

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 28, 2017

FILE NO: SUP-17-064

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To consider a request from Carson City School District, (property owner: Carson City Schools, agent: J. P. Copoulos) for a Special Use Permit to allow modification of the Fritsch School by 3,061 square feet, from 54,315 square feet to 57,376 square feet to create connections of all the buildings for a single point entry, by enclosing an existing canopy, adding a corridor, office space and classrooms on property zoned Public (P).

APPLICANT: Carson City School District

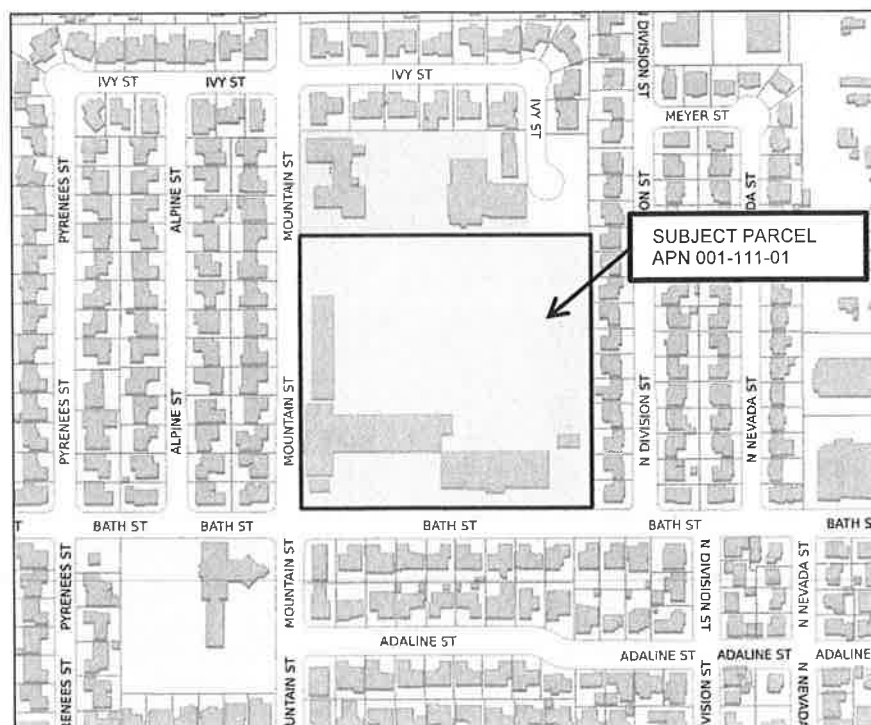
OWNER: Carson City Schools

AGENT: J. P. Copoulos

LOCATION: 504 Bath Street

APN: 001-111-01

RECOMMENDED MOTION: "I move to approve SUP-17-067, a request from Carson City School District, (property owner: Carson City Schools, agent: J. P. Copoulos) for a Special Use Permit to allow modification of the Fritsch School by 3,061 square feet, from 54,315 square feet to 57,376 square feet to create connections of all the buildings for a single point entry, by enclosing an existing canopy, adding a corridor, office space and classrooms on a property zoned Public, located at 504 Bath Street, APN 001-111-01, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. 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.
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 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 requested in writing to the Planning Division thirty 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.
5. Any new exterior lighting shall be directed downward, not outward or upward, and shall be installed to prevent spillover lighting onto adjoining properties and glare to the sky. The height of new light standards, light poles and wall pack lighting when adjacent to residential zones is limited. All new exterior lighting shall comply with the requirements listed in Development Standards Division 1.3 Lighting Standards.
6. Provide documentation that the landscaping on site meets a minimum of 4% of the landscape requirements for the entire site, or provide plans to install landscaping in compliance with Development Standards Division 3 Landscaping to bring the amount of landscaping on-site up to the minimum required.
7. All construction and improvements must meet the requirements of Carson City Standard Details.
8. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
9. The existing fire alarm must be extended into new construction areas.

LEGAL REQUIREMENTS: CCMC 18.02.080 Special Use Permits and CCMC 18.04.170 Public

MASTER PLAN DESIGNATION: Public/Quasi-Public (P/QP)

PRESENT ZONING: Public (P)

KEY ISSUES: Will the proposed expansion of the existing Fritsch School to create a single point of entry, enclose an existing canopy, add a corridor, office space and classrooms be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 6,000 (SF6)/church and school
EAST: Single Family 6,000 (SF6)/residential
WEST: Single Family 6,000 (SF6)/residential
SOUTH: Single Family 6,000 (SF6)/residential

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: XS, areas of minimal flooding
EARTHQUAKE FAULT: beyond 500 feet
SLOPE/DRAINAGE: The site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 9.98 acres
SETBACKS: Expansion is proposed interior to the site. One building is proposed for expansion at the center of the existing building and property.
STRUCTURE SIZE: Existing is 54,315 square feet according to the Assessor, with a proposed expansion of 3,061 square feet to a total of 57,376 square feet.
STRUCTURE HEIGHT: Existing single story
PARKING: Existing

VARIANCES REQUESTED: none

PREVIOUS REVIEW:

U-89/90-20 Modular Classrooms
U-87/88-29 Addition
U-86-21 Portable Classrooms

DISCUSSION:

A Special Use Permit for the proposed project is required for the following reasons:

Title 18.04.170 Public (PI). All uses in the Public District require approval of a Special Use Permit. All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit.

The applicant is seeking to modify an existing school to create a more secure system for access to the building and provide additional security for the students and staff at the school. The school has been in the location for many years, with an original construction shown by the Carson City Assessor as 1961. Three additions have been processed over the years. This additional modification and expansion requires prior approval of a Special Use Permit.

An additional level of review is the current landscaping on the site. As the building expansion is proposed at more than 5% but less than 10% of the building improvements on the site, a review is required regarding the amount of landscaping on the site. A recommended condition of approval is a review of the amount of landscaping on the site to verify the current landscaping meets the minimum requirement of 4% of the landscaping requirements for the entire site. If the site does not meet this minimum standard, the applicant will need to provide and install landscaping which meets all the conditions and requirements of Development Standards Division 3 Landscaping during the building permit submission.

PUBLIC COMMENTS: Public notices were mailed to 308 property owners within a minimum 600 feet of the subject site on June 16, 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, 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: No comments received

Fire Department:

1. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.
2. The existing fire alarm must be extended into new construction areas.

Engineering Division: No concerns

Health Department: No concerns

Environmental Control: No concerns

Parks: No concerns

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***

Chap 5.5.e Public Facilities

Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment

Chap 5.5g Educational Resources

Emphasize educational resources of the community as an economic development tool. Enhance these resources where possible and efficient to do so

Chap 5.7f Property Value Retention/Enhancement

Recognize the importance of adequate infrastructure in economic development and the long-run economic stability

The proposed improvements to the school will provide additional security to the students, faculty and parents, as well as the neighborhood. The intention is to provide a single access entry point for visitors to the school as a method to provide screening of visitors while maintaining a secure location for children to attend school. This will provide an additional amenity related to quality of life for the school. The ability to keep children safe and secure while in a public location has been a source of increasing concern nationwide. The proposed amenities will provide proactive protection to the students, with a more desirable location to attend school. This will provide an additional draw to economic development of the area, as a secure and safe school is a high priority with parents as well as neighbors. No additional staff or students are proposed to attend the school as a result of this modification. Students will be moved to the classroom created with this modification, but they would be moved from a crowded classroom to a less crowded one.

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 changes are mainly interior to the site, with most of the modifications to existing buildings and locations. There is one addition proposed at the center of the school on the north side of the buildings, interior to the site, where an expansion is proposed. The intention of the modification and expansion is to provide a more secure school location where students, faculty and parents all feel comfortable and safe. This expansion will provide an improvement to the peaceful enjoyment of the site, while providing additional economic value to the school and the surrounding areas and general neighborhood. A more secure school can improve a sense of serenity and calm related to the safety of the school and surrounding properties. The improvements will be compatible with the adjacent neighborhoods. There are likely to be disruptions to the neighborhood during the active construction phase of the project, but the construction will be of limited duration. At the conclusion of the construction, the project will provide added security to the students, parents, faculty and the general neighborhood, as the intention of the modification and expansion is to provide a single entry for visitors and to keep the children and faculty safe while at the school.

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

There may be a detrimental effect to the neighborhood during construction, but this will be of limited duration. After the construction is completed, no adverse effect is anticipated on the vehicular or pedestrian traffic in the area. No new students or staff will be added as a result of this modification. Children and faculty will continue to arrive and leave on the same schedule as utilized in the past. The expansion of 3,061 square feet in a 54,315 square foot facility will not have an adverse impact. Visitors to the school will be directed to a single entry point as an additional measure to provide security to all.

