

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF OCTOBER 27, 2010

FILE NO: GM-10-093

AGENDA ITEM: H-5

STAFF AUTHOR: Lee Plemel, Planning Director

REQUEST: Application for Growth Management approval for a commercial use (Olive Garden restaurant) that uses more than and average of 7,500 gallons of water per day.

APPLICANT: John M Keen, GMRI, Inc.

OWNER: Carson Southgate LLC

LOCATION/APN: South Carson Street, Southgate Shopping Center; APN 9-125-07

RECOMMENDED MOTION: "I move to approve application GM-10-093, a request to exceed the average daily water usage of 7,500 gallons for a restaurant located at the Southgate Shopping Center, APN 9-125-07."

RECOMMENDED CONDITIONS OF APPROVAL:

(None)

LEGAL REQUIREMENTS: CCMC 18.12.070 (Growth Management, Commercial and Industrial Permits)

DISCUSSION:

Carson City has established a threshold for average daily water usage for commercial and industrial projects of 7,500 gallons of water per day. Any commercial or industrial project that equals or exceeds this threshold is required to obtain approval from the Growth Management Commission prior to the issuance of a building permit.

The Commission may approve the permit with conditions or deny the permit on the basis of the effect of the project on the City's essential resource. This Commission shall base its decision on the quantity of water consumed by the use compared to the availability of water; the ability of the City to deliver water services to the structure and other effects of water usage; and/or the ability of the City's sewage disposal system to handle the quantity of wastewater generated.

The Water and Wastewater Utilities Divisions have reviewed the information submitted by the applicant and determined that adequate water and wastewater facilities exist to serve the proposed restaurant. The proposed average daily water usage of approximately 9,100 gallons per day does not constitute a significant water usage above the permitted 7,500 gallons per day. (By comparison, a past hotel project received approval for approximately 83,000 gallons per day average water usage.)

The Utilities Division will implement standard requirements through the building permit process. No additional conditions of approval are recommended for Growth Management approval.

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: No comments.

Respectfully submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Lee Plemel, Planning Director

Attachments:

Public Works, Utilities Division memo
Application (GM-10-093)

**PUBLIC WORKS
DEPARTMENT**

ADMINISTRATION

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

FLEET SERVICES

3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

OPERATIONS

(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**ENGINEERING/
TRANSPORTATION/
CAPITAL PROJECTS**

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**BUILDING and SAFETY
PERMIT CENTER**

2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2310
Fx: 775-887-2202

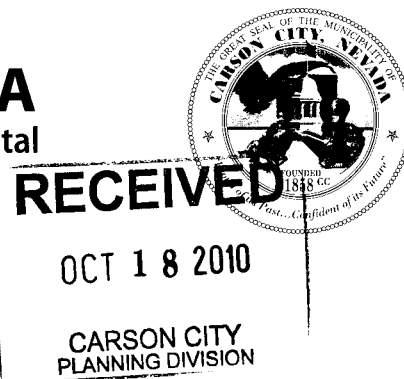
PLANNING

2621 Northgate Lane, Suite 62
Carson City, NV 89706-1319
Ph: 775-887-2180
Fx: 775-887-2278

CARSON CITY NEVADA

Consolidated Municipality and State Capital

MEMO



TO: Lee Plemel, AICP, Planning Director
FROM: Ken Arnold, Deputy Public Works Director
DATE: October 14, 2010
SUBJECT: Proposed Olive Garden Restaurant

After review of the application for Growth Management approval from the Planning Commission, Carson City Public Works will be able to provide the projected water usage for the proposed Olive Garden Restaurant with no conditions.

C: Andrew Burnham, Public Works Director
Rit Palmer, Public Works Operations Manager - Water

Olive Garden Approval 2010.doc



File # (Ex: MPR #07-111)	<i>GM-10-093</i>
Brief Description	<i>Olive Garden</i>
Project Address or APN	<i>APN #009-125-07</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>October 27, 2010</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS: No comments

Carson City Planning Division
108 E. Proctor Street· Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.12

FILE # GM-10 - 093

GROWTH MANAGEMENT

RECEIVED

FEE: None

SUBMITTAL PACKET

OCT 12 2010

CARSON CITY
PLANNING DIVISION

- ☒ Application Form
☒ Site Plan
☒ Water Report
☒ Applicant's Acknowledgment Statement
☐ 4 Project engineering Reports
☐ 6 Completed Application Packets
(1 Original + 5 Copies)
☐ CD containing application digital data (pdf format)

Application Reviewed and Received By:

J. Prout

Submittal Deadline: See attached PC application submittal schedule.

