

STAFF REPORT FOR ADMINISTRATIVE PERMIT HEARING JULY 26, 2017

FILE NO: ADM-17-096

ITEM NO:

D-1

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To allow two drive-thru areas to face a street on property located within the General Commercial (GC) zoning district.

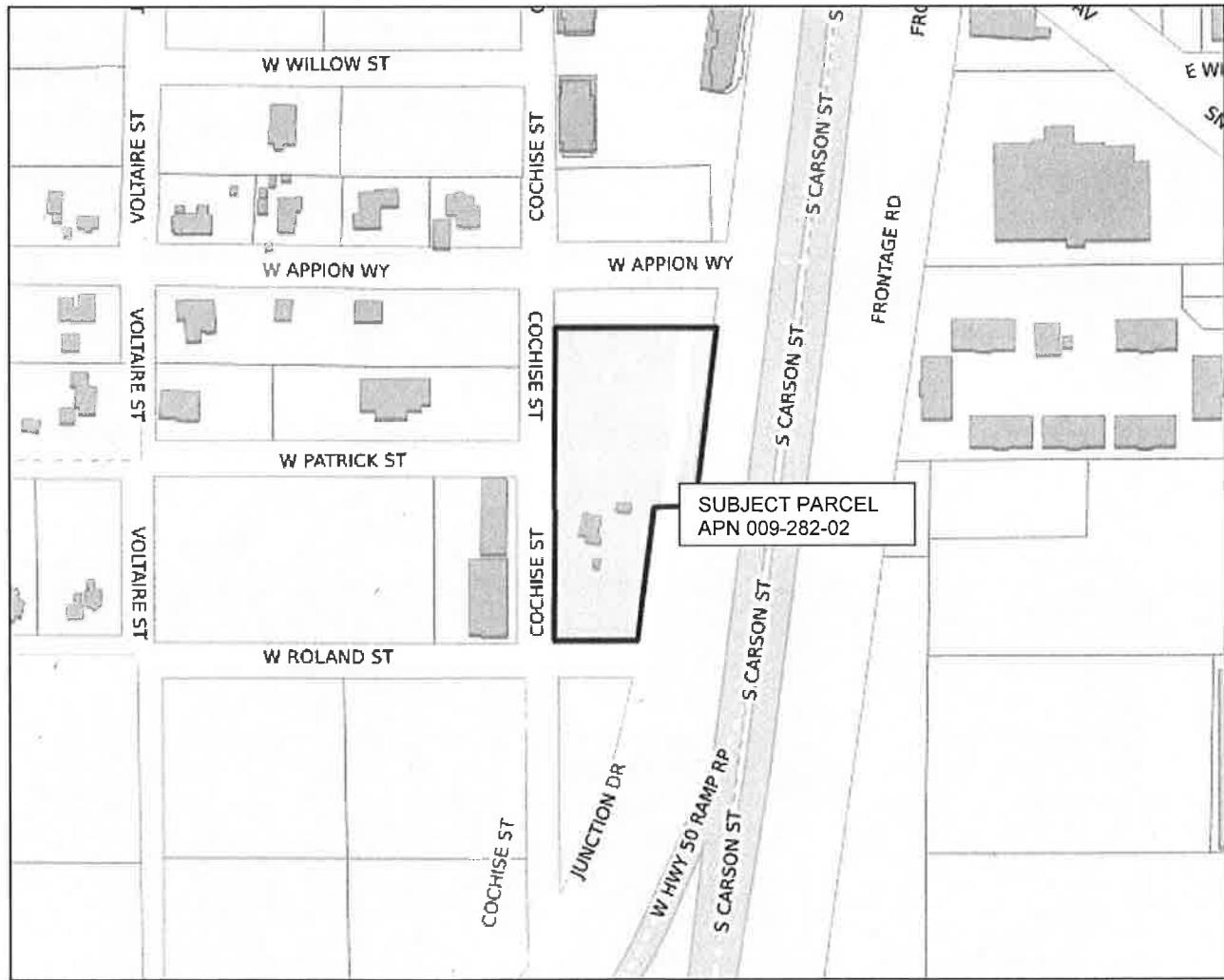
APPLICANT: Craig W. Clark

OWNER: Hall International LLC.

LOCATION: 4849 Cochise Street

APN: 009-282-02

RECOMMENDED MOTION: "I move to approve ADM-17-096, an administrative permit request to allow two drive-thru areas to face a street on property zoned General Commercial located at 4849 Cochise Street, APN 009-282-02, based on findings and subject to 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 further consideration by the Hearing Examiner.
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 applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted, within 12 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division, 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted the permit shall become null and void.
5. An elevation change, screening berm or approved landscaping shall be installed for the length of the drive-thru lane along Cochise and Roland Streets. If a berm is used, it must be approved by the Planning and Engineering Divisions prior to be installation, and must be landscaped to City standards.
6. A landscaping plan that complies with Carson City Development Standards Division 3 shall be provided for review and approval by the Planning and Engineering Divisions with submittal of the Building Permit application.
7. If landscaping is used for screening of the area between the drive-thru and the right-of-way area, plants in this area must be at least four foot tall when mature. Additional plants may be required to be installed to provide screening.
8. The septic system and well system must be abandoned. The property must connect to City sewer and water systems.
9. Verify that sight distances for left turns out of the driveways on Cochise Street will not be hampered by vegetation and show this on the landscaping plan.
10. Any construction and improvements including signing, striping, traffic control, driveways, drive isles, and parking areas must meet the requirements of Carson City Standard Details, Development Standards, Municipal Code, and State Codes, including drive-thru screening requirements.
11. The drive-thrus must be graded such that they are lower than the elevation of the adjacent streets.
12. Half street improvements are required along Cochise Street and W Roland St along the property frontage, with curb gutter and sidewalk.
13. Bike lanes will be required in Cochise Street along the property frontage per the Unified Pathways Master Plan.

14. Per the Carson City Development Standards the project must extend a public water main, and a public sewer main to the intersection of W Roland Street and Cochise Street along the property.
15. Project driveways, on-site drive aisles and parking areas must be designed per Carson City standards.
16. Project must comply with the 2012 International Fire Code (IFC) and northern Nevada fire code amendments.

