

## Carson City Agenda Report

**Date Submitted:** September 18, 2015

**Agenda Date Requested:** October 1, 2015

**Time Requested:** 1 hour

**To:** Mayor and Board of Supervisors

**From:** Community Development - Planning Division

**Subject Title:** For Possible Action: To consider an appeal of the Planning Commission's approval of a request from Bethlehem Lutheran School (property owner: Bethlehem Lutheran School) for a Special Use Permit to allow the addition of classrooms to an existing school and modification of the school site playground and outside sports areas on property zoned Single Family 6,000 (SF6), located at 1845 Mountain Street, APN 001-111-33. (SUP-15-065) (Susan Dorr Pansky, spansky@carson.org)

**Staff Summary:** The Special Use Permit was reviewed and conditionally approved by the Planning Commission on August 26, 2015. At the Planning Commission meeting, public testimony was solicited and several neighboring property owners provided comments in opposition of the proposed project. This testimony led the Planning Commission to direct the applicant to modify the proposed project's layout as a part of the Planning Commission's approval. Decisions of the Planning Commission may be appealed to the Board of Supervisors. An appeal of the Planning Commission's approval was jointly filed by two property owners in the vicinity of the proposed project. The Board of Supervisors may uphold, modify or reverse the Planning Commission's decision.

**Type of Action Requested:**

Resolution  
 Formal Action/Motion

Ordinance  
 Other (Specify)

**Does This Action Require A Business Impact Statement:** ( ) Yes (X) No

**Planning Commission Action:** The Planning Commission approved the Special Use Permit with three additional conditions as a result of extensive public testimony on August 26, 2015 by a vote of 6 ayes, 0 nays and 1 absent.

**Recommended Board Action:** I move to deny the appeal and uphold the Planning Commission's approval of the Special Use Permit (SUP-15-065) to allow the addition of classrooms to an existing school and modification of the school site playground and outside sports areas on property zoned Single Family 6,000, located at 1845 Mountain Street, APN 001-111-33 based on the findings and with the conditions of approval outlined in the staff report as well as the three additional conditions of approval added by the Planning Commission outlined in the Notice of Decision.

**Explanation for Recommended Board Action:** Please see the attached staff memo, letter from the appellant, response letter from the application, Planning Commission Notice of Decision and Planning Commission staff report for complete explanation.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.02.060 (Appeals), CCMC 18.02.080 (Special Use Permit), CCMC 18.04.075 (Single Family 6,000)

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:**

- 1) If the Board of Supervisors finds that the Planning Commission erred in approving SUP-15-065, reverse the Planning Commission's decision and deny the Special Use Permit based upon findings for denial, or modify the approval.
- 2) If additional information is submitted to the Board of Supervisors that the Board believes warrants further review and consideration of the application by the Planning Commission, refer the matter back to the Planning Commission.

**Supporting Material:**

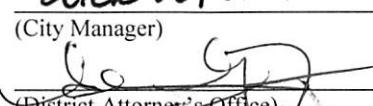
- 1) Staff Memo to Board of Supervisors
- 2) Appeal Letters from Mr. Jared Feser and Ms. Barbara Nicholas received September 8, 2015
- 3) Appeal Response Letter from J.P. Copoulos on behalf of Bethlehem Lutheran School received on September 15, 2015
- 4) Planning Commission Notice of Decision for SUP-15-065
- 5) Planning Commission Case Record
- 6) August 26, 2015 Planning Commission Staff Report and Late Information

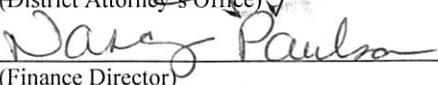
**Prepared By:** Susan Dorr Pansky, Planning Manager

**Reviewed By:**

  
Date: 9/22/15  
(Community Development Director)

  
Date: 9/22/15  
(City Manager)

  
Date: 9/22/15  
(District Attorney's Office)

  
Date: 9/22/15  
(Finance Director)

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



# 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

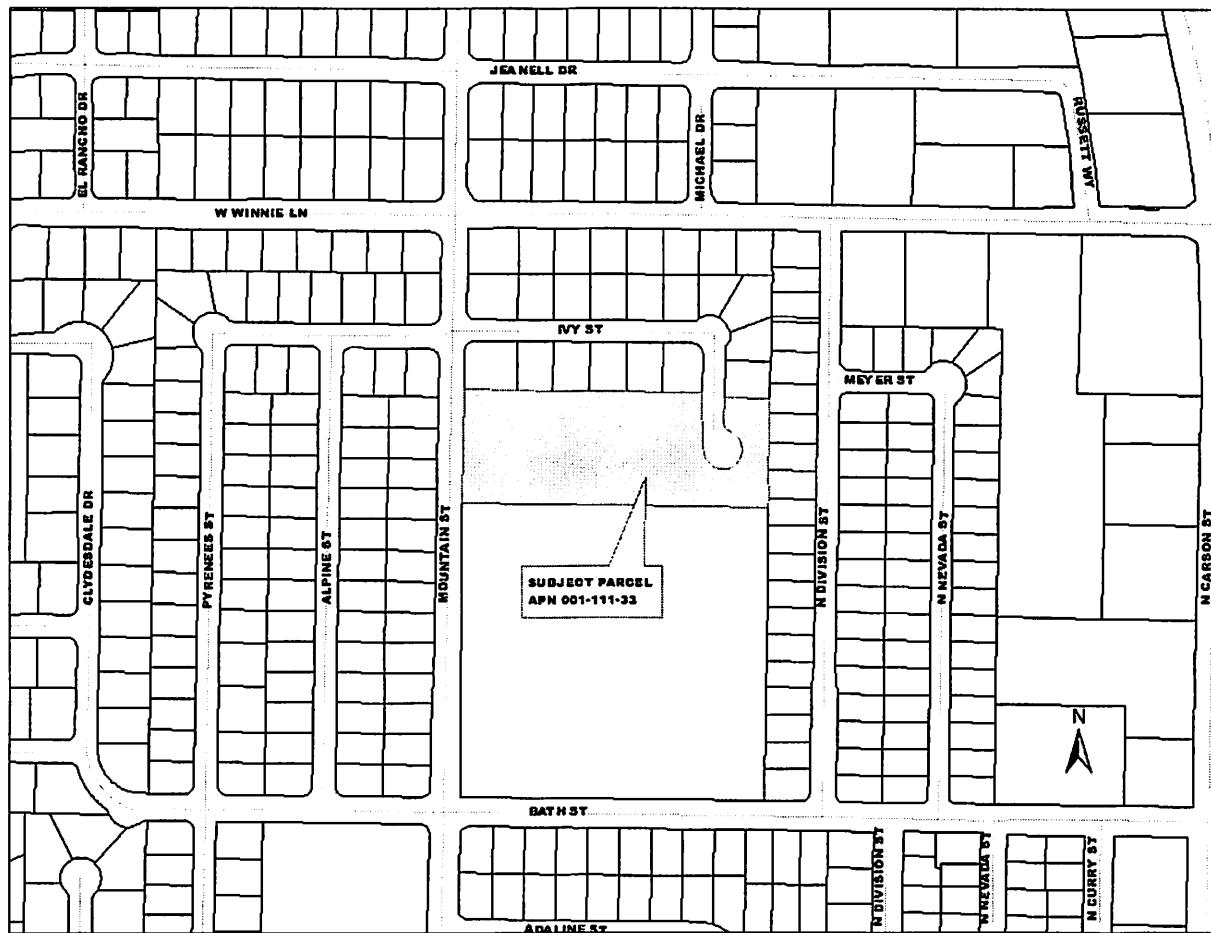
Board of Supervisors Meeting of October 1, 2015

**TO:** Board of Supervisors

**FROM:** Susan Dorr Pansky, AICP  
Planning Manager

**DATE:** September 18, 2015

**SUBJECT:** MISC-15-091 – Appeal of the Planning Commission's approval of a request from Bethlehem Lutheran School for a Special Use Permit to allow the addition of classrooms to an existing school and modification of the school site playground and outside sports areas on property zoned Single Family 6,000 (SF6), located at 1845 Mountain Street, APN 001-111-33. (SUP-15-065)



## DISCUSSION

On August 26, 2015, the Planning Commission reviewed a request from the Bethlehem Lutheran School for a Special Use Permit to allow for the addition of classrooms to the existing school, and for modification of the sports courts and playground area to accommodate those classrooms. The modification of the sports courts and playground area included relocating both to the northeast corner of the site, adjacent to the home on Ivy Street that was purchased by the Bethlehem Lutheran Church for the church's parsonage. The applicant stated that relocation of the playground was necessary to accommodate the new classrooms and the sports courts were being relocated from the existing parking lot to create a safer location for play, rather than in conflict with vehicles parking for the school and church. At the Planning Commission meeting, public testimony was solicited and several neighboring property owners provided comments in opposition to the proposed project, specifically the relocation of the playground and sports courts to the northeast corner of the site, as they felt it would have a negative impact on their neighborhood.

As a result of this testimony, the Planning Commission added three new conditions to the project and approved the Special Use Permit by a vote of 6 ayes and 0 nays with 1 absent. These three conditions are discussed below and were placed on the project to address adjacent property owners' concerns.

1. *The applicant shall revise the plan to show that pedestrian access directly to Ivy Street shall be limited to emergency access only.*

Residents in the Ivy Street area adjacent to the Bethlehem Lutheran School expressed concern that parents currently use Ivy Street to pick up and drop off students because there is no controlled access to Ivy Street from the school. The residents stated that this condition creates excessive traffic on their quiet street and that the addition of classrooms and the relocation of the sports courts would make the condition worse. As a result, the Planning Commission placed a condition to limit access to the Ivy Street side of the school for emergency access only.

2. *The applicant shall revise the plan to relocate the sports courts and playground to the southerly property line.*

Residents in the Ivy Street area, and specifically residents adjacent to or very close to the school, expressed concern that relocating the playground and sports courts to the northeast corner would cause a negative impact to the neighborhood by creating excess activity and noise near their residences. Several residents agreed in their testimony that relocating the playground and sports courts to the south would be a better solution. As a result, the Planning Commission placed a condition on the project to relocate the sports courts and playground to the south side of the property as the residents requested.

3. *Construction traffic shall use the Mountain Street driveway entrance.*

Residents on Ivy Street expressed concern that during the construction of the new classrooms, playground and sports courts, construction traffic would likely use Ivy Street because of ease of access, and that the excess noise would disturb the residents on the street. As a result, the Planning Commission placed a condition on the project that would

limit construction traffic to the Mountain Street driveway entrance. At the time this condition was discussed, it was noted that improvements at the end of Ivy Street itself would likely be necessary in conjunction with the requested Right-of-Way Abandonment, and in that case construction traffic on Ivy Street would be difficult to avoid. The applicant stated that construction equipment for the other onsite improvements would be limited to Mountain Street.

On September 8, 2015, the Planning Division received an appeal from two adjacent property owners, Mr. Jared Feser of 1853 Ivy Street and Ms. Barbara Nicholas of 601 Ivy Street. Mr. Feser's grounds for appeal are listed below with responses from staff for each item.

1. *The project is to be moved to the “southerly property line” away from the residents on Ivy Street and into existing trees. The residents were told that no trees would be removed.*

The project is being moved to the southerly property line away from the residents on Ivy Street as a result of the public's testimony about concerns during the Planning Commission meeting. The response letter received from JP Copoulos to this appeal indicates that no trees will be removed.

2. *The original proposal called for Carson City to abandon a portion of its property to the church/private school to facilitate this project. With the assumption that the project is now moving off of this piece of land, why is the city still giving the land to a church/private school that no longer needs it?*

A portion of the school's existing improvements (open grass field) lies within the right-of-way in this location and should be abandoned regardless of the proposed move of the sports courts and playground to the south side of the property. As the City has no intention of using this right-of-way in the future, the condition to abandon the right-of-way is still appropriate.

3. *The proposal calls for a new 6' high fence to be constructed with no one apparently knowing its exact location, or the impact it may have upon my property.*

The site plan provided with the Special Use Permit application shows the location of the proposed fence, as does the revised site plan provided by the applicant with the appeal response letter. The fence is proposed along the school's existing property line in all cases except where the right-of-way is to be abandoned. In this location, the fence will go across Ivy Street just to the south of the parsonage's driveway. Staff does not believe this will impact Mr. Feser's property in any way.

4. *Why are no aesthetic features required to help this project blend into the neighborhood or to block sound? We expect businesses to follow the Carson City Master Plan. Why is the church/private school not required to do the same?*

A chain link fence is appropriate for a school and similar to other schools throughout Carson City that also have chain link fences. The aesthetics of the fence were not brought up as a concern during public comment at the Planning Commission meeting.

5. *The new plan requires a storm water detention basin to be moved, and this plan was approved without knowing its impact on the surrounding residents that already have*

*existing drainage problems that Carson City has failed to rectify. Ivy Street's storm water runoff drains to this location, which is the property to be given to the church/private school. Where is this water to go if this becomes private land?*

Staff is aware of the drainage problems on Ivy Street shown in Mr. Feser's letter. The water drains from Ivy Street to the school's private property where it ultimately reaches a drainage ditch at the eastern side of the school property and continues through the Fritsch School property as well. Addressing drainage issues of an off-site street is not the responsibility of the applicant for this Special Use Permit. However, because staff has required that a portion of Ivy Street be abandoned, the city will require that drainage issues be addressed as a part of granting the abandonment. The applicant states in the appeal response letter that they are willing to work with Carson City to improve the drainage in the area of where the right-of-way will be abandoned.

6. *Public comment was heard on the original plan, then the new "southerly" plan was proposed by the Planning Commission, and the public was only allowed brief comment on what should have been considered an entirely new plan, which should have been tabled to another meeting.*

The Planning Commission proposed the new "southerly" plan as a result of the desires expressed by the residents who spoke at the meeting. The Planning Commission heard extensive public comment and felt that their additional conditions addressed the concerns raised. Staff does not believe that another public hearing to discuss the revised plan is necessary.

Ms. Nicholas' grounds for appeal are also listed below with responses from staff for each item.

