

STAFF REPORT FOR PLANNING COMMISSION MEETING JUNE 29, 2011

FILE NO: SUP-11-027

AGENDA ITEM: H-1

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

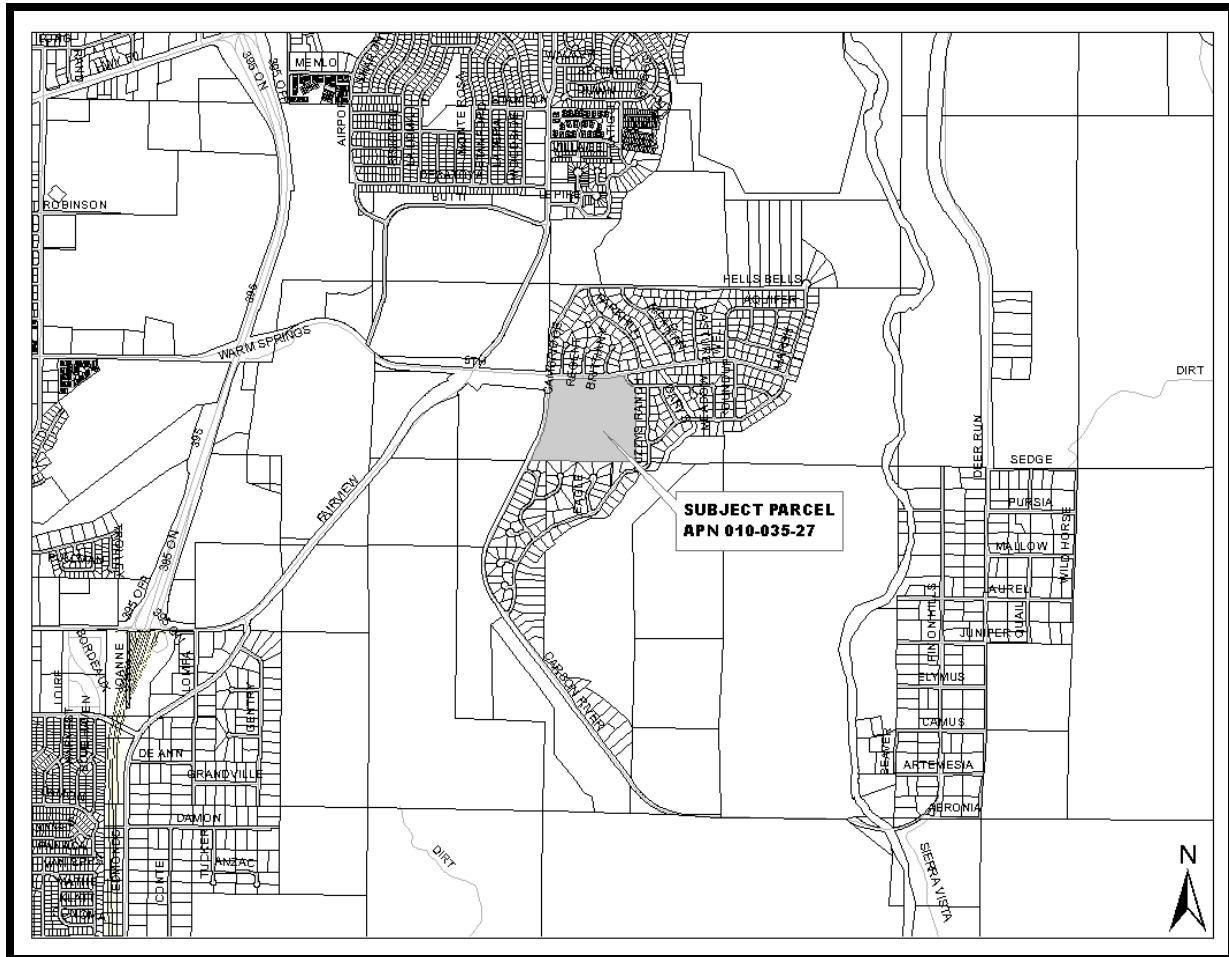
REQUESTS: A **Special Use Permit** request to allow the permanent placement of two metal storage containers at the Eagle Valley Middle School campus within the Public (P) zoning district.

