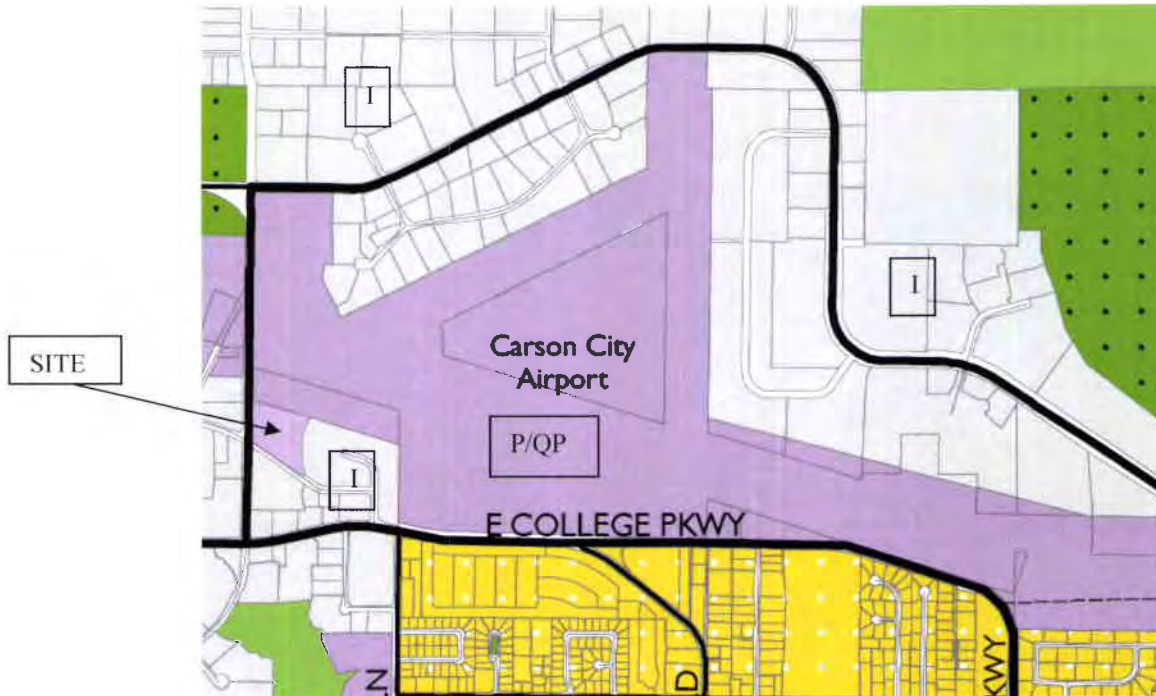
LEE PLEMEL, AICP
Planning Division Director

EXHIBIT "A"

EXISTING MASTER PLAN DESIGNATION



PROPOSED MASTER PLAN DESIGNATION



Public Quasi-Public

P/QP



Industrial

I



RECEIVED

APR 27 2009

CARSON CITY
PLANNING DIVISION

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2188 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

MASTER PLAN AMENDMENT

FILE # MPA - 09 - MPA - 09 - 035

FEE: \$3,050.00 + noticing fee

NOTE: Master Plan Amendment applications are only accepted four times per year and must be submitted by the January, April, July and October deadline dates.

PROPERTY OWNER

Weikel Carson Air Park Ltd.

MAILING ADDRESS, CITY, STATE, ZIP

2222 College Parkway, Carson City NV 89706
PHONE # 775-887-7500 FAX # 775-882-2952

Mike Stephenson, PE Palmer Engineering Group Ltd

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

Palmer Engineering Group, Ltd.

MAILING ADDRESS, CITY, STATE ZIP

611 North Nevada Street, Carson City NV 89706
PHONE # 775-884-0479 FAX # 775-884-4226

E-MAIL ADDRESS

mike@palmer-eng.com

SUBMITTAL PACKET

- ☐ 6 Completed Application Packets (1 Original + 5 Copies) containing the following:
 - ☐ Application Form
 - ☐ Site Plan
 - ☐ Proposal Questionnaire With Both Questions and Answers Given
 - ☐ Applicant's Acknowledgment Statement
 - ☐ Documentation of Taxes Paid-to-Date (1 copy)
 - ☐ Project Impact Reports (Engineering) (4 copies)
 - ☐ CD containing application digital data (preferably in pdf format)

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):

005-011-03

Street Address

2222 College Parkway, Carson City, NV 89706

ZIP Code

Project's Master Plan Designation

Industrial

Project's Current Zoning

L1

Nearest Major Cross Street(s)

Hot Springs Road

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC) Section 16.02.070. 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 MPA to change the land use of a portion of this parcel from Industrial to Public/Quasi-Public for a new campus of their public charter school and to provide airport access for their aerospace curriculum. A separate application for a Zone Map 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

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 E. College Parkway
Address

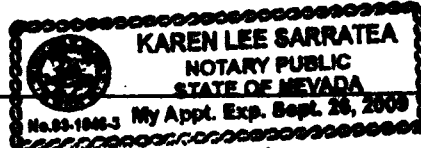
4-14-09
Date

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

STATE OF NEVADA
COUNTY

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



MASTER PLAN 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

Silver State High School is proposing a Master Plan Amendment (MPA) to be submitted concurrently with a Zone Map 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.

Currently the school leases a building located at the northeast corner of US 395 and College Parkway that does not allow for expansion and has no access to aerospace facilities.

Silver State School has retained GL Szabo & Associates and Palmer Engineering Group, Ltd, to prepare the application for the Master Plan Amendment, Zone Map 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 Master Plan as Industrial. The property is bordered by Carson City Airport as Public/Quasi-Public to the north, Industrial to the south, Industrial to the East, and Industrial to the west across Goni Road.

