

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 26, 2017**

**FILE NO: SUP-17-033**

**AGENDA ITEM: F-1**

**STAFF AUTHOR:** Hope Sullivan, Planning Manager

**REQUEST:** To consider a request from Carson Montessori School (property owner: East Sierra Business Park LLC) for a Special Use Permit to allow the expansion of a non-conforming use, a school, on property zoned Limited Industrial.

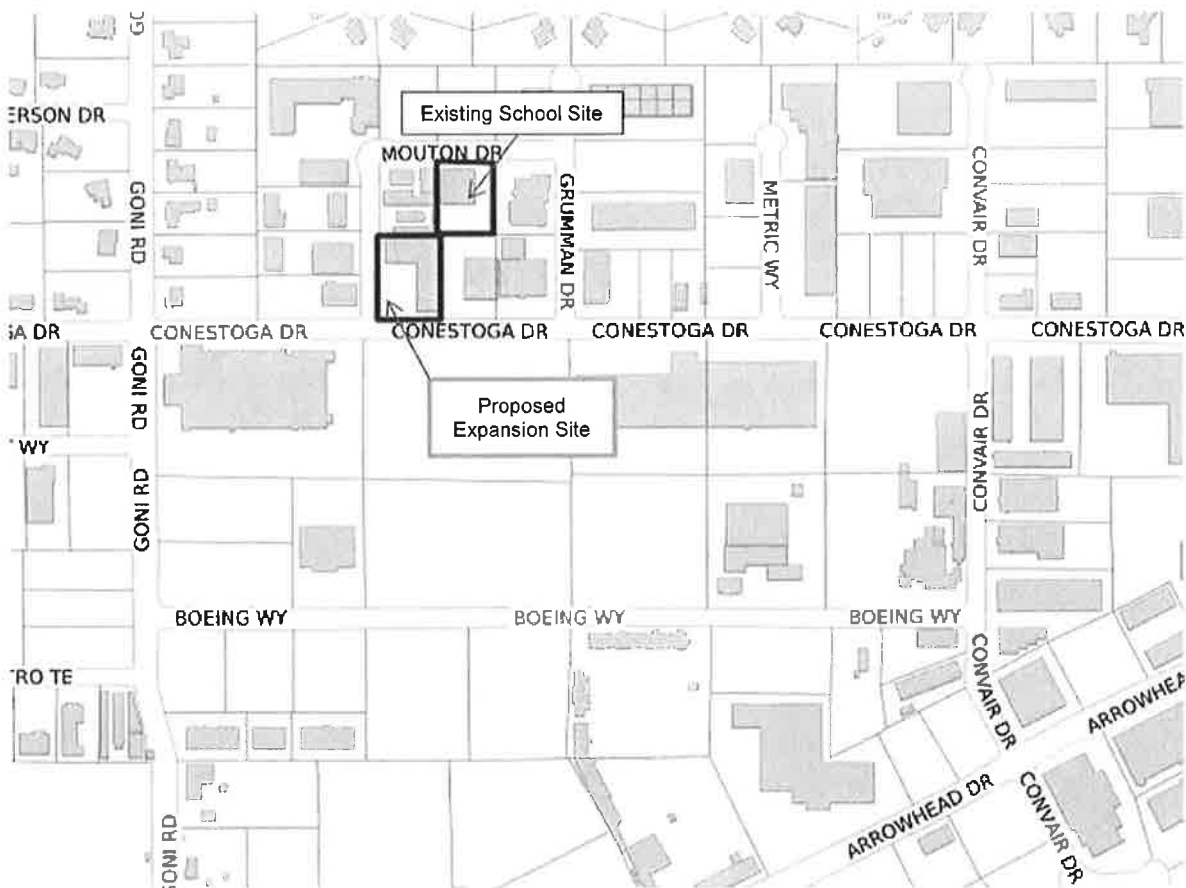
**APPLICANT/AGENT:** Carson Montessori School

**OWNER:** East Sierra Business Park LLC

**LOCATION:** 2211 Mouton Drive

**APN:** 008-815-10

**RECOMMENDED MOTION:** "I move to deny SUP-17-033, a request from Carson Montessori School (property owner: East Sierra Business Park LLC) for a Special Use Permit to allow the expansion of a non-conforming use, a school, on property zoned Limited Industrial, and located at 2211 Mouton Drive, APN 008-815-10, based on the inability to make findings 1, 2, 3, 5 and 7 in the affirmative as stated in the staff report."



**RECOMMENDED CONDITIONS OF APPROVAL:** None

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.030 (Nonconforming Uses), CCMC 18.04.145 Limited Industrial

**MASTER PLAN DESIGNATION:** Industrial (I)

**PRESENT ZONING:** Limited Industrial (LI)

**KEY ISSUES:** Will the proposed expansion of a prohibited use, a school, be consistent with the objectives of the Master Plan, have a detrimental value to the economic value of surrounding properties, and meet the definition and specific standards set forth elsewhere in this Title and meet the purpose statement of the zoning district?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Limited Industrial (LI)/Mini-Storage Facility  
EAST: Limited Industrial (LI)/Industrial Use  
WEST: Limited Industrial (LI)/Industrial / Warehousing  
SOUTH: General Industrial (GI)/vacant land

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X (areas of minimal flooding)  
EARTHQUAKE FAULT: Severe - beyond 500 feet  
SLOPE/DRAINAGE: Site is flat

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE (acres): 1.12 acres  
STRUCTURE SIZE: Existing building is 22,930 square feet, comprised of multiple tenant spaces.  
PARKING: Existing  
VARIANCES REQUESTED: None

**PREVIOUS REVIEW:** None.

**DISCUSSION:**

The Carson Montessori School is currently operating at 2263 Mouton Drive, in an industrial portion of Carson City. The zoning of the school's current site is Limited Industrial. The school lawfully established in 2006 during a gap in time when schools were not prohibited from the Limited Industrial zoning district. More specifically, prior to May 2001, schools were not allowed in commercial or industrial zoning districts. In May 2001, during a significant rewrite of the zoning code, the code was inadvertently amended to allow schools in the industrial zoning districts. In 2007, the year after the Montessori School established in the Limited Industrial zoning district, the zoning code was amended to correct the error, and specifically prohibited schools, with the exception of vocational schools, in the Limited Industrial zoning district. As the school lawfully established during the time that schools were permitted in the Limited Industrial zoning district, the existing school is considered a non-conforming use.

