

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF OCTOBER 25, 2017

FILE NO: SUP 17-132

AGENDA ITEM: E-3

STAFF AUTHOR: Hope Sullivan, AICP
Planning Manager

REQUEST: To consider a request for a Special Use Permit from Karen Downs and Keith Shaffer, Manhard Consulting (property owner: Kent Skogerson) to allow a five-unit multi-family complex on property zoned Residential Office (RO), located at 550 West Washington Street, APN 001-201-24

APPLICANT: Manhard Consulting

OWNER: Kent and Elizabeth Skogerson Trust

LOCATION: 550 West Washington Street

APN: 001-201-24

RECOMMENDED MOTION: "I move to approve SUP-17-132 a Special Use Permit request to allow the conversion of an office building to a five unit multifamily residential building on property zoned Residential Office (RO), located at 550 West Washington Street, APN 001-201-24, based on the findings and subject to the recommended conditions of approval in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Planning Division.
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 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 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. A partial conversion of the building from office to residential use shall be considered substantially consistent with this request and approval.
6. All trash and recycling containers on the site shall be screened with trash enclosures meeting the requirements of Section 1.2.6 of the Development Standards.
7. A bike rack shall be installed on site in accordance with Section 1.2.2 of the Development Standards.
8. The applicant shall submit information on any new exterior lighting that is proposed for installation with this facility. Exterior lighting shall comply with Carson City Development Standards, Division 1.3.
9. Project must comply with the adopted 2012 IFC and Northern Nevada Fire Code Amendments as adopted by Carson City.
10. The project will require fire sprinklers and a fire alarm system.
11. Project requires a knox box.
12. Submit complete plans to the Building Division for the proposed change of use. Plans shall include modifications required to convert the existing commercial uses to any approved residential use and shall include requirements for fire separation, accessibility requirements as applicable and all other mandated code requirements.
13. Obtain all required permits and inspections.
14. The eastern driveway apron must be modified to be ADA compliant.
15. Four (4) of the existing sidewalk panels on the Spear St frontage that have been lifted by roots need to be removed and replaced.

16. The domestic water service line requires a reduced pressure backflow preventer as shown in Chapter 445A of the Nevada Administrative Code if one is not currently installed. Any new backflow preventer must be above ground in a hot box, and located as close to the property line (on the private side) as possible.
17. The 1-1/2 inch water lateral must be analyzed to show sufficient capacity for required fire flows. If a separate fire line is required, this line must have a backflow preventer assembly above ground in a hot box, located as close to the property line (on the private side) as possible.
18. The development will be subject to the collection of Residential Construction Tax compliant with CCMC 15.60.
19. It will be the property owner's responsibility to maintain all landscaping within the public roads right-of-ways/corridors including the development's common landscape areas.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.110 Residential Office (RO), CCMC DS 1.18 Residential Development Standards in Non-Residential Districts

MASTER PLAN DESIGNATION: Mixed-Use Residential (MUR)

PRESENT ZONING: Residential Office (RO)

KEY ISSUES: Will the proposed multi-family residential 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:

- EAST: Residential Office (RO)/Single Family Residential
- WEST: Multi-Family Apartment (MFA)/ Nursing Home
- NORTH: Residential Office (RO)/ Apartments
- SOUTH: Residential Office (RO) / Office

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Zone (areas of minimal flooding)
- EARTHQUAKE FAULT: Zone II (moderate earthquake potential)
- SLOPE/DRAINAGE: Site is primarily flat

SITE DEVELOPMENT INFORMATION:

- LOT SIZE: 14,875 square feet
- EXISTING DEVELOPMENT: Office Building
- PROPOSED DEVELOPMENT: Five Unit Multi-Family Residential Development
- PROPOSED PARKING: 10 spaces (2 per unit)
- SETBACKS:

	East	West	North	South
Required	10 feet	10 feet	20 feet	10 feet
Existing	15 feet	32 feet	32 feet	22 feet

- VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

MPR-17-119: Major Project Review to convert an existing building into five multi-family residential units.

DISCUSSION:

Staff has determined that the appropriate mechanism to process the request for multi-family dwellings in the Residential Office zoning district is by Special Use Permit. A Special Use Permit is required per the Carson City Municipal Code, Section 18.04.110 – Residential Office, which states that multi-family dwellings are allowed as a conditional use. Carson City Development Standards Section 1.18 provides standards for residential development in non-residential districts. Of note, there is no maximum residential density within the non-residential zoning districts. Rather, the allowable number of residential units is what can be accommodated once the open space, parking, height, and setback requirements are met.

