

STAFF REPORT FOR PLANNING COMMISSION MEETING APRIL 25, 2012

FILE NO: SUP-12-019

AGENDA ITEM: H-2

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

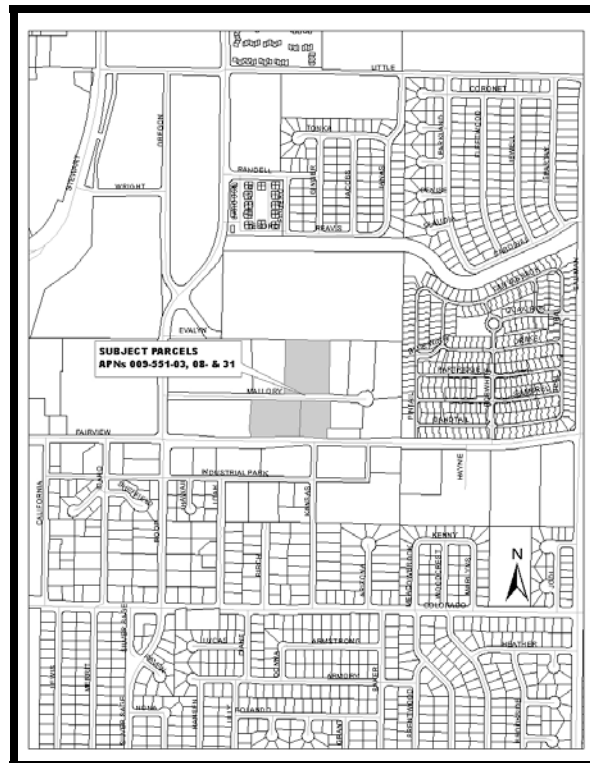
REQUEST: Approval of a Special Use Permit to allow an increase in permitted signage for an Office Use for Silver State Charter School.

APPLICANT / OWNER: Palmer Engineering Group, LTD/Silver State Charter School

LOCATION: 788 Fairview Drive Campus

APN: 009-551-03, 009-551-09 and 009-551-31

RECOMMENDED MOTION: “I move to approve SUP-12-019, a Special Use Permit application from Palmer Engineering Group, LTD., to allow an increase in the permitted sign area for an Office Use, on property zoned General Commercial (GC), located at 788 Fairview Drive, Assessor’s Parcel Numbers 009-551-03, 009-551-08 and 009-551-31, based on seven findings and subject to the recommended 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. Provide a minimum of five inch high address numerals on the freestanding sign a minimum of one foot above ground level, either on both sides of the sign or on the end facing the roadway.

Conditions required to be incorporated into the proposed development plan:

8. The sign shall not be placed within any utility, access or drainage easement, and the sign shall maintain proper separation from above and below ground utilities.
9. The sign shall not block drainage, and the sign shall not block any clear vision triangles that would interfere with vehicular or pedestrian traffic.
10. Any message change sequence shall be accomplished immediately or by means of fade or dissolve modes with each frame displayed for a minimum period of four seconds, and shall have no continuous, traveling or scrolling displays or movement, nor shall it have the appearance or illusion of movement of any part of the sign structure, design, pictorial segment of the sign, including the movement of any

illumination or flashing, scintillating or varying of light intensity.

11. If the electronic message display has automatic photocell dimming capabilities based on ambient outside light, it shall be set at 75 percent of full capacity for daytime (full sun) and 40 percent for nighttime, or equivalent for other lighting technologies. The applicant will be notified by the Planning Division if the brightness must be reduced, and the applicant must comply within 10 days with a reduction in the night-time light emission to a level which is deemed acceptable to the Planning Division. If not reduced to an acceptable level, the permit shall be returned to the Planning Commission for additional review and possible reconsideration or revocation of the special use permit.
12. The applicant shall provide written certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits specified above, and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Director.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review), 18.02.080 (Special Use Permits), and Development Standards Division 4 (Signs)

MASTER PLAN DESIGNATION: Regional Commercial

ZONING DISTRICT: General Commercial

KEY ISSUES: Will the signage proposed be compatible with adjacent land uses and properties?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Public Regional-Governor's Field
SOUTH: Limited Industrial- Offices, Professional and Business Services
EAST: Limited Industrial- Offices, Industrial, Commercial and Residential
WEST: Limited Industrial- Offices, Industrial and Commercial

SITE HISTORY

- Silver State Charter School Campus was relocated from their previous site on north Carson Street to the subject site (Fairview Drive campus) and opened for classes on Monday, March 12, 2012.
- ZMA-11-013, a request for an ordinance to change the zoning of three parcels of approximately 6.6-acres, APNs 009-551-03, 009-551-08, and 009-551-31, located at 788 and 900 Fairview Drive and 900 Mallory Way from Limited Industrial (LI) to General Commercial (GC). The Board of Supervisors conducted a public hearing on May 5, 2011.
- SUP-11-014, a request from Palmer Engineering Group and Silver State High School to allow a charter high school in General Commercial (GC) zoning, was approved by the Planning Commission on March 30, 2011.

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: Zones AH – (100-year flood plain, 1-3 foot depth-average)
2. SLOPE/DRAINAGE: Portions of the subject sites are currently developed.
3. EARTHQUAKE: There are no faults within 500 feet of the subject site.

SITE DEVELOPMENT INFORMATION

1. BUILDING SIZE:

High School	Existing building	24,742 square feet	APN 009-551-31
	Future 2 nd Floor	10,218 square feet	
Storage building	Existing	5,000 square feet	APN 009-551-31
Performing Arts	Existing	31,960 square feet	APN 09-551-03
Future School Expansion		24,000 square feet	APN 009-551-08
Total		95,920 square feet	
2. PARKING: 207 spaces
3. PROPOSED CAMPUS: 6.66 acres

EXISTING PARCEL SIZES:	009-551-31	2.34 acres
	009-551-08	1.32 acres
	009-551-03	3.00 acres

DISCUSSION:

The Silver State Charter School Campus was recently relocated to 788 Fairview Drive from their north Carson Street location as a result of a previously approved Special Use Permit and a Zoning Map Amendment which were both before the Planning Commission in March of 2011.

As part of the previously approved Special Use Permit, the signage of the subject site was discussed and evaluated by the Planning Division. At that time the applicant noted they would install minimal wall signage on the Silver State Charter School in addition to the use of an existing monument sign on site. From the information previously provided the Planning Division determined that the appropriate signage criteria for the project was Office Building Uses (DS 4.7.3). This standard has been applied to other schools in Carson City.

The primary purpose of the subject Special Use Permit is to allow the Silver State Charter School campus signage in excess of the Office Building signage criteria pursuant to Carson City Municipal Code (CCMC) Development Standards 4.7.3.

A Special Use Permit is required by CCMC Development Standards 4.6.5, which states that:

- 4.6.5** Variation from the Following Regulation and Standards. Variations to the regulations and standards of Division 4.7 (Regulations and Standards by Use) may only be permitted by special use permit, approval of which shall be pursuant to Title 18, Section 18.02 (Special Use Permits).

Silver State Charter School has determined that the signage for the campus will be more functional and better served by Commercial Use standards pursuant to the CCMC Development Standards 4.7.5 instead of the Office Use standards identified in the previously approved Special Use Permit SUP-11-014.

The primary school building was built in 1982 as a government office building totaling 25,000 square feet. There is also an existing 5,000 square foot Storage/Warehouse structure on site. The school campus of 6.66 acres also includes a Performance Arts building of 30,000 square feet on Mallory Way, built in 1979. An energy retrofit was completed in 2008.

The overall signage proposed excluding the existing cabinet sign (56 sf on Building C) is approximately 603 square feet. Commercial Use criteria signage allowed for the site would be approximately 917 square feet. See the signage overview table on page 13 of this staff report.

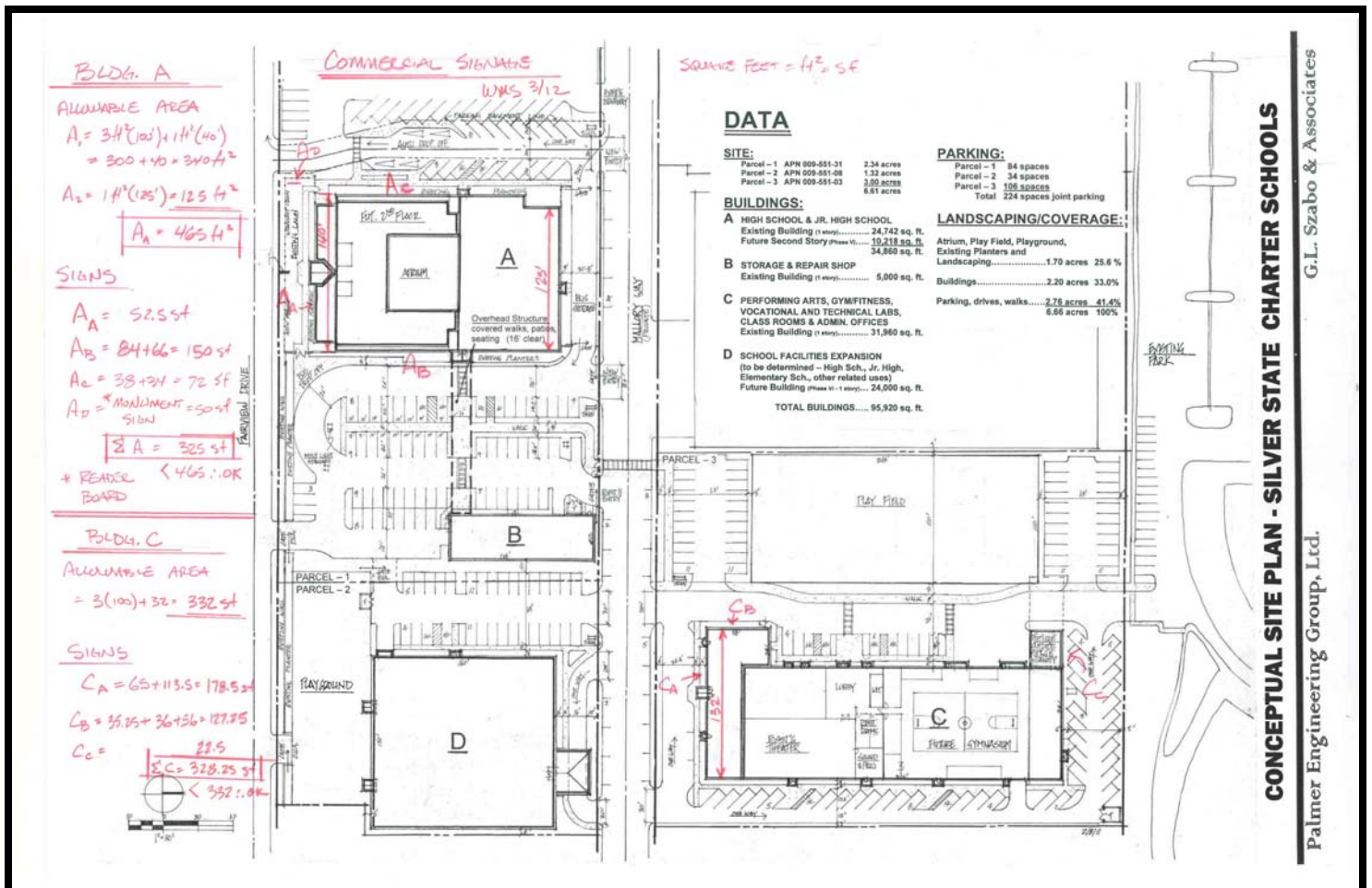
1. Building A: Internally illuminated pan channel lettering totaling 275 square feet:
 - 52.5 square feet on the southern facade,
 - 150 square feet on the eastern façade,
 - 72 square feet on the western façade.
2. Freestanding monument sign of 15 feet in overall height and 50 square feet of signage including an electronic message unit of 24 square feet. See photo simulation on page 14 of this staff report.
3. Building B: No signage proposed.
4. Building C: 328 square feet of aluminum cut out signage:
 - 178.5 square feet of white aluminum cut out on the southern façade
 - 71.25 square feet of white aluminum cut out on the western façade,
 - Existing cabinet sign of 56 square feet on the western façade,
 - 22.5 square feet of white aluminum cut out on the northern façade.

The Planning Division staff has evaluated the existing signage along the Fairview Drive corridor and found the proposed signage to be in keeping with the existing signage in the area. Staff has also included specific conditions regarding the proposed freestanding reader board signage to assist in mitigation measures. These conditions are based on the electronic message sign criteria pursuant to CCMC Development Standards 4.9

Freeway-Oriented Sign Standards. It should be noted that such criteria is not required for signs generally. However, since the applicant is requesting more sign area than what is permitted, the Planning Commission may consider implementing similar conditions to mitigate potential impacts along this primary commercial corridor.

Carson City has allowed the installation of electronic message units in the past for school uses, the first site approval was for Carson High School, red LED electronic message unit and the second site approval was in 2008 for Capital Christian Center on Snyder Avenue for a 13 feet in overall height and 121.25 square feet in size sign with a 52 square foot, red LED electronic message unit.

It also should be noted, if this Special Use Permit is approved, the approval will not preclude the applicant from obtaining signage in compliance with Office standards for Building B and or future Building D at a later date, upon approval from the Planning Division.



In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-12-019.

PUBLIC COMMENTS: Public notices were mailed on April 13, 2012. Notices were sent to 30 adjacent property owners within 625 feet of the subject site pursuant to the provisions of NRS and CCMC. As of April 18, 2012, no comments have been received in favor or opposition of the Special Use Permit. 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.

Building Division comments:

- No comments

Engineering Division comments:

- The Engineering Division has no preference or objection to the Special Use Permit.

Fire Department comments:

- The Fire Department has no concerns with the applications.

Health Department comments:

- Carson City Health and Human Services has no comments based on information provided in our packet

Environmental Health comment:

1. An asbestos assessment is required if any of the following conditions exist. Removal or disturbance of greater than 160 sq. surface feet of material, 260 linear feet of material (pipe wrap, etc.), or 35 cubic feet of material is disturbed.
2. If an asbestos assessment is required a Carson City Acknowledgment of Asbestos Assessment Form also needs to be submitted
3. The owner or operator of a regulated facility must provide a written notice to the EPA at least 10 working days in advance of any demolition project. The EPA must be notified in writing at least 10 working days in advance of renovation/remodel/addition activities that would break up, dislodge, or similarly disturb ACM in an amount equal to or greater than 160 square feet (vertical and horizontal), 260 linear feet (pipe wrap, etc.), or 35 cubic feet (1 cubic meter). The EPA must be notified in writing of any schedule changes, and, in general, work

may not begin until the EPA has had 10 days' notice. In addition, if, in a calendar year, a series of renovation/remodel/addition jobs on a given facility will add to more than the notification amount, then the EPA must receive an annual notification for the expected work. A certified asbestos consultant can provide the appropriate EPA notification form, an EPA 10 Day Notification form may also be obtained through the Carson City Building Dept.

NOTE: Example: The surface area of both sides of a wall must be considered when calculating potential square footage that may be disturbed; one wall measuring 8' x 10' x 2 (both sides) = 160 sq. ft.

DISPOSAL: Prior to disposal of any amount of ACM, friable or non-friable, at the Carson City Sanitary Landfill, the owner, operator or authorized representative shall obtain an Industrial Waste Manifest from the Public Work Environmental Control Authority. Each shipment requires a manifest. Disposal of ACM without a manifest is a violation of Carson City Municipal Code (CCMC) Chapter 12.12.

All ACM must be managed and transported in accordance with OSHA and EPA regulations.

4. If facility will be using the kitchen the grease interceptor will need to be permitted and maintained.

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:

1. **The use will be consistent with the objectives of the Master Plan elements.**

Chapter 3: A Balanced Land Use Pattern

Establishing a balance of land uses within the community promotes vitality and long-term economic stability. A balanced community is able to provide employment opportunities for its residents as well as a diverse choice of housing, recreational opportunities, and retail services. Carson City strives to maintain its strong employment base and extensive network of public lands while increasing housing options and the availability of retail services to serve residents of the City and surrounding growth areas.