The school is now seeking to expand onto property diagonal from the existing site, and located at 2211 Mouton Drive. The proposed expansion site is also zoned Limited Industrial, and is a multi-tenant building with office space in the front and warehouse space in the rear. Some spaces in the building are currently occupied by businesses, including Comstock Auto Repair and First Christian Church. The school is proposing to occupy five tenant spaces. Two tenant spaces will be used for classrooms ("exploratoriums"), and three tenant spaces will be used for computer

labs ("tech center.")

The applicant has advised that all pick up and drop off will be at the current site at 2263 Mouton Drive. Students and staff will utilize a pedestrian access way between the properties to move from one property to another. If approved, the access way will need to be improved to address drainage and handicap accessibility.

The existing school has a 23 space parking lot. Schools are required to provide 1.5 spaces per employee. When the school site obtained a building permit in 2006, there were ten employees. Existing parking will accommodate 15 employees. Of note, staff has observed that the parking lot area is being utilized as a children's play area, and cars are parking on the road in front of the school site.

In accordance with Section 18.04.030.2, a nonconforming use of land may be extended or expanded upon obtaining a Special Use Permit. The Planning Commission has the authority to grant a Special Use Permit upon making the seven required findings in CCMC 18.02.080 in the affirmative. As noted below, staff is not able to make the required findings in the affirmative, and is recommending denial of the request for the following reasons.

- The proposed use is not consistent with the objectives of the Master Plan, specifically the land use designation of Industrial.
- The proposed use is not compatible for the character of adjacent, industrial development.
- The proposed use will have a detrimental impact on vehicular traffic, specifically given that vehicles associated with the existing use angle park in the road so as to back up into traffic.
- The proposed use will have a detrimental impact on vehicular traffic as truck drivers in the industrial area will not expect small children to be in the area.
- The proposed use is in conflict with the purpose statement of the Limited Industrial zoning district, and is identified as a prohibited use in that zoning district.
- The proposed use, specifically the expansion of the school, will open the door to conflict between an established industrial area that is seeking to thrive, and the needs of the school.

**PUBLIC COMMENTS:** Public notices were mailed to 31 property owners within 650 feet of the subject site (minimum distance required 600 feet) on April 7, 2017. As of the writing of this report, no comments in support or opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on April 26, 2017, depending on the date of submission of the comments to the Planning Division.

#### **OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to outside agencies, and the following comments were received.

##### **Fire Department**

1. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
2. Project is a change of use to an "E" occupancy. All life safety and fire alarm and fire sprinkler requirements of the 2012 International Fire code for "E" occupancies must be met.

##### **Engineering Department**

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

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. Will be consistent with the objectives of the Master Plan elements.**

The proposed use is not consistent with the objectives of the Master Plan. Per the Land Use Map of the Master Plan, the subject property is designated Industrial.

Goal IND 1.1: Characteristics, states:

*"The IND designation is intended to provide locations for light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, airport-related industrial, and a wide range of other industrial services and operations. Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling."*

Goal IND 1.2: Location, states:

*"Industrial uses should generally be located away from residential neighborhoods, particularly those uses which generate significant noise and/or traffic. Industrial sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Light industrial uses can typically be located in areas that also contain some C/RC uses, and might benefit from close proximity and better access to their local customer base."*

In general, industrial uses have associated impacts including noise, fumes, potentially odors, and heavy truck traffic. A school use is not compatible with industrial uses. Given this area is designated for industrial use, land use decisions should be made which will allow this industrial area of the City to thrive. Allowing non-compatible uses creates unnecessary opportunities for land use conflicts that could ultimately compromise the vitality of this area as an industrial center.

2. ***Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.***

The proposed use will not be compatible with the character of adjacent development. The industrial area where this expansion is proposed is characterized by heavy truck traffic, noises and vibrations from operations, loading and unloading. A school site would typically include a quiet area where students can hear and focus.

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

Staff finds that the expansion of the use will have a detrimental effect on vehicular traffic. At the existing school site, cars are angle parked along the right-of-way so they back up into traffic. A majority of the parking lot is utilized as a play area. Properties to the east have orange bollards surrounding the lawn area to prevent spillover parking on its site, and the property at the

northwest corner of Grumman Drive and Mouton Drive has a sign requesting no parking, and rocks lining it's boundary to discouraging parking. Increasing the capacity of the school through expansion will increase the number of cars. Given staff's observation of large truck traffic utilizing the area, angled on street parking is not compatible with the type of vehicular traffic in the area.

There are safety concerns with having additional children in this industrial area where drivers will not be expecting children. The applicant has indicated that students will move from one campus to another utilizing a pedestrian access way. This is currently an unimproved area with the exception of a stair system. If approved, the pedestrian access ways would need to be improved to comply with ADA requirements, and drainage improvements will be required.

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

The school is proposing to expand into an existing building that is currently served by utilities. Staff does not find that the proposed expansion of the use will overburden existing public services.

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.***

Staff finds that the proposed expansion of the use is in conflict with the purpose statement of the Limited Industrial zoning district. Per CCMC 18.04.145, the Limited Industrial District is established to preserve an industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, or finished products or parts, including processing fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

In addition to identifying allowed uses, accessory uses, and conditional uses, CCMC Section 18.04.145 also identifies prohibited uses in the Limited Industrial zoning district. There are only two uses identified as prohibited in the Limited Industrial zoning district: Residential Uses and Schools.

