



Carson City Planning Division ITEM F-5

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MEMORANDUM

Planning Commission Meeting of September 30, 2015

TO: Planning Commission Item F-5

FROM: Susan Dorr Pansky, AICP
Planning Manager

DATE: September 30, 2015

SUBJECT: **SUP-15-080 – 420 Clear Creek Ave Church Special Use Permit
LATE INFORMATION – RECOMMENDED CONDITION MODIFICATION AND
SITE PLAN CLARIFICATION**

Staff would like to propose the modification of one condition of approval in the staff report and would like to address a discrepancy between the site plan and the Engineering Division's requirements related to sidewalk, curb and gutter.

First, staff proposes to modify Condition No. 13 to clarify this condition's intent. Staff's review of the proposed building elevations led to the determination that additional architectural treatment would be required. The applicant shows a large rectangular metal building with stone wainscoting on the sides adjacent to Clear Creek Ave. and Silver Sage Drive. Because this building is to be located in a residential neighborhood, staff feels that additional articulation and variation in wall planes should be required for purposes of compatibility. The current condition states the following:

Condition No. 13: The proposed building must meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design. The proposed fabricated metal building must meet the architectural standards outlined in this code. Variations of building details, form, line, color and materials must be used to create visual interest and be compatible with the surrounding residential neighborhood. All building elevations shall receive architectural treatment. Materials, finishes and colors must be selected with architectural harmony and enhancement of the architectural theme as well as aesthetic quality, durability and ease of maintenance. The building proposal will be reviewed with the building permit process for compliance with the requirements outlined above.

Staff proposes the following modified condition:

New Condition No. 13: The proposed building must meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design. In addition to the proposed stone wainscoting, this shall include variation in wall planes and architectural embellishment to break up both the rectangular shape of the building as well as large expanses of metal surface. This treatment shall be provided on all four sides of the building as the north and east sides are visible from adjacent residential and church properties. The proposed architectural treatment shall be reviewed and approved by the Planning Division.

Additionally, the applicant has pointed out to staff that the site plan currently shows curb, gutter and sidewalk adjacent to Clear Creek Avenue and Silver Sage Drive as a result of previous discussions with Engineering Division staff. However, the Engineering Division did not recommend a condition of approval for curb, gutter and sidewalk as originally anticipated. The Engineering Division has determined a rural road section is appropriate adjacent to the property. As a result, these improvements will not be constructed by the applicant. Staff notes that curb and gutter are currently being constructed by the City adjacent to the property on Clear Creek Avenue.

Thank you for your consideration. If you have any questions, please contact Susan Dorr Pansky at (775) 283-7076 or spansky@carson.org.