

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 28, 2015

FILE NO: SUP-15-105

AGENDA ITEM: F-5

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from Adams 308 N. Curry LLC (property owner: Hop & Mae Adams Foundation) for a Special Use Permit to allow off-site parking within 300 feet in support of an approved project under SUP-15-066 at 308 N. Curry Street in the Downtown Mixed-Use (DT-MU) and Residential Office (RO) zoning districts.

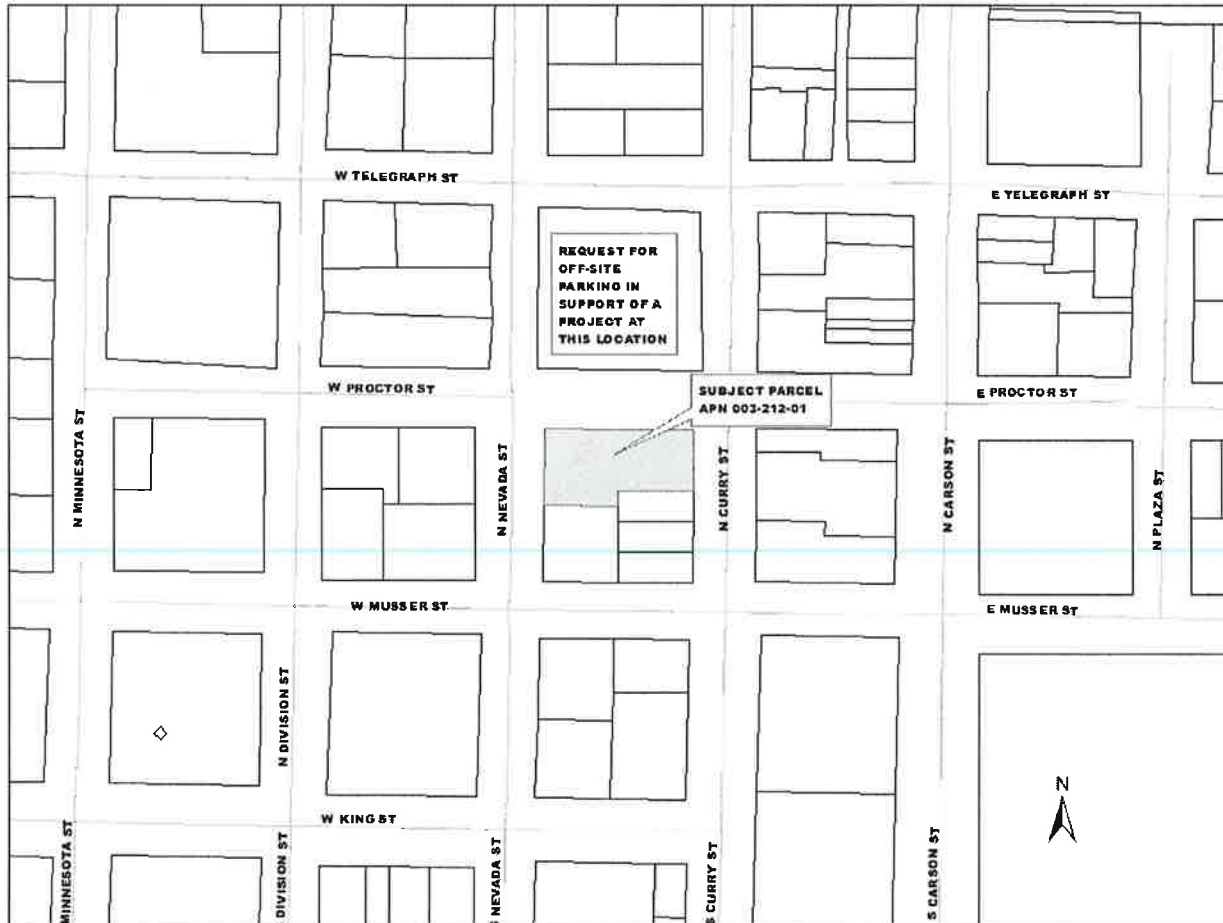
APPLICANT: Adams 308 N. Curry LLC

OWNER: Hop & Mae Adams Foundation

LOCATION: 234 N. Curry Street (parking lot location)

