STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 26, 2015

FILE NO: SUP-15-066
VAR-15-067

AGENDA ITEM: F-5(a) and (b)

STAFF AUTHOR: Susan Dorr Pansky, AICP
Planning Manager

SPECIAL USE PERMIT REQUEST: A Special Use Permit to allow an increase in permitted height in the Downtown Mixed-Use (DTMU) zoning district and to allow the use of property split-zoned DTMU and Residential Office (RO) with uses per the DTMU development standards, on property split-zoned DTMU and RO.

VARIANCE REQUEST: A Variance to reduce the required front and street-side yard setbacks from 10 feet to zero feet for the construction of a residential duplex and garages on property zoned Residential Office (RO), and to reduce the required setback from a commercial development to a residential zoning district from 20 feet to zero feet for an addition on the west side on the existing structure within the Downtown Mixed Use (DTMU) zoning district, on property split-zoned DTMU and RO.

APPLICANT: Hop & Mae Adams Foundation

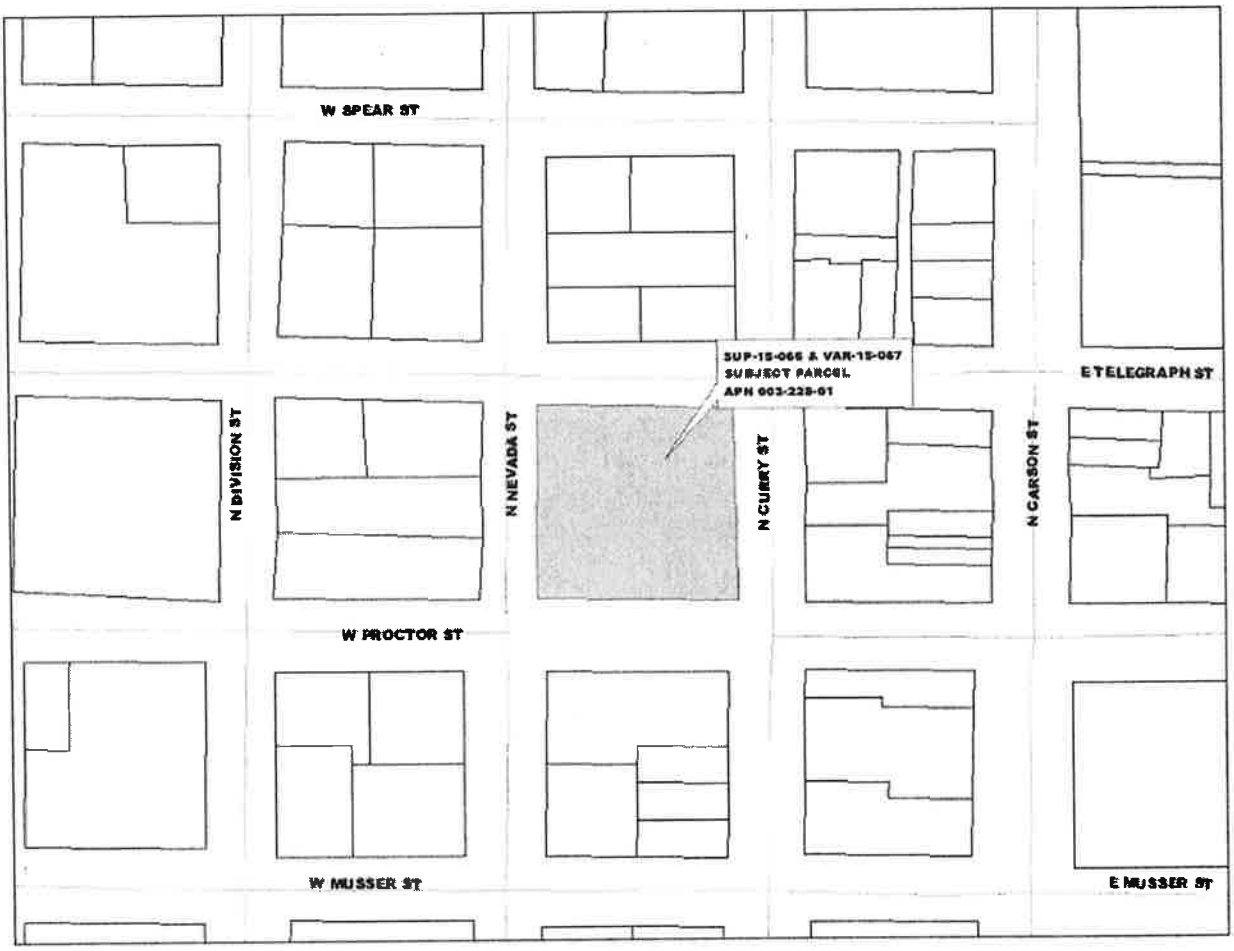
OWNER: Adams 308 N Curry LLC

APNS/LOCATION: 003-228-01

SPECIAL USE PERMIT RECOMMENDED MOTION: "I move to approve SUP-15-066, a Special Use Permit request from the Hop & Mae Adams Foundation (property owner: Adams 308 N Curry LLC) to allow an increase in permitted height in the Downtown Mixed-Use zoning district, and to allow the use of property split-zoned Downtown Mixed-Use and Residential Office with uses per the Downtown Mixed-Use development standards, on property split-zoned Downtown Mixed-Use and Residential Office, located at 308 N. Curry Street, APN 003-228-01 based on the findings and subject to the conditions of approval contained in the staff report."

VARIANCE RECOMMENDED MOTION: "I move to approve VAR-15-067, a Variance request from the Hop & Mae Adams Foundation (property owner: Adams 308 N Curry LLC) to reduce the required front and street-side yard setbacks from 10 feet to zero feet for the construction of a residential duplex and garages on property zoned Residential Office, and to reduce the required setback from a commercial development to a residential zoning district from 20 feet to zero feet for an addition on the west side of the existing structure within the Downtown Mixed-Use zoning district, on property split-zoned Downtown Mixed Use and Residential Office, located at 308 N. Curry Street, APN 003-228-01 based on the findings and subject to the conditions of approval contained in the staff report."

Subject Property Vicinity Map



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.

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 12 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Community Development Department at least 30 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.

4. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

5. The project shall comply with all Division 6, Downtown Mixed-Use Development Standards with the exception of the areas where it is allowed to deviate per this approval.

6. The project requires application for a Building Permit, issued through the 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.

7. Prior to submittal for a Building Permit, the applicant must either pay for the additional 28 parking spaces needed through the Fee-in-lieu program (once established), or obtain approval of a Special Use Permit for off-site parking within 300 feet of the project site.

8. An encroachment permit issued by the Engineering Division will be required for any expansions over the property line.

9. Copies of the Notices of Decision for SUP-15-066 and VAR-15-067 will be required to be submitted with any Building Permit application.

10. The area outside the garage doors must be posted "No Parking" so that the sidewalk will not be blocked.

11. 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.

12. All repairs, replacements, and alterations must have proper building permits and comply with 2012 International Building and Existing Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

13. All Contractors are required to carry State and local license.

14. The project must comply with the 2012 IFC and Northern Nevada Amendments.

15. A knox box will be required on Building A. (IFC 506.1)

16. Fire sprinklers will be required in Building A. (IFC T903.2.1 as amended)

17. An additional hydrant may be required depending on the FDC location.

18. A fire alarm will be required in Building A. (IFC 907.2.9)

19. Elevators in Building A will be required to be sized for an ambulance gurney if there are 4 stories. (IBC 3002.4)

20. Elevators in Building A must have Phase 1 and 2 recall operation. (IFC 607.1)

21. Fire sprinklers and a knox box will be required in Building B if the zero foot setback variance is granted.

22. The turning radius is too tight where the parking lot transitions to the south from the Nevada St. entrance. Provide a minimum 20-foot wide fire access with minimum 30-foot inside radius and 50-foot outside radius. (IFC 503.2.4)

23. A properly sized grease interceptor will need to be installed prior to the approval or opening of a restaurant at this location; this would include tying the trash enclosure from

the restaurant into the grease interceptor as well.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.02.085 (Variances), CCMC 18.07 (Downtown Mixed-Use District), Development Standards Division 6 (Downtown Mixed-Use District).

MASTER PLAN DESIGNATION: Downtown Mixed-Use (DTMU)/Mixed-Use Residential (MUR)

ZONING: Split-Zoned Downtown Mixed-Use (DTMU) and Residential Office (RO)

KEY ISSUES: Will the proposed development meet the DTMU development standards and, where the proposed development deviates from those standards, does the overall design provide a result that is equal to or superior to that which would be provided by the strict application of the standards? Do unique circumstances exist that warrant granting the requested Variances and will said granting be detrimental to the surrounding neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: Downtown Mixed-Use (DTMU)/Retail Commercial, Office and Restaurant Uses
- WEST: Residential Office (RO)/Residential Uses
- NORTH: Downtown Mixed-Use (DTMU) and Residential Office (RO)/Retail Commercial and Residential Uses
- SOUTH: Downtown Mixed-Use (DTMU) and Residential Office (RO)/Surface Parking Lot

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: Zone AO (One foot flood depth)
- EARTHQUAKE FAULT: Zone II (moderate); no faults within 500 feet
- SOIL: Urban Land
- SLOPE/DRAINAGE: Site has been previously developed and consists of an existing building and parking lot

SITE DEVELOPMENT INFORMATION:

- SITE AREA: .29,843 square feet/.69 acres
- EXISTING STRUCTURE SIZE: Former Citibank Building – 18,352 square feet
- PARKING:
  - Required: 48 spaces (28 original spaces to be maintained and 20 new spaces for additional residences and square footage)
  - Proposed: 20 spaces on site and 26 spaces by Fee-in-Lieu program

- PROPOSED STRUCTURES:
  - Building A: Existing building will be remodeled and two additional stories will be added for a total of four stories and 36,553 square feet
  - Building B: New two-story building at 4,158 square feet
  - Building C: New one-story building at 2,837 square feet

- SETBACKS:
  - Required:

	Front	Side	Street Side	Rear
DTMU Side	0 feet	N/A	0 feet	N/A
RO Side	10 feet	N/A	10 feet	N/A

Setback for Commercial Development from Residential District of 20 feet is also required.

- Proposed:

	Front	Side	Street Side	Rear
DTMU Side	0 feet	N/A	0 feet	N/A
RO Side	0 feet	N/A	0 feet	N/A

Setback for Commercial Development from Residential proposed at 0 feet.

PREVIOUS REVIEWS:

- MPR-15-059 – Major Project Review for currently proposed project
- HRC-15-044 – Historic Resources Commission approval for currently proposed project
- H-02/03-8 – Historic Resources Commission application for signage

DISCUSSION:

The subject property located at 308 N. Curry Street currently consists of a vacant two-story office building with a basement on the east side, formerly occupied by Citibank and office space tenants, and a parking lot on the west side. The applicant is proposing to modify the existing building to add two floors, for a total of four stories, to accommodate a mix of retail commercial, office and multi-family residential uses. In addition, the applicant proposes to construct a new two-story building on the site to accommodate residential duplexes and private garages, and a new one-story building for private garages only. The mix of uses for the project are as follows:

	Floor	Use	Square Footage
Building A	Basement	Exercise and Meeting Rooms	4,147 sq. ft.
	Ground Floor	Commercial Lease Space	10,368 sq. ft.
	Second Floor	Office Lease Space	11,458 sq. ft.
	Third Floor & Fourth Floors	Eight Multi-Family Residential Units	10,580 sq. ft.
		Total	**36,553 sq. ft.**

	Floor	Use	Square Footage
Building B	Ground Floor	First Floor of Two Duplexes and Three Private Garages	2,143 sq. ft.
	Second Floor	Second Floor of Two Duplexes	2,015 sq. ft.
		Total	**4,158 sq. ft.**

	Floor	Use	Square Footage
Building C	Ground Floor	Seven Private Garages	2,837 sq. ft.
		Total	**2,837 sq. ft.**

The applicant has provided elevations and renderings for the proposed overall project showing attractive detail and architectural features with variations of building details, form, line and materials with articulation and embellishment, including standing seam metal roofing, louvered vents, aluminum clad windows, corrugated metal roofing, brick sill detail under the windows, cultured stone veneer, horizontal lap cement siding, decorative wood crown moldings and

decorative wood corbels.

SPECIAL USE PERMIT

The applicant is requesting a Special Use Permit for this project for two reasons. First, development within the DTMU zoning district is subject to the requirements of the Title 18 Development Standards, Division 6. The Development Standards allow the proposed uses by right. However, where certain standards of Division 6 are not met, a Special Use Permit is required for development within the DTMU District pursuant to the following section of CCMC:

- Section 18.07.020 (Process): Alternative Compliance. Upon request of an applicant for a Special Use Permit, the Planning Commission may approve an alternative approach that may be substituted in whole or in part for a plan not meeting one or more of the development standards contained in Division 6 of the Development Standards. This approach is intended to provide flexibility to meet the development standards and shall apply in circumstances in which an alternative approach would provide a result that is equal to or superior to that which would be provided by the standards in this chapter. It is not intended as a substitute for a variance when relief from a particular standard is desired. Economic considerations shall not be a basis for alternative compliance.