The subject property is currently improved with an office building, parking lot, and landscaped areas. The 4,764 square foot building was constructed in 1991. The applicant is seeking to convert the building from an office use to five residential units. It is anticipated that modifications to the exterior will be minimal. The subject property is in the Historic District. To the extent exterior building modifications or site modifications are contemplated, such modifications will be subject to review and approval by the Historic Resources Commission. The Historic Resources Commission does not review land use.

The applicant is contemplating a partial conversion from office to residential use. Staff finds that, particularly given the Master Plan designation of Mixed Use Residential, a partial conversion will still comply with the required findings. Staff has included Condition 5 in the conditions of approval recognizing that a partial conversion will be considered substantially consistent with the approval.

Site Planning

Section 1.2 of the Development Standards addresses Site Design. As noted, “these standards are intended to promote quality development, visual compatibility, safety and consistency through an integration of site design elements....”

The subject property is a 14,875 square foot lot that is already improved with a 4,764 square foot building, a 10 space parking lot, and landscaping. The parking area is located to the rear of the building.

Section 1.2.1 of the Development Standards states “Primary entries and/or facades of buildings should be oriented towards the street or main parking areas.” This is already the case with the existing building.

Section 1.2.2 of the Development Standards addresses provisions for bike racks in a convenient location close to the building entrances, and the clustering of buildings to create pedestrian plazas or courts. Bike racks are not currently proposed as part of this project. Staff would suggest the inclusion of a bike racks, particularly given this is an infill area, and many services are within biking distance.

Section 1.2.6 of the Development Standards addresses trash enclosures, and notes that “outside areas used for the storage of trash, refuse or recycled materials shall be completely enclosed by a gate and a six foot masonry block wall, and be designed to integrate with the site design.” The site plan shows the location of the dumpster in the northwest corner of the parking area. To

ensure it is properly screened, staff recommends a condition of approval that the dumpster screening be consistent with the requirements of Section 1.2.6 of the Development Standards.

Architecture

Section 1.1 of the Carson City Development Standards addresses Architectural Design. Policy 1.1.1 states "The architectural style, massing and proportion of a building should be compatible with and complement its surroundings and environment."

The area surrounding the subject property is a combination of office uses and single family residential uses. The existing building, constructed in 1991, has many elements of a residential structure, and is compatible with the area. Any modification to this building are anticipated to be minor.

Landscaping

Division 3 of the Development Standards addresses Landscaping. These standards apply to multi-family residential projects with three or more units. The applicant has identified existing landscape areas on the plans. If there is not an expansion of the building, modifications to the landscaping will not be required.

Access, Parking and Traffic

The parking area is located to the rear of the building, with access off of West Washington Street and an exit onto Minnesota Street. Utilizing the Institute of Transportation Engineers' Trip Generation Manual, the applicant anticipates the trips associated with the site as a residential use will be less than the trips associated with the site as an office use.

Residential Development Standards in Non-Residential Districts

Residential uses proposed in a commercial zoning district are subject to specific criteria outlined in the Carson City Development Standards, Section 1.18 – Residential Development Standards in Non-Residential Districts. The development standards and how the proposed project meets them are addressed below.

1.18 Residential Development Standards in Non-Residential Districts.

The following standards are intended to establish minimum standards and Special Use Permit review criteria for residential development within the Neighborhood Business (NB), Retail Commercial (RC), General Commercial (GC), Residential Office (RO) and General Office (GO) zoning districts.

1. *Permitted uses. Residential uses are only allowed as permitted by Chapter 18.04, Use Districts, as a primary or conditional use in the applicable zoning districts.*

The proposed multi-family use is a conditional use allowed with the approval of a Special Use Permit in the Residential Office (RO) zoning district.

2. *Maximum permitted density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements of Chapter 18.04.*

The proposed application complies with the height limitations, setback requirements, parking requirements, and open space requirements. The project's proposed residential density is approximately 15 dwelling units per acre. The Master Plan designation for the

subject property is Mixed-Use Residential. This designation allows 3 to 36 dwellings per acre.

3. *Maximum building height shall be the maximum height established by the zoning district in which the project is located.*

The maximum building height in the Residential Office (RO) zoning district is 35 feet. The existing building is 26 feet tall. No modification is proposed to the height.