APN: 003-212-01

RECOMMENDED MOTION: "I move to approve SUP-15-105, a Special Use Permit to allow off-site parking within 300 feet in support of an approved project under SUP-15-066 at 308 N. Curry Street in the Downtown Mixed-Use and Residential Office zoning districts, located at 234 N. Curry Street, APN 003-212-01 based on the findings and subject to the conditions of approval outlined in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all of the conditions of approval and commence the use for which this permit is granted within twelve 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.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All on and off-site improvements shall conform to City standards and requirements.
5. This approval is for the use of off-street parking located at 234 N. Curry Street for the benefit of 308 N. Curry Street in anticipation of a proposed building revitalization and expansion plan approved under SUP-15-066.
6. The applicant shall provide 28 off-site parking spaces at 234 N. Curry Street to meet the parking requirements for the proposed revitalization and expansion of 308 N. Curry Street as outlined in the Carson City Development Standards, Division 2 (Parking). Any further expansion of 308 N. Curry Street which requires the use of additional parking at 234 N. Curry Street shall require modification of this Special Use Permit.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); Development Standards, Division 2.3.4 (Off-Site Parking within 300 Feet)

MASTER PLAN DESIGNATION: Downtown Mixed-Use (DT-MU)
Mixed-Use Residential (MUR)

ZONING DISTRICT: Downtown Mixed-Use (DT-MU)
Residential Office (RO)

KEY ISSUES: Will the proposed off-site parking area cause material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

- NORTH: Downtown Mixed-Use and Residential Office/Parking Lot, then future Mae Adams Mixed-Use building approved under SUP-15-066 which the parking request is proposed to support
- SOUTH: Downtown Mixed-Use and Residential Office/Parking Lot and Office Uses
- EAST: Residential Office/Office Uses
- WEST: Downtown Mixed-Use/Business Incubator and Retail Uses

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: A (100-year flood plain)
- SLOPE/DRAINAGE: Site is developed as a parking lot and is flat
- EARTHQUAKE: Zone II (Moderate), Fault Zone within 500 feet

SITE DEVELOPMENT INFORMATION:

- PARCEL AREA: 13,005 square feet
- EXISTING LAND USE: Parking Lot
- EXISTING STRUCTURES: None
- PROPOSED STRUCTURES: None
- EXISTING PARKING:
 - 308 N. Curry (Future Mae Adams project approved under SUP-15-066)
 - 20 on-site spaces
 - 234 N. Curry (parking lot subject to Special Use Permit request)
 - 47 spaces
- REQUIRED PARKING (for 308 N. Curry):
 - 48 spaces, 28 of which are proposed to be provided with this Special Use Permit request
- VARIANCES REQUIRED: None

SITE HISTORY:

- U-93/94-19: Special Use Permit to utilize the subject parking lot along with the adjacent parking lot at 210 W. Musser Street for off-site parking in support of the First Presbyterian Church

HISTORY:

At their meeting held on August 26, 2015, the Planning Commission conditionally approved a mixed-use project at 308 N. Curry Street that is proposed to include retail, office and residential uses. This project proposed to revitalize and expand the existing building as well as construct new buildings on the adjacent parking lot to the east. The project requires 48 total parking spaces including 28 spaces that are required to be maintained based on the square footage of the original building, and an additional 20 spaces that are required based on the new square footage and residential uses being added to the site. The applicant was able to provide 20 parking spaces on site through a combination of surface and private garage parking, but needs to provide an additional 28 spaces to meet the minimum requirements set forth in the Carson City Development Standards, Division 6 – Downtown Mixed-Use. As a result, a condition was placed on the project that states the following:

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

The applicant has since purchased the parking lot at 234 N. Curry Street in support of the proposed project to meet this condition of approval.

Staff notes that there is a previously approved, and still active, Special Use Permit (U-93/94-6) on the subject parking lot and the adjacent parking lot to the south to provide off-site parking for the First Presbyterian Church. The impacts to this existing Special Use Permit as a result of the current request will be discussed in the section that follows.

