

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 16, 2009

AGENDA ITEM: H-2

FILE NO: SUP-09-086

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Special Use Permit to allow a day care center in an existing building in the General Commercial (GC) zoning district.

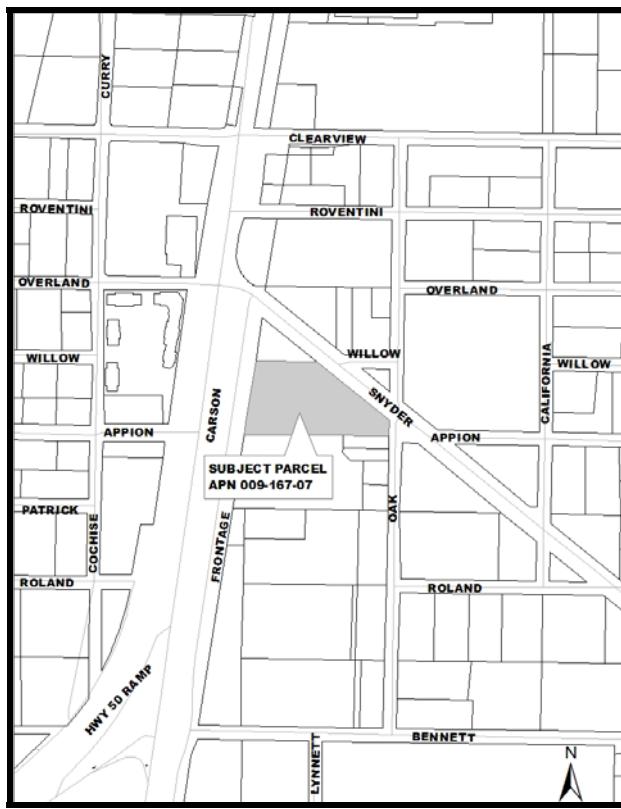
OWNER/APPLICANT: Eugene Burger/Mark Palmer, Palmer Engineering Group, Ltd.

LOCATION/APN: 4600 Snyder Avenue/009-167-07

RECOMMENDED MOTION: “Move to approve SUP-09-086, a Special Use Permit request from Eugene Burger, owner and Mark Palmer of Palmer Engineering Group, applicant, to allow a day care center on property in the General Commercial zoning district, located at 4600 Snyder Avenue/APN 009-167-07, based on seven findings and subject to 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 considerations.
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 (obtain and maintain a valid building permit) 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 a 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.
7. The applicant must comply with all conditions of approval as shown on the comments from the Building Division dated November 20, 2009.

The following conditions are applicable throughout the life of the project:

8. The maximum number of children allowed at the day care facility shall be 38 or the maximum approved by the State of Nevada and Carson City Health and Human Services Department, whichever is less. Any increase in number will require a Special Use Permit amendment.
9. All operations must be conducted in accordance with the Carson City Municipal code and the Carson City Development Standards for Child Care Facilities, except as modified by these conditions of approval.

10. Carson City Business License requirements must be met and maintained.
11. Any transfer of ownership of the business or property, or any expansion or modification of the child care facility itself will require an Administrative Review by the Planning Division.
12. The hours of operation for the child care facility shall be from 7:00 AM to 6:00 PM daily, with bowling league participant child care allowed from 6:00 PM though 10:00 PM daily.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.135 General Commercial (Conditional Uses)

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

PRESENT ZONING: General Commercial (GC)

KEY ISSUES: Will the proposed conversion of the space within the existing bowling alley to a child care facility be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for the proposed use?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: General Commercial (GC)/RV Sales

EAST: Public Community (PC)/Fire Station, Ross Gold Park

SOUTH: General Commercial (GC)/Apartments

WEST: General Commercial (GC)/Retail, Office, Gas Station

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: Zone C FIRM 125 (area of minimal flooding)
- 2 EARTHQUAKE FAULT: Zone II (moderate shaking potential); a questionable fault is identified with this site.
- 3 SLOPE/DRAINAGE: The overall parcel is flat.
- 4 SOILS: 61: Surprise gravelly sandy loam 0 to 2% slopes

SITE DEVELOPMENT INFORMATION

- 1 LOT SIZE: 3.71 acres
- 2 EXISTING LAND USE: Bowling Alley, Restaurants, Offices
- 3 STRUCTURE HEIGHT: Existing and proposed one and two story buildings
- 4 PARKING: Existing 250 spaces on site
- 5 SETBACKS: Existing buildings
- 6 VARIANCES REQUESTED: None

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.135.3., a child care facility requires approval of a Special Use Permit.

The proposal is to have a child care facility within the existing building presently used as the bowling alley, by converting a conference room to a day care center and utilizing an adjacent outdoor space. Recently the owner has added a restaurant and other retail uses within this building. A recent Major Project Review (MPR-08-132) was conducted which showed the intention to add buildings, parking, restaurants, office space and to expand the uses on this site. The Johnny Rockets restaurant has recently opened on this site. Other businesses are under review or operation. The intention with this request is to also have a commercial child care facility here, which would provide a child care facility available along the southern Carson Street/Highway 395/Highway 50 corridor at the southern area of Carson City. The closest other commercial child care facility is more than a mile away to the southeast (on Snyder near Edmonds). This facility, if approved, would provide a service to the community by providing child care to employees of the businesses on this location as well as employees in the vicinity. Child care would also be offered to those who are using the bowling alley, during the day and into the evenings. In addition, travelers on the adjacent highway to the west would have easy access to this location for drop off and pick up of children.

The project is in compliance with Development Standards Division 1 Land Use and Site Design at Section 1.6 Child Care Facilities Performance Standards. Many of these standards are specifically geared toward the home business, rather than a commercial location. However, the applicant has provided detail regarding the number of children, hours of operation, number of caregivers on the site, etc. Additional special requirements may be addressed and met in response to review by the State of Nevada Child Care Licensing and the Carson City Health and Human Services Department when the business applies for a business license for operation. However, the maximum number of children requested by the applicant under this special use permit is 38. This is the maximum number of children which will be allowed at this facility if also allowed by the other reviewing agencies. Any increase in the number of children in care will require a Special Use Permit Amendment.

REGULATION OF CHILD CARE FACILITIES:

Child care facilities are regulated by the provisions of the Carson City Zoning Ordinance, Chapter 18.11 and the Carson City Development Standards, Division 1.6 (Child Care Facilities Performance Standards). Additionally, child care facilities are licensed through the State of Nevada.

ZONING ORDINANCE REVIEW CRITERIA:

CCMC Chapter 18.11 (Child Care Facilities Ordinance) states the purpose of the ordinance is to "promote the health, safety and welfare of the residents of Carson City by providing maximum development standards of Child Care Facilities with careful awareness of their compatibility with surrounding areas and residents, as well as providing needed non-institutionalized Child Care Facilities." Special Use Permit approval is required of Child Care Facilities to be located in the General Commercial zoning district in accordance with CCMC 18.02.050, 18.02.080 and 18.04.135.(3).

DEVELOPMENT STANDARDS REVIEW CRITERIA:

In addition to the review standards of Title 18 regarding Special Use Permit approvals, Child Care Facilities are subject to the criteria contained in Division 1.6 of the Development Standards. The following is a review of the proposed Child Care Facility with regard to the applicable standards of this Division.

1.6 Child Care Facilities Performance Standards

- *The availability of public facilities, services and utilities shall be considered.*

The proposed child day care will be housed in an existing building that was built in approximately 1976. Additional construction is proposed in this area, as the owner is intending to add retail and offices in this vicinity, per the major project review conducted for this site. The new use of child care will require more water and sewer use than was previously required, as will other uses on the site which are proposed. The recently opened Johnny Rockets restaurant and other retail/food sales on the site will also require additional water and sewer services. The Engineering Department is aware of this application and proposed uses and will notify the owner if additional costs or services are required on the site.

- *Traffic generation and the capacity and character of surrounding streets shall be considered.*

The surrounding streets are the frontage road connecting to the highway on the west and Snyder Avenue on the north. The applicant has submitted several documents related to traffic generation at the site and has stated that the roadways are adequate to provide service at this location, as a child care facility will have little effect on traffic or pedestrian facilities at this location. The applicant states the eventual proposal to improve Appion Way and abandon Snyder Way in conjunction with the completion of the freeway bypass will improve traffic in this vicinity. In the meantime, adequate access is available from the frontage road north to Snyder or south to Clear Creek.

- *Parking shall meet the requirements of Division 2 of the Development Standards.*

A parking summary was submitted as a part of the child care facility application. The summary details all uses proposed on the site, and states the parking is adequate for the proposed uses with 240 spaces required on site and 250 provided. This summary does not include the child care facility in the detail. The required parking for this use is one space for each employee plus one permanently maintained loading/unloading area installed in accordance with Engineering standards. It is anticipated that the facility will employ five full-time employees. Therefore, 246 spaces are required on site and 250 are provided. The applicant has submitted documentation showing the proposed build out of the site in several phases. The final phasing would include 347 spaces on site, in conjunction with the extension of Appion Way to the south of the existing project and the abandonment of the existing Snyder Avenue, with the area of the former roadway being converted to parking. These improvements may be years in the future, however. At the present time, the parking appears adequate for the proposed use.

- *Retention of existing landscaping shall be considered as part of the parking lot design.*

The landscaping on site has been modified by the expansion of the building, addition of retail uses on the site on the west, and modification of the parking areas. As much of the landscaping as possible was retained as a part of this approved landscaping plan. However, when necessary, mature landscaping was removed to accommodate the modifications required. Replacement materials were placed on the site.

- *Open space requirements shall be designed and regulated by the Carson City Health Department prior to any building permit or business license approvals.*

A notification of the intended review of this application by the Planning Commission was forwarded to the Health Department with a request for comments. However, no comments were received in response to this notification as of the completion of this staff report. When the business license or building permit application is under review, the Health Department will review the operation for compliance with City Health Codes.

The applicant did include information related to NAC 432A.250 regarding indoor and outdoor play areas related to children, and stated that for each child 30 square feet of indoor and 37.5 square feet of outdoor play area is provided, based on 38 children and five caregivers.

As proposed, the day care facility will meet all current performance standards required by Carson City Development Standards 1.6; it meets the intent and requirements of CCMC Chapter 18.11 for child care facilities; and, with the approval of a Special Use Permit, it will meet the purpose statement of the General Commercial zoning district.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 692 feet of the subject site on November 25, 2009 per the requirements of the Carson City Municipal Code and NRS. 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 December 16, 2009, depending on the date of submittal 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 and Safety:

- See comments from the Building Division prepared by Don Wilkins, which are included as conditions of approval.

Engineering Division:

- The Engineering Division has no preference or objection to the Special Use Permit request, and no recommended conditions of approval.

Parks and Recreation:

- The Parks and Recreation Department takes no exception to this project. However, the Unified Pathways Master Plan identifies Snyder Avenue as a bicycle lane facility.

Health Department:

- 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.

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

1.2a: Located in a priority infill development area.

The project would provide infill in an area that has been similar development in the

surrounding area in the past five years.

Chapter 5: Economic Vitality

5.2b: Encourage reuse or redevelopment of unused retail spaces.

Child care is a critical community infrastructure important for economic development and family wellbeing when parents must work outside the home. It is apparent that there is an increasing demand for affordable, high-quality child care. Quality child care allows family members to work, while providing employment for child care workers and the associated businesses that supply these facilities.

As the southern portion of Carson City becomes more developed, the need increases for child care facilities. Quality daycare facilities are in demand. It is anticipated the facility in this location will be easily filled with children.

Chapter 6: Livable Neighborhoods and Activity Centers

6.2a, 9.3b, 9.4a: Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent rural neighborhoods.

This application is compatible with the apartment uses east and west of Oak Street and south of this parcel. It is also compatible with the intensification of commercial uses along the Highway 395 corridor, providing services for higher densities and beginning the process of intensifying land uses as prescribed by the Master Plan.

Architectural features have been added to the existing building, a second story added to the modified retail area and new landscape buffers incorporated to enhance the appearance of the businesses in this area. These added features ensure the compatibility with surrounding development and produce the desired result of the Master Plan.

Chapter 7: A Connected City

11.2c: Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan.

The main entrance for the project will be on Snyder Avenue and shared with the existing bowling alley. This two-lane paved roadway is classified as a collector route. Additional improvements being proposed will reduce runoff erosion and provide pedestrian access between the various commercial uses.

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.

Immediately surrounding this property are several apartment complexes as well as a fire station, public park and recreational vehicle sales. The proposed use is appropriate with the surrounding properties and general neighborhood. Several commercial and retail developments have been completed in the area within the last few years. Across the adjacent highway, Carson Quail (an office/retail development) is to the west, Bodine's Casino is to the southwest and Galaxy Movie Theater and Courtyard Hotel by Marriott are to the northwest. The immediate surrounding property is apartments, a park, fire station and recreational vehicle sales.

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

The triangular shaped parcel has roadways on two sides, with Snyder Avenue being designated as a collector road. The main entrance will be located on Snyder Avenue. No detrimental effect is anticipated by adding a child care facility business to this current business location. The applicant has provided trip generation studies for a child care facility and for the whole site. According to the applicant, the level of traffic added by the child care facility would be insignificant and have no impact on the adjacent roadway system. Also noted in the application is that the roadway to the south will eventually be developed in coordination with the on-going freeway project.

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.

No changes are anticipated to existing public services as a result of the child care facility in this location. No impact to the schools, police or fire protection is likely. The child care facility would provide a service to the community in an existing commercial building where additional construction is also anticipated.

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 definition and standards for the General Commercial zoning district are to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Child care facility appears in the conditional uses for this zoning district as it does in all districts as commercial child care is not an allowed use in any zoning district, always requiring additional review and approval. The surrounding property uses and location of the business adjacent to a major thoroughfare in the opinion of the application make the location viable for commercial child care.

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

As proposed, the child care facility, with the recommended conditions of approval, will meet Carson City Municipal Code regulations and Development Standards and therefore will not be detrimental to the public health, safety, convenience and welfare. The proposed child care facility would provide a needed service to the citizens of Carson City, by providing child care in a location which is presently underserved. The nearest commercial child care facility is to the east, over a mile away. This location is adjacent to a major highway, providing convenience and accessibility to the traveling public. The addition of a child care facility to an existing business, where employees and patrons could use the service would be a benefit to the community.

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

The child care facility will exist in a commercial area that is already developed. Uses surrounding this location are compatible to the proposed use, being apartments, vehicle sales, retail, a major highway, fire station and a park. This is a commercial location, with existing businesses on the site. The owner is also proposing expansion of other uses on the site, such as more retail and offices. These uses will be in harmony with the site and surrounding properties.