APPLICANT / OWNER: Carson City School District

LOCATION: 4151 E. 5th Street

APN: 010-035-27

RECOMMENDED MOTION: "I move to approve SUP-11-027, a Special Use Permit for the permanent placement of two metal storage containers at the Eagle Valley Middle School campus as requested by the applicant, subject to the conditions and based on the findings 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 submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.

The following applies to the life of the placement of the container:

5. The placement of the containers shall be reviewed in five year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by the applicant.
6. Metal storage containers to be used for storage only. No human habitation is allowed. No addition of utilities is allowed without prior review and approval. No storage shall be placed upon or above the container.
7. No hazardous materials will be stored within the container.
8. The storage containers will be maintained to match the existing building color on site. Graffiti shall be removed in accordance with the City's graffiti ordinance. The containers must be maintained free of rust, peeling paint or other forms of deterioration.
9. Advertising is prohibited on the exterior of the containers.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits), CCMC Development Standards 1.10 (Personal Storage and Metal Storage Containers) and 18.04.170 (Public).

MASTER PLAN DESIGNATION: Public /Quasi Public

ZONING DISTRICT: Public (P)

KEY ISSUES: Will the proposed permanent placement of the storage containers be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 21,000-P- Residential
SOUTH: Single Family 21,000-P- Residential
EAST: Single Family 21,000-P- Residential
WEST: Public Regional-Open Space

PROJECT HISTORY

- In March 2011, the School District obtained temporary (up to 90 days) approval by the Planning Director for the placement of two metal storage containers on the Eagle Valley Middle School campus pursuant to CCMC Development Standards 1.10(9a).
- On May 25, 2011 the Planning Commission approved SUP-11-027 a Special Use Permit for modifications to the existing Eagle Valley Middle School campus and a Variance to reduce the number of required parking spaces. At that time the Planning Commission also directed staff to return SUP-11-027 back to the Planning Commission in June 2011 to address the permanent storage container portion of the request, which was not agendized as part of SUP-11-027.

ENVIRONMENTAL INFORMATION

- FLOOD ZONE: Zone X
- SLOPE/DRAINAGE: The site is improved.
- SOILS: 71- Urban Land

SITE DEVELOPMENT INFORMATION

- | | |
|----------------------|------------------------------------------------------------------------------------|
| 1.PARCEL AREA: | 39.22 Acres |
| 2.EXISITNG BUILDING: | Approximately 65,950 square feet |
| 3.PROPOSED PROJECT: | (Two) eight feet by 40 feet metal storage containers |
| 4.POJECT HEIGHT: | Approximately eight feet in overall height |
| 5.EXISTING LAND USE: | Middle School Educational Facility |
| 6.REQUIRED SETBACKS: | Set according to the approval of a Special Use Permit |
| 7.PROVIDED SETBACKS: | Western: 450+ feet existing Southern 150+ feet existing Eastern/Northern: NA |
| 8.PARKING EXISITNG: | 95 parking spaces on site |
| 9.VARIANCE REQUEST: | None |

DISCUSSION:

A Special Use Permit is required for the following reasons:

- According to CCMC Section 18.04.170, Public zoning district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit for all development.

- According to CCMC 18.16 (Development Standards), Division 1.10(9c) (Personal Storage and Metal Storage Containers), Within the commercial or public zoning districts, excluding the Neighborhood Business (NB) zoning district, the use of metal storage containers on a permanent basis beyond 90 days requires approval of a Special Use Permit.