Additionally, Carson City, the First Presbyterian Church and the subject property owner are parties to an agreement entitled *Joint Venture and Cooperative Agreement to Develop and Use a Collective Parking Facility*, dated July 18, 1991. This agreement was entered into by the parties to provide collective parking amongst their facilities for the benefit of each individual party, as well as for the general public. This agreement will expire on July 18, 2016, and will cause the parking on each parcel to revert back for the benefit of each individual parcel only, except where otherwise approved under a Special Use Permit. The expiration of this agreement will not impact the existing Special Use Permit for the First Presbyterian Church or the parking proposed under this Special Use Permit, if approved.

DISCUSSION:

Per Carson City Development Standards, Division 2 (Parking), if there is no parking area available on the building site, off-street parking as required by the Division may be provided on a parcel within 300 feet of the building site upon first securing a Special Use Permit. After the Planning Commission approved the proposed mixed-use building under SUP-15-066, the applicant acquired the parking lot located at 234 N. Curry Street for the specific purpose of providing the parking required with that approval.

The parking lot at 234 N. Curry Street has 47 off-street parking spaces. The applicant requires 28 additional parking spaces to accommodate the project at 308 N. Curry Street and has indicated that they will assign 28 spaces in the subject parking lot for this project. Staff is in support of this request, but notes that the 28 spaces should not be specifically restricted for use by only the mixed-use project, as the subject parking lot is used by others under an existing Special Use Permit, as well as the general public until the agreement noted above expires.

The other Special Use Permit applicable to this parking lot, as well as the parking lot to the south, is for the benefit of the First Presbyterian Church, which is located at 115 N. Division Street. Based on the general nature of a church, the requirement for a large amount of parking is typically during worship services, and occasionally for other large events such as weddings and memorial services. Standard worship times for the First Presbyterian Church are 9:00am and 10:45am on Sundays. Weekday parking requirements for the church are typically much less, as the church provides services for smaller groups such as Bible study groups, church business meetings, prayer groups, etc.

Staff believes that the parking for both Special Use Permits can function simultaneously. The parking spaces required for the new mixed-use building are for a combination of residential, retail and office uses and, more likely, just retail and office uses because the residential uses can be accommodated with the parking on-site. While the retail will continue to utilize parking on the weekends, the offices are typically only used during the week. In addition, the Special Use Permit for the First Presbyterian Church is for a total of 104 parking spaces on two parcels and within Carson City right-of-way on Proctor Street. The applicant's parking lot has 47 of those 104 spaces, 28 of which are proposed to be shared by the mixed-use project at 308 N. Curry Street. Staff does not believe that sharing parking for 27 percent of the parking required for the First Presbyterian Church will be detrimental to its use.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application with the conditions outlined by staff.

PUBLIC COMMENTS:

Public notices were mailed on October 9, 2015 to 31 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. As of the date this report was completed no comments had been received by the Planning Division. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting on October 28, 2015, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division Comments:

1. The 2009 IECC will change by state statute during the upcoming year. There will be an overlap time of accepting both codes. All applications received after June 2016 must be designed to the 2012 International Energy Efficient Code.
2. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
3. Improvements, repairs, replacements and alterations must comply with 2012 International Residential and Building Codes, Adopted International Energy Conservation Code and 2012 Northern Nevada amendments.

Engineering Division Comments:

No concerns.

Fire Department Comments:

No comments.

Public Works, Environmental Control Comments:

No comments.

Health and Human Services Comments:

No concerns.

FINDINGS: Staff recommends approval of the Special Use Permit based on the findings outlined below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

1. ***The use will be consistent with the objectives of the Master Plan elements.***

The proposed use is consistent with the following applicable goal of the Master Plan in accordance with the seven findings (in bold) required for approval of a Special Use Permit:

Goal 1.2 – Promote Infill and Redevelopment in Targeted Areas

Both 308 N. Curry Street and 234 N. Curry Street are located within Redevelopment Area No. 1, which is classified as a High Priority Area. The use of an existing parking area to accommodate the parking needs of a building revitalization and expansion project that promotes mixed-uses in the downtown area is a good example of infill development, and provides better use of existing resources within the redevelopment area.

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

The use of existing off-site parking within the downtown area will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties and will not cause additional noise, vibrations, fumes, odors, dust, glare or physical activity. It will allow residents and patrons of the new Mae Adams mixed-use project to use off-street parking in the immediate vicinity of the buildings.