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

Staff finds that the expansion of the school will not be detrimental to public health, safety, convenience and welfare. The school will not create objectionable noises, fumes, or similar impacts that would compromise public health.

7. ***Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.***

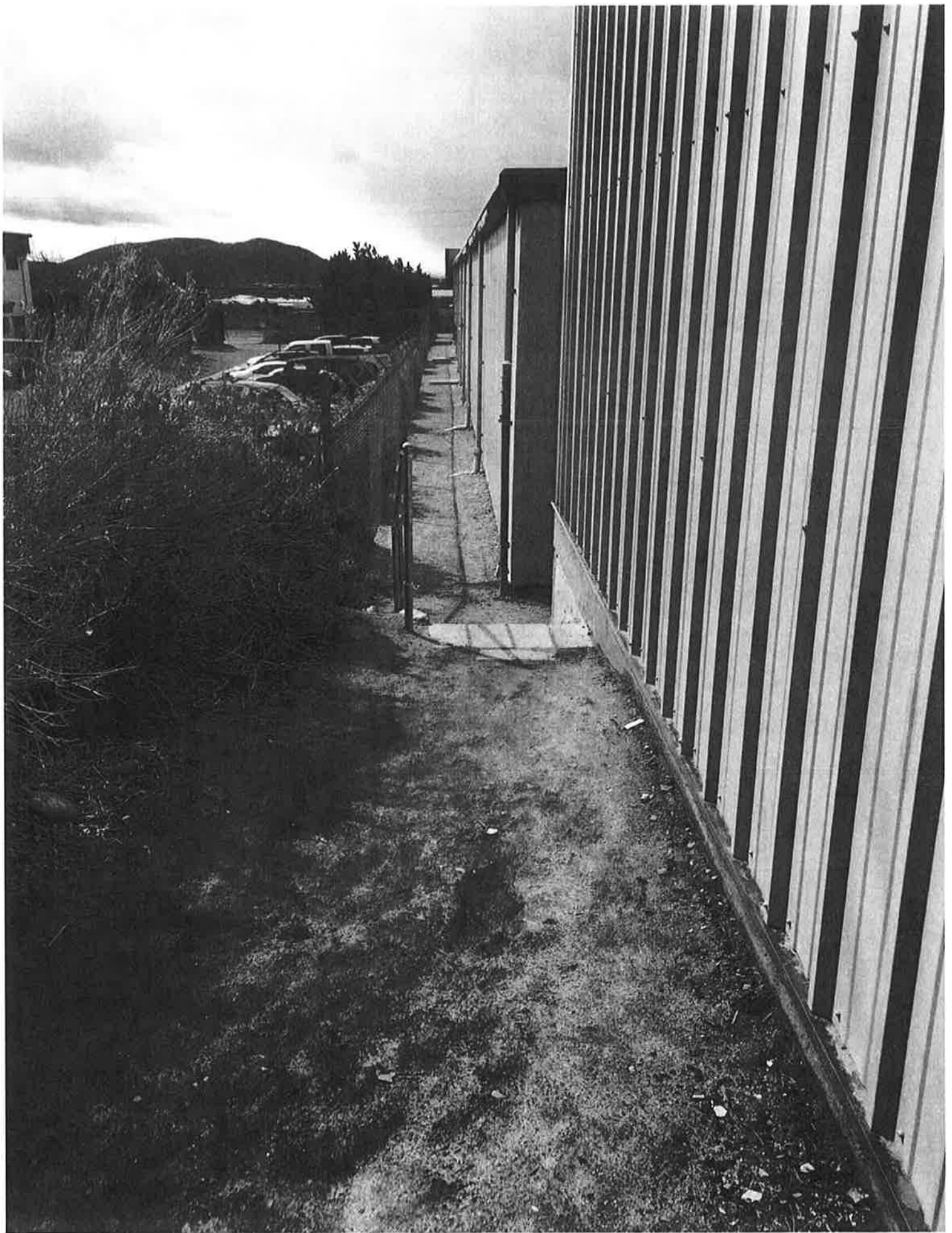
Staff finds that the proposed use could result in prejudice to other property in the vicinity. The proposed expansion of the school would create a situation where the interests of the users of the school in terms of a quiet area where students can focus is not consistent with the actual and encouraged uses in the industrial area. Allowing the expansion of an incompatible use will open the door to conflict between users of the school and the industrial area. Staff is concerned that new industrial uses establishing in the area, should the school expand, could be subject to mitigations based on the school use, thus burdening industrial uses in an industrial area.

**Attachments:**

Photographs of pathways between the existing school and the propose site.  
Photograph of on-street parking at the existing school site.  
Fire Department comments  
Engineering comments  
Draft Conditions of Approval should the findings be made in the affirmative  
Application (SUP-17-033)