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.*

No adverse impact is anticipated related to public service as a result of the proposed expansion and modification of the school. No increase in the number of students or faculty is intended with this improvement. The intention is to provide additional security features, which will have the result of limiting visitors to a single entry point. This modification should provide additional security on-site and lessen the impact the school has on emergency facilities, as the intent of the modification is to discourage a breach in security and the need for an emergency response. No additional water or sanitary sewer is being requested. No addition to the public roads, storm drainage or other public improvements is being proposed or required.

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 Public zoning district. The purpose statement for public includes the following: To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City. To organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible, and attractively planned administrative centers in conformance with the master plan; and to establish site plan approval for many uses,

thereby ensuring compatibility with adjacent and more restrictive districts.

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

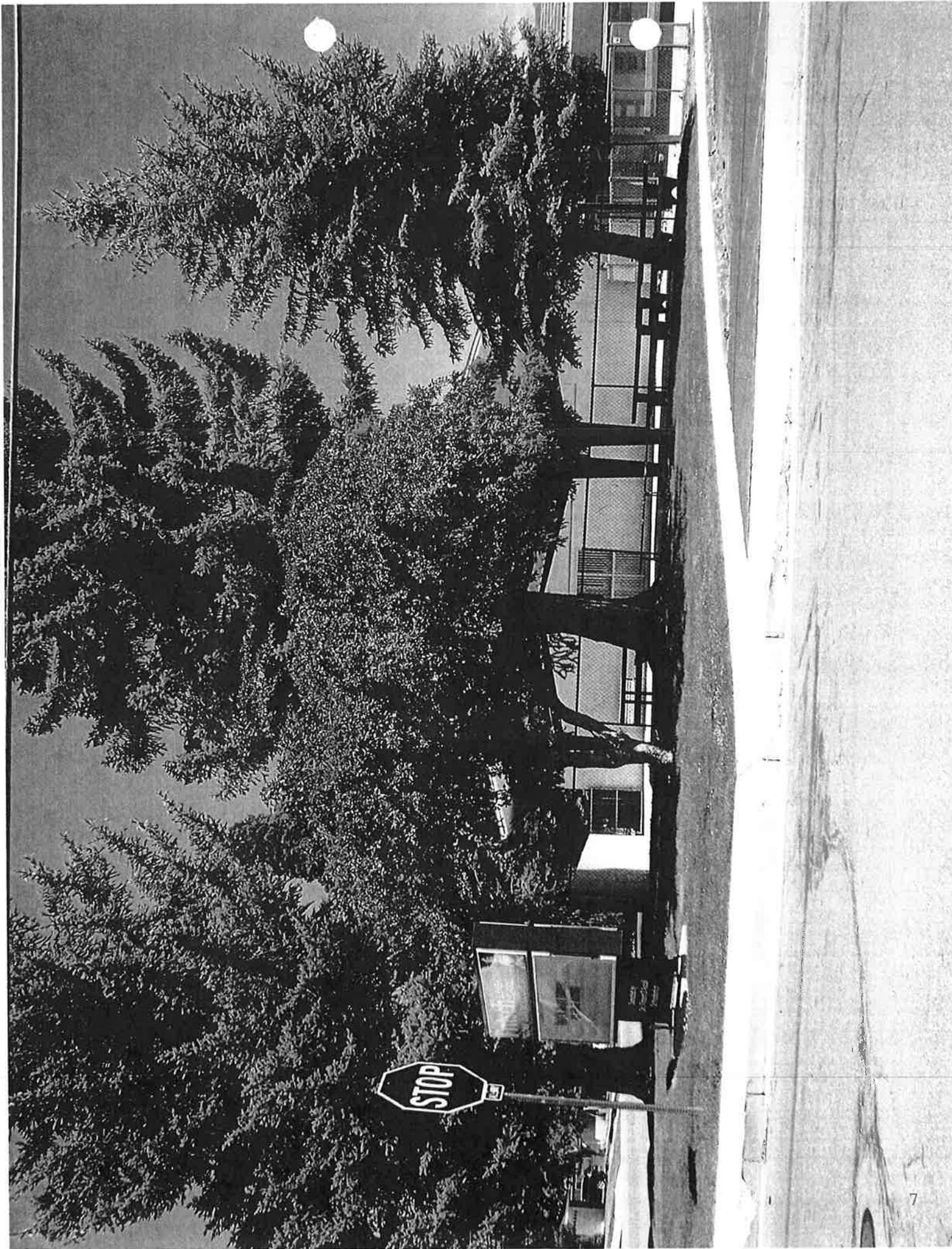
The school has been in this location for at least 55 years with no detriment to the neighborhood or community. No detriment to the public health, safety, convenience and welfare is anticipated with the proposed expansion to the site. This modification will provide additional security features on the site and restrict visitors to the site to a single entry point. The expansion will improve public health, safety convenience and welfare by providing an additional level of security to the students and staff while at the facility.

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

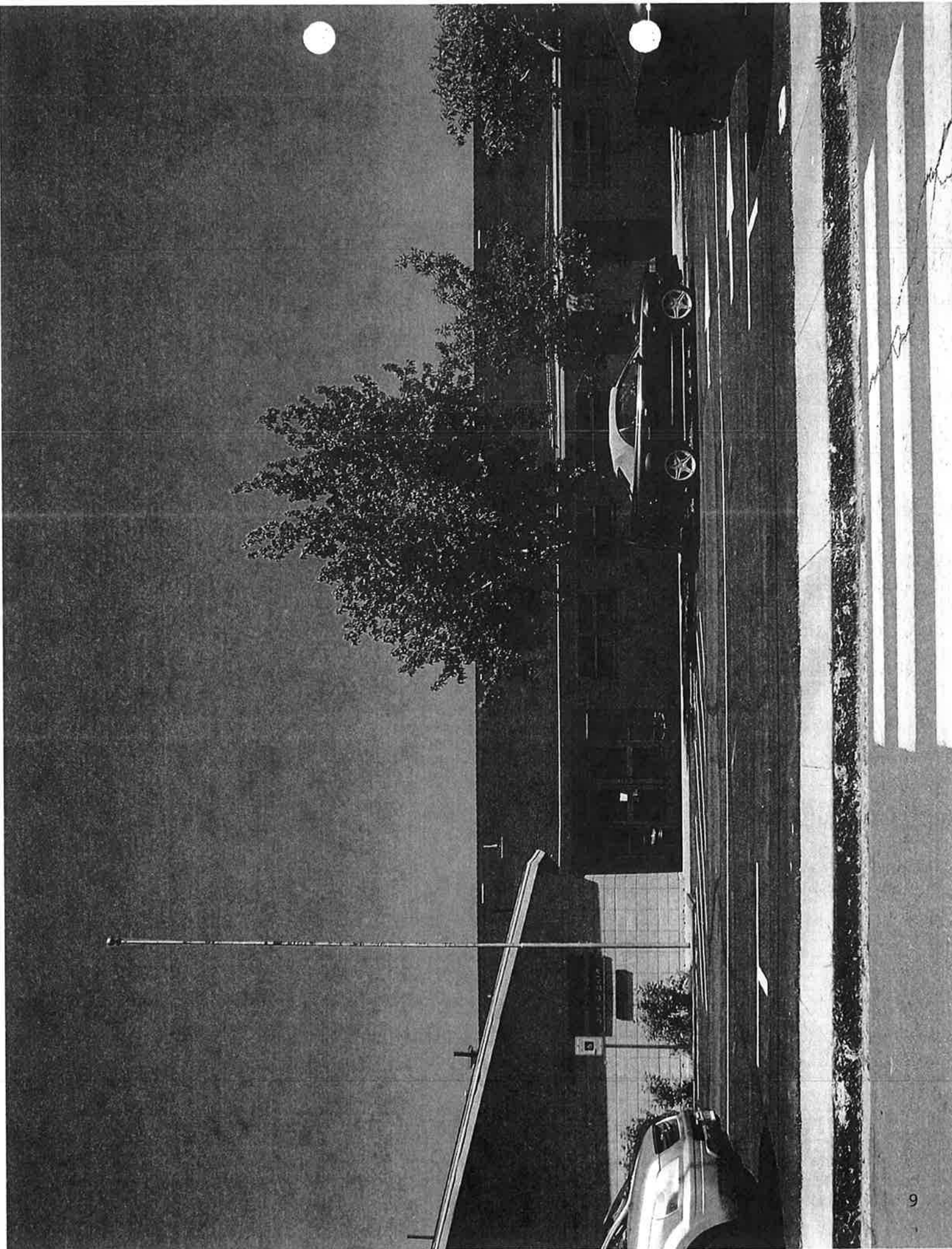
The proposed expansion and modification to the building is minor as it would add approximately 3,061 square feet to the 54,315 square feet of building improvements now on site. The modifications are interior to the building or to the site, with the largest area of change being the classroom expansion. This is proposed on the north side of the existing building, near the center of the buildings. This proposed area of expansion is adjacent to the large grassy area at the center of the parcel. This portion of the expansion is specifically proposed at a location that is not anticipated to negatively impact the surrounding properties. The proposed expansion and modifications are intended to provide additional security to the students and faculty on the site, and by extension, to the surrounding neighborhood, as the site is intended to be safer for everyone in the vicinity. Restricting visitors to a single entry point and modifying the buildings to provide additional security will improve the property and will not result in material damage or prejudice to other property in the vicinity. No additional students or staff are anticipated to be added to the school as a result of the modification and expansion.

