

**STAFF REPORT FOR GROWTH MANAGEMENT COMMISSION
MEETING OF MAY 27, 2015**

FILE NO: GM-15-039

AGENDA ITEM: F-5

STAFF AUTHOR: Lee Plemel, AICP, Community Development Director

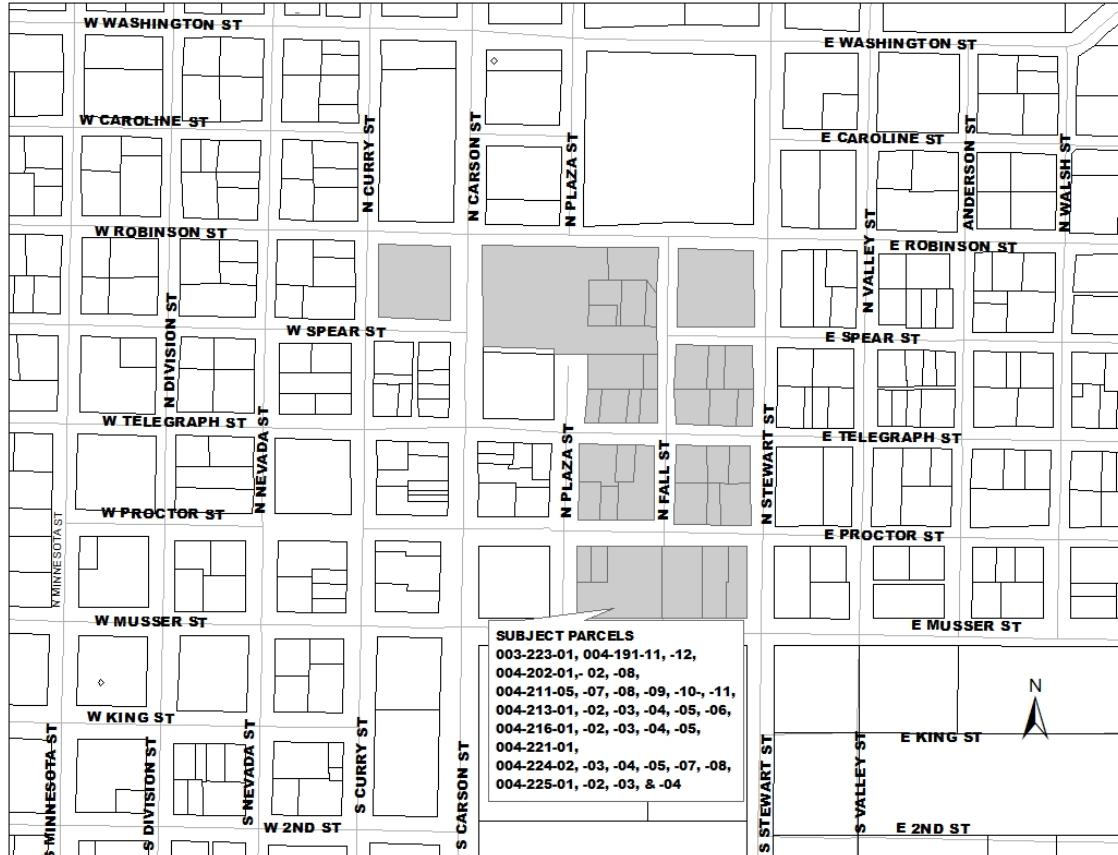
REQUEST: To consider a request for Growth Management approval to allow for daily water usage of more than 7,500 gallons per day (83,136 average gallons per day) for a commercial development known as the Capitol Mall Project, which includes 589,454 square feet of commercial floor area.

APPLICANT: Carson City Center Development, LLC

OWNERS: Adams Carson, LLC; Adams Divine, LLC; NV Independant Insurance Agents; Carson City; State of Nevada Division of State Lands

APNS/LOCATION: Various APNs/See map below

RECOMMENDED MOTION: "I move to approve GM-15-039, a request for Growth Management approval to allow for daily water usage above 7,500 gallons per day for an office, retail, and hotel development project known as the Capitol Mall project, located at the addresses and APNs as published on the agenda, based on the findings and subject to the conditions of approval outlined in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Growth Management Commission meeting for further consideration.
2. The applicant shall implement water conservation measures wherever possible.