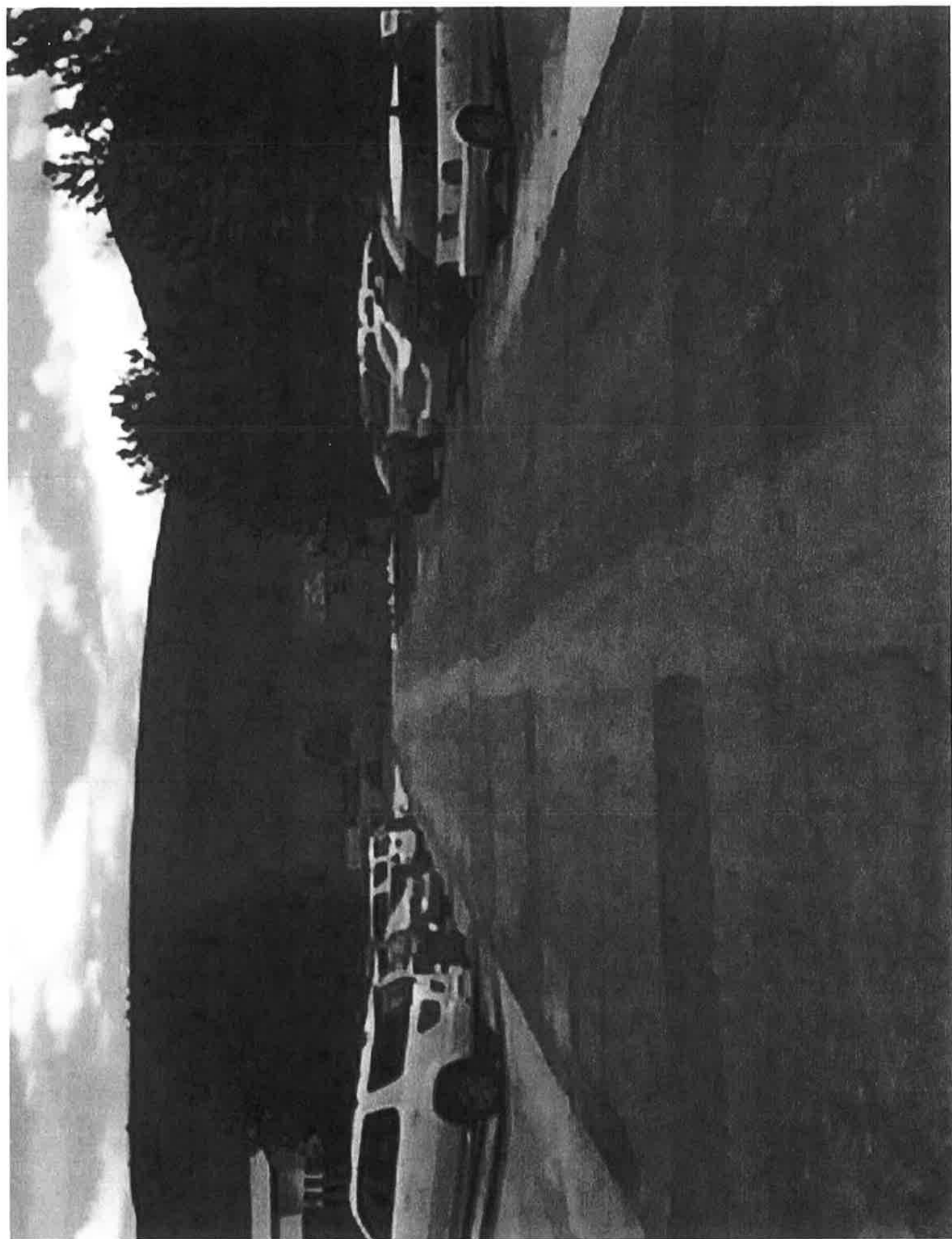












March 29, 2017

Fire

SUP 17-033:

1. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
2. Project is a change of use to an "E" occupancy. All life safety and fire alarm and fire sprinkler requirements of the 2012 International Fire code for "E" occupancies must be met.

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



**Engineering Division  
Planning Commission Report  
File Number SUP 17-033**

**TO:** Hope Sullivan - Planning Department  
**FROM** Stephen Pottéy – Development Engineering Department  
**DATE:** April 5, 2017      **MEETING DATE:** April 26, 2017

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Carson Montessori School, to allow expansion of a school in the Limited Industrial zoning district, apn 008-152-19.

**RECOMMENDATION:**

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

**DISCUSSION:**

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

- 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 affect traffic or pedestrian facilities.

**CCMC 18.02.080 (5d) - Public Services**

Existing facilities appear to be adequate for this project.

DRAFT CONDITIONS OF APPROVAL  
SUP-17-033

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 twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) 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 ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
5. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
6. Project is a change of use to an "E" occupancy. All life safety and fire alarm and fire sprinkler requirements of the 2012 International Fire code for "E" occupancies must be met.
7. All construction and improvements must meet the requirements of Carson City and the State of Nevada Codes and Development Standards.
8. Prior to issuance of a building permit for a tenant improvement, the applicant shall demonstrate compliance with on-site parking at the campus located at 2263 equal to 1.5 spaces per employee based on the number of employees at the time the expansion is operational. These parking spaces may not be used as a play area during school hours.
9. The parking lot at 2211 Mouton Drive may not be used as a play area.
10. The applicant must obtain a building permit for a tenant improvement for the requested change of use at 2211 Mouton Drive.
11. Prior to occupancy, the applicant shall demonstrate compliance with the occupancy separation requirements of the building code.
12. Prior to occupancy, foot paths must be improved to comply with the ADA requirements identified in the building code. Improvement plans for the pathways must include a detailed drainage plan.
13. Improvements to foot paths must include drainage improvements. Post-development run-off may not exceed pre-development run-off onto neighboring properties. Drainage must be designed to continue to have positive drainage away from the building.



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 18.02.080

## SPECIAL USE PERMIT

**FEE\*:** \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential  
zoning districts)  
+ noticing fee  
\*Due after application is deemed complete by  
staff

☐ **SUBMITTAL PACKET – 4 Complete Packets (1 Unbound  
Original and 3 Copies) including:**

- ☐ Application Form
- ☐ Detailed Written Project Description
- ☐ Site Plan
- ☐ Building Elevation Drawings and Floor Plans
- ☐ Special Use Permit Findings
- ☐ Master Plan Policy Checklist
- ☐ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date
- ☐ Project Impact Reports (Engineering)

☐ **CD or USB DRIVE with complete application in PDF**

**Application Received and Reviewed By:**

**Submission Deadline:** See attached Planning Commission  
application submittal schedule.

**Note:** Submittals must be of sufficient clarity and detail for  
all departments to adequately review the request. Additional  
information may be required.

