

## 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

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

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

**CARSON CITY NEVADA**  
Consolidated Municipality and State Capital



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OCT 18 2010

**CARSON CITY  
PLANNING DIVISION**

**MEMO**

**TO:** Lee Plemel, AICP, Planning Director  
**FROM:** Ken Arnold, Deputy Public Works Director *JK*  
**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



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

**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

FILE # GM- 10 - 093

Carson Southgate LLC

PROPERTY OWNER

3000 Northrup Way, Suite 101

MAILING ADDRESS, CITY, STATE, ZIP

(425)827-2855 425-827-2001

PHONE #

FAX #

cityawnlink.com

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

John M. Keen, bMRI, Inc.

APPLICANT/AGENT

1000 Durden Center Dr Orlando FL 32837

MAILING ADDRESS, CITY, STATE ZIP

407-245-4297 407-241-5821

PHONE #

FAX #

jkeen@olarden.com

E-MAIL ADDRESS

Total Gallons Per Day of Water Usage

Requested: 9100

APN

209-125-07

Address

City /State

Zip Code

(SFE & Hacked legal description)

Project's Master Plan Designation

Commercial

Project's Current Zoning

Community/Regional

General Commercial

Nearest Major Cross Street(s)

Carson Stat (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

1000 Durden Center Dr. Orlando, FL 32837

Date

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.

Maureen S. Bowman  
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.

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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:

John M. Keen

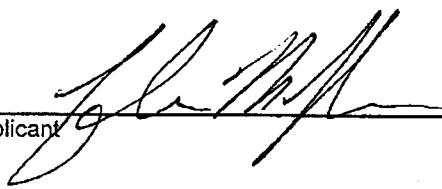
Submittal Deadline: See attached PC application submittal schedule.

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.

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



10/11/10

Date

**RECEIVED**

OCT 13 2010

**CARSON CITY  
PLANNING DIVISION**

**Carson Southgate, LLC**

3000 Northup Way  
Suite 101  
Bellevue, WA 98004

phone: (425) 827-2001

fax: (425) 827-2855

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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  $15^{\circ} 22' 31''$  West 517.50 feet, thence along the easterly right-of-way of S. Carson St/U.S. 395 & U.S. 50 South  $7^{\circ} 46' 27''$  West 66.56 feet to the TRUE POINT OF BEGINNING and the northwest corner of the within described parcel;

THENCE South  $89^{\circ} 54' 57''$  East 180.19 feet;

THENCE South  $7^{\circ} 46' 17''$  West 87.88 feet;

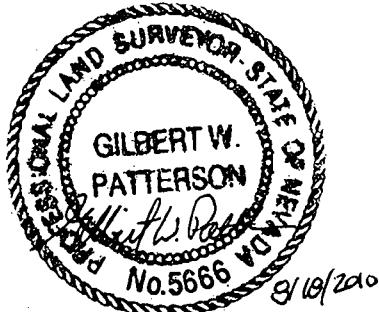
THENCE South  $0^{\circ} 01' 30''$  West 119.63 feet;

THENCE North  $89^{\circ} 54' 57''$  West 196.46 feet;

THENCE North  $7^{\circ} 46' 16''$  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

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	<b>2,364</b>
JAN 10	246	296	233	269	0	198	246	428	<b>1,916</b>
FEB 10	250	307	246	276	0	208	254	458	<b>1,999</b>
MAR 10	289	435	300	324	0	258	311	501	<b>2,418</b>
APR 10	226	339	217	247	0	206	242	398	<b>1,876</b>
MAY 10	216	316	235	231	0	201	239	470	<b>1,909</b>
<b>TOTAL</b>	<b>1,570</b>	<b>2,067</b>	<b>1,548</b>	<b>1,677</b>	<b>0</b>	<b>1,297</b>	<b>1,581</b>	<b>2,741</b>	<b>12,481</b>