1. *Condition of approval #6 states that, "approval and recording of an abandonment of the termination of Ivy Street at the northeastern section of the existing property in the general location of the proposed sports court is required." This illustrates that there was no real understanding of this whole plan, as the Planning Commission ordered the court to be moved to the south boundary. By Carson City relinquishing the land to the school with no need for it now, as the sports court will not be located there, was not even considered.*

This item has been addressed in the response to Mr. Feser's comments above.

2. *There already exists a significant drainage problem during rain and snow in that very area. Will it then be the school's responsibility to pave it and deal with the drainage problem? This is another matter that was not dealt with. How will it affect our street and homes? #20 states "increased drainage and detention must be addressed as part of the construction permit." Will that include the existing drainage problem on Ivy if that becomes school property?*

The drainage on Ivy Street has been addressed in response to Mr. Feser's comments above. Condition No. 20 is related to additional onsite drainage that will need to be addressed as a result of the addition of the classrooms and other impervious areas such as the sports courts.

3. *#21, light fixtures were never discussed, type of fencing was something that impacts the homeowners and did not get to be addressed at the meeting.*

The applicant is expected to comply with Carson City's Development Standards as it relates to lighting, which is what this condition references. No concerns about the lighting or type of fencing were raised at the Planning Commission meeting.

4. *#22 affects the neighborhood, particularly me, as the new building will be directly behind my back yard, separated by only a fence and small trees I put in when I moved here one year ago.*

Condition No. 23 is related to roof-top mechanical equipment. This is a standard condition that states the Carson City Development Standards' requirement that roof-top equipment must be screened from view. Concerns about roof-top equipment were not raised at the Planning Commission meeting.

5. *#8 regarding the Building Permit application states that detail will meet a minimum of 40% of the current landscape requirements for the entire site. I for one don't even know what that means. Landscaping is a most important matter to the homeowners, one of the concerns that we did not get to bring up. Both fencing and landscaping may solve much of the noise concern and aesthetics making the plan more palatable.*

Per the Carson City Development Standards, Division 3 – Landscaping, if a building is expanded it must meet certain current landscaping requirements that may not have been in place when the original building was permitted. In the case of this project, the building expansion adds 11 percent more buildings to the site. As a result, the applicant will be required to meet a minimum of 40 percent of the current minimum landscaping requirements for the site if it is not currently in compliance. Concerns about landscaping were not raised at the Planning Commission meeting.

6. *Noise factor would need to be minimized by construction of an attractive block wall fence, to match the character of the neighborhood. We would have requested an 8 foot high block fence, instead of a 6 foot chain link fence.*

The residents did not request an eight-foot block fence at the Planning Commission meeting, so this was not something the Planning Commission could have considered.

7. *The landscaping with use of trees and bushes on the church side of the north fence would also help limit the noise of a sports court and play equipment.*

Concerns about landscaping were not raised at the Planning Commission meeting.

8. *This would also be a factor of security to be provided by the church and school to enforce use of those facilities so they are not used during off school hours. This is not currently being enforced by the school or church, as currently there are teens that are on the play equipment some evenings until fairly late at night and on weekends. If the proposed court is not off limits to all but the school children, it is highly likely that neighborhood kids and adults not attending the school will congregate to play basketball during off school hours.*

These concerns were raised at the Planning Commission meeting. However, as the plan is proposing to relocate uses that already exist on the site to another location, the Planning Commission did not deem it necessary to require a condition related to limiting the use of the facilities beyond requiring that the Ivy Street pedestrian access be for emergency access only.

9. *It will likely bring traffic to our street if there is easy access to the court and equipment through Ivy Street with only a 6 foot chain link fence that is easy to climb which would have a major impact on the neighborhood. Some parents already use Ivy Street to drop off and pick up their children, although they are instructed not to do so by the school, but this is not being enforced. We have not complained about that. We have no objections to the Ivy Street kids that have used the back gate to enter the school.*

The Planning Commission placed a condition on the project that the applicant revise the plan to limit pedestrian access on the Ivy Street side of the project to emergency access only to address concerns such as these.

10. *It needs to be clearly indicated to the public that the church and school is private property so that the sports court and climbing equipment does not become a public park. There should be clear signage on the fence to indicate that.*

Signage was not proposed by any of the residents at the Planning Commission meeting. Staff is unaware of signage on the property now that states the property is private, and relocation of the existing uses should not necessitate such signage.

11. *Many of the residents bought homes on Ivy Street due to the specific reason that there would be quiet, and no flow of traffic. Several homeowners are elderly, have medical issues with need to sleep in the daytime. Families with young children or intent to have children also bought a home on a no outlet cul-de-sac for the safety of their children.*

The applicant is not proposing additional traffic on Ivy Street as a result of the project. In fact, the applicant has agreed to a condition limiting access from the Ivy Street side to help reduce or eliminate traffic on Ivy Street as a result of the school. Ivy Street will continue to exist as a no outlet cul-de-sac.

Staff recommends that the Board of Supervisors uphold the Planning Commission's approval of the Special Use Permit with the additional conditions required as a result of the original public testimony.

If you have any questions, please contact Susan Dorr Pansky at 283-7076 or [spansky@carson.org](mailto:spansky@carson.org). Thank you.

Attachments:

Appeal Letters from Mr. Jared Feser and Ms. Barbara Nicholas received September 8, 2015  
Appeal Response Letter from J.P. Copoulos on behalf of Bethlehem Lutheran School received on September 15, 2015  
Planning Commission Notice of Decision for SUP-15-065  
Planning Commission Case Record  
August 26, 2015 Planning Commission Staff Report and Late Information

Jared Feser  
1853 Ivy Street  
Carson City, NV 89703  
(775) 232-0185  
[jfeser5@gmail.com](mailto:jfeser5@gmail.com)



**Carson City Planning Director,**

I am writing to you today to appeal the Carson City Planning Commission's recent approval of SUP-15-065, a plan to relocate a church/private school's playground and basketball court into an open field adjacent to the residents on Ivy Street.

On August 26<sup>th</sup> 2015, the Carson City Planning Commission approved SUP-15-065 on condition that the project be moved further to the south to lesson impacts on the concerned citizens who voiced their objections during the meeting. Moving the project further south dramatically changes the project to the point that the applicant's engineer has to complete a new set of plans – plans that the concerned citizens of the neighborhood now do not have the ability to comment on or object to. The Carson City Planning Commission approved a special use permit without viewing a new set of plans, and without allowing the public to comment on these plans. Because the move to the south was proposed by the commission at the meeting, it gave no time to allow even Carson City staff to review the new proposal.

Many questions of the new proposal were left unanswered and are as follows:

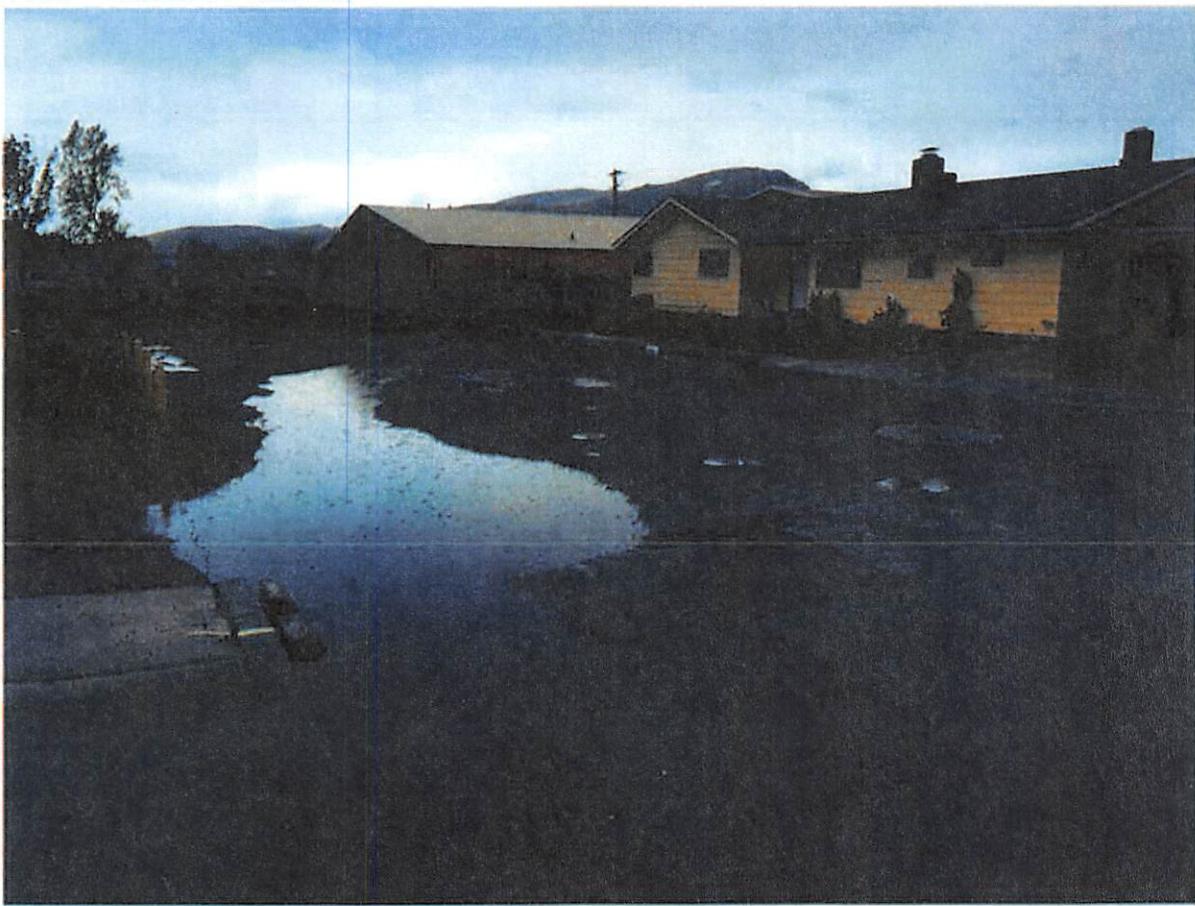
According to the notice of decision the project is to be moved to the "southerly property line" away from the residents on Ivy Street, and into existing trees. The residents of Ivy Street were told that no trees would be removed. These two statements conflict and an answer was not given.

The original proposal called for Carson City to abandon a portion of its property to the church/private school to facilitate this project. With the assumption that the project is now moving off of this piece of land, why is the city still giving the land to a church/private school that no longer needs it?

The proposal calls for a new 6' high fence to be constructed with no one apparently knowing its exact location, or the impact it may have upon my property.

Why are no aesthetic features required to help this project blend into the neighborhood or to block sound? We expect businesses to follow the Carson City Master Plan. Why is the church/private school not required to do the same?

The new plan requires a storm water detention basin to be moved, and this plan was approved without knowing its impact on the surrounding residents that already have existing drainage problems that Carson City has failed to rectify.



Ivy Street looking South towards proposed project. Photo taken 5/21/15

Ivy Street's storm water runoff drains to this location, which is the property to be given to the church/private school. Where is this water to go if this becomes private land? I was told by Chairmen Esswein, "that's the City's problem", but I thought I was speaking to the city.

Neither the Planning Commission nor the Carson City staff in attendance could answer these questions, and the plan was still approved unanimously. Public comment was heard on the original plan, then the new "southerly" plan was proposed by the Planning Commission, and the public was only allowed brief comment on what should have been considered an entirely new plan, which should have been tabled to another meeting.

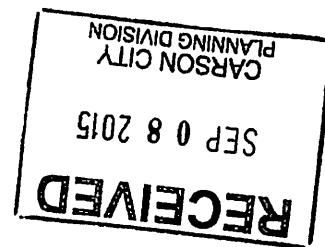
I have been working as an Associate Engineer with the Nevada Department of Transportation for the past 11 years, and I could not fathom approving any plan, especially a heavily opposed plan, without seeing it first. In no way does this do justice to the local residents that will be the most impacted by this decision. The same local residents that were denied their right to fully comment on this proposal.

Respectfully,

Jared Feser

A handwritten signature in black ink, appearing to read "Jared Feser".

BARBARA NICHOLAS RN  
601 IVY STREET  
CARSON CITY, NV 89703



Dear Planning Commission Members,

As you know The City Planning meeting was held on 8/26/15 to consider the request for Bethlehem Church School to relocate several major play structures and for the construction of a sports court to the north side of their field. Unfortunately, due to apparent time constraint, we, the homeowners, were unable to express all of our concerns.

As we requested to address additional questions we were advised "we will take one more comment" Consequently, many of the important issues affecting Ivy Street homeowners were never heard. It is not clear to me why the meeting was not continued to a later date. There was a hasty decision made before all the facts were known. In my opinion, this would be akin to a judge making a decision without hearing all the facts and evidence just because he or she needed to move on to a new case.

I am going to discuss some of the issues in this letter, as these will be the matters that will be heard at the Supervisors Meeting upon appeal. Again, the original plan as presented was approved with the vague instruction to "flip" the sports court and play equipment so they would be relocated from the north school boundary to the south boundary of the church property.

Having seen the **Notice of Decision**, it definitely solidifies our concerns about the casual way in which these proposed changes were handled.

Conditions of approval, #6 states that, "approval and recording of an abandonment of the termination of Ivy Street at the northeastern section of the existing property in the general location of the proposed sports court is required." This illustrates that there was no real understanding of this whole plan, as the Planning Commission ordered the court to be moved to the south boundary. By Carson City relinquishing the land to the school, with no need for it now, as the sports court will not be located there, was not even considered.

There already exists a significant drainage problem during rain and snow in that very area. Will it then be the school's responsibility to pave it and deal with the drainage problem? This is another matter that was not dealt with. How will it affect our street and homes? #20 states "increased drainage and detention must be addressed as part of the construction permit." Will that include the existing drainage problem on Ivy if that becomes school property? #21, light fixtures were never discussed, type of fencing was something that impacts the homeowners and did not get to be addressed at the meeting. #22 affects the neighborhood, particularly me, as the new building will be directly behind my back yard, separated by only a fence and small trees I put in when I moved here one year ago. #8 regarding the Building Permit application

states that detail will meet a minimum of 40% of the current landscape requirements for the entire site, etc. I for one don't even know what that means. Landscaping is a most important matter to the homeowners, one of the concerns that we did not get to bring up. Both fencing and landscaping may solve much of the noise concern and aesthetics making the plan more palatable.

