

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 29, 2009**

**FILE NO:** SUP-09-055

**AGENDA ITEM:** H-3

**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** Special Use Permit to allow permanent outdoor display and sales of merchandise in a Retail Commercial (RC) zoning district.

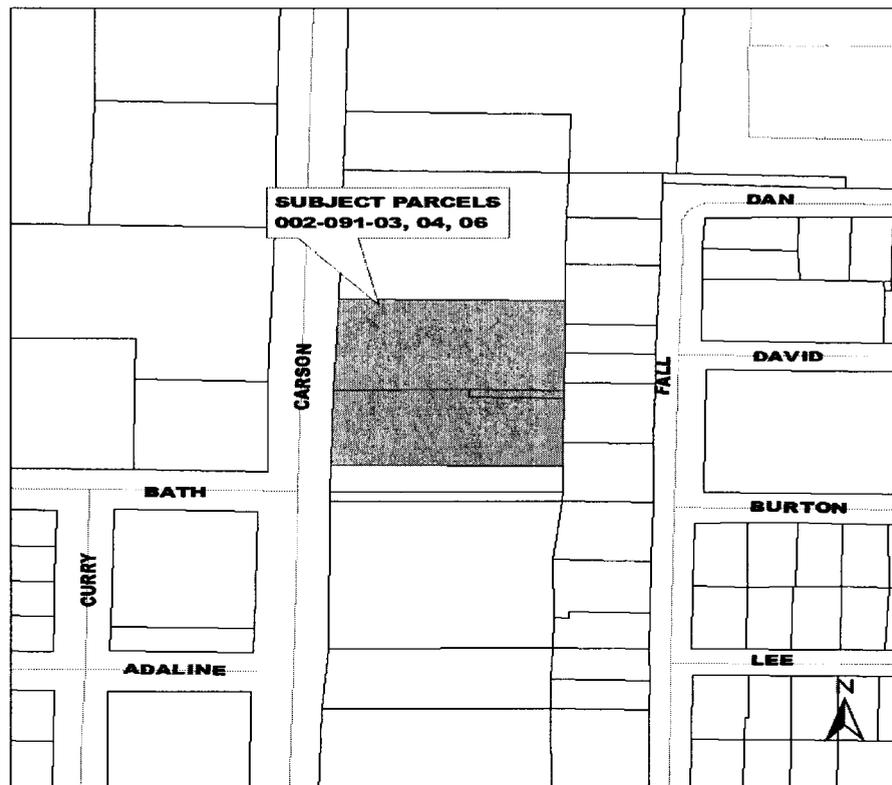
**OWNER:** Bernard-Bernard-Cuccaro, LLC, and Horne, William F & D et al

**APPLICANT/AGENT:** RL Engineering, Robert F. Lauder, P.E.

**LOCATION:** 1803, -05, -07, -09, -11, -15, -17, -19 and -21 N. Carson St

**APN:** 002-091-03, 002-091-04 and 002-091-06

**RECOMMENDED MOTION:** "I move to approve SUP-09-055, a Special Use Permit to allow permanent outdoor display and sales of merchandise in the Retail Commercial zoning district, located at odd numbers 1803 through 1821 N. Carson Street, APNs 002-091-03, -04 and 06, based on the findings and subject to the conditions of approval contained in the staff report."



**RECOMMENDED CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building and Safety Department for any proposed construction. Contact the Building Department for approximate fees, design criteria, number of plans to submit and general assistance in the City's Building Permit process.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning and Community Development Department thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**The following shall be submitted with any building permit application:**

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.

**The following applies to the site throughout the life of the project:**

7. The permanent outdoor display and sales area is strictly limited to the areas shown on the submitted site plan; in front of the buildings and the parking islands and two parking spaces. Within the approved display areas, the business or property owners must regulate and decide which businesses will utilize which display areas.
8. Trash and debris generated at the areas of the outdoor display and sales must be collected by the businesses and placed in an appropriate trash container on the site.
9. Advertising of a product or service is limited to promote an existing permanently

licensed primary business activity within the addresses which are included in this review.