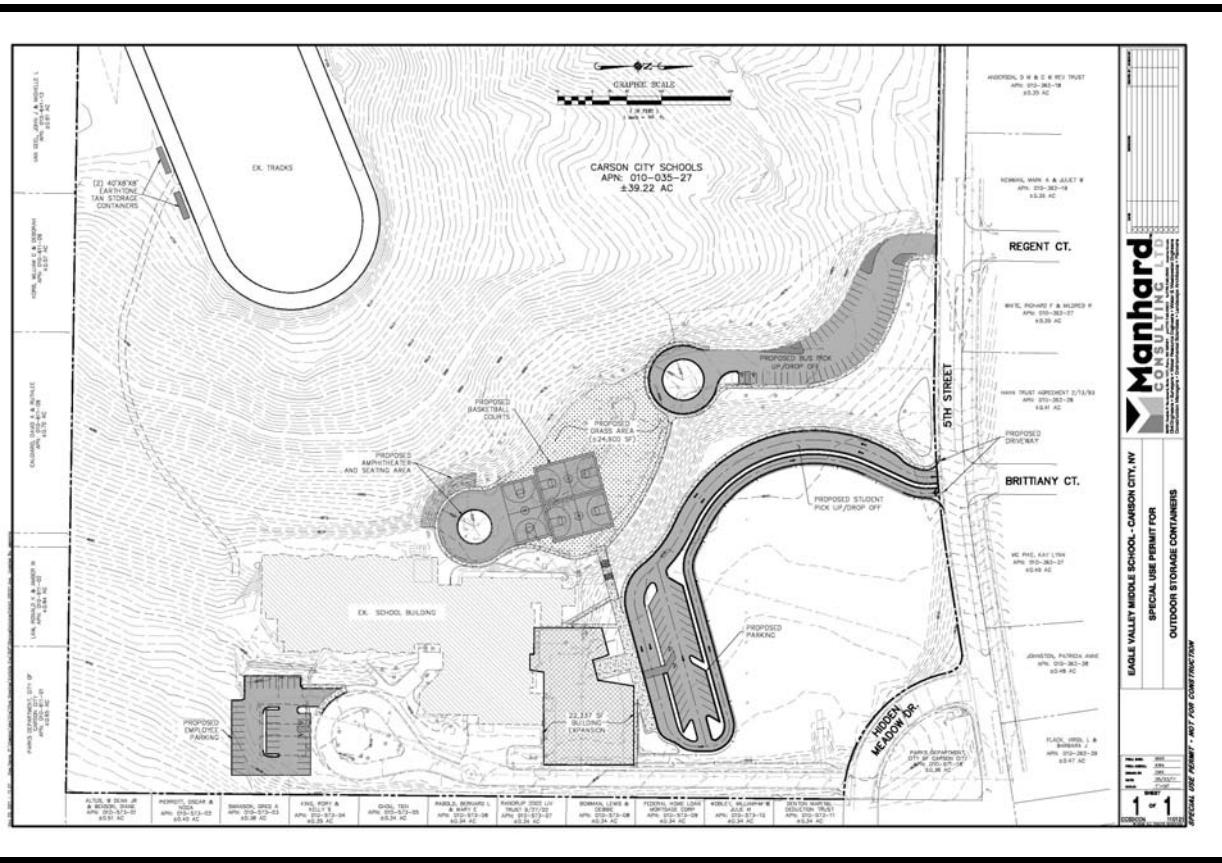
In March 2011, the School District obtained temporary (up to 90 days) approval by the Planning Director for the placement of two metal storage containers on the Eagle Valley Middle School campus pursuant to CCMC Development Standards 1.10(9a). At that time the Director advised the School District to include a request for permanent placement of the metal storage containers with the subject Special Use Permit.

The storage containers are approximately 40 foot long, eight foot high and eight foot wide and the color is an earth-tone tan. The storage containers are currently located near the existing track area at Eagle Valley Middle School as shown on the site plan below.

Eagle Valley Middle School is storing equipment such as for hurdle and track storage associated with their track in the two storage containers. There have been no complaints or concerns registered with the Planning Division regarding the placement of these storage containers during the temporary time they have been at this location since March 2011.

The applicant has submitted several pictures showing the location of the containers in relation to the site. Personal Storage is regulated by the provision of the Carson City Development Standards, Division 1 (Land Use and Site Design), Section 1.10 (Personal Storage).