Silver State High School is applying for a Master Plan Amendment to change a portion of the parcel currently master planned 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 Zone Map 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 Master Plan Amendment is pursuant to the Carson City Municipal Code, Title 18 - Zoning, Chapter 18.02 - Administrative Provisions, Section 18.02.070 - Master Plan.

The proposed Master Plan 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
MASTER PLAN AMENDMENT**

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

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. A casino sets 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.

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 Federal Aviation Administration.

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 as Limited Industrial. Public schools are not allowed in Industrial zoning, however the parcel is also adjacent to Public zoning where schools are a conditional use. The school will be located in Public zoning if the Master Plan and Zone Map amendment 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 30 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 or redevelopment of the underused retail spaces (5.2b)?

Not Applicable

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

Not Applicable

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

Not Applicable

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

Not Applicable

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS

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

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

This amendment to the Master Plan is proposed to permit the construction of a new school which would allow for 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.

b-1 Compatible Land Uses - The proposed amendment will provide for land uses compatible with the existing adjacent land uses and will not adversely impact the public health, safety or welfare.

Adjacent Land Uses:

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

c-1 Response to Changed Conditions - The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board of Supervisors and the requested amendment represents a more desirable utilization of land

Silver State High School is currently seeking land that will not only provide for the development of a new school, but that will also allow for future expansion to include a new aerospace division and a sports field. The property that is currently under consideration for a Master Plan Amendment, Zone Plan Amendment and Special Use Permit is recognized for its potential to serve that use and is served by existing facilities. This proposed use for the land provides for a more efficient and desirable use of the land both for the applicant and for Carson City.

d-1 Desired Pattern of Growth - The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The proposed amendment promotes the development of Silver State High School and allows for the expansion of the school that provides a need for the growing student population in Carson City. The land is currently served by an existing road system and utilities thereby minimizing the expenditure of funds for the future growth of the new parcels.

ACKNOWLEDGEMENT OF APPLICANT

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

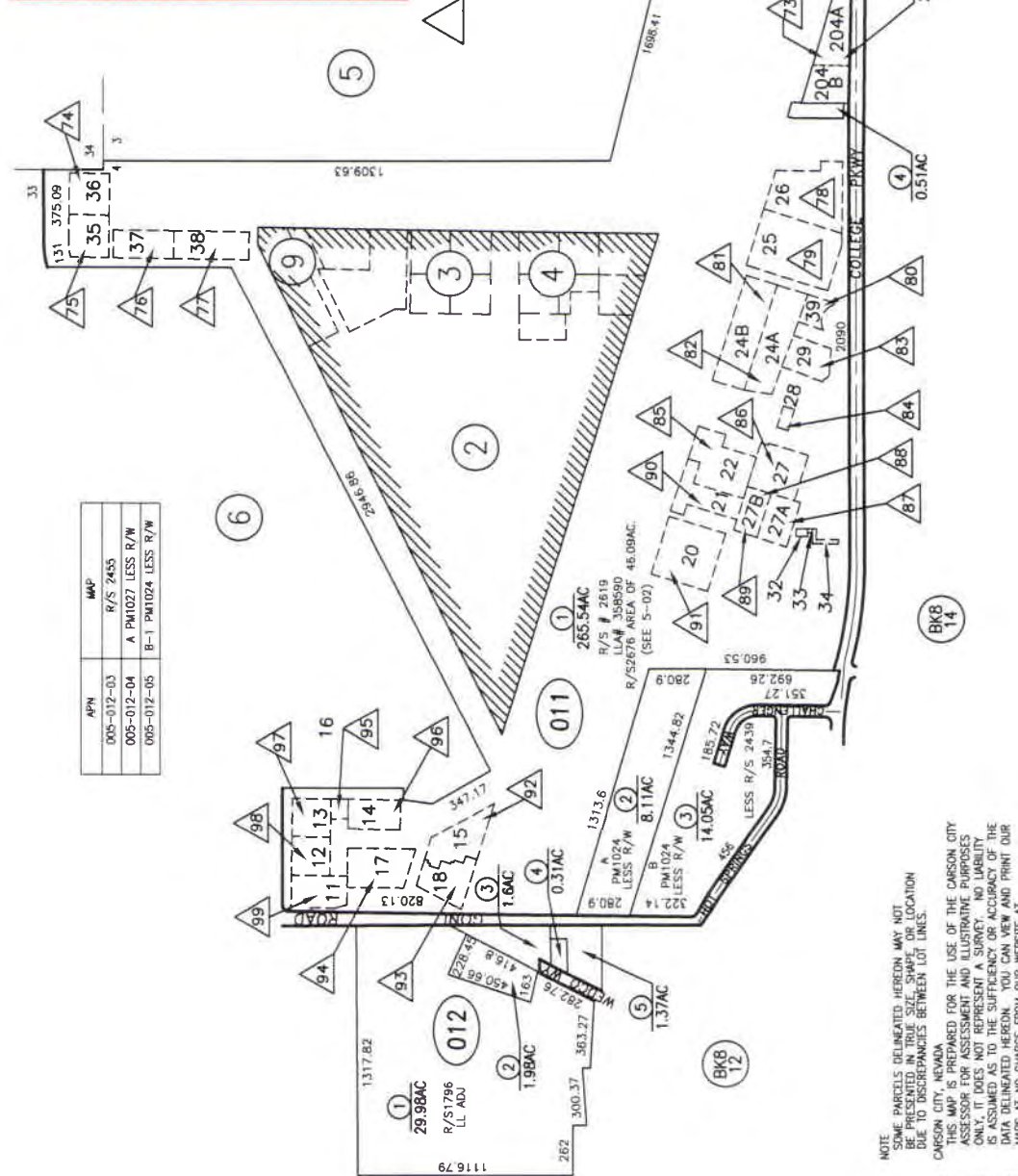


Signature of Applicant

4-14-08
Date

PORTION SECTION 4, & PORTION SECTION 5 T.15 N., R. 20 E., M.D.B. & M.