10. Display cannot impede, restrict or block any aisle, doorway, pathway or pedestrian access from parking lot or street or to or from buildings for either customers or employees.
11. If the merchandise being displayed is either a windmill or photovoltaic panel connected for the production of electricity, and is connected to electrical utilization equipment, then an electrical permit will be required, since this is not an item exempted from the permit process. (CCMC 15.05.010 Section 105.2)
12. If the merchandise being display is a solar panel used to provide either conditioned air or heated water for human consumption, then a plumbing permit will be required, since this is not an item exempted from the permit process. (CCMC 15.05.010 Section 105.2)

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.02.115.8 Outdoor Sales and Activities, 18.04.130.3 Retail Commercial Conditional Uses at Permanent Outdoor Sales.

**MASTER PLAN DESIGNATION:** Community/Regional Commercial (C/RC)

**PRESENT ZONING:** Retail Commercial (RC)

**KEY ISSUES:** Will the proposed permanent outdoor sales and display be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for outdoor display? Will the display of merchandise greatly increase sales at this retail location?

#### **SURROUNDING ZONING AND LAND USE INFORMATION**

WEST: Retail Commercial//Retail  
EAST: Multi Family Apartment/Apartments  
NORTH: Retail Commercial/Retail  
SOUTH: Retail Commercial/Office

#### **ENVIRONMENTAL INFORMATION**

- 1 FLOOD ZONE: Zone B
- 2 EARTHQUAKE FAULT: Zone II, beyond 500 feet
- 3 SLOPE/DRAINAGE: Flat
- 4 SOILS: 71 Urban Land

#### **SITE DEVELOPMENT INFORMATION**

- 1 LOT SIZE: Three lots combined to 1.66 acres or 72,232 square feet
- 2 STRUCTURE SIZE: No change to existing buildings of 38,898 square feet combined on three lots.

- 3 STRUCTURE HEIGHT: No change to single story buildings.
- 4 PARKING: Existing 47 spaces on site proposed to be reduced by two to 45, to allow display in two spaces.
- 5 SETBACKS: Existing buildings. Display proposed at the front of the parking spaces and under the overhangs of the buildings, as well as in two parking spaces on site. No changes proposed to setbacks.
- 6 VARIANCES REQUESTED: None

### **DISCUSSION:**

A Special Use Permit is required for the following reasons:

- According to CCMC Section 18.04.130.3 Retail Commercial Conditional Uses, Permanent Outdoor Sales and Activities requires a special use permit.

The proposal is for outdoor display and storage of merchandise in front of the buildings, along the sidewalks, in two parking spaces as well as the asphalt island areas at the east and west ends of the parking areas adjacent to the building on the south on a permanent basis. All businesses in the Retail Commercial zoning district are allowed a maximum of 30 days of outdoor display and sales of merchandise. This request is to increase that timeframe to permanent. The applicant would like to utilize display of merchandise to encourage traffic passing on North Carson Street to stop at these locations and thereby increase sales. Stores which place merchandise outside to encourage customer interest have found that it is a very effective means of increasing visibility and sales. These stores would like to increase their volume of sales through this increased outdoor display.

**PUBLIC COMMENTS:** Public notices were mailed to 174 adjacent property owners within 300 feet of the subject site. At the writing of this report no written comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on July 29, 2009, depending on the date of submission of the comments to the Planning and Community Development Department.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

#### Building Division:

1. If the merchandise being displayed is either a windmill or photovoltaic panel connected for the production of electricity, and is connected to electrical utilization equipment, then an electrical permit will be required, since this is not an item exempted from the permit process. (CCMC 15.05.010 Section 105.2)
2. If the merchandise being display is a solar panel used to provide either conditioned air or heated water for human consumption, then a plumbing permit will be required, since this is not an item exempted from the permit process. (CCMC 15.05.010 Section 105.2)

Fire Department: No concerns.

Engineering Department: Final determination for opening width for the doorway is with the Fire Department.

Health and Human Services: No comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Parks and Recreation Department: No comments.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

### **Chapter 3: A Balanced Land Use Pattern**

#### **Goal 1.2.A. Priority Infill and Redevelopment Areas**

The property is fully developed but not fully leased. The outdoor display of merchandise is proposed to increase sales, thereby providing increased profit to the businesses involved as well as an increase in taxable sales as a benefit to the community. The northern portion of Carson City has many empty storefronts. This location is fully developed but not fully leased. An increase in the sales in this area would make the shopping center more viable and attractive to the community.