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

Carson Southgate LLC

PROPERTY OWNER

3000 Northrup Way, Suite 101

MAILING ADDRESS, CITY, STATE, ZIP

(425) 827-2855 425-827-2001

PHONE #

FAX #

city@nwlink.com

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

John M. Keen, bMRT, Inc.

APPLICANT/AGENT

1000 Darden Center Dr Orlando FL 32837

MAILING ADDRESS, CITY, STATE ZIP

407-245-4297 407-241-5821

PHONE #

FAX #

jkeen@darden.com

E-MAIL ADDRESS

Total Gallons Per Day of Water Usage

Requested: 9100

APN

009.125.07

Address

City /State

Zip Code

(See Attached legal description)

Project's Master Plan Designation

Commercial

Project's Current Zoning

General Commercial

Nearest Major Cross Street(s)

Carson St / Clearview Dr.

Briefly describe your proposed project: (Use additional sheets or attachments if necessary)

Proposed Construction of an Olive Garden Restaurant

In accordance with Carson City Municipal Code (CCMC) Section: 18.12.070, or Development Standards, Division _____, Section _____, a request to allow water usage greater than 7,500 gallons per day:

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

1000 Darden Center Dr. Orlando, FL 32837

Date

10/11/10

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

STATE OF NEVADA Florida
COUNTY Orange

On 10/12/2010, John M. Keen 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.

Notary Public

MAUREEN S. BOWMAN
Notary Public, State of Florida
My comm. exp. Mar 13, 2011
Comm. No. DD 637208

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 Division personnel can help you make the above determination.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the 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 Supervisor's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant

Date

10/11/10

Carson Southgate, LLC

3000 Northup Way
Suite 101
Bellevue, WA 98004

phone: (425) 827-2001

fax: (425) 827-2855

RECEIVED

OCT 13 2010

CARSON CITY
PLANNING DIVISION

VIA OVERNIGHT DELIVERY

Jennifer Pruitt
Principal Planner
Carson City
108 E. Proctor Street
Carson City, NV 89701

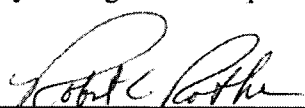
Re: Proposed Olive Garden
Carson City, NV

Dear Ms. Pruitt:

Reference is made to that certain Net Ground Lease between Carson Southgate, LLC as Landlord and GMRI, Inc. as Tenant for the proposed Olive Garden to be located in the Southgate Shopping Center.

Please accept this letter as authorization for John M. Keen, Site Development Manager for GMRI, Inc., to execute any and all applications required by Carson City for zoning, planning, engineering and building plan review of the proposed Olive Garden project on behalf of the Landlord.

Sincerely,
Carson Southgate, LLC
By: City Management Corporation, Manager

By: 
Robert C. Rothe, President

**LEGAL DESCRIPTION
PROPOSED PARCEL D**

That certain parcel of land being a portion of Parcel "B" of Survey Map 1826 recorded as Document No. 106434 on September 28, 1990, in the office of the County Recorder of Carson City, Nevada situate in the Southwest quarter of Section 29, Township 15 North, Range 20 East, M.D.B. & M., Carson City, State of Nevada, being more particularly described as follows:

COMMENCING at the northwest corner of said Parcel "B", from which point the Southwest section corner of said Section 29 bears South 15° 22' 31" West 517.50 feet, thence along the easterly right-of-way of S. Carson St/U.S. 395 & U.S. 50 South 7° 46' 27" West 66.56 feet to the TRUE POINT OF BEGINNING and the northwest corner of the within described parcel;

THENCE South 89° 54' 57" East 180.19 feet;

THENCE South 7° 46' 17" West 87.88 feet;

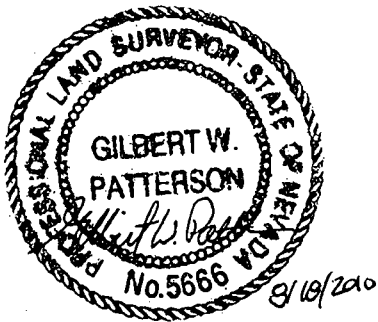
THENCE South 0° 01' 30" West 119.63 feet;

THENCE North 89° 54' 57" West 196.46 feet;

THENCE North 7° 46' 16" East 208.60 feet to the TRUE POINT OF BEGINNING;

The area of this parcel is 38,324 square feet of land, more or less.