APN	ADDRESS
005-011-99	4393 GONI RD
005-011-98	2001 ARROWHEAD DR
005-011-97	2101 ARROWHEAD DR
005-011-94	4331 GONI RD
005-011-91	2640 COLLEGE PKWY
005-011-90	2540 COLLEGE PKWY
005-011-89	2600 COLLEGE PKWY #33
005-011-88	2600 COLLEGE PKWY #34 & #35
005-011-87	2600 COLLEGE PKWY #35, #37 & #38
005-011-86	2500 COLLEGE PKWY
005-011-84	2600 COLLEGE PKWY
005-011-83	2640 COLLEGE PKWY
005-011-80	2800 COLLEGE PKWY
005-011-79	2700 COLLEGE PKWY
005-011-78	3070 COLLEGE PKWY
005-011-77	2985 ARROWHEAD DR
005-011-76	2989 ARROWHEAD DR
005-011-75	2963 ARROWHEAD DR
005-011-74	2979 ARROWHEAD DR



NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES. THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED BY THE CARSON CITY ASSESSOR FOR THE USE OF THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING SUFFICIENT INFORMATION TO DETERMINE THE ACCURACY OF THE MAPS AT NO CHARGE FROM OUR WEBSITE. AT WWW.CARSON-CITY.NV.US