### **Chapter 5: Economic Vitality**

#### **Goal 5.2.A. Promote Expansion of Retail Service Base.**

#### **Goal 5.2.B. Encourage Reuse/Redevelopment of Underused Retail Spaces.**

#### **Goal 5.2.C. Retail Leakage.**

This proposal is to place merchandise along the outside the front of the buildings, as well as within two asphalt parking islands and in two parking spaces as a display to enhance sales at the existing businesses. The display and appearance of these products is intended to encourage business and sales to the local and driving community at this location. The businesses are a series of addresses within the Carson Shopping Center site. Encouraging sales at this location would increase the success of local businesses within the community and broaden the tax base if the businesses are successful.

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

*The intended proposal is to expand the view of products which would have been available for sale within the confines of the buildings, and to display in addition outside the buildings. Placing this merchandise outdoors increases the view of these products and therefore customer interest and will serve to draw the driving public into these locations. The merchandise would be placed along the sidewalks, under the overhangs and along the parking areas, with the parking islands and two parking spaces also being used for this purpose. The businesses are already at these locations. No additional buildings or hours of operation are anticipated as a result of the display of products available for sale at this location*

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

*This is a request for existing businesses, with ongoing traffic presently entering and exiting the parking areas on the site. The applicant is assuming that additional traffic will be created as a result of an increase in business at this location if this request for outside display is approved. No detrimental effect is anticipated, as the businesses are adjacent to a major thoroughfare, Highway 395, where large numbers of vehicles pass every day. The existing drive areas and parking are adequate to handle the expected increase in traffic. No impediment to pedestrian or vehicular traffic is anticipated with the placement of the displays. The displays are limited to areas outside the walking areas, doorways, handicapped accessible areas, sidewalks and drive areas.*

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

*The businesses are established at this location, with no enlargement of the existing structures or uses other than outdoor display on the site being proposed. No additional public services will be used as a result of the proposed outside display of merchandise.*

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

*The purpose statement of the Retail Commercial (RC) zoning district is to preserve the commercial district limited primarily to offices and retail sales of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the Retail Commercial District shall be conducted with a building, and aside from display windows, be screened*

*from view. Outside display and storage of autos, recreational vehicles and mobile homes is allowed in accordance with an existing business with sales of autos, recreation vehicles and mobile homes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobile homes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outside display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director if all requirements are met as set forth in Title 18 (Temporary Sales and Activities). Outdoor storage is not allowed in this zoning district. The proposed use of Permanent Outside Sales and Display is located in the Conditional uses within the Retail Commercial zoning District and requires approval of a Special Use Permit.*

*The proposed conditional use of outdoor display of merchandise is intended to provide more sales of products at the existing locations within the businesses which are a permitted use within this zoning district.*

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

*The proposed outdoor display of merchandise is not anticipated to be detrimental to the public health, safety, convenience and welfare. It is assumed by the business owners that the outdoor display will provide additional sales of merchandise. Outdoor display is a convenient way to facilitate the sales of products, which is a common method of advertising related to a desire to increase business. These products would then be more easily seen by the driving public who are passing this site on Highway 395, where the public could be encouraged to stop in and buy merchandise which has been seen from the street.*

7. Will not result in material damage or prejudice to other property in the vicinity.

*The outdoor display and sales of product at this location is not anticipated to result in material damage or prejudice to other property in the vicinity. The existing businesses are permitted uses in the Retail Commercial zoning district.*

Respectfully submitted,

PLANNING DIVISION

  
Kathe Green, Assistant Planner

Attachments

Application SUP-09-055  
Building Division comments  
Engineering Division comments  
Fire Department comments  
Heath Department comments



# CARSON CITY FIRE DEPARTMENT

*"Service with Pride, Commitment, Compassion"*

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## MEMORANDUM

**To:** Kathe Green, Assistant Planner

**From:** Duane Lemons, Fire Inspector II

**Re:** SUP 09-054, & SUP 09-055

The fire department has no concerns regarding the above-mentioned projects.

<b>File # (Ex: MPR #07-111)</b>	<i>SUP 09-055</i>
<b>Brief Description</b>	<i>Display of Merchandise</i>
<b>Project Address or APN</b>	<i>Multiple Addresses</i>
<b>Bldg Div Plans Examiner</b>	<i>Don Wilkins</i>
<b>Review Date</b>	<i>July 13, 2009</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

**NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.**

***Scope of Application***

Special Use Permit application involves a request for outside display of merchandise.