Respectfully submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Kathe Green

Kathe Green, Assistant Planner



Carson City Planning Division

2621 Northgate Lane, Suite 62

Carson City, Nevada 89706

(775) 887-2180

Plandiv@ci.carson-city.nv.us

www.carson-city.nv.us

APPLICATION #: SUP-09-086

APPLICANT/AGENT: Mark Palmer, Palmer Engineering
for Eugene Burger, Tanglewood LLC

PROJECT APN/ADDRESS: 4600 Snyder Ave

APPLICATION REVIEW MEETING DATE: November 10, 2009

- Provide an original signature on the application and acknowledgment page by the owner.
- Provide a check for \$2,450.00 payable to Carson City Planning
- Provide 30 stamped, business sized envelopes
- Provide detail regarding proposed child care: What is the maximum number of children proposed for the facility? What are the hours of operation? What is the maximum number of employees? Where is loading and unloading of children from cars proposed on the site plan?
- It is noted the maximum number of children in care is reviewed and limited by the State of Nevada for commercial child care facilities. Provide detail that the number of children proposed is in compliance with their requirements.
- Provide 20 copies of the entire submission including application and site plan.
- Provide the entire corrected submission on a CD as digital format.

Your application will be deemed complete with the submission of the above requested information by noon on November 13, 2009. Your application will then be scheduled for review by the Planning Commission meeting on December 16, 2009, beginning at 3:00 PM.

Planner _____ Date _____

Palmer Engineering Group, Ltd.

611 North Nevada Street • Carson City, NV 89703 • (775) 884-0479 Fax: 884-4226

APPLICATION #: SUP 09-086

APPLICANT/AGENT: Mark Palmer, Palmer Engineering
For Eugene Burger, Tanglewood, LLC

PROJECT APN: 4600 Snyder

Attached information provided as per the Application Review Meeting for Carson City Planning, letter dated November 10, 2009.

4. Provide detail regarding proposed child care:

What is the maximum number of children proposed for the facility?

Maximum number of children proposed for the facility is thirty-eight (38).

What are the hours of operation?

Hours of operation are 7am-6pm for Daycare, and 6pm-10pm for league players.

What is the maximum number of employees?

Maximum number of employees will be five (5).

Where is loading and unloading of children from cars proposed on the site?

Main entrance in hatched area. See attached.

5. It is noted the maximum number of children in care is reviewed and limited by the State of Nevada for commercial child care facilities. Provide detail that the number of children proposed is in compliance with their requirements.

2006 IBC TABLE 1004.1.1

Day Care – 35 SF/OCC

1,521 SF NET/35 = 43 TOTAL OCCUPANTS

(38 CHILDREN, 5 CARETAKERS) (See Attached)

NAC 432A.250

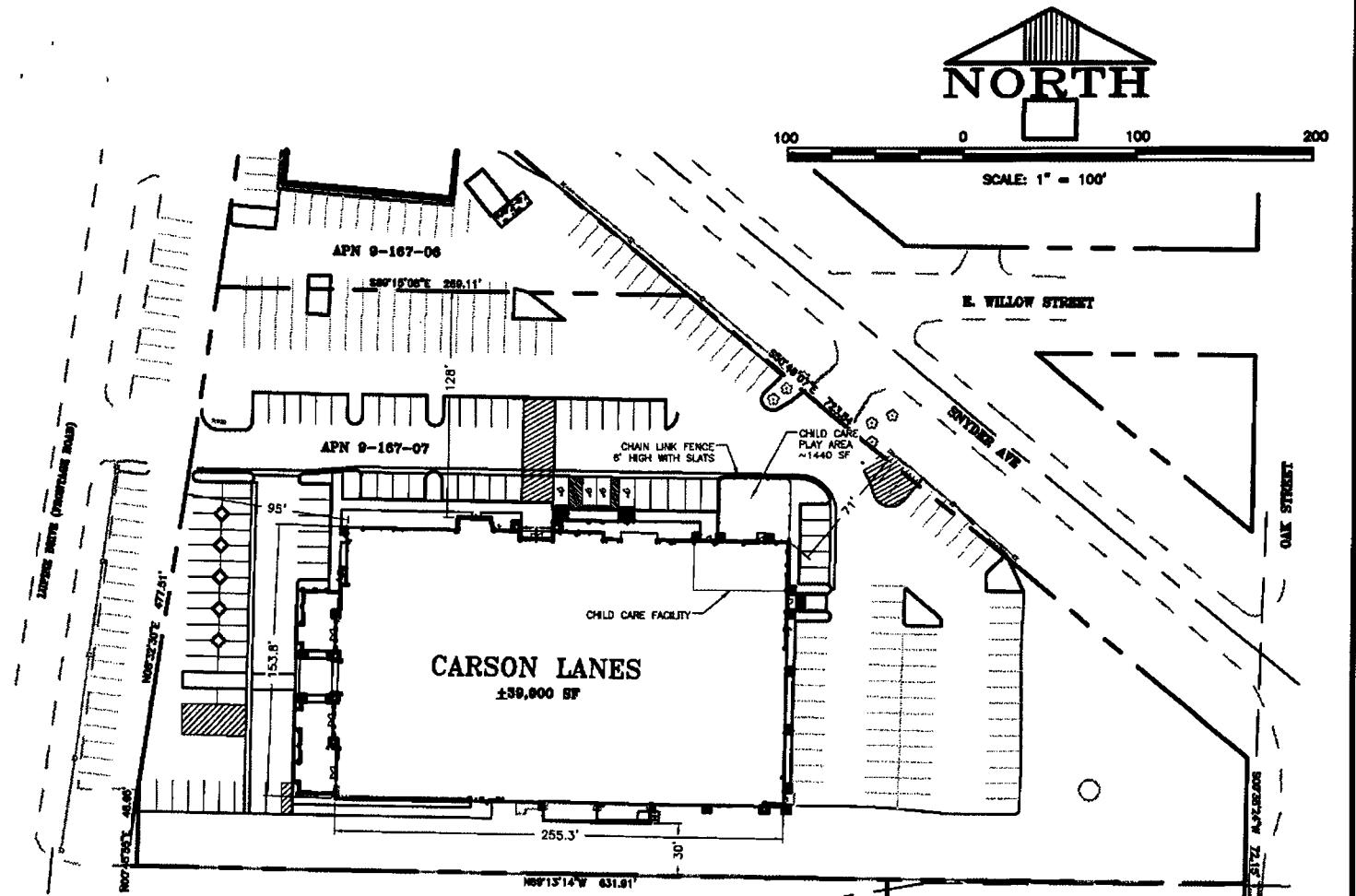
35 SF/CHILD INDOOR &

37.7 SF/CHILD OUTDOOR PLAY

OUTDOOR PLAY: 1,422 SF/37.5 SF = 38 CHILDREN

PER NAC 432A.522.2 USE AVERAGE AGE = 2.5 YEARS

1 CARETAKER/8 CHILDREN (423A.522.1c) = 5 CARETAKERS (See Attached)



SITE PLAN FOR CHILD CARE FACILITY

OWNER: EUGENE BURGER
1610 NORTHSTAR COURT
GARDNERVILLE, NEVADA 89410
(775) 883-2606

APPLICANT: SAME

REQUEST: ALLOW A CHILDCARE FACILITY

LOCATION: 4600 SNYDER AVENUE

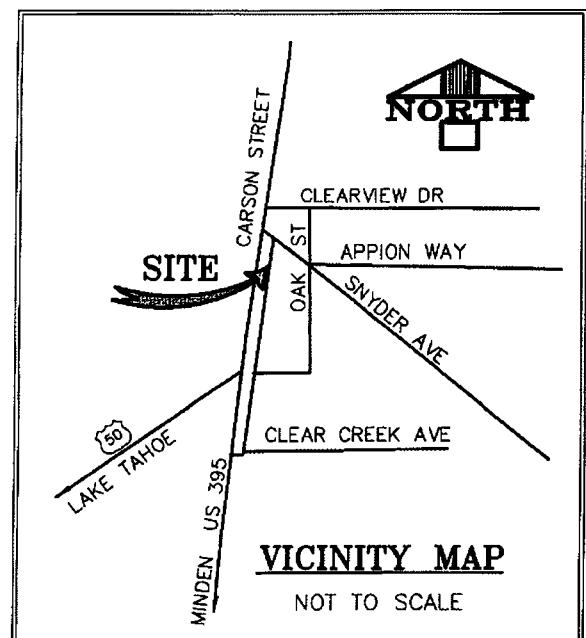
ZONING: GENERAL COMMERCIAL

MASTER PLAN LAND

USE DESIGNATION: COMMUNITY/REGIONAL COMMERCIAL

APN: 09-167-07

SITE PLAN BY: PALMER ENGINEERING GROUP



JOB # 081101

EUGENE BURGER (TANGLEWOOD LLC)

DESIGN BY: MS

DRAWN BY: MS

CHECKED BY: MP

DATE: Nov/09/09

FILE: 081101DC-SUP.dwg

**CHILD CARE CENTER
SPECIAL USE PERMIT**

CARSON LANES RETAIL CENTER

Palmer Engineering Group, Ltd.

611 N. Nevada Street
Carson City, Nevada 89703

www.palmer-eng.com

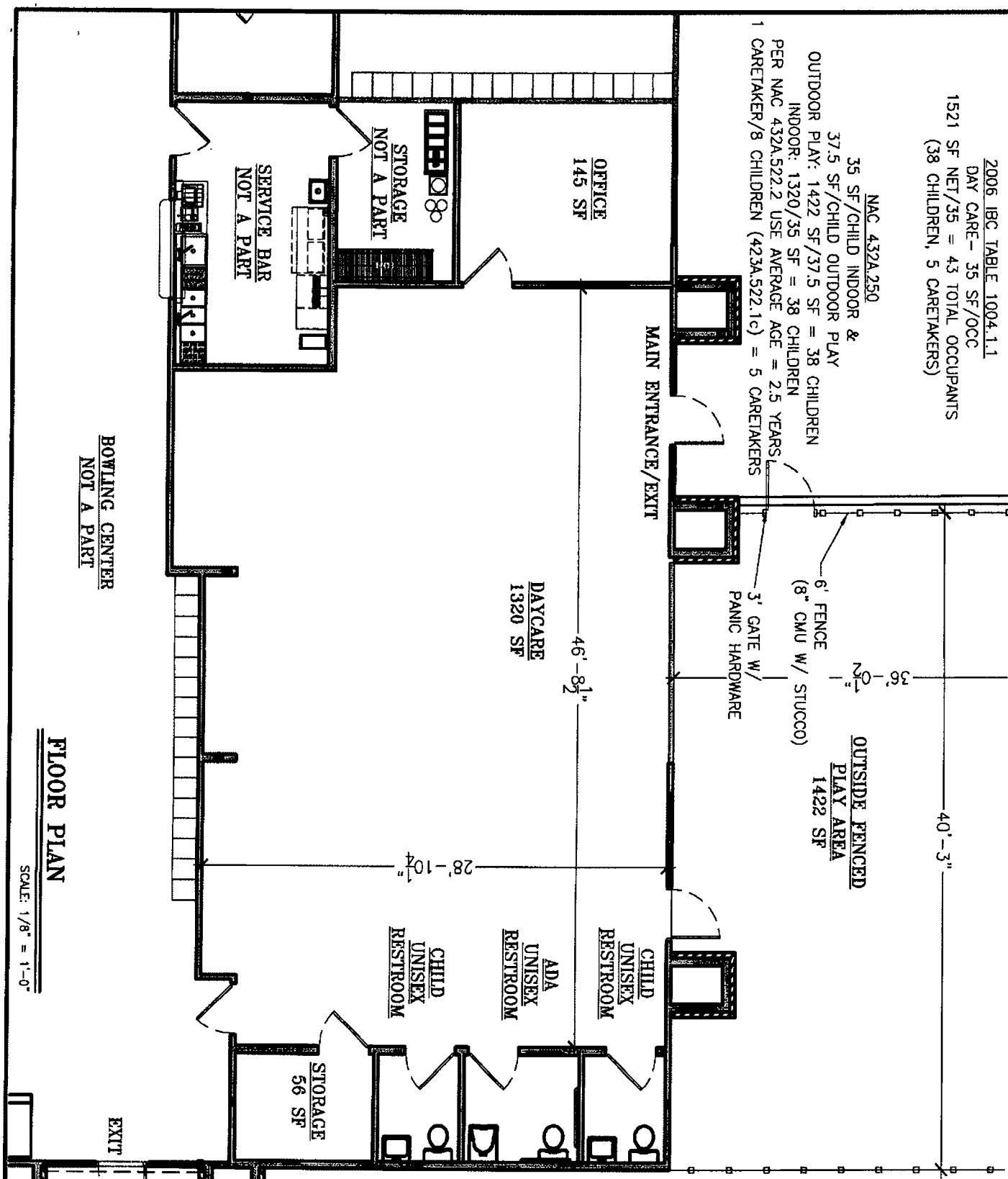
Phone (775) 884-0479
Fax (775) 884-4226

SHEET NO.

DC1

2006 IBC TABLE 1004.1.1
 DAY CARE - 35 SF/OCC
 1521 SF NET/35 = 43 TOTAL OCCUPANTS
 (38 CHILDREN, 5 CARETAKERS)

NAC 432A.250
 35 SF/CHILD INDOOR &
 OUTDOOR PLAY: 37.5 SF/CHILD OUTDOOR PLAY
 INDOOR: 1320/35 SF = 38 CHILDREN
 PER NAC 432A.522.2 USE AVERAGE AGE = 2.5 YEARS
 1 CARETAKER/8 CHILDREN (423A.522.1c) = 5 CARETAKERS



JOB # 090104
 DESIGN BY: HEM
 DRAWN BY: HEM
 CHECKED BY: HEM
 DATE: Nov/09/09
 FILE: 090104Adwg

EUGENE BURGER
 DAY CARE
 FLOOR PLAN
 CARSON LANES RETAIL CENTER

Palmer Engineering Group, Ltd.

6u N. Nevada Street
 Carson City, Nevada 89703
 Phone (775) 884-0479
 Fax (775) 884-4226
 www.palmer-eng.com

SHEET NO.

EXH A1

**APPLICATION
for
SPECIAL USE PERMIT
for a
Day Care Center**

APN 9-167-07

**4600 Snyder Avenue
Carson City, Nevada**

Prepared for:

**Mr. Eugene Burger
1643 Northstar Court
Gardnerville, Nevada 89410**

**Prepared by:
Palmer Engineering Group, Ltd.
611 North Nevada Street
Carson City, Nevada 89703
(775) 884-0479**

**October 2009
JN 081101**

**Application Questionnaire
Supporting the Application for
SPECIAL USE PERMIT
for
Eugene Burger
APN 9-167-07**

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

Chapter 3: A Balanced Land Use Pattern

1.2a. Located in a priority infill development area.

This project would provide infill in an area that has seen similar development in the surrounding area in the past five years.