The basis of bearing for this description is the hereinabove described Survey Map 1826.



License Expires 12/31/11

Gilbert W. Patterson, PLS 5666

COMMERCIAL / INDUSTRIAL WATER AND SEWER CONNECTION FEE WORKSHEET

PERMIT APPLICATION NO. _____
DATE October 8, 2010

The following worksheet related to water and sewer usage of projects must be completed by a Registered Professional Engineer, Architect, or other knowledgeable person as approved by the Engineering Division. **Calculations must accompany this form.** The Water Usage Information will be used in determining the connection fees for the proposed project. This form must be completed and submitted to the Carson City Permit Center at time of permit application prior to the issuance of any permit for a commercial or industrial project which may require additional water supply.

Location of Project (Street Address Only) NEC South Carson Street @ Clearview Drive (Southgate Shopping Ctr)

Brief Description/Name of Project Olive Garden Restaurant - 7,469 S.F new construction

Please contact the Engineering Division at 775-887-2300 to verify that you have the most current version of this worksheet. The actual connection fees due will be based on those fees established by Carson City Municipal Code (CCMC) in effect at the time of building permit application. Complete the following. (See reverse side for instructions)

- 1** **CURRENT OR PAST** average daily water usage. Attach water usage history.
This information may be obtained by calling Utility Billing 775-887-2355

1 0 (New Project) gpd

- 2** Indicate amount of **new** water usage associated with **LANDSCAPE IRRIGATION**. Attach calculations.

2 400 gpd

- 3** Indicate amount of **new** water usage associated with **DOMESTIC USAGE**. Attach calculations.

3 8700 gpd

- 4** **Additional water** usage associated with project in gallons per day (**2** + **3**)

4 9100 gpd

- 5** **Total** project water usage in gallons per day (**1** + **4**)

5 9100 gpd

ESTIMATED CONNECTION FEES

- 6** **SEWER CONNECTION FEE** (**3** x \$2.308)
8700 X 2.308 = 20,079.60

6 \$ 20,079.60

- 7** **WATER CONNECTION FEE** (**4** x \$0.825)
9100 x .825 = 7,507.50

7 \$ 7,507.50

- 8** **TOTAL ESTIMATED CONNECTION FEES** (**6** + **7**)

8 \$ 27, 587.10

With signature property owner acknowledges that the above is an accurate estimate of water usage and sewage discharge and that additional connection fees may be required, pursuant to the Carson City Municipal Code (CCMC).

SIGNATURE: PROPERTY OWNER _____

SIGNATURE: PREPARER _____

PRINT: PROPERTY OWNER _____

PRINT: PREPARER KOMERT J. HOPVACEK

Effective Date: Oct 2009

WATER USAGE DEC 09 - MAY 10

Usage (Converted) as values	OG1785 Sparks, NV	Og1085 Reno, NV	Og1014 Flamingo RD, NV	Og1193 Las Vegas, NV	Og1363 Las Vegas, NV	Og1440 Nellis Blvd/Las Vegas, NV	Og1621 Las Vegas, NV	Og1478 Henderson, NV	TOTAL
DEC 09	343	373	317	330	0	227	289	486	2,364
JAN 10	246	296	233	269	0	198	246	428	1,916
FEB 10	250	307	246	276	0	208	254	458	1,999
MAR 10	289	435	300	324	0	258	311	501	2,418
APR 10	226	339	217	247	0	206	242	398	1,876
MAY 10	216	316	235	231	0	201	239	470	1,909
TOTAL	1,570	2,067	1,548	1,677	0	1,297	1,581	2,741	12,481