LEFT ELEVATION



RIGHT ELEVATION



File Name: 10-181 LE&RI

# ITALIAN RESTAURANT

CARSON CITY, NV

0 5 10 20

## MATERIAL LEGEND

105 - STAIN, MATCHED 115s On large areas, exterior stain 125s On trim, 145s	For: Darden Rests Orlan 407-2
106 - PAINT, ALEXANDER HILL, WINDOWS & DOORS Benjamin Moore "Black Castle Brown"	By: CIRIO Arc Fusl 714-8
110 - STONE VENEER 107 is of a Brick & Clinker 133 is a random Stone "Appian Way" Red Brick, matching block and stones Cinder, Natural Gray	September 21s She
111 - ROOF TILE 110 Vander K. Inc. Spanish "Buttercup Blend" = INPC 6243 133 - BRICK CLINKERS Coronado Stone 2.18" x 8" thin Brick - Lathed & Spaced Random w. Natural Gray Grout	

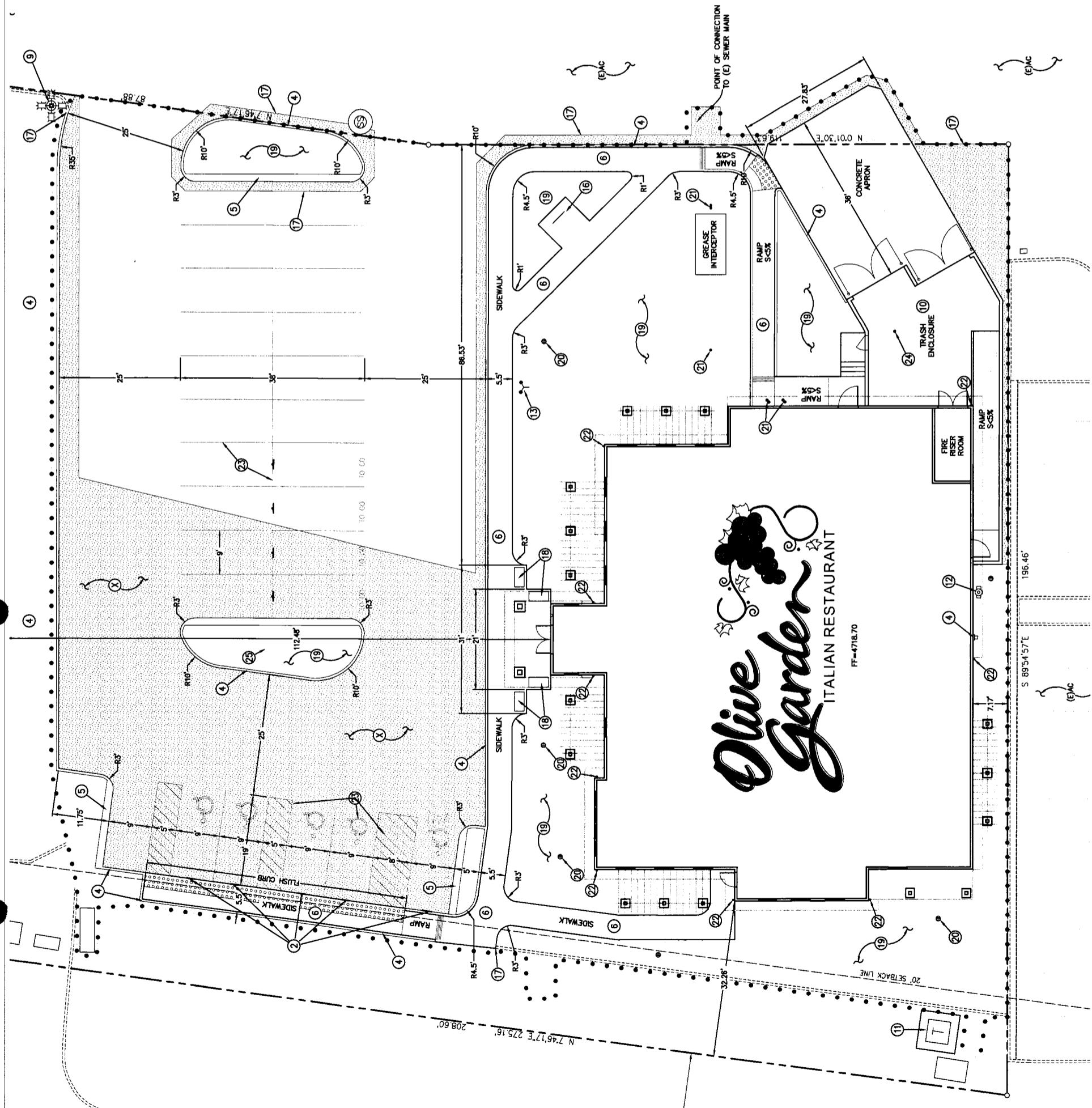
LEGEND

PROPERTY LINE  
EXISTING CURB, GUTTER OR SIDEWALK  
LIMITS OF CONSTRUCTION  
PLACE 4" AC OVER 12' AB.  
PLACE 6" PORTLAND CEMENT CONCRETE OVER  
10" COMPACTED AB.  
PLACE 4" PORTLAND CEMENT CONCRETE OVER  
COMPACTED AB