The Master Plan is the guide for future development of lands in Carson City. Granting the proposed Special Use Permit would allow the owner to operate a daycare center not only for the employees in the retail building but also provides a service for the surrounding residential area.

Additionally, by granting this Special Use Permit, Carson City will give the developer the opportunity to provide a quality project which includes all the amenities of a daycare center including an architecturally-pleasing design along with landscaping that will include trees, and a generous buffer along the adjacent streets and properties.

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.

As shown on the attached conceptual drawing, the parcel is bordered by Snyder Avenue to the north and Oak Street to the east. The entrance to the daycare will be provided at Snyder Avenue which provides additional access without impeding the mobility function of Snyder Avenue. The future access off Appion Way will provide even better access with egress both on the west and east side of the building.

In the future, after abandonment of that portion of Snyder Avenue access will be provided off Appion Way with a signal located at Appion Way and US 395. Snyder Avenue as well as the future Appion Way is/will be classified as a collector route. Collector routes are viewed as providing both land access and

traffic mobility. The road is currently owned by the Nevada Department of Transportation, but upon completion of the freeway it will become Carson City's jurisdiction.

Carson City Fire Station No. 3 and adjacent Ross Gold Park is located just to the northeast of the site. These facilities will be available to provide fire protection, medical and recreational services. The parcel will be served with existing city water and sanitary sewer facilities which are currently available in Snyder and provisions will be made to connect to the new utility lines in Appion Way when constructed.

This area has all the necessary services and utilities required to sustain the day care center.

Chapter 5: Economic Vitality

5.2b Encourage reuse or redevelopment of unused retail spaces.

Child care is a critical community infrastructure important for economic development and family wellbeing. There have been many studies done on the economics of the child care sector all of which have shown that these types of facilities are good for children, families, businesses, and the economy at large. It is apparent that there is an increasing demand for affordable, high-quality child care. By allowing families to have outside quality child care, it provides a means for employment for family members that otherwise would not be able to work. It also provides employment for child care workers and the associated businesses that supply these facilities.

As the area along the southern corridor in Carson City becomes more developed, the need increases for child care facilities. The need for these facilities continues to expand in the immediate area and it is anticipated that quality daycare facility is in demand and easily filled.

Chapter 6: Livable Neighborhoods and Activity Centers

6.2a, 9.3b, 9.4a Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent rural neighborhoods.

As noted in the application, this parcel is currently designated as General Commercial (GC) in the Carson City Land Use Master Plan with Multifamily to the immediate south. A commercial residential (C/HDR) designation is noted to the west while a medium density residential (MDR) designation is in place to the east across the Oak Street. The HDR designation is compatible to with the HDR land use to the south and acts as a buffer between the C/HDR and MDR land uses to the east.

The Carson City Zoning Map indicates that the parcel is zoned General Commercial (GC). The parcels to the southwest and south were rezoned to Multi-Family Apartment (MFA) in the past five years. General Commercial (GC) zoning will remain in place to the west while MFA zoning is in place to the south and east. Additionally, the fire station and park to the north are zoned Public.

This Special Use Permit request is compatible with the apartment uses east and west of Oak Street and south of this parcel. It is also compatible with the intensification of commercial uses along the U.S. Highway 395 corridor, providing services for higher densities and beginning the process of intensifying land uses as prescribed by the Master Plan.

In addition, architectural features have been added to the existing building, a second story office added to the modified retail area and new landscaped buffers incorporated to enhance the appearance. These added features ensure its compatibility with surrounding development and produce the desired result of the adopted Master Plan.

With existing commercial, multi-family, and public uses surrounding the site, the proposed daycare center utilizes property that does not have significant value as open space. Additionally, due to the proximity to Snyder Avenue (and future Appion Way), a collector route, additional mixed use adjacent to the existing commercial and multifamily residential areas is practical. The use of a portion of this building for a day care is compatible with the Master Plan designation.

Chapter 7: A Connected City

11.2c Maintain and enhance roadway connections and networks consistent with the Transportation Masterplan

The main entrance for the project will be situated on Snyder Avenue and shared with the existing bowling alley. This is a two-lane paved roadway which is classified as a collector route by the Carson City Street and Highways element of the Master Plan. The site is currently partially developed with a bowling alley. Additional improvements being proposed will reduce runoff erosion and provide pedestrian access between the various commercial uses.

In addition, the future Appion Way will provide both sidewalks and bike lanes that will tie to existing sidewalks constructed with the past developments in the immediate area, both along US 395 and Oak Street.

The south leg of the U.S. Highway 395 Bypass is scheduled to be completed soon approximately 1,000 feet south of this site. NDOT is currently in the process of prioritizing the bypass funding and a recent news article indicated that design would begin within the next few years.

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

A. Describe the general types of land uses and zoning designations adjoining your property.

Direction	Use	Zoning
North	RV sales	GC
Northeast	Fire Station/Park	PC
East	Senior Apartments	MFR
South	Apartments	MFA
Southwest	Apartments	MFA
West	Office/Retail Center	GC

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values, or cause problems such as noise, dust, odors, vibration, fumes, glare of physical activity, etc with neighboring property owners. If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors?

To the south and east, on property adjacent to this site, both a Change of Land Use and Special Use Permit were granted during late 1996 to allow the construction and operation of multi-family apartments. In addition, a Special Use Permit was granted for the construction of a dispatch facility at the Ross Gold Park / Fire station site. A change of land use was granted for the parcel adjacent to this property for the construction of senior apartments. Additionally, a Special Use Permit was granted for the Costco development.

Several commercial and retail developments have been completed in the area within the last few years. The most significant would be Carson Tahoe Quail Center (an office/retail development) to the west, Bodines to the southwest and Galaxy Movie Theater, and Courtyard by Marriot to the northwest.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

As mentioned above, apartment complexes are located just south and east of the site. In addition, RV sales are located directly to the north. The property is proposed to be redeveloped with its existing use as a bowling alley with the addition of a daycare center. Palmer Engineering Group, Ltd. has prepared building and elevation plans for the project which includes architectural features to the building to enhance the appearance and identify it as a daycare center. Landscaping will be provided on all sides of the parcel. Upgrades include enhanced architectural features, landscape buffers and additional parking.

Allowing the operation of daycare center on this site will buffer the existing medium density residential parcels to the east from the densities associated with commercial zoning to the west and traffic along Snyder Avenue, a collector route.

D. Consider the pedestrian and vehicular traffic that currently exists on the road serving your project? What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area.

The triangular-shaped parcel will have roadways on two sides. Oak Street lies along the western boundary and is a two-lane, paved local route. Snyder Avenue is located along the north boundary of the site. The main entrance will be situated on Snyder Avenue and shared with the existing bowling alley. This is a two-lane paved roadway which is classified as a collector route by the Carson City Street and Highways element of the Master Plan.

The October 1998 Draft of the Carson City Transportation Plan provides current and estimated levels-of-service along Snyder Avenue through the year 2012 when residential buildout of the area is expected. Under the existing conditions and all the various future scenarios studied in the development of the plan, Snyder Avenue always operates at level-of-service C or better. This is above the minimum level-of-service (D or better) identified in the master plan.

Attached please find copies of the trip generation associated with a Day Care Center. Based on the square footage proposed with this operation, the center would generate approximately 17 trips per day. The traffic generation of the entire site after buildout will be 407 peak hour trips. This level of traffic (approximately 4% of the total site generation) is insignificant and would have no impact on the adjacent roadway system.

The existing intersection of Snyder Avenue with U.S. Highway 395 is controlled with a stop sign on the Snyder approach and provides a right turn lane to the north but poor levels of service due to the enormous volumes on U.S. Highway 395. This situation exists at all the stop-controlled intersections along Carson Street (U.S. Highway 395). The future Appion Way and signal at US 395 will control future traffic and provide a better level of service.

In addition, the future Appion Way will provide both sidewalks and bike lanes that will tie to existing sidewalks constructed with the past developments in the immediate area, both along US 395 and Oak Street.

E. Explain any short range and long-range benefit to the people of Carson City that will occur if your project is approved.

In keeping with Carson City's visionary concepts, the proposed development will provide elements of design that will enhance the appearance of the existing development with such as brick architectural accents and stucco finish. Bermed landscaping features will incorporate detention for storm water runoff. Tree-lined frontages and other design features will provide for a more attractive development.

Total development of the property will provide sidewalks and bike lanes for safe pedestrian and bicycle access along Oak Street and the future Appion Way. The property is designed to take into consideration the public health, safety and general welfare of the community and is consistent with orderly and proper growth in Carson City.

The short-range benefit of this project is that it will provide a needed attractive, appropriately designed day care center in the area that is easily accessible and presently served by Carson City services. The long-range benefit is that it provides a buffer between what would be considered incompatible zones and resolves a discrepancy between the Master Plan and Zoning Ordinance.

III Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

A. How will your project affect the school district?

We do not anticipate that the School District would not be affected by the project.

B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

This site is not located within a Flood Hazard Zone as identified by the Federal Emergency Management Agency (FEMA). Currently surface drainage is routed to roadside ditches in Snyder Avenue and Oak Street and directed southeasterly toward the Carson River. No drainage problems were observed at the site.

Development of the site will result in additional storm water runoff. This runoff will be stored on-site in a detention basin that will be designed to release runoff at a rate less than or equal to the existing runoff in accordance with requirements issued by the Carson City Public Works Department.

C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area?

An 8-inch water main is in place in Snyder Avenue which will provide water to the development. Additionally, a 6-inch water main is in place on Oak Street which was constructed by recent development. Carson City Utility Department has conducted fire flow tests in the area. This data indicates that the residual pressure is greater than the 60-psi minimum required by the Utility Department, thus adequate to serve the development without degrading supply to others. There is no indication that either of the water main is in need of replacement. IN addition, the new Appion Road construction will include new water and sewer mains.

D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project?

There is an existing 8" PVC sanitary sewer in place in Snyder Avenue that was designed to accommodate future development of adjacent parcels. The day care center will install a 4-inch lateral that connects to a 6" sewer main on the property and serves the whole building. Carson City Utility Department personnel indicate that development of the site will not create a capacity problem in the sewer or at the treatment plant.

E. What kinds of road improvements are proposed or needed to accommodate your project?

The entrance will be provided at Snyder Avenue, also the main entrance to the existing bowling alley. Snyder Avenue is classified as a collector route which provides both land access and traffic mobility. The road is currently owned by the Nevada Department of Transportation, but it is our understanding that upon completion of the freeway that it will become under Carson City's jurisdiction. The existing entrance that also serves as the main entrance to the bowling alley, will be widened and improved to meet new standards. In addition, Snyder Avenue will be abandoned in the future and replaced with Appion Way which will be built to urban standards and include curb, gutter, sidewalk and bike lanes.

F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet.

The project has been reviewed with the planning department and included in plans for Carson Lanes Retail Center that has been submitted through the Major Project Review process with Carson City and reviewed by all departments.

G. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.

Any onsite lighting will be on the exterior of buildings and downlighted as required by the City to light walkways and paths, but not illuminate offsite.

H. Describe the proposed landscaping, including screening and arterial landscape areas.

Landscaping for the entire site will include trees, plants mulch and a generous landscape buffer along the Snyder Avenue that was submitted with the Carson Lanes Retail Project.

The daycare center itself provides for 1422 square feet of outside fenced play area surrounded by a block and stucco wall to buffer it from the parking lot and adjoining properties.

In addition to the 20 feet landscaped setback from Snyder Avenue, approximately 20 additional feet of landscaping will be provide in the Right-of-Way of Snyder Avenue and future Appion Way.

I. Provide a parking plan for your project.

A parking summary for the project is included in the packet. The Day Care Center parking requirements are included in the square footage of the Office and Bowling Alley portion of the parking. In addition, we expect a significant number of the day care usage will be utilized by staff either in employment of the Carson Lanes Retail Center or associated restaurants and uses.

A parking plan is attached for the center including handicapped accessible spaces, loading/unloading areas and a drop off lane.

The owner proposes to have shared parking between Carson Lanes Retail Center and the adjacent Aloha Liquor concurrent with the next phase of development. The application will provide a parking analysis to show that both parcels will be in compliance with current Carson City Standards and will be submitted for review by the Planning and Community Development Director pursuant to Carson City Code.

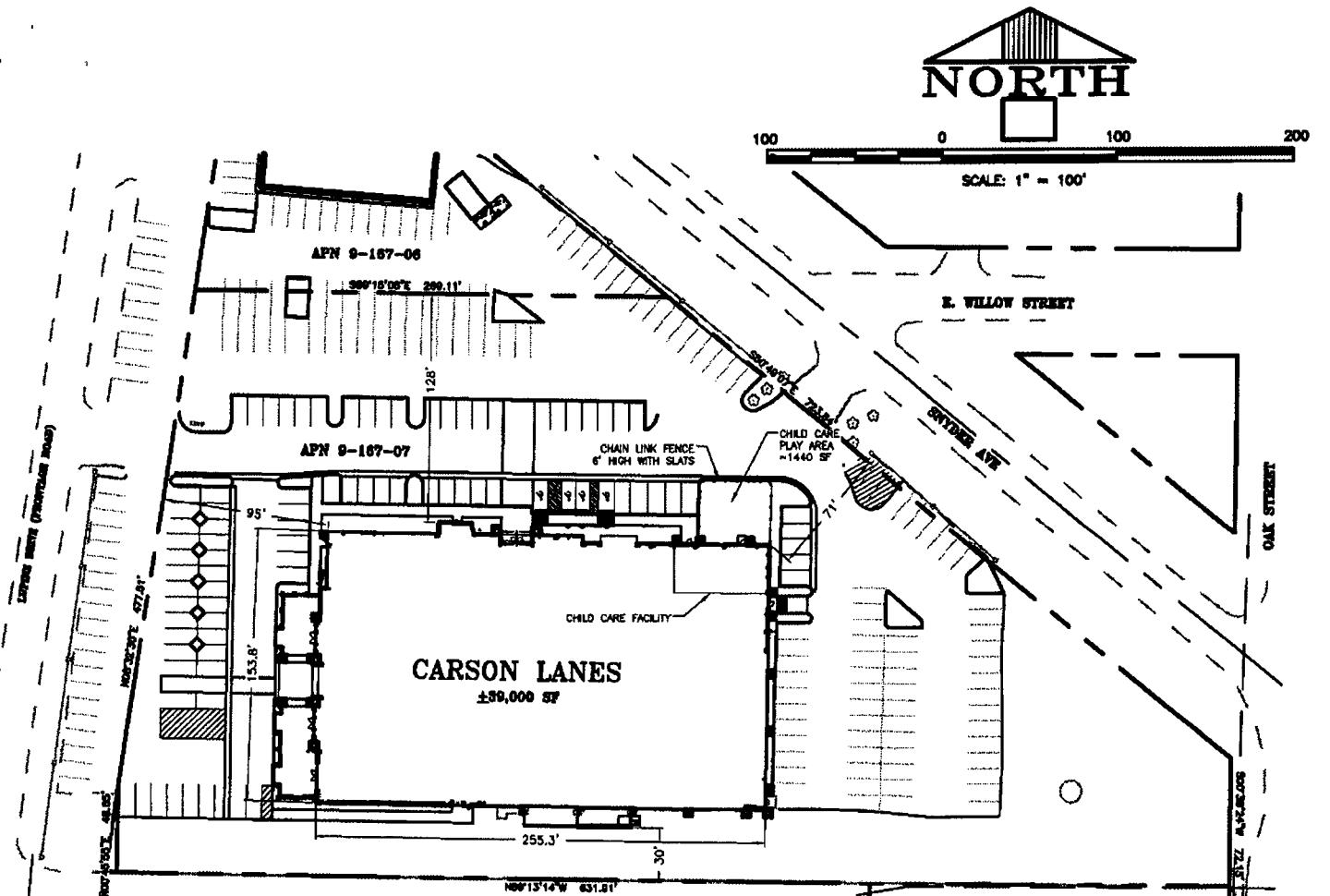
ACKNOWLEDGEMENT OF APPLICANT

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/Board of Supervisors. 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/Board of Supervisors' approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Eugene F. Brugge