Goal 1.2—Promote Infill and Redevelopment in Targeted Areas

1.2a—Priority Infill and Redevelopment Areas

Two levels of priority have been identified for areas identified for potential infill and redevelopment on the Land Use Map. Areas targeted for infill and redevelopment can be distinguished by their mixed-use land use categories and include downtown, mixed-use activity centers, and major gateway corridors, among others. Levels of priority are intended to help guide the future allocation of staffing and other resources and are generally defined as follows:

- **High Priority Areas**—Implementation Strategies should be occurring concurrent with the adoption of the Master Plan or soon after. The City will take an active role encouraging infill and redevelopment activity in these locations in the short to mid-term (6 month to 3-year timeframe) by conducting targeted infrastructure improvements, streamlining zoning tools, pursuing public/private partnerships, or offering incentives. Downtown is considered a High Priority Area.
- **Moderate Priority Areas**—Some Implementation Strategies may begin soon after adoption (e.g., mixed-use zone districts could be established—perhaps as an optional overlay that provides additional flexibility and incentive for property owners, or a streamlined development process could be offered for projects in these locations). Focus in these areas is important and infill and redevelopment will be encouraged, however, they are viewed as secondary to Downtown in terms of citywide priorities and investments. Areas designated for mixed-use development along the City's major gateway corridors are considered Moderate Priority Areas.

The Silver State Charter School is located within an area identified on the Land Use Map as Mixed Use Commercial (MUC). In the MUC land Use Category the Primary Uses are identified as commercial retail and offices uses. The Secondary Uses are identified as an area where higher density residential is encouraged, including live-work units. Open space, parks, trails, schools, places of worship, and other public uses, and senior housing facilities are also appropriate.

This area along Fairview Drive has been in transition over the past few years, with impressive improvements within and adjacent to the right-of-way including but not limited to landscaping, lighting, widening of Fairview Drive as well as the opening of the Fairview Drive freeway on and off-ramps.

As the applicant notes, the portion currently occupied by the school is currently built out. The Silver State Charter School campus is located in an area in which infill has slowly transitioned over the past 12 years.

Chapter 5: Economic Vitality

Carson City derives its overall health and economic success from its ability to maintain a strong and diverse base of jobs, to provide a supply of varied housing choices for its employees, to provide a range of services and recreational opportunities for residents and visitors, and to generate tourism through the promotion of its unique characteristics and historic amenities. Furthermore, the City recognizes the revitalization of the Downtown as an important component of the community's long-term health and vitality. The Master Plan promotes the continued enhancement of the Downtown and surrounding residential neighborhoods as the focus of the community.

Goal 5.2—Promote Expansion of Retail Service Base

5.2b—Encourage Reuse/Redevelopment of Underused Retail Spaces

- *Encourage the redevelopment and reuse of underutilized retail spaces along major gateway corridors (such as the vacant K-Mart building on North Carson Street, the Eagle Station and Southgate Shopping Centers on South Carson Street, and the Downtown central business district) with tenants that will serve the broader community. Use available tools, such as adding additional redevelopment districts, to attract retail tenants to underutilized spaces, and continue to explore the use of incentive programs, such as capital projects subsidies (e.g., access improvements and façade upgrades) and land subsidies to mitigate rising and prohibitive land costs.*

The Fairview corridor is an area identified as an area dominated previously by industrial uses which has slowly transitioned to a more mixed-use development pattern. Reuse and infill along this corridor is very noticeable since the adoption of the 2006 Master Plan.

The signage character of the Fairview Corridor has been in transition as well. The applicant notes that the proposed commercial signage is important for the enhanced visibility to the general public to boost Silver State Charter School enrollment and inform the public of the school's availability and activities.

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

With the recommended conditions of approval, the message change sequence is accomplished immediately or by means of fade or dissolve modes with each frame displayed for a minimum period of four seconds, and shall have no continuous, traveling or scrolling displays or movement, nor shall it have the appearance or illusion of movement of any part of the sign structure, design, pictorial segment of the sign, including the movement of any illumination or the flashing, scintillating or varying of light intensity.

The electronic message display has automatic photocell dimming capabilities based on ambient outside light and is set at 75 percent of full capacity for daytime (full sun) and 40 percent for nighttime, or equivalent for other lighting technologies. The applicant will be notified by the Planning Division if the brightness must be reduced and the applicant must comply within 10 days with a reduction in the night-time light emission to a level which is deemed acceptable to the Planning Division. If not reduced to an acceptable level, the permit shall be returned to the Planning Commission for additional review and possible reconsideration or revocation of the special use permit.

3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.

The traffic along Fairview Drive has increased of the past years due to the progress of the Carson Freeway and the on and off-ramps on Fairview Drive. It is anticipated that the traffic levels will decrease once the freeway is completed from Fairview Drive to US 50 to the south.

The purpose of the signage is to facilitate the identification of the building from Fairview Drive and not be detrimental to pedestrian or vehicular traffic. By facilitating the identification of the campus, the public can locate where the buildings are situated more readily, avoiding confusion in trying to find the site.

The conditions of approval noted in finding #2 further minimize potential detrimental effects on vehicular or pedestrian traffic.

4. The project 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.

There is no anticipated burden on the existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements as a result of the proposed signage installation.

All public facilities and services necessary to support this use are in place; the signage will simply add to the ability of people to identify the Silver State Charter School campus, specifically from Fairview Drive. There are no anticipated impacts to existing public facilities.

5. The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices.

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

The proposed signs if approved will require building permits, related reviews and inspections and will therefore not be detrimental to the public health, safety, convenience and welfare. In addition to compliance with the proposed conditions of approval within this Special Use Permit.

7. The project will not result in material damage or prejudice to other property in the vicinity.

The applicant provides written certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits specified in the conditions of approval, and the intensity level is protected from end-user manipulation by password-

protected software or other method as deemed appropriate by the Director.

The conditions of approval noted in finding #2 further minimize potential damage to properties in the vicinity.

Respectfully submitted,

PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

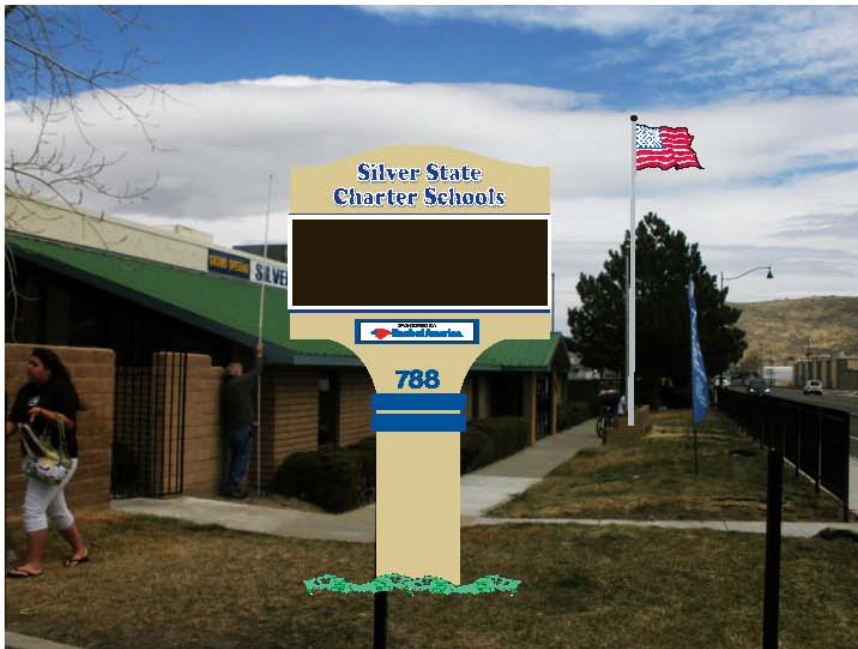
Attachments:

- Application (SUP-12-019)
- Building Division comments
- Engineering Division comments
- Fire Department
- Health Department
- Environmental Health

Signage Overview

Uses	Code	Freestanding Sign Height Maximum	Freestanding Sign Maximum SF	Wall Signage	Illumination	Extras
Office Building Uses	DS 4.7.3	6 feet in RO and GO zoning districts 20 feet in any other non-residential zoning district.	32 SF	one SF for each lineal foot of building frontage not to exceed a maximum of 15 SF per street frontage.	Illumination from or upon any signs in the Residential Office or General Office zoning districts shall be of such a light intensity or brightness that it does not distribute light on adjacent areas.	One wall directory sign, not to exceed a maximum of one square foot of sign area for each occupant of an office building. One address sign not exceeding four square feet in area.
Other Commercial Uses	DS 4.7.5	20 feet	A maximum of 50% of the total allowable sign area may be located on the freestanding sign pursuant to Section 4.6.3.	3 x lineal foot of the frontage of building for the first 100 feet of frontage. Sign area shall be calculated on a ratio of one square foot for every one foot of the frontage of the building/suite for the portion of the frontage exceeding the first 100 feet up to a maximum sign area of 600 feet.	Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare or reflection of lights	Regardless of the amount of the frontage of the building or suite, each business is entitled to a minimum of 80 square feet of signs.
Proposed		15 feet	50 SF	Building A- 275 SF Building B- 0 SF Building C- 328 SF Total- 603 SF	Pan Channel letters illum w/LEDs Non illum White alum cut outs	
Allowed (Commercial)		20 feet	232.5 SF	Building A- 465 SF Building B- 120 SF Building C- 332 SF Total- 917 SF		
Allowed (Office)		20 feet	32 SF	Building A- 15 SF per Street frontage Building B- 15 SF Building C- 15 SF Total- 60 SF		

Silver State Charter Schools



File # (Ex: MPR #07-111)	<i>SUP-12-019</i>
Brief Description	<i>Charter School</i>
Project Address or APN	<i>09-551-03, 08, 31</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>April 25, 2012</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

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

GENERAL PLAN SUBMITTAL COMMENTS:

1. No comments

**Engineering Division
Planning Commission Report
File Number SUP 12-019**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: March 15, 2012

MEETING DATE: April 25, 2012

SUBJECT TITLE:

Action to consider the changing of sign calculations from office requirements to commercial requirements at Silver State School, 788 and 900 Fairview Dr. and 900 Mallory Way, apn 09-551-03, 08 and 31.

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 free standing sign near Fairview Dr. must have an adequate site plan with sign details to be submitted with the construction permit. There is a 10 foot wide public utility easement (PUE) along the Fairview Dr. frontage according to parcel map 2321. The sign should be behind this PUE. Please include in the permit site plan what utilities are in this PUE. This site plan must also address sight distance issues for the access driveway and Fairview Dr.

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 request is not in conflict with pedestrian or traffic movements, other than the sight distance issue noted above.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

Kathe Green - SUP-12-019

From: Stacey Giomi
To: Green, Kathe
Date: 3/16/2012 2:46 pm
Subject: SUP-12-019

RECEIVED

MAR 19 2012

**CARSON CITY
PLANNING DIVISION**

The Fire Department has no concerns with this application.

RECEIVED

APR 17 2012

**CARSON CITY
PLANNING DIVISION**

SUP-12-019

Carson City Health and Human Services has no comments based on information provided in our packet.

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

RECEIVED

APR 17 2012

**CARSON CITY
PLANNING DIVISION**

April 16, 2012

Major Project Review Committee

Re: # SUP-12-019

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-12-019 (Silver State Schools) project:

1. An asbestos assessment is required if any of the following conditions exist. Removal or disturbance of greater than 160 sq. surface feet of material, 260 linear feet of material (pipe wrap, etc., or 35 cubic feet of material is disturbed.
2. If an asbestos assessment is required a Carson City Acknowledgment of Asbestos Assessment Form also needs to be submitted
3. The owner or operator of a regulated facility must provide a written notice to the EPA at least 10 working days in advance of any demolition project. The EPA must be notified in writing at least 10 working days in advance of renovation/remodel/addition activities that would break up, dislodge, or similarly disturb ACM in an amount equal to or greater than 160 square feet (vertical and horizontal), 260 linear feet (pipe wrap, etc.), or 35 cubic feet (1 cubic meter). The EPA must be notified in writing of any schedule changes, and, in general, work may not begin until the EPA has had 10 days' notice. In addition, if, in a calendar year, a series of renovation/remodel/addition jobs on a given facility will add to more than the notification amount, then the EPA must receive an annual notification for the expected work. A certified asbestos consultant can provide the appropriate EPA notification form, a EPA 10 Day Notification form may also be obtained through the Carson City Building Dept.

NOTE: Example: The surface area of both sides of a wall must be considered when calculating potential square footage that may be disturbed; one wall measuring 8' x 10' x 2 (both sides) = 160 sq. ft.

DISPOSAL: Prior to disposal of any amount of ACM, friable or non-friable, at the Carson City Sanitary Landfill, the owner, operator or authorized representative shall obtain an Industrial Waste Manifest from the Public Work Environmental Control Authority. Each shipment requires a manifest. Disposal of ACM without a manifest is a violation of Carson City Municipal Code (CCMC) Chapter 12.12.

All ACM must be managed and transported in accordance with OSHA and EPA regulations.

4. If facility will be using the kitchen the grease interceptor will need to be permitted and maintained.

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

APR 11 2012

CARSON CITY
PLANNING DIVISION

alpine
SIGNS

Fax Transmittal Form

To Jennifer

From MaryLou

Name:
Organization Name/Dept:
CC:
Phone Number:
Fax Number:

Date Sent: 4-10-12
Time Sent:
Number of pages Including cover:
Page: 1

SPECIAL USE PERMIT FOR SSCS

This is a response from Steve in regards to the Digital Display on Fairview Drive.

Steve would like the Display to be on at all times but he would dim the display 50% from 10 PM to 6 AM.

He wants to maximize the exposure of the display to the traffic that travels from the bypass through Carson City.

I am enclosing the specifications for the Digital Display. There is a feature included for dimming the light intensity of the Display.

If you have any other questions,
please call-me

Thank You



1902 IDAHO ST.
Carson City, Nv.
89701

Phone: 775.883.9259
Fax: 775.883.9266
E-Mail
alpinesign@aol.com

Quote Number: 1201739 - Quote Date: 01/24/2012

Sign Company/Dealer	Shipping Destination	Job Site	Original End user
CATHY DEITCH Alpine Signs 1902 Idaho Street Carson City, NV 89701 Phone: 775-883-9259	Name: Alpine Signs Address: 1902 Idaho Street City: Carson City State: NV Zip: 89701	Name: Charter School - 19mm Address: City: Carson City State: NV Zip:	

Sign ID 480220 - (W19i-F8) 19mm Color Cross Ventilation LED WatchFire Message Center

Sign Specifications	Standard Features
<p>Pitch/Char: WatchFire 19mm / 5.00in</p> <p>Cabinet Style: Double Face Twinpak</p> <p>Apx. Weight: 652 Lbs.</p> <p>Overall Size: 41in H x 8ft 3in L x 8in D</p> <p>LED Color: Color</p> <p>Viewing Area: 36in H x 8ft L</p> <p>Matrix Size: 48 x 128</p> <p>6 lines / 26 Characters at a 5" type.</p>	<p>Color:.....LED RGB</p> <p>Color Capability:... 1.15 Quintillion</p> <p>Viewing Angles:... 140 Horiz/70 Vert</p> <p>Video:.....plays prerecorded clips up to 30FPS</p> <p>Imports Windows Video (AVI)</p> <p>Animated Text & graphics</p> <p>Includes:.....Ignite Graphics Software</p> <p>Brightness:.....Daytime 10,000 NITs Maximum</p> <p>Nighttime 750 NITs Maximum</p> <p>Energy-Conscious LED: Use optional Sign Brightness Adjustment to run sign at less than 10,000 NITs.</p>

Options

Communications	RWF High Speed Long Range V
Group Link	Included - RWF
Temperature Sensor	w/100-step photocell w/15 ft cab
Software Training	Web-based software training
Personal Computer	Standard Ignite software only
Fiber Optic Cable	Not Ordered / Not Required
Technician On-Site	Not Ordered
Cabinet Separation	Standard Up To 15 Feet
Power Requirements	Standard as quoted
Sign Mounting Kit	Not Ordered / Not Required
Spare parts kit	Not Ordered
Special Options	Not Ordered
Cabinet Style	Cross Vent

Electrical Service

120.00 VOLT 9.00 amps per face / 18.00 amps total Single Phase Service
Refer to the installation manual for details on wiring.

Energy Consumption

Based on 18.00 hours of operation a day, plus or minus 10% depending on how the sign is programmed.

11.2 KWHrs a day x \$0.07 = 0.78/Day

Leadtime: 4-6 weeks (after this document is signed & returned and receipt of down payment). Standard 5 Year Watchfire warranty applies.