Legend

PROPOSED US 395



SPECIAL PLAN AREA



SUBURBAN BOUNDARY



SERVICE BOUNDARY

LAND USE DEFINITIONS



OSR - OPEN SPACE/RECREATIONAL/RURAL RESIDENTIAL - 40 AC/DU



AR - AGRICULTURE RESIDENTIAL - 10 AC/DU TO 40 AC/DU



RR - RURAL RESIDENTIAL - 3 AC/DU TO 10 AC/DU



SR - SUBURBAN RESIDENTIAL - 1 TO 3 AC/DU



LDR - LOW DENSITY RESIDENTIAL - 1 TO 3 DU/AC



MDR - MEDIUM DENSITY RESIDENTIAL - 4 TO 10 DU/AC



HDR - HIGH DENSITY RESIDENTIAL - 10 PLUS DU/AC



O - OFFICE



NB - NEIGHBORHOOD BUSINESS



C - COMMERCIAL



I - INDUSTRIAL



C/HDR



HDR/MH



LDR/MH



MDR/MH



OSR/PR



PN - PUBLIC NEIGHBORHOOD



PC - PUBLIC COMMUNITY



PR - PUBLIC REGIONAL



RI - RURAL INDUSTRIAL



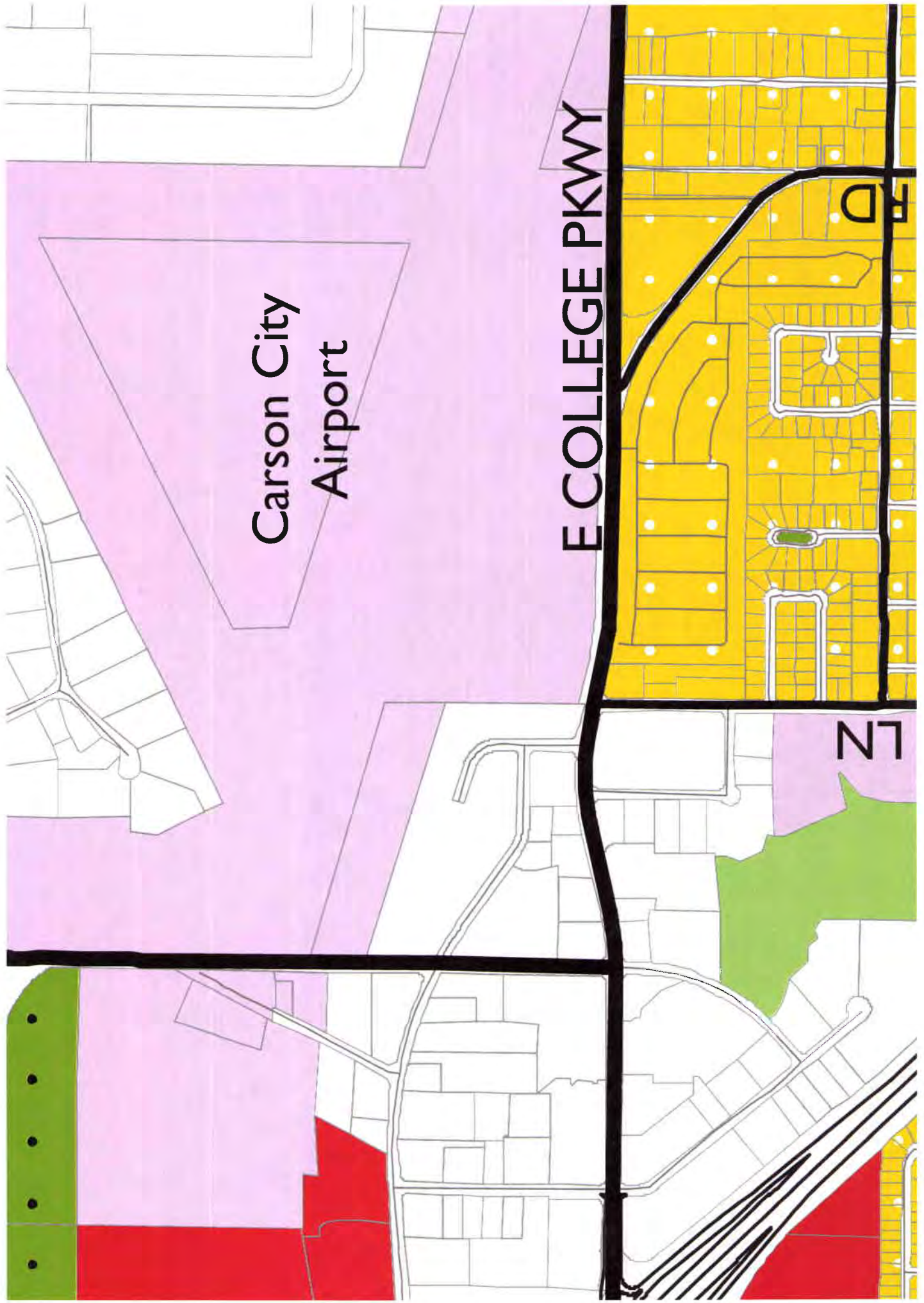
WT - WASHOE TRIBE

Carson City
Airport

E COLLEGE PKWY

FD




LN







Land Use Map

Legend






COMMERCIAL/EMPLOYMENT

-  Community/Regional Commercial
-  Neighborhood Commercial
-  Industrial

RESIDENTIAL

-  Rural Residential (5-20 ac/du)
-  Low Density Residential (0.2-3 du/ac or 5-.33 ac/du)
-  Medium Density Residential (3-8 du/ac)
-  High Density Residential (8-36 du/ac)

OTHER

-  Public/Quasi-Public
-  Washoe Tribe
-  Specific Plan Area
-  Conservation Reserve (Private)
-  Planned Roadway Connection

MIXED-USE

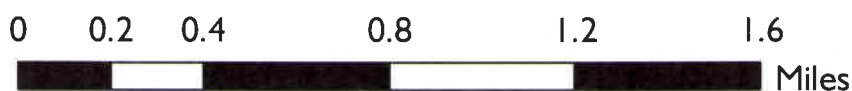
-  Downtown Mixed-Use
-  Mixed-Use Commercial
-  Mixed-Use Residential
-  Mixed-Use Employment

OPEN LANDS

-  Public Conservation
-  Open Space
-  Parks and Recreation

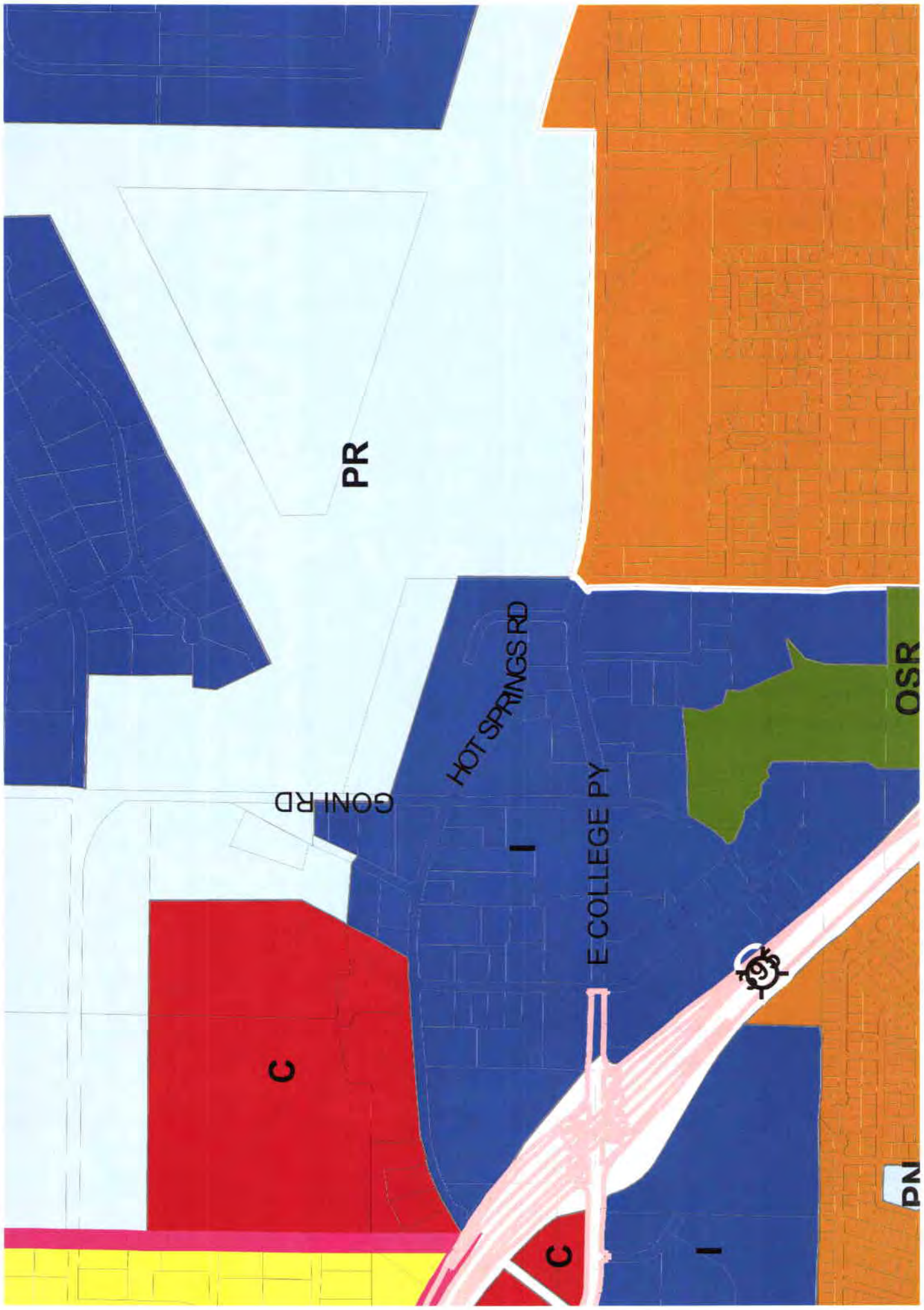


Adopted: April 6, 2006



Source: Carson City GIS, Carson City Assessor, TIGER, Clarion Associates

Note: This map has been prepared for the City of Carson City for the purposes of the Carson City Master Plan. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated.



PR

HOT SPRINGS RD

GONN RD

COLLEGE PY

OSR

PN

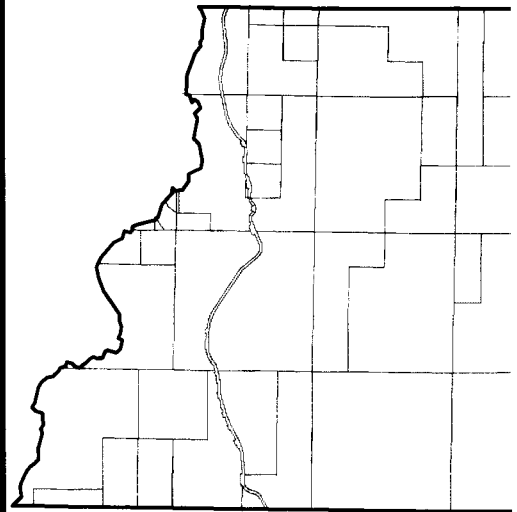
C

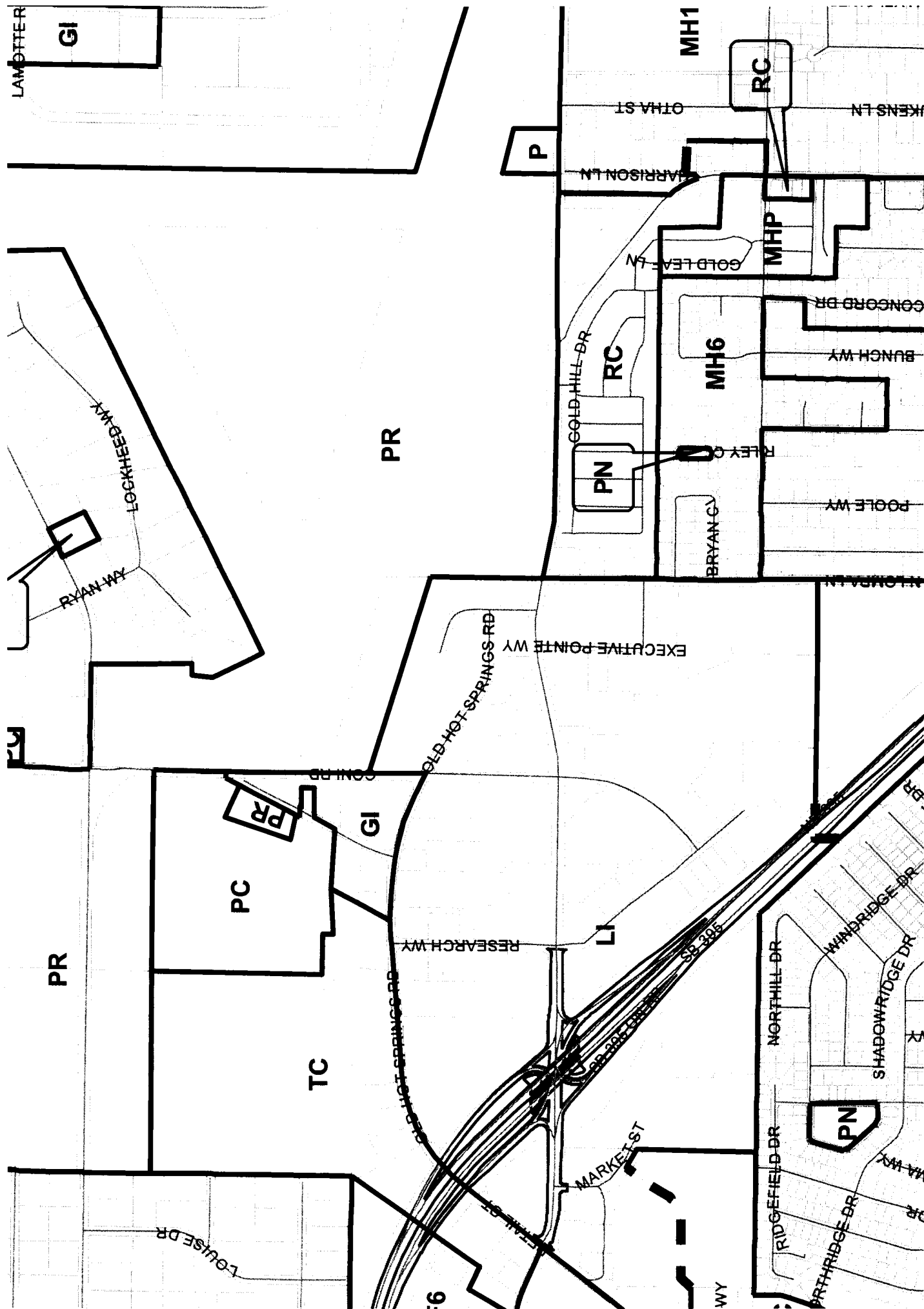
C

I

ZONING DESCRIPTIONS:

A - Agricultural
AIP - Airport Industrial Park
CR - Conservation Reserve
DT-MU - Downtown Mixed Use
GC - General Commercial
GI - General Industrial
GO - General Office
LI - Limited Industrial
MFA - Multi-family Apartment
MFD - Multi-family Duplex
MH12 - Mobile Home 12000
MH1A - Mobile Home 1 Acre
MH6 - Mobile Home 6000
MHP - Mobile Home Park
NB - Neighborhood Business
P - Public
PR - Public Regional
PC - Public Community
PN - Public Neighborhood
RC - Retail Commercial
RO - Residential Office
SF12 - Single Family 12000
SF1A - Single Family 1 Acre
SF21 - Single Family 21000
SF2A - Single Family 2 Acre
SF5A - Single Family 5 Acre
SF6 - Single Family 6000
SPA - Specific Plan Area
TC - Tourist Commercial
-P - Planned Unit Development