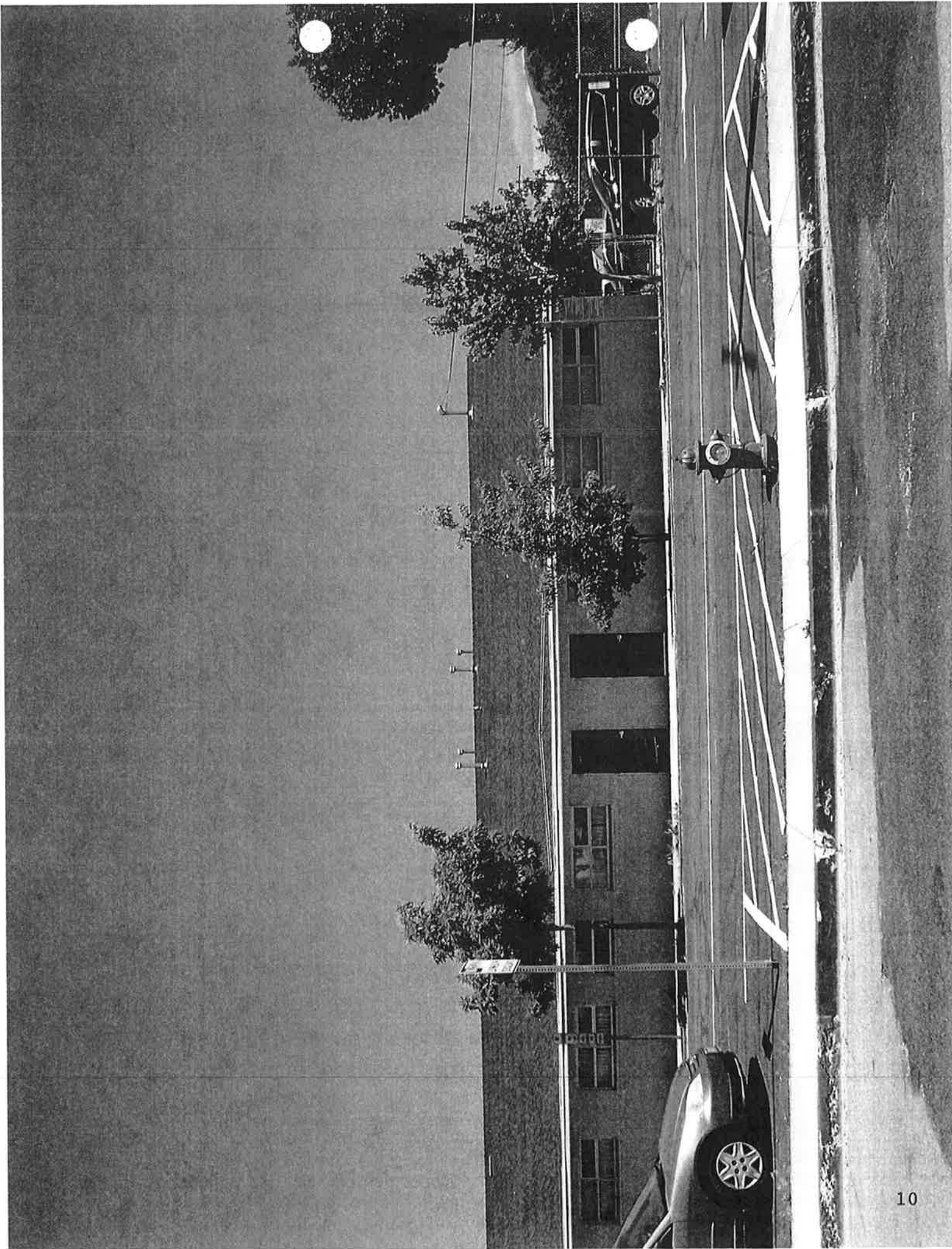
Attachments:

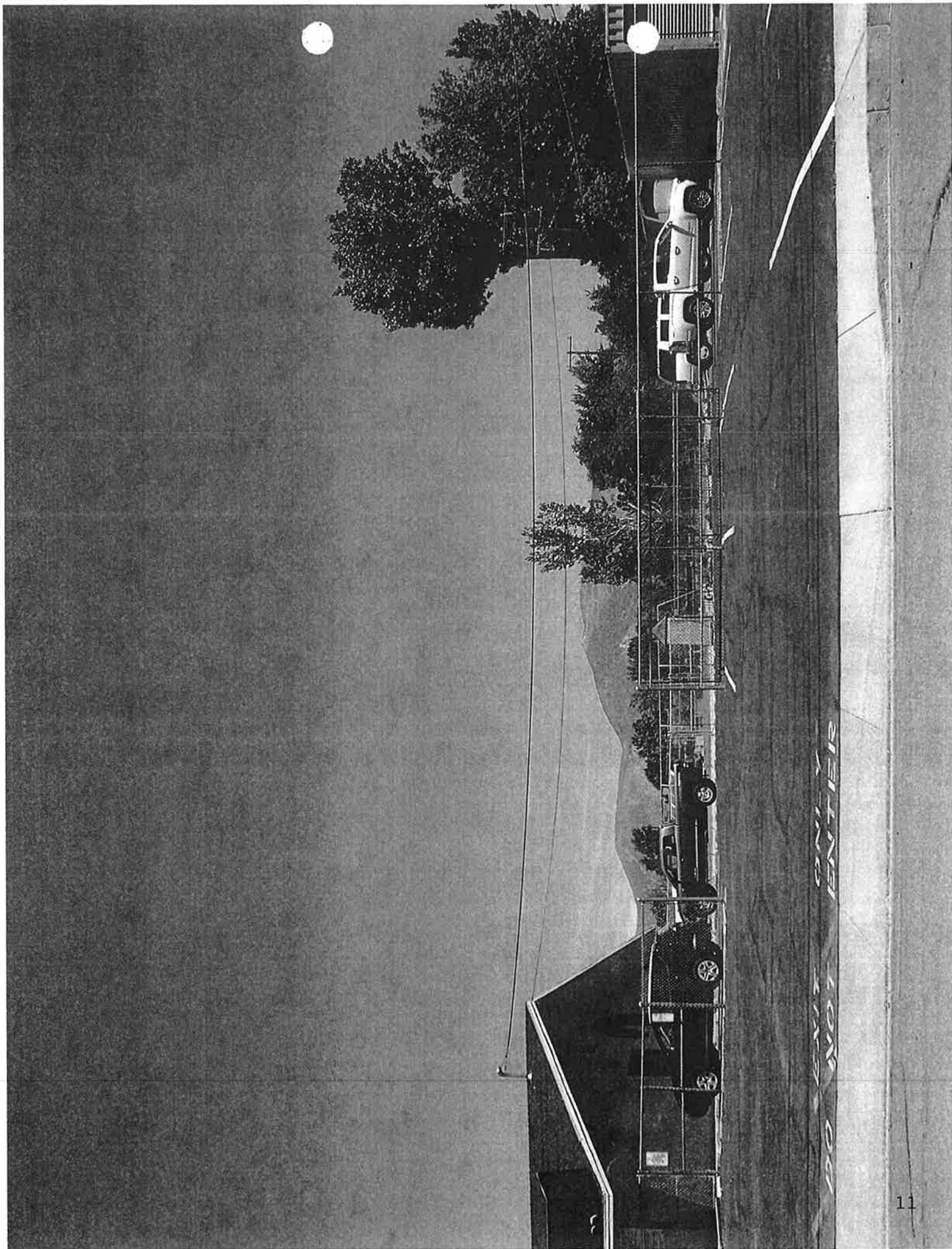
- Site pictures
- Engineering Division comments
- Fire Department comments
- Health and Human Services comments
- Environmental Control comments
- Parks Department comments
- Application (SUP-17-064)