11-9-09

Date



SITE PLAN FOR CHILD CARE FACILITY

OWNER: EUGENE BURGER
1610 NORTHSTAR COURT
GARDNERVILLE, NEVADA 89410
(775) 883-2606

APPLICANT: SAME

REQUEST: ALLOW A CHILDCARE FACILITY

LOCATION: 4600 SNYDER AVENUE

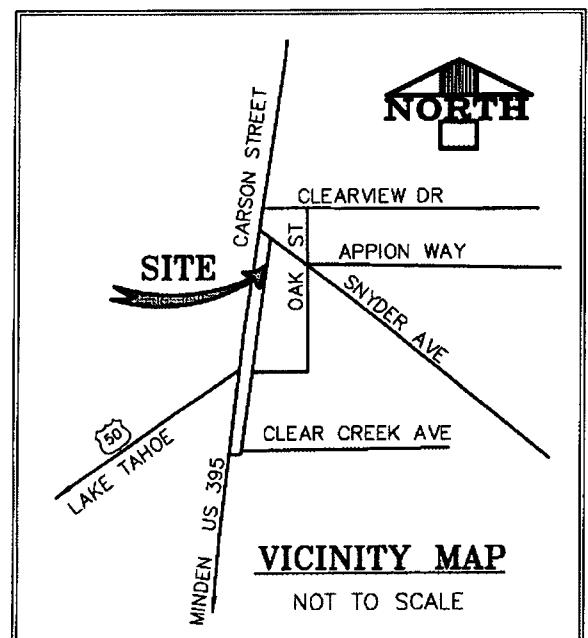
ZONING: GENERAL COMMERCIAL

MASTER PLAN LAND

USE DESIGNATION: COMMUNITY/REGIONAL COMMERCIAL

APN: 09-167-07

SITE PLAN BY: PALMER ENGINEERING GROUP



JOB # 081101

EUGENE BURGER (TANGLEWOOD LLC)

SHEET NO.

DESIGN BY: MS

DC1

DRAWN BY: MS

CHECKED BY: MP

DATE: Oct/28/09

FILE: 081101DC-SUP.dwg

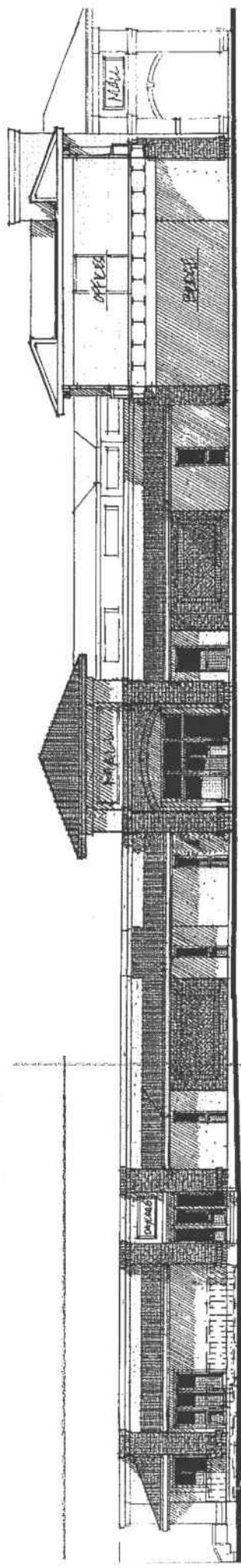
**CHILD CARE CENTER
SPECIAL USE PERMIT**

CARSON LANES RETAIL CENTER

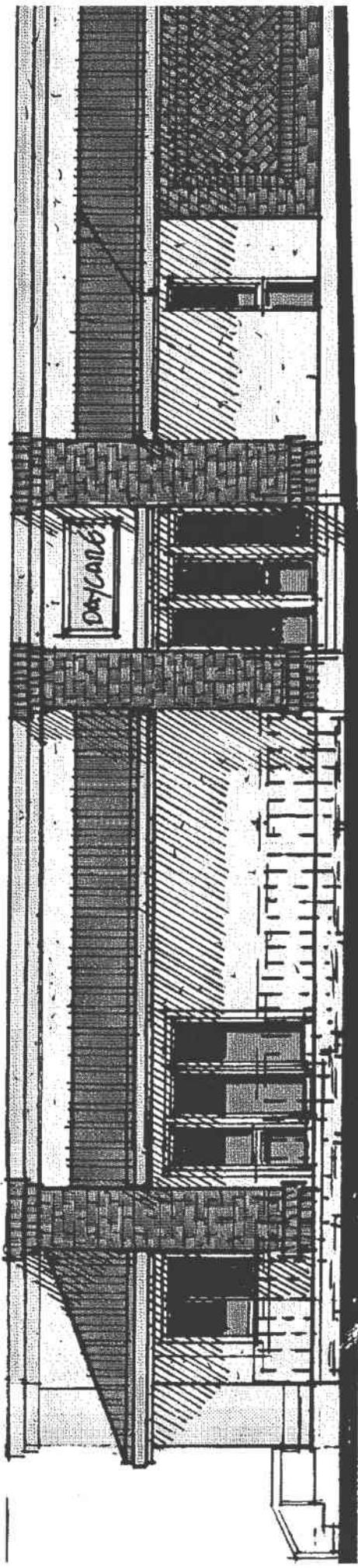
Palmer Engineering Group, Ltd.

601 N. Nevada Street
Carson City, Nevada 89703

Phone (775) 884-0479
Fax (775) 884-4226
www.palmer-eng.com



North Elevation Section

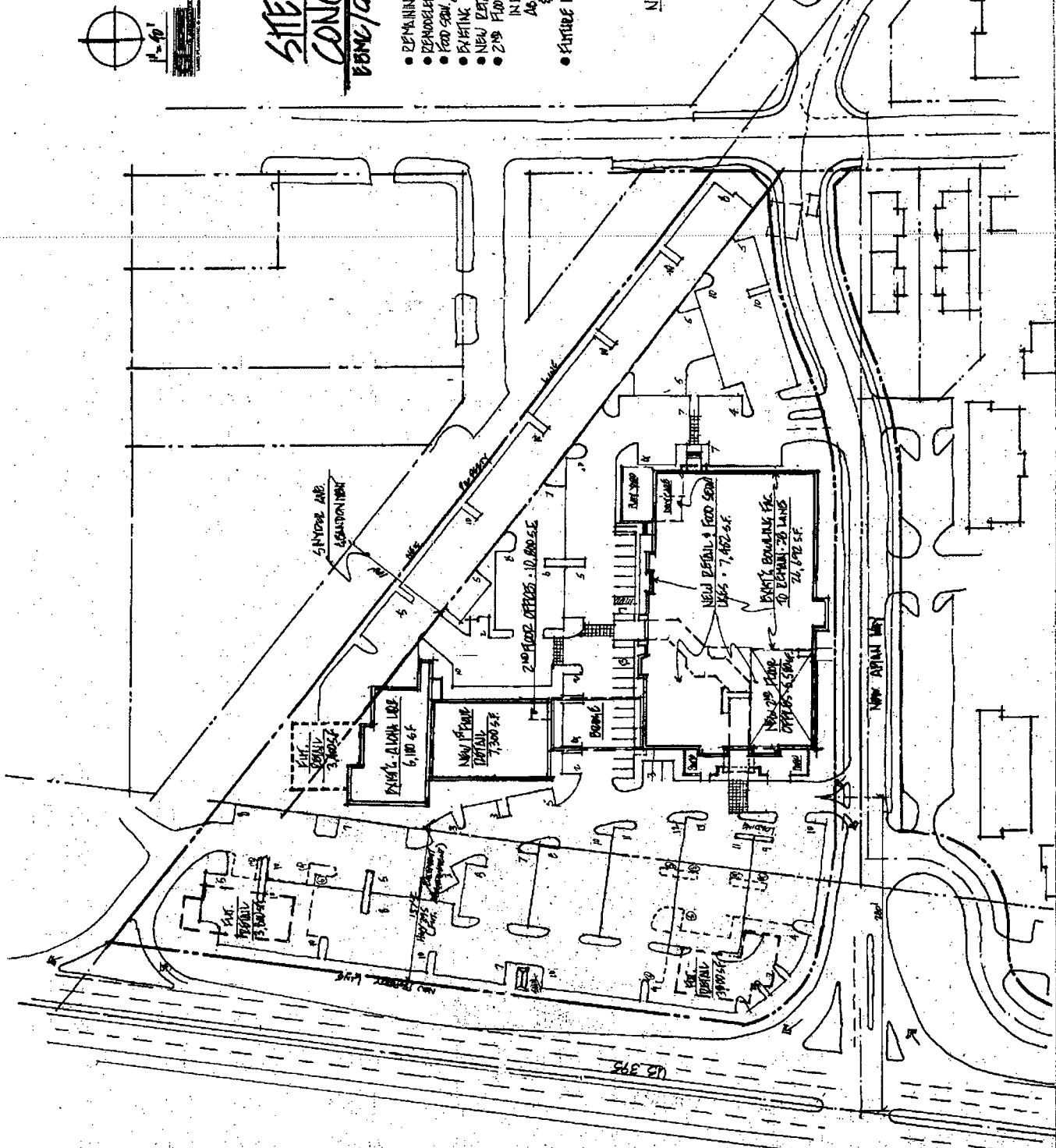


SITE PLAN (LAST PHASE)
CONCEPT
EWING / CARON LANS

- REMAINING BUILDING FAC. — 24,692 S.F. \square 180' 178
- REPURPOSED BUILDING AREA 14'
- NEW GROC. RETAIL — 7,462 S.F.
- EXISTING RETAIL — 6,103 S.F.
- NEW RETAIL BLDG — 7,300 S.F.
- 2nd FLOOR OFFICES: 20' 20' 30'
- 2nd FLOOR OFFICES: 20' 20' 30'
- REPURPOSED BLDG — 5,580 S.F.
- ABOVE NEW RETAIL & PRODCE — 19,800 S.F.
- ENTIRE RETAIL — 11,000 S.F.
- TOTALS — 74,934 S.F.
- Standard — 347 S.F.

Note:

WITHOUT THE TWO DETAIL SPACES (-7,600 S.F.)
 IN THE NEW 3935 PHASE, THIS FLOOR COUNT
 INCREASES TO 403 SPACES & TOTAL
 DEVELOPMENT = 67,334 S.F.



PARKING SUMMARY

Use	Building Area, sf	Parking Ratio ¹	Parking Spaces
Office (Second Floor)			
Re-modeled Bldg	5,580	325	17.2
Retail			
Existing Aloha Liquor	6,100	300	20.3
Restaurant			
Johnny Rockets	2,748	100	27.5
8 Employees (1 space/2 emp)			4.0
Bowling Alley			
Remodeled Bowling Facility	<u>29,657</u>	<u>150</u>	<u>197.7</u>
	<u>44,085</u>	<u>267</u>	
10% Joint Use Reduction		<u>27</u>	
		<u>240</u>	

	<u>Req'd</u>	<u>Provided</u>
Standard Stalls	233	239
Compact Stalls		3
ADA Parking (Standard)	5	5
ADA Parking (Van)	2	3
	<u>240</u>	<u>250</u>

Land Use: 565

Day Care Center

Description

A day care center is a free-standing facility where care for pre-school aged children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas and playgrounds. Some centers also provide after-school care for children.

Additional Data

Peak hours of the generator—

The weekday a.m. and p.m. peak hours of the generator typically coincided with the peak hours of the adjacent street traffic.

The sites were surveyed from the mid-1980s to the 2000s throughout the United States.