**FILE # SUP - 17 - SUP - 17 - 033**

**APPLICANT** **PHONE #**  
Carson Montessori School 775-887-9500

**MAILING ADDRESS, CITY, STATE, ZIP**  
2263 Mouton Drive, Carson City, NV 89706

**EMAIL ADDRESS**  
jdaniels@carsonmontessori.com

**PROPERTY OWNER** **PHONE #**  
East Sierra Business Park LLC 775-823-9393

**MAILING ADDRESS, CITY, STATE, ZIP**  
15111 Pipeline Ave., Chino Hills, CA 91709

**EMAIL ADDRESS**  
jackwgreening@gmail.com

**APPLICANT AGENT/REPRESENTATIVE** **PHONE #**  
Jessica Barlow Daniels 775-887-9500

**MAILING ADDRESS, CITY STATE, ZIP**  
2263 Mouton Drive, Carson City, NV 89706

**EMAIL ADDRESS**  
jdaniels@carsonmontessori.com

Project's Assessor Parcel Number(s):

APN: 008-815-01

Street Address

2211 Mouton Drive, Carson City, NV 89706

Project's Master Plan Designation

Industrial

Project's Current Zoning

Light Industrial

Nearest Major Cross Street(s)

Goni and Conestoga

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Expand Carson Montessori's existing real-world, hands-on programming using two Exploratoriums and a Tech Lab as required by NDE for mandated tests.

### PROPERTY OWNER'S AFFIDAVIT

I, JACK W GREENING JR, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

Use additional page(s) if necessary for additional owners.

Address

2442 GENOA MEADOWS 89411

Date

16 MARCH 2017

STATE OF NEVADA )  
COUNTY )

On \_\_\_\_\_, 2017, 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

**NOTE:** If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the  
Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles )

On March 16, 2017 before me, Elizabeth Locklair, notary public  
(insert name and title of the officer)

personally appeared Jack Wesley Greening, Jr.  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Elizabeth Locklair

(Seal)



## Official Request from a K-6 Carson City Public School

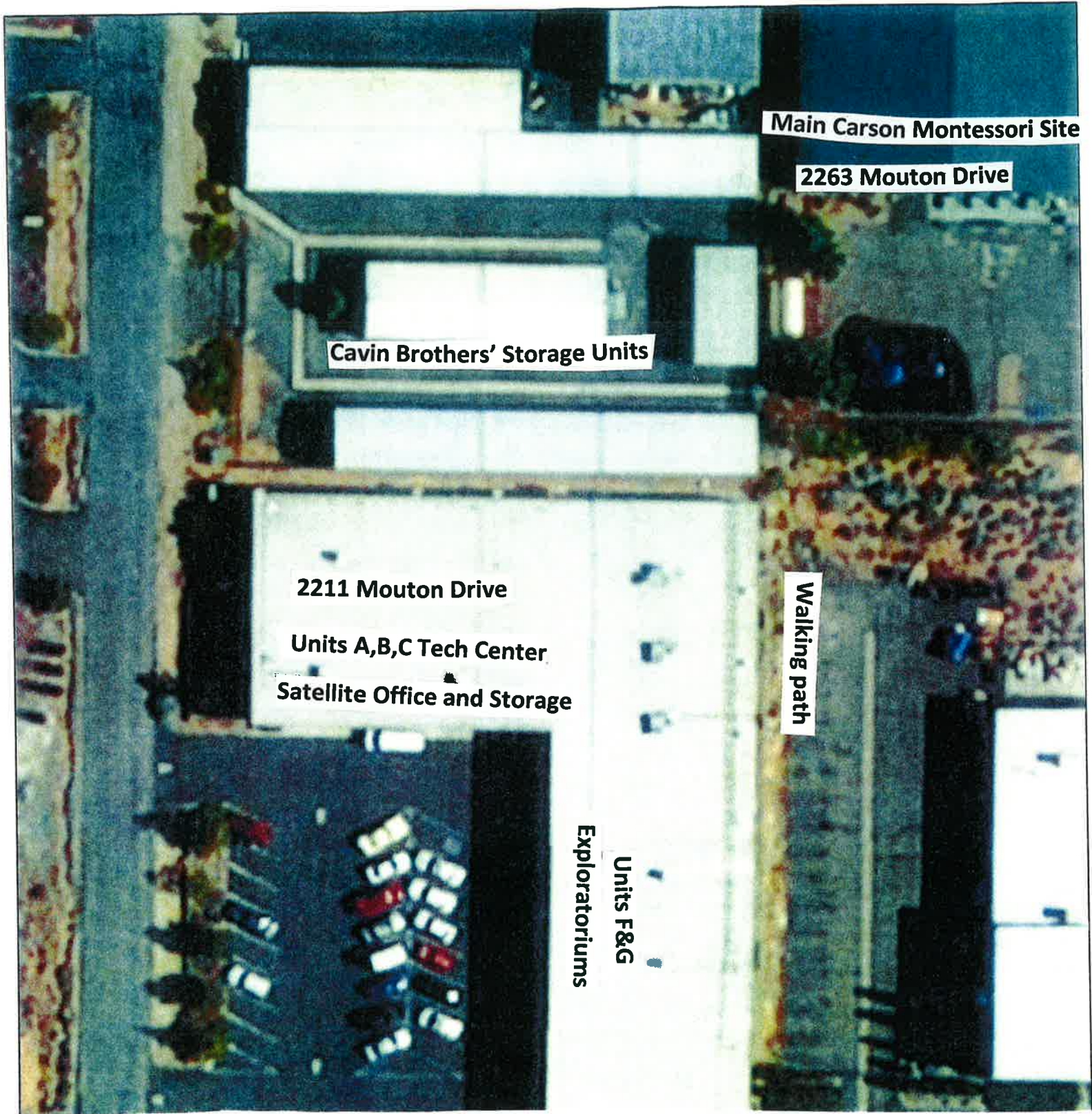
The administration, staff and student-body of Carson Montessori, a free public charter school sponsored by the Carson City School District is officially submitting the following application for a Special Use Permit.