As an aside, several of the homeowners got together and because we did not get the chance to discuss many of our concerns we decided to reach out to Mr. Lonnie Karges, the school principal. I called him and suggested that a few of us meet with him to understand each other's needs in order to make the project work well for both for the school and the neighborhood. Mr. Karges was not open to any discussion. He explained that the only thing they needed to do was flip the court and equipment to the south and put in a 6 foot chain link fence. He stated there was really nothing to discuss. I gave him an example to illustrate that there were in fact unexplained changes that were not clear, as there are 6 existing trees, approximately 12 feet from the south boundary line that prevents the court from being built at the southernmost boundary, as ordered on the Notice Of Decision. Mr. Karges stated they have no intention of moving those trees, which is a good illustration of why there needs to be specific clear facts on the revision plan as to specifically where the sports court and play equipment are to be placed.

I asked Mr. Karges when the new, (revised) plan would be available and he did not know. He stated he saw no need to meet with a group of people, but in the end stated he would meet with a couple of people. I explained that everyone worked full time and requested a 5:30PM meeting time any day. He stated that he leaves at 3:45PM and would only meet during the day. He stated he could not wait until 5:30PM as he has a 40 minute ride home.

We believe the current residents' concerns, many of which were not addressed, be heard before ANY revision plan is completed and any action is taken. The facts and details of the revised plan, it would seem, need to be fully understood by city management personnel and residents before making a final decision.

What we wanted to discuss with Mr. Karges and now upon filing the appeal are the following:

**Noise** factor would need to be minimized by construction of an attractive block wall fence, to match the character of the neighborhood. We would have requested an 8 foot high block fence, instead of a 6 foot chain link fence. We are aware that there need to have a secured locked gate for emergency purposes, i.e., fire and police access. The landscaping with use of trees and bushes on the church side of the north fence would also help limit the noise of the sports court and play equipment. This would also be a factor of **Security** to be provided by the Church and school to enforce use of those facilities so they are not used during off school and hours. This is not currently being enforced by the school or Church, as currently there are teens that are on the play equipment some evenings until fairly late at night and on weekends. If the proposed court is not off limits to all but the school children, it is highly likely that neighborhood kids and adults not attending the school will congregate to play basketball during off school hours.

It will likely bring **traffic** to our street if there is easy access to the court and equipment through Ivy St. with only a 6 foot chain link fence that is easy to climb which would have a major impact

on the neighborhood. Some parents already use Ivy Street to drop off and pick up their children, although they are instructed not to do so by the school, but this is not being enforced. We have not complained about that. We have no objections to the Ivy St. kids that have used the back gate to enter the school

I believe that it needs to be clearly indicated to the public that the Church and school is private property so that the sports court and climbing equipment does not become a public park. There should be clear **signage** on the fence to indicate that.

Many of the residents bought homes on Ivy Street due to the specific reason that there would be quiet, and no flow of **traffic**. Several homeowners are elderly, have medical issues with need to sleep in the daytime. Families with young children or intent to have children also bought a home on a no outlet cul-de-sac for the safety of their children.

Only two on the planning commission came to see the site in question, one of whom, on the record stated that he could see the issues we were able to express. He agreed, due to his own similar situation that he agreed concerns were very valid.

We respectfully request that the Supervisors who will hear the appeal will come and see what the residents are very concerned about, prior to the Appeal meeting. Even with the use of photos, it is difficult to picture how the homeowners' would be affected. Additionally, it would create an understanding how some requirements would make a major difference.

Thank you for taking my letter into consideration.

Sincerely,

A handwritten signature in black ink that reads "Barbara Nicholas". The signature is fluid and cursive, with "Barbara" on the top line and "Nicholas" on the bottom line, slightly overlapping.

Barbara Nicholas

# J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

Written Response to Appeals Process

9-15-15

**APPLICATION:** SUP-15-065

**APPLICANT/ OWNER:** Bethlehem Lutheran School

**AGENT:** J. P. Copoulos

**PROJECT APN/ADDRESS:** 001-111-33/1845 Mountain Street

## BACKGROUND

The Bethlehem Lutheran School project is to build a classroom addition and relocate playground equipment and sports courts. **All uses are existing.** The classroom expansion will improve classroom size at the school, the students are already attending the school. The expansion allows for classroom size to reflect Lutheran School goals of reduced students per classroom. The playground and sports courts are existing and are to be relocated. The playground relocation will make room for the classroom expansion. The sports court relocation will improve the safety of the children who currently use sports courts in the parking lot.

The schools construction timeline since inception is as follows:

Phase one gym and classrooms - 1995

Phase two portable classrooms on east pad - 1996

Phase three classroom wing/build playground – 1997 (replace portables)

Phase four kitchen - 1999

Phase five proposed with this SUP

During the planning commission meeting we offered to relocate the playground equipment and sports courts plan adjacent to the Frtisch school playground and away from the neighbors in attendance that had concerns about their location. We felt this was a reasonable suggestion during the public meeting and agreed to it.

Various neighbors contacted the school directly to see the revised plan. Unfortunately the revised plan was not completed until 8-27-15. Since that time the neighborhood has been contacted to review the plan and a copy was sent to Mr. Feser the neighborhood representative.

# J.P. COPOULOS, ARCHITECT

P.O. BOX 2517    CARSON CITY, NEVADA 89702    775 885 7907

## **REVIEW OF APPEAL TALKING POINTS**

Relocating playground equipment and sports courts as per the revised plan moves these uses further away from the neighbors who have appealed the planning decision.

**We don't understand why the neighborhood would prefer the status quo over the approved plan.**

The revised plan removes no trees on site.

The current cul de sac the Bethlehem Lutheran School proposes for abandonment is a gravel and dirt area that has never been paved or properly graded. The school proposes to improve this area for benefit of the neighborhood and its own site. The school will work with Carson City Public Works to improve drainage in this area per their requirements.

**We don't understand why the neighborhood would object to this.**

The new fence proposed by the school was shown and pointed to all attending the Planning Commission meeting on the site plan displayed on screen. Both neighbors who have written appeal letters have solid wood fences on their property along the school boundary line.

All other items addressed in these appeal letters have been made a part of the conditions of approval of the SUP.

**In summation we feel all the pertinent planning questions have been answered within the SUP process and this project should be allowed to move forward.**

Sincerely,



J.P. Copoulos, AIA LEED AP

Revision Schedule		
Revision Number	Revision Description	Revision Date
0.1	fp play areas to south	8-27-15
1		
2		
3		
4		
5		
6		
7		

Bethlehem  
Lutheran Church  
& School  
Classroom Addition

Enlarged Site Plan

Project number: 72615  
Date: 7-26-15  
Drawn by: JPC  
Checked by: JPC  
**A102**  
Scale: As indicated

Owner: Bethlehem Lutheran Church  
1837 Mountain St  
Carson City, NV 89703  
775.682.5424

Applicant: Bethlehem Lutheran School  
1837 Mountain St  
Carson City, NV 89703  
775.682.5424

Request: Special Use Permit  
Addition Classrooms to  
Existing School

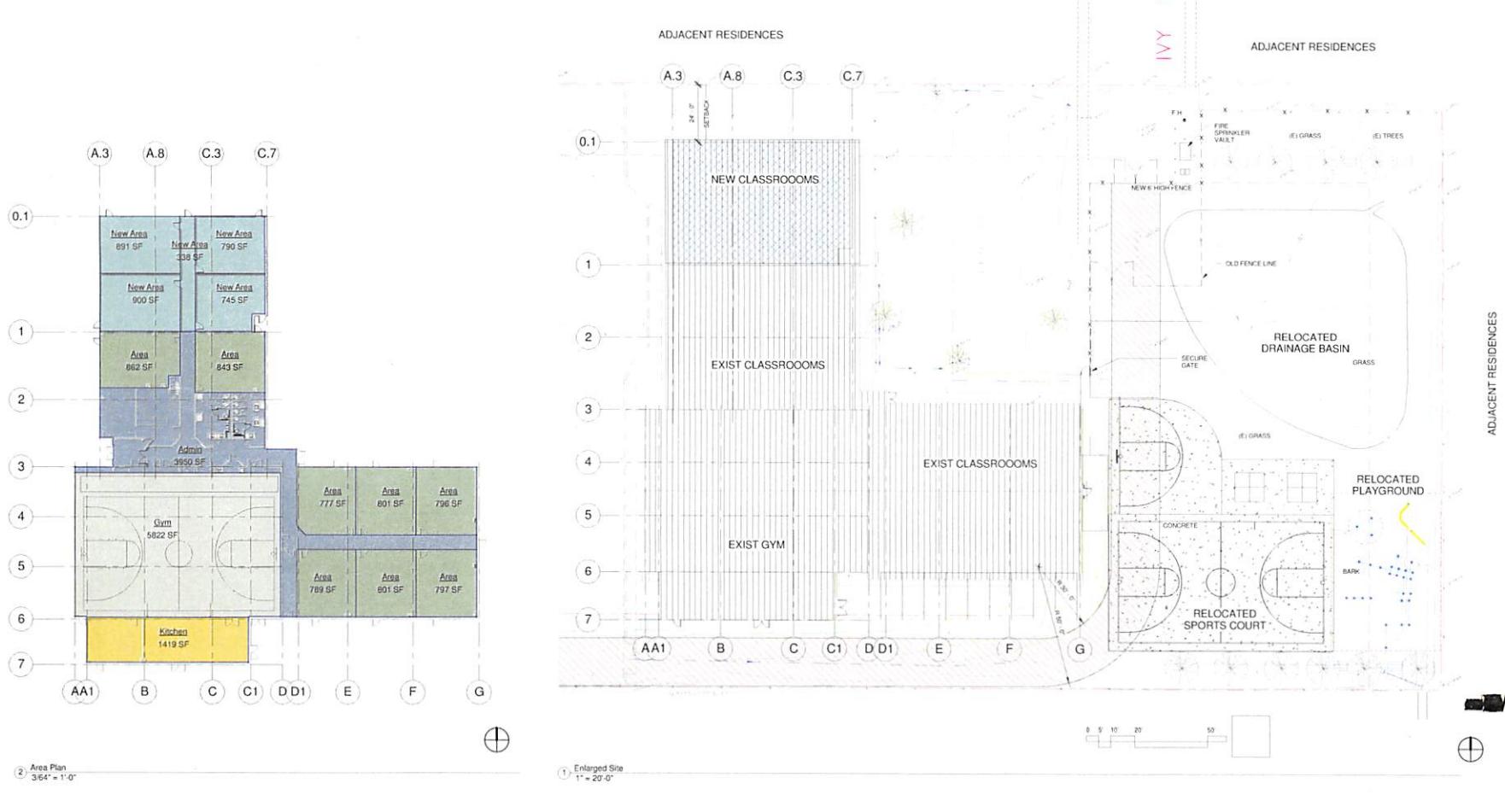
Location: 1835 Mountain St  
Carson City, Nevada 89703  
A.P.N. 00111133

Zoning: Single Family 4000 (SF6)

Master Plan: Land Use  
District: Medium Density Residential  
(MDR)

A.P.N. 00111133

Prepared By:  
JPC copoulos, Architect





## Carson City Planning Division

108 E. Proctor St.  
Carson City, Nevada 89701  
(775) 887-2180  
Planning@carson.org  
www.carson.org

\* CLERK \*  
**FILED**  
Time 9:59 AM

SEP 3, 2015

PLANNING COMMISSION  
August 26, 2015

**COPY**

By C. Expert  
Deputy  
Carson City, Nevada

### NOTICE OF DECISION

An application was received, SUP-15-065, to consider a request from Bethlehem Lutheran School (property owner: Bethlehem Lutheran School) for a Special Use Permit to allow the addition of classrooms to an existing school and modification of the school site playground and outside sports areas on property zoned Single Family 6,000 (SF6), located at 1845 Mountain St., APN 001-111-33, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on August 26, 2015, in conformance with City and State legal requirements, and approved SUP-15-065, based on the findings contained in the staff report and subject to the following conditions of approval.

### CONDITIONS OF APPROVAL:

#### The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division prior to any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted 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 Planning Division 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.

6. Submission, processing, approval and recording of an abandonment of the termination of Ivy Street, at the northeastern section of the existing property, in the general location of the proposed sports courts is required.

**The following shall be submitted with any Building Permit application:**

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
8. Provide detail showing the site will meet a minimum of 40% of the current Landscape Requirements for the entire site or submit landscape plans with the Building Permit in compliance with the Carson City Development Standards, Division 3, Landscaping. Include detail showing what percentage of the site meets the current landscape requirements.
9. All repairs and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal code (CCMC) 15.05.02.
10. All repairs, replacement and alterations must have proper permits and comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, 2009 Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
11. All Contractors are required to carry State and local license.
12. The project must comply with 2012 International Fire Code and Northern Nevada Amendments.
13. The project will be disturbing greater than 160 square surface feet of material. Submit an asbestos assessment on all applicable material being disturbed.
14. Submit Carson City Acknowledgment of Asbestos Assessment form.
15. Depending on asbestos results, an EPA 10 day notification may also be required.
16. The project must comply with 2012 International Fire Code (IFC) and Northern Nevada Amendments.
17. Plans will need to be submitted for review prior to construction of the classroom addition and playground relocation.
18. A reduced pressure backflow preventer must be installed near the water meter as part of this project. Our records indicate that there is not a RPA on the domestic

line.

19. Building fire sprinklers will likely be required. A fire flow study will be required as part of any permit submittal.
20. Increased drainage and detention must be addressed as part of the construction permit.

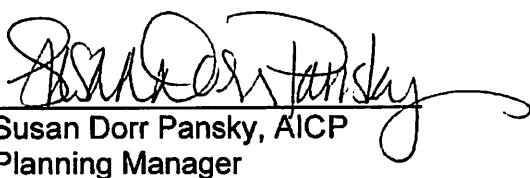
**The following applies to the site throughout the life of the project:**

21. All proposed exterior light fixtures must be reviewed and approved prior to installation. All lighting must comply with Development Standards Division 1.3 Light and Glare.
22. All rooftop equipment on new portions of the building(s) shall be screened pursuant to Carson City Development Standards Division 1.1.7.
23. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth tones. Bold colors shall be avoided except when used as accent or trim.