Source Numbers

169, 208, 216, 253, 335, 336, 337, 355, 418, 423, 536, 550, 562, 583

Day Care Center (565)

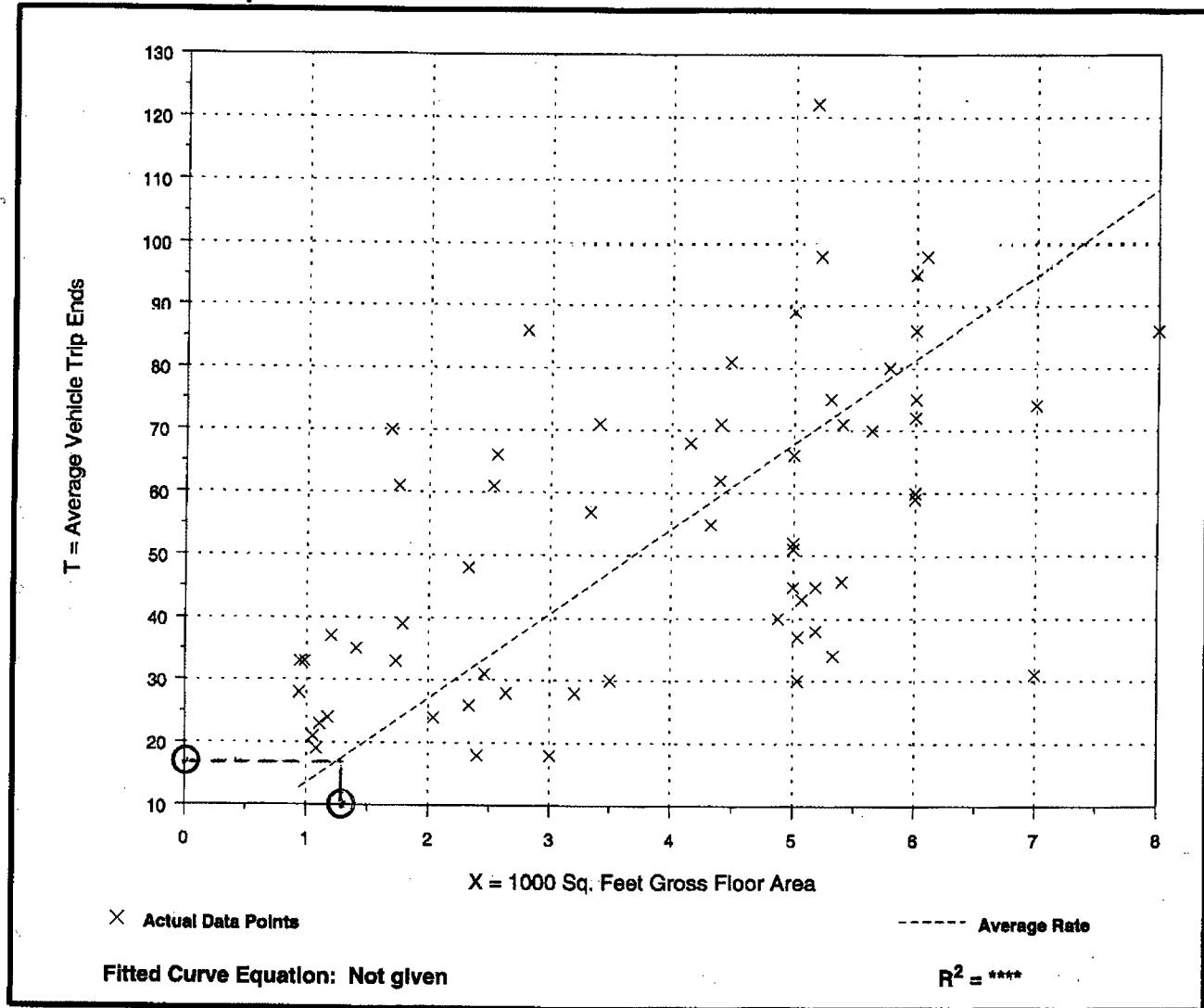
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 61
 Average 1000 Sq. Feet GFA: 4
 Directional Distribution: 53% entering, 47% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
13.56	4.43 - 41.57	7.16

Data Plot and Equation



TRAFFIC REPORT

for

CARSON LANES RETAIL CENTER

4600 Snyder Avenue
Carson City, Nevada 89701

APN 009-167-07

NW 1/4 of Section 32, T15N, R20E, MDB&M

Prepared for:

Eugene Burger
Tanglewood, LLC
4600 Snyder Avenue
Carson City, NV 89701

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. 081101

Introduction

Phase 1 of this project involves the expansion and re-model of the existing bowling alley, restaurant and lounge. Restaurants included in the expansion will be a Johnny Rockets cafe, Wally's Pizza parlor, Kernel's Popcorn and Genoa Candy & Coffee. The second story addition will be for office space. Full development of the retail center will include expansion of retail shops between the bowling alley and Aloha Liquor. When the street improvements to Appion Way are fully implemented, Snyder Avenue will be abandoned and more parking will be added to the southern half of the abandoned right-of-way.

Existing Traffic

Based on land use and codes utilized by the Institute of Traffic Engineers Trip Generation Guide (7th edition), the existing, pre-development average traffic is 1,566 trips / day with peak hour morning traffic of 265 trips. See attached summary sheet.

Phase 1 Traffic

Phase 1 development will result in an estimated 404 additional daily trips, increasing the current 1,566 trips/day to 1,970 trips/day for the site. Peak hour morning trips will increase 40 trips; bring the total from 265 to 305 trips. See attached summary sheet.

Full Development Traffic

The ultimate build-out of the site expected to increase the average daily trips another 886 trips/day beyond the 1,970 trips/day of phase 1, bringing the total average traffic to 2,856 trips/day. Likewise, the peak hour morning trips will increase 102 trips beyond the Phase 1 traffic for total morning peak hour traffic of 407 trips. See attached summary sheet.

Summary

The improvements of Appion Way between Carson Street and Snyder Avenue are expected to greatly enhance traffic flow to and from this retail center. Furthermore, with the pending completion of the city's bypass freeway and adequate traffic warrants (including this site) will warrant the signalization of Appion Way and Carson Street.

Palmer Engineering Group, Ltd.
 611 N. Nevada Street
 Carson City, NV

Carson Lanes & Aloha Liquor
 4600 Snyder Avenue
 Carson City, NV

Existing

ITE Trip Generation; 7th edition*

Code Land Use

437 Bowling Alley
 814 Specialty Retail Center

Average Daily Trips

Weekday	T
437	T = 33.33 (X)
814	T = 42.78 (X) + 37.66

Saturday

T	
437	T = 2.41 (X)
814	T = 42.04 (X)

Weekday

437 T = 3.13 (X)
 814 T = 4.91 (X) + 115.59

437 T = 3.54 (X)
 814 T = 2.4 (X) + 21.48

Peak Hour

Morning (AM)

437 T = 3.13 (X)
 814 T = 4.91 (X) + 115.59

Afternoon (PM)

437 T = 3.54 (X)
 814 T = 2.4 (X) + 21.48

1,566 Average Daily Trips

Trips, T	*page
1,268	756
299	1338
1,566	

265 Peak Hour Trips

Trip Generation Summary (ITE - 7th edition)

1,566 Average Daily Trips - Weekdays

265 Peak Hours Trips - Mornings

1,566 Average Daily Trips

Palmer Engineering Group, Ltd.
611 N. Nevada Street
Carson City, NV

Carson Lanes Retail Center
4600 Snyder Avenue
Carson City, NV

Phase 1 Development

ITE Trip Generation; 7th edition*

Code	Land Use	Area, sf	X, ksf
437	Bowling Alley complex	35,290	35.29
710	Office (2nd story)	5,580	5.58
814	Specialty Retail Center (Aloha)	6,100	6.10
932	High-Turnover (Sit Down) Restaurant	2,748	2.75
		<u>49,718</u>	

Average Daily Trips

Weekday		Trips, T	*page
437	T = 33.33 (X)		
710	Ln(T) = 0.77 Ln(X) + 3.65	1,176	756
814	T = 42.78 (X) + 37.66	145	1158
932	T = 127.5 (X)	299	1338
		<u>350</u>	<u>1723</u>
		<u>1,970</u>	

Saturday

437	T = 2.41 (X)	85	756
710	T = 2.14 (X) + 18.47	30	1161
814	T = 42.04 (X)	256	1342
932	T = 158.37 (X)	435	1728
		<u>807</u>	

Peak Hour

Morning (AM)

437	T = 3.13 (X)	110	756
710	Ln(T) = 0.80 x Ln(X) + 1.55	19	1159
814	T = 4.91 (X) + 115.59	146	1340
932	T = 11.2 (X)	7-9am	<u>31</u>
			<u>1724</u>
		<u>305</u>	

Afternoon (PM)

437	T = 3.54 (X)	125	756
710	T = 1.12 (X) + 78.81	85	1160
814	T = 2.4 (X) + 21.48	4-8pm	36
932	T = 10.92 (X)	4-6pm	<u>30</u>
			<u>1725</u>
		<u>276</u>	

Peak Hours Trips - Mornings

40 Additional Trips

Less than 80; no traffic study required (12.13.1.1)

Palmer Engineering Group, Ltd.
 611 N. Nevada Street
 Carson City, NV

Carson Lanes Retail Center
 4600 Snyder Avenue
 Carson City, NV

Full Development

ITE Trip Generation; 7th edition*

Code	Land Use	Area, sf	X, ksf
437	Bowling Alley	26,692	26.69
710	General Office Building	18,521	18.52
814	Specialty Retail Center	18,923	18.92
932	High-Turnover (Sit Down) Restaurant	5,923	5.92
		70,059	

Average Daily Trips

Weekday

		Trips, T	*page
437	T = 33.33 (X)	890	756
710	Ln(T) = 0.77 Ln(X) + 3.65	364	1158
814	T = 42.78 (X) + 37.66	847	1338
932	T = 127.5 (X)	755	1723
		2,856	

Saturday

437	T = 2.41 (X)	64	756
710	T = 2.14 (X) + 18.47	58	1161
814	T = 42.04 (X)	796	1342
932	T = 158.37 (X)	938	1728

1,856 Average Daily Trips

1,566 Existing

1,290 Additional Trips

Peak Hour

Morning (AM)

437	T = 3.13 (X)	84	756
710	Ln(T) = 0.80 x Ln(x) + 1.55	49	1159
814	T = 4.91 (X) + 115.59	209	1340
932	T = 11.2 (X)	66	1724
		407	

Afternoon (PM)

437	T = 3.54 (X)	94	756
710	T = 1.12 (X) + 78.81	100	1160
814	T = 2.4 (X) + 21.48	67	1339
932	T = 10.92 (X)	65	1725

407 Peak Hour Trips

265 Existing

142 Additional Trips

Land Use: 437

Bowling Alley

Independent Variables with One Observation

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
Bowling Lanes				
Weekday	33.33	24	1	50% entering, 50% exiting
Weekday a.m. Peak Hour of Adjacent Street Traffic	3.13	24	1	60% entering, 40% exiting
Weekday p.m. Peak Hour of Adjacent Street Traffic	3.54	24	1	35% entering, 65% exiting
Weekday p.m. Peak Hour of Generator	4.50	32	1	83% entering, 17% exiting
Saturday Peak Hour of Generator	2.41	32	1	39% entering, 61% exiting

1,000 Square Feet Gross Floor Area				
<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
Weekday	33.33	24	1	50% entering, 50% exiting
Weekday a.m. Peak Hour of Adjacent Street Traffic	3.13	24	1	60% entering, 40% exiting
Weekday p.m. Peak Hour of Adjacent Street Traffic	3.54	24	1	35% entering, 65% exiting

General Office Building (710)

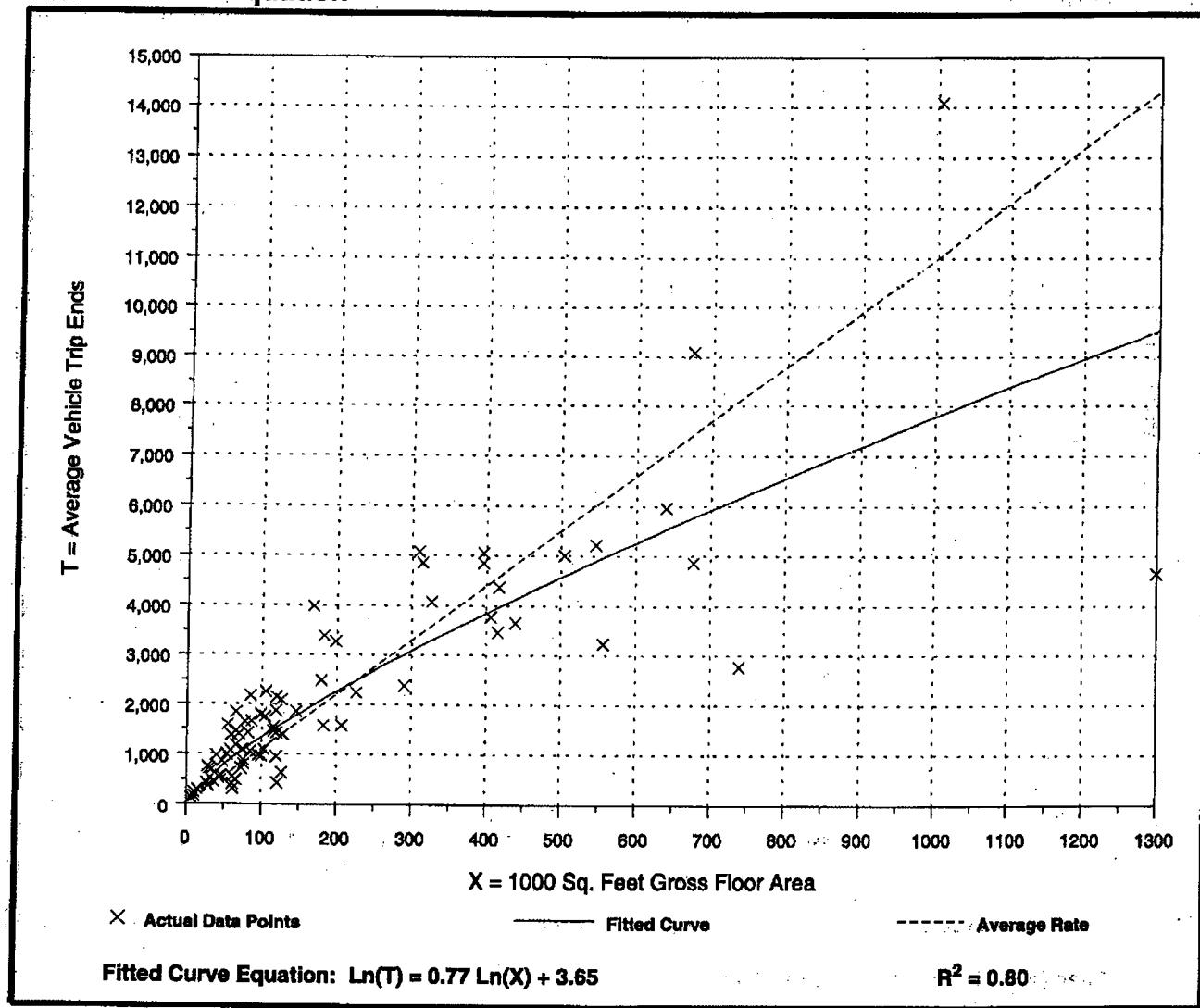
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area On a: Weekday

Number of Studies: 78
Average 1000 Sq. Feet GFA: 199
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.01	3.58 - 28.80	6.13

Data Plot and Equation



General Office Building (710)