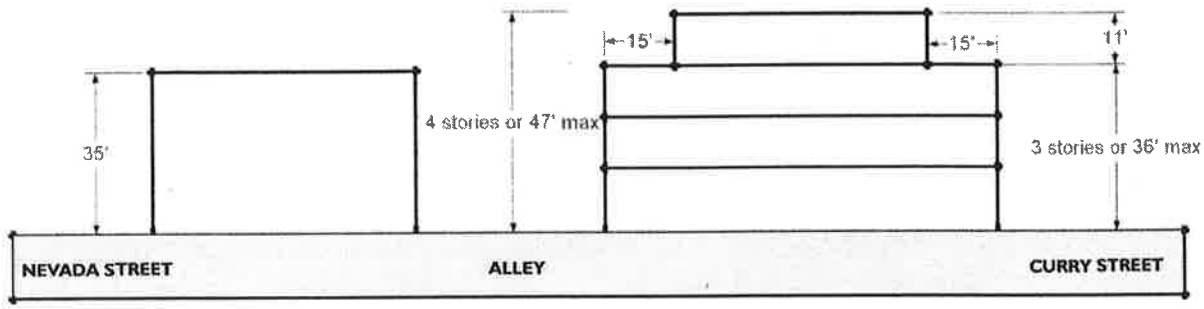
The proposed project, specifically Building A, does not meet the standards for building height limitation (building envelopes). As a result, the applicant has requested a Special Use Permit for Alternative Compliance for the following standards from the Title 18 Development Standards, Division 6 as well:

6.7 Building Envelope Standards.

Buildings within the DTMU District are subject to "building envelope" standards—essentially a series of height and setback requirements that regulate the general mass or "volume" of a building. The applicant proposes to exceed the permitted heights on Building A, as shown in the building plans provided by the applicant indicating the currently allowed heights in dashed lines on the proposed elevations.

As shown on the figure on the following page, the DTMU standards for the Neighborhood Transition Character Area (Curry Street between 2nd Street and John Street) permit a maximum height of 47 feet, with a maximum height along the street of 36 feet with a 15-foot stepback before the building can continue up to the 47 feet.

CURRY STREET 2ND ST TO JOHN ST



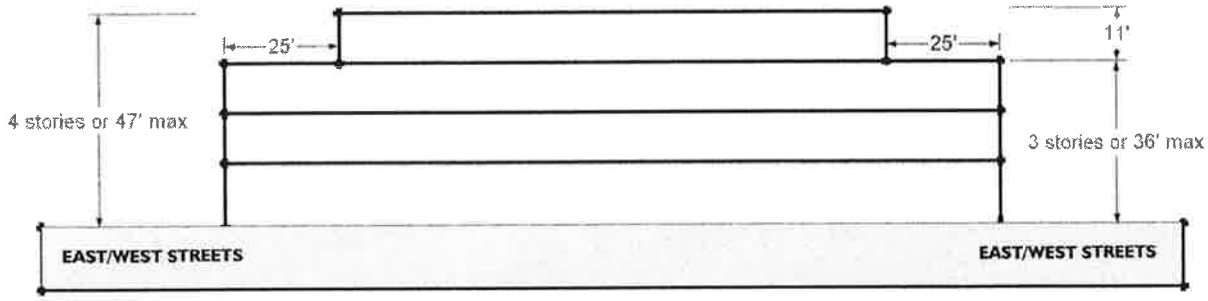
MAXIMUM HEIGHT
Maximum height is 4 stories or 47 feet.

REQUIRED TRANSITIONS: ALLEY
Maximum height allowed along the alley is 3 stories or 36 feet. Stepback of 15 feet required before maximum height may be achieved.

REQUIRED TRANSITIONS: CURRY STREET
Maximum height allowed along the Curry Street frontage is 3 stories or 36 feet. Stepback of 15' feet required before maximum height may be achieved.

Additionally, the DTMU standards for the Neighborhood Transition Character Area (All East/West Streets) permit a maximum height of 47 feet, with a maximum height along the street of 36 feet with a 25-foot stepback before the building can continue up to 47 feet, as shown on the figure below.

ALL EAST/WEST STREETS



MAXIMUM HEIGHT
Maximum height is 4 stories or 47 feet.

REQUIRED TRANSITIONS: EAST/WEST STREETS
Maximum height allowed along all east/west street frontages is 3 stories or 36 feet. Stepback of 25 feet required before maximum height may be achieved.

Building A exceeds the maximum overall height of 47 feet by five feet, for a maximum height of approximately 52 feet. The maximum height of 36 feet at the street is exceeded on the Curry Street side by approximately 14.5 feet on the north end, and by approximately 7.5 feet on the south end of the building. The maximum height of 36 feet at the street is exceeded on the Proctor Street side by approximately 15 feet at the east end. The maximum height of 36 feet at the street is exceeded the Nevada Street side by approximately 7.5 feet at the north end and four feet at the south end. Finally, the maximum height of 36 feet at the street is exceeded on the Telegraph Street side by approximately eight feet at the east end.

While Building A does not specifically meet the height and stepback requirements for the Neighborhood Transition Character Area, the applicant has provided extensive articulation of the building on all four sides with varying planes and stepbacks that emulate multiple buildings on one block. Staff believes that this meets the intent of the DTMU standards in this area and supports the Special Use Permit request.

In addition, the proposed project is located on a parcel that is split-zoned Downtown Mixed-Use (DTMU) and Residential Office (RO). While the uses and standards in the DTMU zoning district are relatively broad, the uses and standards in the RO zoning district are very limited. In order to utilize the entire parcel for standards allowed in the DTMU zoning district, the applicant may request approval of a Special Use Permit pursuant the following section of the Carson City Municipal Code:

- Section 18.04.020(d): To utilize the entire parcel with a use that is only allowed in one of the two zoning districts, a Zoning Map Amendment or Special Use Permit is required for that portion of the property not zoned for the use.

The RO zoning is located on the west side of the parcel and the DTMU zoning is located on the east side of the parcel. The applicant is requesting that the DTMU design standards (e.g. landscaping and public amenities) be allowed on the entire parcel to accommodate the project. The RO side is surrounded by residential uses to the north and west, and a surface parking lot to the south. The project's development plan proposes that two, two-story residential duplex units and 10 single-car private garages be located on the RO side of the parcel, in addition to surface parking for 10 additional spaces. Staff notes that these proposed uses are allowed by right in the RO zoning district. However, due to the mixed-use nature of the project, utilizing the DTMU design standards is appropriate to accommodate the entire project even though it crosses two zoning district. Staff supports the Special Use Permit request to utilize the DTMU standards on the entire parcel.

Staff would like to point out that the project appears to meet all other DTMU standards on site, with the exception of parking. Assuming that the Special Use Permit to allow the DTMU uses on the entire subject property is approved, the required parking for the project would be calculated as follows:

	Units or Sq. Ft.	Spaces Required	Total Spaces Required
2-bedroom unit	8	1.25 per unit	10
3-bedroom unit	2	1.5 per unit	3
Guest Spaces	-	1 per 8 residential units	1
New Commercial	3,025 sq. ft.	1.75 spaces per 1,000 sq.ft.	6
Existing Parking	-	-	28
		Total Spaces Required:	48

The proposed project currently provides 20 of the required 48 parking spaces to serve the

development. The applicant is not asking for a Special Use Permit or Variance for parking with the application at this time, but has indicated that they would like to pursue either the Fee-in-lieu of parking option available through the DTMU development standards, or work to acquire off-site parking for the project within 300 feet of the site with the approval of a Special Use Permit. The Fee-in-lieu program is identified in the DTMU standards as follows:

- **Fee-in-lieu.** Applicants may make an in-lieu payment (as defined within the Carson City Downtown Parking Strategy) for construction, maintenance and operation of public off-street parking or on-street parking instead of providing the full number of off-street parking spaces as required above. The portion of required parking eligible for an in-lieu payment shall vary according to the type of use and the size of the development as follows:

TYPE OF USE	**PERCENTAGE OF REQUIRED OFF-STREET PARKING SPACES ELIGIBLE FOR IN-LIEU PAYMENT**
Residential Uses	
Guest Parking Only	Up to 25-percent
Commercial/Retail/Office Uses	
Single use building (greater than 30,000 s.f.)	Up to 15-percent
Mixed-use building (greater than 30,000 s.f.)	Up to 25-percent
Single use building (5,000-30,000 s.f.)	Up to 25-percent
Mixed-use building (5,000-30,000 s.f.)	Up to 50-percent
Single use building (less than 5,000s.f.)	Up to 50-percent
Mixed-use building (less than 5,000s.f.)	Up to 75-percent
Existing building	Up to 100-percent of additional parking required in conjunction with a building addition area that adds new habitable or leasable floor area.

A specific Fee-in-lieu program has yet to be developed to accommodate the parking allowances outlined in the DTMU standards because the need had not presented itself before now. However, as of the writing of this report, staff had initiated internal discussions with appropriate city departments to begin to create such a program. Because a specific parking strategy has not been identified for the additional parking needed for this project, staff has recommended a condition of approval that the applicant must either pay an appropriate amount established by the City for the Fee-in-lieu program, and/or obtain a Special Use Permit for off-site parking within 300 feet of the project site.

VARIANCE

The applicant has also requested a Variance to vary from specific setbacks in the RO zoning district, as well as a commercial development setback from residentially zoned property to accommodate this project.

The required applicable setbacks in the RO zoning district are 10 feet for the front and 10 feet for the street side. The applicant is requesting zero feet for the front setback and zero feet for the street side setback. Allowing a zero-foot setback along the sides requested by the applicant provides for a more cohesive project overall, as Building A on the DTMU side already utilizes a zero-foot setback on all sides. It also gives the project the ability to maximize the use of the land in this transition area, without causing detriment to the surrounding properties with incompatible uses. Finally, because the project encompasses an entire city block, allowing a zero-foot setback does not create inconsistencies in building setback distances that are immediately adjacent to each other.

Staff would like to note that the portion of the project that is located on the RO side and subject to the Variance request is also subject to Historic Resources Commission review as it is located in the Historic District. The proposed structures in the Historic District were reviewed and approved by the Historic Resources Commission at their May 2015 meeting. At that meeting the Historic Resources Commission also commented that they felt the requested setback reductions were appropriate and compatible with the surrounding neighborhood.

In addition, the applicant is requesting that the 20 foot setback requirement for a commercial development from residential property be reduced to zero for an addition proposed on the western side of Building A. The strict enforcement of this setback is not necessary because the proposed setback reduction only impacts the new residences and private garages on the RO zoning district side of the subject property. These residences and garages are a part of the proposed development and contribute to the overall mixed use of the project. Staff supports the applicant's Variance requests as outlined above. They will not negatively impact surrounding properties.

PUBLIC COMMENTS:
Public notices were mailed to 37 properties within 300 feet of the subject site on August 11, 2015 in compliance with CCMC and NRS notification requirements. As of the writing of this report, no comments have been received in favor or opposed to the proposed project. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on August 26, 2015, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: Comments were received from various city departments and are outlined below. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division:

1. The area outside the garage doors must be posted No Parking so that the sidewalk will not be blocked.

Building Division:

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. All Repairs, Replacement, and Alterations must have proper building permits and comply with 2012 International Building and Existing Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012

Fuel Gas Code, 2011 National Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

3. All Contractors are required to carry State and local license.

Fire Department:

1. Project must comply with the 2012 IFC and Northern Nevada Amendments.

2. A knox box will be required on Building A. (IFC 506.1)

3. Fire sprinklers will be required in Building A. (IFC T903.2.1 as amended)

4. An additional hydrant may be required depending on the FDC location.

5. A fire alarm will be required in Building A. (IFC 907.2.9)

6. Elevators in Building A will be required to be sized for an ambulance gurney if there are 4 stories. (IBC 3002.4)

7. Elevators in Building A must have Phase 1 and 2 recall operation. (IFC 607.1)

8. Fire sprinklers and knox box will be required in building B if zero' set back variance is granted by Planning.

9. The turning radius is too tight where the parking lot transitions to the south from the Nevada St. entrance. Provide a minimum 20' wide fire access with minimum 30' inside radius and 50' outside radius. (IFC 503.2.4)

Health and Human Services:

No concerns.

Environmental Control:

1. A properly sized grease interceptor would need to be installed prior to the approval or opening of a restaurant at this location; this would include tying the trash enclosure from the restaurant into the grease interceptor as well.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project, and further substantiated in the applicant's submittal materials.

1. Will be consistent with the master plan elements.

Chapter 6: Livable Neighborhoods and Activity Centers

Goal 8.1a, 8.1e: The development will integrate an appropriate mix and density of uses.

Goal 8.1b: The development includes buildings at the appropriate scale for the Neighborhood Transition Character Area.

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

   The proposed development is located within the DTMU and RO zoning districts. The DTMU zoning district provides for a more urban scale of development and, although the RO zoning district does not provide for as much flexibility in urban scale, the applicant's proposed buildings and uses on the RO side of the project are compatible with the surrounding uses. The development will enhance the enjoyment and economic value of surrounding property by providing desirable amenities and increasing the potential for additional business customers within the downtown area. Except for during construction, the development will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity that would not be anticipated from the development of the property in conformance with the DTMU standards.

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

   The proposed development is anticipated to generate additional vehicular and pedestrian traffic. However, the increase is consistent with planned build-out development for the downtown area as anticipated in the City Transportation Master Plan and supported by traffic analyses including future scenarios.