3. ***The project will have little or no detrimental effect on vehicular or pedestrian traffic.***

The proposed off-site parking will have little detrimental effect on vehicular and pedestrian traffic. The existing parking lot is already regularly used by vehicles and allowing the mixed-use building patrons and residents to also use the parking lot will not change traffic or pedestrian patterns in the area.

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

The proposed use of existing off-site parking will not require the extension of public improvements and will not overburden existing public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage or other public improvements.

5. ***The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.***

The use of off-site parking within 300 feet is a conditional use as outlined in the Carson City Development Standards, Division 2 (Parking). Upon approval of the Special Use Permit with the recommended conditions of approval, the proposed project will be in conformance with the requirements of the Carson City Municipal Code.

6. *The project will not be detrimental to the public health, safety, convenience and welfare.*

The proposed use of off-site parking will not be detrimental to the health, safety, convenience and welfare of the general public. It will benefit the customers, clients and residents of the mixed-use building by providing additional parking in the immediate vicinity of the project.

7. *The project will not result in material damage or prejudice to other property in the vicinity.*

The proposed use of off-site parking will not result in material damage or prejudice to other properties in the vicinity but will make good use of an existing parking area in the downtown redevelopment area.

Attachments:

Site Aerial Photo
SUP-15-066 and VAR-15-067 Notice of Decision
Mae Adams Mixed-Use Project Renderings
City Comments
Application (SUP-15-105)



Approved Mixed-Use Project Location
(under SUP-15-066)
308 N. Curry

Proposed Off-Site
Parking Location
234 N. Curry



Carson City Planning Division

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

COPY

PLANNING COMMISSION
August 26, 2015

NOTICE OF DECISION

FILED
Time 3:46 pm

SEP 15 2015

By Sharon
Deputy
Carson City, Nevada

An application was received, SUP-15-066 and VAR-15-067, to consider a request from Hop & Mae Adams Foundation (property owner: Adams 308 N Curry LLC) for a Special Use Permit to allow an increase in permitted height in the Downtown Mixed-Use (DTMU) zoning district and to allow the use of property split zoned DTMU and Residential Office (RO) with uses per the DTMU development standards, on property split-zoned DTMU and RO, and for a Variance to reduce the required front and street-side yard setbacks from 10 feet to 0 feet for the construction of a residential duplex and garages on property zoned Residential Office (RO), and to reduce the required setback from a commercial development to a residential zoning district from 30 feet to 0 feet for an addition on the west side of the existing structure within the Downtown Mixed-Use (DTMU) zoning district, on property split-zoned DTMU and RO located at 308 N. Curry St., APN 003-228-01, 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-15-066 and VAR-15-067, 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:

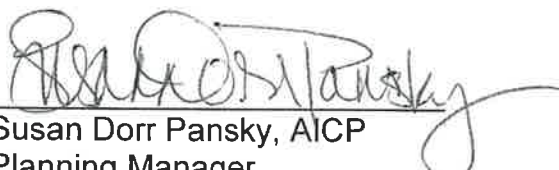
1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Community Development Department at least 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not

signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

5. The project shall comply with all Division 6, Downtown Mixed-Use Development Standards with the exception of the areas where it is allowed to deviate per this approval.
6. The project requires application for a Building Permit, issued through the Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
7. Prior to issuance of a Building Permit, the applicant must either pay for the additional 28 parking spaces needed through the Fee-in-lieu program (once established), or obtain approval of a Special Use Permit for off-site parking within 300 feet of the project site.
8. An encroachment permit issued by the Engineering Division will be required for any expansions over the property line.
9. Copies of the Notices of Decision for SUP-15-066 and VAR-15-067 will be required to be submitted with any Building Permit application.
10. The area outside the garage doors must be posted "No Parking" so that the sidewalk will not be blocked.
11. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
12. All repairs, replacements, and alterations must have proper building permits and comply with 2012 International Building and Existing Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
13. All Contractors are required to carry State and local license.
14. The project must comply with the 2012 IFC and Northern Nevada Amendments.
15. A knox box will be required on Building A. (IFC 506.1)
16. Fire sprinklers will be required in Building A. (IFC T903.2.1 as amended)
17. An additional hydrant may be required depending on the FDC location.
18. A fire alarm will be required in Building A. (IFC 907.2.9)