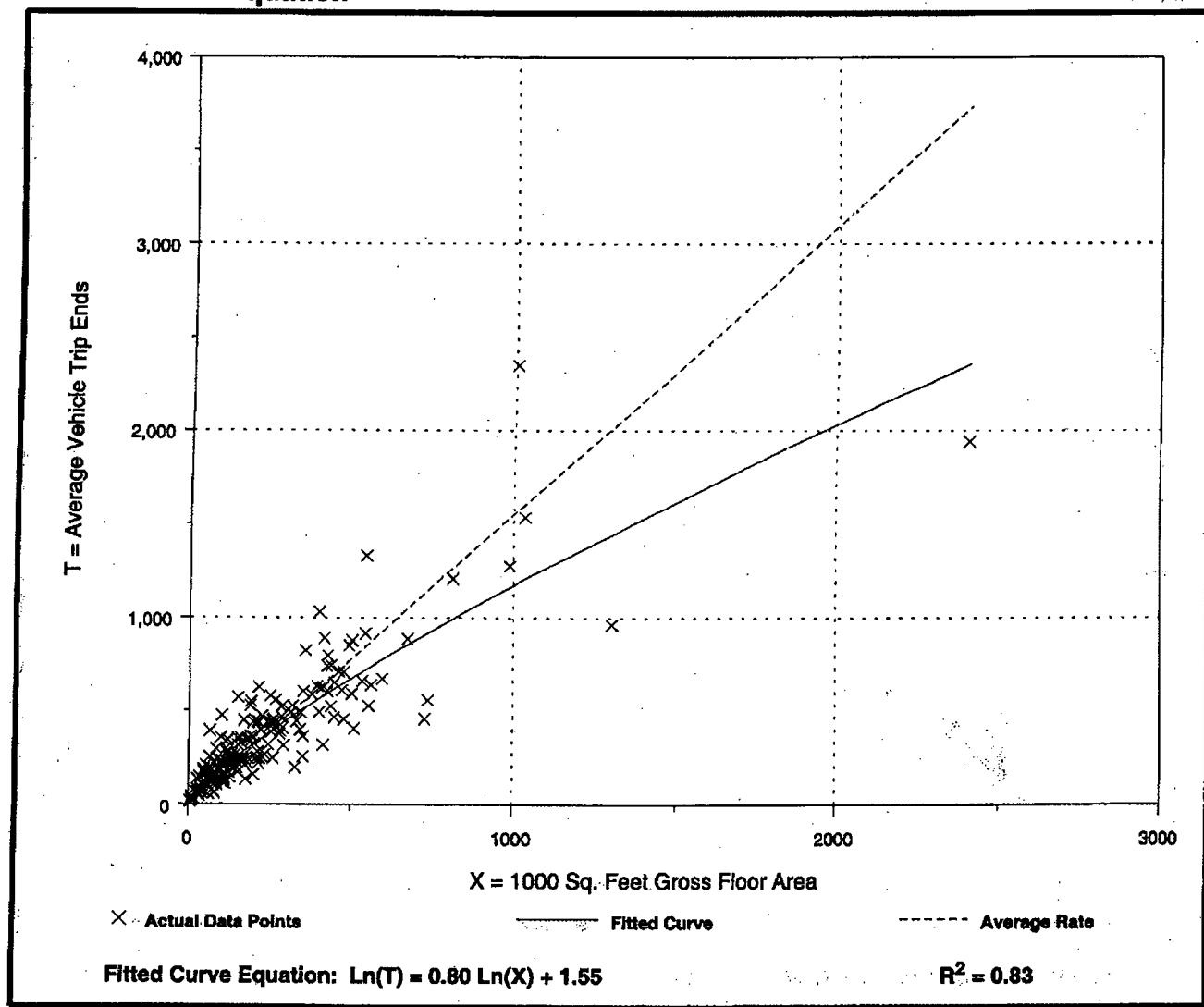
Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Floor Area
On a Weekday,
A.M. Peak Hour

Number of Studies: 217
Average 1000 Sq. Feet GFA: 223
Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.55	0.60 - 5.98	1.39

Data Plot and Equation



General Office Building (710)

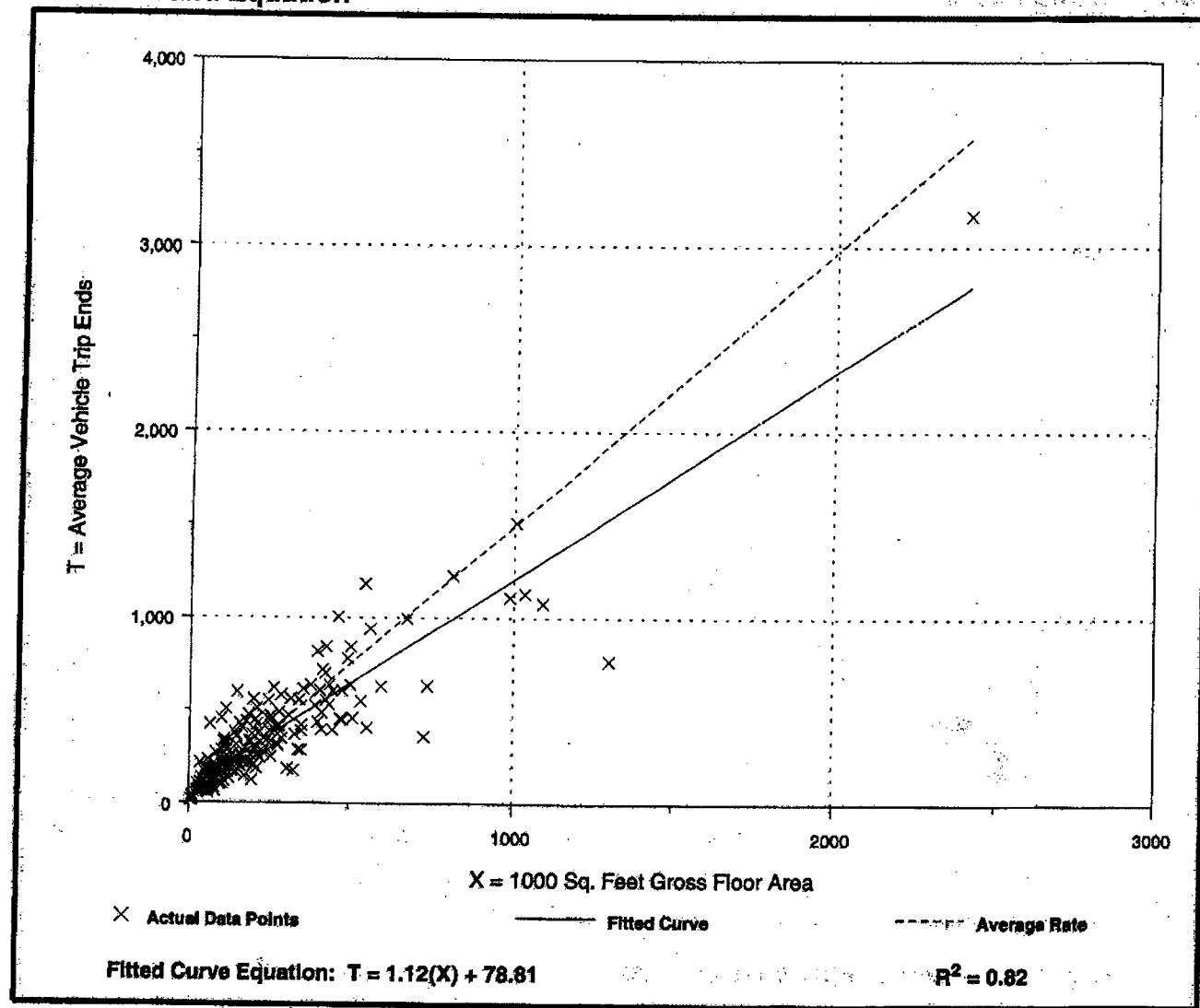
Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

Number of Studies: 235
Average 1000 Sq. Feet GFA: 216
Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



General Office Building (710)

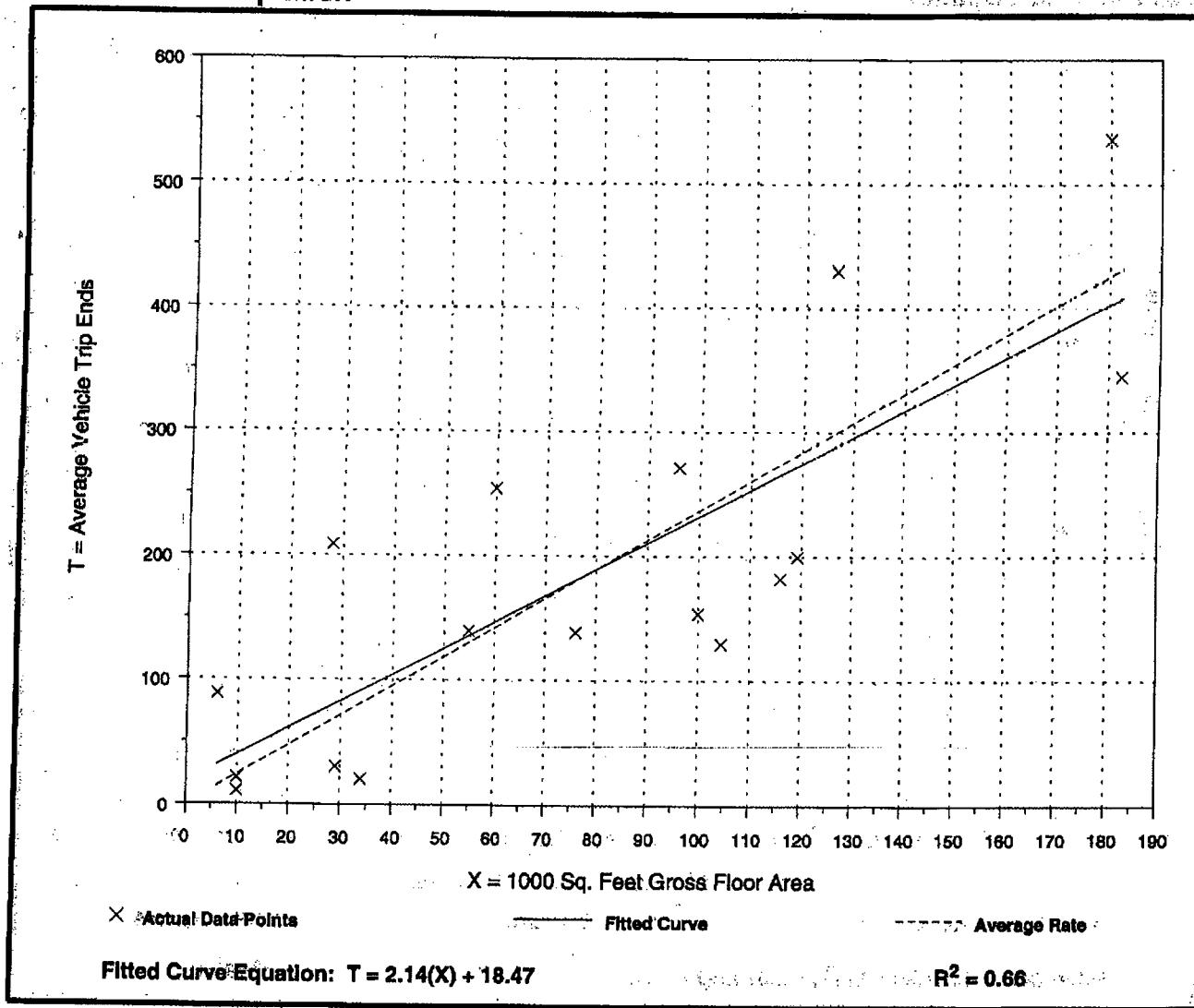
Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Floor Area On a Saturday

Number of Studies: 17
Average 1000 Sq. Feet GFA: 78
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.37	0.59 - 14.67	2.08

Data Plot and Equation



Specialty Retail Center (814)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday

Number of Studies: 4

Average 1000 Sq. Feet GLA: 25

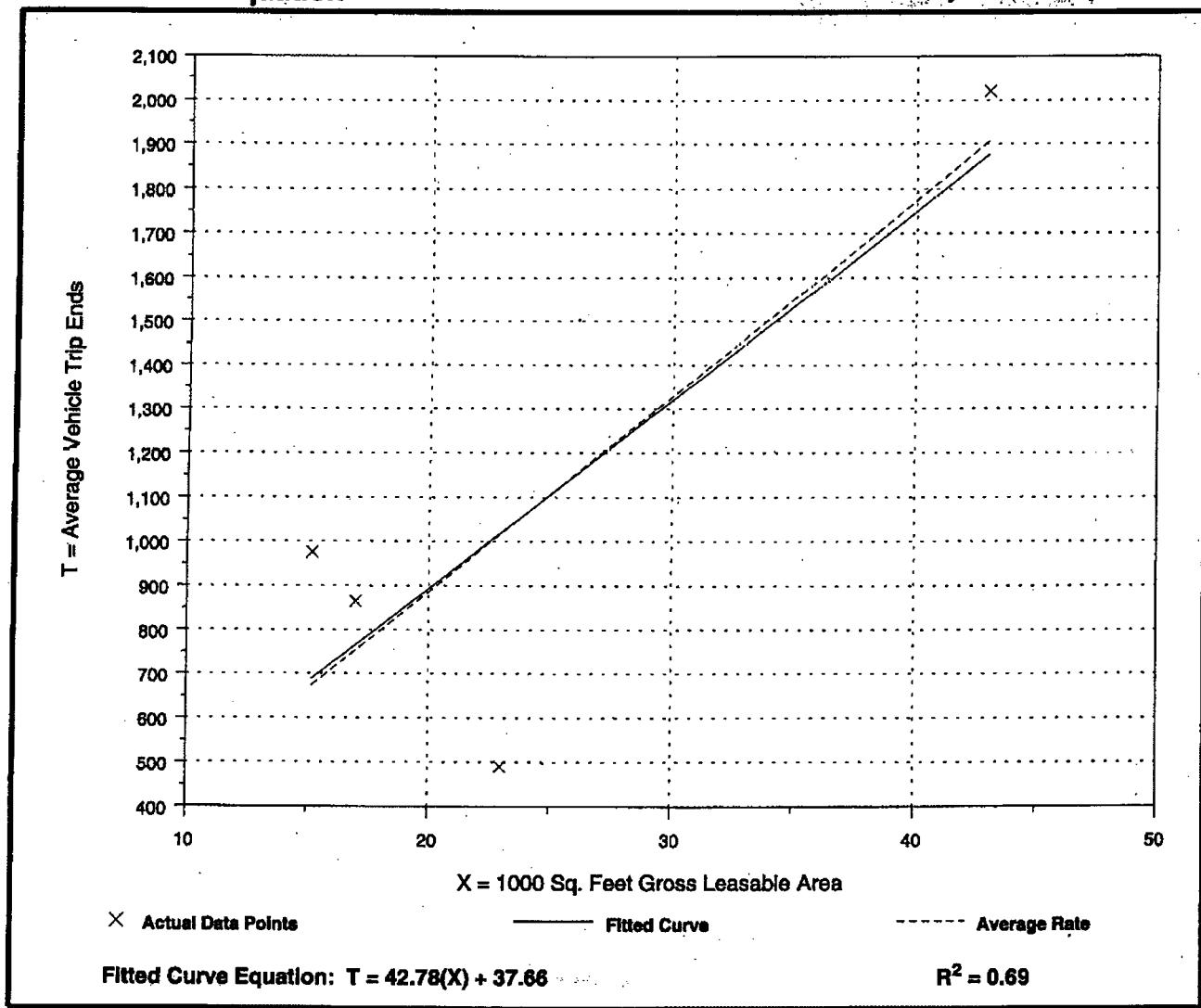
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
44.32	21.30 - 64.21	15.52