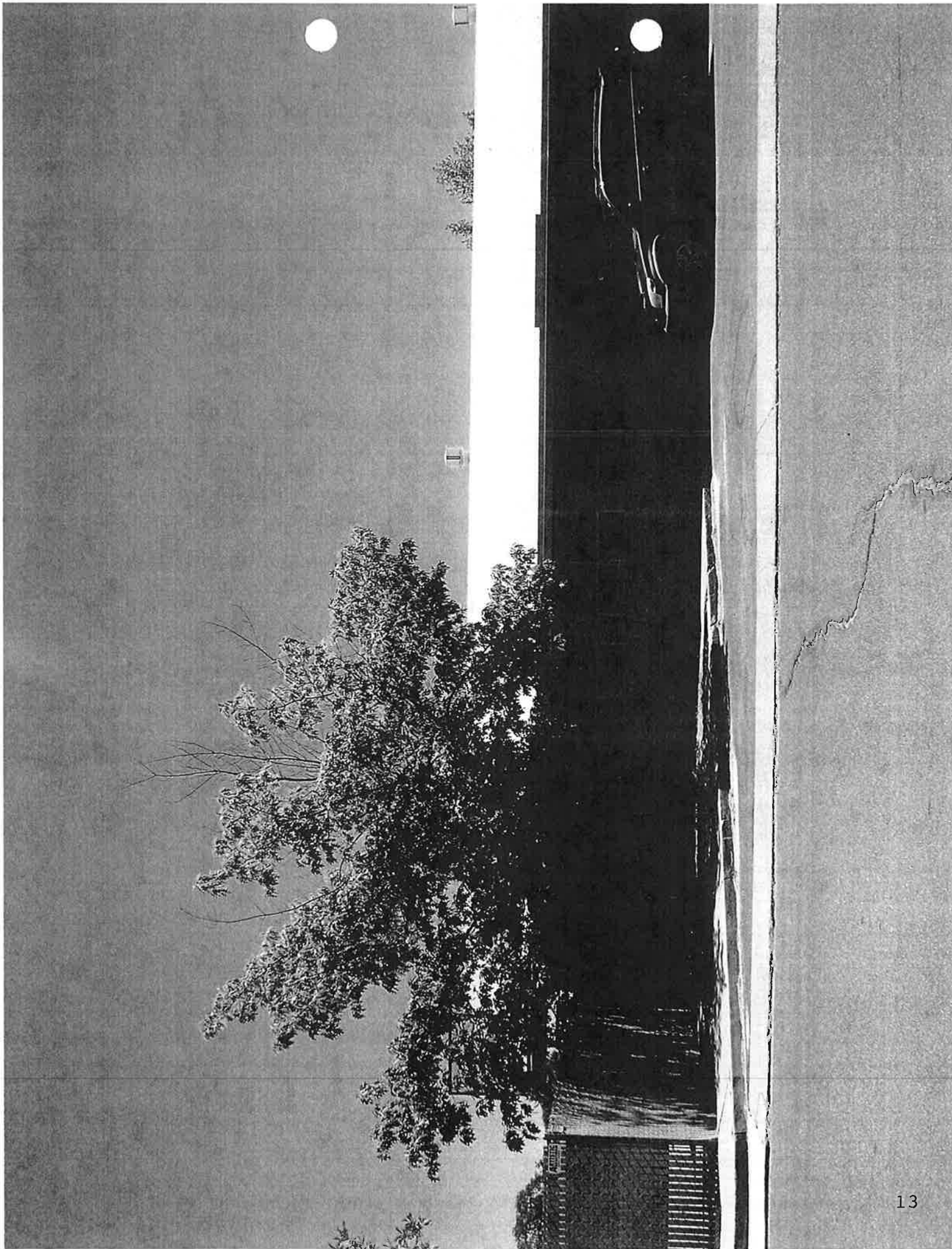


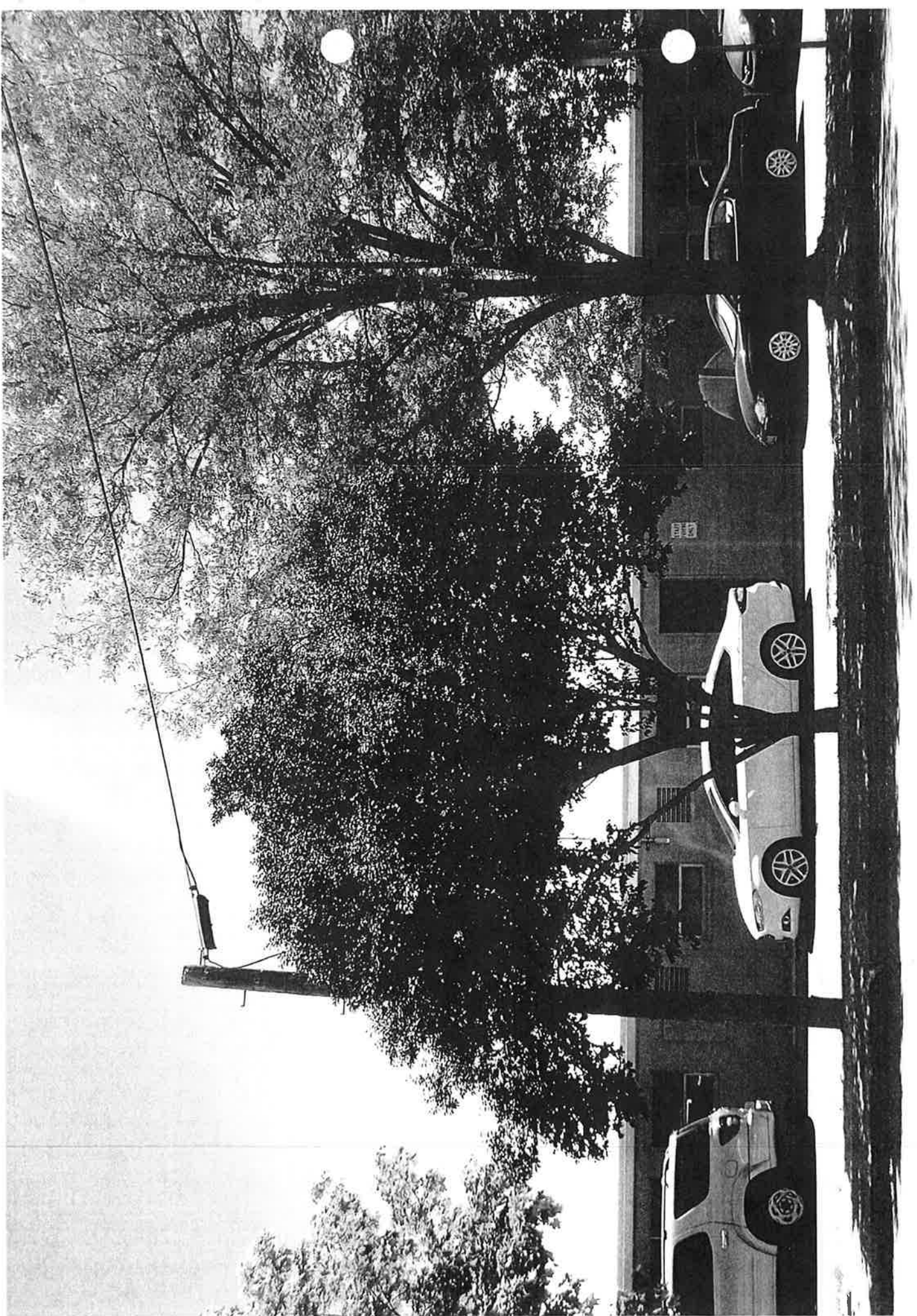


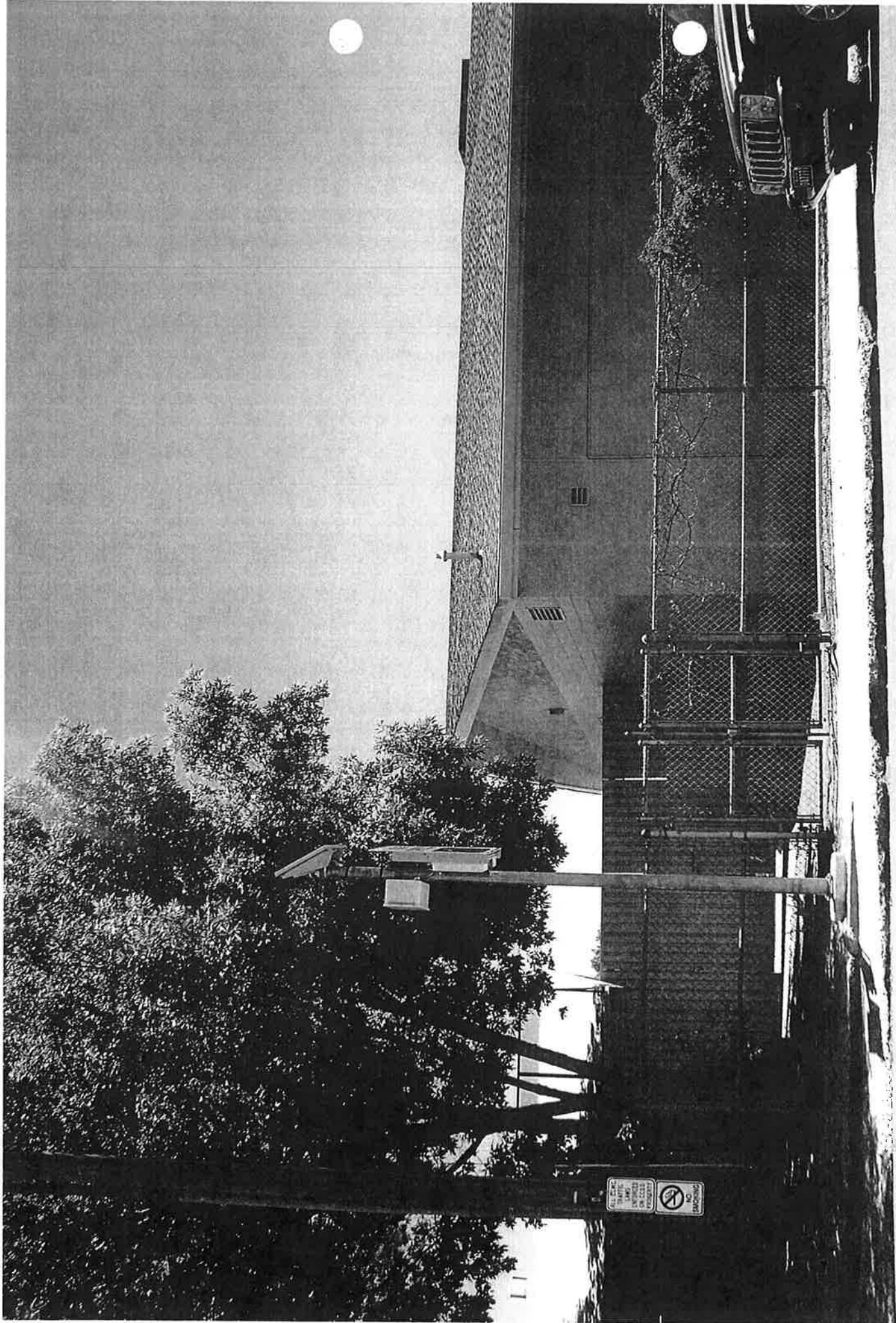


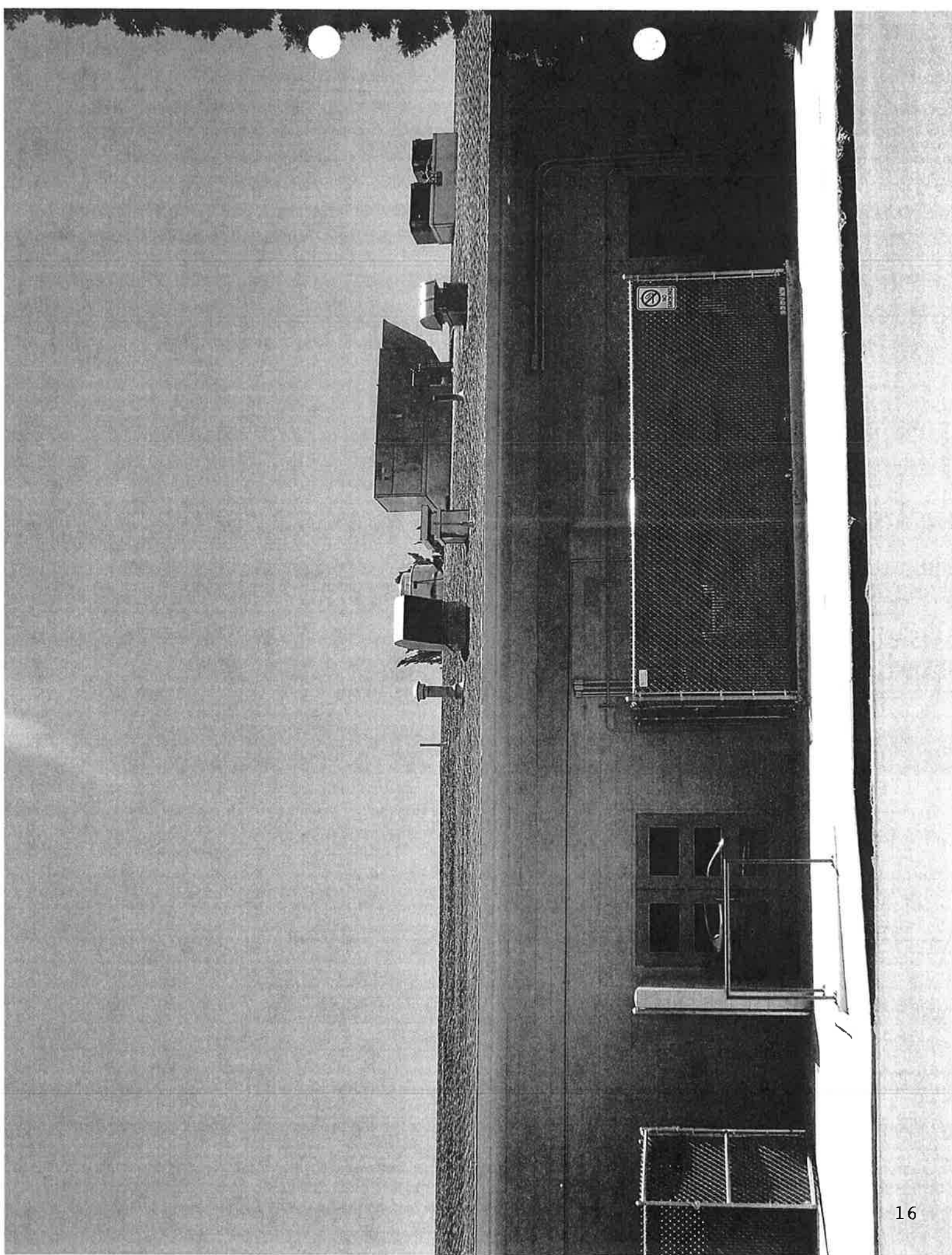


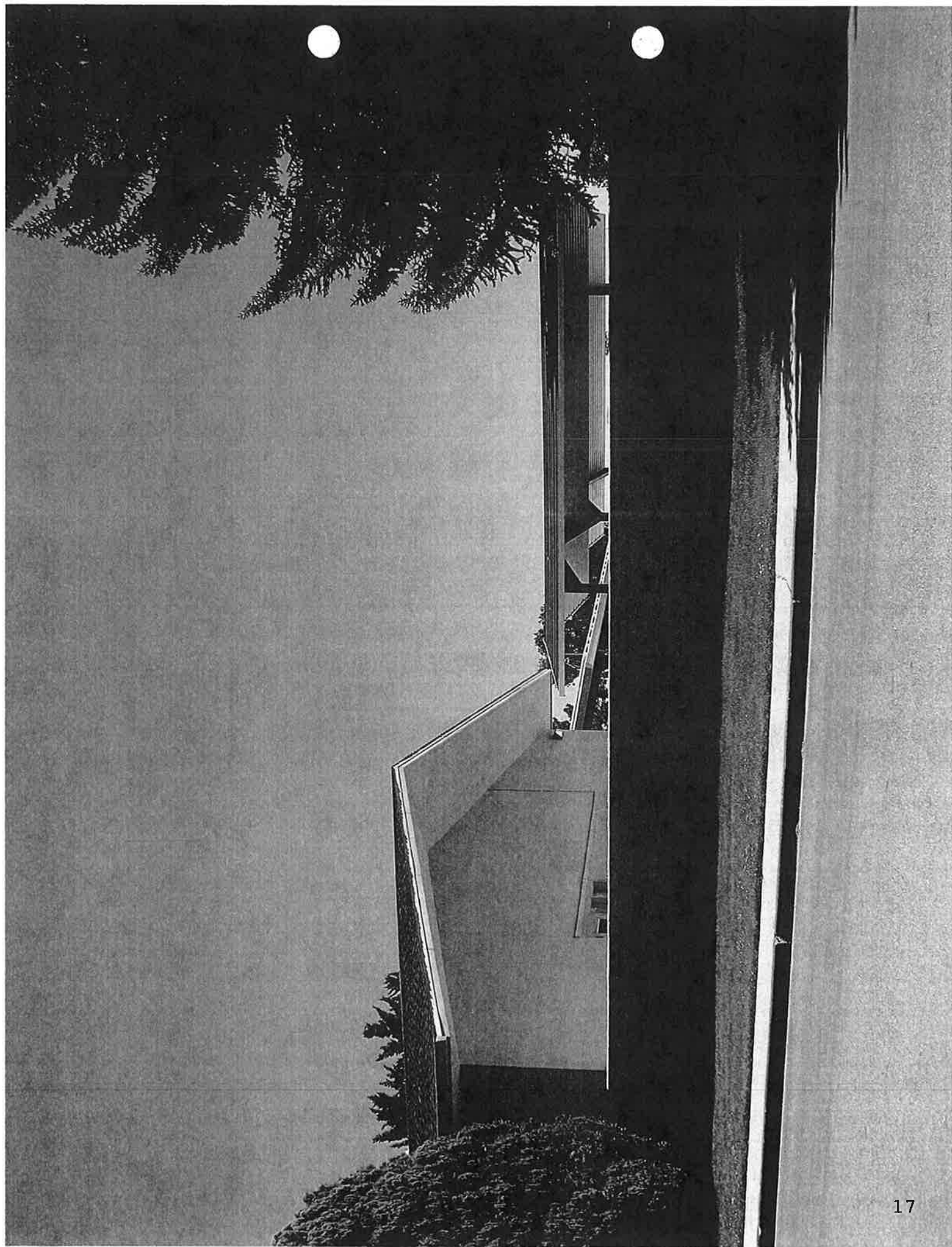


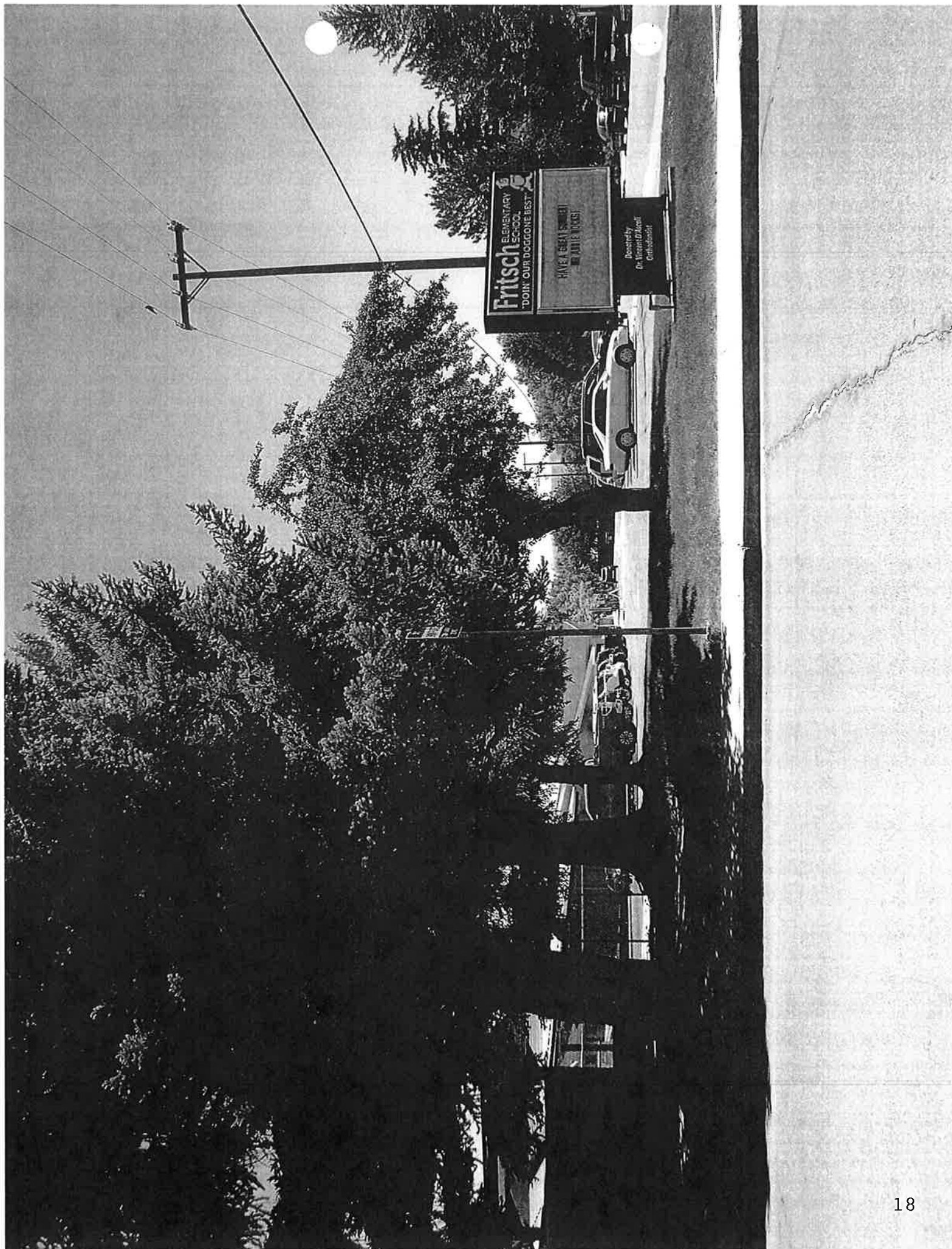














**Planning Commission Report
File Number SUP 17-064**

TO: Planning Department

FROM Guillermo Munoz – Development Engineering Department

DATE: June 13, 2017

MEETING DATE: June 28, 2017

SUBJECT TITLE: Modifications to Fritsch School

June 20, 2017

SUP-17-067

FIRE

Please revise the comments for SUP 17-064 as follows:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments.
2. The existing fire alarm must be extended into new construction areas.

Thank you.

Dave

From: Dave Ruben
Sent: Wednesday, June 14, 2017 9:47 AM
To: Hope Sullivan; Kathe Green
Cc: Charlene Gaworski
Subject: SUP 17-064 Fritsch Elementary

Comments for SUP 17-064:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments.
2. Fire areas over 5000 square feet must be sprinklered.
3. The fire alarm must be brought up to comply with the current codes.

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



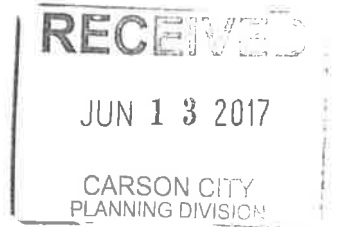
June 13, 2017

Health

SUP-17-064

Health and Human Services

Submit plans to the Carson City Building Department for review.





06/14/2017

Major Project Review Committee

Re: # SUP – 17-064

Greetings,

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 17- 064 @ 504 Bath St project:

1. ECA has no comments for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Senior Environmental Control Officer

c: Kelly Hale, Environmental Control Foreman

June 13, 2017

SUP-17-067

Parks

The Parks, Recreation & Open Space Department has no comments on the above referenced Special Use Permit.