19. Elevators in Building A will be required to be sized for an ambulance gurney if there are 4 stories. (IBC 3002.4)
20. Elevators in Building A must have Phase 1 and 2 recall operation. (IFC 607.1)
21. Fire sprinklers and a knox box will be required in Building B if the zero foot setback variance is granted.
22. The turning radius is too tight where the parking lot transitions to the south from the Nevada St. entrance. Provide a minimum 20-foot wide fire access with minimum 30-foot inside radius and 50-foot outside radius. (IFC 503.2.4)
23. A properly sized grease interceptor will need to be installed prior to the approval or opening of a restaurant at this location; this would include tying the trash enclosure from the restaurant into the grease interceptor as well.
24. Hours of operation shall be 7:00am to 8:00pm, seven days a week.

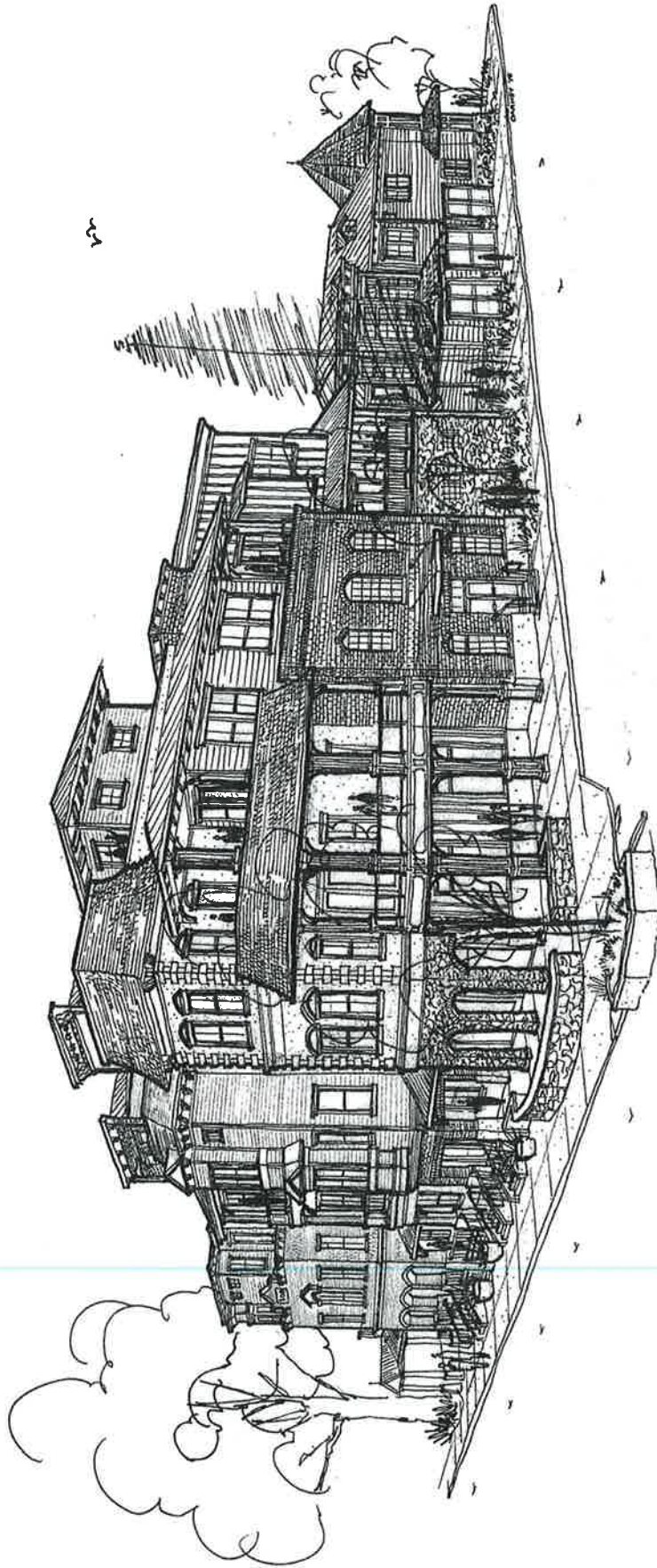
This decision was made on a vote of 6 ayes and 0 nays, 1 absent.