***General Plan Submittal***

1. If the merchandise being displayed is either a windmill or photovoltaic panel connected for the production of electricity, and is connected to electrical utilization equipment. Then an electrical permit will be required, since this is not item exempted from the permit process. (*CCMC 15.05.010 Section 105.2*)
2. If the merchandise being displayed is a solar panel used to provide either conditioned air or heated water for human consumption. Then a plumbing permit will be required, since this is not item exempted from the permit process. (*CCMC 15.05.010 Section 105.2*)

**From:** Rory Hogen  
**To:** Kathe Green  
**Date:** 6/30/2009 8:37 am  
**Subject:** SUP 09-055 Frontier Mall outdoor merchandise exhibits

Kathe - I reviewed the 6/25/09 submittal for this project, and I have no other issues. They appear to have widened the openings for store access. The only thing I would mention is that the final determination of opening width for the doorways will be with the Fire Dept. Thanks. Rory



**CARSON CITY, NEVADA**  
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

**MEMORANDUM**



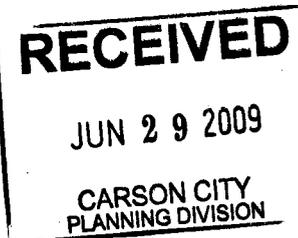
**TO:** Lee Plemel, Planning Director  
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

**FROM:** Roger Moellendorf, Parks and Recreation Director *RM*

**DATE:** July 9, 2009

**SUBJECT:** Parks and Recreation Department's comments for the Wednesday, July 29, 2009  
Planning Commission meeting.

SUP-09-054	No Comments
SUP-09-055	No Comments
ZCA-09-056	No Comments
ZCA-09-057	No Comments
SUP-04-090a	No Comments



**From:** Teresa Hayes  
**To:** MPR Committee  
**Date:** 6/29/2009 9:30 am  
**Subject:** Planning Commission for July 29

SUP 09-054

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

SUP 09-055

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Teresa Hayes, R.E.H.S.  
Environmental Health Specialist II  
Carson City Health and Human Services  
900 E. Long St  
Carson City, NV 89706  
Phone: (775) 887-2190 ext 30227  
Fax: (775) 887-2248

**P Go Green: Please do not print this e-mail unless you really need to!**

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JUN 18 2009

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

FOR OFFICE USE ONLY:

CCMC 18.02

CARSON CITY  
PLANNING DIVISION  
**ORIGINAL**

**SPECIAL USE PERMIT RECEIVED**

**FILE # SUP - 09 - 1 SUP - 09 - 055**

FEE: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential districts)  
JUN 18 2009

PROPERTY OWNER  
Bernard-Barnard-Cuccaro LLC, William F. and D. Horne et al

+ noticing fee and CD containing application submitted once the application is deemed complete  
CARSON CITY  
PLANNING DIVISION

MAILING ADDRESS, CITY, STATE, ZIP

1805 N. Carson St., Carson City, NV 89701

PHONE # 775-884-4748 FAX # 775-884-4211

SUBMITTAL PACKET

- 6 Completed Application Packets (1 Original + 5 Copies) including:
  - Application Form
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - 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)

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

Robert F. Lauder, P.E. RL Engineering

Application Reviewed and Received By:  
*R. Loren*

MAILING ADDRESS, CITY, STATE, ZIP

675 Fairview Drive #223, Carson City, NV 89701

PHONE # 775-884-3205 FAX # 775-884-3265

Submittal Deadline: See attached PC application submittal schedule.

E-MAIL ADDRESS  
rfe223@sbcglobal.net

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): 002-091-03 002-091-04 002-091-06	Street Address 1803, 1805, 1807, 1809, 1811, 1815, 1817, 1819, 1821 N. Carson St.	ZIP Code 89701
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Project's Master Plan Designation Community/regional Commercial	Project's Current Zoning RC	Nearest Major Cross Street(s) Long St.
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Briefly describe your proposed project: (Use additional sheets or attachments if necessary). 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. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.130.3 and 18.02.115.8, or Development Standards, Division 18.02.115, Section 18.04.130.3, a request to allow as a conditional use is as follows:

Permanent outdoor merchandise display.

PROPERTY OWNER'S AFFIDAVIT

I, WILLIAM F. HORNE, 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.