Thank you,

Vern & Patti

Patti Liebespeck

Office Specialist

Carson City Parks, Recreation & Open Space

3303 Butti Way, Bldg 9

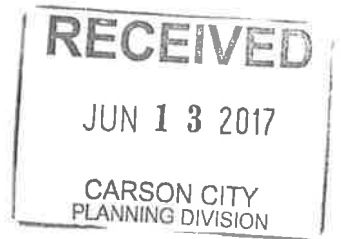
Carson City, NV 89701

Phn: (775) 887-2262 x 7342

Fax: (775) 887-2145

pliebespeck@carson.org

www.carson.org



RECEIVED

MAY 17 2017

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 18.02.080

FILE # SUP - 17 - 064**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**

APPLICANT PHONE #
Carson City School District 775-283-2170

MAILING ADDRESS, CITY, STATE, ZIP
1402 West Kings St Carson City, Nv. 89703

EMAIL ADDRESS
MJohnson@carson.k12.nv.us

PROPERTY OWNER PHONE #
Same as applicant

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
J.P. Copoulos Architect 775-720-4051

MAILING ADDRESS, CITY STATE, ZIP
P.O. Box 2517 Carson City, Nv 89702

EMAIL ADDRESS
info@jpcarchitect.com

☐ **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:

Submittal 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.

Project's Assessor Parcel Number(s):

001-111-01

Street Address

504 Bath Street

Project's Master Plan Designation

General Commercial

Project's Current Zoning

P

Nearest Major Cross Street(s)

Mountain

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

Public Elementary school (see attached for project description)

PROPERTY OWNER'S AFFIDAVIT

I, MARK JOHNSON, 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.

Mark Johnson
Signature

1402 W. KING ST., CC, NV 89703
Address

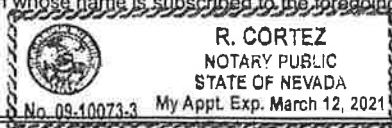
5/16/17
Date

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

STATE OF NEVADA
COUNTY)

On May 16, 2017, Mark Johnson, 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.

R. Cortez
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.

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.



John P. Copoulos

5-17-17

Applicant's Signature

Print Name

Date

DESCRIPTION OF PROPOSED PROJECT
TO
ADD TWO CLASSROOMS
& CONNECT BUILDINGS FOR SINGLE POINT ENTRY
FOR THE
FRITSCH ELEMENTARY SCHOOL

MAY 18, 2017

Applicant is requesting a Special Use Permit for the Fritsch Elementary School for work at their site on Bath St. The work would consist of an expansion to the elementary school by providing connection of all buildings for single point entry. One connection (north corridor) encloses an existing canopy. The other connection (east corridor) adds a corridor, office space, & classrooms. Because part of the corridor and offices remodel an old classroom, one new classroom will be added to the elementary school. All the classrooms and offices will be occupied by existing staff and students so no new change to the school population is anticipated.

The new addition will provide an important security connection so that all buildings on campus will be tied together internally with a single point of entry for visitors. Additionally all students will be able to move inside during inclement weather to lunch, physical education, and programs.

FINDINGS
FOR
A SPECIAL USE PERMIT
TO
ADD TWO CLASSROOMS
& CONNECT BUILDINGS FOR SINGLE POINT ENTRY
FOR THE FRITSCH ELEMENTARY 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 (Bethlehem Lutheran School)

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 storm and surface drainage will remain. During flood events overflow drainage will still be provided by use of the existing drainage way along the east of the Fritsch playground.

Master Plan Chapter 4: Equitable Distribution of Recreational Opportunities

Existing park and playground facilities will be maintained 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.

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 maintained. 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 latchkey program.

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; elementary school playground, to the South; residences, to the East; open space buffer and residences, to the West; residences. Because the existing Fritsch School has been in the neighborhood for 20+ years it is well established as one of the primary use in the neighborhood.

B. The corridor/classroom addition does not affect any change to uses that the Fritsch 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 Bethlehem Lutheran school site to the north. Playground use on the Fritsch site primarily occurs during school hours during the school year.

C. The existing tree landscape area provides a buffer to the adjacent residences, and by providing a park like setting adjacent to the east and north, the neighborhood will remain unchanged and the peaceful enjoyment of the neighborhood will be maintained. The property to the north is a compatible use as a school.

D. Street traffic will remain unchanged as the current school zone along Mountain Street & Bath Street will be utilized. Pedestrian drop off will remain unchanged. The existing pedestrian access and flow through the neighborhood will remain unchanged.

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 questions three are as follows:

A. School District population will be unchanged. Traffic will be unchanged along Mountain St. Police and fire services will be unchanged due to the location of the addition proposed.

B. The additions will occupy an existing playground area with hardscape amenities minimally impacting drainage coverage. 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 classroom sink with minimal utility impact.

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 & Bath St.

F. Lighting will be added on the building at the exits of the addition. Cut off light fixtures meeting Carson City requirements will be used.

G. 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.

H. The parking plan for this project is shown on the site plan sheet attached.

Project Impact Report

Traffic:

It is estimated that no additional cars will visit the site. New office space created in an old classroom will be staffed by employees currently on site in makeshift office space. Of the two classrooms added, one new classroom space will be occupied by an old classroom, and the other classroom will be occupied by a teacher and students from an overcrowded classroom.

Drainage:

Existing impervious areas will be occupied by new building area so no new impervious area is added to the project.

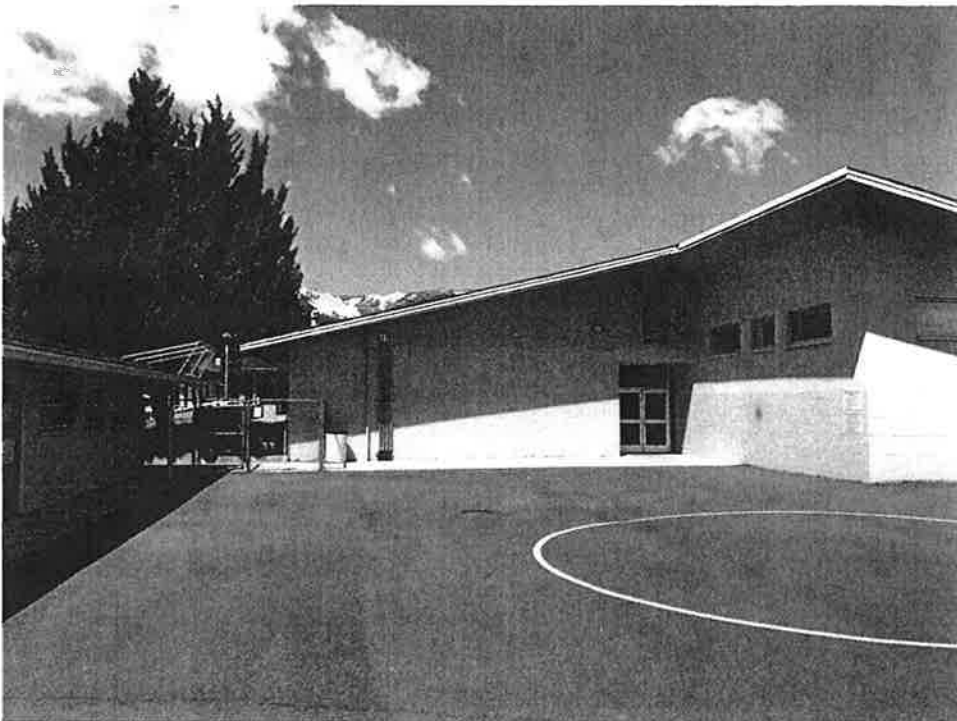
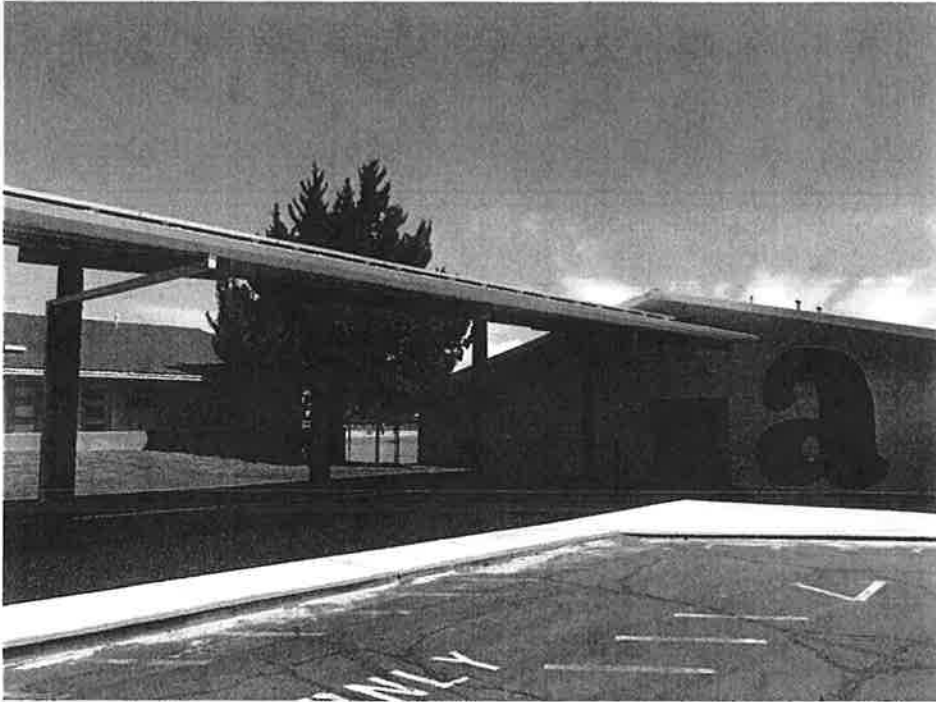
Water:

No added water demand anticipated for this project.

