



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

MEMORANDUM

Planning Commission meeting of February 27, 2013

G-2

TO: Planning Commission

FROM: Lee Plemel, AICP, Planning Director

DATE: February 20, 2013

SUBJECT: SUP-10-104 – Brewery Arts Center Plaza and Outdoor Events Area

The Planning Commission approved a Special Use Permit, SUP-10-104, in December 2010 for site improvements for an outdoor plaza and events area, generally between the existing BAC (Brewery Arts Center) building and the Performance Hall to the west. The project would include the abandonment of Minnesota Street between the two facilities, between West King Street and West 2nd Street. The approval is valid for three years, until December 2013, with an administrative extension permitted to December 2014. A condition of approval (#9) required the Special Use Permit to be reviewed after two years.

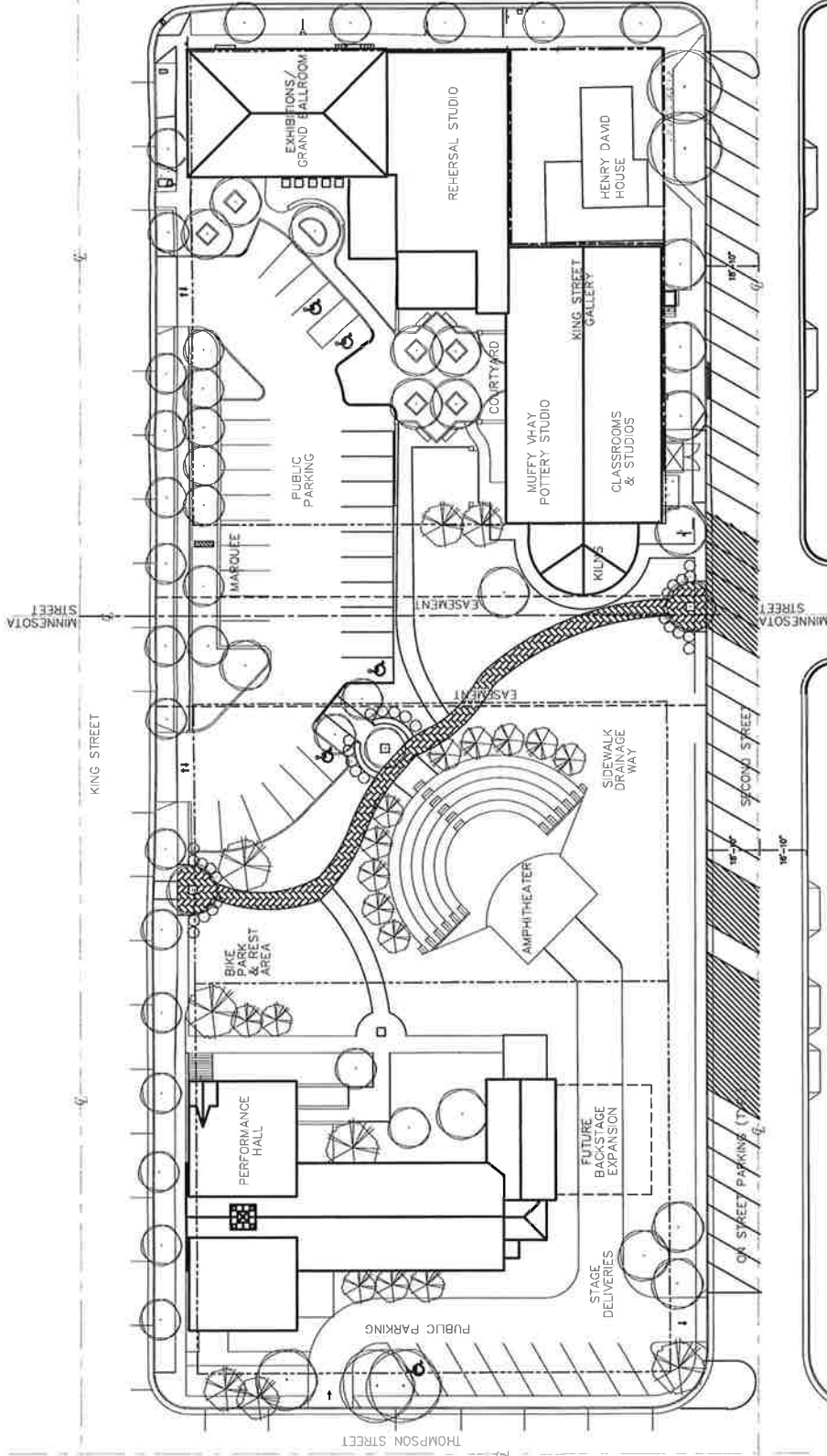
A copy of the approved site plan and the Notice of Decision with the conditions of approval are attached. To date, no permits have been submitted for the project.

As of the writing of this memo, staff had not received a written update from the BAC. A representative of the Brewery Arts Center will be at the Planning Commission meeting to answer any questions regarding the proposed project.