Site Plan:



PUBLIC COMMENTS: Public notices were mailed on June 10, 2011 notices were sent to 70 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

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

Engineering Division comments:

- The Engineering Division has no preference or objection to the special use request.

Public Works Environmental Health:

- ECA has no comments or requirements for this project.

FINDINGS: Staff recommends approval of the Special Use Permit based the findings below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

As herein described, the proposed project is consistent with the following applicable goals and policies (in italics) of the Master Plan in accordance with the seven findings (in bold) required for approval of a Special Use Permit:

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

1.1.e,f Municipal Code 18.12: Use sustainable building materials and construction techniques to promote water and energy conservation.

The applicant states the metal storage containers are made out of steel. The storage containers have been painted an earth-tone color without sacrificing desirable character or qualities. They will not use any utilities and will therefore be a source of energy conservation.

1.4c Protect existing site features, as appropriate, including mature trees or other character-defining features:

The applicant states they have designed the container on the site to best utilize and maintain the existing land resources. It will not block any views or vistas. No signage will be placed on the containers. These storage containers are approximately 40 feet long, eight feet high and eight feet wide and the color is an earth-tone tan. The storage containers are currently located near the existing track area at Eagle Valley Middle School as shown on the attached site plan.

The proposed metal storage containers, sited within a public facilities zoning district, provide for a better level of educational and recreational service for the students at Eagle Valley Middle School by allowing track equipment to be stored at the school track facilities, rather than in the existing building or offsite (both of which are problematic from an accessibility stand-point).

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

The storage containers have been located at this site temporarily without difficulty or problems. This permit is to allow the storage containers to be converted to permanent. There has not been any perceived detriment to the surrounding properties or general neighborhood as a result of this placement.

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

Vehicular and pedestrian movement is not affected by permanent placement of the storage containers.

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

The project is adequately served by the existing police and fire protection, public water, private septic system, public roads, storm drainage and other public improvements. No changes are anticipated by converting the unit from temporary to permanent status.

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 proposed development meets the purpose of the Public zoning district, which is to accommodate the wide range of public institutional uses to meet the needs of the citizens of Carson City and to establish site plan approval through the Special Use Permit process to ensure compatibility with adjacent neighborhoods.

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

Conversion of the temporary placement of the metal storage container to permanent is in support of the Eagle Valley Middle School campus, and will not be detrimental to the public health, safety, convenience or welfare.

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

No material damage or prejudice to other properties in the vicinity is anticipated. No negative concerns have been noted since the metal storage containers were placed in this location in March, approximately 90 days ago. No detrimental concerns are anticipated by continuing the storage container use at this location.

Respectfully submitted,

PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

Applicant's request (SUP-11-027)
Engineering Division comments
Public Works Environmental Health

**Engineering Division
Planning Commission Report
File Number SUP 11-027 revised**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: May 25, 2011

MEETING DATE: June 29, 2011

SUBJECT TITLE:

Action to consider an application for a revision to Special Use Permit 11-027 from Manhard Consulting for two permanent metal storage containers near the track at the Eagle Valley Middle School, 4151 E. Fifth St., apn 10-035-27. This is on behalf of Carson City School District.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

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 for the storage containers will have no effect on traffic and pedestrian access.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

May 24, 2011

Major Project Review Committee
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

Re: # SUP – 11 – 027 PC 06-29-11

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP-11-027 PC 06-29-11(Eagle Valley Middle School). - project:

1. ECA has no comments or requirements for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor
Ken Arnold, Public Works Environmental Manager



RECEIVED

MAY 23 2011

CARSON CITY
PLANNING DIVISION

May 23, 2011

Ms. Jennifer Pruitt, AICP, Principal Planner
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: SUP-11-027, Eagle Valley Middle School
Metal Storage Containers

Dear Jennifer:

On behalf of the Carson City School District and Eagle Valley Middle School, I would like to request that the consideration for two (2) metal storage containers be included in the Special Use Permit application for Eagle Valley Middle School (SUP-11-027). Per Carson City Municipal Code, metal storage containers are allowed in a public zoning district for a maximum of 90 days with the approval of the Planning Division, but use extending beyond 90 days may be granted by the Planning Commission with a Special Use Permit.