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Specialty Retail Center (814)

Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Leasable Area

On a Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Number of Studies: 5

Average 1000 Sq. Feet GLA: 69

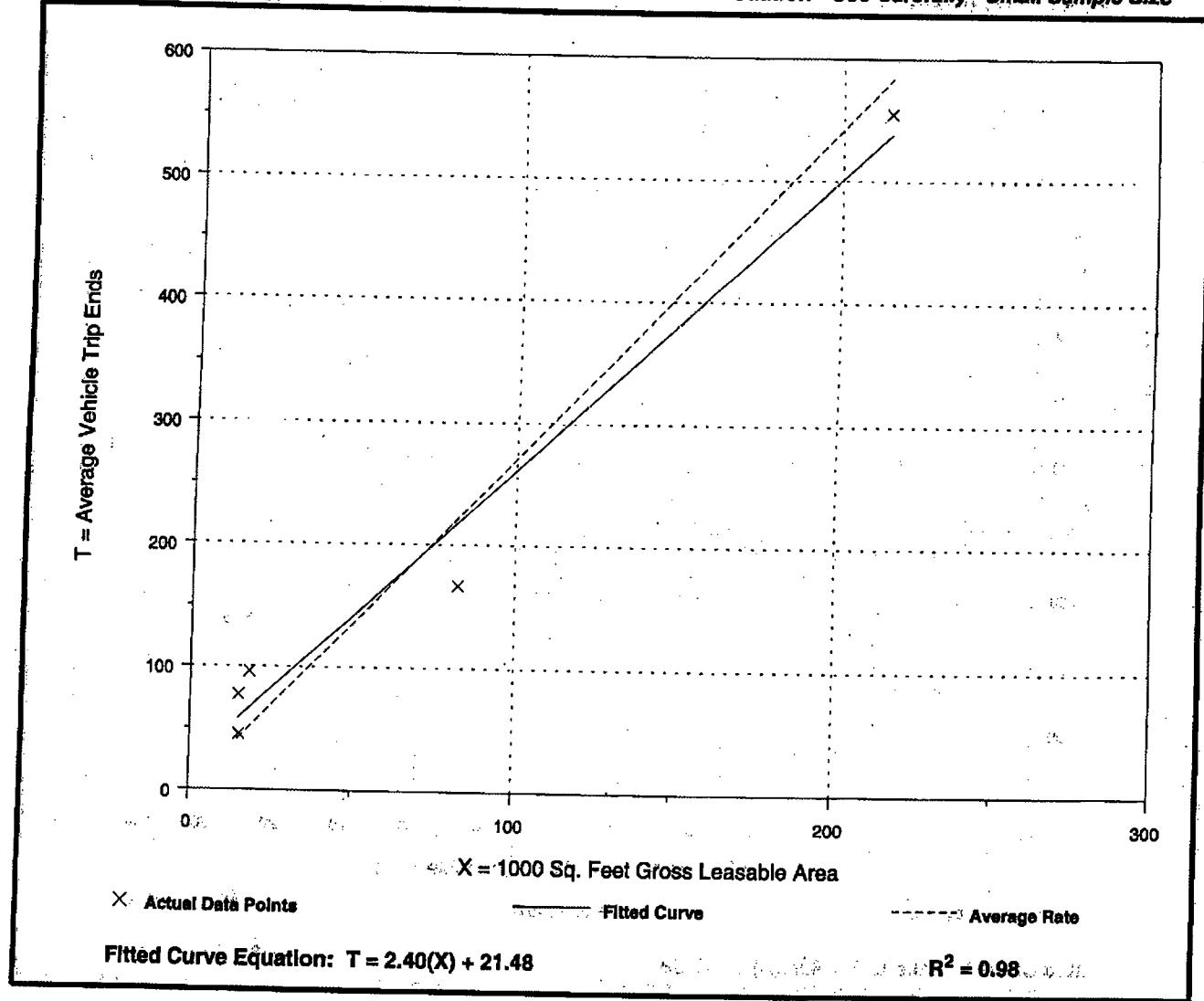
Directional Distribution: 44% entering, 56% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Specialty Retail Center (814)

Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
A.M. Peak Hour of Generator

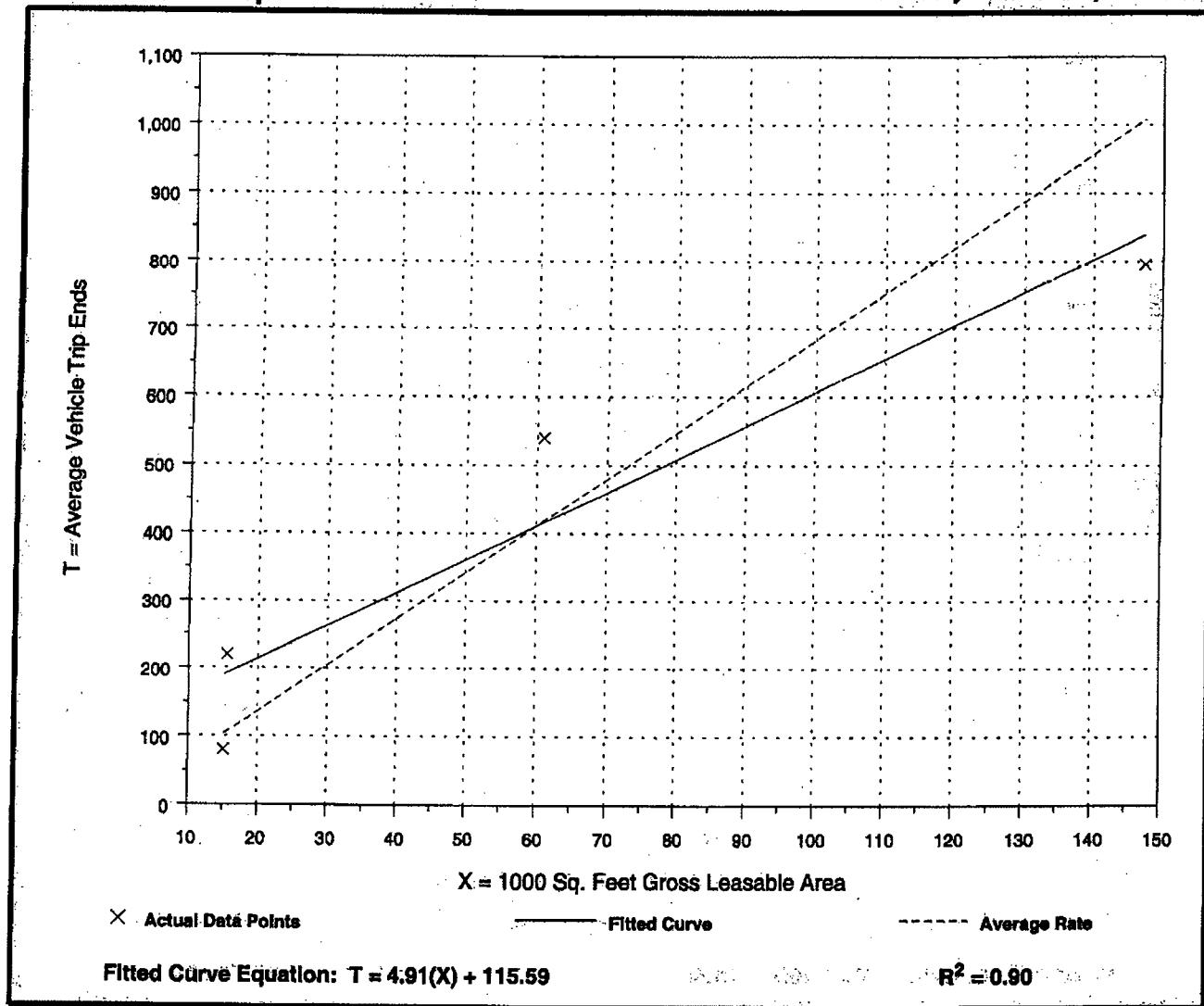
Number of Studies: 4
Average 1000 Sq. Feet GLA: 60
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
6.84	5.33 - 14.08	3.55

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Specialty Retail Center (814)

Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Leasable Area
On a Saturday

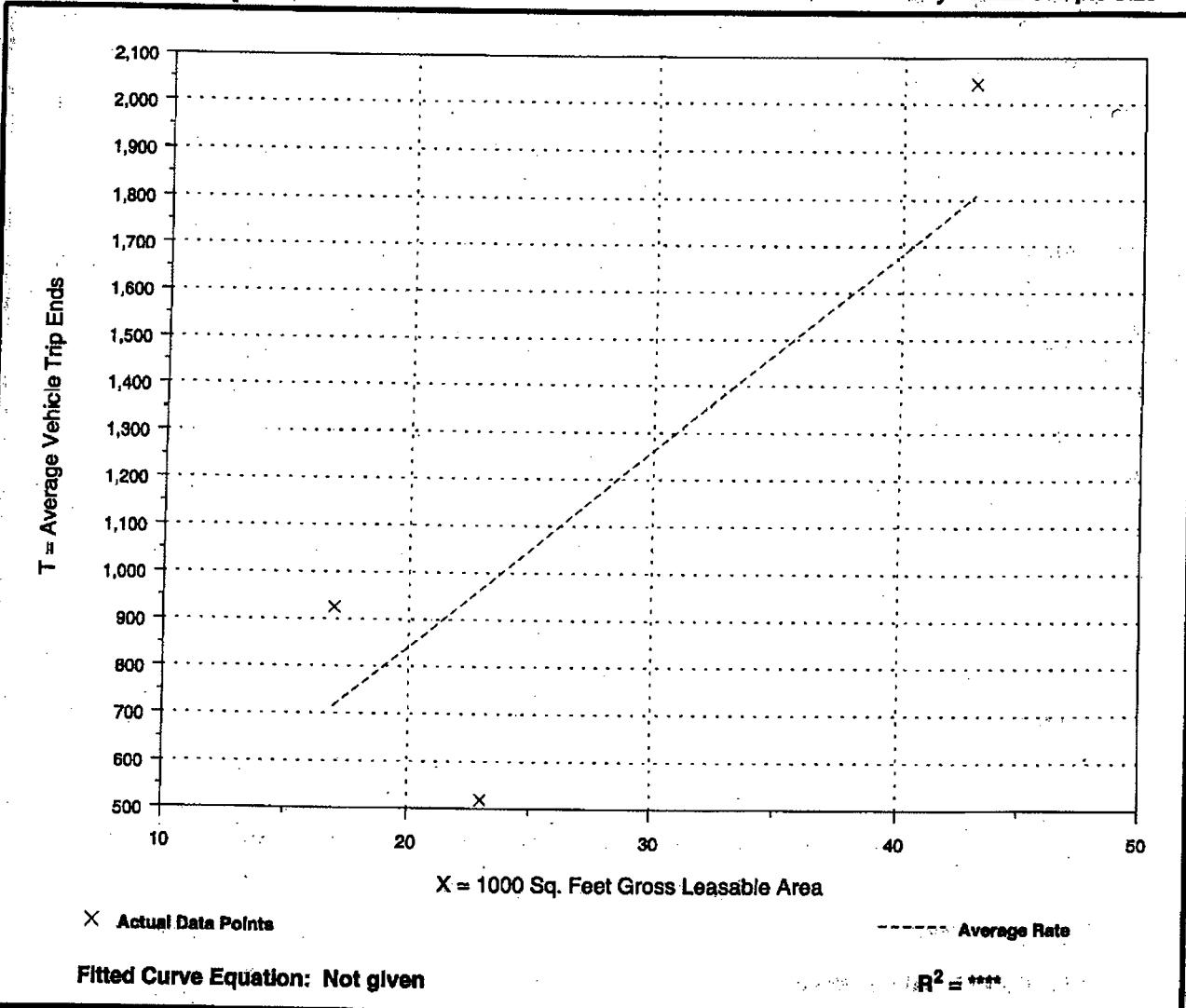
Number of Studies: 3
Average 1000 Sq. Feet GLA: 28
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
42.04	22.57 - 54.47	13.97

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



High-Turnover (Sit-Down) Restaurant (932)

Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Floor Area
On a Weekday

Number of Studies: 14

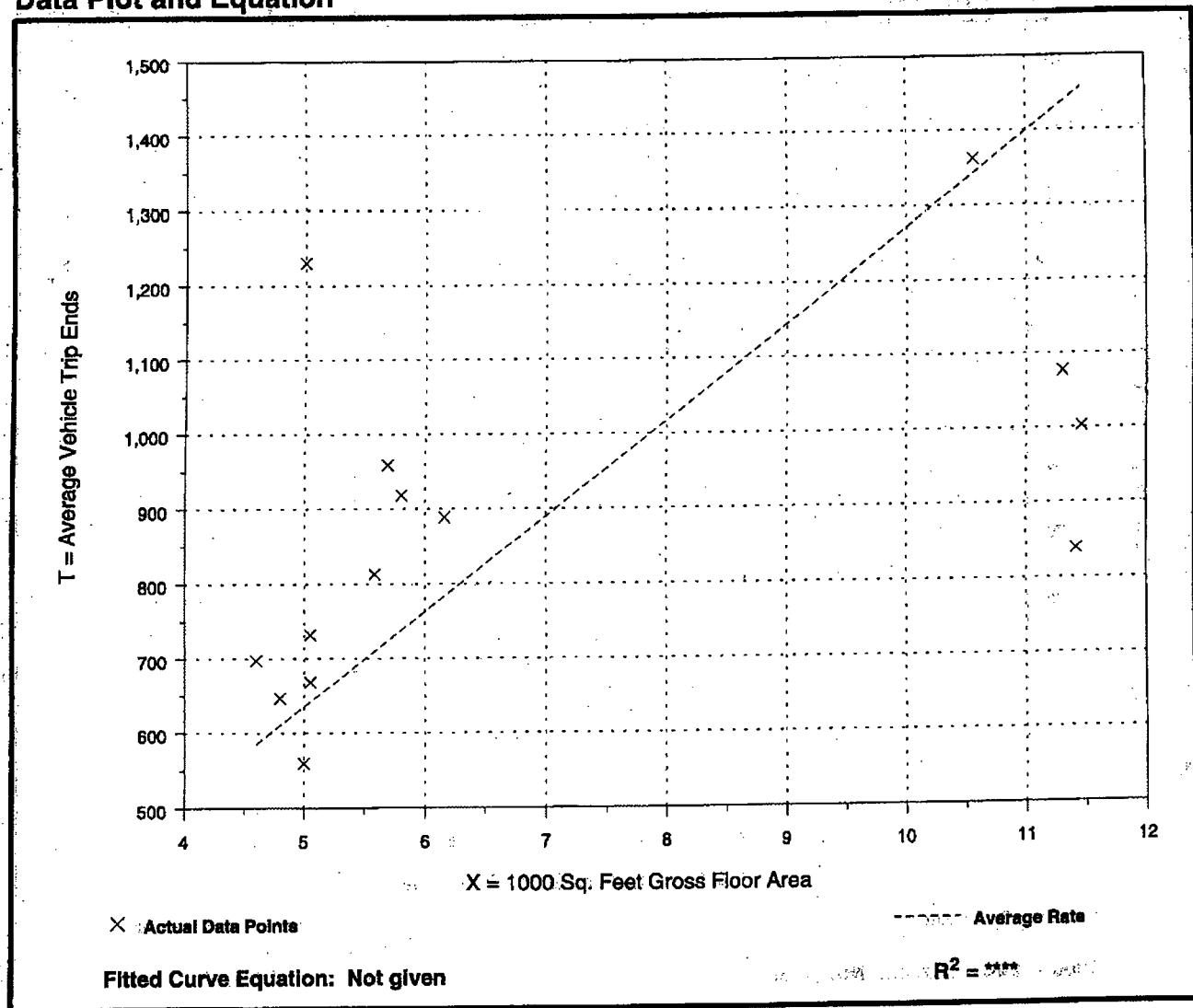
Average 1000 Sq. Feet GFA: 7

Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
127.15	73.51 - 246.00	41.77

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Floor Area

On a Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 am.