LEGAL REQUIREMENTS: CCMC 18.02.110 (Administrative Permits), 18.02.050 (Review), Carson City Development Standards 2.1.12 (Access/Circulation/Parking Drive-thru windows)

CURRENT ZONING: Retail Commercial (RC)

MASTER PLAN: Community/Regional Commercial

SPECIAL DISTRICT: Redevelopment Area

PREVIOUS REVIEWS:

PM-17-065 currently under review to split the parcel into three;
MPR-16-197 review for development of the site, including this project;
SUP-13-013, SUP-08-017, U-02/03-23, U-98/99-2, U-93/94-35 and U-87-34, Billboard

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial (GC)/vacant then shopping center
EAST: Right-of-Way, then General Commercial (GC)/vacant and apartments
SOUTH: General Commercial (GC)/vacant
WEST: Retail Commercial (RC)/retail and residential

DISCUSSION:

The purpose of Administrative Permits is to provide for a method of reviewing proposed uses which possess characteristics that have the potential to adversely affect other land uses, transportation or facilities in the vicinity.

An Administrative Permit is required due to the following situation:

- A drive-thru window shall not front a street. If unavoidable due to site constraints an Administrative Permit application shall be required to address screening with landscape berms, or other mitigation, pursuant to Carson City Municipal Code, Development Standards, Division 2, Section 2.2.12.

The applicant is requesting to allow two fast food businesses with drive-thru windows facing Cochise and Roland Streets. A Major Project Review meeting (MPR-16-197) was held on January 3, 2017. During the review, the Planning Division noted that the proposed businesses would require an Administrative Permit to allow the drive-thru configurations to front two streets. A request to divide the site into three parcels has been received (PM-17-65), but has not been approved. The site currently has a billboard and house with septic and well systems on it.

The plan submitted with the application shows landscape screening adjacent to the street on the Cochise and Roland Street sides, although no specific landscaping plan was submitted. In addition, the applicant has stated that there is an elevation change proposed in this area on the site. The drive thru aisles will be lower than the right-of-way area to the west of the site causing headlights to be lower than the roadway area. On-coming traffic must not be impeded by the lights of vehicles in the drive lanes, and sight-distance areas near the driveways must be clear. Berms, shrubs or an adequate elevation change is required to provide screening of the drive aisle areas, while not creating additional sight distance obstructions. If the proposed elevation and landscaping plans, when reviewed with the Building Permit, prove to be an ineffective screen after installation of materials, and the lights from the drive-thru are distracting to traffic on Cochise and Roland Streets, the applicant will be notified, and will need to provide additional screening on the site, such as additional shrubs or a berm. It is noted that any off-site or right-of-way landscaping will require approval, including an encroachment permit. The encroachment permit review may include required changes to proposed plant materials shown on the landscaping plan, due to location or height of plantings at maturity.

Development of the site will require a complete review of the proposed plan during the building permit submittal process. Additional documentation as disclosed in the Major Project Review meeting, MPR-16-197, will be required to verify compliance with requirements at that time. It is anticipated that the proposed restaurants and drive-thru lanes in this location will be a positive expansion to the south Carson City area, as this is currently an underutilized commercial location.

The pending completion of the I-580 freeway extension in the next few months will impact this area with an increase in traffic. The Carson Street right-of-way area adjacent to this location is already well traveled, with a large volume of traffic. A traffic analysis by Solaegui Engineers dated March 13, 2017 has been submitted to the Engineering Division.

PUBLIC COMMENTS: Pursuant to the requirements of the Carson City Municipal Code and NRS, public notices were mailed to 31 property owners who are located with 797 feet of the subject property on July 7, 2017. As of the writing of this report, no public comment has been received by staff either in favor or in opposition to the proposed drive-thru configurations. Any comments which are received prior to or at the hearing, will be added to the public record.

CITY DEPARTMENT/ OUTSIDE AGENCY COMMENTS: The following comments were received from the various city departments;

Building Division: no comments received

Engineering Division:

1. Any construction and improvements including signing, striping, traffic control, driveways, drive isles, and parking areas must meet the requirements of Carson City Standard Details, Development Standards, Municipal Code, and State Codes, including drive-thru screening requirements.
2. The drive-thrus must be graded such that they are lower than the elevation of the adjacent streets.
3. Half street improvements are required along Cochise Street and W Roland St along the property frontage, with curb gutter and sidewalk.
4. Bike lanes will be required in Cochise St along the property frontage per the Unified Pathways Master Plan.
5. Per the Carson City Development Standards the project must extend a public water main, and a public sewer main to the intersection of W Roland Street and Cochise Street along the property.

Fire Department: Project must comply with the 2012 International Fire Cod (IFC) and northern Nevada fire code amendments.

Health Department: No comments received

Environmental Control: No concerns

Transportation Division: No comments received

Storm Water: No concerns

FINDINGS: CCMC 18.02.110 requires that the findings of CCMC Section 18.02.080 (Special Use Permits) be made in approving an Administrative Permit. The findings below are recommended in approving this permit.

1. The project will be consistent with the master plan elements.

Goal 1.1 Promote the efficient use of available land and resources.

1.1e. Sustainable Construction Techniques

1.1f. Energy Conservation

5.2a Encourage the development of regional centers

The property will be built with sustainable building materials and construction techniques. It will meet City development standards and provide a level of services consistent with the Land Use designation of General Commercial and is adequate for the proposed development. The demolition of the existing residence, and abandonment of the septic system and well, and also parceling of the site to create new businesses will allow the new construction to use more sustainable building materials and construction techniques than those which were available during the original construction of the existing residential building on site.

The proposed development of the site as a shopping center, with two drive-thru restaurants as well as additional suites on the site will increase the desirable economic development of this section of town. This is a currently underutilized commercially zoned location, with only a single family residence and billboard on the site. Completion of the development of the freeway interchange to the southeast of the site will increase traffic to this location in the very near future. Development of the site with businesses aimed to draw the traveling public to this site will be a positive influence on the area.

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

The proposed drive-thru configurations will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity beyond what would normally be associated with the permitted activity of fast food restaurants and other businesses on a property in the General Commercial zoning district. This is a location which is commercially zoned but has been underutilized in the past as it was only used as a residence with a billboard on the site. The proposed elevation change where the drive aisles will be lower than the adjacent right-of-way to the west will lessen the impact on the general neighborhood. If the elevation change and proposed landscaping at maturity are inadequate to provide screening, additional landscaping will be required. No detrimental impact is anticipated as a result of the location of the drive aisles in support of the proposed businesses at this location.

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

A traffic analysis by Solaegui Engineers dated March 13, 2017 has been submitted to the Engineering Division. This report states it is anticipated this commercial center will generate approximately 4,718 average weekday trips with 421 trips occurring during AM peak hour and approximately 313 trips generated during the PM peak hour.

The proposed drive thru areas in support of proposed businesses will create additional vehicular and pedestrian traffic as the site is currently vacant. A traffic study has been provided in relation to development of the entire site and recommended mitigations are incorporated into the recommended conditions of approval. With these mitigations there will be no detrimental effect. This Administrative Permit review is only related to the proposed drive thru areas, not a review of the entire project. There will be an increase in vehicular and pedestrian traffic on Cochise Street and Appion Way as a result of the development of this parcel with proposed businesses. The proposed drive-thru configurations will not have a detrimental impact on vehicular or pedestrian traffic as exiting vehicles which utilize these locations will be directed back to Cochise or Roland Street, then to Appion Way to access Carson Street. No direct access to Carson Street is proposed from this shopping center.

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

The proposed restaurant drive-thru configurations will create no additional impacts to public services beyond those anticipated with the development of the site for businesses. A review of public services will be submitted in conjunction with development of the businesses proposed for this site. Demolition of the current residence on the site will include removal of the existing well and septic system and connection of the site to City water and sewer systems. Construction of the restaurants, drive-thru aisles and retail services will be reviewed under the building permit. It appears development of this site with businesses is an appropriate use of an underutilized commercially zoned site.

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

The proposed structures and use of the property complies with the purpose of the General Commercial zoning district (CCMC 18.04.135), as restaurants including drive-thru areas are a primary permitted use. The proposal complies with the Carson City Development Standards in regard to drive-thru standards (CCDS 2.1.12).

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

The proposed drive-thru configurations will have no effect on the public health, safety, convenience and welfare beyond the associated development of the site with new businesses. The buildings and site development must meet all applicable traffic standards and construction codes, and the applicant will be required to provide appropriate landscaping plans or details as well as elevation changes with the Building Permit to ensure adequate buffering and screening will be provided. If additional screening of the drive-thru area is required after installation of the landscaping materials,

berm or elevation changes, the applicant will be notified and required to remedy the situation with additional materials.

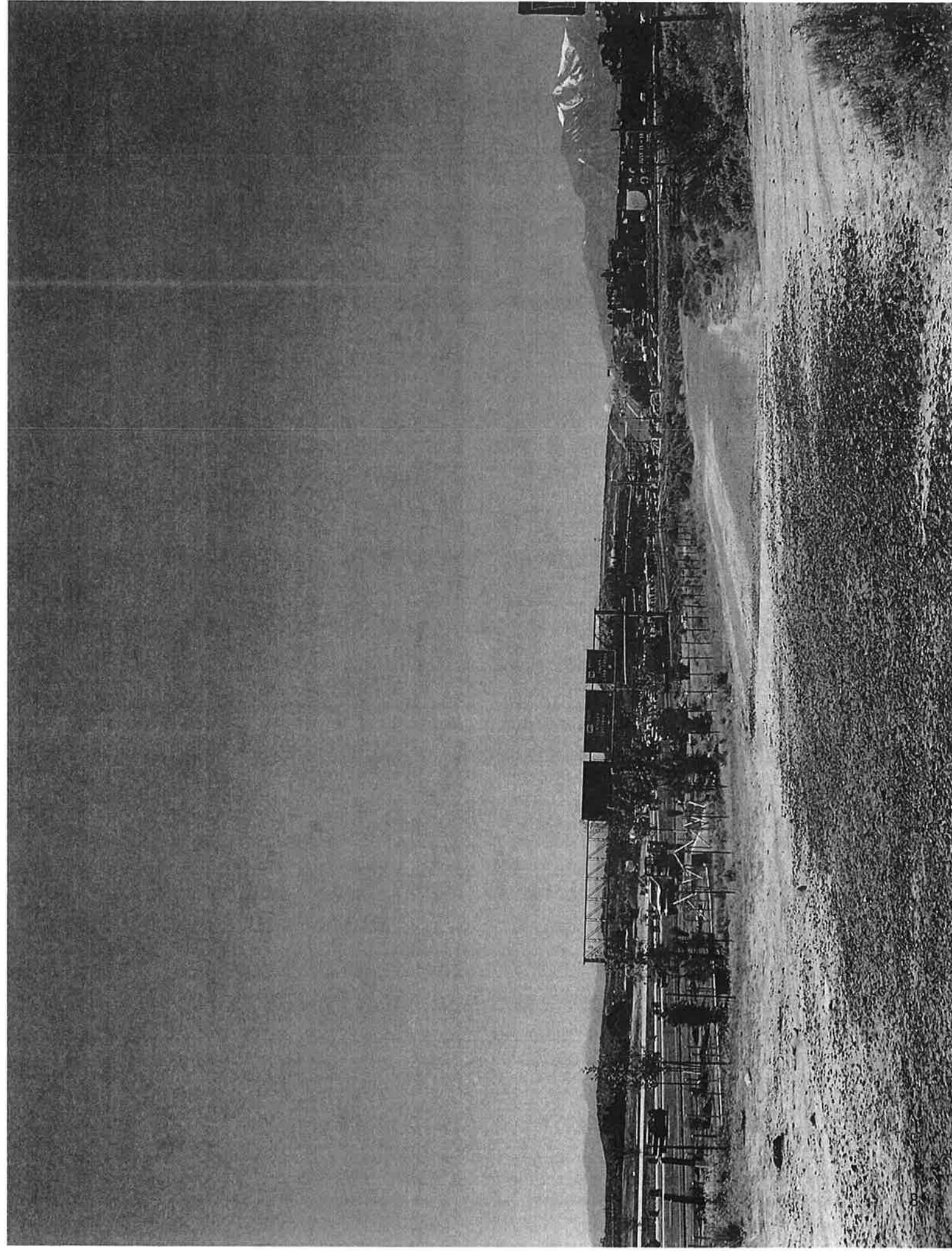
7. The project will not result in material damage or prejudice to other property in the vicinity.

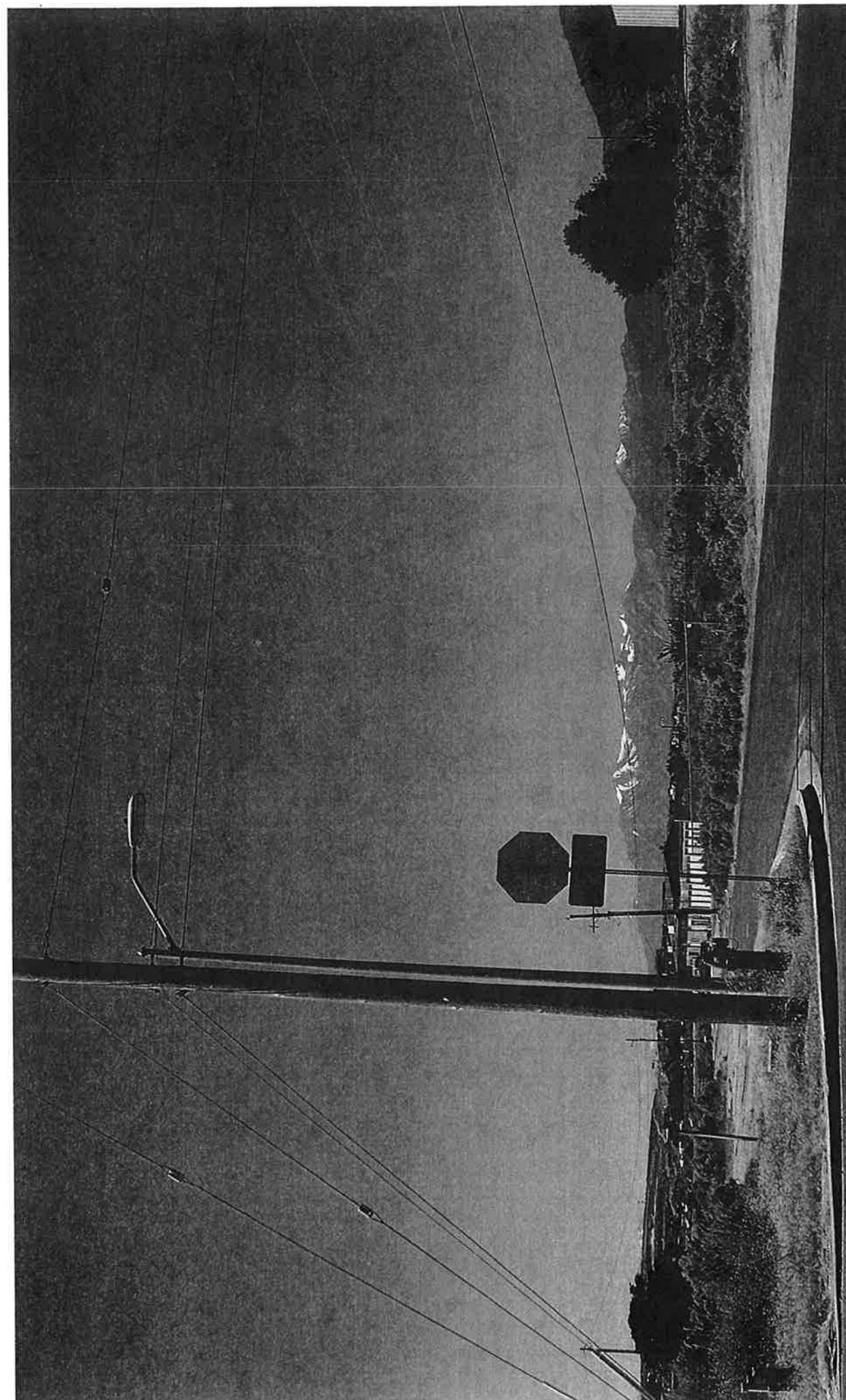
The proposed drive-thru configurations, in conjunction with development of the site for businesses, will generate changes, but it is not anticipated that these will generate negative impacts to surrounding property owners that would cause material damage. The residence on the site is proposed to be demolished. It will be replaced with a shopping center, including two restaurants with drive thru aisles. This is an appropriate use in the General Commercial zoning district and will be an improvement to an underutilized commercial location.

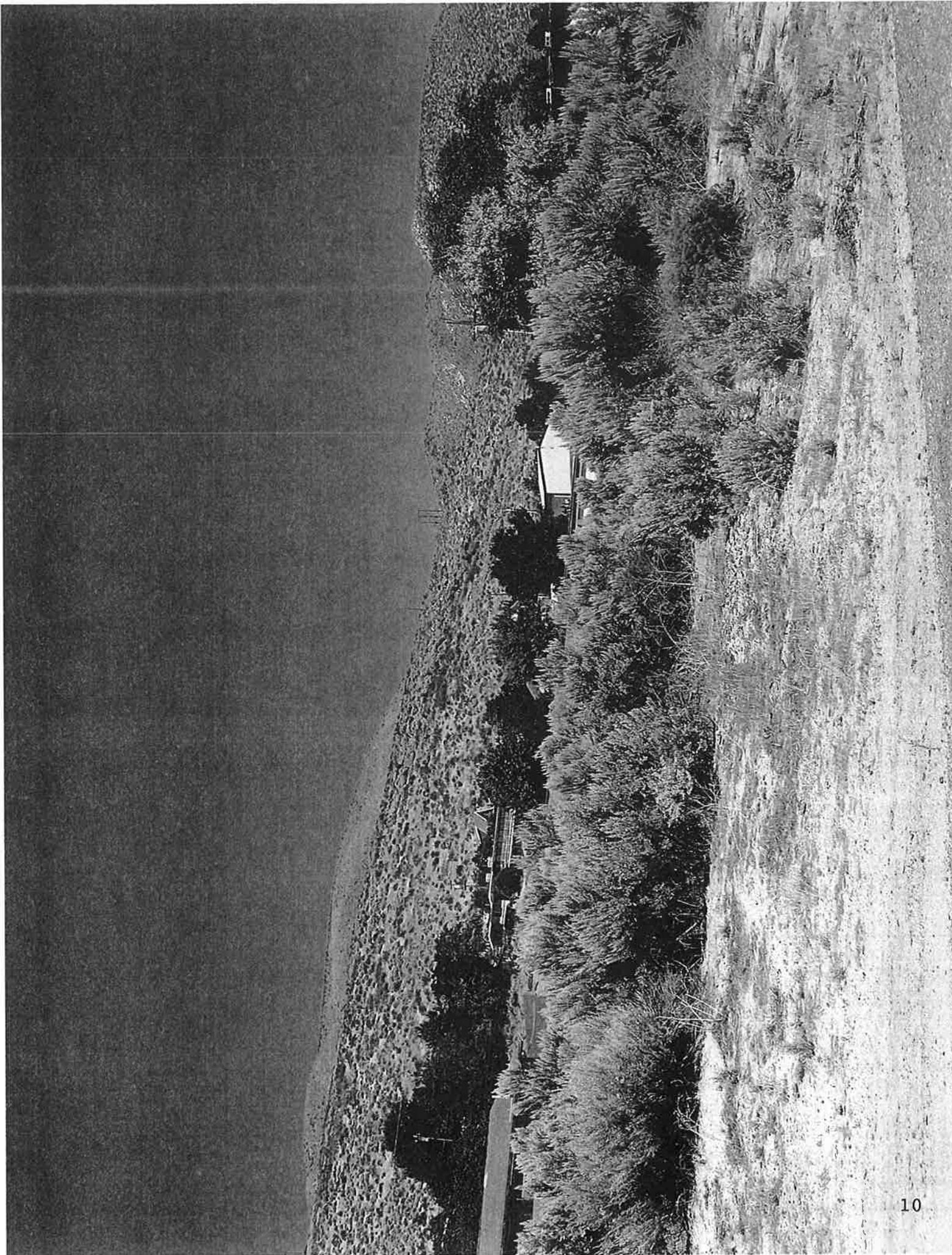
Other properties, including Taco Bell and Jimmy Johns on North Carson Street, and Del Taco on College Parkway were granted similar drive-thru configurations through the Administrative Permit process. The completed businesses have been successful. No traffic concerns or difficulties have been noted at those sites as a result of the approval of the Administrative Permit and resulting drive-thru use. There are no other drive-thru configurations at the south end of town at the present time which have a similar pattern of the drive-thru fronting a street.

Attachments:

- Site Photos
- Fire comment
- Engineering comment
- Environmental Control comment
- Parks comment
- Storm Water comment
- Application (ADM-17-096)







775-885-8844

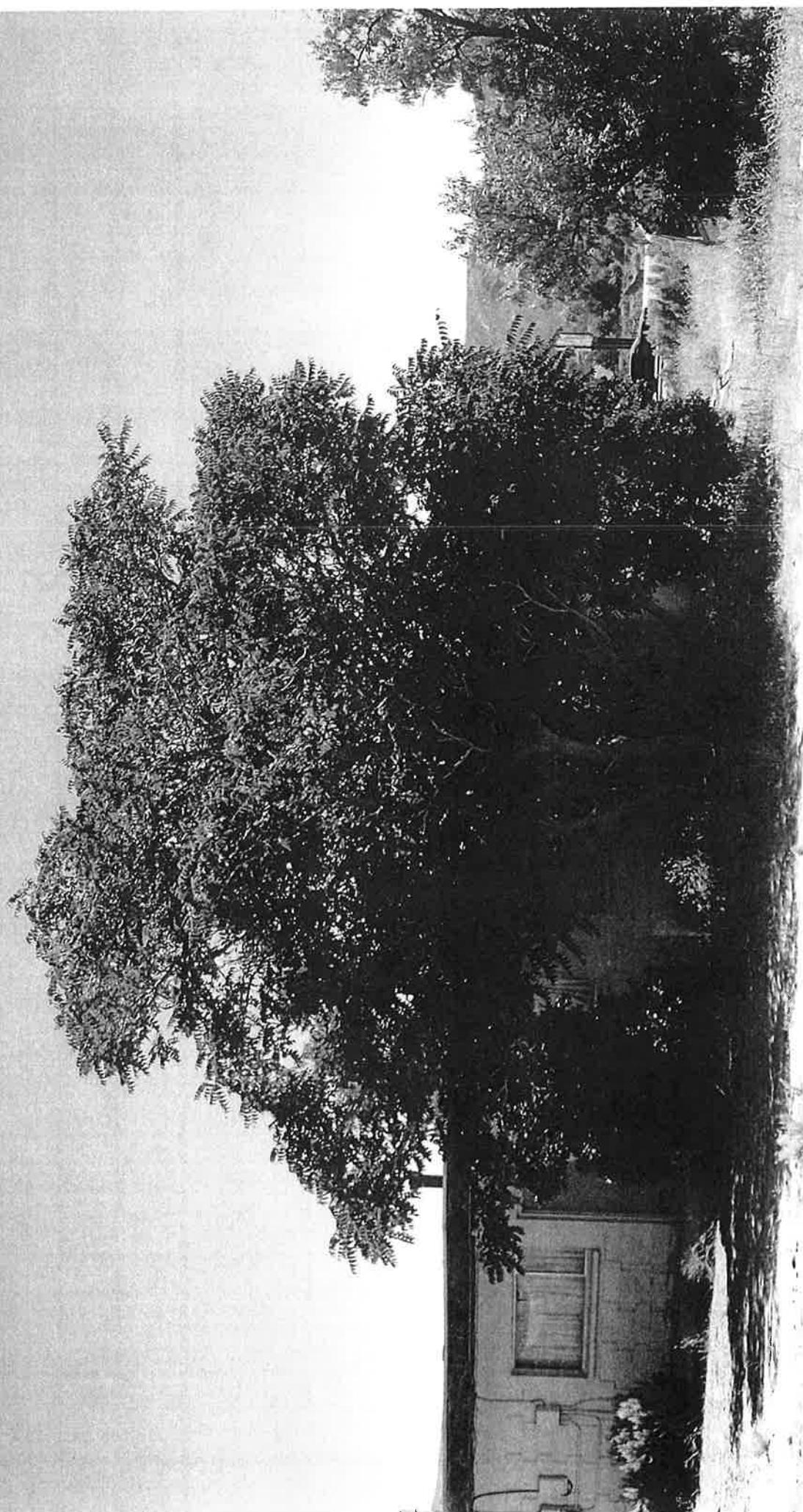
carsonHotSprings.com

OPEN YEAR
ROUND

CARSON
HOT SPRINGS







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JUL 11 2017

CARSON CITY
PLANNING DIVISION

July 10, 2017

ADM-17-096

Fire

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments.

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

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JUL 12 2017

CARSON CITY
PLANNING DIVISION

**Carson City Development Engineering
Planning Commission Report**
File Number ADM-17-096

TO: Hope Sullivan, - Planning Department
FROM: Stephen Pottéy P.E., - Development Engineering
DATE: July 12, 2017 **MEETING DATE:** July 26, 2017

SUBJECT TITLE:

Request for an Administrative Permit to allow two drive-thru areas to face a street at 4849 Cochise St, apn 009-282-02.

RECOMMENDATION:

Development Engineering has no objection to this request providing the following conditions are met:

1. Any construction and improvements including signing, striping, traffic control, driveways, drive isles, and parking areas must meet the requirements of Carson City Standard Details, Development Standards, Municipal Code, and State Codes, including drive-thru screening requirements.
2. The drive-thrus must be graded such that they are lower than the elevation of the adjacent streets.
3. Half street improvements will be required along Cochise Street and W Roland St along the property frontage, with curb gutter and sidewalk.
4. Bike lanes will be required in Cochise St along the property frontage per the unified pathways master plan.
5. Per the Carson City Development Standards the project must extend a public water main, and a public sewer main to the intersection of W Roland Street and Cochise Street along the property.

DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of C.C.M.C. 18.02.080, Conditional Uses. The following discussion is offered.

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility
Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The drive-thru's will have no negative impact to Traffic and Pedestrians provided that the above conditions are met.

C.C.M.C. 18.02.080 (5d) - Public Services

The drive-thru orientation has no impact on other public services.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The drive-thru orientation will have no impact on public health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plan provided is adequate for this analysis.

RECEIVED

06/27/2017

JUN 27 2017

Major Project Review Committee

CARSON CITY
PLANNING DIVISION

Re: # ADM 17-096

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 ADM 17-096 Cochise Rd. 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

July 7, 2017

ADM-17-096

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JUL 10 2017

CARSON CITY
PLANNING DIVISION

Parks

The Parks, Recreation & Open Space Department has no comments on the above referenced ADM. Please note, we have provided previous comments on the project, as follows:

MPR-16-197 on 12/30/2016

PM-17-065 on 5/31/2017

Please let us know if you have any questions.

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

July 12, 2017

ADM-17-096

Stormwater

I have no specific comments on the application related to drainage. The plan shows an acceptable storm drain system layout.

Robb

Robert D. Fellows, P.E.
Chief Stormwater Engineer
CRS, Floodplain & NPDES Mgr
Carson City Public Works
(775) 283-7370
RFellows@carson.org
www.carsonsw.org

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # ADM - 17 -

APPLICANT
Craig W Clark

~~= ADM - 17 - 095~~
PHONE #
858-452-7170

MAILING ADDRESS, CITY, STATE, ZIP

11772 Sorrento Valley Rd, Suite 100, San Diego, CA 92121

EMAIL ADDRESS
cclark@cwclarkinc.com

PROPERTY OWNER **PHONE #**
Hall International LLC

MAILING ADDRESS, CITY, STATE, ZIP

PO Box 15010, Newport Beach, CA 92659

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
Manhard Consulting/Brad Squelch 775.887.5214

MAILING ADDRESS, CITY, STATE, ZIP

3476 Executive Pointe Way, Suite 12, Carson City, NV 89706

EMAIL ADDRESS
bsquelch@manhard.com

FOR OFFICE USE ONLY:

CCMC 18.02.110

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JUN 27 2017

**ADMINISTRATIVE
PERMIT**

FEE*: **\$750.00 + noticing fee
+ \$60/hr over 10 hours**

**CARSON CITY
PLANNING DIVISION**

***Due after application is deemed complete by staff**

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

- Application Form
- Site Plan
- Written Project Description
- Administrative Permit Findings
- Applicant's Acknowledgment Statement
- Master Plan Policy Checklist
- Documentation of Taxes Paid-to-Date

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Anytime during business hours.

**Note: Submittals must be of sufficient clarity and detail such
that all departments are able to determine if they can support
the request. Additional Information may be required.**

Project's Assessor Parcel Number(s):

009-282-02

Street Address

4849 Cochise St., Carson City, NV 89703

Project's Current Master Plan Designation

Community/Regional Commercial (CRC)

Project's Current Zoning

General Commercial (GC)

Nearest Major Cross Street(s)

Appion Way/S. Carson St.

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

Three commercial pads consisting two restaurants with drive thru and one general retail commercial center. Total square footage of three buildings is approximately 13,500 SF with 126 parking spaces. Project includes improvements to Cochise St. and Roland St. and two commercial driveways.

PROPERTY OWNER'S AFFIDAVIT

I, Craig W. Clark, 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

Address

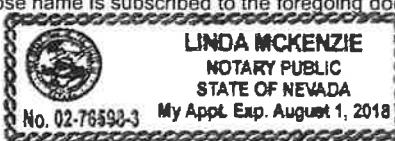
Date

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

STATE OF NEVADA
 COUNTY Carson City

On June 14, 2017, Craig W. Clark, 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.

SITE PLAN CHECKLIST

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: Administrative 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 street access and all existing access of neighboring properties including cross streets.
 - (b) Show adjoining street names.
 - (c) Show all curb cuts with dimensions.
8. Show the Assessor Parcel Number(s) of adjoining parcels.
9. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions.
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.

ADMINISTRATIVE PERMIT APPLICATION FINDINGS

State law requires that the Hearings Examiner consider and support the questions 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 HEARINGS EXAMINER WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DUES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

FINDINGS FOR SPECIAL USE PERMITS FOUND IN CCMC 18.08.080(5) ARE ALSO USED FOR ADMINISTRATIVE PERMITS PER CCMC 18.02.110(5) AS OUTLINED BELOW.

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 this questionnaire. For additional guidance, please refer to the Carson City Master Plan document on our website at [REDACTED] or you may contact the Planning Division to review the document in our office or request a copy.

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

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.

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

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.

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.

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

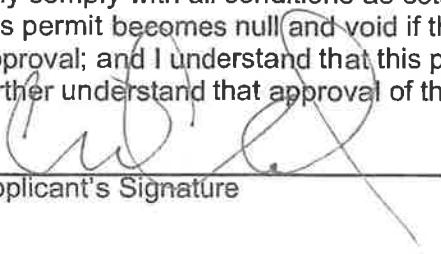
Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

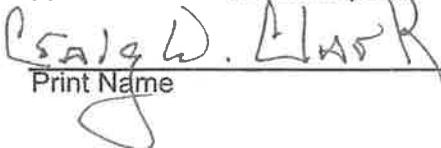
If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Hearings Examiner, please be sure to include it in your detailed description.

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 staff report and/or Hearings Examiner. 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 Director'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


Print Name


Date

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

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

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

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

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

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



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

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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)?

Appion Way Commercial Center

4849 Cochise Street, APN 009-282-02

ADMINISTRATIVE PERMIT

June 2017



ADM - 17 - 096

RECEIVED

JUN 27 2017

CARSON CITY
PLANNING DIVISION

Prepared For:

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CONSULTING
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Carson City NV 89706

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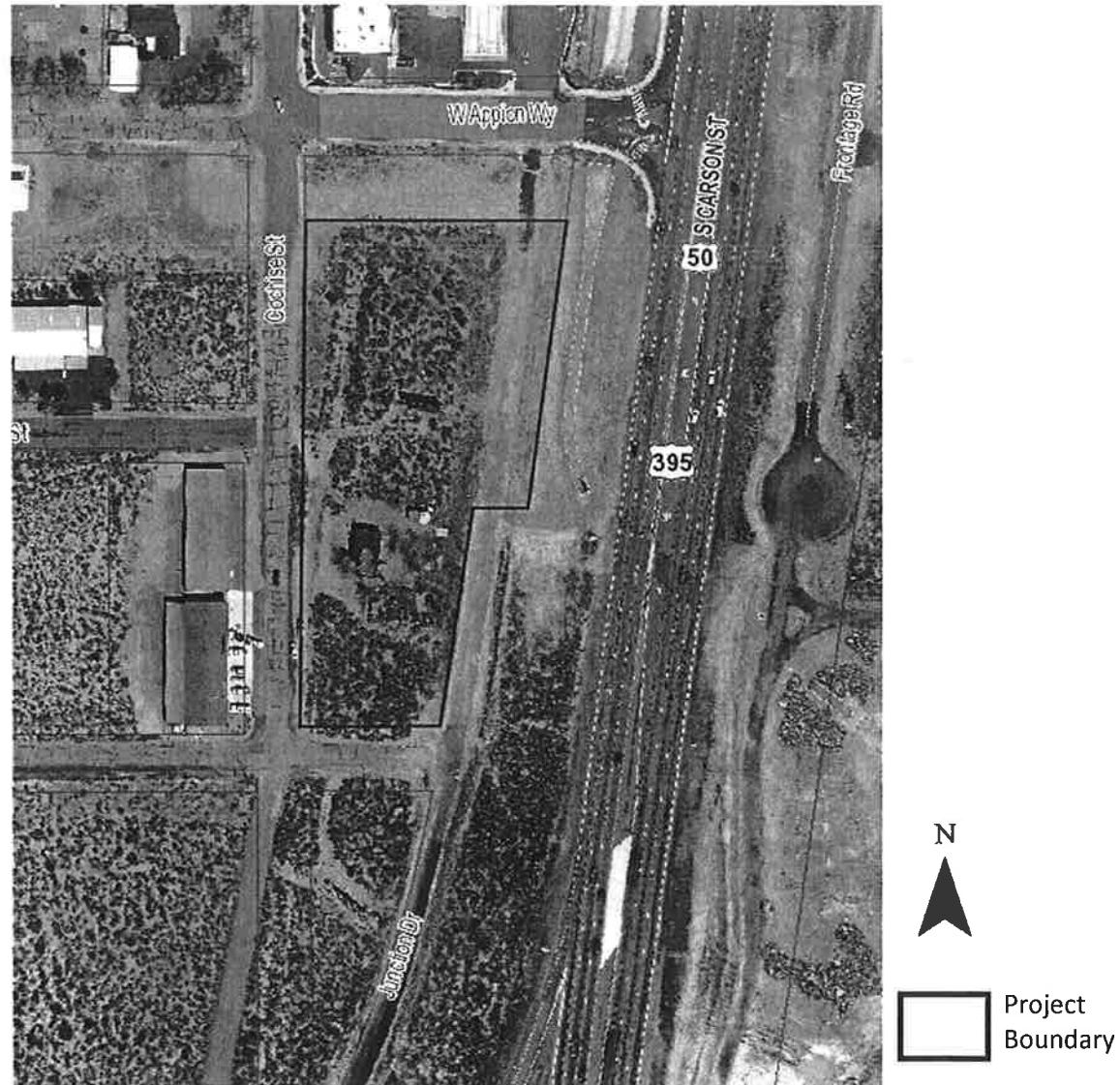
ATTACHMENTS

Application with Applicant's Acknowledgement Statement
Site Plan
Master Plan Policy Checklist
Documentation of Taxes Paid to Date

PROJECT LOCATION

APN 009-282-02 is located at 4849 Cochise Street, Carson City. The 2.5 acre project site is situated west of U.S. Highway 395/Carson Street, south of Appion Way, east of Cochise Street, and north of Roland Street.

Figure 1: Project Location



EXISTING CONDITIONS

There is an existing single family home and appurtenant structures located on the 2.5 acre site that will be demolished. The current Master Plan designation is Community/Regional Commercial and zoning designation is General Commercial. The Nevada Department of Transportation (NDOT) has proposed a

“Park and Ride” location adjacent to the property, in the undeveloped area between the parcel and US Highway 395.