Project Description

On March 29, 2011, the Carson City School District applied to the Planning Division to use two (2) metal storage containers at Eagle Valley Middle School for hurdle and track storage associated with their track and field activities. These storage containers are approximately 40' long, 8' high and 8' wide and the color is an earth-tone tan. Approval for the initial 90-day use period was granted by the Planning Division on March 30, 2011. The storage containers are currently located near the existing track area at Eagle Valley Middle School as shown on the attached site plan.

To address the requirements of this supplemental application for SUP-11-027, please find the following included with this submittal:

1. Project Description (above)
2. Responses addressing items under Carson City Municipal Code, Title 18 Appendix – Development Standards, Division 1 Land Use and Site Design, Section 1.10.9, Items A-M.
3. Responses to required Special Use Permit findings including Master Plan Policy Checklist.
4. 11x17 Site Plan showing location of metal storage containers.

Metal Storage Containers – Responses to Carson City Municipal Code

Metal storage containers, as defined in CCMC 18.03, is a fully enclosed unit, excluding semi-truck trainers, that house storage items and may be utilized in any industrial, public or commercial zoning district, excluding the neighborhood business (NB) zoning district, in conjunction with a permitted primary use of the property subject to the following use performance standards:

- a. Metal storage containers may be utilized on a temporary basis, for a maximum of 90 days, once in any calendar year, subject to the approval of the director.

Temporary approval for two (2) metal storage containers was obtained from the Planning

Division on March 30, 2011.

- b. Within any industrial zoning district, the use of metal storage containers on a permanent basis is subject to the approval of the director.

Not applicable as the project is located in a public zoning district.

- c. Within the commercial or public zoning districts, excluding the neighborhood business (NB) zoning district, the use of metal storage containers on a permanent basis beyond 90 days requires approval of a special use permit. No metal storage containers are allowed in the neighborhood business (NB) zoning district.

This special use permit is requesting that the storage containers be approved within a public zoning district for permanent use beyond the initial 90 days approved by the Planning Division.

- d. The use of metal storage containers within the downtown commercial (DC) zoning district also requires approval by special use permit and downtown design review approval pursuant to 18.07 and development standards Division 6.

Not applicable as the project is located in a public zoning district.

- e. Metal storage containers shall be used for storage purposes only and no human occupation shall occur. No alterations shall be made or allowed to the metal storage containers including, but not limited to, doors, windows, electrical, plumbing, or connection of multiple containers unless factory built with those improvements. No storage shall be placed upon or above the metal storage container. Storage containers shall not be stacked upon each other.

Human occupation of the metal storage containers is not proposed. Alterations to the existing solid-sided metal storage containers are not proposed. The two (2) containers are not connected together, the storage containers are not stacked upon each other and no storage shall be placed upon or above the containers.

- f. No hazardous materials shall be stored in the metal storage containers. Metal storage containers shall not be sited in a manner to be detrimental to the public's health and safety.

Hazardous materials are not proposed for storage in the metal storage containers. The storage containers propose to contain hurdle and track equipment. The containers are not sited in a manner that is detrimental to the public's health and safety. They are sited adjacent to the existing track at Eagle Valley Middle School and are surrounded by land owned by the school district.

- g. Metal storage containers shall be at building grade and located at the side or rear or the primary structure. Metal storage containers shall not occupy any required parking spaces, landscape areas, drive-aisles, firelanes, drainage courses, drainage easements, detention basins, or vehicular or pedestrian access ways. Metal storage containers shall not be permitted on vacant property.

The proposed metal storage containers are located beyond the side of Eagle Valley Middle School building and are adjacent to the existing track as shown on the attached site plan. The storage containers do not occupy required parking spaces, landscape areas, drive-aisles, firelanes, drainage courses, drainage easements, detention basins or vehicular or pedestrian access ways. The storage containers are not located on vacant land, but are located adjacent to existing track facilities at Eagle Valley Middle School.