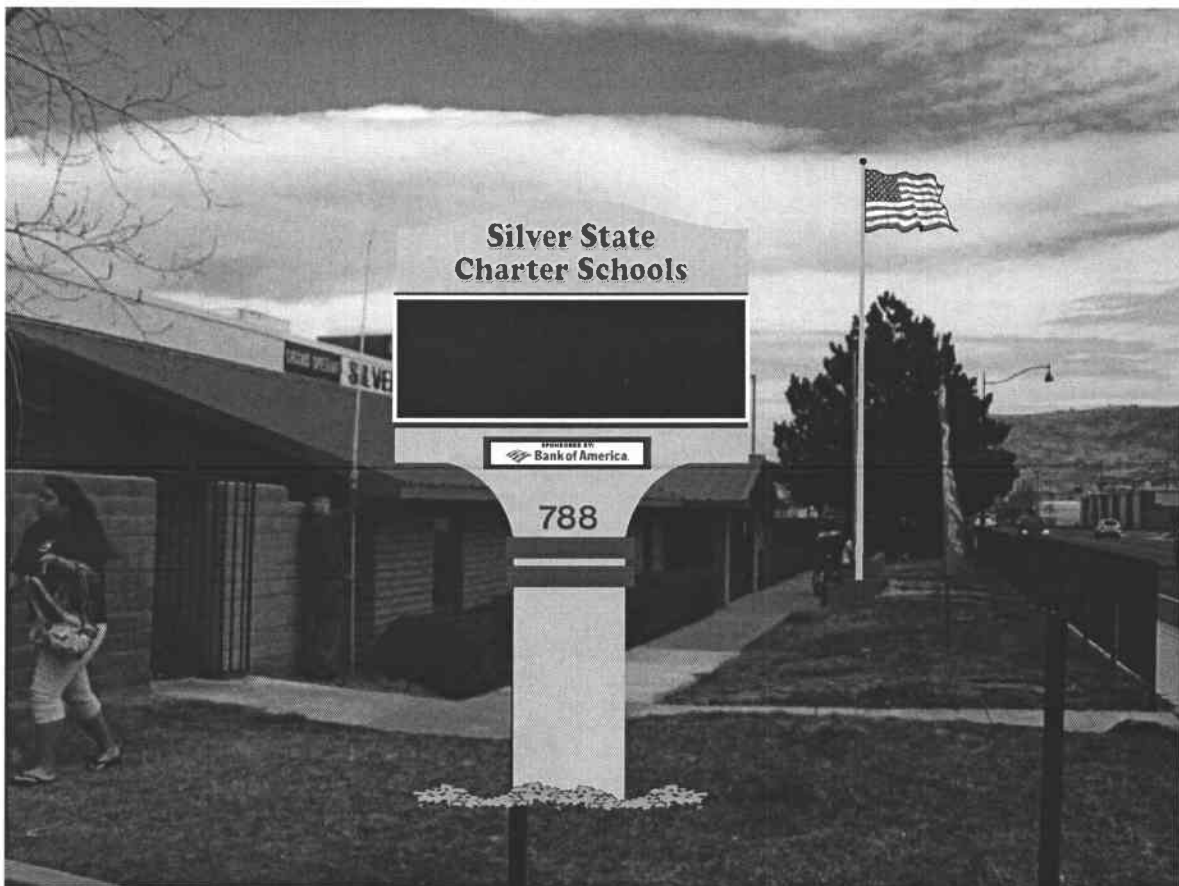
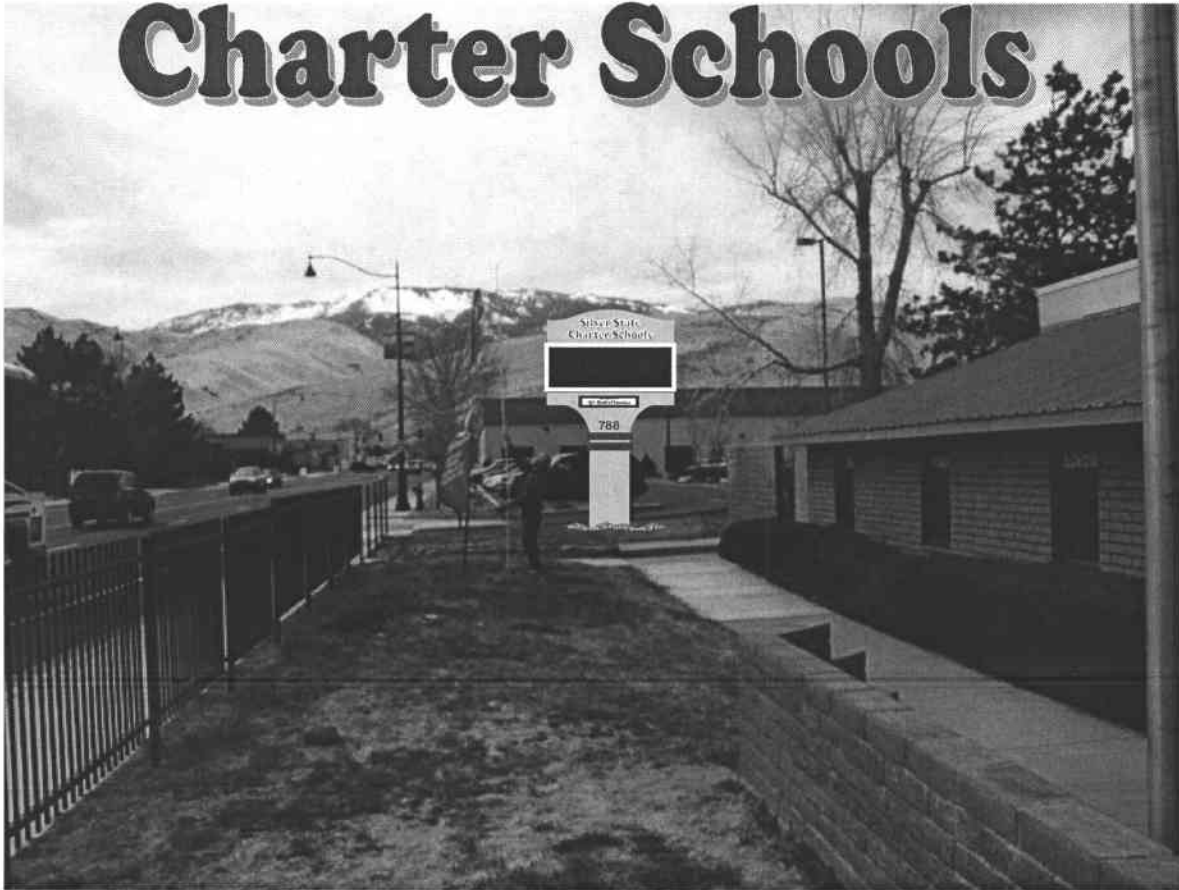
System Price - For One DF 19mm Color Cross Ventilation LED WatchFire Message Center

System Price (Sign as described for Quantity of 1)

Crating & Shipping to Carson City, NV via Common LTL Carrier

Included

Silver State Charter Schools



SUP - 12 - 019

RECEIVED

MAR 22 2012

CARSON CITY
PLANNING DIVISION

**Signage Amendment to the
SPECIAL USE PERMIT
for
SILVER STATE CHARTER SCHOOL**

788 Fairview Drive
Carson City, Nevada

Assessor Parcel Numbers
09-551-03, 09-551-08 & 09-551-31

A portion of E½ & SE¼ Section 20, T15N, R20E, MDB&M

Prepared for:

Silver State Charter Schools
788 Fairview Drive
Carson City, Nevada 89706
Phone (775) 883-9130
Fax (800) 460-7271

Prepared by:



Palmer Engineering Group, Ltd.
301 W. Washington Street, # 2
Carson City, Nevada 89703
Phone (775) 884-0479
Fax (775) 884-4226

March 2012
Job No. 120301

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 18.02 **AMENDMENT (SIGN) TO:**
SPECIAL USE PERMIT

FILE # SUP - 12 - 019

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning districts)

+ **noticing fee** and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SILVER STATE CHARTER SCHOOL

PROPERTY OWNER

788 FAIRVIEW DR., CARSON CITY

MAILING ADDRESS, CITY, STATE, ZIP

883-9130 800-460-7271

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

STEVE KNIGHT, Supt.

APPLICANT/AGENT

RECEIVED

MAILING ADDRESS, CITY, STATE ZIP

SAME

MAR 15 2012

PHONE #

FAX #

**CARSON CITY
PLANNING DIVISION**

E-MAIL ADDRESS

SKNIGHT@SSHS.ORG

SUBMITTAL PACKET

- ☒ 8 Completed Application Packets (1 Original + 7 Copies) including:
 - ☒ Application Form
 - ☒ Written Project Description
 - ☒ Site Plan
 - ☒ Building Elevation Drawings and Floor Plans
 - ☒ Proposal Questionnaire With Both Questions and Answers Given
 - ☒ Applicant's Acknowledgment Statement
 - ☐ Documentation of Taxes Paid-to-Date (1 copy)
 - ☐ Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

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.

Project's Assessor Parcel Number(s): **(3)**

Street Address

ZIP Code

900 MARCOLY WAY, CC, NV 89701

09-551-03, 08, 31

788 FAIRVIEW DR, CC, NV. 89706

Project's Master Plan Designation

MIXED USE COMMERCIAL

Project's Current Zoning

GENERAL COMMERCIAL

Nearest Major Cross Street(s)

ROOP STREET

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division **4**, Section **4.7**, a request to allow as a conditional use is as follows:

AMENDMENT TO S.U.P.-11-014 ; SIGNAGE
CHANGE SIGNAGE USAGE FROM "OFFICE BUILDINGS"
TO "OTHER COMMERCIAL" USE.

PROPERTY OWNER'S AFFIDAVIT

I, **STEVE KNIGHT**, 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

Date

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

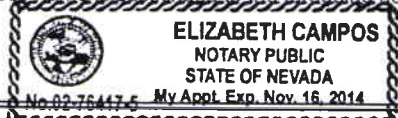
STATE OF NEVADA

COUNTY : Carson City

On **March 14**, 2012, **Steve Knight**

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



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

Silver State Charter Schools

7-8 Middle School (775) 882-8200

Fax (775) 883-9130

9-12 High School (775) 883-7900

3719 N. Carson Street, Carson City, NV 89706
www.SSHS.org

February 24, 2012

Jennifer Pruitt,
Carson City Planning Department
108 E. Proctor St.
Carson City, NV 89701

RECEIVED

FEB 27 2012

**CARSON CITY
PLANNING DIVISION**

Dear Ms. Pruitt,

Mary Ann with Alpine Signs has asked me to clarify our request for signage at our new school locations at 788 Fairview and 900 Mallory Way. Evidently, the signage was originally requested as offices instead of Commercial or Schools. As you know our charter school is a regular public school receiving public funds like any public school except we have to advertise heavily to attract students. Our sole funding is through student enrollment. This was one of the big reasons we changed locations from North Carson Street as there is not enough traffic past our school so we selected a high traffic and visibility site such as Fairview Drive. Regular schools that are a part of a district simply attract students in the normal traditional way of parents finding out what zoning their school area is and they attend that school. In the case of our charter school which is the first state wide school, it is imperative that we are as visible as possible and showcase our campus.

We would appreciate that we are allowed to put maximum signage on our buildings so the public knows that we are a public school and that we are tuition free and have a beautiful impressive campus.

Sincerely,



Steve Knight, Superintendent

SUMMARY

In 2011 Silver State Charter Schools was granted a Change of Land Use through a Special Use Permit to be concurrent with a Joint Use Agreement for three parcels of land located on Fairview Drive and Mallory Way abutting Governor's Field; APN's 09-551-31, 09-551-08 and 09-551-03. Parcel 09-551-03 is adjacent to Governor's Field complex at the end of Evelyn Drive with frontage on Mallory Way. Silver State Charter School was relocated from their previous site on north Carson Street to the Fairview Street campus and opened for classes on Monday, March 12, 2012.

As set forth by the Planning Department's staff report for the Planning Commission's March 30, 2011 meeting (see exhibits), signage for the school campus was determined to be appropriate as office classification per the city's Development Standards for Office Building Uses. However, due to the Charter School's need for public awareness to boost enrollment and inform the community about upcoming events and campus activities, it has been determined their signage will be more functional and better served by Commercial Use per the Development Standards; Division 4 -Signs, as adopted on 12-1-11 (see exhibits). Accordingly, this amendment to the original Special Use Permit supports that request for approval by the Board of Supervisors.

**Questionnaire Supporting the Application
for a
SPECIAL USE PERMIT**

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

Theme: 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 the proposed development located on priority infill development area (1.2a)?

The portion of this property occupied by the school is currently built out. The northern property which is adjacent to Governor's Field will be utilized for an indoor sports area and theater, with the remaining building space to be leased to other users until the school needs added room for expansion. The property to the east is covered by pavement in poor condition and when developed would be considered infill since all the surrounding properties have been developed. Refer to the phasing plan with narrative in the exhibits.

This project provides infill in an area already supplied by Carson City services including collector roads capable of handling bus traffic, connections to water and sewer, and emergency services.

CHAPTER 5: ECONOMIC VITALITY

Theme: 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.

Does the proposed development encourage reuse or redevelopment of underused retail spaces (5.2b)?

Yes. Development of the charter school buildings resulted in the conversion of retail / office space which had sat dormant for several years. Signage for a charter school is more appropriate as commercial use to allow for enhanced visibility to the general public to boost enrollment and inform them about the school's availability and activities.

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

A. Adjoining Land Use and Zoning:

DIRECTION	LAND USE	ZONING
West	(North) 500 - General Industrial (South) 400 - General Commercial	Limited Industrial (LI) Limited Industrial (LI)
North	Governor's Field 440 - Resort Commercial	Public Regional (PR)
East	(North) 510 - Commercial Industrial (Central) 400 - General Commercial (South) 200 - Single Family Residential	Limited Industrial (LI) Limited Industrial (LI) Limited Industrial (LI)
South	(West) 410 - Offices, Professional & Business services (East) 400 - General Commercial	Limited Industrial (LI) Limited Industrial (LI)

- 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 or physical activity, etc with neighboring property owners. Will the project involve any uses that are not contained within the building? 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 similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The charter school is an allowed conditional use in a General Commercial zone based on the approval of the Special Use permit and Zone Map Amendment. Given the surrounding neighborhood's Limited Industrial, Parks & Recreation and Medium Density Residential zoning, exterior noises and physical activity typical of a school are not a likely concern. Examples of activities that will occur outside the building are sporting events, physical education classes and the occasional large group gatherings such as graduation ceremonies.

The building architecture incorporates features that ensure the school fits into the area with a presence not overwhelming to the surrounding architecture style. The proposed commercial signage will be congruent with the existing architecture while conveying the necessary messages to the community.

- 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.

The public school occupies parcels that were re-zoned General Commercial with approval of the Zone Map Amendment and Special Use Permit. This project complies with the intent of public use in a regional application. Since the existing parcels and surrounding area are designated Limited Industrial, the school is consistent with the allowed uses of the parcel. This permitted use is not expected to have a detrimental impact on the surrounding property or the neighborhood in general. Commercial signage is consistent with surrounding properties and other businesses in this general neighborhood.

- 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.

With the existing roadway configuration, left turn access into the campus would occur only from Roop Street onto Mallory Way. The Fairview Drive access to the main building is limited to right-in / right-out only to avoid traffic congestion on Fairview. Existing walkways and traffic lights at Fairview/Roop and Fairview/Saliman are deemed adequate. Discussions with Jeff Sharp, City Engineer and Patrick Pittenger, Transportation Manager conclude the traffic generated by the school will be effectively absorbed by the existing roadway system in this area.

It was also noted that when the freeway is completed from Fairview to US 50 at the base of Spooner Summit in the next few years, traffic on Fairview Drive will reduce significantly. At that time, modifications to the number of necessary lanes with a possible left turn lane would allow for left-in and left-out traffic onto Fairview Drive.

Commercial use signs will allow superior signage more readily visible to the driving public, especially given the high traffic volume on Fairview Drive as a main arterial connecting to the bypass freeway.

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

Short range, this school benefited the people of Carson City by contributing to the economy through construction and remodel of the new school's buildings and campus, including material suppliers, the building trades and design professionals. Long term, the city will benefit from an improved facility to provide educational opportunities to the city's middle and high school students plus provide employment for maintenance personnel, faculty, and administrative staff.

In addition, the school will be adjacent to open land parks and recreation for the mutual use of the park amenities. This site creates an opportunity to provide compatibility with the existing public facilities as well as providing a gym/theater

and outdoor play field that will be available to the public through a joint use agreement with the Carson City Parks and Recreation Department.

Commercial signage is better suited to inform the people of Carson City about the presence of the charter school for alternative education opportunities for their students.

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? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

As a public charter high school sponsored by Nevada State Board of Education, this project allows for the growth and expansion of a very successful alternative to conventional public schools. Recent studies and test scores of the school confirm the teaching methods, academic culture, and curriculum offered by the institution to be exemplary. Given the location and physical constraints of their previous facility, the new, expanded campus as allowed by the Special Use Permit provides the environment for continued growth and success in the development of students in the public education system.