Carson Montessori School, the Educational Gem of Northern Nevada, where daily the wonders of learning are explored, has become floor space deficient. In order to maintain our 21<sup>st</sup> Century, cutting edge curriculum, CMCS is applying to the Carson City Planning Commission to obtain a Special Use Permit to expand our current learning site, at 2263 Mouton Drive to include additional programming space. The additional space consists of two retro fitted Exploratoriums and a State required Tech Lab at 2211 Mouton Drive to accommodate Nevada mandated assessments. As the premier Carson City K-6 Public Charter, that has provided a safe learning environment to children in five counties, and as a school, with a waiting list and where inquiries from families moving into the community are numerous, the need to continue to provide a school of choice and an educational option in the rapidly developing Eagle Valley has become very apparent. With a real-world, hands-on project based curriculum, in which students are thriving academically, socially and emotionally, and as a financially solvent political subdivision of the State of Nevada and a highly successful, trend-setting PUBLIC SCHOOL, Carson Montessori makes this official request.

**Two of Carson Montessori's 2017 Student Legislators working with Senator Joyce Woodhouse on SB 249, a bill that would make a Financial Literacy Program, similar to Carson Montessori's, available to all of Nevada's students in grades 3-12.**







Main Carson Montessori Site

2263 Mouton Drive

Cavin Brothers' Storage Units

2211 Mouton Drive

Units A,B,C Tech Center  
Satellite Office and Storage

Walking path

Units F&G

Exploratoriums

























Research



Science



Friday Presentations



Sign Language



Personal Electronic Device  
Policy, 3D Technology



Music & Dance



Restauranteuring



Fieldtrips



Chautauqua



Speakers Bureau



Reading



Writing



Real-world Math

Advanced Math  
Engineering (STEM)

#1

TRAITS BASED

**Carson Montessori provides an essential component to Carson City's Master Plan Vision and Mission. With a Vision that declares Carson City's intention to be a leader among cities as an inviting, prosperous community where people live, work and play, Carson City needs to build from the bottom up. In order to do that, Carson City must have quality schools. Carson Montessori is a high achieving K-6 public elementary school. It is ranked #1 in Carson City. CMCS, with its real-world, hands-on curriculum, is a school that works side-by-side with the community to provide a future generation that is college and career ready, has integrity, is respectful, knows how to give back, has a work ethic and a true sense of pride to be productive members of the Carson City community.**



*"Of all of our inventions for mass communications, pictures still speak the most universally understood language."*

**Walt Disney**



**Courtesy & Grace**



**Service Learning**



**Philanthropies**  
**Granting a final wish**



**Practical Life**  
**Design & Decor**



**Sensorial**



**Hands-On**



**Independence**



**Career Education**



**The Arts**



**International Cultures**  
**(Mexico)**



**Health & Wellness**



**Peace Education/Tolerance**  
**(Hopi Talking Sticks)**



**Legislative Team**



**STEM (Science, Technology, Engineering & Math)**



**Futuristic "Sim" Cities**



**Mock Trial (Law)**



**Civics in Action**



**Rocketry**



**History**



**Montessori Materials**



**Financial Literacy**



**Consumerism**



**Animals**



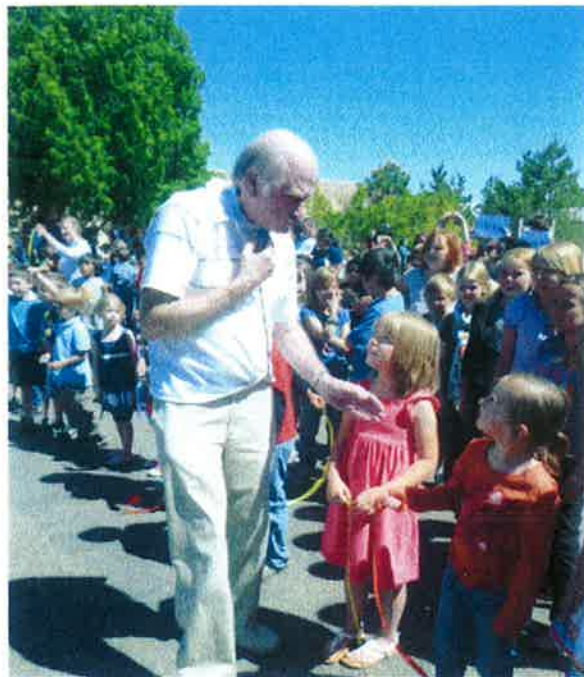
**Roping**

**Dr. Seuss would say, "Hip, hip hurray! At Carson Montessori you're free to play. Clearly at CMCS learning happens more than one way; you may even learn to move mountains far and away; Because EVERYDAY is YOUR Day! ☺"**



# CMCS' Real-World Learning Teaches How to Live Life to the Fullest

Carson Montessori is a premier real-world learning environment where students acquire knowledge from life's daily opportunities. CMCS students learn to appreciate everything from the simplest of nature's wonders, like chasing a rainbow to finding optimism and hope in the face of adversity. Most of all, at Carson Montessori, students gain the wisdom that guides them in how to LIVE life to its fullest.



Carson Montessori students granting the final wish of philanthropist and CMCS' hero Lee Radtke.