- h. All metal storage containers shall be painted either to blend with the primary or adjacent structures or painted in earth-tone colors to minimize visual impacts. Graffiti shall be removed in accordance with the city's graffiti ordinance. All metal storage containers in use shall be in a condition free from rust, peeling paint, or other visible forms or deterioration. Metal storage containers shall be screened with chain link fencing with slats, concrete masonry unit (CMU) block walls and/or other landscaping as approved by planning staff. Metal storage containers and their screening and landscaping shall be maintained in good repair. Any metal storage containers that are not maintained in good repair or that are dilapidated or dangerous, shall be repaired or removed, following an order to comply from the director.

The metal storage containers proposed for Eagle Valley Middle School are painted an earth-tone tan color and are free from visible forms of deterioration.

- i. Advertising is prohibited on the exterior of all metal storage containers.

Advertising is not proposed for the metal storage containers.

- j. The use of semi-truck trailers as storage containers is prohibited in all zoning districts.

The metal storage containers are not semi-truck trailers.

- k. The number of metal storage containers allowed for a business is dependent upon the following list of factors:

1. Overall site placement;

The metal storage containers are placed adjacent to the existing track facilities at Eagle Valley Middle School.

2. Screening provisions;

Screening provisions have not been provided at this time.

3. Square footage of storage or building;

The storage capacity of each metal storage container is 2,560 cubic feet.

4. Square footage of parcel;

The size of the Eagle Valley Middle School parcel is 39.22 acres.

5. Adjacency to residential zoning districts;

The metal storage containers are in close proximity to the rear of residential property in a SF21 residential zoning district.

6. Length of stay of metal storage container;

The applicant proposes that the storage containers remain permanent until further notice, as they house equipment integral to the use of the track facilities at the middle school.

7. Applicant's justification/need for extra on-site storage for their business.

The applicant is requesting the proposed metal storage containers to house track and hurdle equipment near the Eagle Valley Middle School track facilities. There are

currently no existing storage buildings adjacent to the track, making it difficult to provide equipment for activities. Providing storage adjacent to the track will make the equipment more quickly and easily accessible when it is needed.

- I. A metal storage container special use permit shall be reviewed in 5 year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by the applicant.

This requirement has been noted by the applicant.

- m. Special use permit fees for metal storage containers as adopted by resolution of the board, shall be charged, collected and deposited with the planning and community development department.

This requirement has been noted by the applicant.

Special Use Permit Findings

Question 1: How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

The metal storage containers proposed as a part of the Eagle Valley Middle School special use permit are keeping with, and not contrary to the Master Plan Elements as related to the following applicable goal:

Chapter 3: A Balanced Land Use Pattern. As is outlined on the Master Plan Policy Checklist under Chapter 3, A Balanced Land Use Pattern, the proposed metal storage containers, sited within a public facilities zoning district, provide for a better level of educational and recreational service for the students at Eagle Valley Middle School by allowing track equipment to be stored at the school track facilities, rather than in the existing building or offsite (both of which are problematic from an accessibility standpoint).

Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

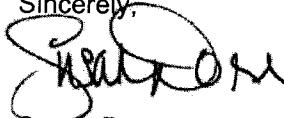
The proposed metal storage containers will not be detrimental to the immediate vicinity or to the general neighborhood as they are located with existing school track facilities, are earth-tone colored and are not in a state of deterioration.

Question 3: Has sufficient consideration been exercised in adapting the project to existing improvements in the vicinity?

Due to the nature of the metal storage containers and their non-impact on existing improvements and levels of service, this finding is not applicable to the proposed request.

If you have questions or need additional information, please don't hesitate to contact me at (775) 332-4716 or via email at sdorr@manhard.com. Thank you for your consideration and continued assistance with this project.

Sincerely,



Susan Dorr
Planning & Entitlement Manager

attachments

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

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

Development Name: Eagle Valley Middle School SUP - Metal Storage Containers

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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



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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



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

Is or does the proposed development:

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