This project is expected to have no affect on the Sheriff's Office, other than to possibly reduce the incidents of juvenile delinquency due to Silver State School's positive influence on middle and high school students.

- B. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? (Contact Engineering for required information.)

The existing drainage patterns will not be impacted since there are no significant changes to the paved areas or building footprints. However, this item is not deemed applicable to the issue of signage classification.

- C. Are the water supplies serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? (Contact Public Works for the required information.)

The buildings on these parcels are connected to the city water system, so there are no wells on site. Mallory Way has an 8" water main and Fairview Drive has 12" water mains, both of which have adequate capacity and pressure to serve this project. This item is not deemed applicable to the issue of signage classification.

- D. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? (Contact Public Works for the required information.)

The buildings on these parcels are connected to the city's 8" sewer main in Mallory Way, which has adequate capacity to serve this project. There is no septic system. This item is not deemed applicable to the issue of signage classification.

- E. What kinds of road improvements are proposed or needed to accommodate your project? Have you spoken to Public Works or Regional Transportation road improvements?

The site is located on Fairview Drive just over 1/2 mile from the freeway and about 3 blocks from Carson Street, major arterial roadway. Fairway Drive is a major arterial roadway and Roop Street is a minor collector with a traffic signal at their intersection. The intersection of Fairway Drive and Saliman Road to the east is also signalized. Discussions with representatives of the city's Public Works and Regional Transportation departments conclude the existing roadways have the ability to serve the school's traffic needs consistent with the Transportation Master Plan.

The school will be served by school buses that will use existing major travel corridors that could support alternative transit systems in the future.

- F. Indicate the source of the information that you are providing to support your conclusions and statements made in this packet (private engineer, Public Works, Regional Transportation, title report, or other sources).

This amendment package was prepared by Palmer Engineering Group, Ltd, in consultation with Alpine Sign and Silver State Charter School's administration. The primary source of information is the experience and knowledge these firms possess regarding Carson City and its planning and development requirements.

Carson City's Planning Department was consulted regarding the re-classification of the signage use from Office Building Use to Commercial Use and they support this recommendation for the public charter school.

The city's Engineering, Transportation, Fire, Parks and Recreation departments were not consulted as they were not deemed applicable to the issue of signage classification.

- 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 (wattage, height & placement) provided.

Exterior lighting complies with the Planning Department requirements for lighting that will be shielded and minimize infringement on neighboring properties. This item is not deemed applicable to the issue of signage classification.

- H. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscaping shown on the plan which complies with City ordinance requirements.

The site has existing, mature landscaping plus a masonry screen wall along Fairview Drive which will remain in place. As the campus expands landscaping will follow the norms for school campuses with special consideration given to utilization of low water use plant material consistent with current trends toward the use of xeriscape / low water use landscaping when at all possible. Freestanding signage will be located in the existing lawn area at the southwest corner of the parcel adjacent to Fairview Drive.

- I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide site plans showing 1) parking on your site, 2) parking on the off-site parking lot and 3) how much of the off-site parking area is required for any business other than your own. Design and dimensions of parking stalls, landscaping islands and traffic aisles must be provided.


Parking stall corrections for the project entailed minor striping adjustments for ADA compliance plus allowance for bus movement within the parking lot and access lanes. Existing parking spaces were adequate to meet the minimal parking requirements unique to the weekly attendance schedules of the students, faculty and staff. It should be noted that parking is not deemed germane to the issue of signage classification.

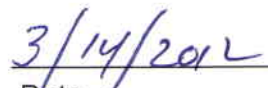
If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include this information.

Silver State Charter School has determined that Commercial Use signage standards are more appropriate, suitable and applicable for their facility than the Office Building Use signage that was inadvertently specified in the Planning Department staff report as a condition of the original Special Use Permit. This supports the school's goal for a campus that will provide for the further development of the school with space for future expansion, gymnasium, and theater, plus provide adequate area for a multi-use sports field.

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. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for 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.


Signature of Applicant


Date

PROPOSED SIGNAGE

BLDG. A

ALLOWABLE AREA

$$A_1 = 3H^2(100') + 1H^2(40') \\ = 300 + 40 = 340H^2$$

$$A_2 = 1H^2(125') = 125H^2$$

$$A_A = 465H^2$$

SIGNS

$$A_A = 52.5 sf$$

$$A_B = 84 + 66 = 150 sf$$

$$A_C = 38 + 34 = 72 sf$$

$$A_D = * MONUMENT = 50 sf$$

$$\Sigma A = 325 sf$$

* READER < 465 : OK
BOARD

BLDG. C

ALLOWABLE AREA

$$= 3(100) + 32 = 332 sf$$

SIGNS

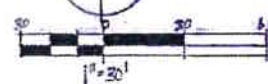
$$C_A = 65 + 113.5 = 178.5 sf$$

$$C_B = 35.25 + 36 + 56 = 127.25$$

$$C_C = 22.5$$

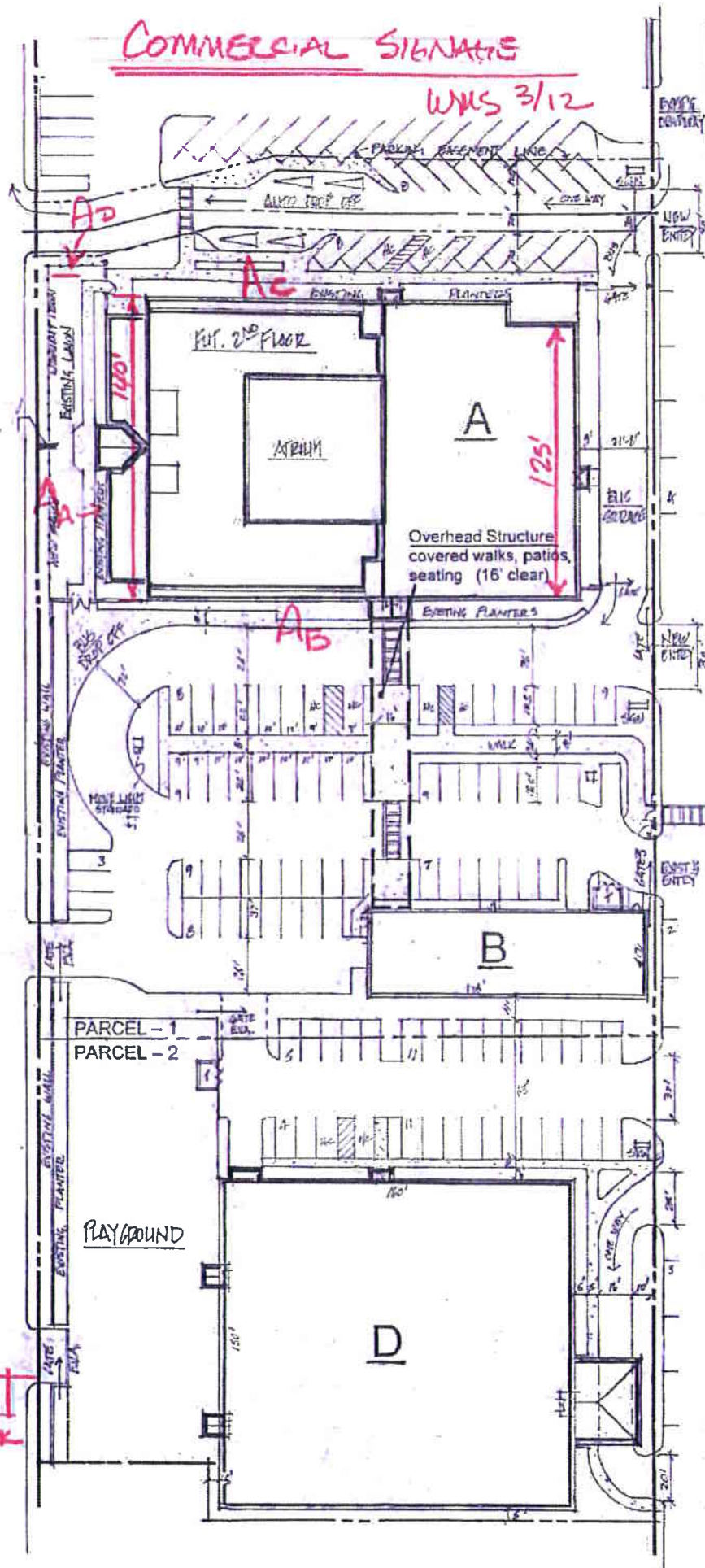
$$\Sigma C = 328.25 sf$$

$$< 332 : OK$$



COMMERCIAL SIGNATURE

WMS 3/12



SQUARE FEET = $H^2 = SF$

DATA

SITE:

Parcel - 1	APN 009-551-31	2.34 acres
Parcel - 2	APN 009-551-08	1.32 acres
Parcel - 3	APN 009-551-03	3.00 acres
		6.61 acres

BUILDINGS:

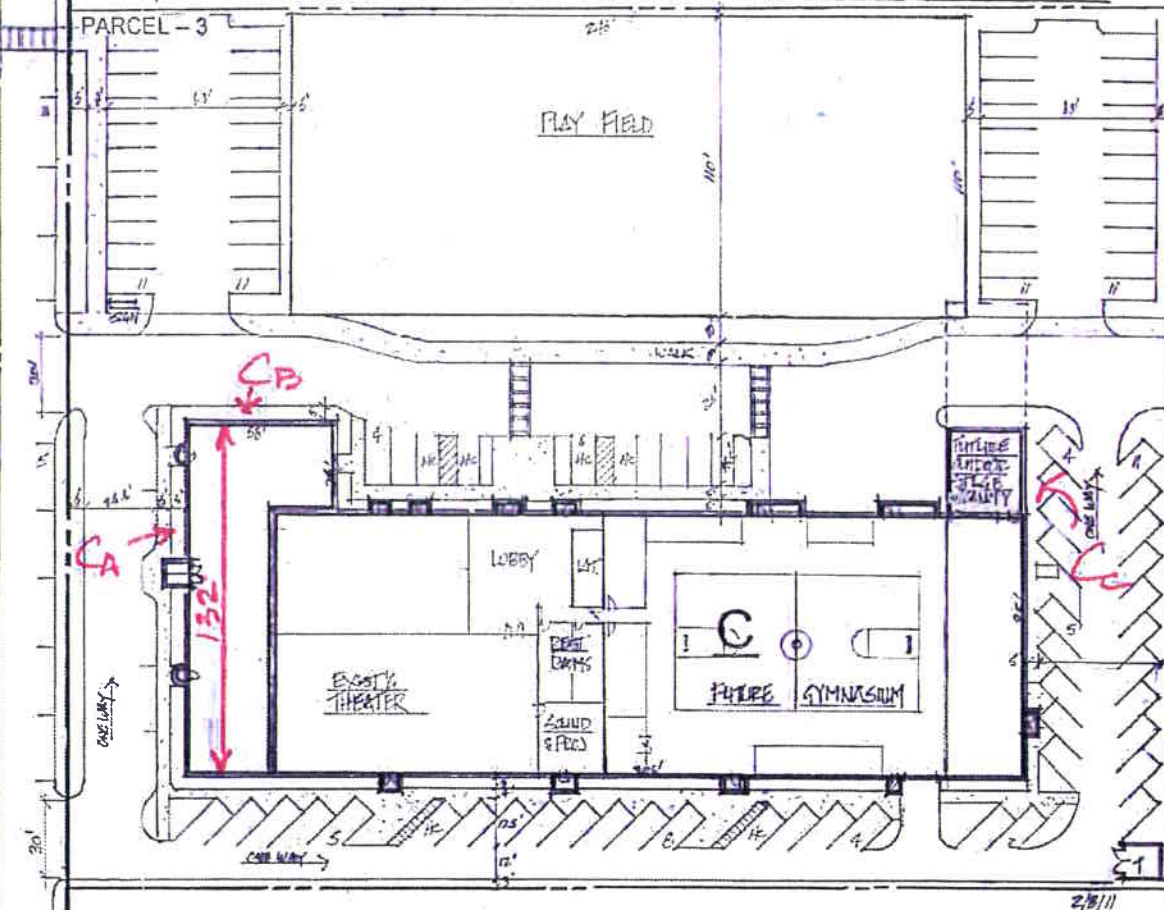
A HIGH SCHOOL & JR. HIGH SCHOOL	
Existing Building (1 story).....	24,742 sq. ft.
Future Second Story (Phase V).....	10,218 sq. ft.
	34,860 sq. ft.
B STORAGE & REPAIR SHOP	
Existing Building (1 story).....	5,000 sq. ft.
C PERFORMING ARTS, GYM/FITNESS, VOCATIONAL AND TECHNICAL LABS, CLASS ROOMS & ADMIN. OFFICES	
Existing Building (1 story).....	31,960 sq. ft.
D SCHOOL FACILITIES EXPANSION	
(to be determined - High Sch., Jr. High, Elementary Sch., other related uses)	
Future Building (Phase VI - 1 story)...	24,000 sq. ft.
TOTAL BUILDINGS.....	95,920 sq. ft.

PARKING:

Parcel - 1	84 spaces
Parcel - 2	34 spaces
Parcel - 3	106 spaces
Total	224 spaces joint parking

LANDSCAPING/COVERAGE:

Atrium, Play Field, Playground, Existing Planters and Landscaping.....	
	1.70 acres 25.6 %
Buildings.....	
	2.20 acres 33.0 %
Parking, drives, walks.....	
	2.76 acres 41.4 %
	6.66 acres 100 %



CONCEPTUAL SITE PLAN - SILVER STATE CHARTER SCHOOLS

Call before you Dig
Avoid cutting underground
utility lines. It's costly.



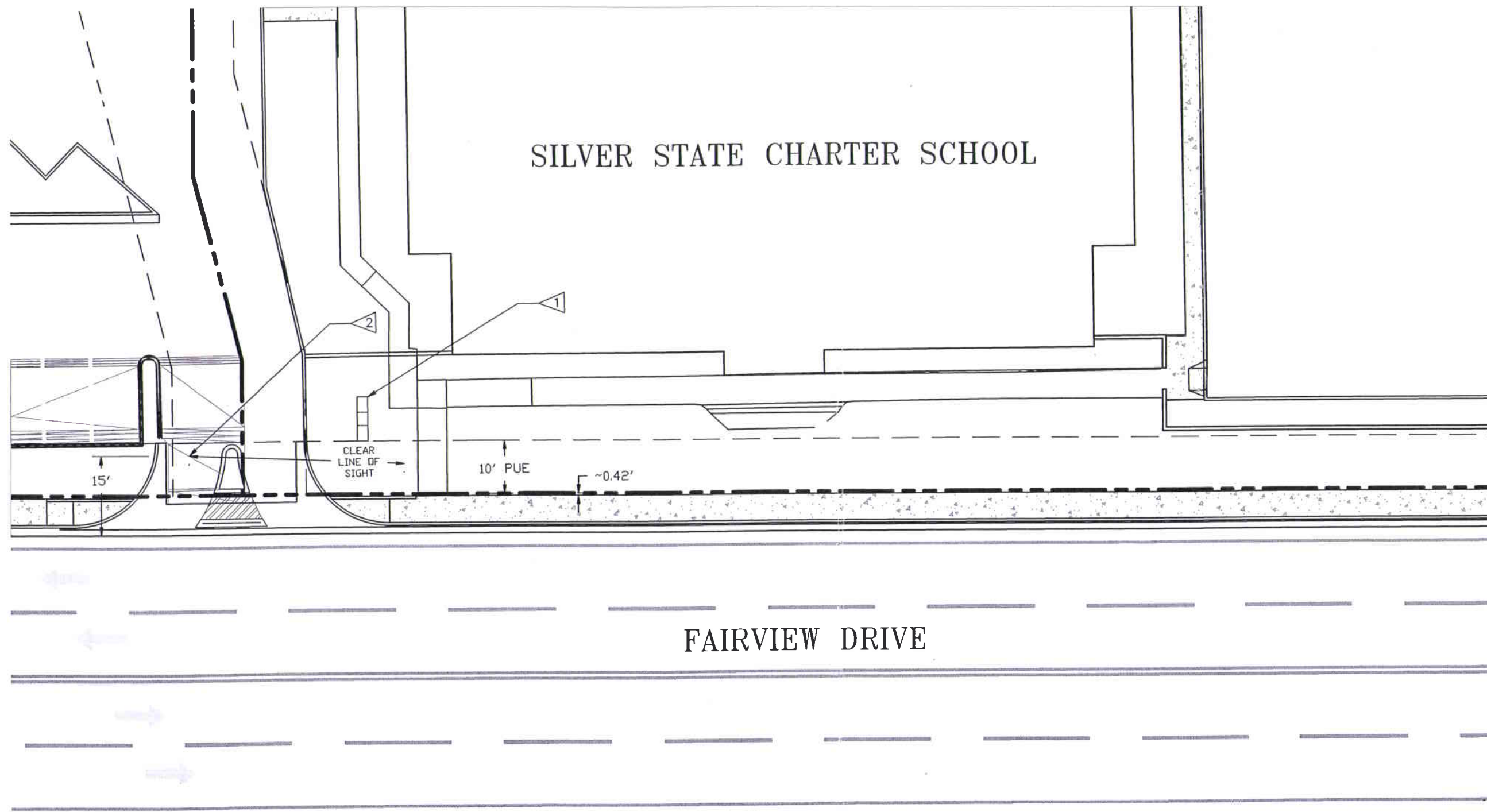
OR
1-800-227-2600

CONSTRUCTION NOTES:

1. MONUMENT SIGN 8'4"x 2' (SEE DETAILS BY ALPINE SIGN); LOCATION APPROXIMATE.
2. INFINITE LINE OF SIGHT FOR STOP SIGN CONTROLLED DRIVEWAY APPROACH, RIGHT-IN / RIGHT-OUT ONLY (REFERENCE DEVELOPMENT STANDARD 12.11.2.4 & TABLE 12.2)



SCALE: 1" = 20'



Palmer Engineering Group, Ltd.