**ADDITIONAL CONDITIONS OF APPROVAL:**

24. The applicant shall revise the plan to show that pedestrian access directly to Ivy Street shall be limited to emergency access only.
25. The applicant shall revise the plan to relocate the sports courts and playground to the southerly property line.
26. Construction traffic shall use the Mountain Street driveway entrance.

This decision was made on a vote of 6 ayes and 0 nays, 1 absent.



Susan Dorr Pansky, AICP  
Planning Manager

SDP:ec

Mailed by: RMT By: 9/3/15

**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

DATE

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

# CARSON CITY PLANNING COMMISSION

## CASE RECORD

MEETING DATE: August 26, 2015

AGENDA ITEM NO.: F-3

APPLICANT(s) NAME: Bethlehem Lutheran School  
Agent: JP Copoulos

FILE NO. SUP-15-065

PROPERTY OWNER(s): Bethlehem Lutheran School

ASSESSOR PARCEL NO(s): 001-111-33

ADDRESS: 1845 Mountain St

APPLICANT'S REQUEST: For Possible Action: To consider a request for a Special Use Permit to allow the addition of classrooms to an existing school and modification of the school site playground and outside sports areas on property zoned Single Family 6,000 (SF6)

COMMISSIONERS PRESENT:  CASTRO  ESSWEIN  SATTLER  
 GREEN  SALERNO  OWEN  MONROY

STAFF REPORT PRESENTED BY: Susan Dorr Pansky  REPORT ATTACHED

STAFF RECOMMENDATION:  CONDITIONAL APPROVAL

APPLICANT REPRESENTED BY: John Copoulos (Architect) and Lonnie Karges (School Principal)

X APPLICANT/AGENT WAS and PRESENT AND SPOKE

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

       PERSONS SPOKE IN FAVOR OF THE PROPOSAL

X PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

### DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

- John Copoulos – they provided traffic condition study to engineering. Locked fence on Ivy is proposed to address traffic/student drop off. Existing playground and sport courts are already in the neighborhood. Have looked at putting the courts to the south, but not sure about costs. Pedestrian access to Ivy Street (not clear on ability to restrict it), will try to limit pedestrian access directly to Ivy Street. Agree to have construction equipment use driveway rather than Ivy Street.
- Lonnie Karges – looking at many playground areas for safety
- Mark Sattler – what is between new classroom and new sport court? Would you consider moving the sports court and playground?
- Paul Esswin – fence across Ivy Street will be locked? Can you consider restricting construction traffic on Ivy?
- Jared Feser – property owner (submitted letter prior to meeting). Close to new sport court location. Adding too much density to neighborhood. Noise will increase; traffic on Ivy Street will increase. Would support moving sport court to the south. Sports court will be dead end of street, we enjoy the open grass area of field. Six (6) foot fence doesn't stop a basketball. Their developed land is more like a shopping center, not conducive to neighborhood. Open to seeing other configuration ideas. Would like to see a sound study to see how the sound travels.
- Owens – would you be open to a parking lot on that side rather than a sports court?
- Salerno – if sports courts are moved south, how would you feel about that? Would it be better?
- Feser – yes, that would be better.

- Barbara Nicolas – submitted letter prior to meeting. Bought house a year ago because it is a quiet area. New court area would bring more noise and traffic. My letter says it all. Moving the sports court to Fritsch side would be better. Would support moving courts to the south.
- Richard Yien – have same concerns as Feser and Nicolas. Concerns about traffic. Against parking lot and projects in the current proposal. Please mandate that construction equipment go through the church parking lot rather than Ivy Street.
- Linda Hardy – Mother lives next door to Jared Feser (Peggy Larson) noise concerns with sport court. Mother sleeps quite a bit during day (age 94) and this would be disruptive. Would like to see a different means of accommodating the school addressed.

**APPEAL PROCESS MENTIONED AS PART OF THE RECORD**

**MOTION WAS MADE TO APPROVE WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT: as modified**

**Motion: Salerno-**

1. The applicant shall revise the plan to show that pedestrian access directly to Ivy Street shall be limited to emergency access only.
2. The applicant shall revise the plan to relocate the sports courts and playground to the southerly property line.
3. Construction traffic shall use the Mountain Street driveway entrance.

**MOVED: Salerno SECOND: Sattler PASSED: 6/AYE 0 /NO 0/ABSTAIN 1 /ABSENT**

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

FILE NO: SUP-15-065

AGENDA ITEM: F-3

STAFF AUTHOR: Kathe Green, Assistant Planner

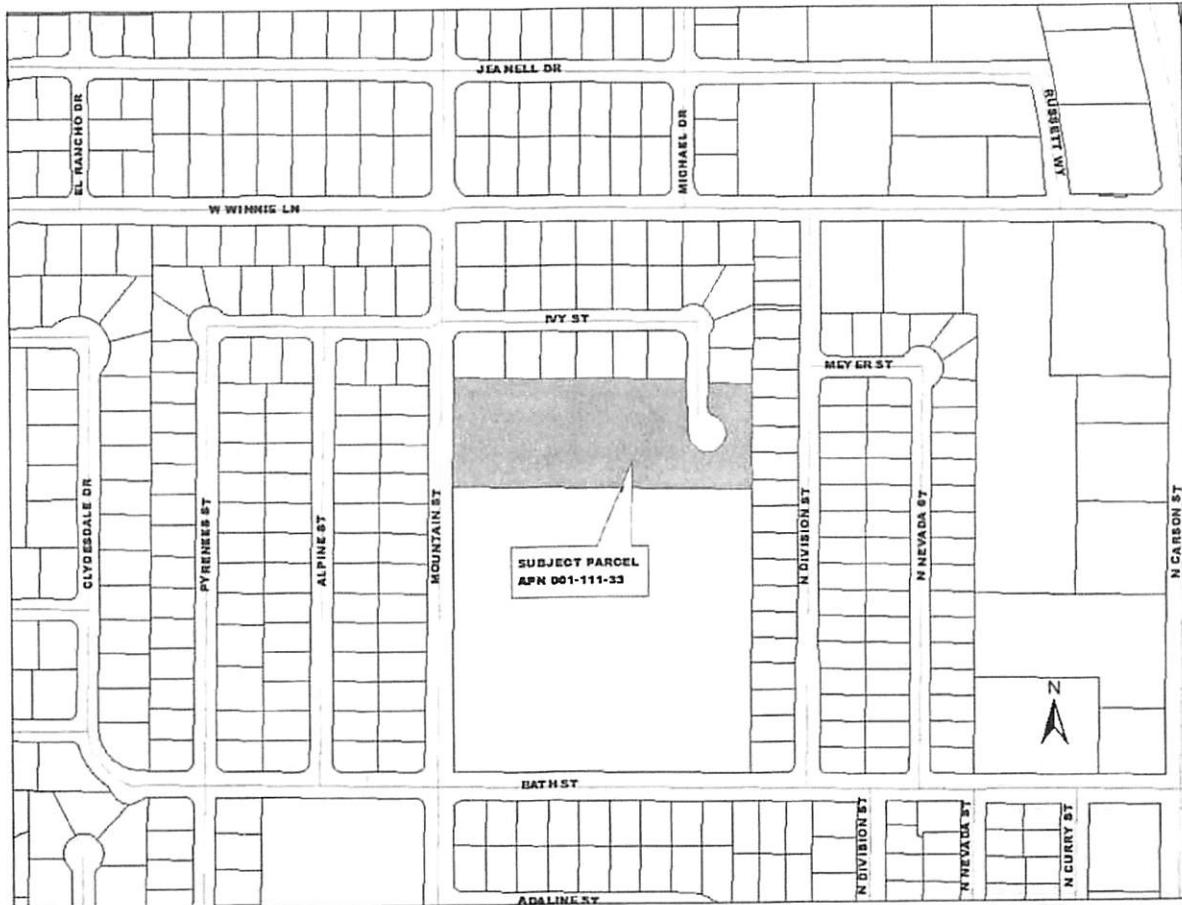
**REQUEST:** Special Use Permit to allow the addition of classrooms to an existing school and modification of the school site playground and outside sports areas in the Single Family 6,000 (SF6) zoning district.

OWNER: Bethlehem Lutheran School

AGENT: J. P. Copoulos

LOCATION/APN: 1845 Mountain Street/001-111-33

**RECOMMENDED MOTION:** "I move to approve SUP-15-065, a Special Use Permit request from agent J. P. Copoulos (owner: Bethlehem Lutheran School) to allow the addition of classrooms to an existing school and modification of the school site playground and outside sports areas in the Single Family 6,000 zoning district, located at 1845 Mountain Street, APN 001-111-33, based on the findings and subject to the conditions of approval contained in the staff report."



**RECOMMENDED CONDITIONS OF APPROVAL:**

**The following shall be completed prior to commencement of the use:**

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division prior to any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted 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 Planning Division 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.
6. Submission, processing, approval and recording of an abandonment of the termination of Ivy Street, at the northeastern section of the existing property, in the general location of the proposed sports courts is required.

**The following shall be submitted with any Building Permit application:**

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
8. Provide detail showing the site will meet a minimum of 40% of the current Landscape Requirements for the entire site or submit landscape plans with the Building Permit in compliance with the Carson City Development Standards, Division 3, Landscaping. Include detail showing what percentage of the site meets the current landscape requirements.
9. All repairs and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal code (CCMC) 15.05.02.
10. All repairs, replacement and alterations must have proper permits and comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, 2009 Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
11. All Contractors are required to carry State and local license.
12. The project must comply with 2012 International Fire Code and Northern Nevada

Amendments.

13. The project will be disturbing greater than 160 square surface feet of material. Submit an asbestos assessment on all applicable material being disturbed.
14. Submit Carson City Acknowledgment of Asbestos Assessment form.
15. Depending on asbestos results, an EPA 10 day notification may also be required.
16. The project must comply with 2012 International Fire Code (IFC) and Northern Nevada Amendments.
17. Plans will need to be submitted for review prior to construction of the classroom addition and playground relocation.
18. A reduced pressure backflow preventer must be installed near the water meter as part of this project. Our records indicate that there is not a RPA on the domestic line.
19. Building fire sprinklers will likely be required. A fire flow study will be required as part of any permit submittal.
20. More information on existing and new traffic numbers must be submitted with the construction permit.
21. Increased drainage and detention must be addressed as part of the construction permit.

**The following applies to the site throughout the life of the project:**

22. All proposed exterior light fixtures must be reviewed and approved prior to installation. All lighting must comply with Development Standards Division 1.3 Light and Glare.
23. All rooftop equipment on new portions of the building(s) shall be screened pursuant to Carson City Development Standards Division 1.1.7.
24. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth tones. Bold colors shall be avoided except when used as accent or trim.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.075 Single Family 6,000 (SF6), CCMC 18.03 (Definitions)

**MASTER PLAN DESIGNATION:** Medium Density Residential (MDR)

**PRESENT ZONING:** Single Family 6,000 (SF6)

**KEY ISSUES:** Will the proposed addition of classrooms to an existing school and modification of the school site playground and outside sports areas be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for the proposed expansion?

### **SURROUNDING ZONING AND LAND USE INFORMATION:**

WEST: Single Family 6,000/Residential  
EAST: Single Family 6,000/Residential  
NORTH: Single Family 6,000/Residential  
SOUTH: Public/Fritsch Elementary School

### **ENVIRONMENTAL INFORMATION:**

- **FLOOD ZONE:** Zone XS between 100-year and 500-year flood plain
- **EARTHQUAKE FAULT:** Zone I, severe potential, beyond 500 feet
- **SLOPE/DRAINAGE:** Site is primarily flat
- **SOILS:** 71 urban land

### **SITE DEVELOPMENT INFORMATION:**

- **LOT SIZE:** 3.59 acres
- **STRUCTURE SIZE:** Proposed 3,746 square feet, to be added to 33,572 square feet
- **STRUCTURE HEIGHT:** 24 feet overall
- **PARKING:** 134 spaces on site, with 36 new spaces proposed with this expansion
- **SETBACKS:** Front (west) 20/no change, Right (south) side 5/no change, Left (north) side 5/24, Rear (east) 10/no change
- **VARIANCES REQUESTED:** None

### **PREVIOUS REVIEWS:**

- MPR-15-041 Review for this proposal
- M-92/93-6 Abandon public utility and drainage easement
- U-91/92-17(a) Addition of hot lunch program
- U-91/92-17 Expansion of existing elementary school
- MPR-91/92-10 Review for proposed elementary school expahsion
- U-87/88-24 Expansion of the school
- V-84-11 Encroach into the front yard setback
- U-84-4 Add school to the existing church
- U-82-1 Add child care at the church

### **DISCUSSION:**

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.075.3 Single Family 6,000 Conditional Uses, a school requires a Special Use Permit.

The applicant is proposing a three phase addition or modification to the existing Bethlehem Lutheran School. The existing playground is near the central portion of the site, adjacent to the northern property line. This playground would be moved to the northeastern area of the site in Phase One.

Phase Two would be construction of sports courts at the current location of the termination of Ivy Street, west of the new playground area, still on the northeastern portion of the lot. The abandonment of this section of Ivy Street will need to be approved and completed prior to the initiation of this improvement to the site, as construction on this area of roadway would not be approved unless the roadway is owned by the parties involved. The Transportation Department and Fire Department have been consulted and are in support of the proposal to abandon this section of right-of-way. A condition of approval is included recommending this requirement.

During this phase, a fence six feet in height would be placed along the northern property line in the area of the proposed abandonment.

Phase Three would be construction of a new classroom at the former location of the playground, at a point approximately 24 feet south of the northern property line. In conjunction with this construction, the former area of sports courts would be restriped as parking stalls, with 36 new stall proposed with the project.

The subject neighborhood is a mix of many single family residences, two churches and two schools. The subject property is a combination church and school site. There is a public school directly south of this property, with another church across the street on the next block to the south. Mountain Street is identified by Carson City as an urban or rural minor collector. As such, traffic on this street is heavier than is common in most residential locations. Two schools and two churches in this vicinity add to the increase in traffic in this location, but the presence of these entities is not new, having been in these locations for many years.