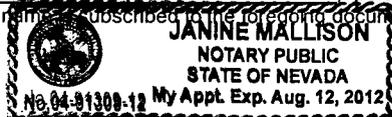
William F. Horne Signature      1805 N CARSON ST, CARSON CITY, NV 89701 Address      6-17-09 Date

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

STATE OF NEVADA  
COUNTY CARSON

On June 17, 2009, William F. Horne 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.

Janine Mallsion  
Notary Public



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

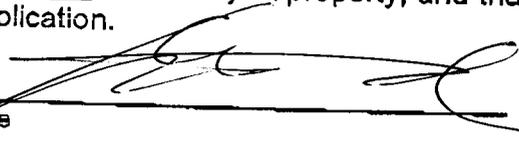
SPECIAL USE PERMIT APPLICATION  
APN 002-091-03, -04 AND -06  
1803-1821 N. CARSON STREET, CARSON CITY, NV

EXHIBIT "A"  
AFFIDAVITS OF ADDITIONAL PROPERTY OWNERS

PROPERTY OWNER'S AFFIDAVIT

I, Donald Bernard, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

Signature



6-18-09

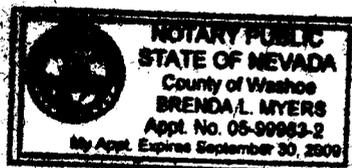
Date

2500 Lake Ridge Shores East  
Address Revo, Nevada 89519

STATE OF NEVADA )  
COUNTY OF ~~CARSON CITY~~ WASHOE )

On June 18, 2009, Donald Bernard 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.

Brenda L Myers  
Notary Public



**ACKNOWLEDGMENT OF APPLICANT**

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violations of any of the conditions of approval. I further understand that approval of this application does not exempt me from all city code requirements.

William E. Horne  
Applicant

6-17-08  
Date

[Signature]  
Applicant

6-17-09  
Date

# RL Engineering

Civil and Structural Design  
675 Fairview Drive #223, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

SPECIAL USE PERMIT APPLICATION  
CARSON SHOPPING CENTER  
APN 002-091-03, -04, -06  
1803-1821 N. CARSON STREET, CARSON CITY, NV

## EXHIBIT "B"

### QUESTIONNAIRE AND RESPONSES

#### INTRODUCTION

The owners seek permission for permanent outdoor display of merchandise. The tenant businesses are housed in suites which are components of a small shopping mall which has been located on this site since the 1950's (the buildings were built in the 40's and 50's. The project is located on the east side of N. Carson Street between Long Street and Winnie Lane. The southerly part of the building is approx. 40' back from the curb, while the northerly part is approx. 140' back from the curb. The buildings have 385 linear feet of frontage; however 285 feet of that (74%) is either perpendicular to the street or so far back from the street that it is not easy to see the shops from Carson Street.

The application was prompted by the desire of two of the tenants to display merchandise outside for sale. The display areas consist of narrow strips along the perimeter of the building facing the parking lot, and small areas at the corners of the ell-shaped building complex (see attached site plan). *The display areas will be held back 5 feet on each side of the entrance doors of each of the stores as requested by the fire department. In addition, 2 parking spaces at the SW corner of the project will be used. This will reduce the existing available number of parking spaces from 47 to 45. All areas will be considered as being for permanent display as opposed to maximum 30 days per year display (CCMC 18.04.130).*

**Question 1:**

How will the proposed development further and be in keeping with, and not be contrary to, the goals of the Master Plan Elements?

Explanation A:

**Chapter 3: A Balanced Land Use Pattern**

The project meets the provisions of the Growth Management Ordinance in that no increase in population is expected as a result. No construction materials are being used, conserving water and energy. The property is fully developed but not fully leased – there are 2 vacant spaces at present. The displays do not impede pedestrian access through the site. No site features are negatively impacted by the addition of the displays. The project is in keeping with Master Plan Goal 1.2a.

**Chapter 5: Economic Vitality**

The purpose of the project is to stimulate economic activity by making merchandise more visible to passers-by. As such it encourages the re-development of under-used retail spaces. This is in keeping with Master Plan Goal 5.2b.

**Question 2:**

Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Explanation A:

Land use and zoning of properties to the north, south and west are the same (Retail commercial) as the subject parcels. Land use and zoning to the east is residential. The project will enhance rather than be detrimental to the existing adjacent land use. The residential zone is isolated from the commercial zone by being on a separate parallel street, so it is relatively unaffected by the project.