LEGEND



BUREAU OF INDIAN AFFAIRS



BUREAU OF LAND MANAGEMENT



CARSON CITY



STATE OF NEVADA



UNITED STATES FOREST SERVICE



WASHOE TRIBE LAND



STATE/ BLM/ USFS TRAIL

(approximate location of agency trails)



DESIGNATED OHV TRAILS



V&T RAILROAD ALIGNMENT

ARROWS INDICATE FUTURE TRAIL CONNECTIONS



TRAILHEAD FOR AQUATIC TRAIL



TRAILHEAD FOR OHV



TRAILHEAD WITH TRAILER PARKING



TRAILHEAD WITH PARKING



TRAILHEAD



AQUATIC TRAIL CLASS I



AQUATIC TRAIL CLASS III



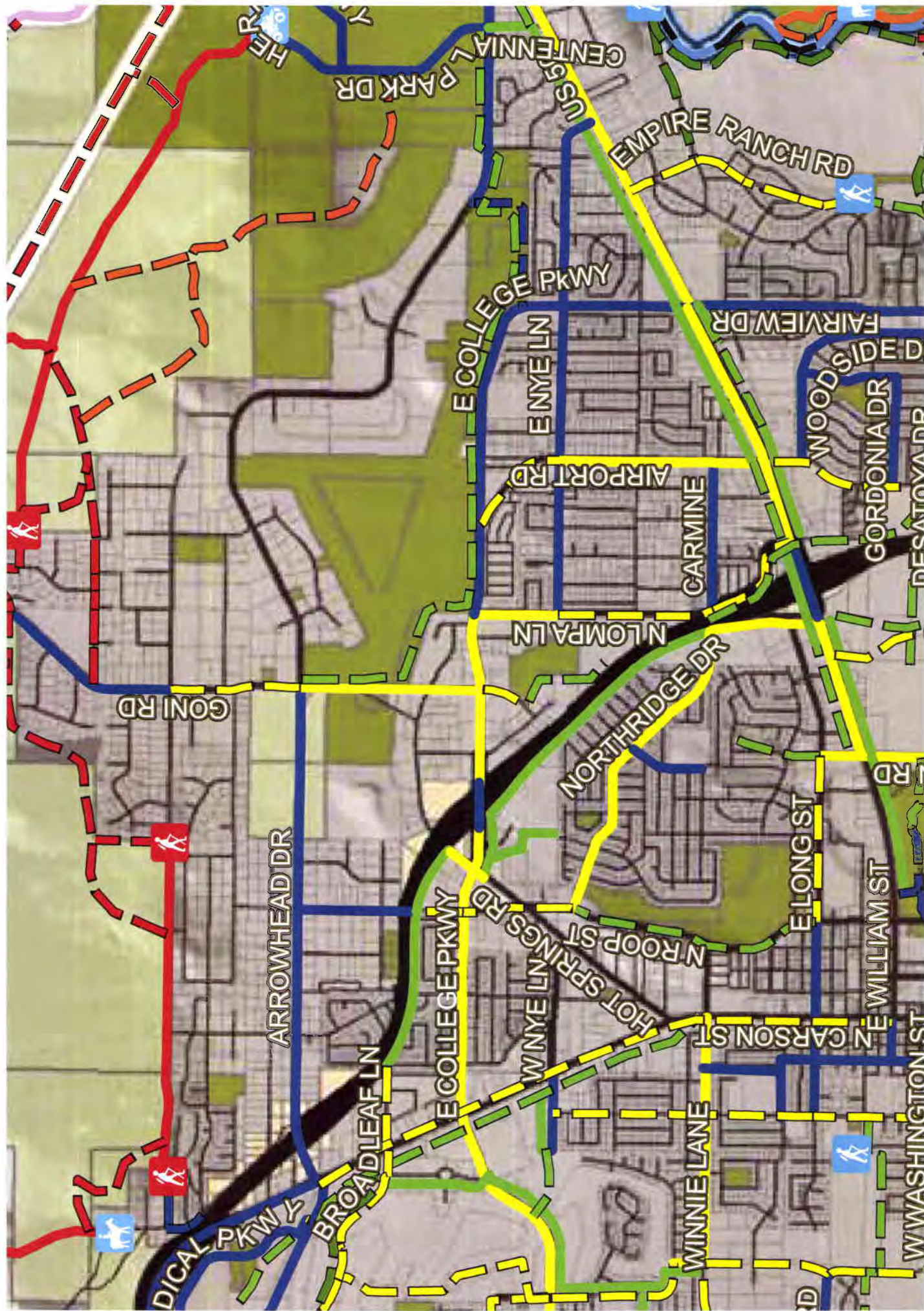
PROPOSED CROSSING (AT GRADE)