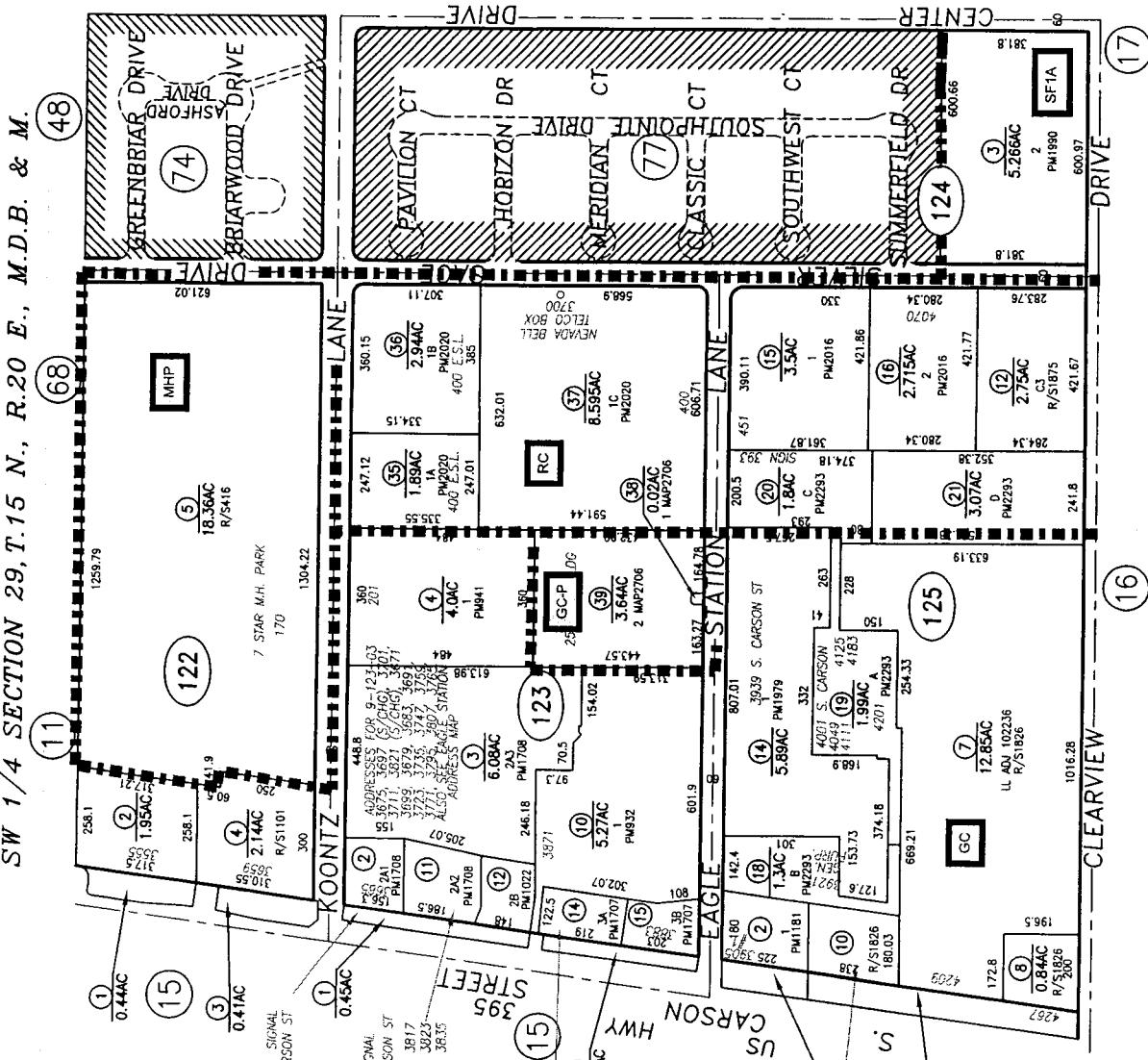
CONSTRUCTION NOTES

- ① LIMITS OF CONSTRUCTION BY OLIVE GARDEN CONTRACTOR
- ② INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 5/C5.1, TYPICAL (5) PLACES
- ③ INSTALL "TO GO" SIGN (PROVIDED BY OLIVE GARDEN) PER DETAIL 5/C5.1, TYPICAL (4) PLACES
- ④ CONSTRUCT 6" BARRIER CURB PER DETAIL 1/06.1
- ⑤ CONSTRUCT 6" STEPPING CURB PER DETAIL 2/06.1
- ⑥ CONSTRUCT PC CONCRETE SIDEWALK – PLACE 4" PORTLAND CEMENT CONCRETE OVER 4" COMPACTED AGGREGATE BASE PER DETAIL 7/C5.1, REFER TO ARCHITECTURAL PLANS FOR FINISH AND JOINTING DETAILS.
- ⑦ CONSTRUCT PC CONCRETE TRUCK AYRON – PLACE 6" PORTLAND CEMENT CONCRETE OVER 4" COMPACTED AGGREGATE BASE PER DETAIL 9/C5.1, REFER TO ARCHITECTURAL PLANS FOR FINISH AND JOINTING DETAILS.
- ⑧ CONSTRUCT ASPHALTIC CONCRETE PAVEMENT – PLACE 4" AC OVER 12" COMPACTED AGGREGATE BASE PER DETAIL 8/C5.1
- ⑨ EXISTING LUMINAIRE TO REMAIN
- ⑩ PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS
- ⑪ PROPOSED ELECTRIC TRANSFORMER, SEE SHEET CS.1
- ⑫ PROPOSED GAS METER, SEE SHEET CS.1
- ⑬ PROPOSED FIRE DEPARTMENT CONNECTION, SEE SHEET CS.1
- ⑭ PROPOSED SEWER CLEANOUT, SEE SHEET CS.1