Susan Dorr Pansky, AICP
Planning Manager

SP:ec

Mailed by: RMT

By: 9/17/15





October 2, 2015



SUP-15-105;

1. The 2009 IECC will change by state statute during the upcoming year. There will be an overlap time of accepting both codes. All applications received after June 2016 have to be design to the 2012 International Energy Efficient Code.
2. 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.
3. Improvements, Repairs, Replacement, and Alterations must comply with 2012 International Residential and Building Codes, Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.

Shawn Keating CBO
Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310 X 7052
Fax 775-887-2202
Cell 775-230-6623



**Engineering Division Planning
Commission Report File
Number SUP 15-105**

TO: Planning Commission

FROM: Stephen Pott  y, P.E.

DATE: October 6, 2015 **MEETING DATE:** October 28, 2015

SUBJECT TITLE:

Action to consider an application for a special use permit for parking space assignment at 234 N Curry St, apn 003-212-01.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

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.

CCMC 18.02.080 (5c)- Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

October 7, 2015

Fire has no comments for SUP 15-105.

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

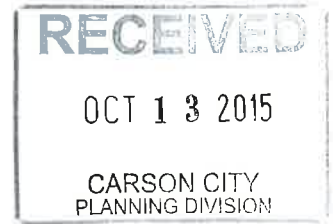
Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209



October 1, 2015

Major Project Review Committee

Re: # SUP – 15 - 105



After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the approval of SUP – 15 – 105 review:

1. ECA has no comments concerning this request.

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

October 14, 2015

Sup-15-105



Carson City Health and Human Services has no concerns with this project.

Dustin Boothe

Health and Human Services

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

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.

FILE # SUP - 15 105

APPLICANT PHONE #
ADAMS 308 N CURRY LLC 775-846-0112

MAILING ADDRESS, CITY, STATE, ZIP
701 Allen St. #101 MERIDIAN, ID 83642

EMAIL ADDRESS
miya@adamscarson.org

PROPERTY OWNER PHONE #
- SAME -

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
ROBERT M. DARNEY, ARCHITECT 775-883-3444

MAILING ADDRESS, CITY STATE, ZIP
490 HOT SPRINGS RD., CARSON CITY, NV 89706

EMAIL ADDRESS
darneyarch@sbcglobal.net

Project's Assessor Parcel Number(s): 003-212-01
Street Address ZIP Code
234 N. CURRY ST. 89701

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

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Off-site parking within 300 feet of the future Mac Adams building to support parking requirements. This addresses a condition of approval for SUP-15. Also to provide parking for the aforementioned project.

PROPERTY OWNER'S AFFIDAVIT

I, Miya MacKenzie, being duly deposited, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to the filing of this application.

Signature Miya MacKenzie Address 701 Allen St. #101
MERIDIAN, ID 83642

Date 9/30/15

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

STATE OF NEVADA
COUNTY Carson City

On September 30, 2015, Miya MacKenzie, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



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

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

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Miya Mackay
Applicant

9/30/15
Date

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- ☐ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- ☐ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- ☒ Located in a priority infill development area (1.2a)?
- ☐ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- ☐ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- ☐ At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- ☒ In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- ☐ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- ☐ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☐ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- ☒ Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- ☐ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- ☐ Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- ☐ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- ☐ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1i)
- ☐ Encourage the development of regional retail centers (5.2a)
- ☐ Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- ☐ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- ☒ Promote revitalization of the Downtown core (5.6a)?

- ☒ Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- ☐ Use durable, long-lasting building materials (6.1a)?
- ☐ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- ☐ Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- ☐ Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- ☐ If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- ☒ If located Downtown:
 - ☒ Integrate an appropriate mix and density of uses (8.1a, e)?
 - ☐ Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - ☐ Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
 - ☐ Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- ☐ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☐ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☐ Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Project Description

Adams 308 N Curry LLC

c/o Hop & Mae Adams Foundation

A.P.N. 003-212-01

Parking in support of 308 N. Curry St. Project per SUP-15-066

9-22-2015

This existing parcel is currently a ground level only parking lot which includes 47 parking spaces. Of this, 28 spaces will be assigned to support as off-site parking for the proposed project located 66' to the north at 308 N. Curry St.

The assignment of these spaces is per SUP-15-066, conditions of approval, item # 7.