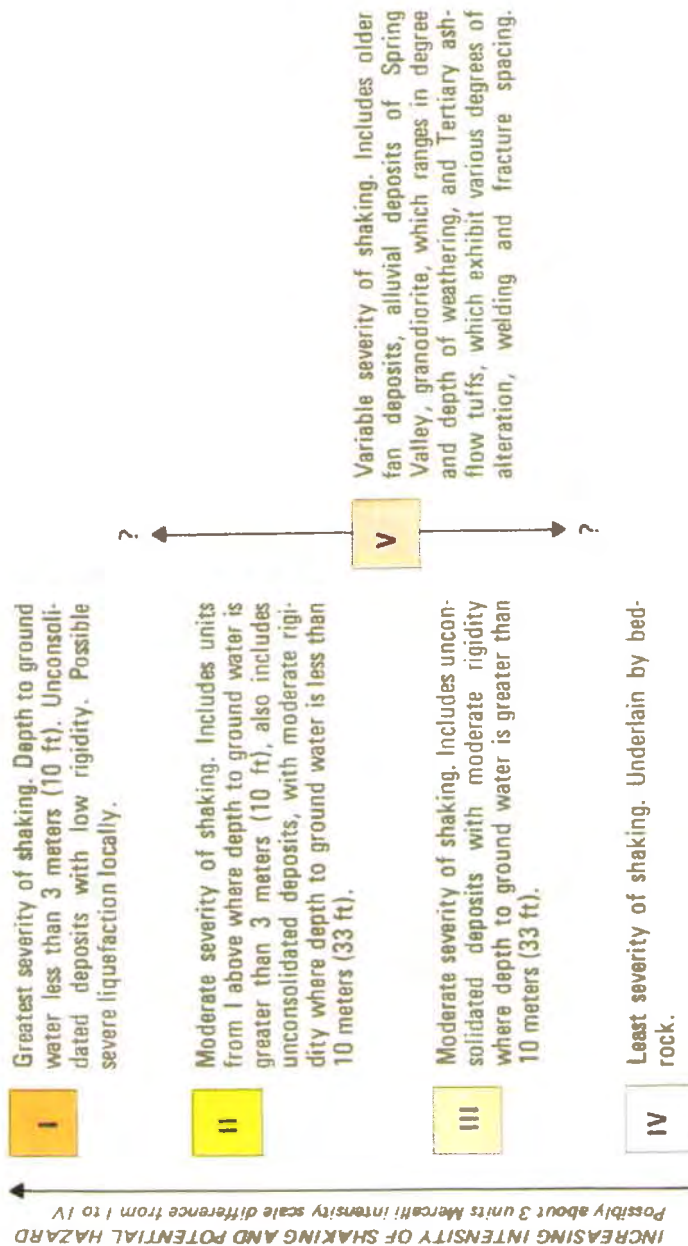
PROPOSED CROSSING (BRIDGE)



V&T RAILROAD RECONSTRUCTION
PROJECT SPECIFIC PLAN AREA

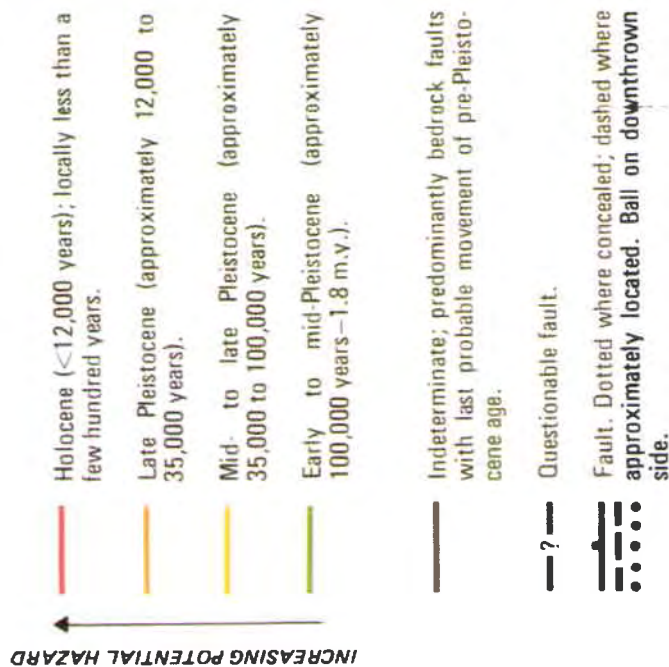


POTENTIAL FOR GROUND SHAKING DURING EARTHQUAKES



POTENTIAL FOR SURFACE RUPTURE

Age of youngest fault displacement







WATER

SKETCH

1 inch equals 200 feet

N

NOTES

Legend

- CARSON CITY FREEWAY
- VET RAILROAD (PROPOSED)
- COUNTY LINE
- FIRE HYDRANT
- PUSH OUTS
- INTAKE
- REDUCERS
- TREATMENT PLANT
- BUTTERFLY VALVE
- GATE VALVE
- SINGLE CHECK VALVE
- BOOSTERS
- BACK FLOW DEVICE
- AIR RELEASE VALVE
- WELLS
- WTANK
- WATER LINES
- PUBLIC
- PRIVATE
- STATE

CARSON CITY AREA
 THE CITY OF CARSON CITY, NEVADA
 HAS CAUSED THIS MAP TO BE PREPARED FOR
 THE CITY OF CARSON CITY, NEVADA
 FOR THE PURPOSE OF THE CITY OF CARSON CITY, NEVADA
 FOR THE PURPOSE OF THE CITY OF CARSON CITY, NEVADA
 FOR THE PURPOSE OF THE CITY OF CARSON CITY, NEVADA

May 03, 2006

CL11	CM11	CN11
CL12	CM12	CN12
CL13	CM13	CN13

MAP PAGE: CM12

Photos flown in 2003

SEWER



SKETCH:

NOTES:

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE CITY OF CARSON CITY
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IT IS THE PROPERTY OF THE CITY OF CARSON CITY
AND NO LIABILITY IS ASSUMED AS
TO THE ACCURACY OR COMPLETENESS OF THE DATA
OR THE RESULTS THEREOF.

Mar 01, 2006

Legend
 FREEWAY
 COUNTY LINE
 SEWER ASSETS
 FORCE MAIN
 GRAVITY MAIN
 SEWER VALVES
 SEWER MANHOLE
 LIFT STATION
 DROP MANHOLE
 CLEANOUT

SEWER LINE
 SEWER VALVE
 SEWER MANHOLE
 LIFT STATION
 DROP MANHOLE
 CLEANOUT



MAP PAGE: CM12





Civil Engineers
Surveyors
Water Resources Engineers
Water & Wastewater Engineers
Construction Managers
Environmental Scientists
Landscape Architects
Planners

April 14, 2009

Mr. Mike Stephenson, P.E.
Palmer Engineering Group, Ltd.
611 Nevada Street
Carson City, NV 89703

Re: Silver State Charter High School - Carson City Sewer Capacity

Dear Mike:

The proposed project is to be located generally at the corner of Goni Road and Old Hot Springs Road. Even though you are proposing a land use change, from Limited Industrial to Public, the estimated flow rate generated is the same. The Carson City Sewer model (currently in HYDRA) with the existing flows based on land use shows that there are no pipes with a d/D of 0.75 or greater between the proposed site and the treatment plant. This area is only served by gravity mains.