Number of Studies: 18

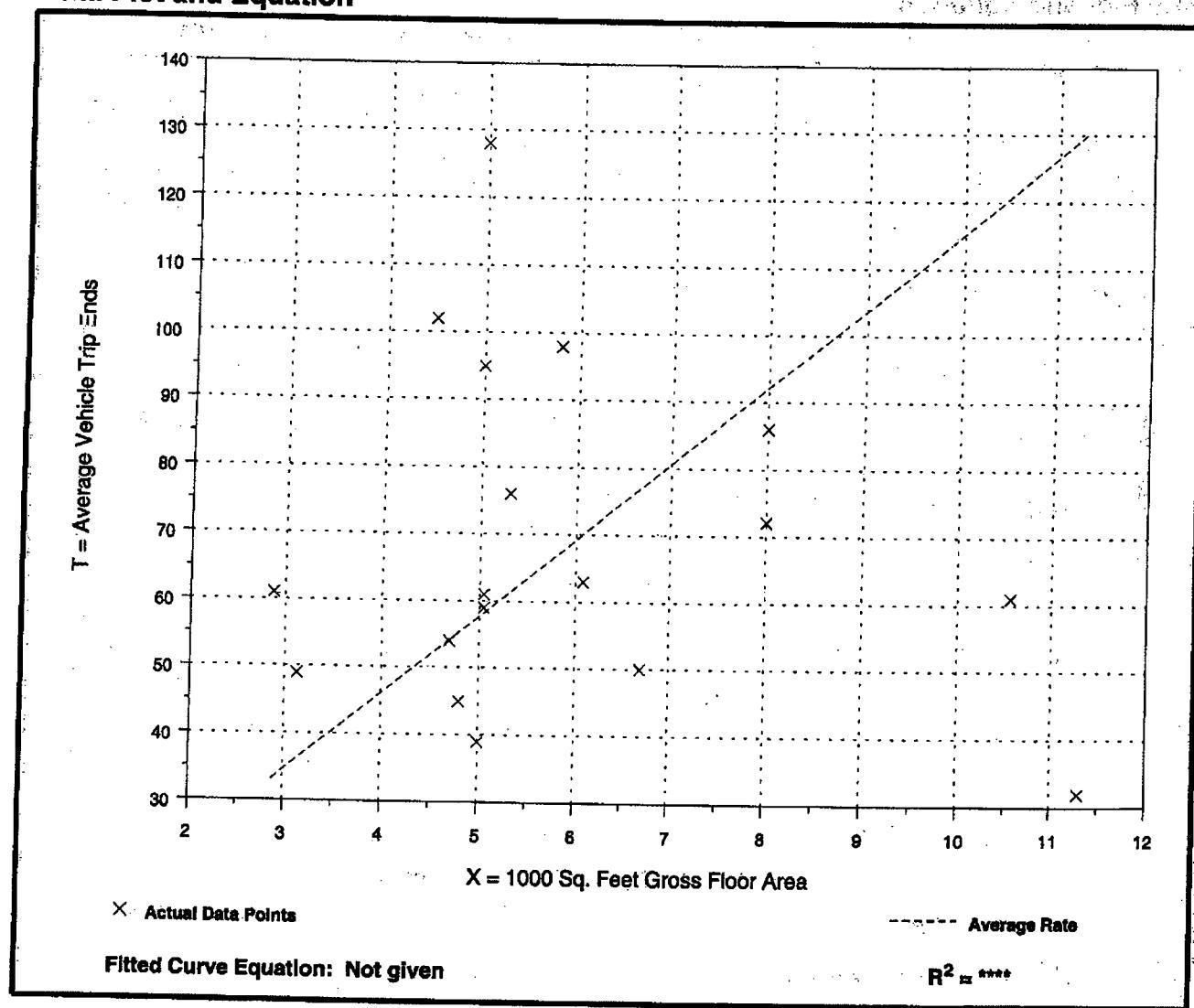
Average 1000 Sq. Feet GFA: 6

Directional Distribution: 52% entering, 48% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.52	2.83 - 25.60	6.75

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Floor Area

On a Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 pm.

Number of Studies: 38

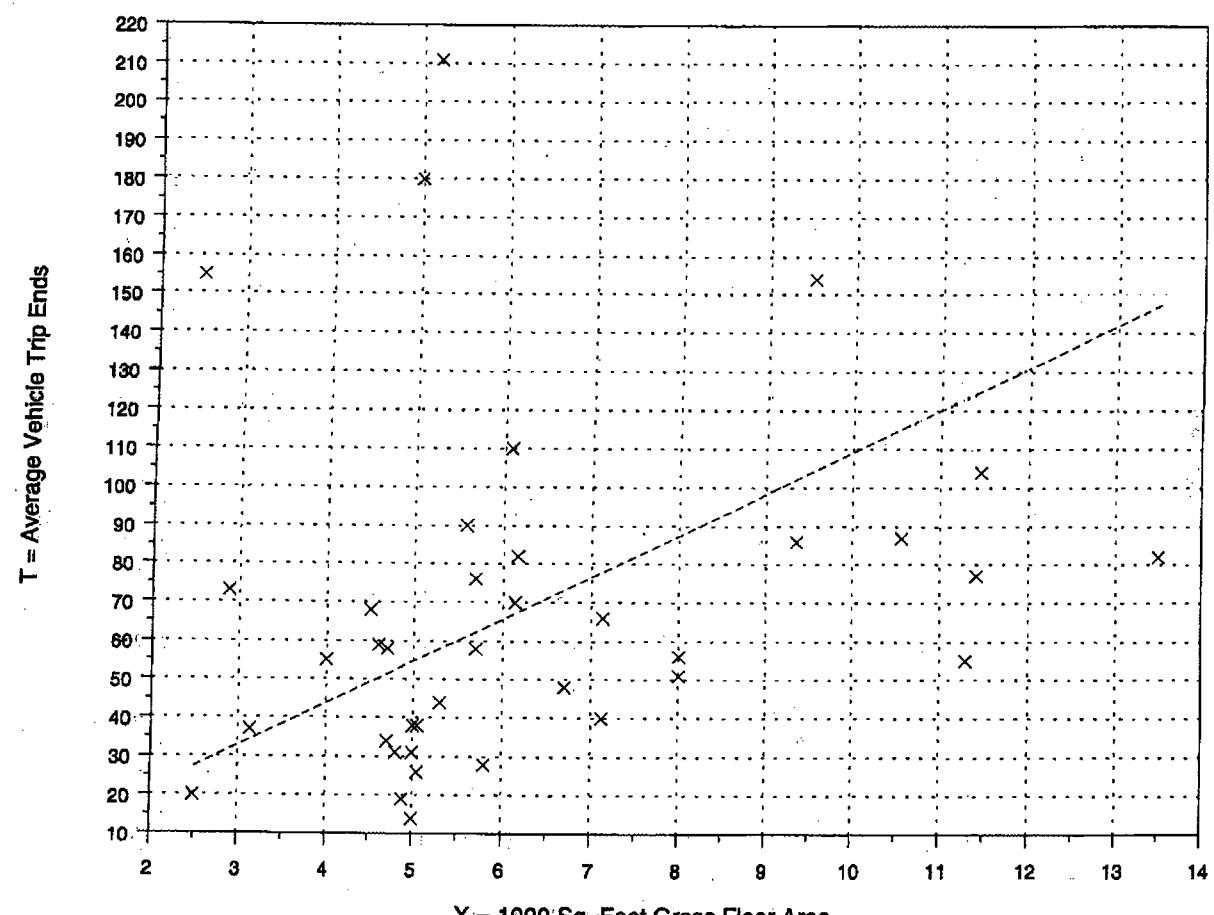
Average 1000 Sq. Feet GFA: 6

Directional Distribution: 61% entering, 39% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
10.92	2.80 - 62.00	9.39

Data Plot and Equation



X Actual Data Points

— Average Rate

Fitted Curve Equation: Not given

$R^2 = 0.99$

High-Turnover (Sit-Down) Restaurant (932)

Average Vehicle Trip Ends vs. 1000 Sq. Feet Gross Floor Area
On a: Saturday

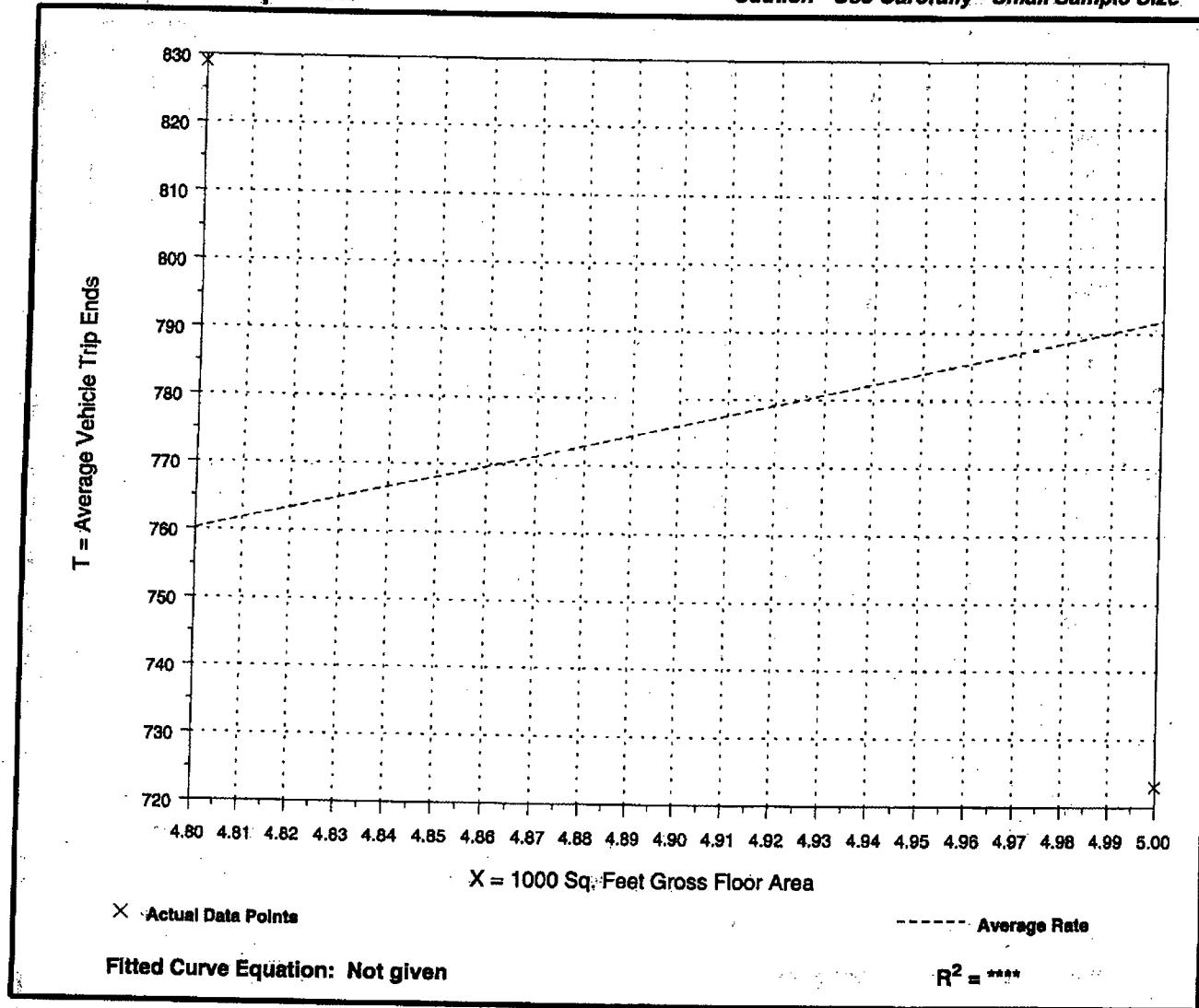
Number of Studies: 2
Average 1000 Sq. Feet GFA: 5
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
158.37	144.60 - 172.71	

Data Plot and Equation

Caution - Use Carefully - Small Sample Size





CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL DEVELOPMENT SERVICES

RECEIVED

Engineering Division
Planning Commission Report
File Number SUP 09-086

DEC 09 2009

CARSON CITY
PLANNING DIVISION

TO: Planning Commission
FROM: *[Signature]* Jeff Sharp, P.E. – City Engineer
DATE: December 9, 2009

MEETING DATE: December 16, 2009

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Palmer Engineering Group on behalf of property owner Eugene Burger for a daycare facility on property zoned GC located at 4600 Snyder Avenue, APN 009-167-07.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request, and no recommended conditions of approval.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will have little effect on traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

The proposal will have little effect on existing public services.

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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 *RMM*
Vern L. Krahm, Park Planner

DATE: December 9, 2009

SUBJECT: Parks and Recreation Department's comments for the
Wednesday, December 16, 2009, Planning Commission meeting.

SUP-09-086	Our department takes no exception to this project. However, the Unified Pathways Master Plan identifies Snyder Avenue as a bicycle lane facility.
SUP-09-087	Our department takes no exception to the Public Works Department's request for a special use permit on this project. As construction activities begin to occur in the future, our department wants to work with the Public Works Department to minimize any construction related impacts to public access at the existing trail head facility or restoration of any existing recreational uses.
2CA-09-085	No Comment
MPA-09-083	No Comment
MISC-09-078	No Comment



PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery