

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 26, 2017

FILE: SUP-17-084

AGENDA ITEM: F-6

STAFF AUTHOR: Hope Sullivan, Planning Manager

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

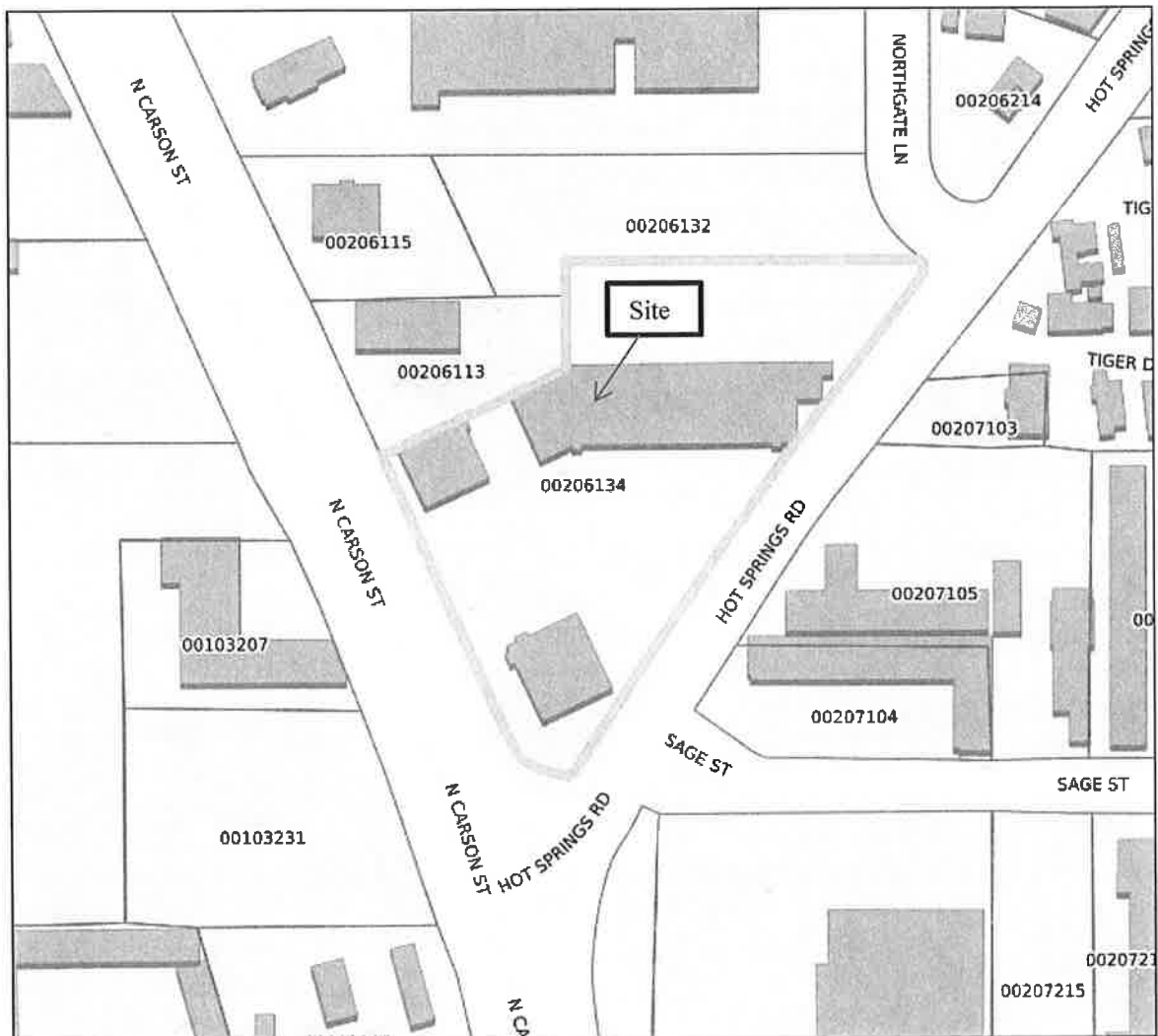
APPLICANT: Athena Hardiman

OWNER: Hot Springs Center Associates

LOCATION: 2321 and 2323 North Carson Street

APN: 002-061-34

RECOMMENDED MOTION: "I move to approve SUP-17-084, a Special Use Permit to allow a child care facility on property zoned Retail Commercial, located at 2321 and 2323 North Carson Street APN 002-061-34, based on the findings contained in the staff report and subject to the conditions of approval."



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 consideration.
5. Any site construction work must be to Carson City Development Standards and meet the requirements of the Carson City Standard Details.
6. The occupancy will be changed to an I-4 occupancy.
7. An automatic sprinkler system will be required unless the daycare facility is at the level of exit discharge and where every room where care is provided has at least one exterior exit door. (903.2.6 #3)
8. The fire separation wall shall be one hour if the building is sprinklered or two hours without sprinklers.
9. Sprinkler plans may be a deferred submittal.
10. Fire alarm plans may be a deferred submittal.
11. As part of the building plans, the applicant shall depict existing gates on the property for review by the Fire Department.
12. Plans need to be submitted to Carson City Building Department and approved, prior to any work being done. Plans also need to be submitted to the appropriate State agency for review and approval. Any inspection of the facility by Carson City Health and Human Services must be done prior to commencement of operations.
13. At the time of building permit application, the applicant shall advise how many employees are associated with the use and demonstrate compliance with the parking requirement of one parking space for each employee.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.130 (Retail Commercial)

MASTER PLAN DESIGNATION: Community / Regional Commercial (C/RC)

ZONING DESIGNATION: Retail Commercial (RC)

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: Retail Commercial / Restaurant and Vacant

EAST: General Commercial / Vacant

WEST: Retail Commercial / Retail

SOUTH: Retail Commercial / Retail

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (Area of Minimal Flooding)

EARTHQUAKE FAULT: Beyond 500 feet; Severe earthquake potential

SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 2.34 acres

BUILDING SIZE: Total: 23,031 square feet (lease space is 3681 square feet, plus 2500 square feet outside the building.)

PREVIOUS REVIEW:

AB-97/98 -13: Abandonment of right-of-way adjacent to 2311 N. Carson St.

ADM-12-137: Jimmy Johns drive-thru

MPR-12-144: Jimmy Johns

BACKGROUND:

The applicant is seeking to utilize a 3681 square foot tenant space in an existing shopping center for a child care facility. The applicant anticipates serving 65 children at the site, although the exact number will be subject to State review and approval. The applicant is also seeking to convert 2500 square feet of parking lot to a play area for the children. The subject property is currently improved with three buildings, housing the following uses: Denny's, Jimmy Johns, and a multi-tenant building with retail uses. The applicant is seeking to occupy space in the multi-tenant building.

The parking for the various uses is located to the west of the multi-tenant building, with access provided on Hot Springs Road and Carson Street. There is also a parking area in the rear (east) of the multi-tenant building that is accessed by its own driveway on Hot Springs Road. This area is fenced and gated, preventing access to other sites. The applicant is seeking to convert a portion of this rear parking lot into a play area, as well as to place the drop off / pick up location in this rear area.

A Special Use Permit is required as a Child Care Facility is a conditional use in the Retail Commercial zoning district.

PUBLIC COMMENTS: Public notices were mailed to 35 property owners and 87 mobile

home owners within 600 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on July 10, 2017. As of the writing of this report, 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 site construction work must be to Carson City Development Standards and meet the requirements of the Carson City Standard Details.

Fire Department:

1. The occupancy will be changed to an I-4 occupancy.
2. An automatic sprinkler system will be required unless the daycare facility is at the level of exit discharge and where every room where care is provided has at least one exterior exit door. (903.2.6 #3)
3. The fire separation wall shall be one hour if the building is sprinklered or two hours without sprinklers.
4. Sprinkler plans may be a deferred submittal.
5. Fire alarm plans may be a deferred submittal.

Building Division: No comments

Environmental Control: No comments

Parks, Recreation and Open Space: No concerns

Health Department

1. Plans need to be submitted to Carson City Building Department and approved, prior to any work being done. Plans also need to be submitted to the appropriate State agency for review and approval. Any inspection of the facility by Carson City Health and Human Services must be done prior to commencement of operations.

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.***

The subject property is designated as Community / Regional Commercial in the Master Plan. This land use designation is characterized by a mix of retail and commercial services in a concentrated and unified center that serves the local community. The subject property has been developed as a unified center that serves the local community. The occupancy of the existing tenant spaces with the proposed use is 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 subject property is surrounded by commercial zoning and either commercial / retail uses or vacant land. A child care facility includes both indoor and outdoor uses, with the associated noise. Given the surrounding uses, the use will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties. Rather, staff finds that the proposed use will complement the surrounding uses by bringing more users to the underutilized shopping center.

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 three access points. The "front parking" access points are from Hot Springs Road and Carson Street. The "rear parking area" is accessed from Hot Springs Road. Each of these roads is designated as an arterial on the functional classification plan, and can accommodate the traffic from the shopping center. There is also a traffic signal at Hot Springs Road and Carson Street.

Staff would note that the applicant is proposing to remove parking to accommodate a play area. In considering this improvement, staff has considered if the removal of the parking will result in inadequate on-site parking, thus causing spill over parking on the street. The parking standard for a childcare facility is one space per employee. The employee count will be a derivative of the number of children served. Even with the play area and the drop off / pick up area, there are over 20 parking spaces in the "rear" parking lot. Additionally, staff has observed that this parking area is not currently being utilized by the existing tenants. So, staff anticipates that parking will be adequate. However, to ensure adequate parking, staff has included a condition of approval requiring, at the time of building permit, that the applicant demonstrate adequate parking based on the number of employees.

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 existing sewer, water and storm drain infrastructure are sufficient to serve this site. 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 Retail Commercial zoning district is to preserve a commercial district limited primarily to offices and retail sale of new merchandise. Service uses are often housed with these office and retail uses. A Child Care Facility is a conditional use in this zoning district. Staff finds that the proposed use meets the standards set forth in Title.

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 appropriate in this commercial shopping center, and will help revitalize the shopping center.

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

The proposed use will not result in material damage or prejudice to other property in the vicinity. The site is surrounded by commercial zoning, as well as surrounded by commercial uses or vacant land. The proposed use is compatible with the surrounding uses. Additionally, the site is already improved with adequate parking, access, and utilities.

Attachments:

Application SUP-17-084

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

RECEIVED

JUN 26 2017

CARSON CITY
PLANNING DIVISION

FILE # SUP - 17 - SUP - 17 - 084

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.

APPLICANT PHONE #
Athena Hardiman 775-790-4541
MAILING ADDRESS, CITY, STATE, ZIP
4561 E 5th St. CC NV 89701
EMAIL ADDRESS
Athena.hardiman@gmail.com
PROPERTY OWNER PHONE #
Hot Springs Center Associates 510-452-1433
MAILING ADDRESS, CITY, STATE, ZIP
490 Grand Avenue, Suite 200, Oakland, CA 94610
EMAIL ADDRESS
glyn@burgepacific.com
APPLICANT AGENT/REPRESENTATIVE PHONE #
MAILING ADDRESS, CITY STATE, ZIP
EMAIL ADDRESS

Project's Assessor Parcel Number(s): 002-001-34
Street Address 2323 N Carson Street

Project's Master Plan Designation CRC
Project's Current Zoning RC
Nearest Major Cross Street(s) Hot Springs 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.
Convert retail space into a childcare facility

PROPERTY OWNER'S AFFIDAVIT

I, Hot Springs Center Associates, 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 Glyn Burge, Duly Authorized
Address 490 Grand Avenue, Suite 200, Oakland, CA 94610
Date 6-14-2017

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

STATE OF NEVADA
COUNTY)

On 6/14/2017, personally appeared before me, a notary public,
personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she
executed the foregoing document.

Notary Public

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

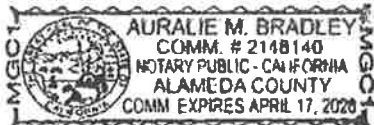
State of California)

County of ALAMEDA)

On JUNE 14, 2017 before me, AURALIE M. BRADLEY, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared GLYN BURGE
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Auralie M. Bradley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Use Permit Document Date: 6-14-17

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

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

Athena Hardiman
Print Name

6/15/17
Date



CARSON CITY

Capital of Nevada

[Treasurer Home](#) | [Assessor Data Inquiry](#) | [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 002-061-34

Property Location: 2299 N CARSON ST
Billed to: HOT SPRINGS CENTER ASSOCIATES
490 GRAND AVE #200
OAKLAND, CA 94610-0000

Tax Year: 2016-17
Roll #: 008023
District: 10
Tax Service:
Land Use Code: 400 Code Table

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
Current Year					
					No Taxes Owning
08/15/16	4,967.56		4,967.56	4,967.56	00
10/03/16	4,967.00		4,967.00	4,967.00	00
01/02/17	4,967.00		4,967.00	4,967.00	00
03/06/17	4,967.00		4,967.00	4,967.00	00
Totals	19,868.56	00	19,868.56	19,868.56	

[Payment Cart](#) [History](#)

Additional Information

	2016-17	2015-16	2014-15	2013-14	2012-13
Tax Rate	3.5200	3.5200	3.5400	3.5600	3.5600
Tax Cap Percent	2	3.2	3.0	4.2	6.4
Abatement Amount	2,390.06				

"Creativity Corner Preschool and Nursery" Project Description

It is my intention to create a new mid-sized daycare and nursery to serve the community in Carson City NV. The address shall be at 2299 N. Carson St. located within adjoining suite numbers 2323, and 2321.

Ste. 2323 will be converted into an infant nursery. This unit needs only minor remodeling to fulfil this purpose. Carpets will be laid in the back of the unit that was designed as a stock room, currently bare concrete, to be converted into a sleeping room. On the wall separating the main space and sleeping room, plumbing exists in the wall into the main area to add a hand washing sink for a diaper changing station. The entire space will be painted, cleaned, and inspected for safety and use for clients.

Ste. 2321 will serve as the preschool area. This unit needs extensive remodeling to be usable for its intended purpose. The unit also has access to the rear parking lot, to be partially converted into a playground. In the rear of the suite the existing bathroom will be converted into a preschool bathroom containing at least 4 small toilets, and 2 handwashing sinks to be installed at child level. The area adjoining the restroom area will be converted into an entry and storage area staged for morning and evening pick-up and drop-off of enrolled children. The entire unit needs flooring, classroom areas to be done in carpet. While the eating, toileting, and office area done in vinyl composite tile to allow for easy clean-up and sanitizing.

The rear parking lot to the north, on the western most edge, shall be re-worked to allow for an +/- 2500sq ft playground. The playground will be fenced off, and a double gated entry created to allow for pick-up and drop-off of clients. The playground will consist of sand as the resilient surfacing, and be left asphalt for areas that do not require resilient surface. Only lower height play structures, appropriate for children aged 5 years and under, will be used in the playground.

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: Creativity Corner Nursery and Preschool

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 (6.1 a)?
- ☐ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1 b)?
- ☐ 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 (6.1 c)?
- ☐ 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 (7.1 a, b)?
- ☐ If located Downtown:
 - ☐ Integrate an appropriate mix and density of uses (8.1 a, e)?
 - ☐ Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1 b)?
 - ☐ Incorporate appropriate public spaces, plazas and other amenities (8.1 d)?
- ☐ Incorporate a mix of housing models and densities appropriate for the project location and size (9.1 a)?

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 (12.1 a, c)?

Master Plan Checklist Explanations
Prospective Daycare Center Hot Springs Rd.

Chapter. 3:

The outdoor playground area will not interfere with any of the mature trees or landscaping in the parking lot 'islands', see "Aerial View Plans". Furthermore, surrounding trees and vegetation will be undisturbed as well.

Chapter 5:

Carson City needs licensed child care centers due to recent facility closures, along with continued population growth. *This childcare center will give new life to a very underutilized retail center.* The excellent location off two major streets (Carson St. and Hot Springs Rd.) will be fitting for parents seeking child care not only in the Carson area, but for those who may commute to or from Reno. It is the intention of my business to cultivate positive relationships with my future retail center neighbors, to continue to revitalize the shopping center by being a convenient place to pick up one's children, and enjoy a meal, or another service offered in the center.

1:

The child care center will be in keeping with the goals of the Master Plan for the area which is currently zoned as Commercial and Retail. Child care centers are permissible within the Commercial Retail zoning use.

2:

A: All adjoining properties are zoned commercial/retail. Attached to the childcare space is a vacant +/- 5000 sq. ft. unoccupied retail/warehouse space (east). The neighbor to the west (not attached to building) is a Jimmy John's sandwich chain, to the south is a Denny's restaurant, to the north will be the playground area which will have parking on the west and east sides, and be backed up to a dumpster area that will be between the prospective playground and a vacant lot.

B: Given that the entire property was designed as a retail/commercial space, considerations were made in the original planning of the parking and building lay-outs to accommodate a variety of uses

C: A licensed childcare facility will provide more customer exposure to the other businesses immediately surrounding the facility. A childcare facility in the neighborhood will be able to provide service to families who are employed and live in surrounding areas, helping to cultivate a more family friendly locality.

D: N/A

E: See playground plans

F: Since there have been recent childcare closures, and difficulty with licensure and permitting for new facilities, Carson City is in desperate need of safe, reliable, licensed child care. Opening a mid-size facility like this will greatly enhance the lives of working parents in the area, giving them peace of mind so that they can remain employed and productive members of the community. Reliable childcare will also contribute to the community's ability to attract new residents, and continue to grow economically. Additionally, as a center that accepts Children's Cabinet subsidies, Native TANF, and other subsidy programs, we are helping parents who have been out of the workforce re-enter. Finally, as a safe, loving, and developmentally appropriate setting for children, will help parents build a stable foundation for children to spring from, and become positive members within the community's future.

3:

A child care facility will not impede upon any vehicle or pedestrian traffic, since child drop off's and pickups generally only take a few minutes. It is also the intent of the business to have pick-ups and drop-off's conducted on the North side of the building, in the underutilized Northern parking lot. The childcare center will operate between the hours of 7am to 5:45pm, M-F, with all weekends and holidays off, noise, and customer and employee activity will be limited to those times. Furthermore, the location

is off two major street accesses, North Carson Street, and Hot Springs Rd. These streets can accommodate more than the demands of a single childcare business easily.

4:

A: N/A

B: N/A

C: A childcare facility of this size will not consume more water than a typical residential household. Running a dishwasher, laundry washing machine, flushing toilets, and light cleaning tasks. Water usage will be limited by the business operating hours M-F, 7:00am to 5:45pm.

D: N/A

E: Existing sewer line will be sufficient.

F: N/A

G: N/A

5:

6:

A childcare center at this location will not be detrimental to the public health, safety, convenience, or welfare. Licensed childcare benefits the community by keeping children safe, and allowing parents to work with peace of mind.

7:

The childcare facility will not cause damages to the other businesses in the vicinity. Planning is being made to mitigate the flow of customer traffic limiting most of the traffic to the rear (North) parking lot. Children, while in the care of the facility will not be allowed to leave the premises without direct adult supervision. And will never exit the confines of the facility or playground unless there is an emergency evacuation. Parents will be encouraged to escort their children to and from the facility to keep the child safe, and to prevent interference with other properties. Outdoor recess for the children is conducted mid-morning, and mid-afternoon. Because the business only operates M-F, during the day, with weekends and holidays off, noise and activities should be no more intrusive to surrounding properties than normal week-day happenings.



2299 N Carson St.

Unit 2323, and 2321 Front

View from South



2299 N Carson St.

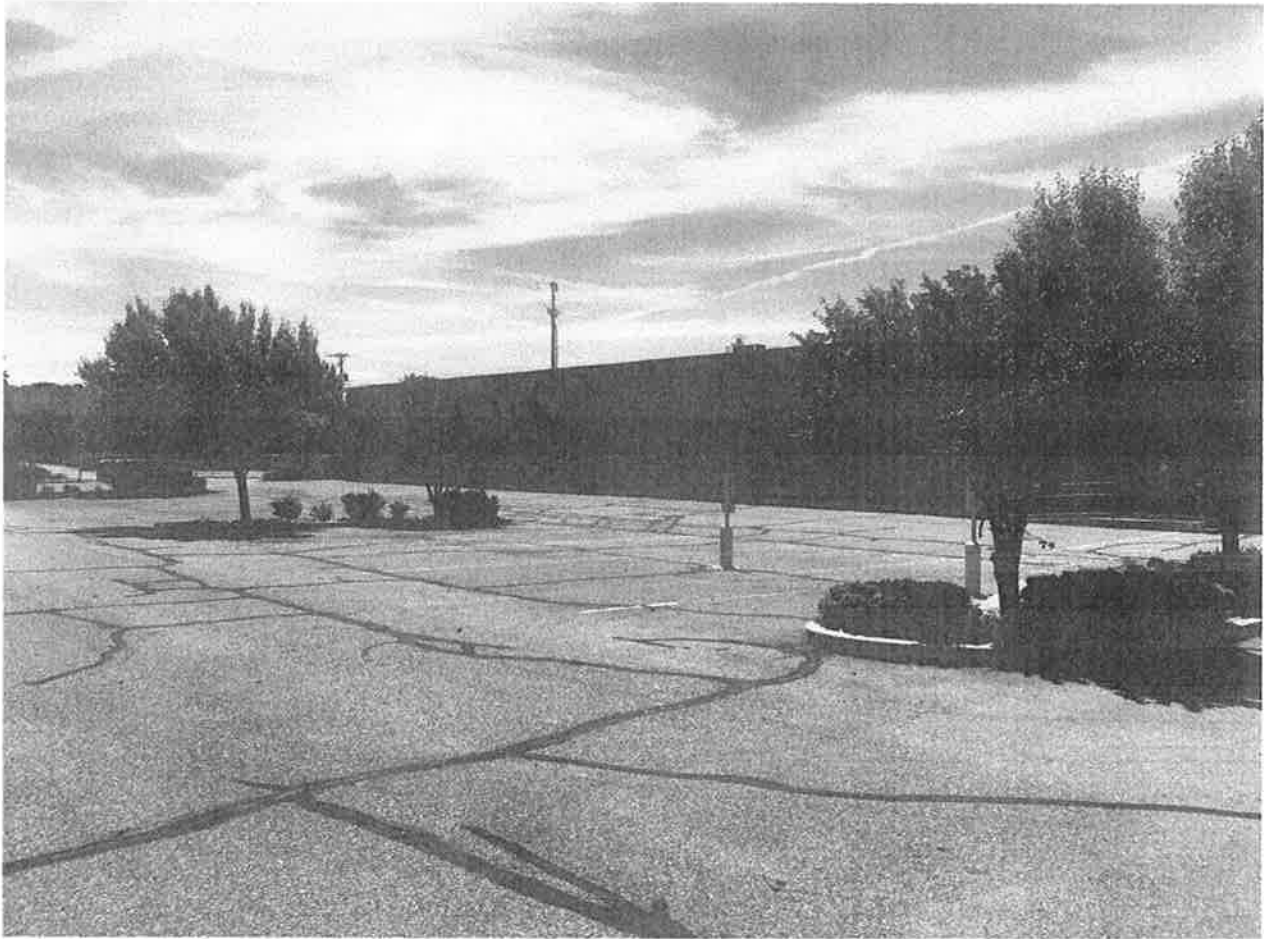
View from West



2299 N Carson St.

Front View

Unit 2323, 2321



2299 N Carson St.

View form North West, back of
building