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

   The proposed project is not anticipated to overburden existing public services and facilities. Building A is an existing commercial building that will be adding only 3,025 square feet of commercial space, with the remainder being eight residential units. Building B adds two residential units and private garages, and Building C is private garages only. The addition of 3,025 square feet of commercial space and ten residential units with associated private garages will have minimal impact on schools, fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements in this area.

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

   With the approval of this Special Use Permit and Variance, the proposed project will meet the definition and specific standards required to support this use in the DTMU zoning district.

6. **Will not be detrimental to the public health, safety, convenience and welfare.**

   The proposed development will not be detrimental to the public health, safety, convenience and welfare. The project is consistent with the standards and uses allowed in the DTMU zoning district and has been appropriately designed to ensure compatibility with the surrounding neighborhood on both the DTMU and RO zoning district sides. It will improve the downtown area by renovating a dilapidated, vacant building for mixed uses that are specifically targeted to revitalize the area.

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

The proposed development will not result in material damage but will have a positive effect on property values in the vicinity. The proposed development will not prejudice other properties in the vicinity as it will not prevent other properties from being developed in conformance with the applicable zoning and development standards.

VARIANCE FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.085 (Variances) enumerated below and substantiated in the public record for the project, and further substantiated in the applicant's submittal materials.

1. **That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.**

Allowing the applicant to reduce the setbacks on the west side of the property provides the opportunity to improve an existing, unsightly parking lot and screen it from adjacent properties with structures and landscaping compatible with the surrounding neighborhood. The strict application of the RO zoning district setback requirements would not afford the applicant with adequate space for these new screening opportunities and still provide necessary parking and circulation on the site.

2. **That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.**

The subject property includes an existing structure that has been in an increasingly dilapidated state for a decade, as well as an unattractive parking lot. The applicant intends to renovate the structure and add buildings to the parking lot as a part of the complete project to support of revitalizing the downtown area. The granting of this application will ensure that the property is developed with more appropriate and compatible uses and that the property reaches a much higher potential than its current use. This will not only benefit the property owner, but also the immediately surrounding properties and the downtown overall.

3. **That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.**

The granting of this applicant will positively impact the surrounding neighborhood by renovating an unsightly existing building and parking lot that have been vacant for many years. The addition of this project will contribute to the revitalization of downtown and help increase property values in the vicinity by improving the appearance of the neighborhood and by adding a mix of highly desirable uses.

Attachments:

- Site Photos
- 3D Rending Looking Southwest
- 3D Color Rendering Looking Northwest
- Staff Comments
- Special Use Permit Application (SUP-15-066)
- Variance Application (VAR-15-067)
- Building Plans

Engineering Division
Planning Commission Report
File Number SUP 15-066

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: August 4, 2015 **MEETING DATE:** August 26, 2015

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Hop and Mae Adams Foundation for the construction of new buildings at 308 N Curry St, apn 03-228-01.

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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans
The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan
The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians
The proposal will have some effect on traffic or pedestrian facilities, but the increase of use will be relatively minor, and probably will not exceed previous usage. Garage areas must have official No Parking signs in front of them so that the sidewalk will not be blocked.

CCMC 18.02.080 (5d) - Public Services
Existing facilities appear to be adequate for this project.

Carson City Development Engineering
Planning Commission Report
File Number VAR-15-067

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: August 4, 2015

MEETING DATE: August 26, 2015

SUBJECT TITLE:
Action to consider a Variance application from property owner Hop and Mae Adams Foundation for a setback variation for buildings and garages at 308 N Curry St, apn 03-228-01.

RECOMMENDATION:
Development Engineering has no objection to the variance request. The area outside the garage doors must be posted No Parking so that the sidewalk will not be blocked.

DISCUSSION:
Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.085, Variances:

C.C.M.C. 18.02.085 (2a) - Adequate Plans
The information submitted by the applicant is adequate for this analysis.

C.C.M.C. 18.02.085 (5c) - Adverse Affects to the Public
The Engineering Division finds that the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the project.

July 21, 2015

SUP-15-066:

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. All Repairs, Replacement, and Alterations must have proper building permits and comply with 2012 International Building and Existing Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

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

Main 775-887-2310
FAX 775-887-2202

July 21, 2015

VAR-15-067:

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. All Repairs, Replacement, and Alterations must have proper building permits and comply with 2012 International Building and Existing Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

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

Main 775-887-2310
FAX 775-887-2202

July 27, 2015

SUP 15-066:

1. Project must comply with the 2012 IFC and Northern Nevada Amendments.
2. A knox box will be required on Building A. (IFC 506.1)
3. Fire sprinklers will be required in Building A. (IFC T903.2.1 as amended)
4. An additional hydrant may be required depending on the FDC location.
5. A fire alarm will be required in Building A. (IFC 907.2.9)
6. Elevators in Building A will be required to be sized for an ambulance gurney if there are 4
7. stories. (IBC 3002.4)
8. Elevators in Building A must have Phase 1 and 2 recall operation. (IFC 607.1)
9. Fire sprinklers and knox box will be required in building B if zero' set back variance is granted by Planning.
10. The turning radius is too tight where the parking lot transitions to the south from the Nevada St.
    entrance. Provide a minimum 20' wide fire access with minimum 30' inside radius and 50' outside radius. (IFC 503.2.4)

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

July 27, 2015

VAR -15-067:

1. Project must comply with the 2012 IFC and Northern Nevada Amendments.
2. Building B must have fire sprinklers if lot line set back is zero'.

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

Susan Dorr Pansky

From: Dustin Boothe
Sent: Friday, August 07, 2015 3:12 PM
To: Susan Dorr Pansky
Subject: PC 8-26-15 comments

Susan:

SUP-15-063

Health and Human Services
No concerns

SUP-15-065

Health and Human Services
Plans will need to be submitted for review prior to construction of the classroom addition and playground relocation.

SUP 14-081

Health and Human Services
No concerns

SUP-15-066

Health and Human Services
No concerns

VAR-15-067

Health and Human Services
No concerns

TPUD-15-069

Health and Human Services
No concerns

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

dboothe@carson.org

July 20, 2015

Major Project Review Committee

Re: # VAR-15 - 067

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 approval of SUP – 15 – 066@308 N Curry St:

1. Please note the ECA has no requirements at this time but, a properly sized grease interceptor would need to be installed prior to the approval or opening of a restaurant at this location; this would include tying the trash enclosure from the restaurant into the grease interceptor as well.

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


308

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

RECEIVED JUL 24 2015 CARSON CITY PLANNING DIVISION

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FEE: $2,450.00 MAJOR
$2,200.00 MINOR (Residential zoning districts)
+ noticing fee

FILE # SUP – 15 - SUP - 15 - 066

APPLICANT: HOP & MAE ADAMS FOUNDATION	PHONE #: 775-846-0112
MAILING ADDRESS, CITY, STATE, ZIP: 701 Allen St. #101, MERIDIAN, ID 83642	
EMAIL ADDRESS: miya@adamscarson.org	
PROPERTY OWNER: SAME	PHONE #:
MAILING ADDRESS, CITY, STATE, ZIP:	
EMAIL ADDRESS:	
APPLICANT AGENT/REPRESENTATIVE: ROBERT M. DARNEY, ARCHITECT	PHONE #: 775-883-3444
MAILING ADRESS, CITY STATE, ZIP: 490 HOT SPRINGS RD. CARSON CITY, NV 89706	
EMAIL ADDRESS: darneyarch@sbcglobal.net	

SUBMITTAL PACKET

- [x] 8 Completed Application Packets (1 Original + 7 Copies) including:
- [x] Application Form
- [x] Written Project Description
- [x] Site Plan
- [x] Building Elevation Drawings and Floor Plans
- [x] Proposal Questionnaire With Both Questions and Answers Given
- [x] Applicant's Acknowledgment Statement
- [ ] Documentation of Taxes Paid-to-Date (1 copy)
- [ ] Project Impact Reports (Engineering) (4 copies)
- [ ] CD containing application digital data (to be submitted once the application is deemed complete by staff)

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):	Street Address / ZIP Code	
003-228-01	308 N. CURRY ST., CARSON CITY, NV 89701	
Project's Master Plan Designation	**Project's Current Zoning**	**Nearest Major Cross Street(s)**
	DT-MU, RO	MUSSER & N. CARSON ST.

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 _____, Section _____, a request to allow as a conditional use is as follows:

1. HEIGHT REQUIREMENT
2. DTMU ZONING STANDARDS TO BE USED IN RO ZONE.
3. VARIANCE OF SETBACK REQUIREMENTS IN RO ZONE.

PROPERTY OWNER'S AFFIDAVIT

I, Miya MacKenzie, 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: [signature] Address: 701 S Allen St, Ste 101 Meridian ID 83642 Date: 7/15/15

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

STATE OF NEVADA)
COUNTY Carson)

On July 15, 2015, Miya MacKenzie, 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 [signature]

SONJA FISCHER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-89854-12
MY APPT. EXPIRES MARCH 14, 2018

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

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. 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.

Miya MacKenzie

Applicant

7-16-15

Date

Project Description

Hop & Mae Adams Foundation
308 N. Curry St. Multi-Use Project

7-16-2015

A re-construction of the existing two story Office/ Commercial building with additional lease space added at each existing floor, and an the addition of a third and fourth level for residential apartments.

Two detached accessory buildings are to be built to the west of the existing building, on what was a paved parking lot, a two story duplex with 3-single car garages, and a single story garage structure with seven single car garages, intended for use by the apartment tenants.

The ground level of the existing building will be commercial lease space, with restaurant / food service type tenants. The second level will be commercial lease space, professional office use will be the probable tenants.

The new third level addition will accommodate 8 high-end apartments, each with exterior balconies, two with fourth level lofts and roof top garden patios.

The exterior facade of all three buildings will be four sided, as all will be pedestrian accessible and highly visible for blocks around. the architecture will be of a western, early 20th century theme, with allot of brick and Victorian details, defined individual facades and pedestrian board-walks and covered patios.

Special Use Permit

Question 1.

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

Answer:

Downtown, Multi-Use. We hope that this project can be seen as a model of what can be done with the flexibility of a Multi-use project. Promotion of pedestrian traffic, business, shopping, eating and other uses in a vibrant exciting downtown core is the goal.

Question 2.

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

Answer:

To the North of this project are a couple small businesses occupying converted single story and two story homes, zoned RO. To the North-East and East are several small businesses, including offices, a well established neighborhood bar, a restaurant, cigar bar, and retail shops, zoned DT-MU. To the South is a public parking lot. On the West side are a couple single family residences within the Historic District, and a couple converted homes now occupied by a dentist office and law firm, zoned RO.

The improvements to this property as proposed have been carefully selected and designed with the character and charm of the existing surrounding neighborhood in mind. The existing building, while at one time possibly a nice example of early 1960's architecture, was never a good fit at this location in this City. Our proposed design will help change the previously unwanted, unattractive behemoth it was, into a neighborhood friendly place to spend a Friday evening, a Saturday afternoon, maybe lunch occasionally during the week, and general business or shopping Promoting pedestrian traffic is central to the criteria of this project. Open patios, decks, balconies, outdoor seating and native landscaping will be inviting.

This project has been designed to work in harmony with several other completed and planned urban rehabilitation projects along the Curry St. corridor.

Traffic in this area will not be adversely effected as this building at one time was fully occupied by a business office use. Improvements to the local infrastructure such as power upgrades, trash removal, ect. will help the entire neighborhood. the mixed use will help distribute the use of parking day and night.

The short-range benefits will be increased business for all in the Neighborhood, a better experience for tourists and residence alike, increased land values, and a better tax base for Carson City.

The long-range benefits are the continued improvement to the character and quality of our Downtown Experience. This project as well as the several already completed, planned and under way will help pave the road to hopefully increased upgrades to existing businesses and structures along our central core. Properties both north and south of this site are prime to undergo a re-birth, as years of master planning and conceptual growth estimates will begin to come to fruitrition.

Question 3.

Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity.

Answer:

This project is intended to promote the long-term health of the downtown with infrastructure upgrades such a Electrical Vault re-locations, upgraded power services, power hub location for public uses and events such as outdoor concerts and performances, craft fairs, farmers market, and Nevada Day celebrations to name a few.

A two car charging station for electric cars will be installed adjacent to this project, an ideal location for this new technology.

The Adams Hub business Incubator is now operating across the street and is already helping start-up and re-locating companies get a foothold in our community.

The Proposed Downtown Street improvements now planned will work adjacent to our proposed improvements, we intend to work closely with Public Works and the utility companies to make all necessary improvements for long-range planning.

All services for this project are in-place or planned to be upgraded within the project scope. We anticipate no effect on schools. The building are to be well lit, secure and safe, making for little impact for law-enforcement

Storm drainage and land run-off are already a functioning part of the site and will be of little to no effect on surrounding properties.

The Hop & Mae Adams Foundation has already been active in taking the lead in the invigoration of excitement and participation in our downtown. Working with all aspects of the business community, the local residences, local utilities and city government we have found ways that each group can help the other succeed here.

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

VARIANCE

RECEIVED JUL 24 2015 CARSON CITY PLANNING DIVISION

FILE # VAR – 15 - - VAR - 15 - 067

775-846-0112

APPLICANT	**PHONE #**
HOP & MAE ADAMS FOUNDATION	
MAILING ADDRESS, CITY, STATE, ZIP	
701 Allen St. #101, MERIDIAN, ID 83642	
EMAIL ADDRESS	
miya@adamscarson.org	
PROPERTY OWNER	**PHONE #**
SAME	
MAILING ADDRESS, CITY, STATE, ZIP	
EMAIL ADDRESS	
APPLICANT AGENT/REPRESENTATIVE	**PHONE #**
ROBERT N. DARNEY, ARCHITECT	775-885-3444
MAILING ADDRESS, CITY, STATE, ZIP	
490 HOT SPRINGS RD.	
EMAIL ADDRESS	
darneyarch@sbcglobal.net	

FEE: **$2,150.00 + noticing fee**

SUBMITTAL PACKET

- ☒ 8 Completed Application Packets (1 Original + 7 Copies)
- ☒ Application Form
- ☒ Written Project Description
- ☒ Site Plan
- ☒ Building Elevation Drawings and Floor Plans
- ☒ Proposal Questionnaire With Both Questions and Answers Given, supporting documentation
- ☒ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date (1 copy)
- ☐ CD containing application digital data (all to be submitted once application is deemed complete by staff)

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):	Street Address / ZIP Code
003-228-01	308 N CURRY ST., CARSON CITY, NV 89701

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
	DT-MU, RO	MUSSER & N. CARSON ST.

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 _____, Section _____, a request to allow a variance as follows:
1. BUILDING SETBACK RELIEF FROM 10' (RO) TO 0'-0" (DT-MU). THIS REQUEST IS IN CONJUNCTION WITH SPECIAL USE PERMIT REQUEST TO USE DT-MU ZONING STANDARDS ON THIS ENTIRE PARCEL. CURRENTLY THE WEST HALF IS ZONED RO.

PROPERTY OWNER'S AFFIDAVIT

I, Miya MacKenzie, 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.

Miya MacKenzie — Signature

701 S Allen St Ste 101, Meridian ID 83642 — Address

7/15/15 — Date

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

STATE OF NEVADA)
COUNTY CARSON)

On July 15, 2015, Miya MacKenzie, 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.

Sonja Fischer — Notary Public

SONJA FISCHER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-89854-12
MY APPT. EXPIRES MARCH 14, 2018

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

The following acknowledgment and signature are to be on the response to the questionnaire prepared for the project. Please type the following, signed statement at the end of your application.

ACKNOWLEDGMENT 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/ Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission/Board of Supervisors approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City Code requirements.

Applicant's Signature	Print Name	Date
Mya Mack	Miya MacKenzie	7-15-15

Variance

Findings:

Question 1.

Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.

Answer:

This property is unique to this area because the existing structure had been in an increasingly dilapidated state for a decade. The current owners wish to re-habilitate what can be salvaged as to the original structure, however it is apparent that extensive structural and seismic retrofit will be necessary.

To meet the goals of the re-development of this prime downtown site, two solutions were put forth for the public's review and comments. The proposed western, turn-of the century style and mixed use type structure was the overwhelming choice for the direction and character the public opinion favored.

To help accomplish this, a much desired and needed residential use was introduced in a new third level, with eight high-end or luxury apartments. This aspect of mixed-use would help re-vitalize this area.

The ground level has been re-designed to accommodate an 'anchor' restaurant type tenant, as well as offer high visibility retail space along Curry St. and Telegraph St.

The second level will be of professional office lease space, which is intended for a central location for a small business to thrive, or a new business looking to get a foothold in our community.

Because of the height and mass of this existing building, a transition of mass to the west is used with the detached duplex and garage structure located at the northwest corner of this parcel, and a single story tenant garage structure located to the west. This portion of the site was an unsightly parking lot for the last 50 years.

Question 2.

Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them

The design of this project has been the result of the gathering of a great deal of opinions, observations, comments and criticisms by Carson City residents, City officials, business and property owners within the downtown district. This information was purposefully sought out by the Owners so as to best determine what would benefit the people who live, work, eat and play in our downtown area. The project we have presented here, we feel, best represents the core elements of the type of buildings and more importantly, the type of character the people of Carson City would like to see their downtown become.

People will want to spend time downtown.

The request for variance from the Building setbacks along the west side helps make this project a better, more pedestrian friendly environment, limiting the interaction with vehicular traffic and unsightly parking along the street corridors. This is helped by a shorter driveway (to discourage tenants from parking in their driveway rather in their garage), interior access to five of the parking garages, helping to reduce the redundancy of parking garage doors all 'lined-up'. Without the variance, the west half of this lot will remain an open parking lot, re-landscaped and re-surfaced, but still an un-inviting parking lot.

Question 3.

Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

Answer:

The improvements to this property as proposed have been carefully selected and designed with the character and charm of the existing surrounding neighborhood in mind. The existing building, while at one time possibly a nice example of early 1960's architecture, was never a good fit at this location in this City. Our proposed design will help change the previously unwanted, unattractive behemoth it was, into a neighborhood friendly

place to spend a Friday evening, a Saturday afternoon, maybe lunch occasionally during the week, and general business or shopping Promoting pedestrian traffic is central to the criteria of this project. Open patios, decks, balconies, outdoor seating and native landscaping will be inviting.

This project has been designed to work in harmony with several other completed and planned urban rehabilitation projects along the Curry St. corridor.

In Addition.....

The Hop & Mae Adams Foundation has already been active in taking the lead in the invigoration of excitement and participation in our downtown. Working with all aspects of the business community, the local residences, local utilities and city government we have found ways that each group can help the others succeed here.

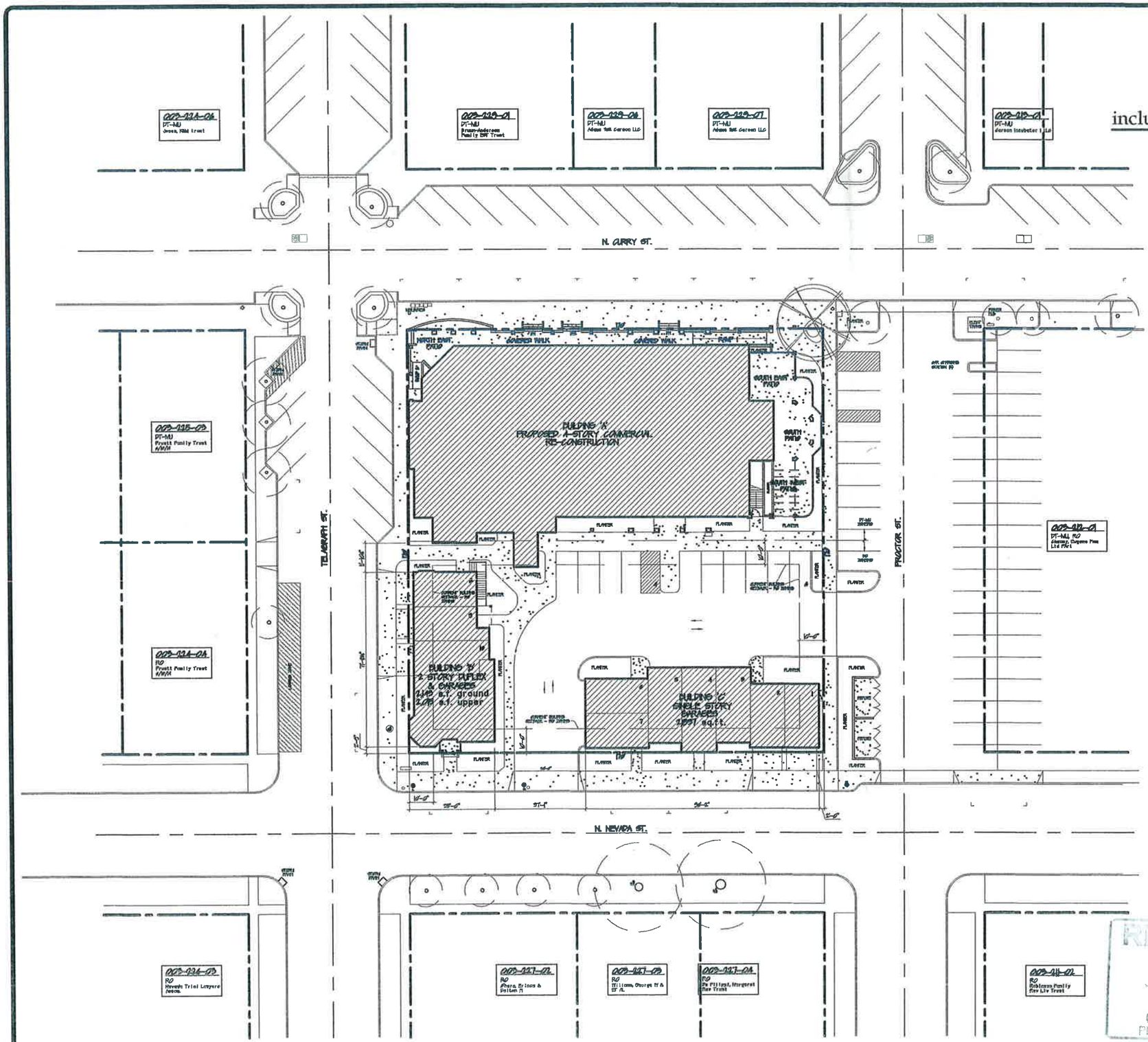
This project is also promoting the long term health of the downtown with infrastructure upgrades such a Electrical Vault re-locations, upgraded power services, power hub location for public uses and events such as outdoor concerts and performances, craft fairs, farmers market, and Nevada Day celebrations, to name a few.

A two car charging station for electric cars will be installed adjacent to this project, an ideal location for this new technology.

The Adams Hub business Incubator is now operating across the street and is already helping start-up and re-locating companies get a foothold in our community.

FOR CONSIDERATION OF APPROVAL
FOR:
SPECIAL USE PERMIT & VARIANCE
CARSON CITY PLANNING DIVISION

An existing two story Office Building to include 10 Apartments with Garages, Office space, Restaurants and Commercial lease space



OVERALL PROJECT SITE PLAN
SCALE: 1" = 20'-0"

OWNER: Hop & Mae Adams Foundation
121 Allen St., Suite 101
Meridian, ID 83642 Phone: 775-846-0821

ARCHITECT: Robert M. Darney, Architect
450 Hot Springs Rd
Carson City, NV 89706 NV lic# 3044

PROJECT ADDRESS: 308 N. Curry St.
Carson City, Nevada

PROJECT APN: 003-122-01

ZONING: PT-MU, RO

SITE AREA: 25,845 SQ. FT. or .59 ACRES (Total)
14,521 SQ. FT. or .34 ACRES (in Historic District)

OCCUPANCY TYPE: (PER IBC) B, M, R-3, U

BUILDING TYPE: (PER IBC) VB

ALLOWABLE AREA: (PER IBC, per floor)
R-3 = UNLIMITED
U = 5,500 s.f.
M = 9,000 s.f.
B = 9,000 s.f.

ALLOWABLE HEIGHT: (PER IBC) 3 STORIES

SITE COVERAGE:

Building A =		3,216 s.f.
Building B =		2,145 s.f.
Building C =		2,037 s.f.
Total Building Footprint =		11,306 s.f.
Landscape:		
On-Site =		2,175 s.f.
In R.O.W. =		364 s.f.
On Site Paved Area (patios, walks and drives) =		13,044 s.f.

BUILDING AREAS:

EXISTING STRUCTURE:

Building A:	
Basement Level (B occupancy):	4,147 s.f.
Main Level (B, M occupancy):	3,216 s.f.
2nd Level (B occupancy):	3,573 s.f.
Total Existing Area, Building A:	22,940 s.f.

AFTER RENOVATION:

Building A:	
Basement Level (B occupancy):	4,147 s.f.
Main Level (B, M occupancy):	10,548 s.f.
2nd Level (B occupancy):	11,658 s.f.
3rd Level (R-3 occupancy):	10,580 s.f.
Total Building A:	36,933 s.f.
Building B:	
Ground Level (R-3, U occupancy):	2,145 s.f.
2nd Level (R-3 occupancy):	2,175 s.f.
Total Bld'g B:	4,320 s.f.
Building C:	2,037 s.f.
Total All Buildings:	43,545 s.f.

PARKING:

RESIDENTIAL BEDROOM/ UNIT TALLY:

8 UNITS W/ (2) BEDROOMS EA.	=	16 BEDROOMS
2 UNITS W/ (3) BEDROOMS EA.	=	6 BEDROOMS
10 UNITS	=	22 BEDROOMS

PARKING RATIO: SPACES PER UNIT REQ'D:

1.25	(2) bedrooms
1.5	(3) bedrooms
1.0	guest space

TOTAL Residential: 14 Spaces

Commercial Parking: Commercial/Retail: 3,812 (new) @ 1/75 space/1000: 6 Spaces

REQUIRED PARKING: 20 Spaces
EXISTING PARKING: 26 Spaces
TOTAL PARKING REQUIRED: 46 Spaces

PARKING PROVIDED: 10 GARAGES
10 ON-SITE

TOTAL PARKING PROVIDED: 20 Spaces *

PARKING GARAGES: Building B: 3
Building C: 7
*26 SPACES PROVIDED BY FEE IN-LIEU

VICINITY MAP
NO SCALE

- VAR - 15 - 067
SUP - 15 - 066

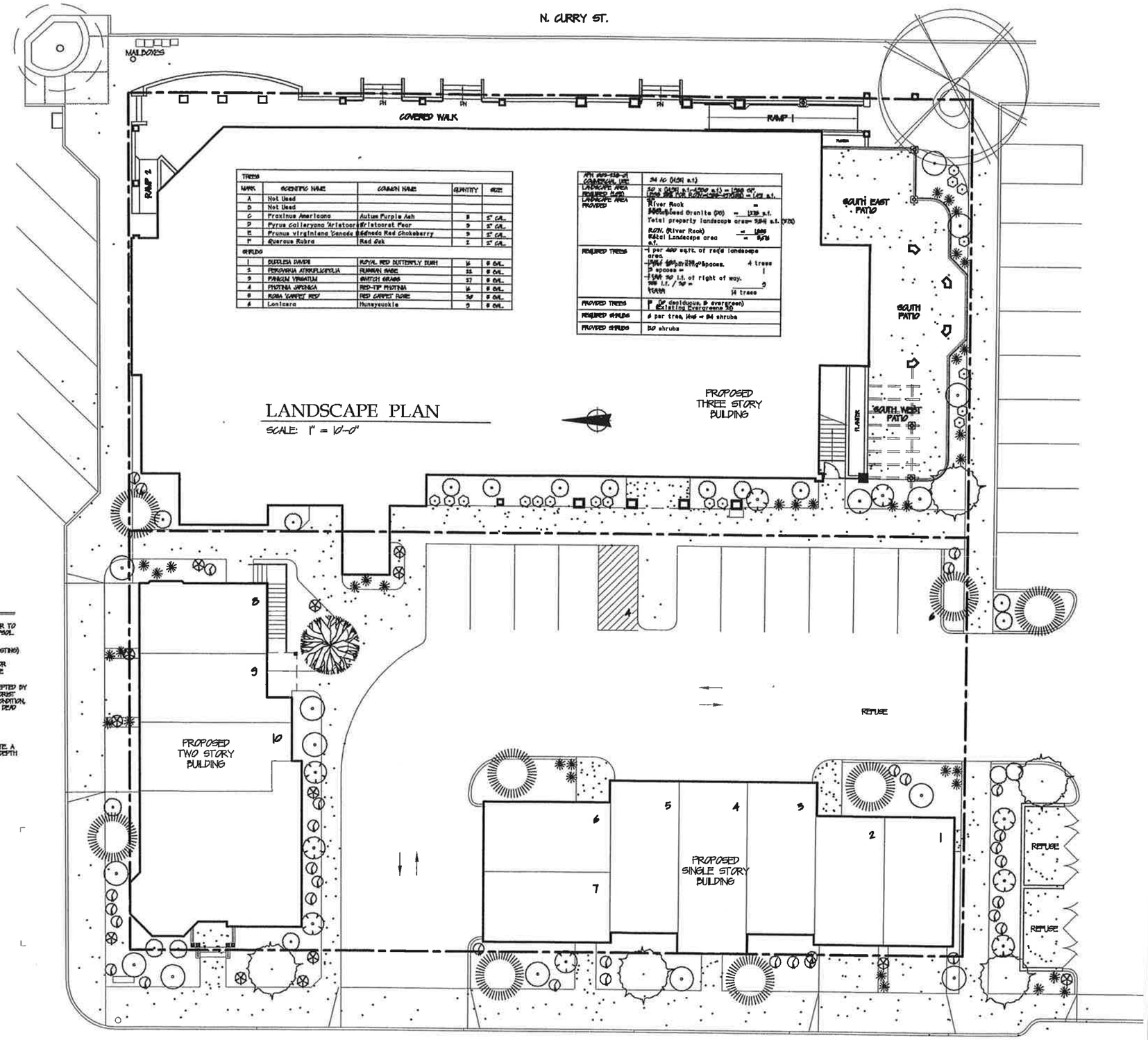
ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Ln., Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT
A BUILDING RENOVATION FOR
308 N. CURRY ST.
MEA & HOP ADAMS FOUNDATION, CARSON CITY, NEVADA

SHEET TITLE
OVERALL PROJECT SITE PLAN

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	SP



TREES				
MARK	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
A	Not Used			
B	Not Used			
C	Fraxinus Americana	Autum Purple Ash	8	2" CAL.
D	Pyrus Calleryana 'Aristocrat'	Aristocrat Pear	9	2" CAL.
E	Prunus virginiana 'Canada Red'	Canada Red Chokeberry	9	2" CAL.
F	Quercus Rubra	Red Oak	2	2" CAL.
SHRUBS				
1	BUDDLEIA DAVIDI	ROYAL RED BUTTERFLY BUSH	16	5 GAL.
2	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	22	5 GAL.
3	PANICUM VIRGATUM	SWITCH GRASS	37	5 GAL.
4	PHOTINA JAPONICA	RED-TIP PHOTINA	16	5 GAL.
5	ROSA 'CARPET RED'	RED CARPET ROSE	36	5 GAL.
6	Lonicera	Hunnysuckle	9	5 GAL.

APN 009-212-21 COMMERCIAL USE	.34 AC (14,811 s.f.)
LANDSCAPE AREA REQUIRED (10%)	50 x (14,811 s.f.-1,000 s.f.) = 1,255 s.f. [1,000 SQ.FT. FOR BUILDING-SQUARE FOOTAGE] = 1,411 s.f.
LANDSCAPE AREA PROVIDED	River Rock = [illegible] Decomposed Granite (DG) = 1,139 s.f. Total property landscape area= 9,811 s.f. (67%)
	R.O.W. (River Rock) = 1,000 Total Landscape area = 9,811 s.f.
REQUIRED TREES	1 per 400 sq.ft. of req'd landscape area. [illegible] parking spaces. 4 trees 5 spaces = 1 [illegible] 50 l.f. of right of way. [illegible] l.f. / 50 = 9 [illegible] 14 trees
PROVIDED TREES	17 (8 deciduous, 9 evergreen) (Existing Evergreens 30)
REQUIRED SHRUBS	6 per tree, 14x6 = 84 shrubs
PROVIDED SHRUBS	150 shrubs

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

PLANTING & GROUND SURFACE NOTES

1. EXISTING SOIL SHALL BE MECHANICALLY LOOSENED TO A MIN. DEPTH OF 12" AND/OR TO THE DEPTH OF THE ROOT BALL AND 3x THE DIAMETER. MIX SCREENED NATIVE TOPSOIL WITH 4" TRIPLE MIX.
2. SHRUB BEDS TO RECEIVE EITHER 4" DEPTH DECOMPOSED GRANITE (DG) MULCH (EXISTING) OR 12" MINUS RIVER ROCK MULCH (MATCHING EXISTING) MULCH INSTALLED OVER A PROFESSIONAL GRADE LANDSCAPE FABRIC. ROUGH TO ROUGH GRADE. SEE PLAN FOR LIMITS OF MULCH. FINISHED GRADE OF MULCH TO BE 1" BELOW THE HEIGHT OF THE ADJACENT WALKWAY OR CURB.
3. ALL LANDSCAPE AREAS WILL BE MAINTAINED USING THE CURRENT STANDARDS ACCEPTED BY THE ANSI INTERNATIONAL SOCIETY OF ARBORICULTURE AND/OR THE NATIONAL ARBORIST ASSOCIATION. LANDSCAPE MAINTAINANCE MUST INCLUDE THE CARE AND OF PLANT CARTION, WEEDING, FERTILIZATION, PEST CONTROL, REPLACEMENT OF MULCHES, REMOVAL OF DEAD MATERIAL AND DEBRIS, PROPER PRUNING AND TRIMMING.
4. RIVER ROCK: 1"-9" OVER WEED BARRIER FABRIC.
5. ALL ROCK MULCH MUST BE WASHED AND CLEANED PRIOR TO DELIVERY TO THE SITE. A WEED BARRIER FABRIC WILL BE PLACED UNDER ALL ROCK AND COBBLE MULCHES. DEPTH OF ROCK TO BE 2-5" TO PROVIDE FULL COVERAGE OF GROUND/WEED FABRIC.

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Ln., Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@bcglobal.net

REMARKS	BY

PROJECT
A TWO STORY DUPLEX & SINGLE FLOOR GARAGES
LOCATED AT
308 N. CURRY ST.
MEA & HOP ADAMS FOUNDATION, CARSON CITY, NEVADA

SHEET TITLE
LANDSCAPE PLAN

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	L1

LOOKING NW
FROM PROCTOR ST.
& CURRY ST.

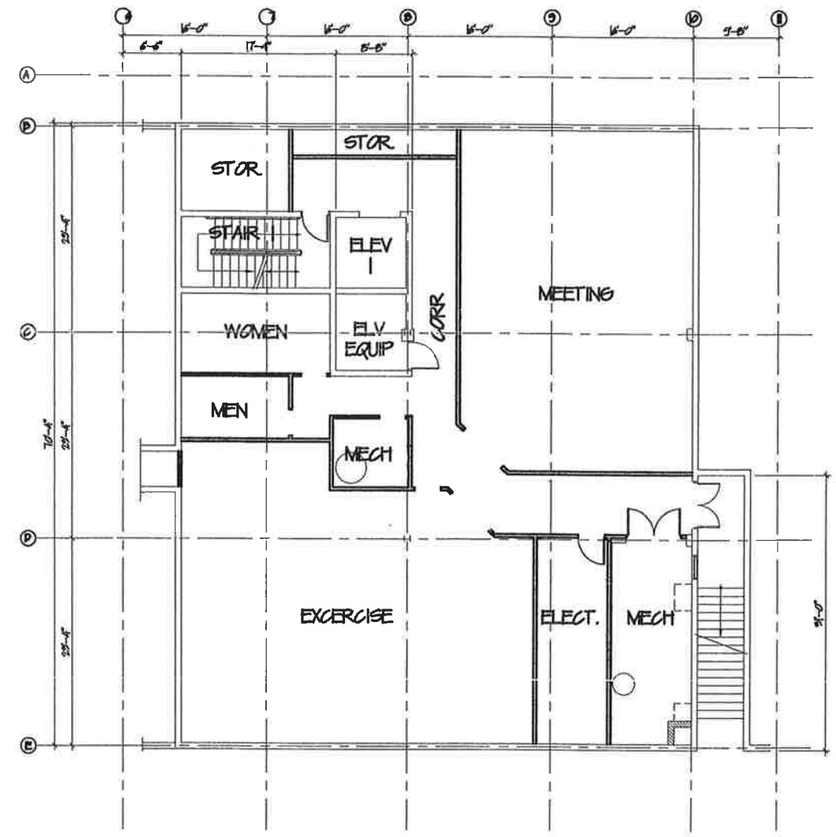
MAE ADAMS BUILDING

308 N. CURRY ST. CARSON CITY, NV
ROBERT M. DARNEY, ARCHITECT

LOOKING SE
FROM TELEGRAPH ST.
& NEVADA ST.

MAE ADAMS BUILDING

308 N. CURRY ST. CARSON CITY, NV
ROBERT M. DARNEY, ARCHITECT



BASEMENT LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Ln., Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT

A BUILDING RENOVATION OF

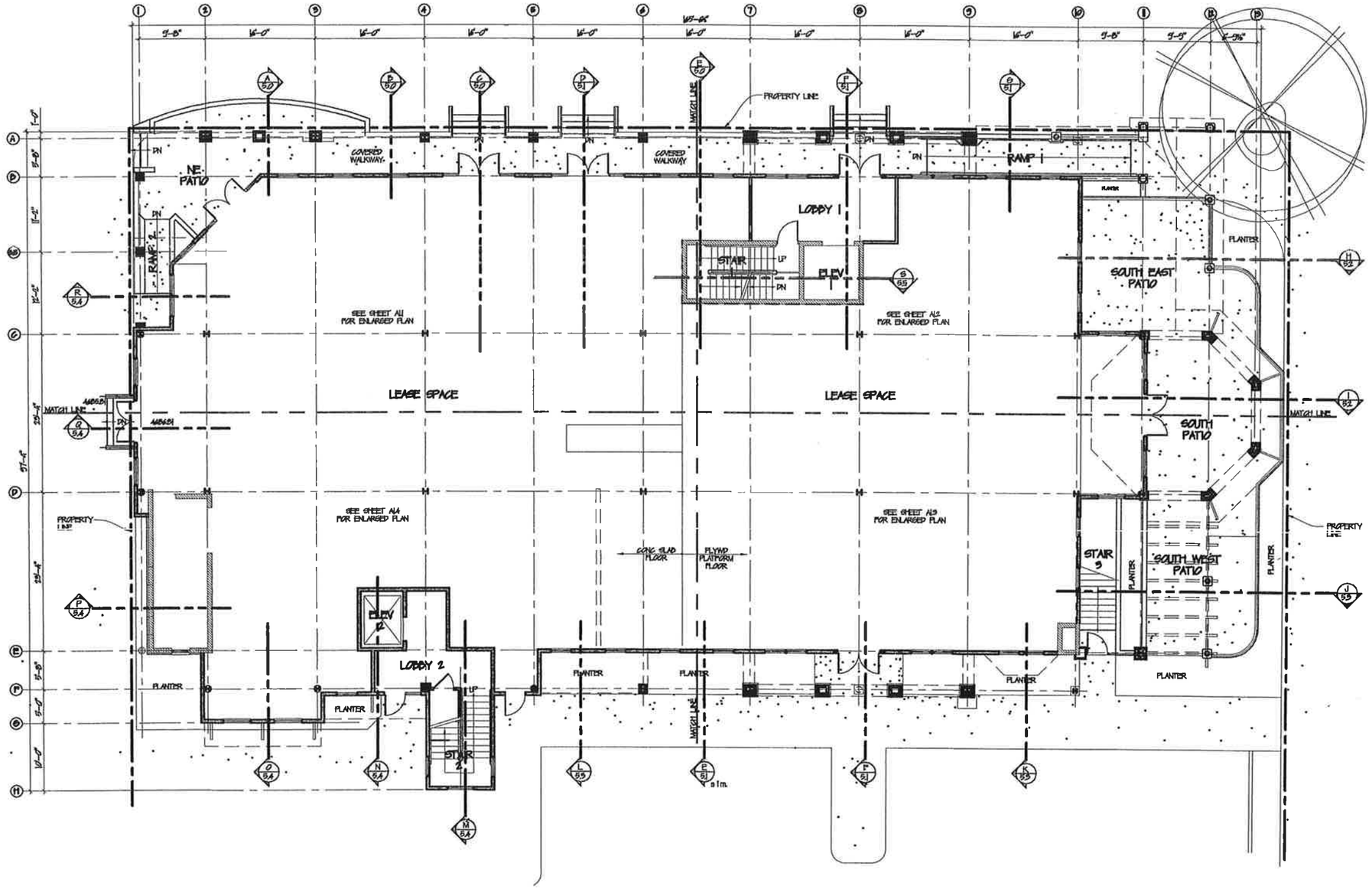
308 N. CURRY ST.

MEA & HOP ADAMS FOUNDATION, CARSON CITY, NEVADA

SHEET TITLE

BASEMENT LEVEL FLOOR PLAN

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE	AS SHOWN
SHEET No.	AB1.0



GROUND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Ln., Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT

A BUILDING RENOVATION OF

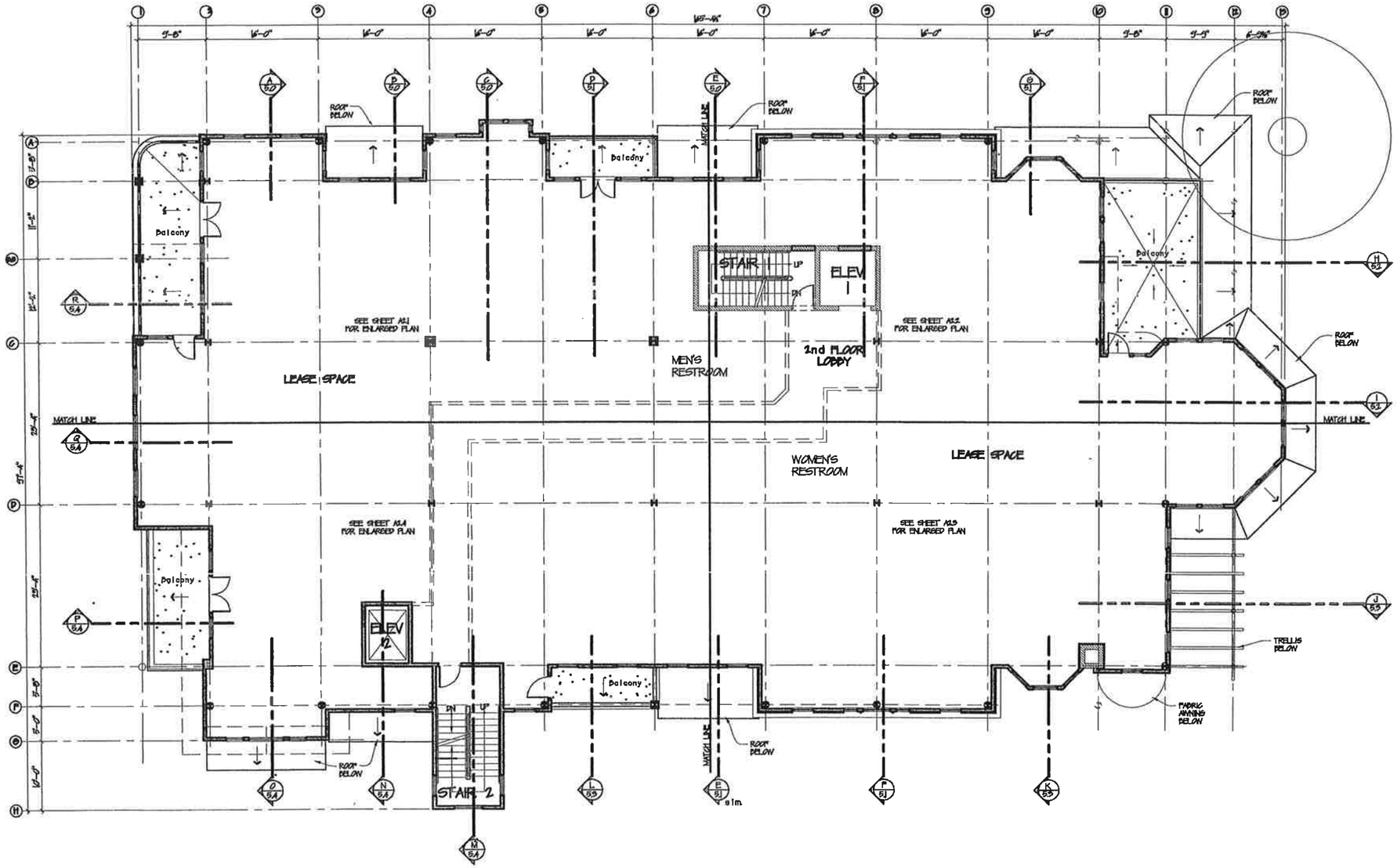
308 N. CURRY ST.

MEA & HOP ADAMS FOUNDATION, CARSON CITY, NEVADA

SHEET TITLE

GROUND LEVEL FLOOR PLAN

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A1.0



2ND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Ln., Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

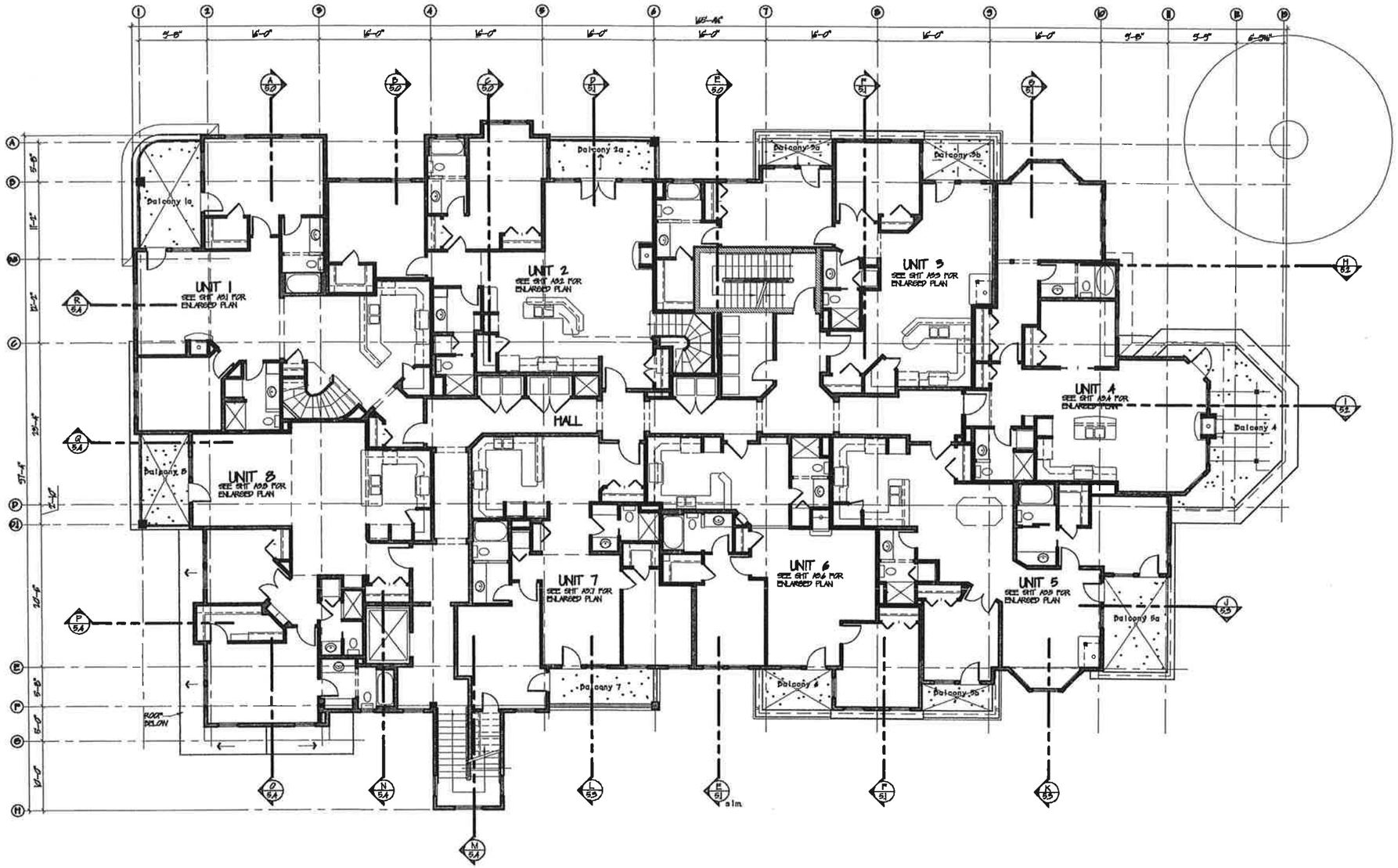
PROJECT

A BUILDING RENOVATION FOR
308 N. CURRY ST.
MEA & HOP ADAMS FOUNDATION, CARSON CITY, NEVADA

SHEET TITLE

2ND LEVEL FLOOR PLAN

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A2.0



3RD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Planning
Development
Design
307 W. Winnie Ln., Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT

A BUILDING RENOVATION FOR

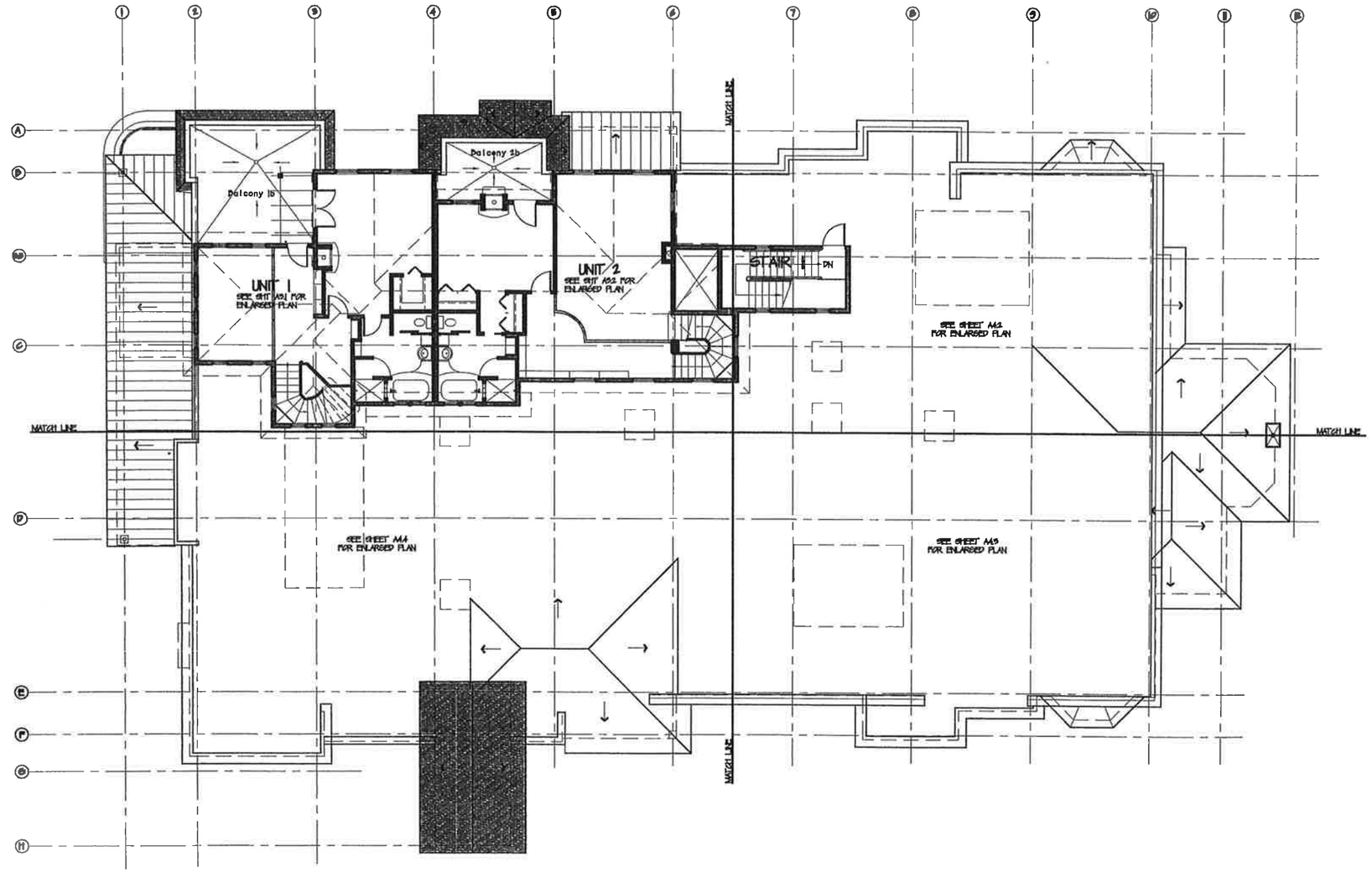
308 N. CURRY ST.

MAE & HOP ADAMS FOUNDATION, CARSON CITY, NEVADA

SHEET TITLE

3RD LEVEL FLOOR PLAN

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A3.0



LOFT LEVEL FLOOR & MAIN ROOF PLAN

SCALE: 1/8" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Ln., Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

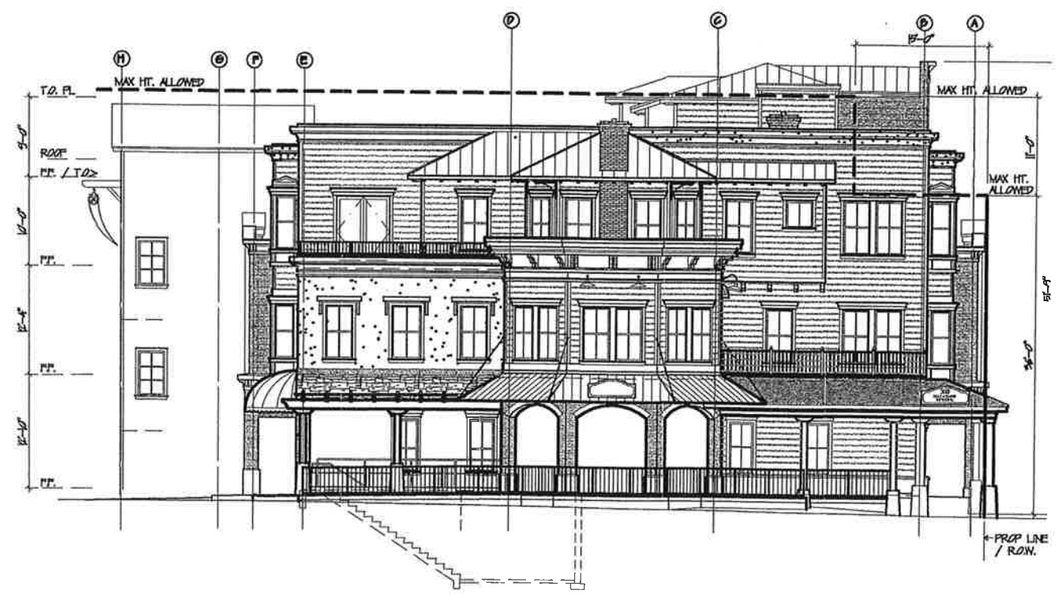
PROJECT
A BUILDING RENOVATION FOR
308 N. CURRY ST.
MAE & HOP ADAMS FOUNDATION CARSON CITY, NEVADA

SHEET TITLE
LOFT LEVEL FLOOR & MAIN ROOF PLAN

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A4.0

EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Ln, Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT

A BUILDING RENOVATION FOR
308 N. CURRY ST.
MAE & HOP ADAMS CARSON CITY, NEVADA

SHEET TITLE

SOUTH & EAST EXTERIOR ELEVATIONS

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE	AS SHOWN
SHEET No.	A5.0

WEST ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
307 W. Winnie Ln., Suite 4, Carson City, NV 89703
PHONE: (775)883-3444 FAX: 883-3447
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT

A BUILDING RENOVATION FOR

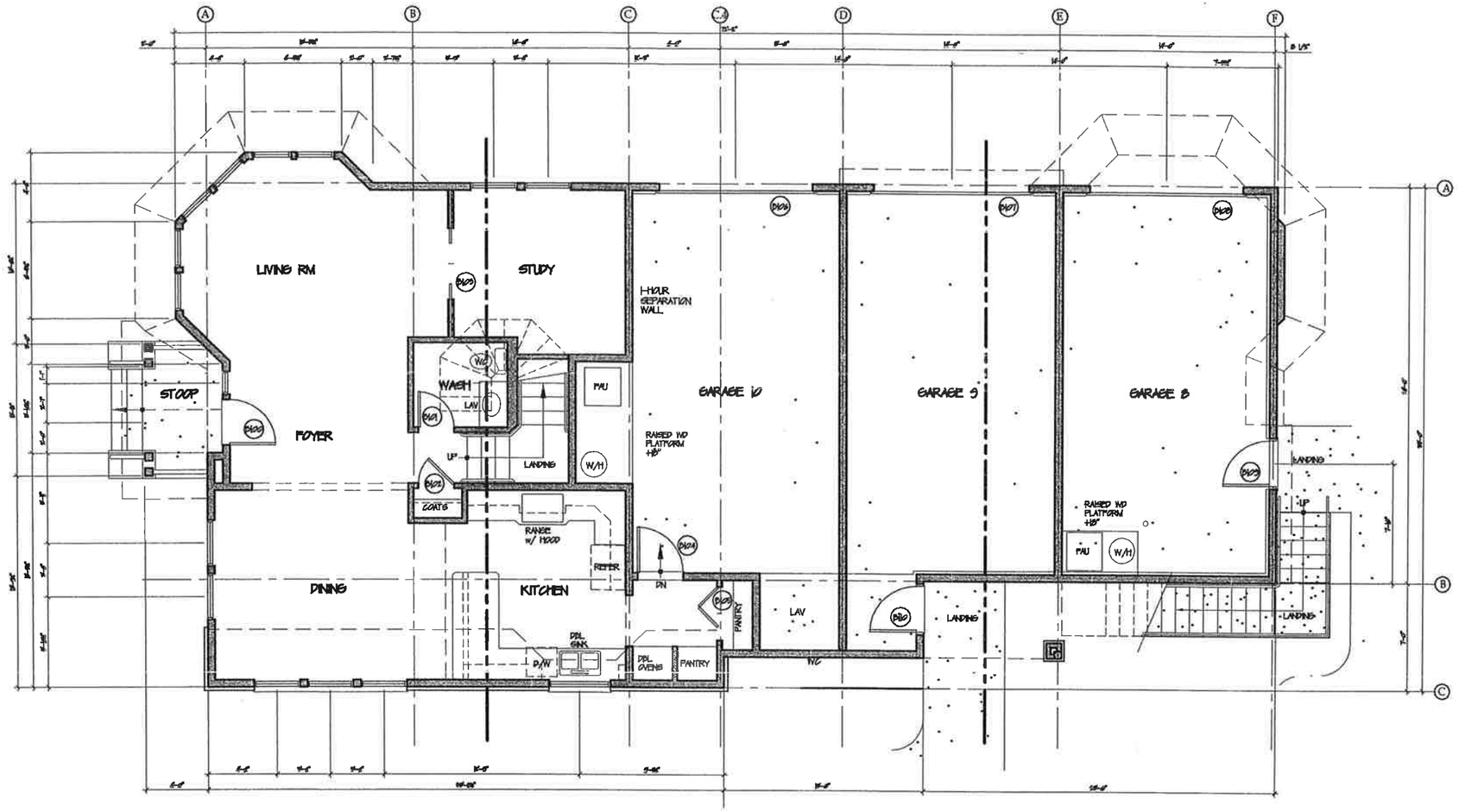
308 N. CURRY ST.

MAE & HOP ADAMS FOUNDATION, CITY, NEVADA

SHEET TITLE

NORTH & WEST EXTERIOR ELEVATIONS

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	A5.1



GROUND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

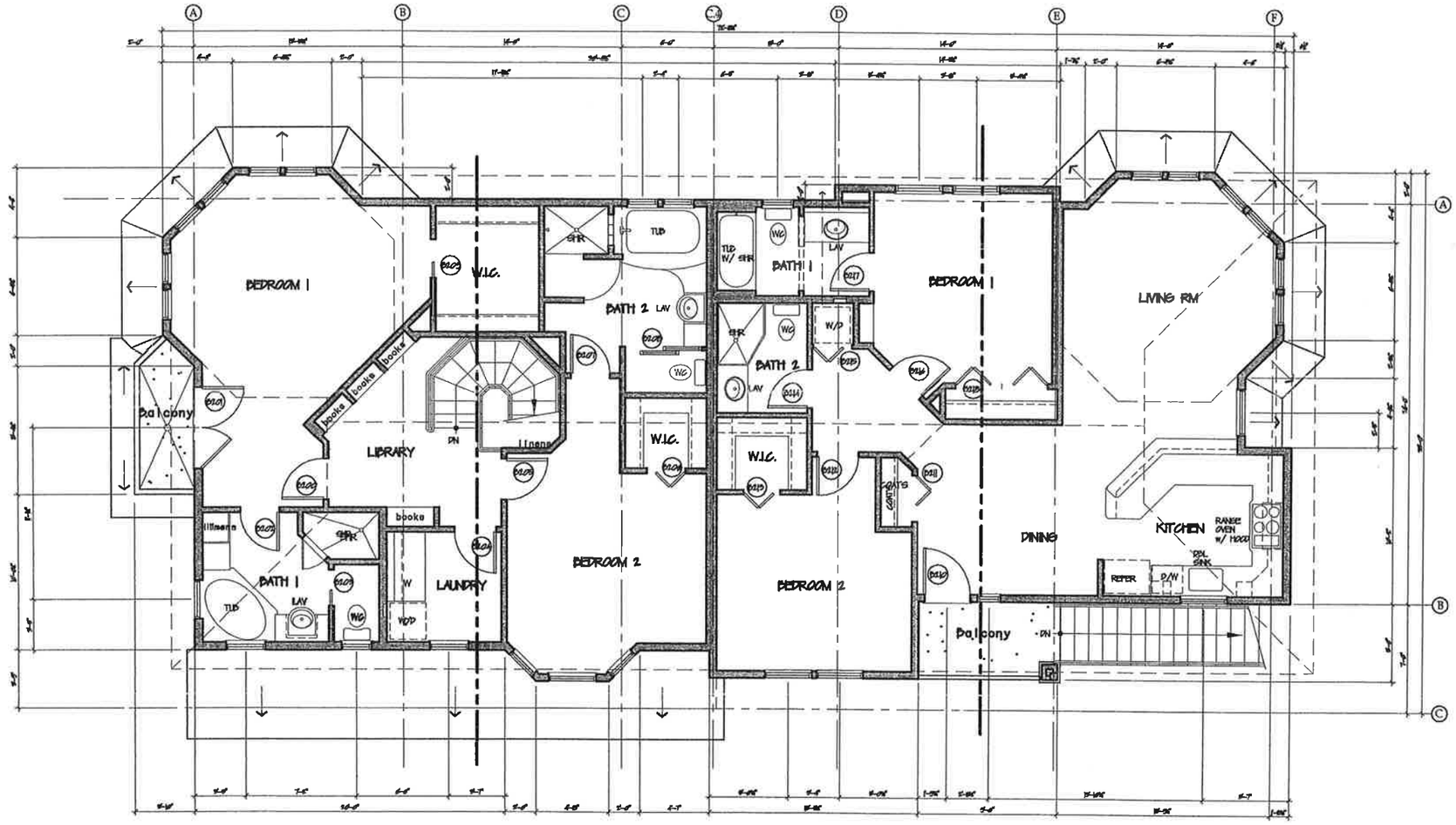
ROBERT M. DARNEY
ARCHITECT
Design Development Planning
490 Hot Springs Rd. Carson City, NV 89706
PHONE: (775)883-3444 FAX: 882-4016
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT
HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
901 N. STEWART ST. CARSON CITY, NEVADA

SHEET TITLE
GROUND LEVEL FLOOR PLAN, BUILDING B

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE	AS SHOWN
SHEET No.	B1



UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Planning
Development
Design
490 Hot Springs Rd. Carson City, NV 89706
PHONE: (775)883-3444 FAX: 882-4016
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