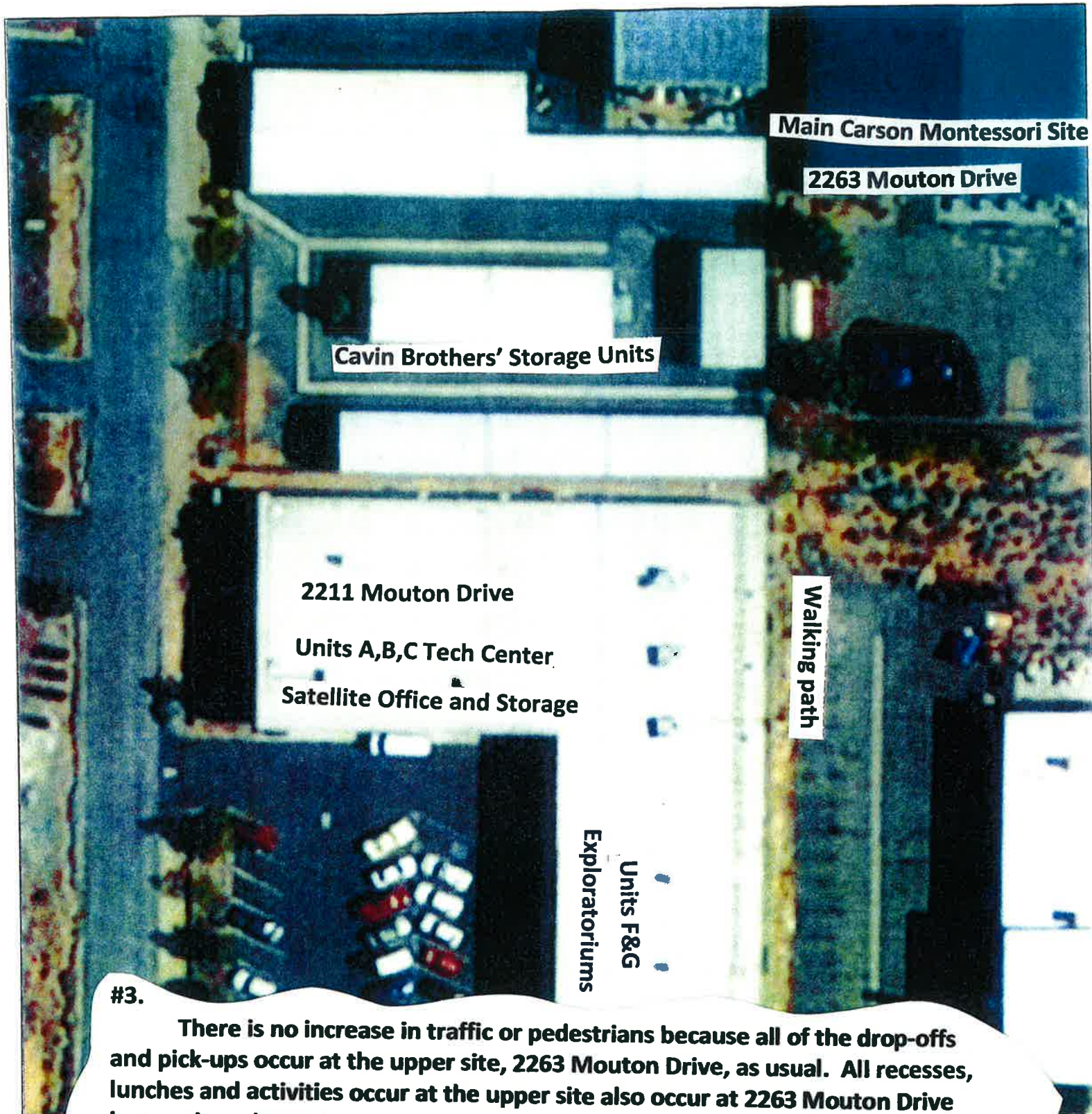
At Carson Montessori students are free to follow their hearts as they run with the wind, dance in rain puddles and discover the mysteries at the rainbow's end.



**#2.**

**Carson Montessori will not be detrimental to the peaceful enjoyment, economic value or development of surrounding properties. Instead, Carson Montessori brings a sense of courtesy, grace, respect and wonder as tomorrow's future explores life in all of its aspects to gain the wisdom needed to be productive, hardworking respectful citizens.**