304 W. Washington Street, #2
Carson City, Nevada 89903
Phone (775) 884-0479
Fax (775) 884-4226
www.palmer-eng.com

SILVER STATE CHARTER SCHOOLS

MONUMENT
SIGN

708 FAIRVIEW DRIVE, CARSON CITY, NEVADA
APR 09-091-31

SHEET REF.	C4
JOB #	110103
DESIGN BY:	MS
DRAWN BY:	MS
CHECKED BY:	MP
DATE:	Mar/21/12
FILE:	110103MN.DWG



SOUTH ELEVATION

18"x35' copy

1.5'x35'=52.5 SF

PAN CHANNEL LETTERS

ILLUMINATED WITH LEDs

WHITE PLEX With BLUE BORDER

and BLUE RETURNS

NO RACEWAY

B



Silver State
3'x28'=84 SF

High School - Middle School
2'x33'=66 SF

EAST ELEVATION

C

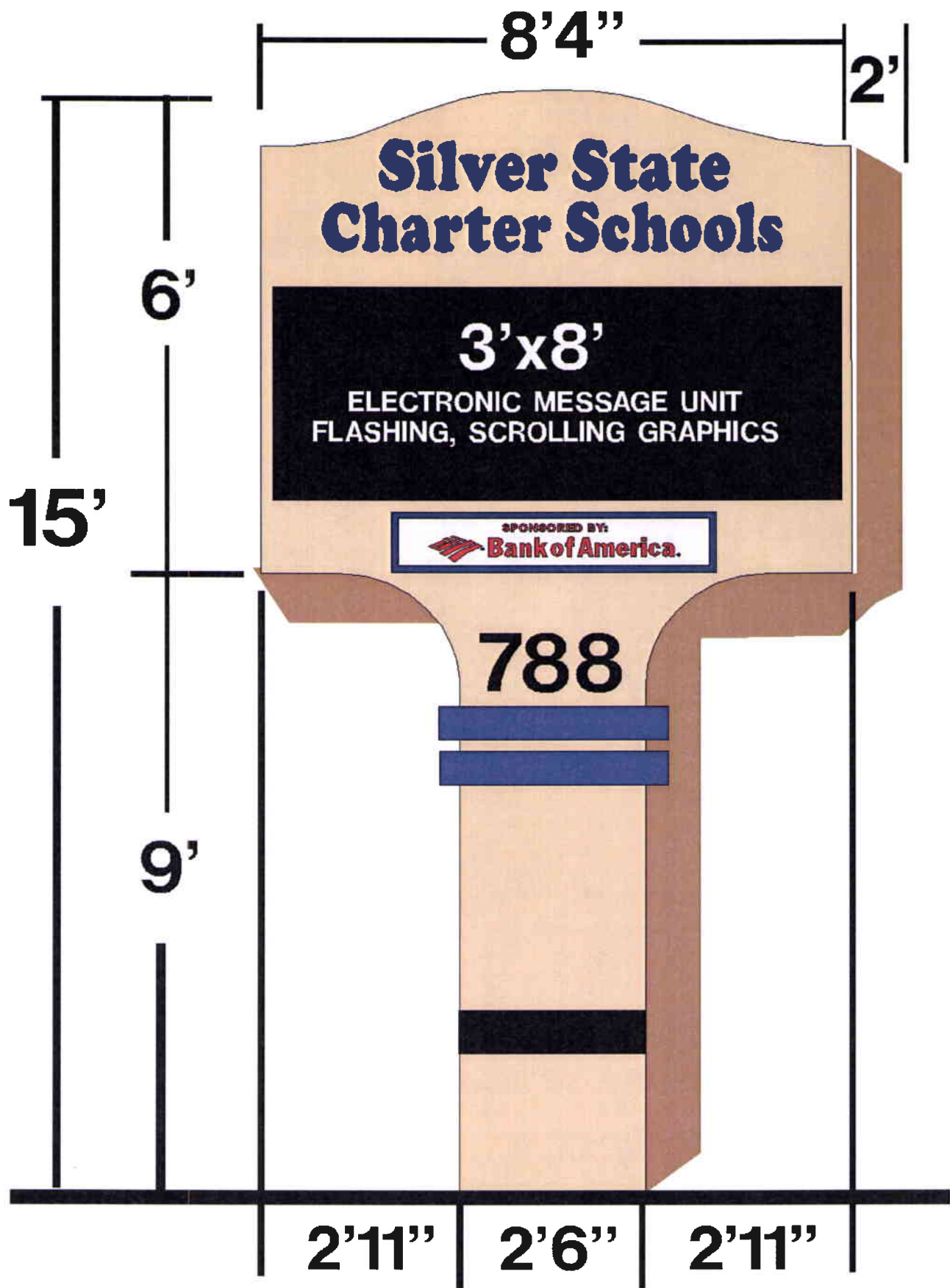


Silver State
2'x19'=38 SF

High School Middle School
1.5'x23'=34 SF

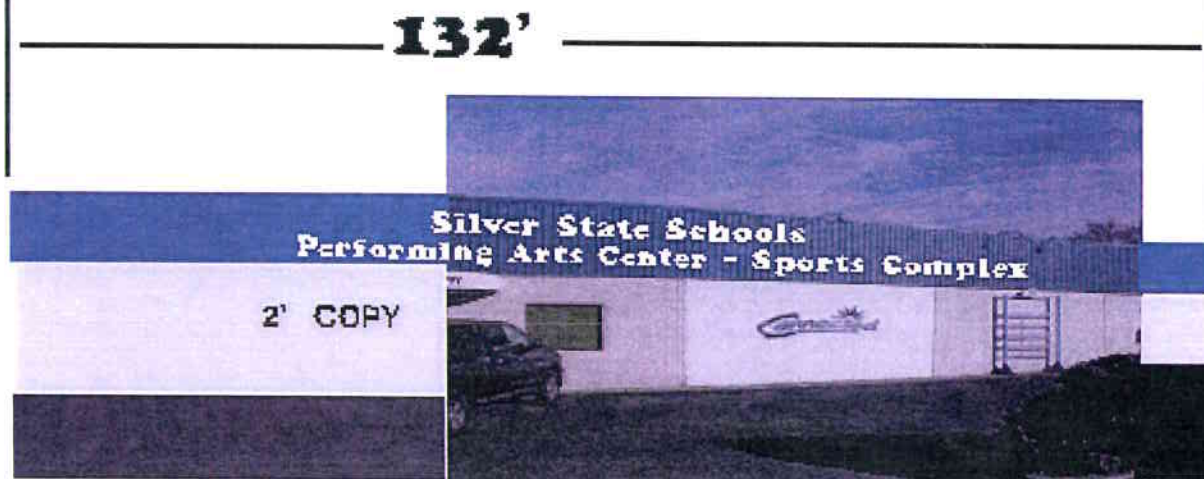
WEST ELEVATION

color is ROYALTY AA45 KELLY MOORE



OVERALL HEIGHT 15'
OVERALL WIDTH 8 '4"
ELECTRONIC MESSAGE UNIT 3'x8'
TRI COLOR LED WITH SCROLLING,
AND FLASHING GRAPHICS

A



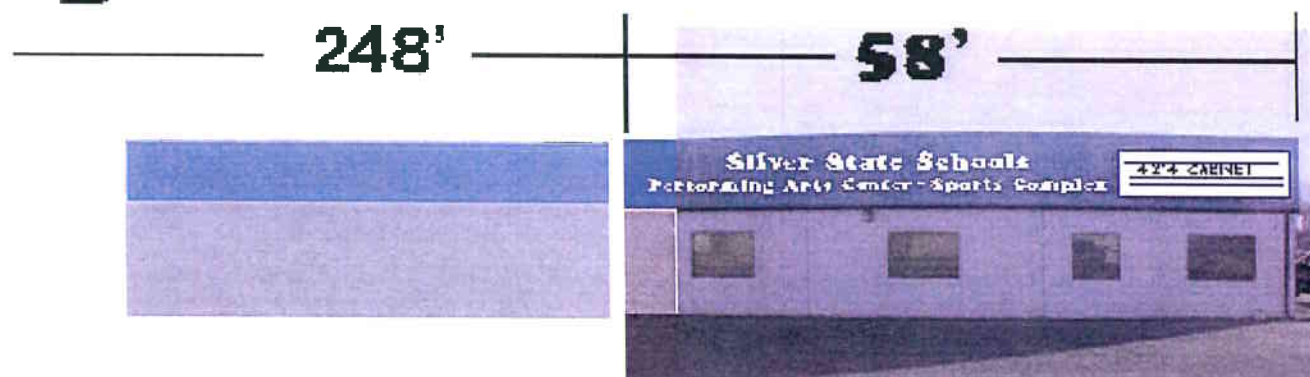
WHITE ALUMINUM CUT OUT COPY ATTACHED TO CORRUGATED SIDING

**Silver State Schools
Performing Arts Center - Sports Complex**

2'X32.5' =65 SF

1.8'X63' =113.5 SF

B



WHITE ALUMINUM CUT OUT COPY ATTACHED TO CORRUGATED SIDING

**Silver State Schools
Performing Arts Center - Sports Complex**

CABINET

1.5'X23.5' =35.25 SF

1'X36' =36 SF

4X14 =56 SF

C



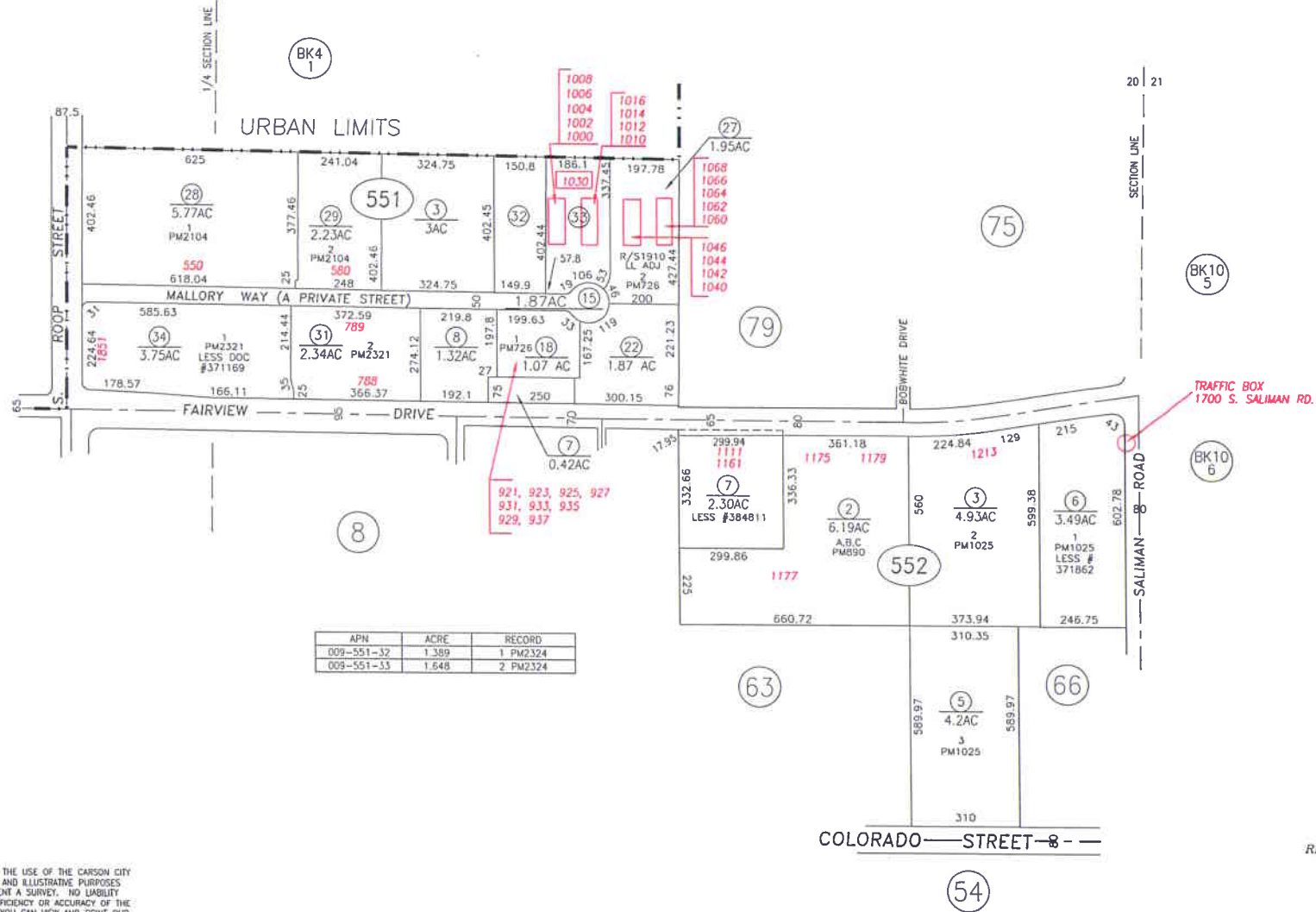
Silver State

18" X 15' = 22.5SF

EXHIBITS



PORTION E1/2 AND
PORTION SE1/4 NW1/4 SECTION 20
T.15 N., R.20 E., M.D.B. & M.