The applicant states the school has experienced an increase in business. It is anticipated four new employees would be required to accommodate the expansion of the use. The parking standard in Development Standards, Division 2-Parking states one and one-half parking spaces are required for each employee or faculty member plus one space for every 20 square feet of seating area in auditorium or assembly area. No new auditorium or assembly area is being proposed, only classrooms. Therefore, only six new parking spaces would be required. However, the applicant has provided a parking analysis for the site, showing there will be 20 employees requiring 30 spaces, 1,920 square feet of existing gym space requiring 96 spaces, for a total requirement of 126 spaces. The church on the site is a concurrent use, but with a need for parking at different times than the school. The applicant has reviewed the requirements for the number of parking spaces in Development Standards Division, 2-Parking for Churches, and states that the applicant meets the requirements. Church parking requires one space for each 10 feet of pew length, plus one space for each 350 square feet of office space. Therefore, 42 spaces are required for pew length and two spaces are required for office use, or a total of 44 spaces for the site. There will be a total of 134 spaces on site, including four handicapped spaces. It appears there will be adequate parking on the site to accommodate the proposed expansion of 3,746 square feet of building. Playgrounds and sports courts as an accessory use do not require additional parking.

This site will continue to use Mountain Street for access, drop-off and pick-up of students as well as access and parking for faculty for the site. There is an existing school zone in support of Fritsch School, with the resultant decrease in traffic speed in this area during active school times on school attendance days. The addition of a classroom to this school location will not significantly impact traffic in this area.

The proposed addition will add more than 11% of buildings to the site. Additional landscaping may be required, as the site must meet 40% of the required landscaping for the entire site. A review of the total landscaping on site will be required with the Building Permit review. The applicant will be required to provide a landscape plan and provide detail showing that the site meets this requirement or provide additional landscaping to meet the minimum requirement. A recommended condition of approval addresses this concern.

With the recommended conditions of approval, the findings to grant approval have been met by the applicant. The Planning Division staff is in support of this Special Use Permit application. Therefore, it is recommended that the Planning Commission approve SUP-15-065 based on the

required findings.

**PUBLIC COMMENTS:** Public notices were mailed to 83 adjacent property owners within 300 feet of the subject site. At the writing of this report no written comments have been received either in favor of or in opposition to the proposal. 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:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**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 permits and comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical code, 2012 Fuel Gas Code, 2011 National Electrical Code, 2009 Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

**Engineering Division:**

1. A reduced pressure backflow preventer must be installed near the water meter as part of this project. Our records indicate that there is not an RPA on the domestic line.
2. Building fire sprinklers will likely be required. A fire flow study will be required as part of any permit submittal.
3. More information on existing and new traffic numbers must be submitted with the construction permit.
4. Increased drainage and detention must be addressed as part of the construction permit.

**Fire Department:**

1. Project must comply with 2012 International Fire Code (IFC) and Northern Nevada Amendments.
2. Fire alarm and fire sprinkler systems must be extended into the new construction

**Environment Control Authority:**

1. Project will be disturbing greater than 160 square surface feet of material. Submit an asbestos assessment on all applicable material being disturbed.
2. Submit Carson City Acknowledgement of Asbestos Assessment form.
3. Depending on asbestos results, an EPA 10 Day Notification may also be required.

**Health Department:**

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

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. Will be consistent with the master plan elements.**

**Chapter 3: A Balanced Land Use Pattern**  
**Chapter 6: Livable Neighborhoods and Activity Centers**

**Goal 1.2a Priority Infill and Redevelopment Areas**  
**Goal 6.1b Neighborhood Design**

*The proposed expansion of the existing school at the Bethlehem Lutheran Church would utilize an existing site with relocation of the existing playground and sports courts to another on-site area to the east of the present location, while providing additional parking and classroom space. Few infrastructure improvements are required to accomplish the expansion. The applicant states the location is along a major arterial (Mountain Street) which will provide a convenient educational facility for many Carson City residents. The private school is adjacent to another public school (Fritsch). The proposed construction of additional classrooms is in the central area of the site, with only the playground and sports courts being relocated and placed on the eastern portion of the site.*

**Goal 1.4c Protection of Existing Site Features**

*Development of the site is proposed to the interior of the site, with the addition of a classroom building at the northern section of the center of the site, and relocation of the existing playground and sports courts to the eastern portion of the site. The proposed location of the sports courts will be adjacent to the parsonage and existing roadway on the east, while the playground would be moved farther to the east. Permanent construction would be limited to the interior area of the site. The northeastern portion of this lot would be utilized for playground, existing trees or open areas designed for use by the students. It is noted no existing trees are proposed to be removed with this development. The existing right-of-way extending into this site would be abandoned as a part of this process.*

**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 church has been at this location for more than 50 years. The school was approved at this location more than 30 years ago. The proposed addition of a classroom and relocation of the existing sports courts and playground will move physical activity farther to the east on the site, but the use will be generally limited to school hours and days. Any noise or other concerns related to physical activity generated by the existing use on the site has been ongoing for many years and is not anticipated to be unduly increased by the addition of a modest building of 3,746 square feet on a site with other buildings totaling 33,572 square feet and related relocation of the playground and sports courts use to a point farther east on the site.*

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

*Additional traffic will be created as a result of the expansion of the site and addition of another classroom building. However, this Mountain Street location is defined by Carson City Transportation Division as a urban or rural minor collector, which already has traffic beyond that which would usually be associated with a residential location. Again, this is a minor addition to this site. The actual number of additional vehicles and pedestrian traffic specific to this addition is likely to be low. This private school is also adjacent to another public school (Fritsch), which is*

*directly to the south of this parcel and a church on the next corner across the street to the south. In addition, this is a thoroughfare for vehicles traveling north to south across Carson City, when the drive is avoiding Carson Street. Traffic in this area is already above that which would be considered normal in a residential location.*

**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.**

*Existing public services and utilities in this location are adequate to provide for the additional classroom space proposed with this review. This is a private school, with enrollment continuing to rise in response to a growing number of people in Carson City looking for alternatives to a mainstream educational choice. Police, fire protection and other public services are not likely to be negatively impacted by a minor expansion of an existing elementary school.*

**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.**

*This property is located in the Single Family 6,000 (SF6) zoning district. The purpose of this district is to provide for the development of single family detached dwellings in a suburban setting. An elementary school is a conditional use in this zoning district. The approval for the school was initially issued in 1984, with modifications for additions to the site approved in 1987 and 1991.*

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

*There is no anticipated detrimental effect to the public if the proposed expansion of the existing private school in this location is approved. The school has been operating without complaint or concerns for over 30 years. This is an elementary school site, with students of a younger age attending. The applicant states a Lutheran High School has been opened in Indian Hills (Douglas County), which will allow an increase in the number of younger students who will be able to attend this higher level school when they graduate from this location.*

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

*The expansion of this school at this location is not anticipated to result in material damage or prejudice to other property in the vicinity. This is a continuation of a use which has been on this site for many years without incident or difficulty to the surrounding property owners in the vicinity, beyond that which is expected based on a higher level of traffic and activity related to a school or church in a residential zone. A minor increase in vehicular and pedestrian traffic is anticipated, but the area already has a heavier than usual amount of traffic, based on two churches and two schools within two blocks of each other, in addition to the traffic generated by Mountain Street being a north/south corridor for access to avoid downtown Carson City.*

*The school has been on the site for more than 30 years. The proposed construction expansion is minor, at 3,746 square feet, while the addition of a parking area in the center of the site and relocation of the existing playground equipment, sports courts and addition of a six foot tall fence on the northeastern area of the property is not anticipated to generate damage or prejudice to other properties in the vicinity. The relocation of the existing playground equipment and sports courts to another area on the applicant's site will create noise and activity at a different point on the parcel, but this noise and activity is usually limited to the times the school would be in*

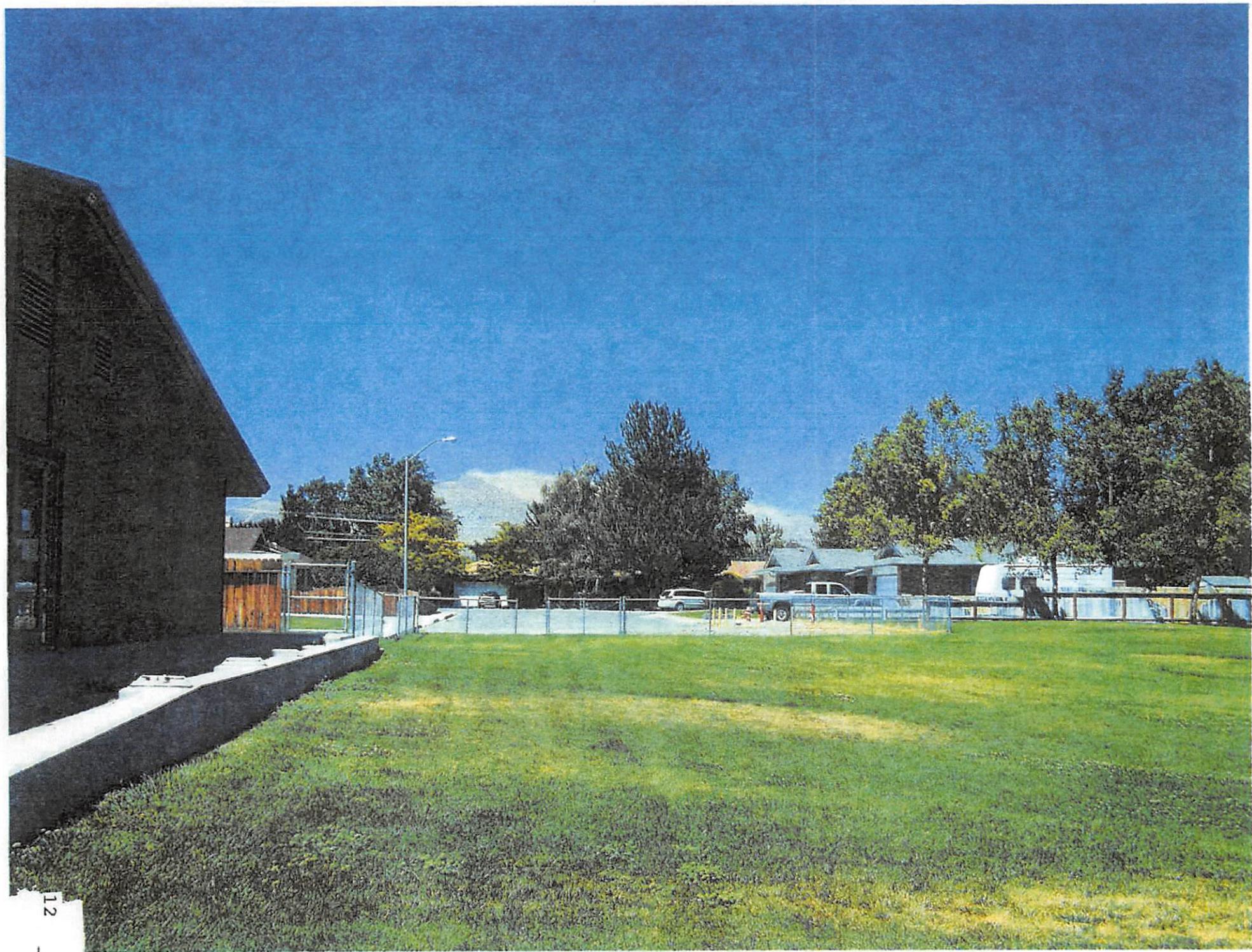
*session. The last expansion of the school was 24 years ago.*

Attachments:

- Site Photos
- Building Comment
- Engineering Comment
- Fire Comment
- Environmental Control Comment
- Health Department Comment
- Application (SUP-15-065)

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RECEIVED

JUL 21 2015

CARSON CITY  
PLANNING DIVISION

July 21, 2015

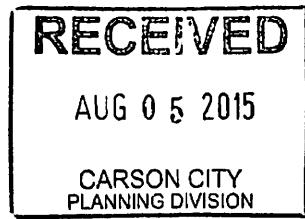
SUP-15-065:

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 Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, 2009 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



**Engineering Division  
Planning Commission Report  
File Number SUP 15-065**

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Bethlehem Lutheran Church to move the playground to a site farther east and place a new school room structure on the site of the existing playground at 1845 Mountain St, apn 01-111-33.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request. The following item must be addressed:

1. A reduced pressure backflow preventer must be installed near the water meter as part of this project. Our records indicate that there is not an RPA on the domestic line.
2. Building fire sprinklers will likely be required. A fire flow study will be required as part of any permit submittal.
3. More information on existing and new traffic numbers must be submitted with the construction permit.
4. Increased drainage and detention must be addressed as part of the construction permit.

## 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

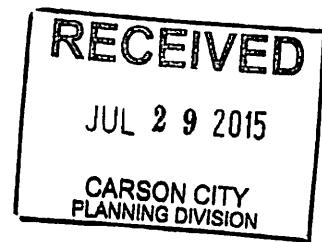
The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

## CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not substantially affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.



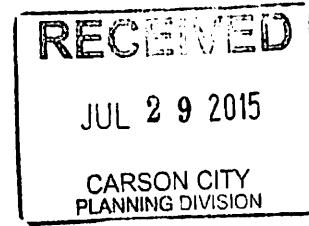
July 28, 2015

SUP 15-065.

1. Project must comply with 2012 IFC and Northern Nevada Amendments.
2. Fire alarm and fire sprinkler systems must be extended into the new construction.

***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 29, 2015

Major Project Review Committee

Re: # SUP – 15-065

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 15 – 065 @ 1845 Mountain St. request:

1. Project will be disturbing greater than 160 square surface feet of material submit an asbestos assessment on all applicable material being disturbed.
2. Submit Carson City Acknowledgement of Asbestos Assessment form.
3. Depending on asbestos results a EPA 10 Day Notification may also be required.

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

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AUG 10 2015

CARSON CITY  
PLANNING DIVISION

August 7, 2015

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.