- ⑮ PROPOSED IRRIGATION BACKFLOW PREVENTER, SEE SHEET CS.1
- ⑯ PROPOSED BICYCLE PARKING, REFER TO ARCHITECTURAL PLANS
- ⑰ JOIN EASTING CURB, SIDEWALK OR PAVEMENT
- ⑱ PROPOSED SITE FURNITURE (PROVIDED BY OLIVE GARDEN), REFER TO ARCHITECTURAL PLANS
- ⑲ PROPOSED LANDSCAPE AREA, REFER TO LANDSCAPE & IRRIGATION PLANS
- ⑳ PROPOSED DRAIN INLET, SEE SHEET CA.1
- ㉑ PROPOSED SEWER CLEANOUT, SEE SHEET CA.1
- ㉒ PROPOSED RAINWATER LEADER, SEE SHEET CA.1
- ㉓ APPLY PARKING LOT STRIPPING, REFER TO ARCHITECTURAL PLANS FOR DETAILS
- ㉔ PROPOSED FLOOR DRAIN, SEE SHEET CS.1
- ㉕ PROPOSED LUMINAIRE, REFER TO ARCHITECTURAL PLANS FOR DETAILS

A vertical ruler scale from 0 to 20 inches, with a 10-inch section highlighted in black. A 1-inch scale is shown below the main scale.



SW 1/4 SECTION 29, T.15 N., R.20 E., M.D.B. & M.



CARSON CITY, NEVADA  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
ONLY. IT IS NOT TO BE USED AS A SURVEY, MAP, OR  
LANDMARK. IT IS NOT TO BE USED AS A SUBSTITUTE FOR THE  
DATA REHELD IN THE CARSON CITY ASSESSOR'S OFFICE  
MAPS AT NO CHARGE FROM OUR WEB SITE AT  
[WWW.CARSON-CITY.NV.US](http://WWW.CARSON-CITY.NV.US)

**REVISED**  
1:48 pm, Mar 31, 2009

REVISED 1:48 pm, Mar 31, 2009