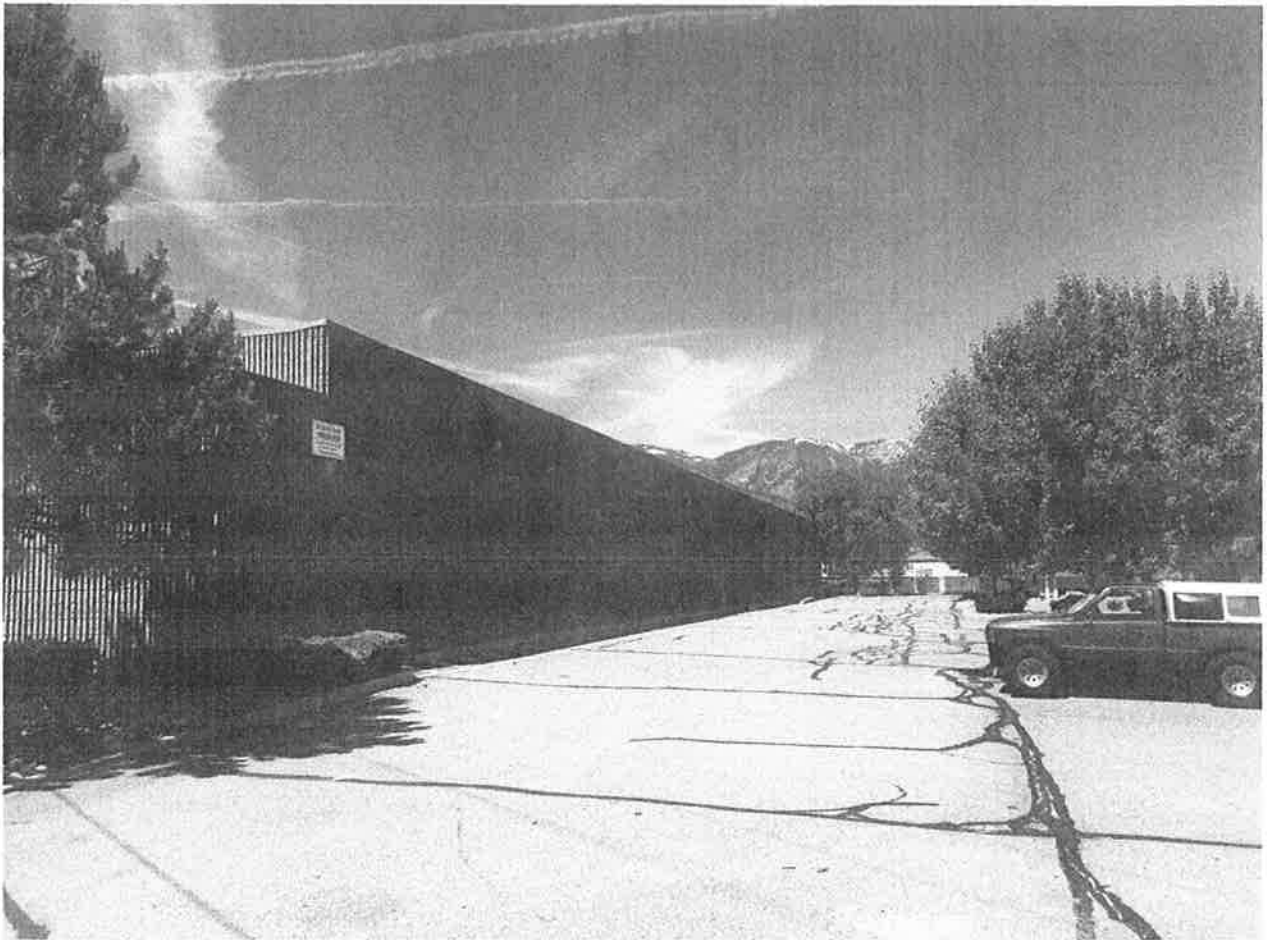
Playground location



2299 N Carson St.

View form North, back of building

Playground location

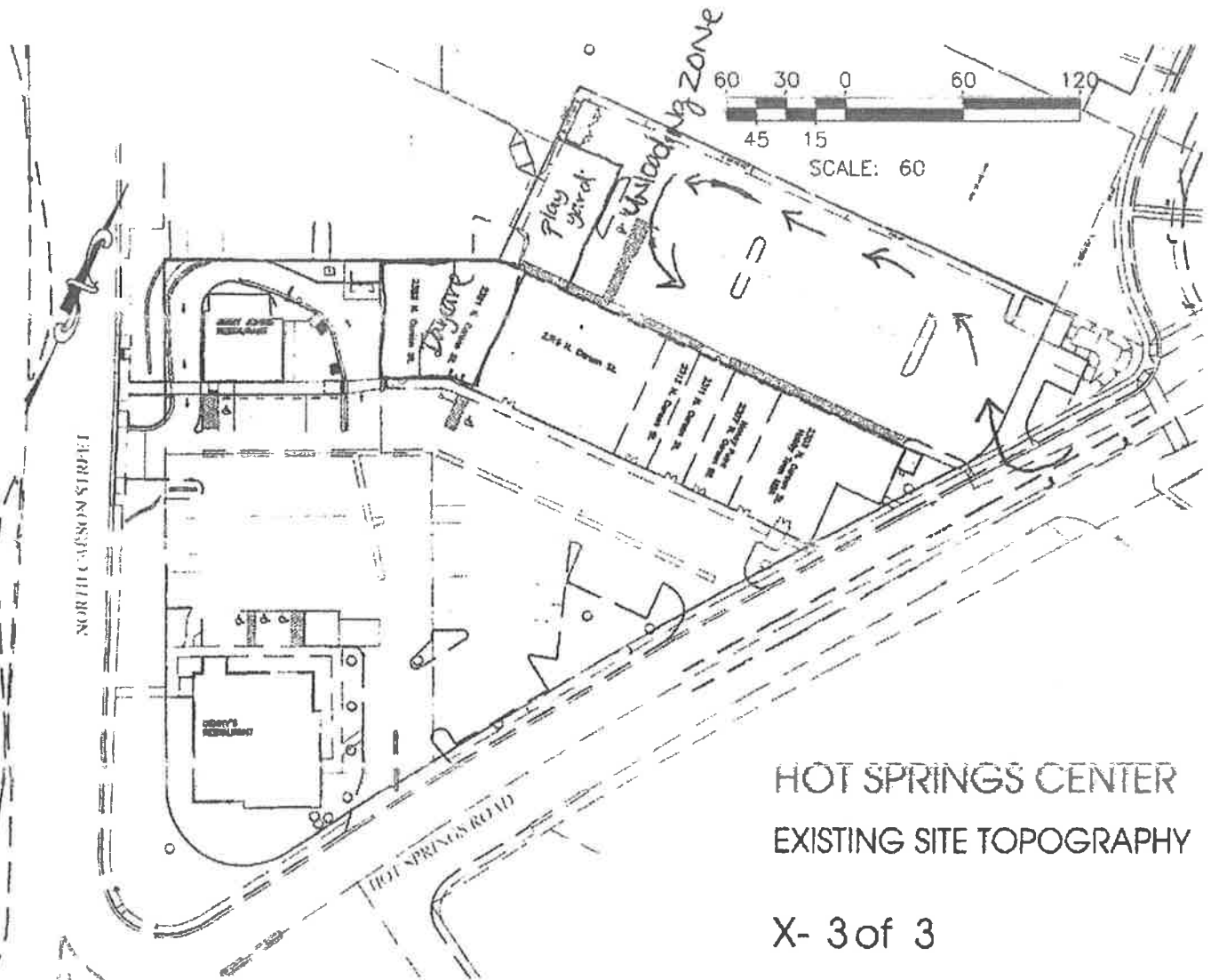


2299 N Carson St.

View from East, back of building

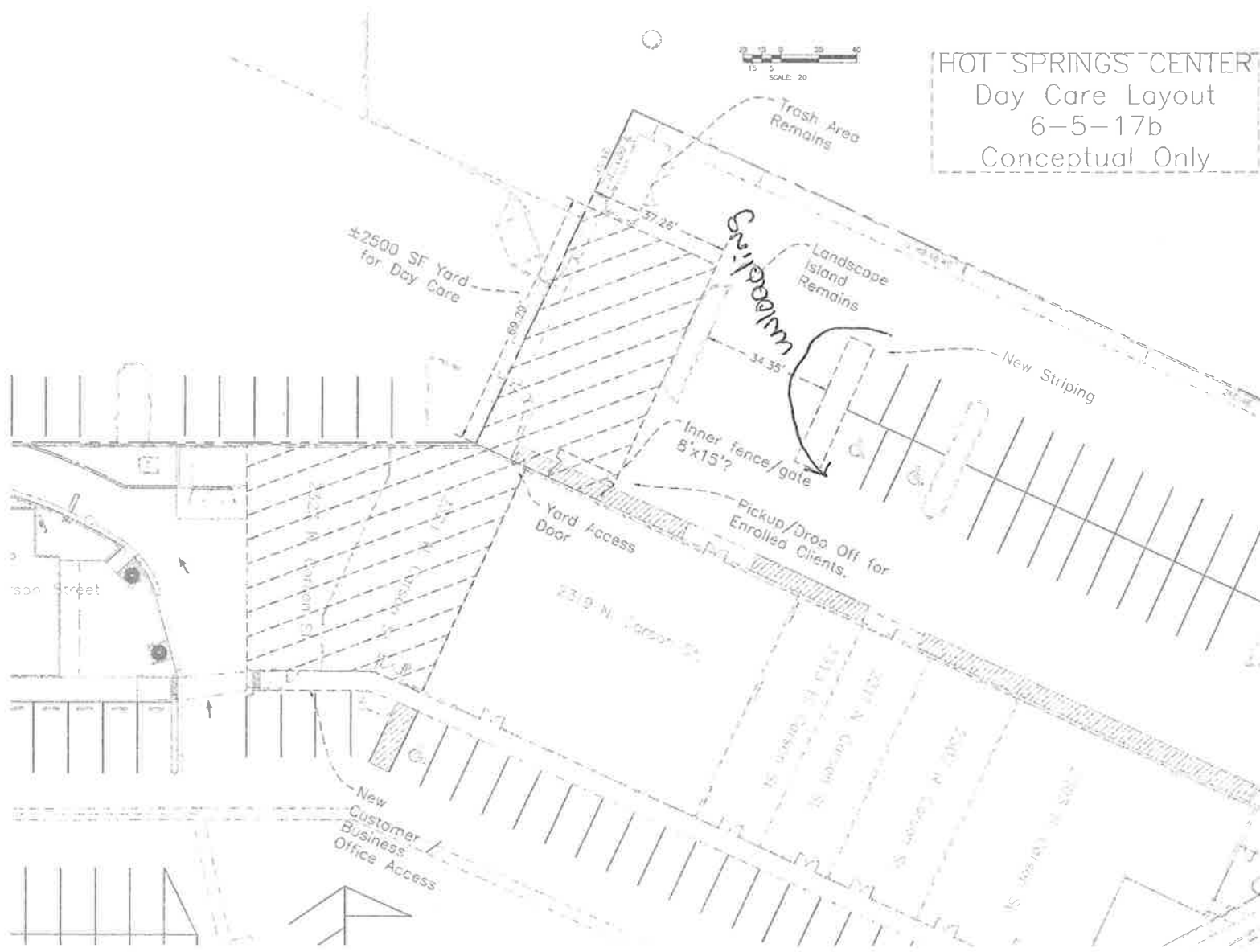
Playground location on west end

5/10/21 PROJECT NO. 1309-HOT SPRINGS CENTER URBAN DESIGN/PLANNING, 1/24/2019 3:26:05 PM, 10.0 Engineering



HOT SPRINGS CENTER
EXISTING SITE TOPOGRAPHY

X- 3 of 3



HOT SPRINGS CENTER
Day Care Layout
6-5-17b
Conceptual Only