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](mailto:dboothe@carson.org)

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JUL 15 2015

CARSON CITY  
PLANNING DIVISION

**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

**SPECIAL USE PERMIT****FILE # SUP - 15 -****SUP - 15 - 065**APPLICANT **PHONE #****Bethlehem Lutheran School**

MAILING ADDRESS, CITY, STATE, ZIP

**1837 Mountain St Carson City, Nv 89703**

EMAIL ADDRESS

**Lonnie Karges lkarges@blcs.org**PROPERTY OWNER **PHONE #****Behtlehem Lutheran Church 775-882-5252**

MAILING ADDRESS, CITY, STATE, ZIP

**1837 Mountain St Carson City, Nv 89703**

EMAIL ADDRESS

**Lonnie Karges lkarges@blcs.org**APPLICANT AGENT/REPRESENTATIVE **PHONE #****J.P. Copoulos, Architect 775-885-7907**

MAILING ADRESS, CITY STATE, ZIP

**P.O. Box 2517 Carson City, Nv 89702**

EMAIL ADDRESS

**info@jpcarchitect.com**

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

+ noticing fee

**SUBMITTAL PACKET**

- 8 Completed Application Packets (1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)
- 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
<b>001-111-33</b>	<b>1845 Mountain St 89703</b>	

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
<b>Medium Density Residential</b>	<b>SF6</b>	<b>Winnie Ln</b>

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: 18.09.075.5, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

Addition to existing elementary school

**PROPERTY OWNER'S AFFIDAVIT**

I, DIANNE A. MEDLOCK, 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.

DIANNE A. MEDLOCK, COUNCIL SECRETARY 1837 N. MOUNTAIN ST

Signature

Address

July 14, 2015

Date

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

STATE OF NEVADA  
 COUNTY Carson city )

On July 14, 2015, Dianne A. Medlock, 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.

Dianne A. Medlock  
 Notary Public



NOTE: If your project is located within the historic district, a Planning Department Review APR 21, 2016 is required to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

#### 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.

Dianne A. Medlock, Church Council Secretary July 14, 2015  
Applicant Date

DESCRIPTION OF PROPOSED PROJECT  
TO  
ADD FOUR CLASSROOMS  
& RELOCATE PLAYGROUND FACILITIES  
FOR THE  
BETHLEHEM LUTHERAN SCHOOL

July 10, 2015

Applicant is requesting a Special Use Permit for the Bethlehem Lutheran School for work at their site on Mountain St. The work would consist of an expansion to the elementary school. It would be a three phase project as per the attached plans and as follows:

**Phase One:** Move playground

**Phase Two:** Construct sports court, change fence at north side to 6' height  
(it was determine during the Major Project review to apply for a street abandonment at  
Ivy Street)

**Phase Three:** Build classroom addition

The school has experienced considerable growth. With the addition of the Lutheran High School in Indian Hills, the Lutheran school program can provide a full range of educational opportunities from preschool thru high school in our geographic area. Interest in the Lutheran school program has increased as a result.

The new addition will provide relief of some overcrowding that has occurred do to student growth. Additionally some of the existing classroom space will be converted to new program use (music & computers) allowing the school to expand class grades into the new addition.

FINDINGS  
FOR  
A SPECIAL USE PERMIT  
TO  
ADD FOUR CLASSROOMS  
& RELOCATE PLAYGROUND FACILITIES  
FOR THE  
BETHLEHEM LUTHERAN SCHOOL

**Question 1. How will the proposed development further and be in keeping with and not contrary to the objectives of the Master Plan elements?**

The features of this project that support question one are as follows:

**Master Plan Chapter 3: A Balanced Land Use Pattern**

No change to planned population growth is anticipated with this project, it will improve the social, economic and environmental well being of Carson City by improving an existing educational resource.

Sustainability is achieved by expanding upon an existing use with little infrastructure improvements required. Existing PV solar system will be maintained.

The development is expanding on an existing use and achieves the goal of infill development, it takes advantage of a central location, good traffic access, and close proximity of utilities. Its location is along a major arterial which will provide a convenient educational facility for many Carson City residents. It is adjacent to another elementary school (Fritsch School)

Pathway connections are improved by eliminating sport court facilities from the middle of the site to the edge of the site. The current walking & biking patterns from the site thru the neighborhood and the adjacent elementary school will be maintained. Existing school zones along Mountain Street will remain unchanged.

Transition between residential and non residential areas will be maintained by retaining existing landscape buffers along the east and north of the site.

Levels of utility service will remain unchanged. Existing drainage basin will remain. During flood events overflow drainage will still be provided by use of the existing drainage way along the Fritsch playground.

### **Master Plan Chapter 4: Equitable Distribution of Recreational Opportunities**

Existing park and playground facilities will be upgraded in a new location on site.

### **Master Plan Chapter 5: Economic Vitality**

This project will expand upon the existing educational use to the area while maintaining compatibility with the adjacent elementary school.

It will maintain and improve the existing park open space on site.

Added classrooms will improve the teacher employment base.

### **Master Plan Chapter 6: Livable Neighborhoods and activity centers**

Infill to an existing school will blend seamlessly with the established school zone in this area of the City.

Durable long lasting materials compatible with the existing buildings are proposed.

Pedestrian connectivity around the site will be improved by relocating playground facilities to the edge of the site. The current walking & biking patterns from the site thru the neighborhood and the adjacent elementary school will be maintained.

An existing cultural activity center will maintained. The gym and kitchen facility is currently used by the Boy Scouts as well as various church groups within the Lutheran community.

### **Master Plan Chapter 7: A Connected City**

This site is already connected with existing bike and pedestrian pathways reinforcing Carson City's Unified Pathways Master Plan. The existing school zone along Mountain St will remain

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

A. Land uses adjacent to the parcel are as follows: to the North; residences, to the South; elementary school playground, to the East; open space buffer and residences, to the West; Bethlehem Lutheran Church. Because the existing Bethlehem Lutheran Church and School has been in the neighborhood for 20+ years it is well established as one of the primary use in the neighborhood.

B. The classroom addition does not affect any change to uses that the Bethlehem Lutheran School currently performs. Playground use is the only noise impact that affects the neighborhood, and that use already been permitted by a previous Carson City special use permit for this site and the adjacent Fritsch school site to the south. Playground use on the Bethlehem site primarily occurs during school hours during the school year.

C. The existing parsonage and tree landscape area provide a buffer to the adjacent residences, and by providing a park like setting adjacent to the east and north, the neighborhood will be improved and enhanced and the peaceful enjoyment of the neighborhood will be improved. The existing church provides a buffer to the west and screens parking from the neighborhood. The property to the south is a compatible use as a school playground.

D. Although street traffic will be increased the current school zone along Mountain Street will be utilized. Pedestrian drop off will occur within the middle of the site with minimal impact to Mountain St. The existing pedestrian access and flow through the neighborhood will remain unchanged. The new classrooms will relieve some classroom/student congestion currently at the school. Some of the traffic impact has already occurred.

E. The long range benefits to Carson City include:

- Improve the choices for educational opportunities in Carson City.
- Maintain a passive park component to the neighborhood connected to an existing bike and pedestrian trail system.
- Add to the employment base in Carson City.
- An existing cultural activity center will maintained. (Gym & Kitchen)
- Establishing perimeter fencing and defined pedestrian entries to maintain a secure educational environment

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

The features of this project that support question three are as follows:

- A. School District population will not be impacted with additional students. Traffic will be impacted along Mountain St. but pedestrian access to the school from cars will solely be achieved in the middle of the school site not impacting Mountain St. Police and fire services will be unchanged due to the location of the addition proposed. The fire department reviewed the R.O.W. abandonment during a major project review with the comment to maintain the emergency access easement around the school.
- B. The addition will occupy an existing playground area with hardscape amenities minimally impacting drainage coverage. Paving will be swapped for the existing paving in the Ivy Street R.O.W and landscaping will remain unchanged, the on site landscaped drainage basin will be expanded to accommodate any new drainage impacts. The historical drainage patterns along the east Fritsch school property during flood events will still be maintained.
- C. Existing water, sewer, and storm drainage will not be greatly impacted by the addition. It is anticipated to add one toilet to boys and girls restrooms with minimal utility impact. The Fire Department was undecided whether an additional fire hydrant would be required for the project during MPR.
- D. Sewer is not an issue for this project.
- E. No road improvements are required for this project. Existing school zone signage existing on Mountain St. Once the street abandonment is completed paving improvements for the sports courts will be on school property.
- F. Resource Concepts Inc is the civil engineer consulting for the Bethlehem Lutheran School on this project and is assisting with the street abandonment required for this project. Additionally information through the MPR process has been used to formulate the SUP plan responses.
- G. Lighting will be added on the building at the exits of the addition. Cut off light fixtures meeting Carson City requirements will be used.
- H. Existing landscaping will be maintained and will be unaffected by the project. No additional landscaping is proposed unless required as a condition of this special use permit.
- I. The parking plan for this project is shown on the site plan sheet attached.

## Project Impact Report

### Traffic:

It is estimated that 24 more cars will visit the site twice a day.  
4 employee, 20 student drop off

### Drainage:

Existing impervious area estimated at:	33,572 sf building
	61,218 sf paving
	<hr/> 94,790 sf total

Added impervious area estimated at:	3,746 sf building
	6,128 sf sport court surface
	<hr/>

9,784 sf total added approx. 10% added to site

Existing grass drainage basin will be modified to accommodate added impervious surface drainage.