Attachments:

1. SUP-10-104 Site Plan and Notice of Decision with conditions of approval

MINNESOTA STREET
DIVISION STREET



J.P. OPOLLOS ARCHITECT
P.O. BOX 8877 CHICAGO, ILL. 60680
WWW.OPOLLOSARCHITECT.COM

BREWERY ARTS CENTER STREET CLOSURE CONCEPT PLAN PARKING

EXISTING	MASTER PLAN 2ND STREET - TWO WAY		MASTER PLAN 2ND STREET - ONE WAY	
	MINN STREET	2ND STREET	MINN STREET	2ND STREET
12	0	29	0	31
28	21	21	31	21
19	50	50	52	52
TOTAL STREET	59	50	52	52
ON SITE	72	42	42	42
TOTAL	131	92	94	94

DESCRIPTION OF PROPOSED PROJECT
for the
BREWERY ARTS CENTER MASTER PLAN

November 11, 2010

Applicant is requesting a Special Use Permit for the Brewery Arts Center Master Plan.

The Brewery Arts Center established a series of design goals to improve its facilities and provide greater cultural programming to the community of Carson City. Part of the goals included unifying its site after the acquisition of the St Teresa Church and conversion to a performance hall.

Specific Design Goals included:

- Provide an ADA & physical connection between buildings.
- Offer an opportunity for outdoor performance – entertainment space.
- Provide outdoor tent and vendor space to complement cultural activities that the Brewery Arts Center sponsors. (Jazz Festival, outdoor children's programming, outdoor market)
- Provide a marquee and site signage to help visitors find the appropriate venue for events
- Offer a passive park component to the neighborhood.
- Offer artist space for display of outdoor ceramics and sculpture.
- Establish perimeter fencing and defined pedestrian entries to help identify the site and assist with venue security.

Closing the street between adjacent parcels offers the opportunity to achieve these goals and as a result a master plan was created for the site highlighting these design ideas.

Currently the Brewery Arts Center conducts special events on the property including the temporary street closure of Minnesota Street. These uses are already a permitted use through special use permit issued in August of 2008.

The Brewery Arts Center conducted a workshop on 9/23/10 to solicit public input on its master plan. The workshop was noticed in the newspaper, the Brewery Arts newsletter, and in the neighborhood. The list of attendees and comments are included as part of this application.

Specific issues from the workshop included: provide a sound barrier buffer to the south residential area, incorporate art into the park space, provide more data on parking for the project, improve the visibility of the entrance to the old brewery building.

The conceptual phasing plan for the Brewery Arts Center Master plan is as follows:

- 1- Street Abandonment - Summer of 2011 with the caveat to allow up to a three year time frame for completion.
- 2- Relocate kiln to kiln garden
- 3- Construct north parking lot and west parking lot, provide ADA access across site.
- 4- Build park, gateways, perimeter fencing and buffers
- 5- Construct grass amphitheater & stage platform
- 6- Construct full scale amphitheater structure with performance hall backstage expansion

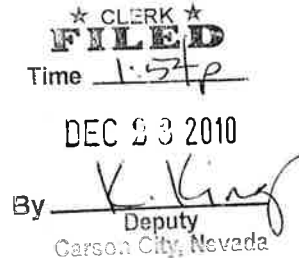


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PLANNING COMMISSION
DECEMBER 15, 2010

NOTICE OF DECISION



A Special Use Permit application, SUP-10-104, was received from the Brewery Arts Center (property owner: Brewery Arts Center/Carson City) for site improvements for an outdoor plaza and events area and associated uses in the Public Regional zoning district, located at 449 West King Street, APN's 003-206-01, 003-206-02, and 003-207-04, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on December 15, 2010, in conformance with City and State legal requirements, and approved SUP-10-104 to allow site improvements for an outdoor plaza and events area and associated uses in the Public Regional zoning district, based on the findings contained in the staff report and subject to the following conditions of approval:

CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within ten days of receipt of notification. If the Notice of Decision is not signed and returned within ten days, then the item may be rescheduled for further consideration by the Planning Commission.

Conditions required to be incorporated into the proposed development:

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
3. All on and off-site improvements shall conform to City standards and requirements.

General Conditions:

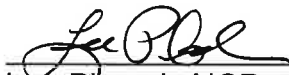
4. The use for which this permit is approved shall commence within **36 months** of the date of final approval. A single, one year extension of time must be requested in writing to the Planning Division 30 days prior to the one year

12-2013

expiration date. Should this permit not be initiated within 36 months and no extension granted, the permit shall become null and void. This use is deemed to be commenced upon approval of a construction permit for the proposed facilities.

5. Portions of the proposed design will require plan submittals and building permits that 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.
6. Minor changes to the proposed plan may be authorized by the Planning Director. All other changes require an amendment to this Special Use Permit.
7. The applicant must obtain all applicable special event permits as required by the Carson City Business License Division as well as any applicable building permits. Please contact these divisions directly for further information.
8. The Conceptual Plan is subject to Historic Resources Commission approval. The proposed development shall be in keeping with the Development Standards, Division 5, Historic District.
9. This Special Use Permit shall be reviewed in December 2012 for compliance of the Conceptual Plan.
10. This approval includes approval for a marquee sign in compliance with Residential Office (RO) zoning standards (maximum six feet in height and 32 square feet of sign area), subject to Historic Resources Commission approval.

This decision was made on a vote of 6 ayes 0 nays.



Lee Plemel, AICP
Planning Division Director

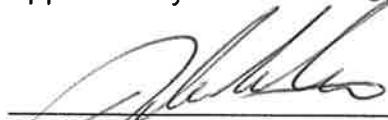
LP:jmb

Mailed by: RMT

By: 12/23/10

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.


OWNER/APPLICANT SIGNATURE

12-31-10
DATE

John Shelton
PLEASE PRINT YOUR NAME HERE

RETURN TO:

Carson City Planning Division
108 E. Proctor St., Carson City, NV 89701

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope