

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 28, 2017

FILE: SUP-17-068

AGENDA ITEM: F-4

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: A request for a Special Use Permit to allow a child care facility.

APPLICANT: Pia Wood / Little Timbers Academy

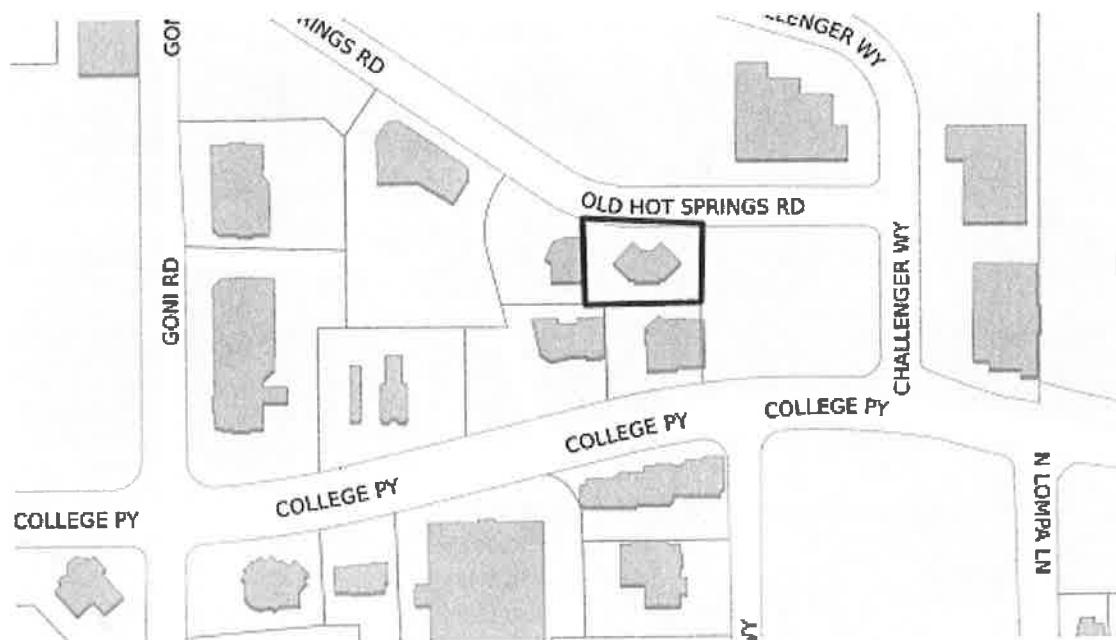
OWNER: Capital Christian Center

LOCATION: 1987 Old Hot Springs Road

APN: 002-653-10

RECOMMENDED MOTION:

"I move to approve SUP-17-068, a Special Use Permit to allow a child care facility on property zoned Limited Industrial and located at 1987 Old Hot Springs Road, APN 002-653-10, based on the findings contained in the staff report and subject to the conditions of approval."



SPECIAL USE PERMIT: RECOMMENDED CONDITIONS OF APPROVAL:

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. Any construction and improvements must meet the requirements of Carson City Standard Details.
6. State law defines child care facilities as a vulnerable resource. The property owner and child care operators must follow all applicable state law associated with being designated a vulnerable resource.
7. Project must comply with the 2012 International Fire Code and northern Nevada fire code amendments.
8. The applicant must remove the weeds and trash from the site prior to commencement of use.
9. The applicant must stripe the parking lot prior to commencement of use.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.145 (Limited Industrial)

MASTER PLAN DESIGNATION: Industrial (I)

ZONING DESIGNATION: Limited Industrial (LI)

KEY ISSUES: Will the use 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: Industrial / Warehousing

EAST: Industrial / Vacant

WEST: Industrial / Salon and Spa

SOUTH: Industrial / Office

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone AE (100 year flood plain)

EARTHQUAKE FAULT: Beyond 500 feet: Moderate earthquake potential

SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 19,205 square feet

BUILDING SIZE: 2,823 square feet

PREVIOUS REVIEW:

U-01/02: Daycare

SUP-04-197: Daycare

SUP-05-114: Daycare

BACKGROUND:

The applicant is seeking a Special Use Permit as a Child Care Facility is a conditional use in the Limited Industrial zoning district.

This application is somewhat unique in that the site has been utilized as a child care facility since the site was improved in 2003. The site was vacant when the Planning Commission, at its November 28, 2001 meeting, approved a Special Use Permit for a Child Care Facility for 48 children.

More recently, at its meeting of July 26, 2006, the Planning Commission approved a one-year review of a Special Use Permit (SUP-05-114) for a Child Care Facility for 56 children on the subject property. That Special Use Permit included Condition of Approval #9, which states:

“Any transfer of ownership of the business or property, or any expansion or modification of the child care facility use itself will require a new or revised Special Use Permit.”

The current applicant constitutes a new business owner, therefore, a Special Use Permit is required. The applicant is seeking to operate a Child Care Facility for 56 children, the same number that was previously approved. No modification to the building or site are proposed.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners and 264 mobile home owners within 1,100 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on June 9, 2017. As of June 14, 2017, no written comments have been received. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS

Engineering Division:

1. Any construction and improvements must meet the requirements of Carson City Standard Details.

2. The site is in FEMA flood zone AE. Improvement plans must meet any applicable requirements of CCMC 12.09 and CCDS Division 14.1. The ground around the new structure must be sloped so that there is a minimum of five percent grade away from the structure for at least 10 feet.
3. The increased drainage produced by this structure must not adversely affect neighboring properties.

Fire Department:

1. Project must comply with the 2012 International Fire Code and northern Nevada fire code amendments.

Building Division: No comments

Environmental Control: No concerns

Parks, Recreation and Open Space: No comments

SPECIAL USE PERMIT 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.*

Guiding Principle 1 addresses a balanced land use mix, and states the City shall work to broaden and diversify its mix of land uses in targeted areas as well as citywide. The Master Plan further states that emphasis will be placed on expanding housing, retail, and service options to better serve both existing residents and the City's large non-resident workforce – achieving a better balance as a place to live as well as work.

The proposed use will add to the mix of uses available in the community, consistent with the Master Plan.

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 property has been utilized as a child care facility since 2003. The site is adjacent to a salon and spa, which is housed entirely within a building, and across the parking lot from an office use which functions entirely within a building. The child care facility's outdoor play area is to the rear of the building backing up to Old Hot Springs Road. Given this configuration and the adjacent uses, as well as the past establishment of the use at this site, staff does not find the proposed use will be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties.

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

Staff finds that the proposed use will not have a detrimental effect on vehicular or pedestrian traffic. The site has access off Old Hot Springs Road, and can be accessed via existing access easements from College Parkway. The site is associated with an existing commercial area. The applicant is proposing the same number of children as the previous child care facility. Thus, the traffic generation will be consistent with past experience.

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 site is currently serviced by public water and sewer, as well as police and fire services. Staff does not find that the proposed use will overburden any public facilities.

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.*

The purpose of the Limited Industrial zoning district is to preserve an industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products. A Child Care Facility is a conditional use in this zoning district. As the Planning Commission made this finding for this specific use on this specific site in both 2001 and 2005, staff recommends that Planning Commission make this finding. The non-residential / commercial area surrounding this particular site is not heavy industrial uses, but rather commercial and office uses. The location is more of an office park than an industrial park.

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

Staff finds that the proposed project will not be detrimental to public health, safety, convenience and welfare. The proposed use is essentially a continuation of an existing use and has been functioning for over ten years at this location.

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

Staff would note that the unoccupied site is not currently maintained, and the weeds need to be removed as well as the trash. Once this maintenance is completed, staff does find that the use will not result in material damage or prejudice to other property in the vicinity.

Attachments:
Application SUP-17-068

RECEIVED

JUN 02 2017

CARSON
PLANNING CITY
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

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:

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):

Street Address

APN 002-653-10

1987 Hot Springs Rd, Carson City NV 89701

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Industrial/Limited Ind.

Industrial/Limited IND

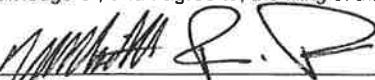
GONI Rd.

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

To operate a daycare facility as a response to the growing needs of families
in our community.

PROPERTY OWNER'S AFFIDAVIT

I, Mitchell R Pier, 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

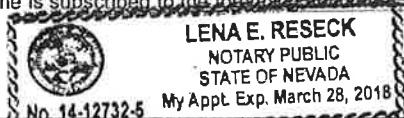
1600 Snyder Dr. May 25, 2017
Address Date

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

STATE OF NEVADA
COUNTY Carson City

On May 25, 2017, Mitchell Pier, 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.

Lenita E. Reseck
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.

SITE PLAN CHECKLIST AND PROJECT IMPACT REPORTS

SITE PLAN: The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



2. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the site plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the site plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
6. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
7. Project access:
 - (a) Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimension.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
10. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
11. If specific landscape areas are required or provided, show with dimensions.
12. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

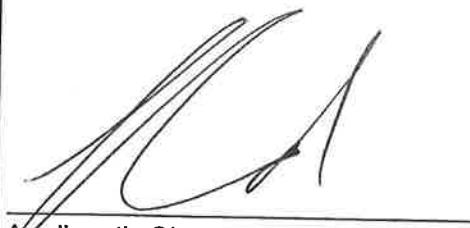
PROJECT IMPACT REPORTS: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.

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.



Applicant's Signature

Pia Wood

Print Name

5/18/17

Date

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY. CCMC 18.02.080(5)

FINDINGS.

Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

Little Timbers Academy will maintain this existing facility to the highest standard which we believe compliments the current and future surroundings. The childcare center will continue to provide care for 56 children. We believe our service is needed for our community and will continue to compliment the business complex the facility is currently located in.

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.

Explanation:

- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

There is a salon west of the facility and a health clinic to the south. The facility is located in a commercial / industrial complex close to the Carson City Airport. The childcare facility here has existed for over 10 years.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The architecture of the building fits well with the other buildings (stucco). The childcare facility brings many families to the area and could be considered valuable to the adjoining business when family members pick up their children during business hours.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

Childcare facilities bring a sense of community to any area. Communities strive to nurture and develop our youth. This should not be a detriment to any of the surrounding properties.

D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

The existing lights for the facility will stay the same. Typical outdoor lights of low wattage.

E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.

The facility will have grass, shrubs, and flowers on the front of the property. The outside of the property is concrete and rock.

F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

Core to our company's vision is to promote the well-being of our community through a quality education for our communities' youth. Having quality options for childcare is the first step in building a better tomorrow for Northern Nevada. We must invest more in education to meet the demand of many new jobs and industries coming. Little Timbers provides that, and at a price that many in our community will be able to afford.

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

The facility has been a childcare facility for the past 10 years. We will continue to operate the same as Capital Christian has as it pertains to traffic. The facility was designed for efficient drop offs and pickups during peak times.

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.

Explanation:

A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

The project does not directly impact the school district. Rather, we will provide an additional, needed option for childcare in Carson City.

B. How will your project affect police and fire protection?

The police and fire services currently protect Capital Christian daycare. We will need the same services. But net, there should be no change in capacity needed.

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

The water supply is sufficient for our needs, as it was before us for Capital Christian Center.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Our project will not impact drainage, it will continue as-is.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

Our project will not impact sewage disposal, it will continue to be needed as it is today.

F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.

No road improvements are needed.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

Discussions with the current tenant support these conclusions.

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the

specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

Our childcare facility will be surrounded by limited industrial/professional buildings and restaurants. We believe will provide a desirable service to the parents and future business of North Carson City.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

Our childcare should do the opposite to public health, safety, convenience and welfare. By providing a quality education to our community's youth, we look to enhance all of the above mentioned aspects.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

We will have a very safe facility for childcare. There are no reasons or risks to cause any damage to surrounding properties, as that could risk the very safety of the children we care for.

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.

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: Childcare @ 1987 Hot Springs

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 (5.1i)?
- 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)?

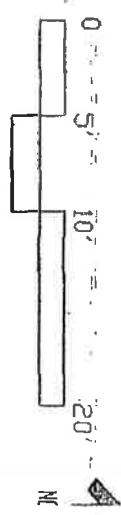
CHAPTER 7: A CONNECTED CITY



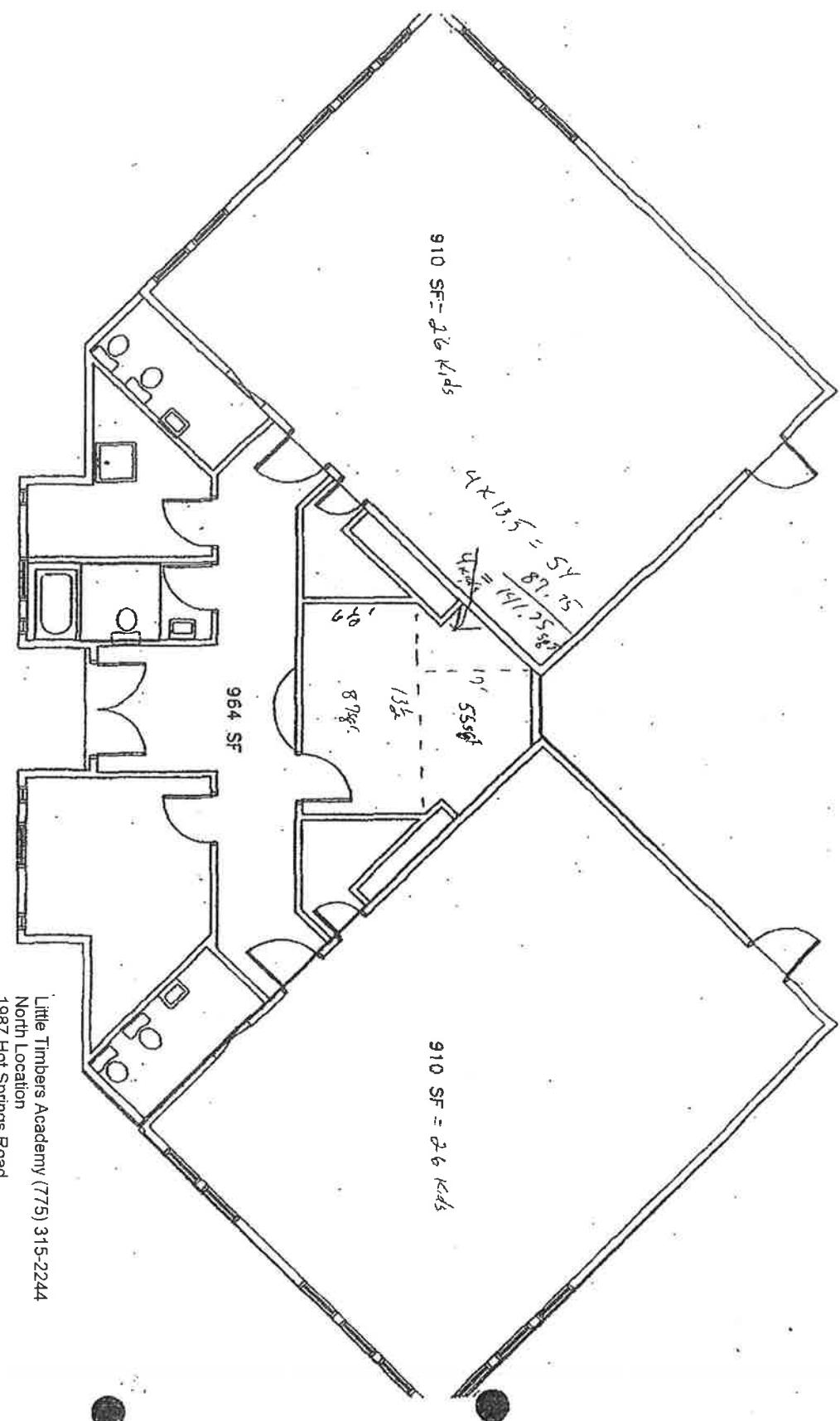
The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

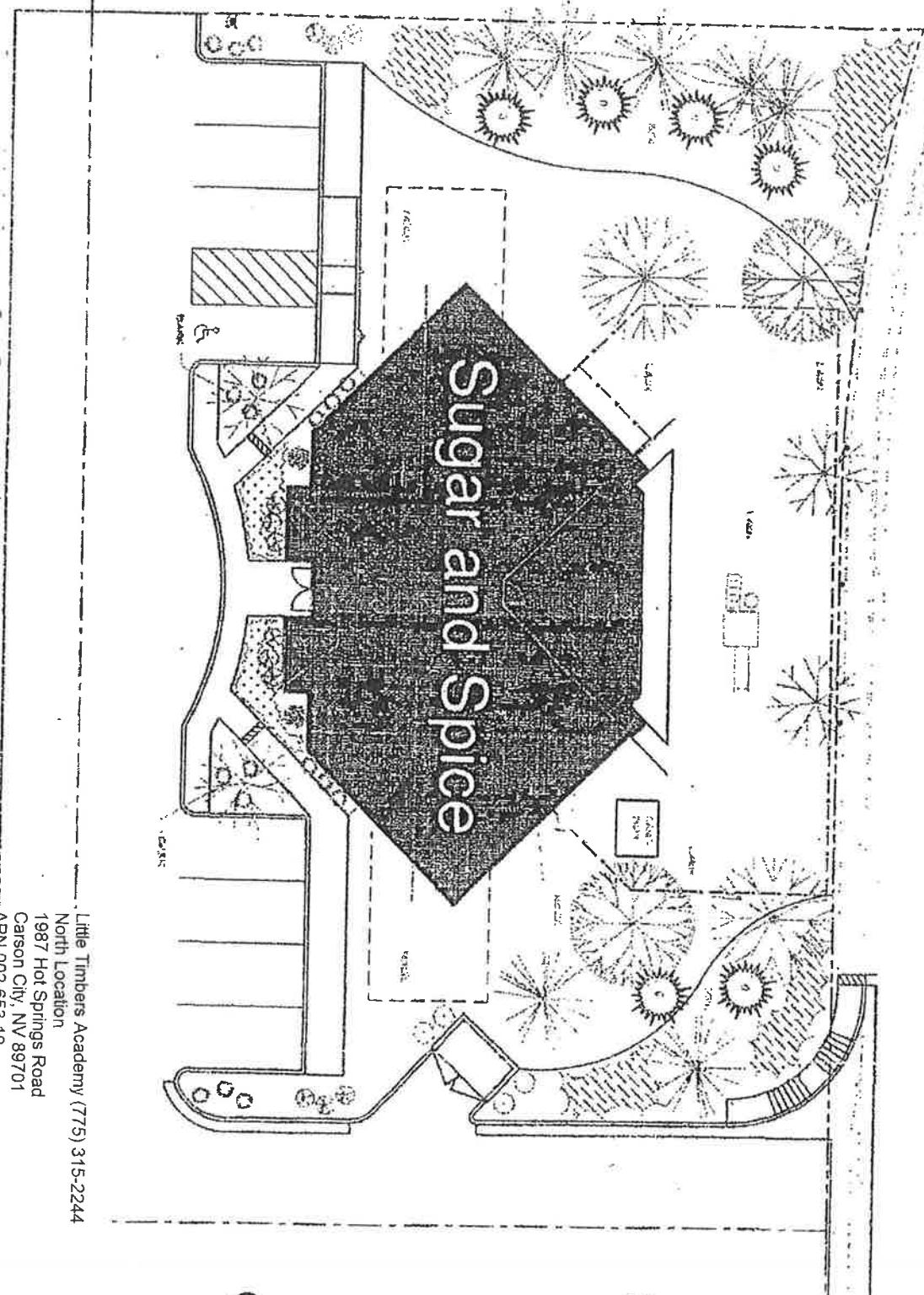
Is or does the proposed development:

- 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)?



Little Timbers Academy (775) 315-2244
North Location
1987 Hot Springs Road
Carson City, NV 89701
APN 002-653-10
Project Title: Special Use Permit
Little Timbers Academy North





Little Timbers Academy (775) 315-2244
North Location
1877 Hot Springs Road
Carson City, NV 89701
APN 002-653-10
Project Title: Special Use Permit
Little Timbers Academy North

LOCATION MAP

NO SCALE

100101



NORTH

CARSON CITY, NEVADA

APN. 02-653-03

15 335

15 50

PROJECT

LOMPA

PKWY

COLLEGE

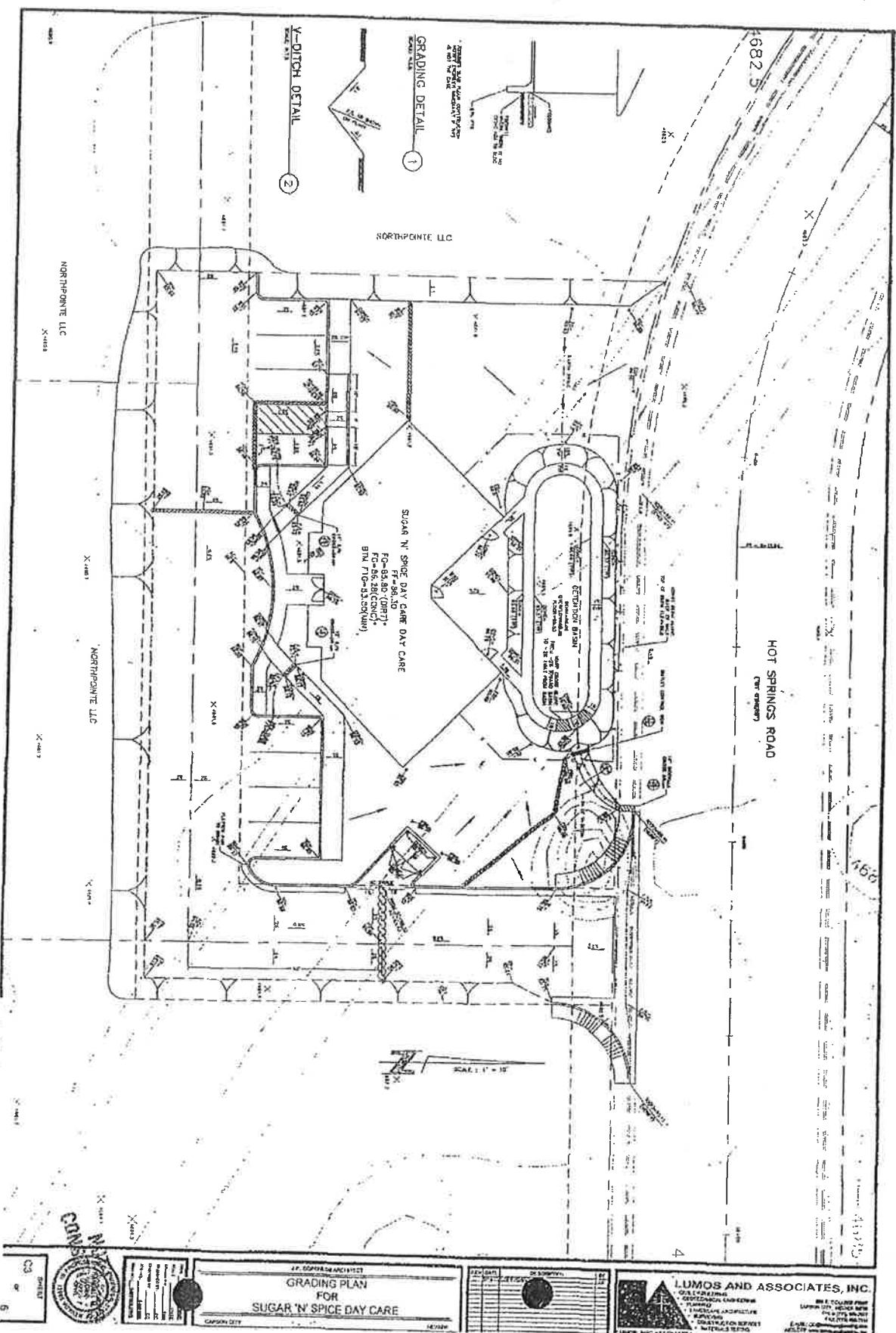
HOT SPRINGS

GONI

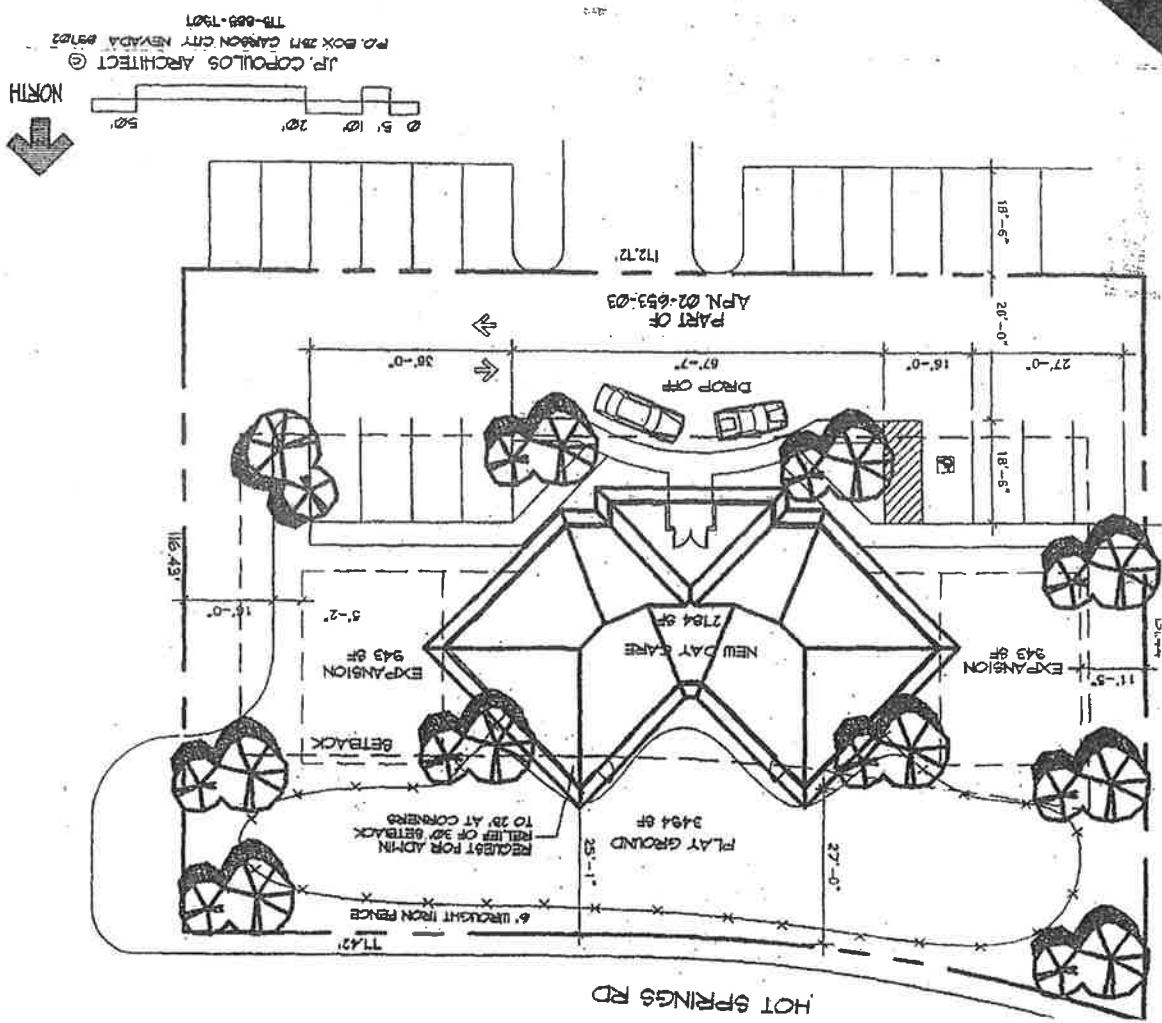
ROOF

HOT SPRINGS

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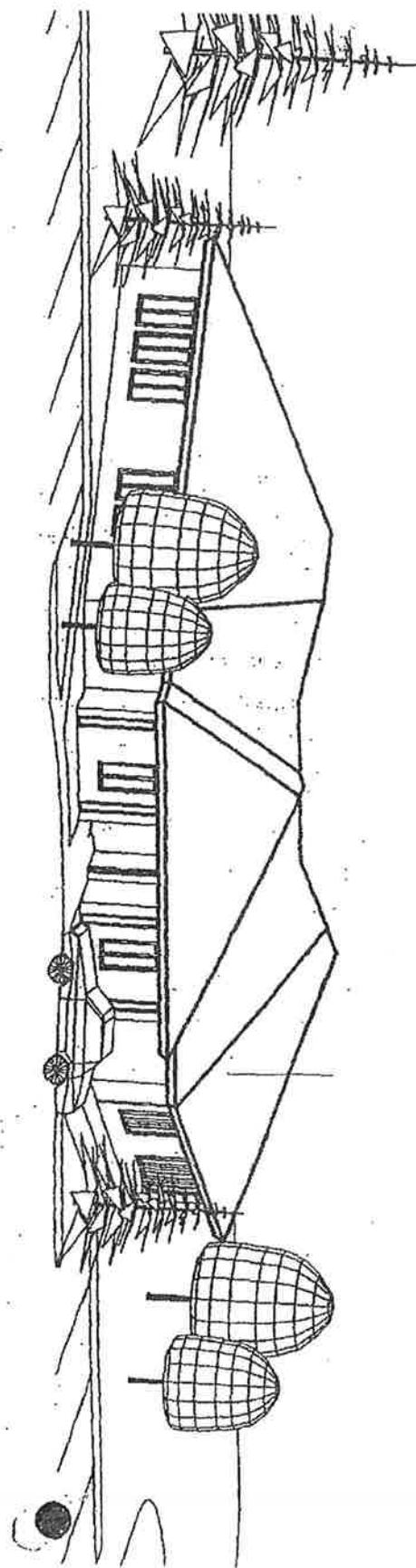


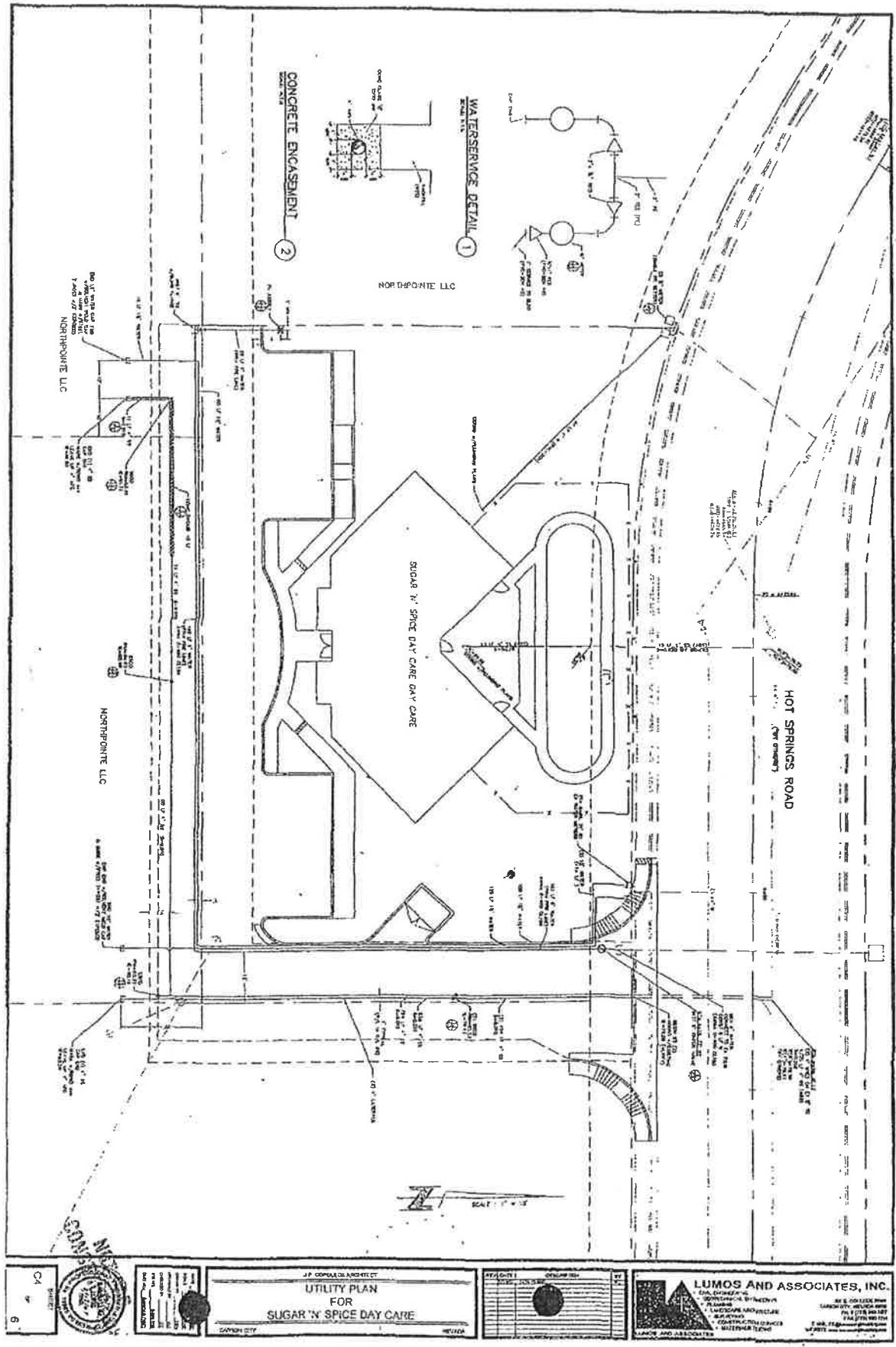
DAY CARE

PERSPECTIVE VIEW LOOKING NORTH

JP. COROLOS ARCHITECT ©
P.O. BOX 2811 CARSON CITY NEVADA 89702
TTB-888-1921

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