### Water:

231 GPD added to project, see calculation attached

### Sewer:

231 GPD added to project, see calculation attached

**RE: BETHLEHEM LUTHERAN SCHOOL  
1845 MOUNTAIN ST – A.P.N. 001-111-33**

**THE FOLLOWING ARE ADDED WATER USAGES FOR THE REFERENCED PROJECT:**

**EMPLOYEES**

**10 GPD X 4 EMP X (5 DAYS/WK X 38 WKS/YR) = 7,600 GAL/YR.**

**STUDENTS:**

**5 GPD X 80 STUDENTS (5 DAYS/WK X 38 WKS/YR) = 76,000 GAL/YR.**

**CLEAN UP:**

**5 GPD X (5 DAYS/WK X 38 WKS/YR) = 1,000 GAL/YR.**

**IRRIGATION WATER:**

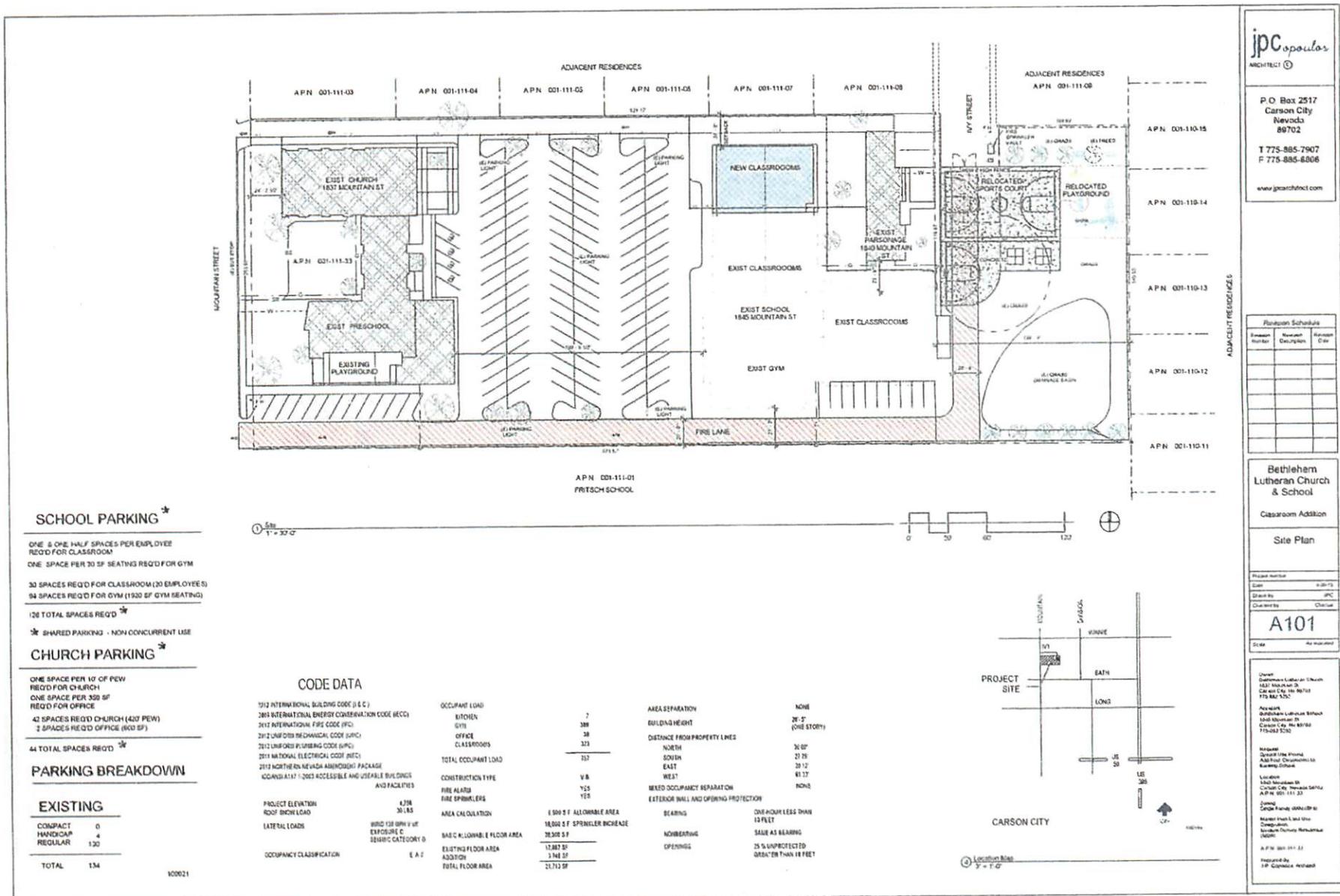
**NO NEW LANDSCAPING**

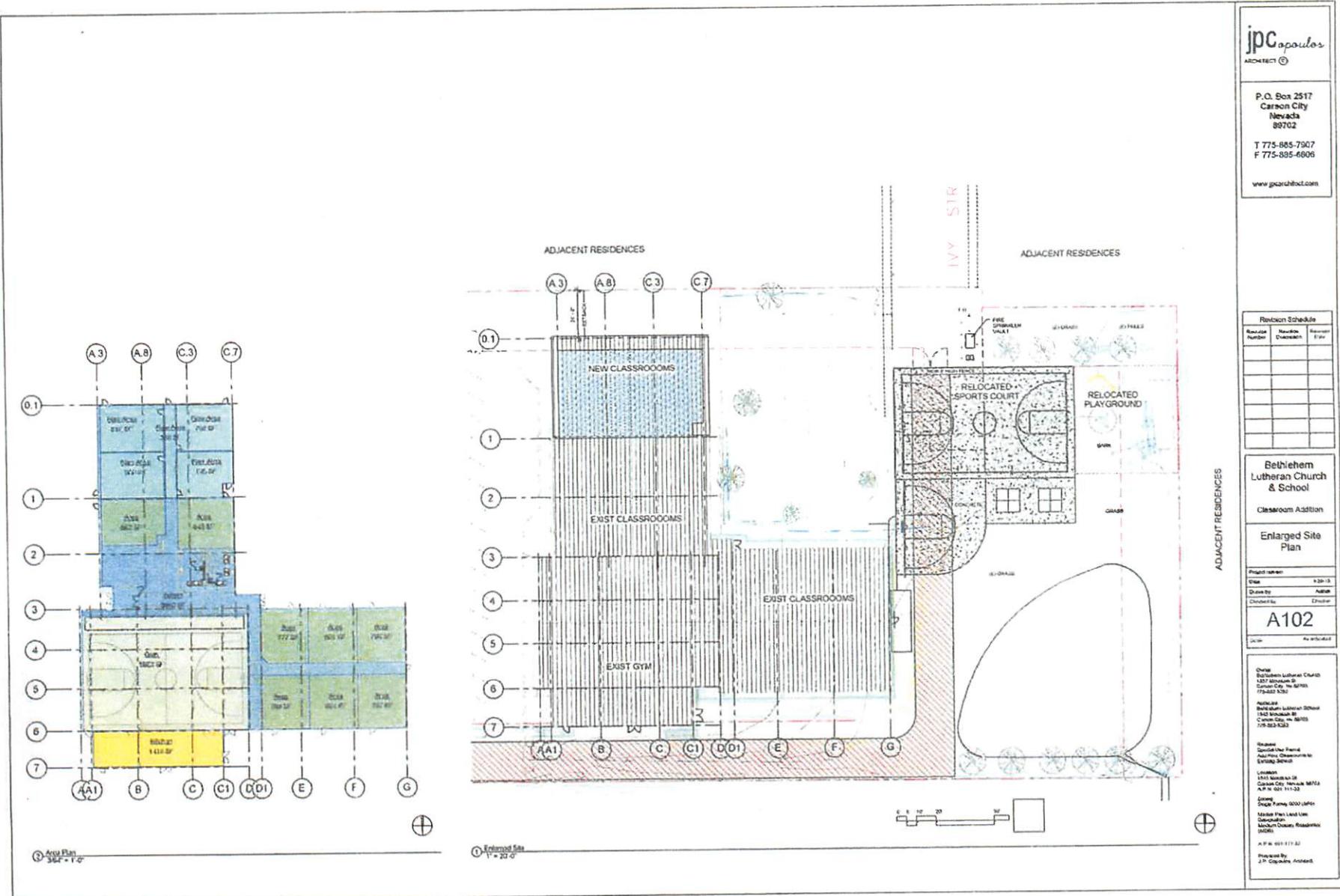
**TOTAL FOR YEAR: 84,600 GAL/YR OR AT 365 DAY/YR = 231 GPD**

**JOHN P. COPOULOS, A.I.A.**

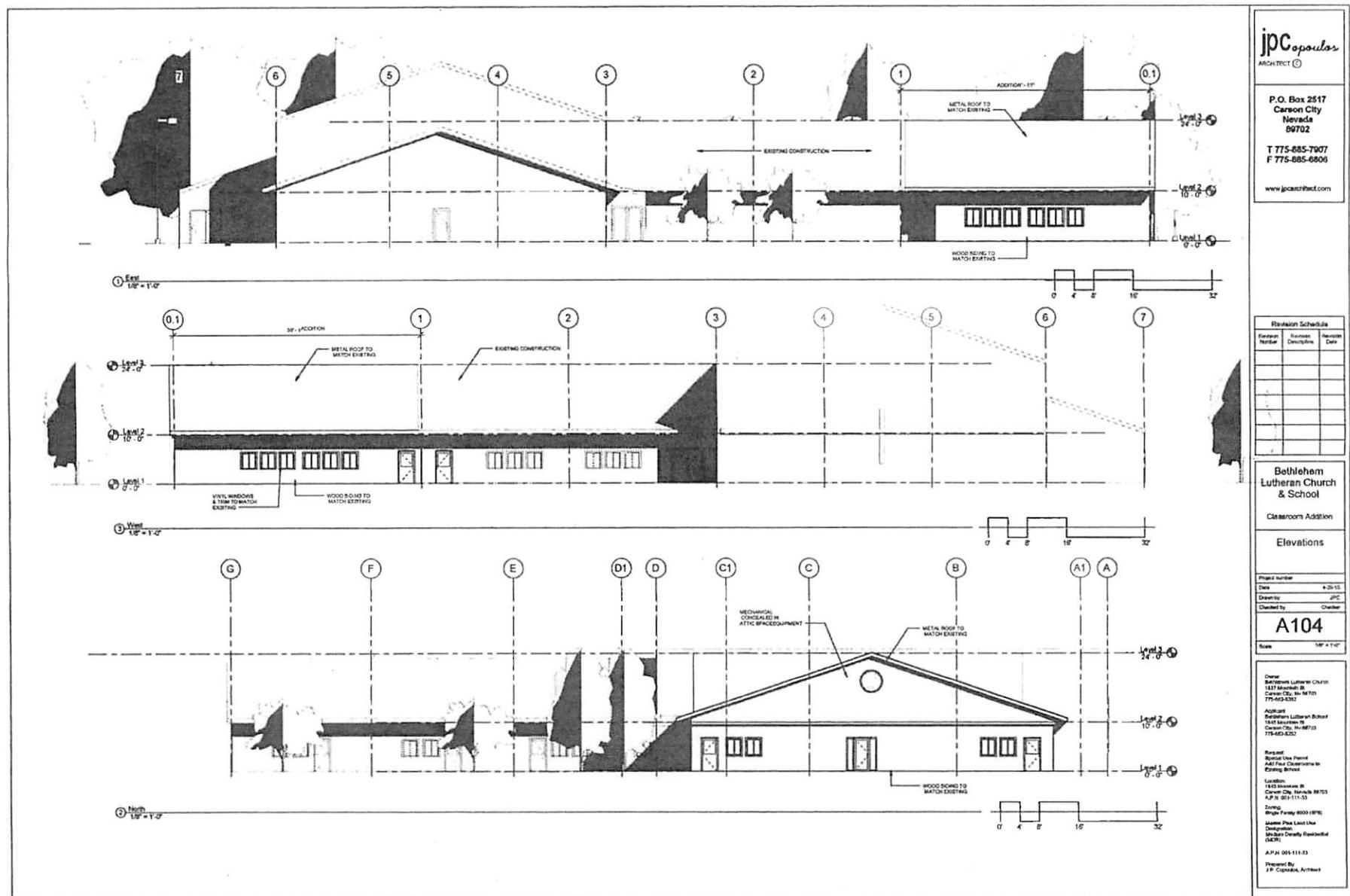


EXISTING SCHOOL PHOTOS









jpc popular  
ARCHITECT (G)

P.O. Box 2517  
Carson City  
Nevada  
89702

T 775-885-7907  
F 775-885-6806

www.jpcarsonline.com

Plan  
Project number  
Date 12/18/13  
Priority **A102**  
Checked by **APC**

Chenae  
Bethlehem Lutheran Church  
1620 Mountain St.  
Canon City, NV 89703  
775-652-5282

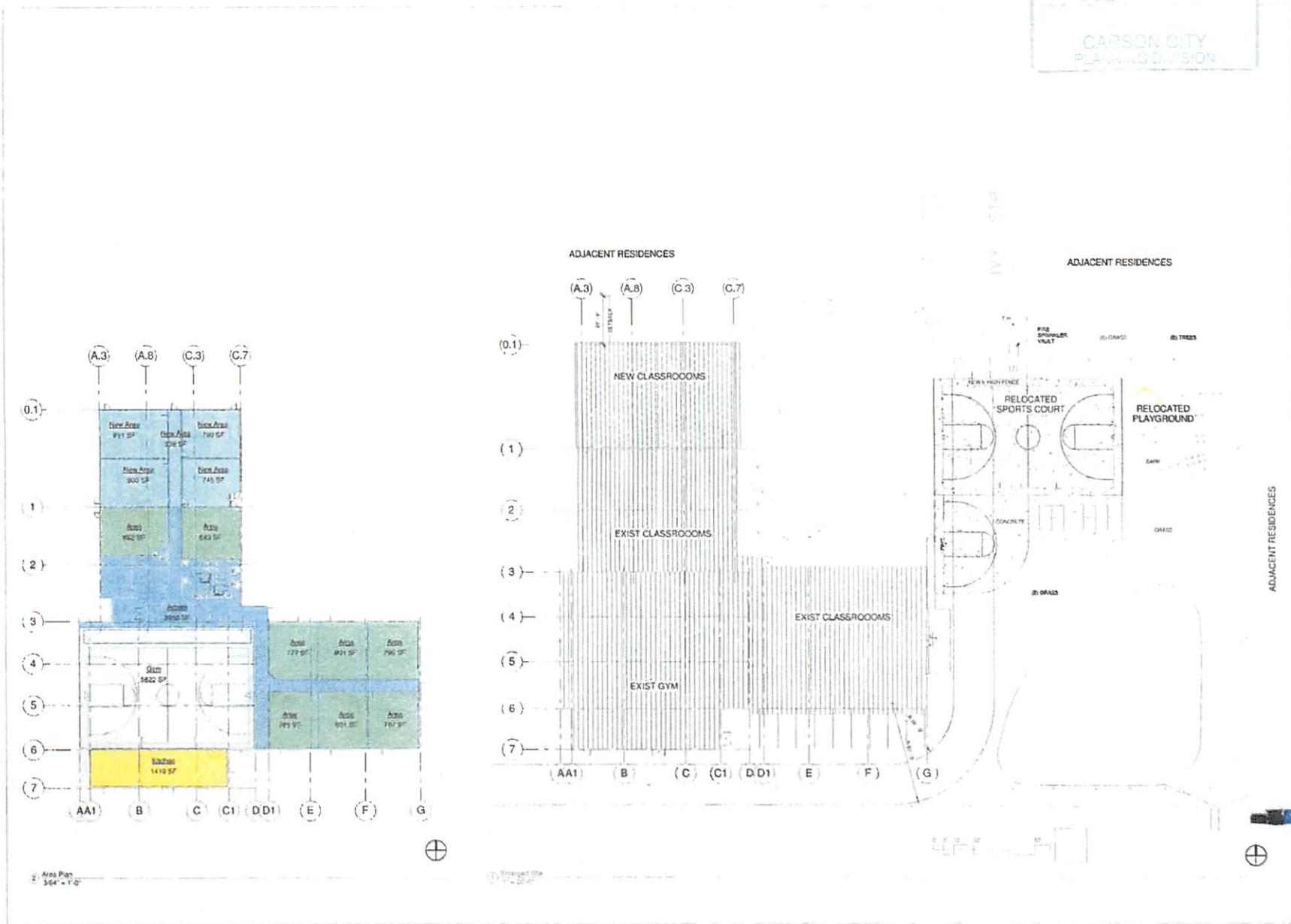
1848 Mountain St.  
Casper, WY 82603  
779-992-5222

Add Four Classrooms to  
Banning School

Zoning  
Single Family 6000 (SPS)  
Master Plan Land Use  
Density 4800  
Maximum Density Residential  
4000

APPENDIX 2

57



## Project Impact Report

### Traffic:

It is estimated that 24 more cars will visit the site twice a day.  
4 employee, 20 student drop off

Peak Traffic	8:00 am – 8:30 am - 120 cars	add 12 cars with addition - new peak <b>132</b>
	2:45 pm – 3:00 pm – 100 cars	add 12 cars with addition - new peak <b>112</b>
24 hour count	250 cars	add 24 cars with addition – new 24 hr count <b>274</b>

### Drainage:

Existing impervious area estimated at:	33,572 sf building 61,218 sf paving
	<hr/> 94,790 sf total
Added impervious area estimated at:	3,746 sf building 6,128 sf sport court surface
	<hr/> 9,784 sf total added approx. 10% added to site

Existing grass drainage basin will be modified to accommodate added impervious surface drainage.