PHASING PLAN

(see Special Use Permit narrative for items in each phase)

DATA

SITE:

Parcel - 1 APN 009-551-31	2.34 acres
Parcel - 2 APN 009-551-08	1.32 acres
Parcel - 3 APN 009-551-03	3.99 acres
	6.61 acres

PARKING:

Parcel - 1	84 spaces
Parcel - 2	34 spaces
Parcel - 3	106 spaces
Total	224 spaces joint parking

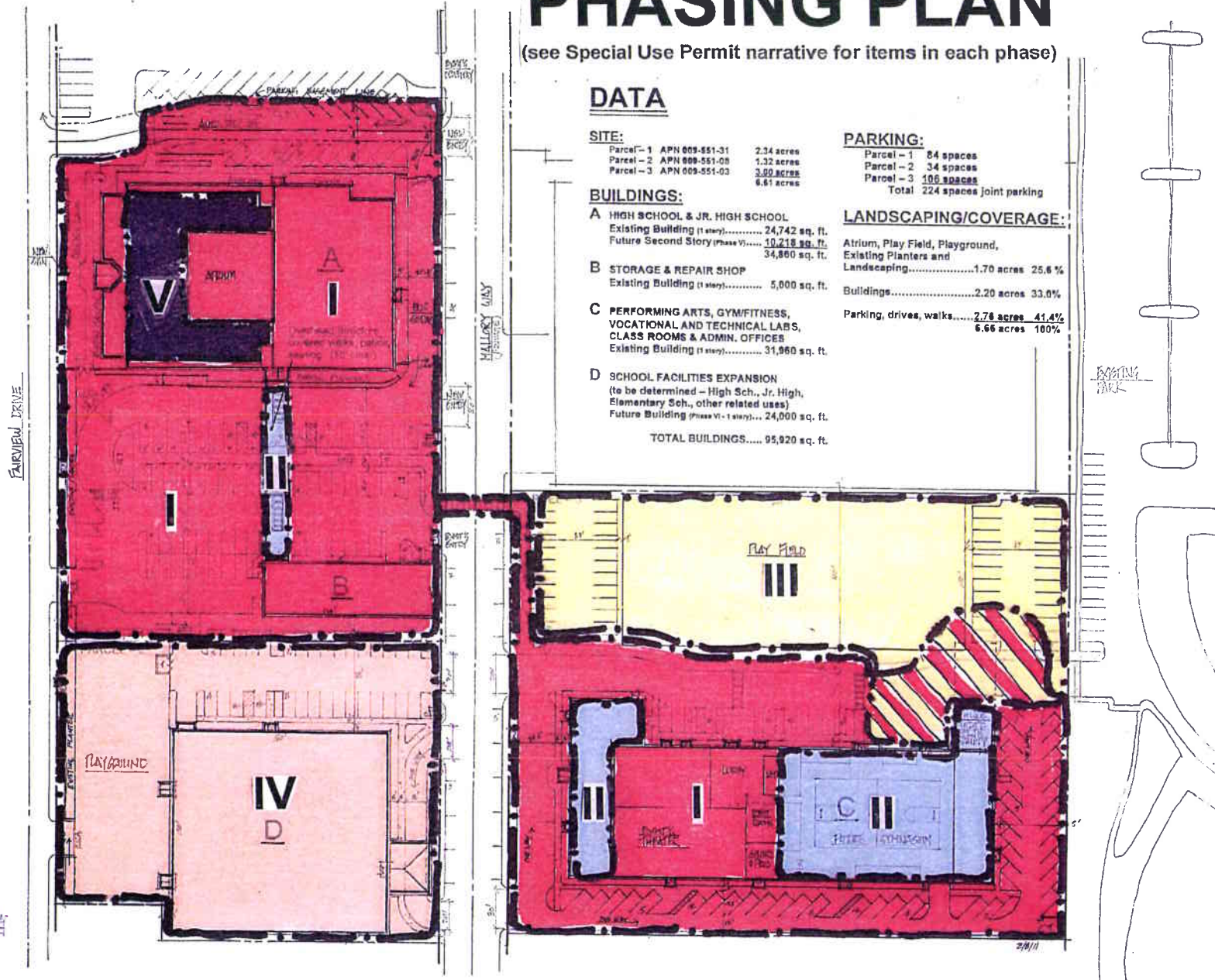
BUILDINGS:

A HIGH SCHOOL & JR. HIGH SCHOOL	
Existing Building (1 story).....	24,742 sq. ft.
Future Second Story (Phase V).....	10,218 sq. ft.
	34,960 sq. ft.
B STORAGE & REPAIR SHOP	
Existing Building (1 story).....	5,000 sq. ft.
C PERFORMING ARTS, GYM/FITNESS, VOCATIONAL AND TECHNICAL LABS, CLASS ROOMS & ADMIN. OFFICES	
Existing Building (1 story).....	31,960 sq. ft.
D SCHOOL FACILITIES EXPANSION	
(to be determined - High Sch., Jr. High, Elementary Sch., other related uses)	
Future Building (Phase VI - 1 story)....	24,000 sq. ft.

TOTAL BUILDINGS..... 95,920 sq. ft.

LANDSCAPING/COVERAGE:

Atrium, Play Field, Playground, Existing Planters and Landscaping.....	1.70 acres 25.6 %
Buildings.....	2.20 acres 33.0 %
Parking, drives, walks.....	2.76 acres 41.4 %
	6.66 acres 100 %



CONCEPTUAL SITE PLAN - SILVER STATE CHARTER SCHOOLS

Palmer Engineering Group, Ltd.

G.L. Szabo & Associates

Phasing Plan Silver State High Schools

Phase I

1. Bldg. A - Modify front entrance roof to create a stronger street presence.
2. Bldg. A - Add protective roof structures at east, west and north entries.
3. Bldg. C - Add protective roof structures on south, east and west entrances.
4. Bldg. A - Add signage to building entrance.
5. Bldg. A - Interior partition and doors changes to accommodate initial school move-in operation. Add bath rooms, drinking fountains, etc.
6. Slurry coat and re-stripe existing parking lots and drives around buildings A, B and C.
7. Two new driveway entries from Mallory Way with rolling gates.
8. Two new rolling gates to secure bus storage area.
9. New man gate at Mallory Way cross walk
10. Stripe cross walk at Mallory Way and walk ways to Bldg. C.
11. Bldg. C - security fencing and rolling gates along Mallory Way frontage and west side of parking area.
12. New 6' wrought iron fence in front of Bldg. A along Fairview Drive.
13. Bldg. C - interior partition and door change for initial use of lobby, theater, kitchen & rest room areas.
14. New electronic message sign in front of Bldg. A on Fairview Drive.
15. New signs along Mallory Way at new auto drop-off entrance and new parking/bus drop-off entry.

Phase II

1. Construct overhead structure across parking lots and drives east from Bldg. A to Bldg. C.
2. Bldg. C - upgrade front (south) elevation and create a new entry. Interior partition and door changes in front portion of building.
3. Bldg. C - Increase roof height of rear half of building to accommodate gymnasium/basketball use of space. Construct locker/shower room and fold- out bleachers. Other interior partitions and lighting.

Phase III

1. Construct Play Field, adjacent parking, walks and driveway connection to park. Cut back existing loading dock and convert to outdoor stage with canopy. Landscaping.

Phase IV

1. Construct Bldg. D, parking, drives, playground, landscaping and signage.


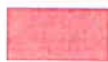

Phase V

1. Bldg. A - Construct new second floor, stairs and elevator.
2. Bldg. A - Interior partition changes.
3. Upgrade landscaping.





Land Use Map

Legend


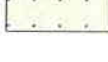
COMMERCIAL/EMPLOYMENT

-  Community/Regional Commercial
-  Neighborhood Commercial
-  Industrial

RESIDENTIAL

-  Rural Residential (5-20 ac/du)
-  Low Density Residential (0.2-3 du/ac or 5-.33 ac/du)
-  Medium Density Residential (3-8 du/ac)
-  High Density Residential (8-36 du/ac)

OTHER

-  Public/Quasi-Public
-  Washoe Tribe
-  Specific Plan Area
-  Conservation Reserve (Private)
-  Planned Roadway Connection

MIXED-USE

-  Downtown Mixed-Use
-  Mixed-Use Commercial
-  Mixed-Use Residential
-  Mixed-Use Employment

OPEN LANDS

-  Public Conservation
-  Open Space
-  Parks and Recreation

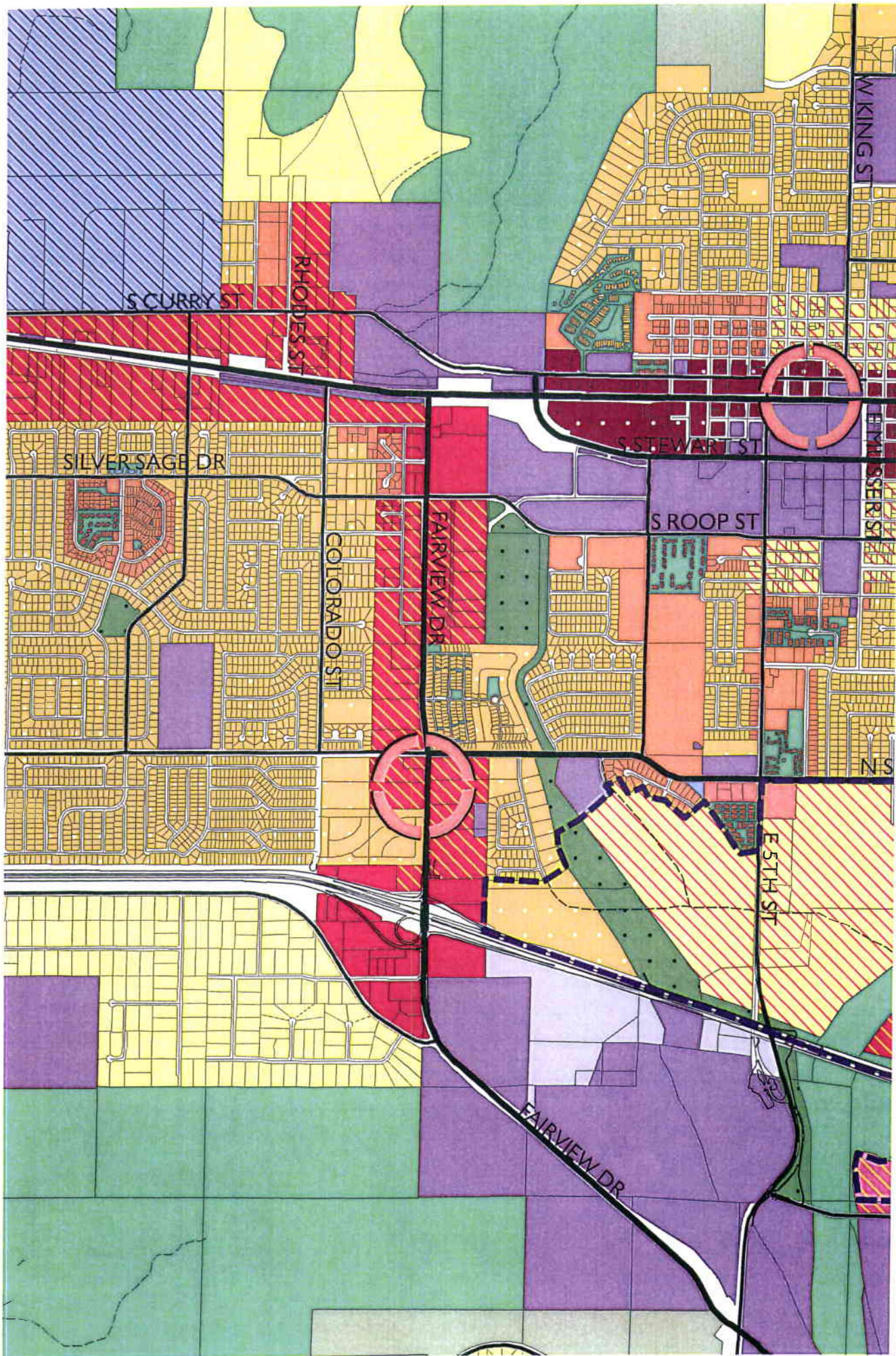


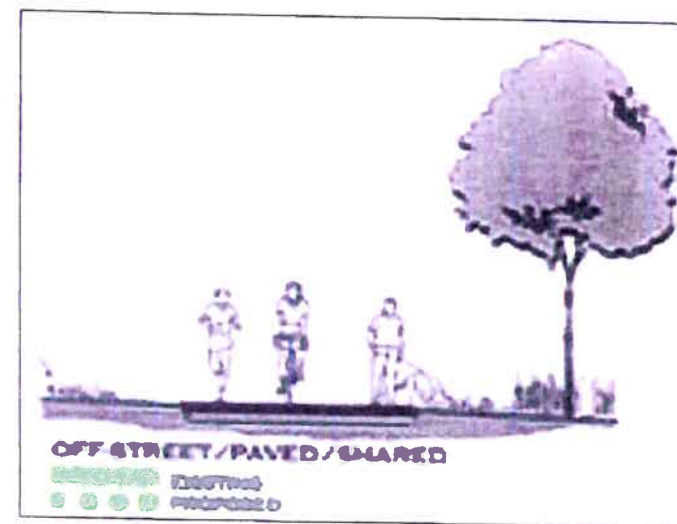
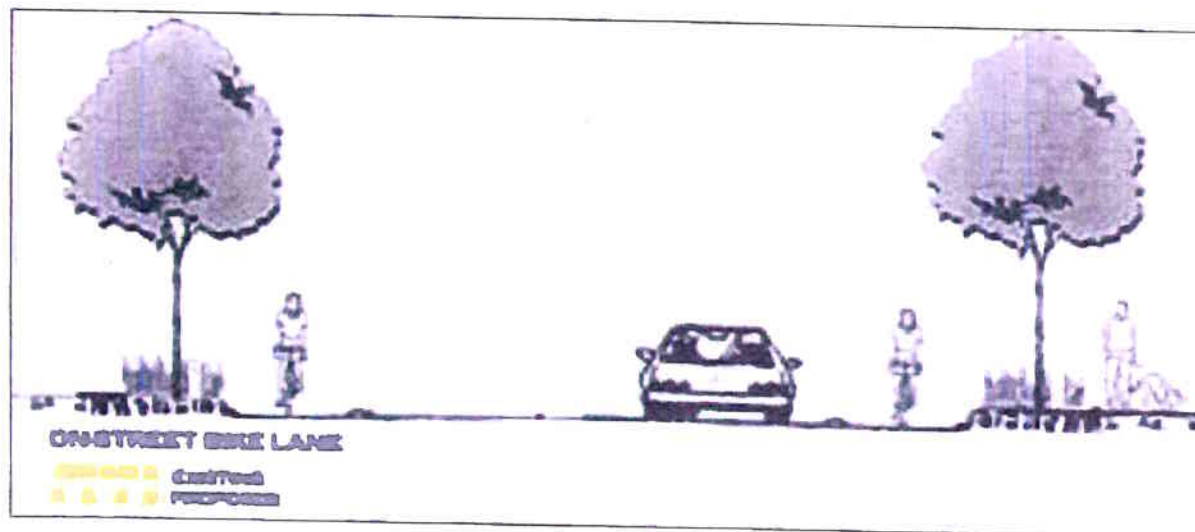
Adopted: April 6, 2006

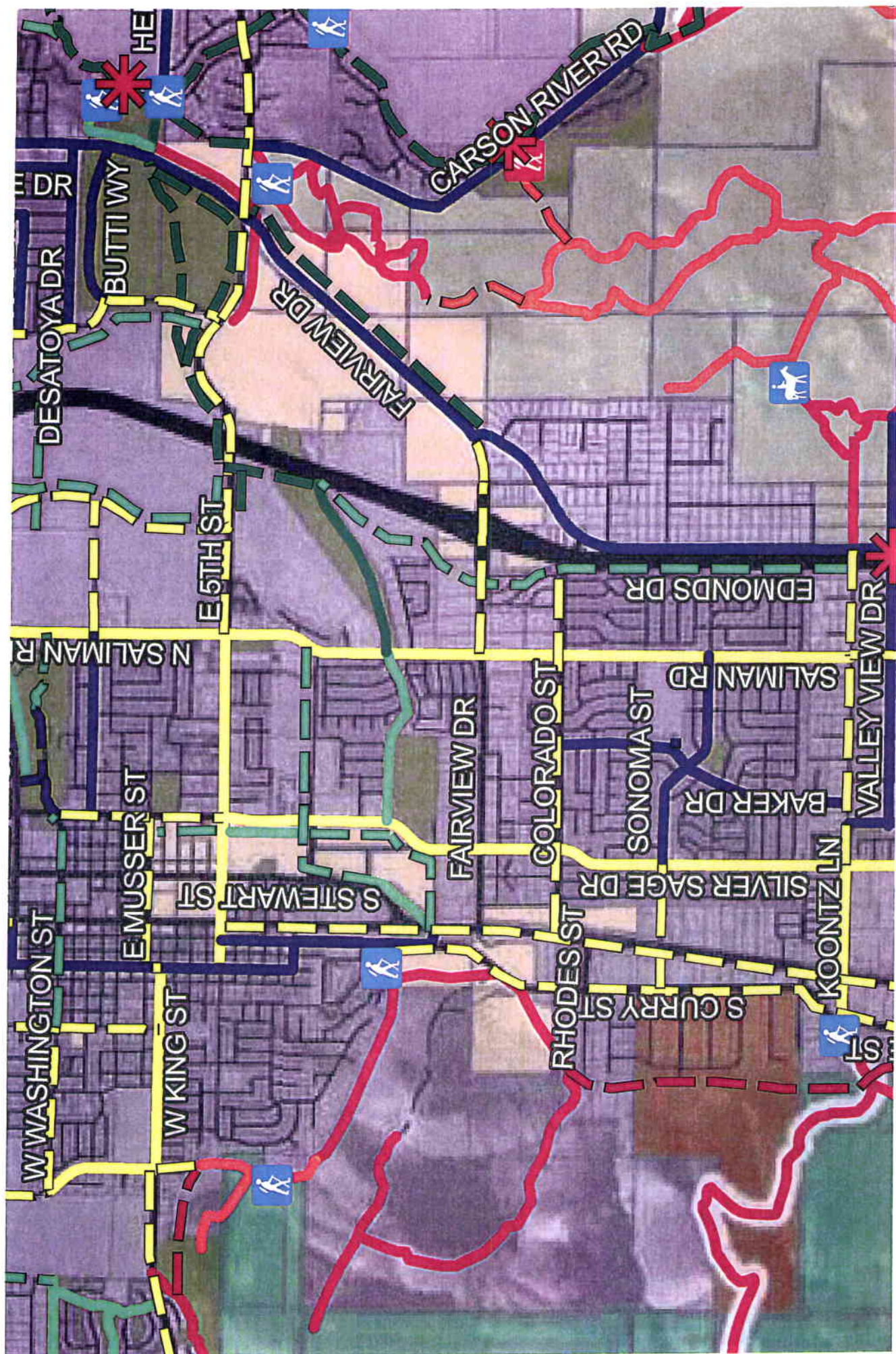


Source: Carson City GIS, Carson City Assessor, TIGER, Clarion Associates

Note: This map has been prepared for the City of Carson City for the purposes of the Carson City Master Plan. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated.

