Explanation B:

This project is similar to other development in the neighborhood because the buildings house small retail and service enterprises similar in size and type to many other businesses on Carson Street. The project will involve outdoor display of merchandise, which will be changed and moved in and out as the business owners see fit to promote their businesses.

Other businesses in this immediate area have used outdoor displays in the past to promote their businesses, but have ceased that practice upon recent notice from the city that they lacked a special use permit to do so.

**Explanation C:**

The project will not be detrimental to the use, peaceful enjoyment or development of the surrounding properties and the general neighborhood. The use of the property will remain the same as before. It is common knowledge in the retail business that increased visits to one business will likely lead to increased visits to adjoining businesses. Rather than being detrimental to neighboring businesses, the project is seen as being helpful to surrounding businesses.

**Explanation D:**

The project will have negligible impact on pedestrian and vehicular traffic that currently exists on the road serving this project (N. Carson St.). The display areas are on the private sidewalks (not in the right-of-way) under the building porch roofs and in the space between the parking spaces and the sidewalk. The display areas are narrow so that walking on the sidewalks will not be impeded. No change in vehicle turning movements will be required. No additional walkways or traffic lights will be required. Traffic will be increased negligibly by the number of vehicles attracted to the stores by the displays. Emergency vehicle response time will be unchanged.

The short-range benefit will be that the appearance of the area will be markedly improved by the addition of a variety of displays and decorations. Currently the site is an older shopping mall surrounded by an undecorated asphalt parking lot. The long range benefit will be that because of the increased ease of attracting customers and commerce, sales tax revenues will increase, thereby increasing the viability of the community as a whole. The short-range benefit will also extend into the future and become a long-term benefit, increasing the attractiveness and vitality of the North Carson Street area.

**Question 3:****Explanation A:**

The project will have negligible effect on the school district, and is not expected to add to the student population. It will not provide a service to the student population. Theft of displayed merchandise will be easier than merchandise displayed indoors, so increased rate of theft would affect the Sherriff's office to an undetermined degree.

**Explanation B:**

There will be no increase in impervious ground coverage.

**Explanation C:**

Water supply serving the project is sufficient to meet its needs without degrading supply and quality to others in the area. Water supply pressure is adequate. No leaks have been detected, so water lines are not in need of replacement. The site is not served by a well.

Explanation D:

No additional bathrooms or other sanitary drainage facilities are part of the project; therefore there will be no adverse effect on trunk sewers serving the complex.

Explanation E:

No road improvements are proposed or needed to accommodate the project.

Explanation F:

Information concerning the project described herein is provided by RL Engineering and the owners. Kathe Greene of Carson City Planning Division was very helpful in providing code and zoning information.

Explanation G:

No outdoor lighting is to be part of the project.

Explanation H:

No permanent landscaping is proposed to be added to the complex.

Explanation I:

See site plan for existing parking layout. *The number of existing parking spaces is 47. That is being reduced by 2 spaces to allow display in 2 spaces at the SW corner of the project. This area of the parking lot is generally under-utilized, so it does not appear that the effect on parking will be adverse.*

# RL Engineering

Civil and Structural Design  
675 Fairview Drive #223, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

SPECIAL USE PERMIT APPLICATION  
CARSON SHOPPING CENTER  
APN 002-091-03, -04 AND -06  
1803-1821 N. CARSON STREET, CARSON CITY, NV

## EXHIBIT "A"

### SITE PHOTOGRAPHS

The accompanying photographs are provided instead of elevation drawings, as discussed with Kathe Green of Carson City Planning Division, as follows:

1. West elevation – Building 1.
2. North elevation – Building 2.
3. West elevation – Building 2.



RECEIVED

JUN 18 2009

CARSON CITY  
PLANNING DIVISION

SUP - 09 - 055



SUP - 09 - 055



**RECEIVED**

JUN 18 2009

CARSON CITY  
PLANNING DIVISION



SUP - 09 - 055



RECEIVED

JUN 18 2009

# Master Plan Policy Checklist

## Special Use Permit, Major Project Review & Administrative Permits

### PURPOSE

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

Development Name: CARSON SHOPPING CENTER

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

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

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



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

Is or does the proposed development:

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

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

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



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

Is or does the proposed development:

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

#### CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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

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

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



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

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