### Water:

231 GPD added to project, see calculation attached

### Sewer:

231 GPD added to project, see calculation attached

Bethlehem  
Lutheran Church  
& School

### Classroom Addition

## Enlarged Site Plan

Project number	
Date	7-28-15
Drawn by	JPC
Checked by	JPC

A102

Owner:  
Bethlehem Lutheran Church  
1837 Mountain St  
Carson City, NV 89703  
775-882-5252

Applicant:  
Bethlehem Lutheran School  
1845 Mountain St  
Carson City, NV 89703  
775-882-5252

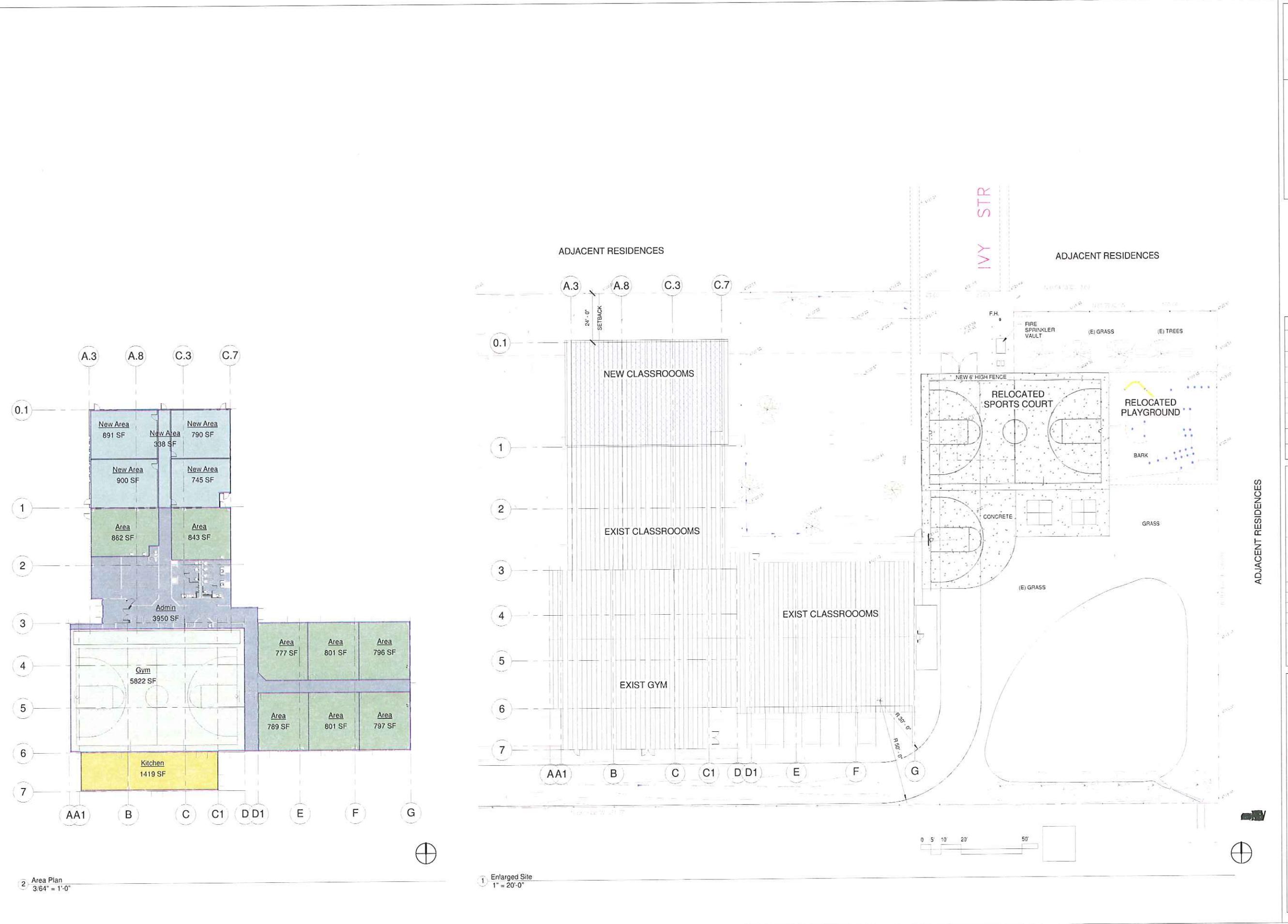
Request:  
Special Use Permit  
Add Four Classrooms to  
Fulbright School

Location:  
1845 Mountain St  
Carson City, Nevada 89703  
A.P.N. 001-111-23

Zoning:  
Single Family 6000 (SF6)

Designation:  
Medium Density Residential  
(MDR)

A.P.N. 001-111-33  
Prepared By:  
J.P. Copoulos, Architect



F-3  
Late Info

Dear Planning Commission,

Reference: SUP-15-065



Having reviewed the above application and being the adjacent resident on Ivy Street, I am writing to object strongly to the proposal on the following grounds:

**1. Increased Noise**

Ivy Street is a quiet community with many retired persons at home during school hours. Currently, noise from the playground and sports courts is somewhat blocked by existing church buildings. Relocating the current playground and sports courts into an open field will cause the sound to travel farther and affect more residents. After hours use of the playground has also been observed continuing into the late evenings.

**2. Neighborhood Compatibility**

The proposed project will not blend seamlessly with the established area as recommended in the Carson City Master Plan. The addition of the proposed 6' high fence and sports courts at the termination of Ivy Street will have an adverse effect on the current aesthetics of the neighborhood. Not only will Ivy Street dead end into a basketball court, the court and fence will also block the front of the existing Parsonage, a house located at 1840 Ivy Street. The proposed sports courts will be only 37' from the end of the asphalt and will appear to be a part of the street itself.



Proposed location of 6' fence and sports courts

### 3. Storm Water

Ivy Street is bordered by curb and gutter on both sides of the road and lacks storm drains. All collected storm water on Ivy Street, from the intersection of Ivy and Mountain Streets to the termination of Ivy Street, is channelled to the proposed sports courts location. Currently all water pools in that location until it seeps into the native ground. Water must reach very high levels before it begins to enter the detention basin on the South East side of the Bethlehem Lutheran property. The proposed sports courts will create more impervious surfaces in this area and cause more storm water to collect on Ivy Street.



Photo taken 5/21/15

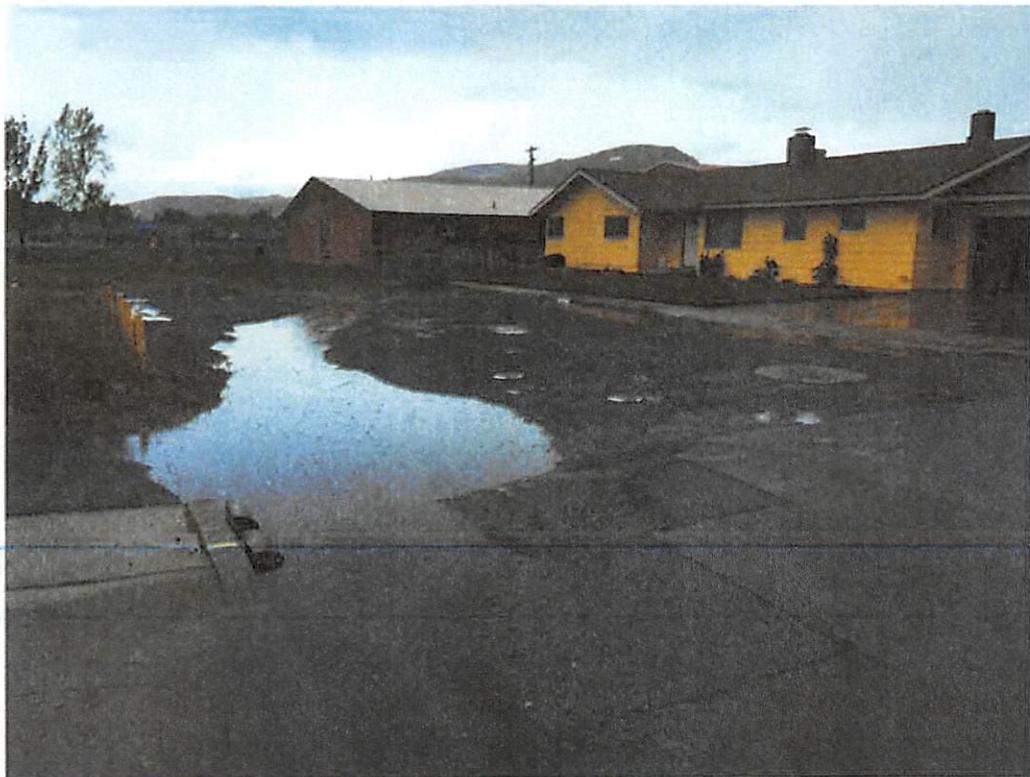


Photo taken 5/21/15

**4. Privacy**

Relocation of the existing playground to the north east section of the church property will place 10' high playground structures within feet of residents' existing 6' high privacy fences. With nothing in the vicinity to obstruct view, any person on the playground structures could see into neighboring residences' yards and open windows.

**5. Increased Traffic**

During school drop off and pick up times Mountain Street becomes heavily congested with vehicle and pedestrian traffic moving in all directions. Seemingly because of this congestion, parents of Bethlehem Lutheran School children park along Ivy Street and wait for their children to exit from the rear of the school. According to the school, parents are not permitted to pick up their children in this manner; however, this is a trend that has grown in the recent years. With the addition of an estimated 24 more cars per day, this problem is poised to grow and cause even more congestion, not only on Mountain Street but on Ivy Street as well.

On a personal note, as young homeowners my wife and I are excited to actually have equity in our home - equity we don't want to see be diminished by this proposal. We love our quiet neighborhood and we don't want that to change. We deal with the storm water drainage issue, and don't want it to get any worse. The open field next to our

home was a major factor in our decision to purchase the property. We wouldn't have made that same choice had this proposal been made prior.

Thank you for your consideration,

Jared & Katie Feser  
1853 Ivy Street  
Carson City, NV 89703  
(775) 883-6199

RECEIVED

AUG 26 2015

CARSON CITY  
PLANNING DIVISION

8/25/15

F-3  
Late Info

Regarding Public Hearing Matter/ File No. SUP-15-065

8/25/15

My name is Barbara Nicholas, the owner of the home located at 601 Ivy Street in Carson City, which is adjacent to the Bethlehem School Property. I was out of town and just opened the notice of hearing with the changes Bethlehem Church is proposing. I therefore apologize for this 11<sup>th</sup> hour email.

However, it is vitally important for you to know my concerns about this plan. I am a retired RN who chose a home in a quiet neighborhood, as I have medical issues and this was very important to me. In fact, I looked at another home that was far less expensive, but backed up to Carson City Middle School's basketball court, so I determined it will be detrimental to my needs.

When I went to see my present home, I naturally could see that Bethlehem Church and its school was also close, but the only part of the school that impacted my home was a childrens' play area that is located in back of my backyard area, which is enclosed. The seller assured me that you could not hear the kids playing in the house itself and that the children were only out at periodic times during the day, M-F and the school was closed during the summer, which turned out to be only partially the case.

Additionally, before I purchased the home, I actually went to the City Offices to check and see if there were any plans to open "No Outlet" Ivy Street to any through traffic. I was advised that the street has "been closed for at least 20 years and there were no plans to open it."

Since I moved in on August 8<sup>th</sup>, 2014, the situation is that there are kids playing on the structures in the evenings in the summer and on weekends, which I have not objected to, even though it was not what I had been told. I can hear the kids' group activities, which again I don't object to but have tolerated. I am a former pediatric and adolescent nurse and happen to love children, so I assure you that I am not a difficult old lady who was not prepared for the sound of kids voices at times.

However, what I was not prepared for was having cars pick up and deliver kids to school every day. So having cars parking on the street twice a day where I often spend what I thought would be a peaceful yard area I could enjoy has turned out not to be the case. Again, although I heard this was NOT allowed by the school, I again did not make any complaints to the Church or the City.

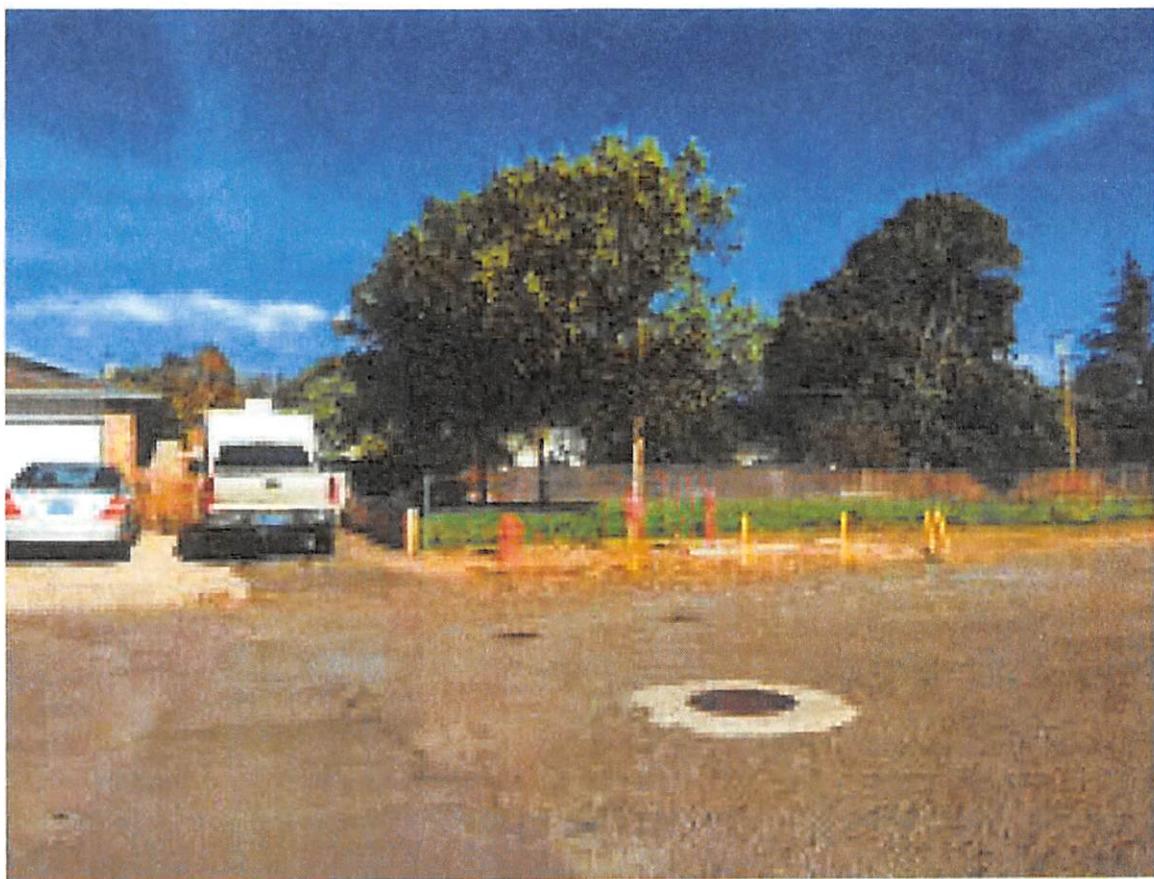
This proposal would completely change the quiet of this neighborhood. Not only would the traffic issue be a major factor, but having a "sports court" right at the end of my street would alter the neighborhood completely, certainly my home and others closest to the proposed area.

The daytime noise from the sports court would be disruptive, right outside from my home and yard, throughout the day. The nature of adolescents would be to utilize the court at all hours of daylight and as much of the night as possible, as we all know that a sports court is a fun place for kids to congregate. The streetlight presently illuminates the proposed area to some degree.

I purchased this house ONE year ago for very specific reasons and to have this happen would be both a lifestyle and financially damaging event for me, as I would have to move. As expected, I would have no chance of selling the home for what I paid for it or to recoup the many improvements I have made, or even finding a buyer who would knowingly purchase a home literally right next to a sports court.

I respectfully present this letter to you with supporting pictures to illustrate my impassioned position on this proposal and the disregard for the many other Carson City's residents it would affect.





Sincerely,

Barbara Nicholas

601 Ivy Street,

Carson City, NV 89703