The project these spaces are supporting, 308 N. Curry St. is a re-construction of the existing two story Office/ Commercial building with additional lease space added at each existing floor, and an the addition of a third and fourth level for residential apartments. Two detached accessory buildings are to be built to the west of the existing building. The project requires 48 parking spaces, of which 20 are provided on-site.

Special Use Permit

Question 1.

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

Answer:

This parcel's parking will be in support of the Downtown Mixed use project located at 308 N. Curry St. and will help the promotion of pedestrian traffic, business, shopping, eating and other uses in a vibrant exciting downtown core.

Question 2.

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

Answer:

The parking lot existing will remain as public parking as it has for many years.

Question 3.

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

Answer:

This request is intended to allow the existing parking on the site to directly support the Mixed use development proposed at 308 N. Curry St., just 66' to the north.

Parcel #..... 003-212-01 Current Owner: ADAMS 308 N CURRY LLC
 Property Loc... 234 N CURRY ST 2016 Roll #...: 003334
 Billed to..... CHANEY, EUGENE FAM LIMITED PART District.....: 1.5
 (F4=Curr Owner) 402 N CARSON ST Tax Service...:
 CARSON CITY, NV 89701-0000 Land Use Code: 280

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
No Prior Year Taxes					
Current Year					
08/17	759.66	30.39	790.05	790.05	.00
10/05	756.00		756.00	756.00	.00
01/04	756.00		756.00	.00	756.00
03/07	756.00		756.00	.00	1,512.00
Totls	3,027.66	30.39	3,058.05	1,546.05	

F9=Scan >/< >
 F12=End F13=Show History F14=Print Summary F17=Assessor's File Inquiry



CARSON CITY

Capital of Nevada

[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 003-212-01

Location

Property Location 234 N CURRY ST

Town

Subdivision Lot Block

Property Name

Ownership

Assessed Owner Name ADAMS 308 N CURRY LLC

Mailing Address 701 S ALLEN ST STE 101
MERIDIAN, ID 83642-0000

Legal Owner Name ADAMS 308 N CURRY LLC

Vesting Doc #, Date 457833 09/22/15 Book / Page /

Map Document #s

Description

Total Acres .300

Square Feet 13,005

Ag Acres .000

W/R Acres .000

Improvements

Single-family Detached 0

Non-dwelling Units 0

Bedrooms / Baths 0 / .00

Single-family Attached 0

Mobile Home Hookups 0

Stories .0

Multiple-family Units 0

Wells 0

Garage Square Ft.. 0

Mobile Homes 0

Septic Tanks 0

Attached / Detached

Total Dwelling Units 0

Buildings Sq Ft 0

Residence Sq Ft 0

Basement Sq Ft 0

Basement

Finished Basement SF 0

Bedrooms / Baths 0 / .00

Appraisal Classifications

Current Land Use Code 280

Zoning DT-MU RO

Re-appraisal Group 2

Re-appraisal Year 2014

Original Construction Year 1991

Weighted Year

Assessed Valuation

Assessed Values	2015-16	2014-15	2013-14
Land	61,777	61,777	59,400
Improvements	25,073	24,613	24,722
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	86,850	86,390	84,122

Increased (New) Values

Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2015-16	2014-15	2013-14
Land	176,506	176,506	169,714
Improvements	71,637	70,323	70,634
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	248,143	246,829	240,349