Figure 2: Surrounding Property Designations

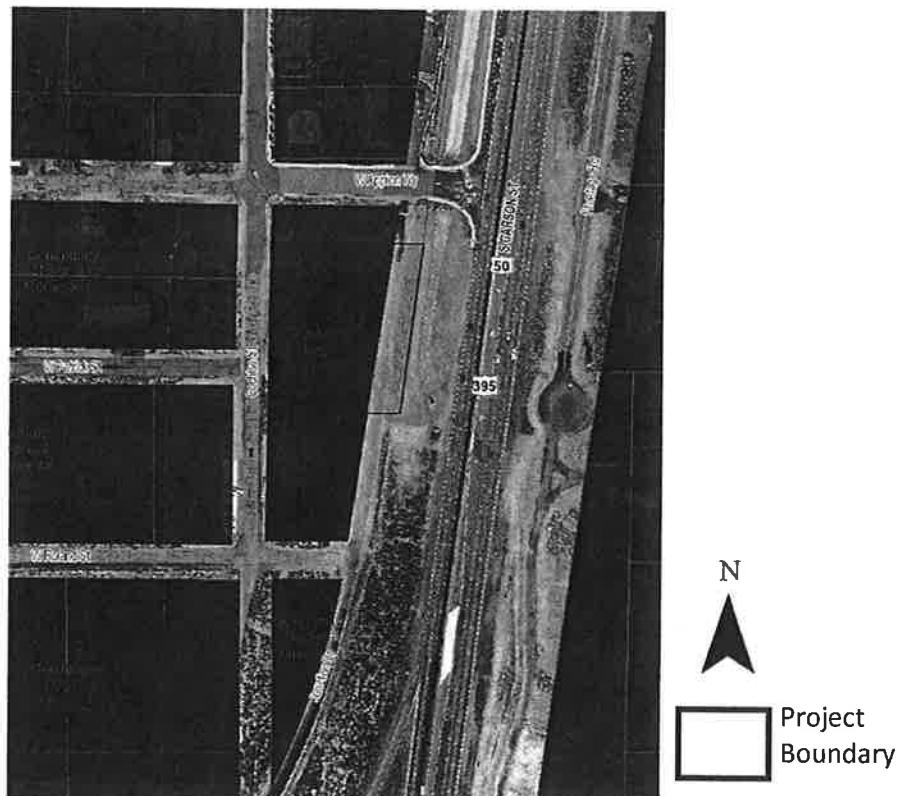
Direction	Current Zoning	Master Plan	Current Land Use
North:	GC	Community/Regional Commercial	Shopping Center
East:	GC	Community/Regional Commercial	Detention Basin; Undeveloped
South:	GC	Community/Regional Commercial	Undeveloped
West:	RC	Community/Regional Commercial	Storage/Retail

MASTER PLAN AND ZONING DESIGNATIONS

APN 009-282-02 has the following designations:

- Master Plan: Community/Regional Commercial (Figure 3)
- Zoning: General Commercial (Figure 4)

Figure 3: Master Plan Designation



The pick-up window of the 2,100 sq. ft. building faces Roland Street. Roland Street is a dead end road and will not carry thru traffic. Any cars on the adjacent section of Roland Street would be entering the proposed commercial center. The pick-up window of the 4,988 sq. ft. building is oriented so it faces the internal driveway of the commercial center. The stacking lanes of both proposed drive-thrus are oriented to face Cochise Street. The headlights from vehicles in the pick-up window lanes and stacking lanes will not impact surrounding uses or adjacent traffic because the site will be graded to sit below the existing roadway elevation. Headlight glare will not be an issue relative to the road height. Additionally, the project site will comply with all landscape screening requirements.

FINDINGS

In accordance with Carson City Municipal Code Section 18.02.080, this project has been designed to consider the following:

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

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

The proposed Appion Way Commercial Center (and the drive-thru use) is consistent with the "Community/Regional Commercial" Master Plan designation and the objectives of the Master Plan. The Master Plan Policy Checklist is included in this application package with additional information.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of 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 Appion Way Commercial Center (and the drive-thru uses) is compatible with the existing commercial uses in the vicinity and the General Commercial zoning along S. Carson Street. The newly constructed center will enhance the aesthetics of the community with construction of high-quality commercial structures. The site has been planned to accommodate the proposed use and will not have additional impact or be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood.

Any outdoor lighting installed on the exterior of the building will be shielded from neighboring property through height, placement, and wattage in accordance with the Carson City Municipal Code. Outdoor lighting will be indicated on improvement plans.

Landscaping will be installed in accordance with Carson City requirements. Landscape areas will be reviewed with Improvement Plans.

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

The drive-thru locations will have no detrimental effect on vehicular or pedestrian traffic. The pick-up window of the 2,100 sq. ft. building faces Roland Street. Roland Street is a dead end

3. It meets the provisions of the Growth Management Ordinance. (1.1d, Municipal Code 18.12)
4. The restaurants are adequately served by city services including fire and sheriff services, and, as part of the School District, will serve to ensure adequate provision of schools in Carson City. (1.5d)
5. Friction Zones are not created. (2.1d)
6. The commercial center is not located on a hillside. (3.2a)
7. It is sited outside the primary floodplain and away from geologic hazards area. (3.3d,e)
8. Does not create land use conflicts; the parcel is surrounded by general commercial (or undeveloped) uses, and parcels that are zoned for general commercial use.

Chapter 4: Equitable Distribution of Recreational Opportunities

1. The commercial center will not create demand for new park facilities. (4.1b)

Chapter 5: Economic Vitality

1. The commercial center will promote the retention/expansion of established employers. (5.1a)
2. The commercial center is a result of business support in Carson City. (5.1b)
3. It will promote diverse employment opportunities (5.1c)

Chapter 6: Livable Neighborhoods and Activity Centers

1. Durable materials will be used in construction. (6.1a)
2. The project will promote variety and visual interest through the incorporation of building styles and colors, and other features in accordance with the Carson City Municipal Code. (6.1b)
3. The project will 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)
4. It provides appropriate height, density, and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill project in accordance with the Carson City Municipal Code. (6.2a, 9.3b, 9.4a)
5. The proposed project is not spot zoned. It is commercial development among other areas of commercial development and undeveloped land and is compatible with existing development.

Chapter 7 A Connected City

1. The site will be connected to adjacent rights-of-way. (12.1a, 12.1c)

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: Appion Way Commercial Center- Admin Permit (drive-thrus)

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)? per Carson City Municipal Code
- 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)?
- N/A Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