WOOD TRELLIS - STAIN 105

BRICK HEADERS OVER WINDOWS
AND DOORS 133

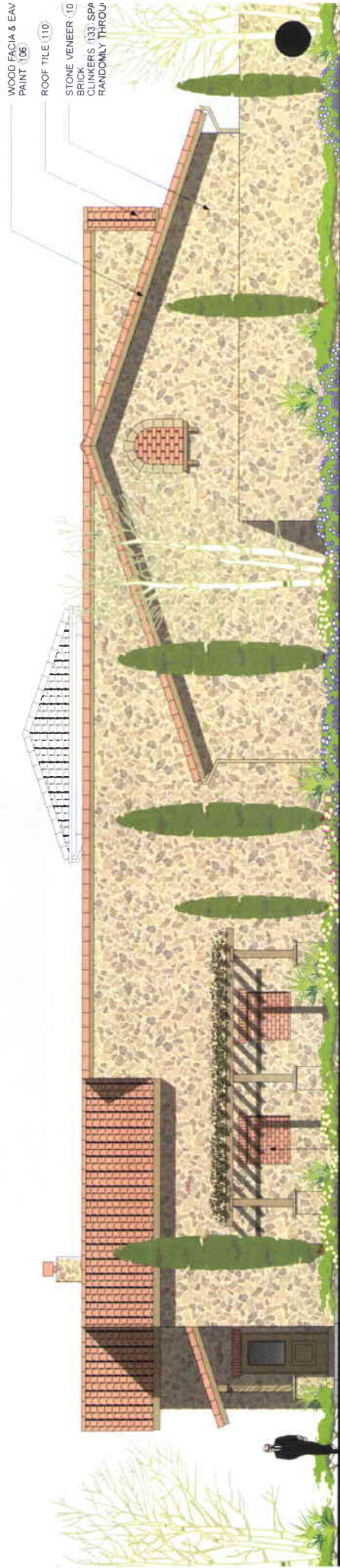


FRONT ELEVATION

WOOD FACIA & EAV
PAINT 106

ROOF TILE 110

STONE VENEER 10
BRICK
CLINKERS 133 SP
RANDOMLY THRU



BRICKED-IN WINDOWS 133

REAR ELEVATION



File Name: 10-181 FR&RE

MATERIAL LEGEND

- 105. WOOD TRELLIS - STAIN 105
- 106. PAINT 106
- 107. STONE VENEER (see 106) Brick & Clinkers
- 108. BRICK CLINKERS
- 109. ROOF TILE
- 110. WOOD FACIA & EAV
- 111. BRICK CLINKERS
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ITALIAN RESTAURANT

CARSON CITY, NV

0 5 10 20

For: Darden Re
Orl
407

By: CRIO A
Tc
714

September 2
Sh

VENEER 107 WITH
LINKERS 133 SPACED
W/LY THROUGHOUT

LE 110

ENTRY TOWER



LEFT ELEVATION

WOOD TRELLIS - STAIN 105

BRICK HEADERS OVER WINDOWS
AND DOORS 133

ROOF TILE 110

STONE VENEER 107 WITH BRICK
LINKERS 133 SPACED RANDOM
THROUGHOUT



RIGHT ELEVATION



File Name: 10-181 LE&RI

MATERIAL LEGEND

- 105 - STAIN - WOOD TRELLIS
- 106 - PAINT - Semi-Transparent Stain #26
- 107 - STONE VENEER - Old Brick Linkers (Granite Stone)
- 108 - STONE VENEER - Old Brick Linkers (Granite Stone)
- 109 - STONE VENEER - Old Brick Linkers (Granite Stone)
- 110 - ROOF TILE - Spanish - "Buttercup Blend" - NFI
- 111 - ROOF TILE - Spanish - "Buttercup Blend" - NFI
- 112 - BRICK LINKERS - 2-1/2" x 8" Thin Brick - Lumbered & Spaced Randomly
- 113 - BRICK LINKERS - 2-1/2" x 8" Thin Brick - Lumbered & Spaced Randomly
- 114 - BRICK LINKERS - 2-1/2" x 8" Thin Brick - Lumbered & Spaced Randomly

For: Darden Restaurants
Orlando
407 2-
Just
714 8-
By: CRI IO Arc
September 21st
Sheet

LUCO Engineering 9089 Elk Grove Blvd., Suite 207 Elk Grove, CA 95624 Phone: 916-813-7440 Fax: 916-760-2707	Project No. 001-010			Issue Date: 10-11-2010 REVISION INFORMATION 	Restaurant #: _____ OLIVE GARDEN Italian Restaurant South Carson Street Carson City, NV	Drawing SITE PLAN	C3.1
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