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

MASTER PLAN DESIGNATION: Downtown Mixed-Use

ZONING DISTRICT: Downtown Mixed-Use (DTMU)

DISCUSSION:

Growth Management review is required for any commercial or industrial development that uses more than an established amount of average daily water per the City Growth Management ordinance (CCMC 18.12). The average daily water usage threshold above which Growth Management review is required is established each year by the Board of Supervisors upon recommendation from the Growth Management Commission. For at least the last two decades of the Growth Management program, that threshold has been set at 7,500 gallons per day.

The purpose of the water usage threshold for Growth Management review is to provide for a closer review of water usage for a project that uses what may be considered an “above average” amount of water to ensure that adequate infrastructure is in place to support the development. The threshold is not a “limit” on water usage for a development. There are many factors that the Public Works Department considers in reviewing the adequacy of water supply and infrastructure. The Carson City water system has continued to be upgraded over the years to improve water supply and delivery to support anticipated development demands. All projects, including those that do not require Growth Management review, are reviewed by the Public Works Department to ensure that adequate water supplies can be accommodated.

The applicant is proposing a multi-property, multi-phased commercial development on approximately 10.5 acres within the downtown with an expected average daily water usage of approximately 83,136 gallons. The following table shows a breakdown of water usage by building within the project.

Bldg	Avg. Daily Water Usage	Landscaping Usage	Total Avg. Daily
A (Garage/Retail)	1,188	126	1,314
B (Hotel/Bar/Cafe)	35,733	523	36,256
C (Office/Conference/Retail)	22,788	700	23,488
D (Garage/Retail)	2,376	719	3,095
E (Office/Retail)	18,288	695	18,983
Totals:	80,373	2,763	83,136

Public Works has reviewed the information submitted by the applicant and determined that the City can adequately supply the required water from the existing system. Water system

improvements within the project site and adjacent rights-of-way will be constructed by the applicant with the proposed development. Public Works does not object to the request provided that a condition regarding water conservation measures is included in the approval, as included in the recommended conditions of approval. Public Works will give a more in-depth presentation regarding water usage and availability during the Growth Management annual report items earlier on this agenda.

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

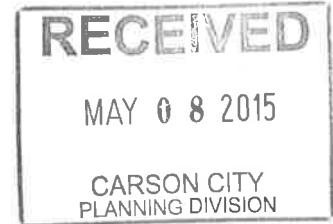
The Growth Management ordinance acknowledges that there may come a time when adequate resources are not available to accommodate further growth and development, and that is the purpose of the ordinance. The water system and supply is adequate to support the proposed development and staff recommends approval of the Growth Management application for the Capitol Mall Project.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Comments received from other city departments are attached. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Attachments:

Refer to GM application and water usage information in the Capitol Mall Project SUP/GM application packet for Item F-4.



**Engineering Division Planning
Commission Report File
Number GM 15-039**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: May 7, 2015

MEETING DATE: May 27, 2015

SUBJECT TITLE:

Action to consider a Growth Management request from Carson City Center Development LLC and Adams Carson LLC for water use exceeding 7,500 gallons per day (83,136 gpd).

RECOMMENDATION:

Public Works has stated that we can adequately supply this water use with required improvements to our existing system. Development Engineering has no objection to the growth management request with the following condition of approval.

1. The applicant shall implement water conservation measures wherever possible.

Lee Plemel

From: Dave Ruben
Sent: Thursday, May 07, 2015 7:38 AM
To: Lee Plemel
Subject: GM 15-039 Capitol Mall

Comments for GM 15-039:

1. Project must comply with 2012 International Fire Code and Northern Nevada Fire Code Amendments.

Dave Ruben
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

April 20, 2015

Comments on # GM -15-039:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. Repairs, Replacement, and Alterations must comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 Electrical Code(2012 IECC will be adopted July 1st 2015), Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Thanks.

Shawn Keating

Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

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May 12, 2015

Health

GM 15-039

Carson City Health and Human Services

Has no concerns with the application as submitted.

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

dbooth@carson.org