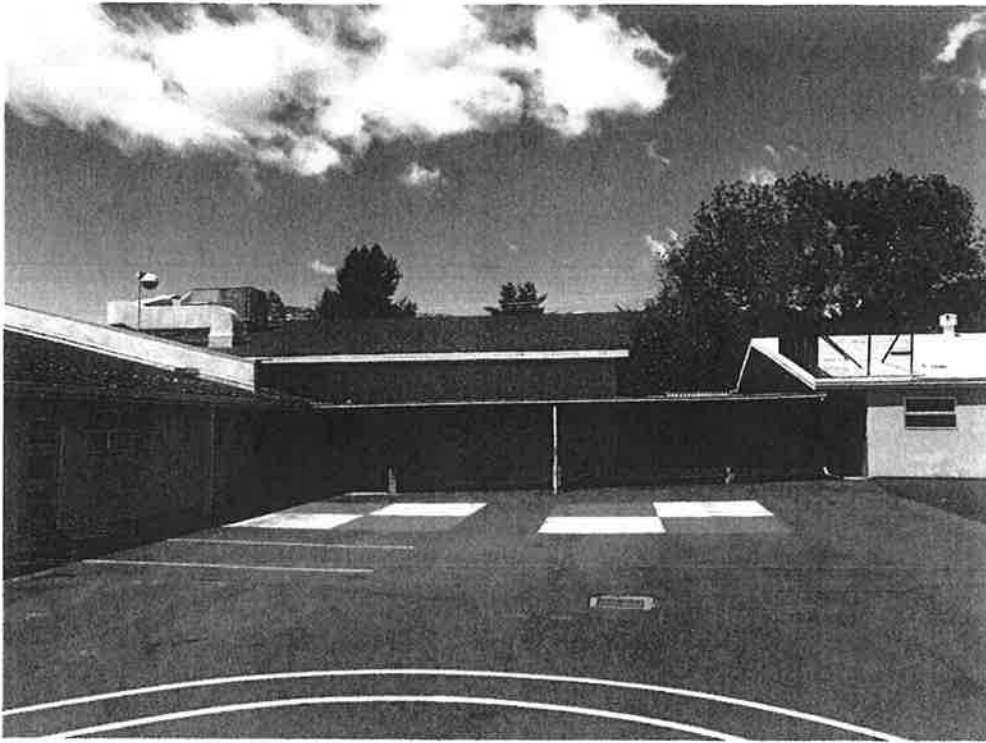
Sewer:

No added sewer demand anticipated for this project.

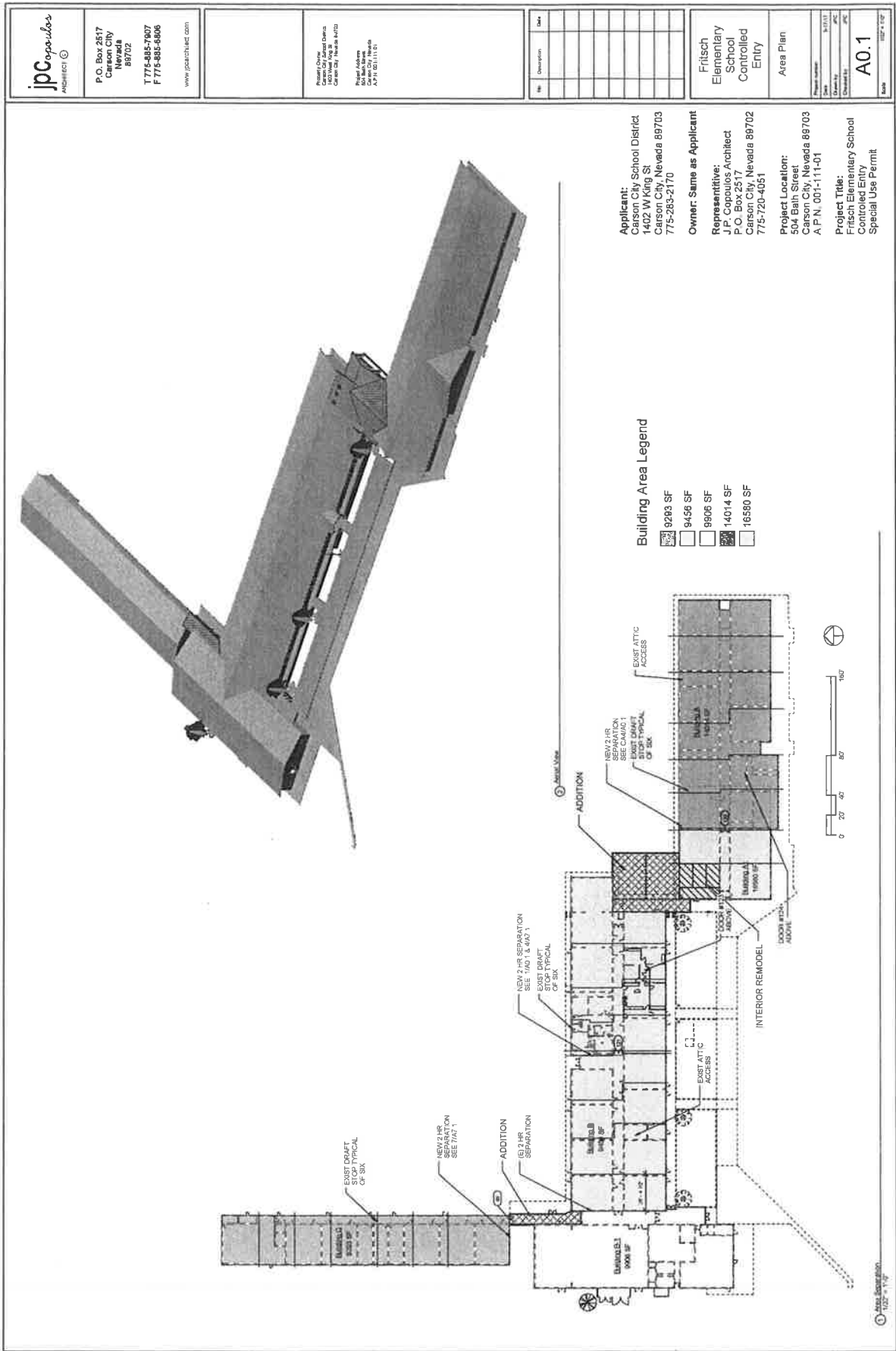
EXISTING SCHOOL PHOTOS



East Corridor Existing Conditions



North Corridor Existing Conditions





EXISTING
8" MASONRY WALL

NEW
8" MASONRY WALL
2 FLOOR, 1 1/2" RIGID INSULATION,
2 FLOOR, 1 1/2" RIGID INSULATION,

FINISH KEY	FLOOR	BASE	WALLS	CEILING	REMARKS
A	WALLOFF CARPET	UN-PAVING	UN-PAVING	UN-PAVING	
B	WALLOFF CARPET	4" NUMBER	GYPSUM BOARD	GYPSUM BOARD	
C	OFFICE CARPET	4" NUMBER	GYPSUM BOARD	GYPSUM BOARD	
D	SEALED CONCRETE	4" NUMBER	GYPSUM BOARD	GYPSUM BOARD	
E	STAINED CONCRETE	4" NUMBER	EXIST TO REMAIN	EXIST TO REMAIN	
F	EXIST CONCRETE		EXIST TO REMAIN	EXIST TO REMAIN	



① Room Finish 2
 $1/8" = 1'-0"$

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: Fritsch Elementary School-Controlled Entry

Reviewed By: J.P. Copoulos, Architect

Date of Review: 5-17-17

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 (5.1j)
- ☐ 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)?

- ☐ 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 to 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)?