Increased (New) Values

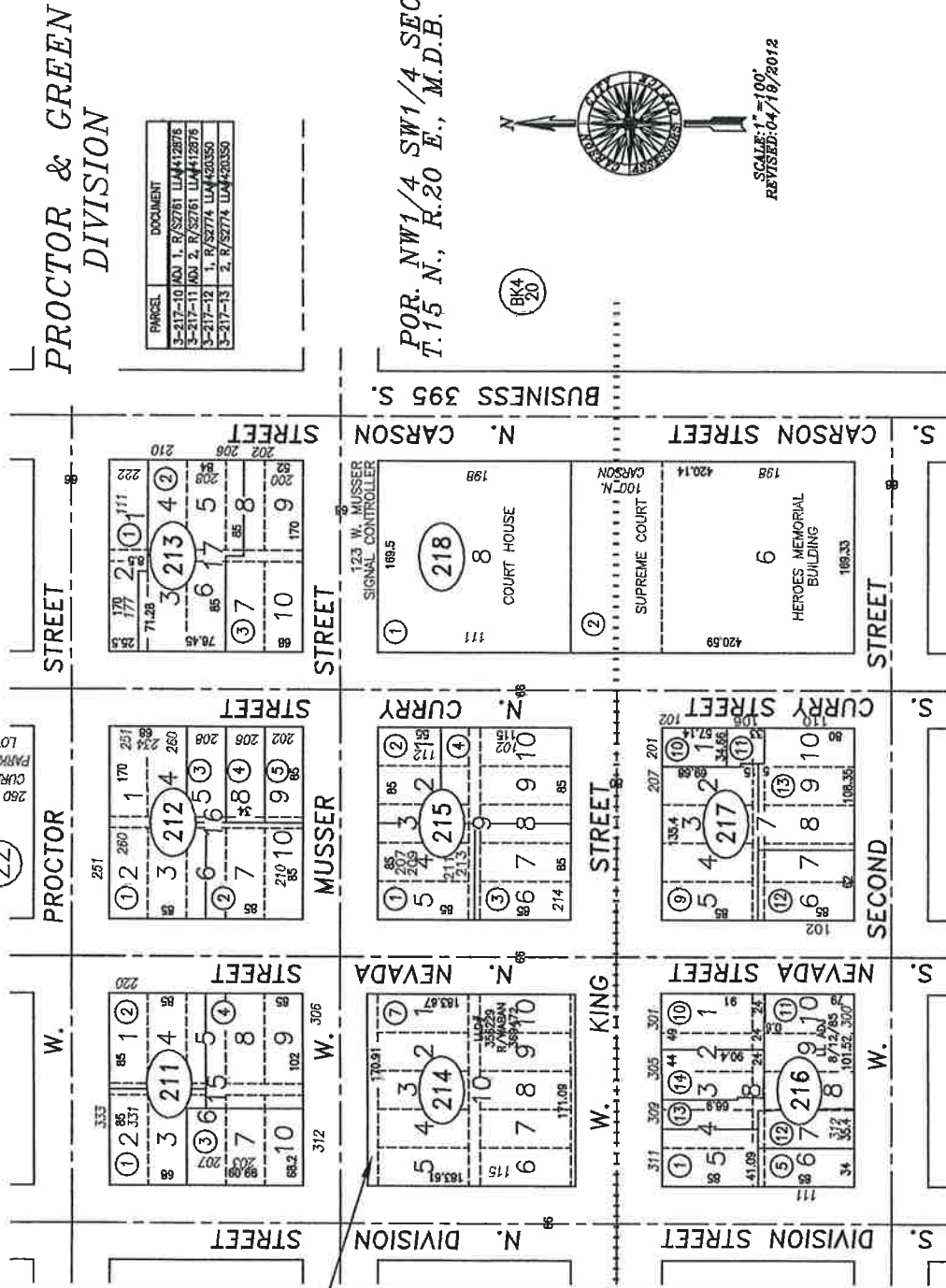
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

PORTION SW1/4 NW1/4 SECTION 17
T.15 N., R.20 E., M.D.B. & M.

ALLEY ABANDONMENTS			
BLOCK	DOCUMENT	DATE	
10	80 OF SUPER	4/5/49	
15	8-233	7/29/53	
16	9-447	10/9/59	
17	8-367	8/9/51	
6	3-224	3/21/35	
7	9-447	10/9/59	
8	358-616	2/10/84	

1/4 SECTION LINE

PORTION OF MUSSER STREET
ABANDONED 7/12/91, #117801



NOTE: THESE PARCELS (UNLESS OTHERWISE NOTED) ARE PRESENTED IN THIS SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES. CARSON CITY, NEVADA, IS THE OFFICIAL SOURCE FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA OR INFORMATION. FOR MORE INFORMATION, PLEASE CONTACT THE CARSON CITY ASSESSOR'S OFFICE AT 400 N. MAIN STREET, SUITE 100, CARSON CITY, NEVADA 89401. WWW.CARSONCITY.NV.AS



Robert M. Darney, Architect
490 Hot Springs Rd. Carson City, NV 89706

Special Use Permit
9-22-15



Adams 308 N Curry LLC
Hop & Mae Adams Foundation
APN: 003-212-01