NORTH

LEGEND

-  BUREAU OF INDIAN AFFAIRS
-  BUREAU OF LAND MANAGEMENT
-  CARSON CITY
-  STATE OF NEVADA
-  UNITED STATES FOREST SERVICE
-  WASHOE TRIBE LAND
-  STATE/ BLM/ USFS TRAIL
(approximate location of agency trails)
-  DESIGNATED OHV TRAILS
-  V&T RAILROAD ALIGNMENT
- ARROWS INDICATE FUTURE TRAIL CONNECTIONS

-  TRAILHEAD FOR AQUATIC TRAIL
-  TRAILHEAD FOR OHV
-  TRAILHEAD WITH TRAILER PARKING
-  TRAILHEAD WITH PARKING
-  TRAILHEAD
-  AQUATIC TRAIL CLASS I
-  AQUATIC TRAIL CLASS III
-  PROPOSED CROSSING (AT GRADE)
-  PROPOSED CROSSING (BRIDGE)
-  V&T RAILROAD RECONSTRUCTION
PROJECT SPECIFIC PLAN AREA

Carson City Urbanized

CARSON CITY
DOUGLAS COUNTY

DOUGLAS COUNTY



LEGEND	
EXISTING	PROPOSED









**FOR
LEASE**

888-6162

PLANNING DEPARTMENT

4.7.5 Other Commercial Uses.

- a. Permitted signs and maximum sign area shall be as follows:
 - (1) Permitted sign area for the parcel shall be calculated based on a ratio of three square feet for every one foot of the frontage of building for the first 100 feet of frontage. Sign area shall be calculated on a ratio of one square foot for every one foot of the frontage of the building/suite for the portion of the frontage exceeding the first 100 feet up to a maximum sign area of 600 feet.
 - (2) One address sign not exceeding four square feet in area.
 - (3) A maximum of 50 percent of the total allowable sign area may be located on the freestanding sign pursuant to Section 4.6.3.
- b. Maximum sign height of the freestanding sign shall be 20 feet.
- c. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare or reflection of lights.
- d. Sign materials shall be compatible with the design of the primary on-site building.
- e. Regardless of the amount of the frontage of the building or suite, each business is entitled to a minimum of 80 square feet of signs.
- f. One downtown business directory sign, platform, or pole, is permitted per intersection, which shall encompass all corners, within the Downtown Area subject to approval of a Special Use Permit. All sign platforms or poles must be consistent in construction and appearance. Individual signs for businesses are limited to a maximum of one square foot with a maximum letter height of three inches and must be constructed on the single platform or pole. Downtown business directory signs are intended to assist pedestrians to locate downtown businesses. Approval of an encroachment permit from the Nevada Department of Transportation and/or the Carson City Development Services Engineering is required prior to the City's approval of the sign permit.

STAFF REPORT FOR PLANNING COMMISSION MEETING MARCH 30, 2011

FILE NO: SUP-11-014

AGENDA ITEM: H-3(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner
Lee Plemel, Planning Director

REQUEST: A Special Use Permit request for a Public Charter School campus as a conditional use on property to be re-zoned from Limited Industrial (LI) to General Commercial (GC).

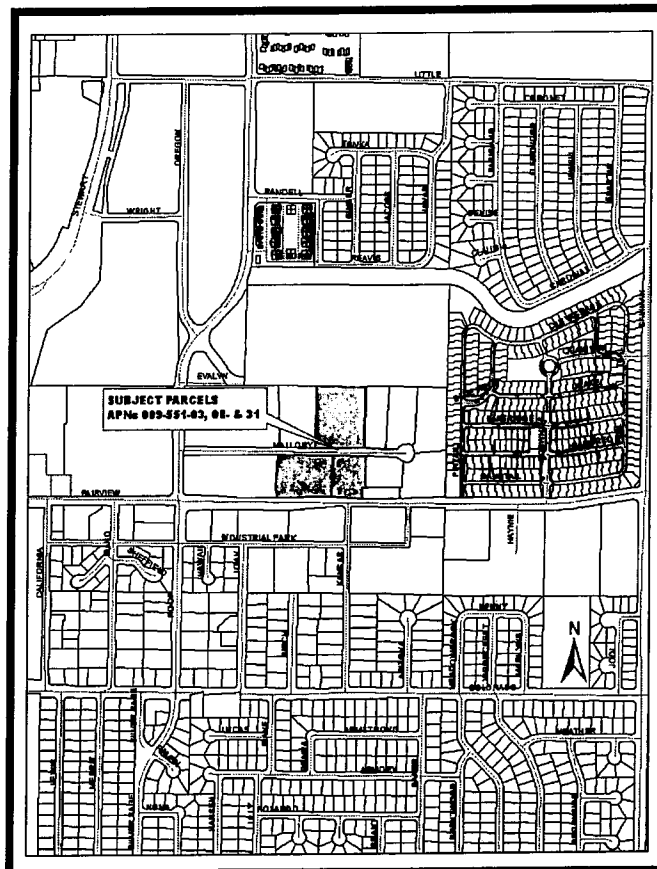
APPLICANT: Palmer Engineering Group, Ltd.

OWNERS: Samantha Partners, LLC, JZJP LLC and Leichtfuss Brothers Properties

LOCATION: 788, 900 Fairview Drive and 900 Mallory Way

APNS: 009-551-03, 009-551-08 and 009-551-31

RECOMMENDED MOTION (If the Commission approves ZMA-11-013): "I move to approve SUP-11-014, a Special Use Permit application to allow a Public Charter School campus facility as a conditional use on property to be re-zoned from Limited Industrial to General Commercial, located at 788 and 900 Fairview Drive and 900 Mallory Way, APNs 009-551-03, -08 and -31, based on seven findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval. Minor modifications to the development plans may be approved by the Director.
2. All on- and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve months of the date of final approval. Obtaining a building or construction permit for the proposed construction shall constitute project commencement. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date.
4. 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, the item will be rescheduled for the next Planning Commission meeting for further consideration.
5. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
6. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*.
7. Lighting fixture details and "cut-sheets" shall be submitted with a Building Permit application in compliance with Development Standards Division 1.3 Lighting. Any lighting fixtures shall be so installed as to project light downward and away from adjoining properties and glare to the sky.
8. This SUP shall become effective only upon approval by the Board of Supervisors of Zoning Map Amendment application ZMA-11-013 to change the subject parcels from Limited Industrial to General Commercial.
9. Acceptable screening/fencing alternatives shall be submitted to the Planning Division for review and approval with the required building permit submittal, specifically for the northern and eastern boundaries of the project area.
10. The applicant shall submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping) with building permit plans for review and approval by the Planning Division.
11. The applicant will install a landscape buffer between their property and Governors Field to meet the City's Landscape Development Standards during Phase 3 of the project.

12. The applicant should be required to work with the City's Planning Division staff during the project's beginning phases to develop an overall site concept which creates a "campus feel" saving their mature trees, adding new landscaping, developing a connected pedestrian system which minimizes pedestrian and vehicle conflicts, and reduces the site's parking requirements.
13. There are a number of existing on-street (Fairview Drive and Roop Street/Silver Sage) and off-street bicycle facilities (Linear Park's multi-use path) in the vicinity of the school. The applicant should be required to develop an internal pedestrian system that will connect to and take advantage of these existing City facilities, including a pedestrian connection to Governors Field for use by their students and faculty.
14. Reflective, untreated roofs shall be prohibited unless painted flat, non-glossy paint to compliment or match the primary color of the primary exterior building material(s).
15. All roof-top equipment on new portions of the building(s) and new building(s) shall be screened pursuant to Carson City Development Standards Division 1.1.7.
16. Project signage requires an application for a Building Permit, issued through the Carson City Building Division. The sign(s) shall be placed so as to maintain proper separation from above and below ground utilities. Coordination with the civil design engineer for sign placement is highly advised. The sign(s) shall not be placed within any utility, access or drainage easement.
17. This Special Use Permit shall be reviewed by the Planning Commission two years from the date of initial approval. The applicant shall provide written documentation of compliance with all conditions of approval to the Planning Division for the review at least 45 days prior to the review date. The Planning Commission may require additional reviews as it deems appropriate.
18. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim.
19. Proper trash enclosures shall be provided pursuant to the Carson City Development Standards 1.2.6.
20. Directional Signage is required on site, to assist in the way-finding of the Silver State Charter School campus.
21. The Silver State Charter School shall create and enforce a before school/after school loitering policy. The loitering policy shall be posted and enforced by the Silver State Charter School at all times.
22. The applicant shall designate a neighborhood liaison for this project. The liaison will deliver to all property owners within 100 feet of the project perimeter boundaries and Planning Division, a letter containing information regarding the project. The letter shall also include the liaison's name, phone number, fax

number and e-mail address and the request that any comments, concerns or requests should be directed to the liaison. The letter shall also include a copy of the Notice of Decision and conditions of approval.

23. This SUP approval is specific to the construction and operation of an approximate 95,920 square foot Public Charter School (on-line distance education junior high and high school). Minor modifications to the approved plan may be authorized by the Planning Director. All other changes or increase in use will require an amendment to this Special Use Permit.
24. The applicant must meet all applicable State (NRS & NAC 444), Local and Federal codes and ordinances as they apply to this request. Plans for this facility must be submitted and approved by Carson City Health & Human Services.
25. If the school plans on preparing food at this facility and a remodel of the kitchen area changes the drainage fixture counts to a number greater than 21 DFU's then a larger sized grease interceptor will need to be installed.
26. A sand-oil interceptor will be required if there will be an Auto Shop or Auto body class.
27. Secondary Containment for chemicals will also be a requirement for this facility.
28. Final design shall include a wet stamped traffic impact study.
29. The applicant must meet all applicable State (NRS & NAC 444.56818), Local and Federal codes and ordinances as they apply to this request.
30. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); and 18.04.135 (General Commercial).

MASTER PLAN DESIGNATION: Mixed Use Commercial

ZONING DESIGNATION: Limited Industrial

PROPOSED ZONING DESIGNATION: General Commercial

KEY ISSUES: Will the proposal be detrimental or cause material damage to surrounding properties in the vicinity?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH:	Public Regional (PR)/Limited Industrial (LI) – Commercial, Industrial and Governor's Field
SOUTH:	Limited Industrial (LI) – Commercial
EAST:	Limited Industrial (LI) – Residential
WEST:	Limited Industrial (LI) – Commercial/Industrial

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: Zones AH – (100-year flood plain, 1-3 foot depth-average)
2. SLOPE/DRAINAGE: portions of the subject sites are currently developed.
3. EARTHQUAKE: There are no faults within 500 feet of the subject site.

SITE DEVELOPMENT INFORMATION

1. BUILDING SIZE:

High School:	Existing building	24,742 square feet	APN 009-551-31
	Future 2 nd Floor	10,218 square feet	
Storage building	Existing	5,000 square feet	APN 009-551-31
Performing Arts	Existing	31,960 square feet	APN 09-551-03
School Expansion		24,000 square feet	APN 009-551-08
Total		95,920 square feet	

2. *PROPOSED STRUCTURE HEIGHT: 45 feet maximum building height.

3. *PARKING:

Required:	133 spaces
Proposed:	207 spaces

The Silver State High School parking requirement is based on parking requirements of the existing school criteria. The Silver State High School is not a traditional school curriculum.

4. LANDSCAPING AREA:

Impervious surface (without buildings)	2.76 acres
Required Landscaping:	24,045 square feet
Proposed Landscaping:	74,052 square feet

5. SIGNAGE: The applicant will install wall signage on the Silver State Charter School in addition to the use of an existing monument sign on site. The Planning Division has determined that the appropriate office signage criteria is noted below:

Office Building Uses.

- a. Permitted signs:
 - (1) One freestanding sign not to exceed a maximum of 32 square feet.
 - (2) Wall sign(s) measuring one square foot for each lineal foot of building frontage not to exceed a maximum of 15 feet per street frontage.

- (3) One wall directory sign, not to exceed a maximum of one square foot of sign area for each occupant of an office building.
 - (4) One address sign not exceeding four square feet in area.
 - b. The maximum freestanding sign height shall be six feet in the Residential Office and General Office zoning districts and 20 feet in any other non-residential zoning district.
 - c. Illumination from or upon any signs in the Residential Office or General Office zoning districts shall be of such a light intensity or brightness that does not distribute light on adjacent areas.
 - d. Materials and design shall be compatible with the primary on-site building.
6. PROPOSED CAMPUS: 6.66 acres
- | | | |
|------------------------|------------|------------|
| EXISTING PARCEL SIZES: | 009-551-31 | 2.34 acres |
| | 009-551-08 | 1.32 acres |
| | 009-551-03 | 3.00 acres |

BACKGROUND:

The applicant has provided in this packet a detailed history of the 2.5 year process the Silver State Charter School has undertaken related to the selection of a viable and permanent school campus site (see attached site approval process history).

The applicant is requesting approval of a special use permit to utilize existing buildings and future construction, totaling 95,920 square feet to operate a public charter school campus within the proposed General Commercial (GC) zoning district. A School (K-12) is a conditional use (requiring a special use permit) within the GC zoning district pursuant to the Carson City Municipal Code (CCMC) Section 18.04.135. The anticipated site use would include a High School/Jr. High School, space for future expansion, gymnasium/theater and provide adequate area for a multi-purpose sports field.

The Silver State High School opened its doors in 2003 and in September of 2009 the school expanded its curriculum to accommodate Junior High School students. The Silver State School facilities are currently located at 3716 North Carson Street. The Silver State School is a **Free Public** on-line distance education junior high and high school. Students attend classes once per week to meet with their teachers and do their remaining class work on-line. This format allows students to make appointments or come in on other days to get individualized help from their teachers.

Charter schools are independent public schools designed and operated by parents, educators, community leaders, education entrepreneurs and others with a contract, or charter, from a public agency, such as a local or state education agency or an institution of higher education. Charter schools are operated free-of-charge to parents and are open to all students. These schools provide parents enhanced educational choices within the public school system. Exempt from many statutory and regulatory requirements, charter schools receive increased flexibility in exchange for increased

accountability for improving academic achievement. The first U.S. public charter school opened in 1992. Today, nearly 4,000 charter schools serve more than one million students in 40 states and Washington, D.C.

DISCUSSION:

This application has the following aspect for the Planning Commission's review:

1. Allowing a "School K-12" as a conditional use CCMC 18.04.135;

The applicant has submitted the following application to be processed concurrently with the subject Special Use Permit: A Zoning Map Amendment application ZMA-11-013 to change the existing zoning of Limited Industrial (LI) to General Commercial (GC). It is important to note the proposed Special Use Permit request is dependent of the approval of the above mentioned ZMA application, for the reason that a "public school " use is prohibited within the Limited industrial zoning district.

The subject parcels comprise approximately 6.66 acres and are located on the north of Fairview Drive and south of Governor's Field. The proposed project consists of three parcels of land, two of which front Fairview Drive and one that fronts Mallory Way and Governor's Field. Vehicular access for the proposed charter school campus is primarily two access points from Mallory Way and there is also a secondary access point from the north from Governor's Field. The applicant noted, there is a unique opportunity related to the proposal for the City's joint use of the school's sports field, gymnasium, theater and parking lot.

The applicant is proposing to construct a 95,920 square foot Public Charter School campus on the 6.66 acre site currently owned by Samantha Partners, LLC, JZJP LLC and Leichtfuss Brothers Properties. The subject site currently has three unoccupied structures. The proposed Public Charter School campus will provide a High School, Jr. High School, future gym/theater and play field area, noted on the conceptual plans provided.

Parking

Due to the untraditional nature of the Silver State Charter School, the parking criterion is not the traditional parking solution one would encounter. The parking criteria has been tried and tested at the existing site of the Silver State Charter School site. The parking criteria is based on justification provided by the applicant in addition to taking into account the nature and needs of the school campus. As noted in the parking summary provided by the applicant 207 parking spaces are proposed. The school is planned for 1000 students, although due to the on-line distance nature of the curriculum, no more than 143 students will be on campus at any given time based on a schedule of seven sessions per week.