**Main Carson Montessori Site**

**2263 Mouton Drive**

**Cavin Brothers' Storage Units**

**2211 Mouton Drive**

**Units A,B,C Tech Center  
Satellite Office and Storage**

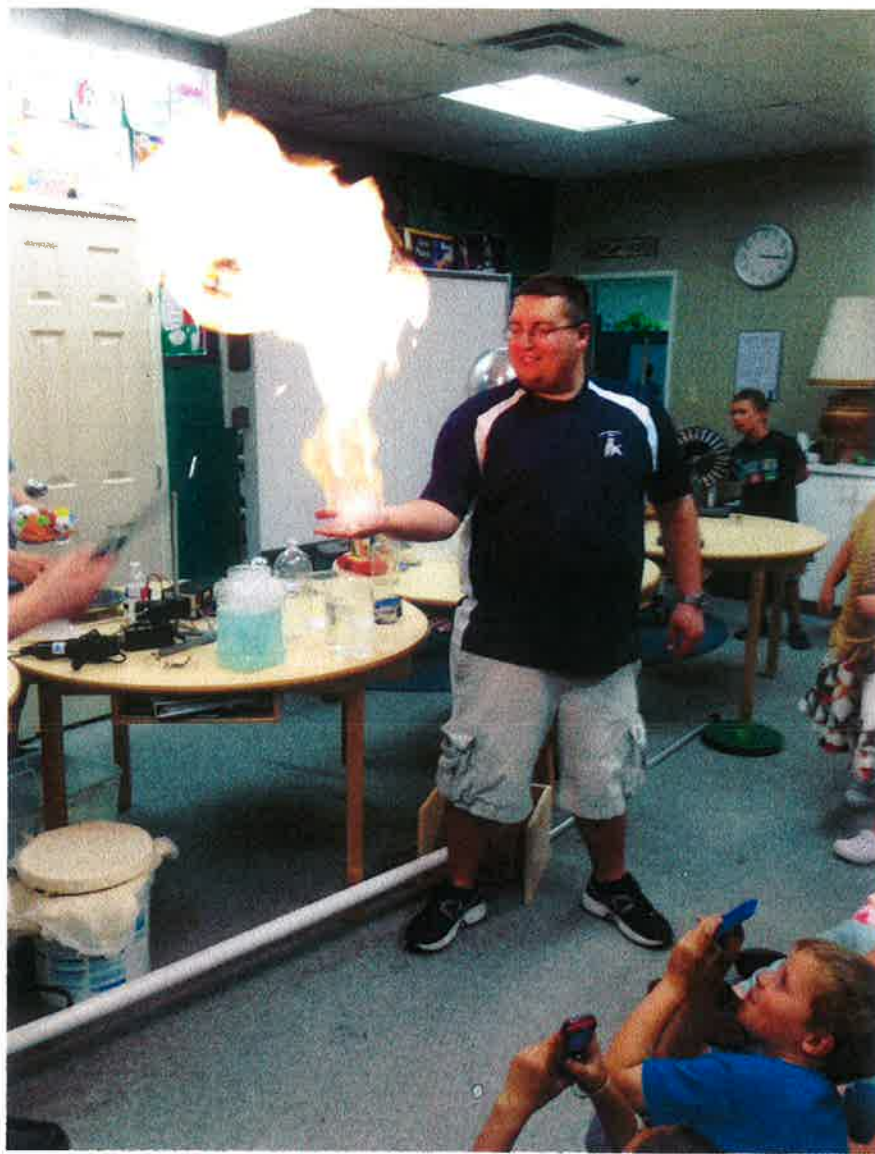
**Walking path**

**Units F&G  
Exploratoriums**

**#3.**

**There is no increase in traffic or pedestrians because all of the drop-offs and pick-ups occur at the upper site, 2263 Mouton Drive, as usual. All recesses, lunches and activities occur at the upper site also occur at 2263 Mouton Drive just as they always have. Students use a path that runs from the back end of the upper property and along the back, east side of the 2211 Mouton property. Students can actually move between the two properties and surrounding properties are unaware.**





## **CARSON MONTESSORI IS SETTING LEARNING ON FIRE**

**AS AN OFFICIAL S.T.E.A.M. (SCIENCE, TECHNOLOGY, ENGINEERING, ART AND MATH) CENTER.**

**#4.**

**Since the site at 2211 Mouton Drive is already improved with all of the existing services, Carson Montessori's space expansion for programming will not overburden existing public services and facilities including schools, police, fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

**Carson Montessori actually provides a service by having an exemplary school with before and after-school programs that accommodate the families working in the Industrial area.**

# CIVICS IN THE (SCHOOL) HOUSE



COURTESY

Congressman Mark Amodei stopped by Carson Montessori School Oct. 18 to share a lesson on civics, Nevada history and Washington, D.C., with fifth and sixth graders.



#5

Currently, Carson Montessori falls under code: 1804030, which is an expansion of a non-conforming use. The original Carson Montessori site at 2263 Mouton Drive was "grandfathered" in to the Industrial Area due to a mistaken interpretation made by Carson City in 2006. Carson Montessori has tripled its enrollment and created exemplary programs, including being designated a 7 Seal school of choice for the Nevada National Guard for going above and beyond to provide the support to hold families together during deployment. Because Carson Montessori has been handed Legislative Mandates and laws that have made it necessary to expand, we have been actively searching for a new location. Due to codes, we know we need to build. Carson Montessori prefers to see every situation as not an impossible hurdle, but instead as an opportunity. This latest hands-on, real-world lesson has been given to the students to find a doable, workable, feasible solution.



# The Real World is Our Classroom



#6.

**Carson Montessori will not be detrimental to the public health, safety, convenience or welfare. Carson Montessori works with the community and is grateful to many of our Partners in Education, who provide real-world hands-on learning opportunities.**





TAYLOR PETTAWAY

Watershed Specialist Shane Fryer pours some Carson River water into some beakers so students can test for different water quality factors.

## Carson Montessori students take their studies to the river

By Taylor Pettaway  
tpettaway@nevadaappeal.com

The fourth grade students at Carson Montessori took the classroom outside Friday to learn about the importance of water quality as a part of Snapshot Day.

Eleven different sites were

set up along the Carson River for students to collect data from along the river to provide a snapshot of the environmental conditions. The fourth-graders from Carson Montessori met at Carson River Park to test samples from the river, learn about different plants in the area and



Watershed Specialist Shane Fryer speaks to a group of fourth graders from Carson Montessori about water quality Friday for Snapshot Day.

the importance of floodplains in a community.

"It is good to get them outside and having that hands on learning because it makes the lesson stick better rather than have it in

class talking about water quality and careers," said Jon Paul Kiel, environmental scientist with the Nevada Division of Environmental Protection.

Kiel along with several other

environmental specialists set up five stations for the children around the park to learn about the different water quality issues, water quality protection and even participate in watershed research.

#7.

Since nothing is changing structurally by Carson Montessori simply expanding programming, there will not be material damage or prejudice to other property. Instead, many of the programs that the expansion will enhance, will actually benefit properties in the vicinity. Carson Montessori has long been partnered with the Water Conservancy, the River Wranglers and the Nevada Division of Environmental Protection. Students are involved with everything from water quality to flood control.

# 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: Carson Montessori School

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)?





## Special Use Permit & Major Project Review Development Checklist

- ☒ 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 (5.1j)
- ☒ 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)?



*N/A* 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:

- N/A* Use durable, long-lasting building materials (6.1a)?
- N/A* Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- N/A* 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)?
- N/A* 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)?
- N/A* 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)?
  - N/A* ☐ Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
  - N/A* ☐ 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:

- N/A* Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- N/A* 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)?

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

### **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.

<u>Jessica Barlow Daniels</u>	<u>Jessica Barlow Daniels</u>	<u>3-16-17</u>
Applicant's Signature	Print Name	Date