If you have any questions, please feel free to contact me at 882-5630 ext 4914.

Sincerely,
MANHARD CONSULTING, LTD.

A handwritten signature in blue ink, appearing to read 'Rebecca Bernier', is written over a horizontal line.

Rebecca Bernier, P.E.
Project Manager

Change
history
1997 to
present

2000-P
2002 changed
to PR

2000-P
2003 changed to
PR

G1
G1

L1

L1

L1

L1

L1

L1

L1

RC IC

Master
Plan
History
1996 to
present

200
PC

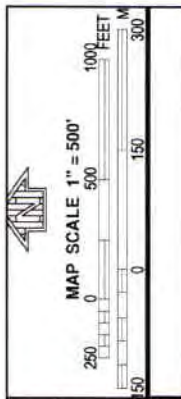
2006 - chartered
to Public
Utilities
Authority

1996 - PR

2006 - chartered
to Public
Utilities
Authority

MDR/MT 1996
+ 2001
chartered to
MDR 2006





NFIP

PANEL 0103E

FIRM
FLOOD INSURANCE RATE MAP

CARSON CITY,
NEVADA
INDEPENDENT CITY

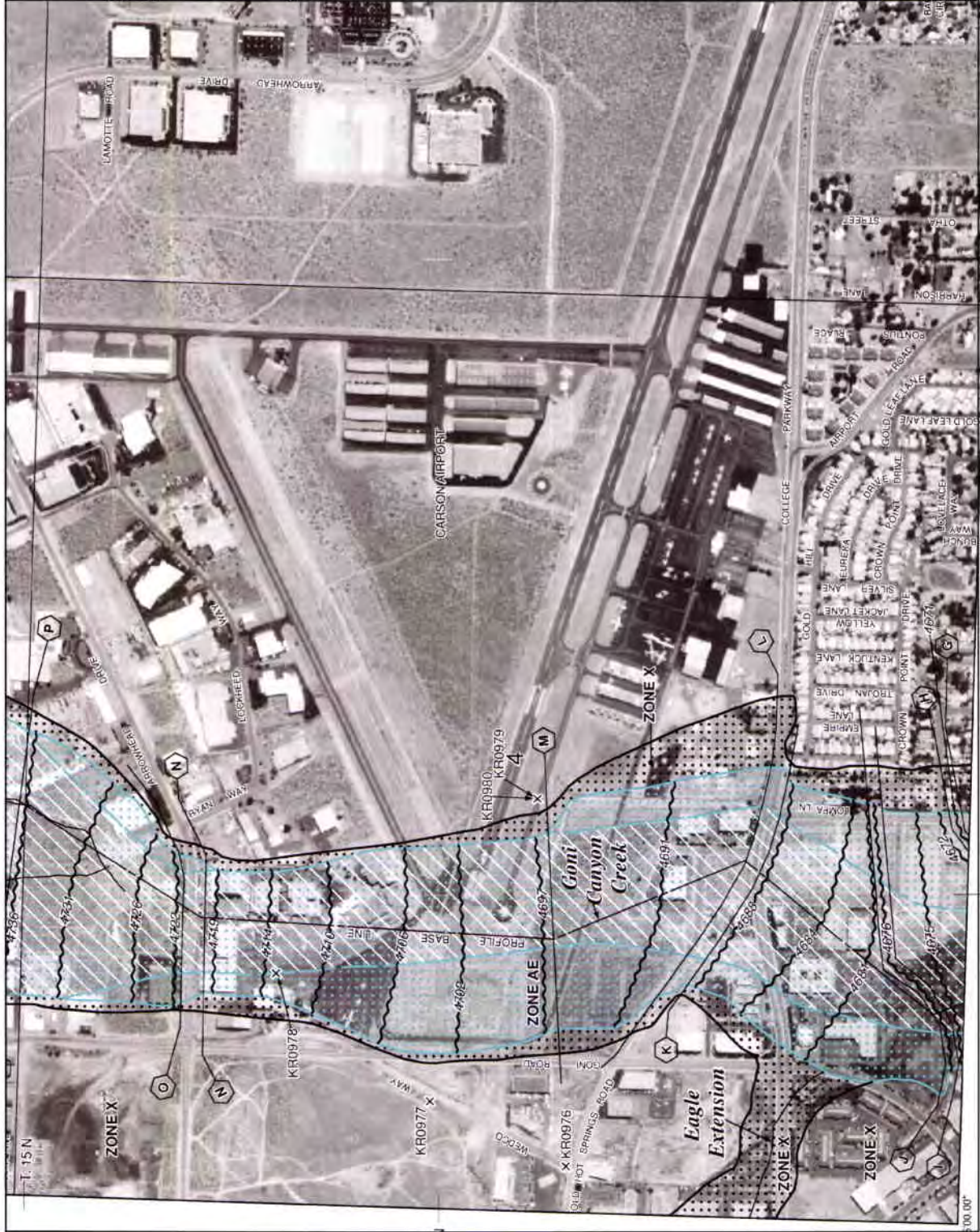
PANEL 103 OF 275
SEE MAP INDEX FOR FIRM PANEL LAYOUT

CONTAINS:
COMMUNITY
NUMBER PANEL SIZE
DATE

FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP NUMBER
3200010103E
MAP REVISED
JANUARY 16, 2009

This is an official copy of a portion of the above referenced flood map. It is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared. The map is not to be used for any purpose other than that for which it was prepared.





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Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
B, C, and X	Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

High Risk Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE, A1-A30	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AH	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AO	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.
AR	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
A99	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

High Risk - Coastal Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
V	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.
VE, V1 - 30	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

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