Landscaping

A landscaping plan will provide for unity and consistency for the subject site, which will result in an aesthetically pleasing campus environment. The total landscaped area will be 74,052 square feet. The primary parcel; APN 009-551-31, is currently landscaped with mature trees and shrubbery, none of which is proposed for elimination.

Traffic

A Traffic Impact report was prepared by Palmer Engineering Group, Ltd. That report identifies that per the Institute of Transportation Engineers (ITE) -7th Edition, a typical high school of this size will generate approximately 1450 vehicle trips on weekdays, 504 trips on weekends and 343 morning peak hour trips. However, the Silver State Charter School has seven class sessions per week, resulting in a significant decrease of the student body on campus at any given time, although staff and faculty traffic would remain constant.

Allowing for a reduces student body with full staff, a 1/5 factor is considered and appropriate adjustment to the ITE estimates, resulting in 290 weekday end trips, 101 weekend trips and 69 peak weekday morning trips. These values are below the 500 end trip or 80 peak-hour trips requiring a traffic study per Development Standards 12.13.1.

Fairview Drive is considered a major arterial and Rood Street is considered a minor collector and both streets are expected to have adequate capacity to accommodate the charter school traffic. The applicant has noted that this information was confirmed with discussions with City Engineer, Jeff Sharp and Transportation Manager, Patrick Pittenger. It should also be noted that Mallory Way is a private street and is not maintained by the City. The applicant and adjacent property owners would be responsible for any improvements and maintenance within this private street.

Surrounding Uses and Compatibility with a School

The surrounding neighborhood is a mixture of unique uses that include Industrial uses, Parks and Recreation uses, commercial uses and residential uses. To the immediate south is Fairview Drive, Fitness for 10, and Commercial/Office uses. To the immediate east is a single family dwelling unit and industrial uses. To the north is Mallory Way, Governor's Field and the Nevada Appeal building. To the immediate west is a mixture of commercial uses (beauty college, church, photo studio and youth center).

A key issue in considering this Special Use Permit request is the impact the proposed use would have on surrounding properties and uses. While the uses on Mallory Way and Fairview Drive in this vicinity seem to be transitioning in recent years from industrial uses to more commercial-oriented uses, there remains to be an industrial presence on Mallory Way. Three property owners and one leasing business have submitted letters in opposition to this application based on concerns regarding the compatibility of a school with existing industrial and heavy commercial uses in the vicinity, among other things.

Schools are prohibited within the Limited Industrial zoning district because of the potential conflicts between the children, and the traffic associated with the school, and the industrial traffic and industrial uses. Secondary effects from industrial uses can also include noise and odors, which can be detrimental to the general public. Schools are generally in session during regular business hours, so there would be an interaction between these uses on a regular basis.

It is noted by adjacent property owners that there are large trucks that routinely use Mallory Way as part of existing businesses. There is also a concern that the school will have the affect of driving heavy commercial and industrial users off the adjacent properties, which could be detrimental to the adjacent properties.

When the applicant first discussed the proposed school location with Planning staff, staff noted that it would be important for the applicant to talk to adjacent property owners to be able to address any concerns and understand the magnitude of those concerns. Staff believes that some legitimate concerns have been raised regarding the potential impact of the proposed school on the adjacent properties, and that the applicant should further demonstrate to the Planning Commission how these potential impacts will be addressed or mitigated.

Lighting

The applicant shall submit exterior light fixture details with a building permit application for review and approval by the Planning Division. Any lighting fixtures shall be installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-11-014.

PUBLIC COMMENTS: Public notices were mailed to 31 adjacent property owners within 620 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of March 22, 2011, letters of opposition to this application and the accompanying application were received from three adjacent property owners and one leasing business within one of those properties (see attached letters). Additionally, staff received a phone call from another adjacent property owner (950 Fairview Drive), Gene Empey, expressing opposition based upon concerns of poor existing access on Mallory, increased traffic, and safety for the school children. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

AGENCY COMMENTS:

Carson City Health Department:

Carson City Health and Human Services has the following comments regarding the project as described in the packet received.

1. The applicant must meet all applicable State (NRS & NAC 444.56818), Local and Federal codes and ordinances as they apply to this request.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

Carson City Building Division:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.

1. The building construction requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=181

Engineering Division:

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

Public Works Environmental Health:

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 -014 900 Mallory Way, 788 & 900 Fairview Dr. project:

1. ECA has no comments for the proposed zoning change.
2. If this facility is approved the following conditions will have to be met:
 - a. Currently there should be a 750 gallon grease interceptor onsite at the 900 Mallory Way location. If the school plans on preparing food at this facility and a remodel of the kitchen area changes the drainage fixture counts to a number greater than 21 DFU's then a larger sized grease interceptor will need to be installed.
 - b. A sand / oil interceptor will be required if there will be an Auto Shop or Auto body class.
 - c. Secondary Containment for chemicals will also be a requirement for this facility.

Carson City Fire Department:

- The proposed project must meet all codes and ordinances as they relate to this request.

Carson City Parks & Recreation Department:

Our department supports the applicant's request for a Special Use Permit for this project. If the Planning Commission approves this project, our department is interested in exploring with Silver State Charter School the development of a joint use agreement for the benefit of both parties. In addition, our department will ask for the following Special Use Permit condition as follows:

1. The applicant will install a landscape buffer between their property and Governors Field to meet the City's Landscape Development Standards during Phase 3 of the project.

The Parks and recreation Department would like the applicant, Planning Division, and Planning Commission to consider three other Special Use Permit conditions. They are as follows:

1. The applicant should be required to redesign their existing Fairview Drive landscaping frontage to match the City's newly established landscaping theme in the road's right-of-way.
2. The applicant should be required to work with the City's Planning Division staff during the project's beginning phases to develop an overall site concept which creates a "campus feel" saving their mature trees, adding new landscaping, developing a connected pedestrian system which minimizes pedestrian and vehicle conflicts, and reduces the site's parking requirements.
3. There are a number of existing on-street (Fairview Drive and Roop Street/Silver Sage) and off-street bicycle facilities (Linear Park's multi-use path) in the vicinity of the school. The applicant should be required to develop an internal pedestrian system that will connect to and take advantage of these existing City facilities, including a pedestrian connection to Governors Field for use by their students and faculty.

FINDINGS: If the Planning Commission votes to approve the application based upon the discussion at the meeting, staff recommends the following findings as required by Carson City Municipal Code (CCMC) Sections 18.02.080 (Special Use Permits) and further substantiated by the applicant's written justification.

1. The project will be consistent with the master plan elements.

The existing Mixed Use Commercial land use designation is consistent with the proposed public school use of the property by the Silver State High School, as well as the intended future use of the property.

The proposed project will be in compliance with the following:

GOAL 1.1— PROMOTE THE EFFICIENT USE OF AVAILABLE LAND AND RESOURCES.

1.1e—Sustainable Construction Techniques

Encourage the use of sustainable building materials and construction techniques, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program which provides voluntary national standards and certification for a range of new construction types to promote the development of energy efficient, sustainable buildings.

1.1f—Energy Conservation

Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development (e.g., maximizes solar exposure to capture energy and

speed snow melt during winter months). Encourage the use of new and emerging technologies that lead to increased energy conservation for both residential and non-residential uses.

GOAL 1.2—PROMOTE INFILL AND REDEVELOPMENT IN TARGETED AREAS

1.2a—Priority Infill and Redevelopment Areas:

Two levels of priority have been identified for areas identified for potential infill and redevelopment on the Land Use Map.

GOAL 1.4—MANAGE THE IMPACTS OF FUTURE GROWTH WITHIN THE URBAN INTERFACE

1.4a—Vehicular and Pathway Access

Ensure that vehicular and pathway access to surrounding public lands are maintained as development occurs within the Urban Interface—the area at the fringe of the City's core area that borders both urban development and open lands. Require pathways, bicycle facilities, and roadway easements through future developments as identified in the Unified Pathways Master Plan.

1.4c—Protection of Existing Site Features:

Ensure that development at the Urban Interface is designed to minimize disturbances to existing stands of mature trees, distinctive topographic features (hillsides/ridgelines), and other character-defining features, particularly those that are visible from other locations in the community. Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.

GOAL 2.1—ENCOURAGE DIVERSITY IN CITYWIDE LAND USE MIX

2.1b—Mixed-Use Development

Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) along major gateway corridors, in designated activity centers, downtown, and in other locations as identified on the Land Use Map.

GOAL 2.3—PROVIDE OPPORTUNITIES FOR A RANGE OF RETAIL SERVICES

2.3b—Mixed-Use Development

Encourage the incorporation of complementary retail development in conjunction with employment and residential uses, as supported by the policies for the Mixed-Use Employment and Mixed-Use Residential land use categories contained in Chapter 3.

GOAL 3.3—MINIMIZE IMPACTS OF POTENTIAL NATURAL DISASTER
EVENTS ON THE COMMUNITY

3.3d—Floodplain and Hazard Area Development

Continue to discourage development within the 100-year floodplain and other hazard areas and require development on flood prone properties to be clustered out of the 100-year floodplain as defined by FEMA.

3.3e—Geologic Hazards

Continue to require any development with an identified earthquake fault on site to have a professional geotechnical report to establish required setbacks from the fault to structures and other mitigation measures.

GOAL 6.1—PROMOTE HIGH QUALITY DEVELOPMENT

6.1a—Durable Materials require the use of durable, long-lasting building materials for all new development.

6.1b—Neighborhood Design

Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features, as consistent with the land use policies contained in Chapter 3 of this Plan.

6.1c—Variety and Visual Interest

Promote variety and visual interest in the design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.

GOAL 6.2—PROMOTE COMPATIBLE INFILL AND REDEVELOPMENT

6.2a—Neighborhood Compatibility

Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.

GOAL 11.2—COORDINATE LAND USE AND TRANSPORTATION DECISIONS
TO SUPPORT THE USE OF ALTERNATIVE MODES

11.2b—Transit Supportive Development

Promote the development of transit-supportive development patterns (e.g., mix of uses, pedestrian-orientation, higher density) along major travel corridors to facilitate future transit. Identify opportunities for transit and pedestrian-oriented development patterns on the Land Use Map and coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing/planned transit service.

11.2c—Enhanced Roadway Network

Seek opportunities to enhance the City's north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and further enhance the feasibility of broader transit service and transit supportive development patterns.

GOAL 12.1—ESTABLISH A CITY-WIDE SYSTEM OF MULTI-USE PATHWAYS

12.1a—Enhance the Pathways Network

Continue to maintain and expand the City's existing network of pathways to link distinct geographic locations within the community and to provide improved access to and between neighborhoods, activity centers, schools, and other destinations. Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map to cross physical barriers, establish direct connections between neighborhoods, activity centers, schools (as consistent with the Safe Route to School public safety program), and other destinations, and to take advantage of available opportunities such as utility and open space corridors where possible.

12.1c—Section-by-Section Implementation

Seek opportunities to complete individual sections of the City's adopted Unified Pathways Master Plan on a site-by-site and "missing link" basis as future development occurs. Continue to require future development to construct, to City standard, on-site sidewalks and connections to adjacent pedestrian and bicycle systems as needed and coordinate the dedication of rights-of-way for planned pathway connections at the time of development.

2. The project 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 surrounding neighborhood is a mixture of unique uses which include Industrial uses, Parks and Recreation uses, commercial uses and residential uses. To the immediate south is Fairview Drive, Fitness for 10 and Commercial/Office uses. To the immediate east is a single family dwelling unit and industrial uses. To the north is Mallory Way, Governor's Field and the Nevada Appeal building. To the immediate west is a mixture of commercial/industrial uses (Beauty College, church, photo studio and youth center).

The school will not generate objectionable noise, vibrations, fumes, odors, glare, or physical activity in excess of those generated by surrounding properties and other uses in the vicinity.

Any lighting fixtures shall be so installed as to project light downward and away from adjoining properties and glare to the sky. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.

Per the information provided by the Engineering Division this request is not in conflict with any Engineering Master Plans for streets.

Access to the proposed campus is identified on the conceptual plan from Mallory Way. The Fairview Drive access is limited to right turn-out only to avoid up of traffic on Fairview Drive. The applicant has noted that the proposed traffic anticipated by the Carter School use would be effectively absorbed by the existing roadway system in the area.

The proposal will affect traffic or pedestrian facilities. A wet stamped traffic study will be part of the Conditions of Approval.

4. The project 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.

Existing facilities appear to be adequate for this project per the Engineering Division.

A Drainage Impact Report was completed and submitted by Palmer Engineering Group, Ltd. to City Staff on February 17, 2011. The report notes that the campus plan includes the utilization of existing buildings, parking lots and underground utilities; the applicant does not anticipate any added impact to the storm drainage system currently in place. Any necessary improvements to the existing storm drainage facilities will follow the recommendations of the Public Works Department.

A Water Impact Report was completed and submitted by Palmer Engineering Group, Ltd. to City Staff on February 17, 2011. Per the report, Carson City Utilities has indicated that they do not expect any issues providing domestic and irrigation water with the existing infrastructure in the immediate vicinity. This is taken into consideration if the size of the existing eight inch water main in Mallory Way and the 12 inch water main in Fairview Drive.

A Sewer Impact Report was completed and submitted by Palmer Engineering Group, Ltd. to City staff on February 17, 2011. Mallory Way has an existing eight inch sewer main and per the Public Works Department there are no indications to expect problems providing sewer service.

The subject site is located just over one half mile from the 395 Freeway and approximately three blocks east of Carson Street. The school will be served by school busses that will use existing major travel corridors.

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

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of

merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

The conceptual landscape plans show landscaped area in excess of minimum Carson City landscaping requirements (74,052 square feet provided). The square footage of landscaping for the 6.6 acre campus will constitute 25.6% of the subject site's surface. Final landscape plans submitted with the building permit will ensure compliance with other City standards for landscaping.

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

The proposed campus, with staff's recommended conditions of approval, will meet all the requirements of the Carson City Municipal Code and will not be detrimental to the public health, safety, convenience, and welfare, but will provide a much needed service to the residents of Carson City.

Directional Signage is required on site, to assist in the way-finding of the facility. The signage can include on-premise sign giving directions, instructions or facility information, including but not limited to parking, exit and entrance signs.

The applicant shall designate a neighborhood liaison for this project. The liaison will deliver to all property owners within 100 feet of the project perimeter boundaries and Planning Division, a letter containing information regarding the project. The letter shall also include the liaison's name, phone number, fax number and e-mail address and the request that any comments, concerns or requests should be directed to the liaison. The letter shall also include a copy of the Notice of Decision and conditions of approval.

7. The project will not result in material damage or prejudice to other property in the vicinity.

By developing these parcels of land with the proposed school and related amenities, It is not anticipated that the proposed use will result in a detrimental impact to other properties within the vicinity.

The school is planned for 1000 students, although due to the on-line distance nature of the curriculum, no more than 143 students will be on campus at any given time based on a schedule of seven sessions per week. This curriculum will result in a significant decrease of the student body on campus at any given time and that is an important factor in the proposed use.

The Silver State Charter School shall create and enforce a before school/after school loitering policy. The loitering policy shall be posted and enforced by the Silver State Charter School at all times.

ALTERNATIVE MOTION FOR DENIAL: "I move to deny SUP-11-014, a Special Use Permit application for a Public Charter School campus as a conditional use on property located at 788 and 900 Fairview Drive and 900 Mallory Way, APNs 009-551-03, -08 and -31, based on the inability to make the required findings as noted in the staff report."

ALTERNATIVE FINDINGS FOR DENIAL: If the Planning Commission votes to deny the application based upon the inability to meet all of the findings as required by Carson City Municipal Code (CCMC) Sections 18.02.080 (Special Use Permits), staff recommends the following findings for denial.

2. *The proposed Charter school will be detrimental to the development of surrounding properties for industrial uses as permitted by the current zoning of the surrounding properties, as the school will cause potential conflicts with industrial traffic, noise, and odors.*
6. *The proposed project will be detrimental to the public health, safety and welfare in that Mallory Way contains industrial uses and has industrial trucks and traffic that cause a risk to school children who will need to cross Mallory Way and travel to and from the school campus.*
7. *The proposed project will result in material damage to other properties on Mallory way where the development of industrial uses is permitted by the current zoning of the surrounding properties, as the school will cause potential conflicts with industrial traffic, noise, and odors, and discourage new industrial businesses from moving into the area.*

Respectfully submitted,

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Public Works Department, Planning Division

Lee Plemel, AICP
Planning Director

Attachments

- Carson City Engineering Division comments
- Carson City Fire Department comments
- Carson City Building Division comments
- Carson City Health Department comments
- Carson City Parks & Recreation Department comments
- Application (SUP-11-014)
- Public Comments