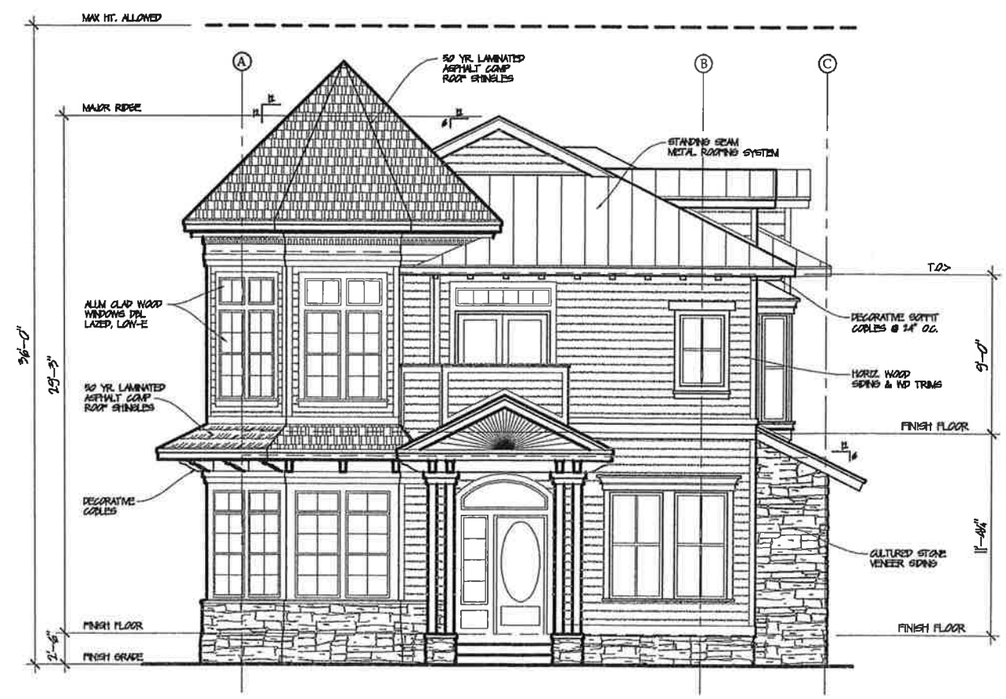
PROJECT
HISTORIC RESOURCES COMMISSION
DUPLEX & PARKING GARAGES
308 N. CURRY ST. CARSON CITY, NEVADA

SHEET TITLE
UPPER LEVEL FLOOR PLAN, BUILDING B

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	B2

SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
490 Hot Springs Rd. Carson City, NV 89706
PHONE: (775)883-3444 FAX: 882-4016
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

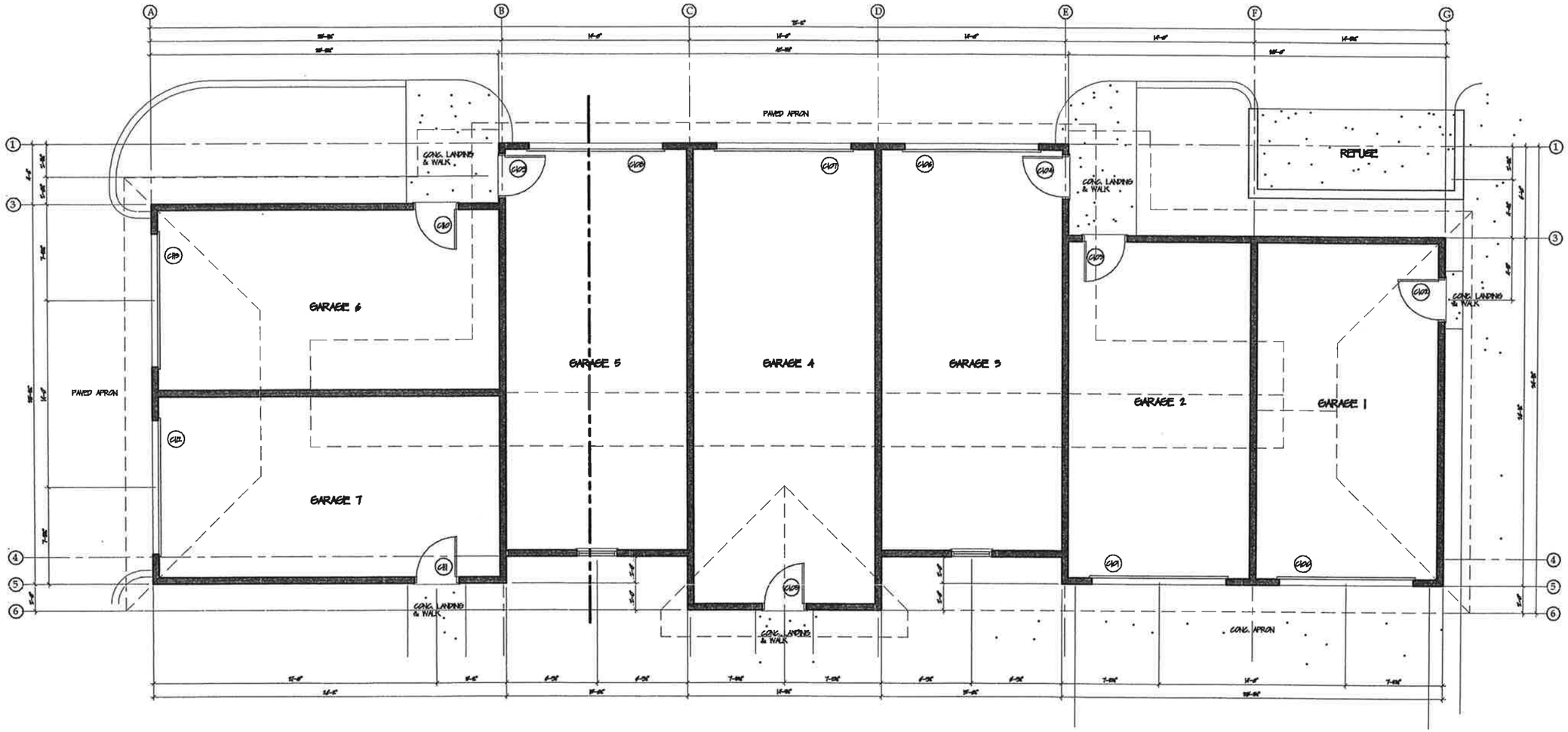
PROJECT

A BUILDING RENOVATION
FOR
308 N. CURRY ST.
MEA & HOP ADAMS FOUNDATION, CARSON CITY, NEVADA

SHEET TITLE

EXTERIOR ELEVATIONS, BUILDING B

DATE:	6-24-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	B3



GROUND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

BUILDING C

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
490 Hot Springs Rd. Carson City, NV 89706
PHONE: (775)883-3444 FAX: 882-4016
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT

HISTORIC RESOURCES COMMISSION

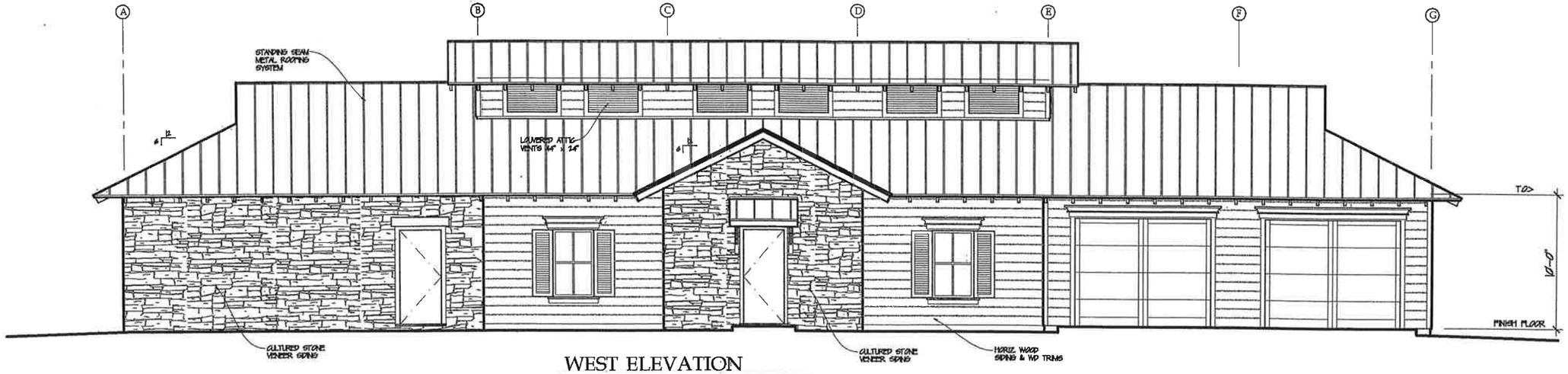
DUPLEX & PARKING GARAGES

308 N. CURRY ST. CARSON CITY, NEVADA

SHEET TITLE

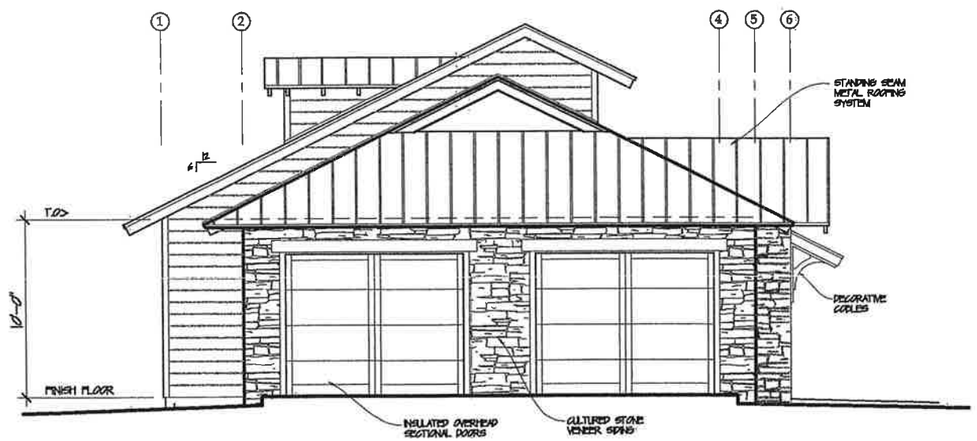
FLOOR PLAN, BUILDING C

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE	AS SHOWN
SHEET No.	C1



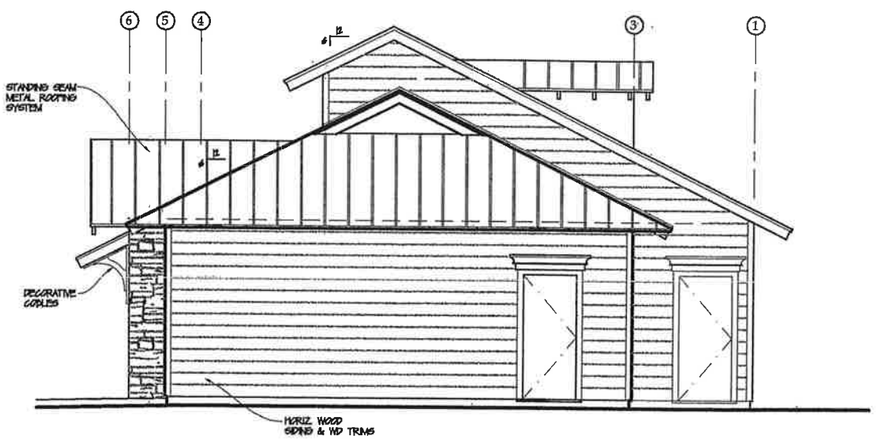
WEST ELEVATION

SCALE: 1/4" = 1'-0"



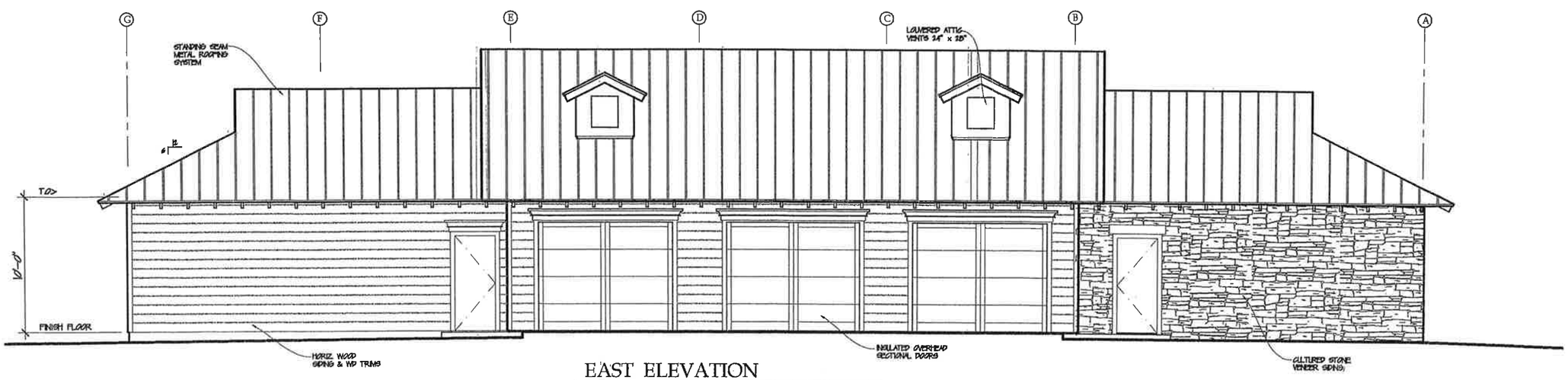
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

ROBERT M. DARNEY
ARCHITECT
Design Development Planning
490 Hot Springs Rd. Carson City, NV 89706
PHONE: (775)883-3444 FAX: 882-4016
E-MAIL: darneyarch@sbcglobal.net

REMARKS	BY

PROJECT

HISTORIC REVIEW COMMISSION

DUPLEX & PARKING GARAGES

308 N. CURRY ST. CARSON CITY, NEVADA

SHEET TITLE

EXTERIOR ELEVATIONS, BUILDING C

DATE:	7-16-2015
DESIGN BY:	RMD
DRAWN BY:	RMD
SCALE:	AS SHOWN
SHEET No.	C2