4. *Setbacks. Minimum setbacks shall be those established by the zoning district in which the project is located, subject to the following:*

- a. *In the NB, RC, GO and GO zoning districts, a minimum setback of 20 feet is required adjacent to a residential zoning district, with an additional 10 feet for each story above one story if adjacent to a single-family zoning district.*
- b. *A minimum setback of 10 feet is required from the right-of-way of an arterial street as identified in the adopted Transportation Master Plan, excluding the Downtown Mixed-Use area.*

The existing building complies with the setback requirements for the Residential Office (RO) zoning district. Washington Street is a collector, not an arterial street.

5. *Required parking. Two spaces per dwelling unit, and in compliance with the Development Standards Division 2, Parking and Loading.*

Per Division 2, two parking spaces are required for each dwelling unit, plus one additional parking space for each two dwelling units if parking cannot be accommodated on-street. As the adjacent streets accommodate on-street parking, ten parking spaces are required. Ten parking spaces are provided.

6. *Open Space.*

- a. *A minimum of 150 square feet per dwelling unit of common open space must be provided. For projects of 10 or more units, areas of common open space may only include contiguous landscaped areas within no dimension less than 15 feet, and a minimum of 100 square feet per unit of the common open space area must be designed for recreation, which may include but not be limited to picnic areas, sports courts, a softscape covered with turf, sand or similar materials acceptable for use by young children, including play equipment and trees, within no dimension less than 25 feet.*
- b. *A minimum of 100 square feet of additional open space must be provided for each unit either as private open space or common open space.*
- c. *Front and street side yard setback areas may not be included toward meeting the open space requirements.*

Based on 5 residential units, 1,250 square feet of open space is required. The applicant has identified 1,500 square feet of open space on the site, none of which is in the front setback.

7. *Landscaping. Landscaping shall comply with the Carson City Development Standards Division 3, Landscaping.*

Landscaping currently exists on the site. As no expansion of the building is proposed, no additional landscaping is required.

8. *Special Use Permit review standards. Where a residential use is a conditional use within a given zoning district, the Planning Commission shall make two of the following findings in the affirmative in the review of the Special Use Permit in addition to the required findings of Section 18.02.080 of the Carson City Municipal Code.*

- a. *The development is not situated on a primary commercial arterial street frontage.*

This finding can be met. Neither West Washington Street nor Minnesota Street are designated arterials.

- b. *The development is integrated into a mixed-use development that includes commercial development.*

This finding can be met. The area surrounding the subject property is a mix of retail, office, and residential uses.

- c. *The applicant has provided evidence that the site is not a viable location for commercial uses.*

- d. *The site is designated Mixed-Use Commercial, Mixed-Use Residential or Mixed-Use Employment on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.*

Staff finds that the proposed project meets the applicable development standards required subject to the noted conditions of approval.

PUBLIC COMMENTS: Public notices were mailed to 38 property owners within 350 feet of the subject site on October 10, 2017. As of the writing of this report, no letters from property owners in the vicinity of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. Submit complete plans to the Building Division for the proposed change of use. Plans shall include modifications required to convert the existing commercial uses to any approved residential use and shall include requirements for fire separation, accessibility requirements as applicable and all other mandated code requirements.
2. Obtain all required permits and inspections.

Hope Sullivan

From: Charlene Gaworski
Sent: Thursday, October 12, 2017 10:30 AM
To: Hope Sullivan
Cc: Charlene Gaworski
Subject: Building Division Conditions for Two Projects - SUP-17-132 & SUP-17-136

Hope,

Please see conditions for the above two subject projects and let me know if you have any questions or if you need additional information.

1. SUP-17-132
 - a. Submit complete plans to the Building Division for the proposed Change of Use. Plans shall include modifications required to convert the existing commercial uses to any approved residential use and shall include requirements for fire separation, accessibility requirements as applicable and all other mandated code requirements.
 - b. Obtain all required permits and inspections.
2. SUP-17-136
 - a. Submit complete plans to the Building Division for the proposed addition. Plans shall include all structural and nonstructural modifications, fire separation requirements and all other mandated code requirements to allow for the proposed use.
 - b. Obtain all required permits and inspections.

Let me know if you need anything else for this project.

Thanks,

Ray Proffitt, for

*Charlene Gaworski, CBO, MCP
Chief Building Official*

*Carson City Nevada
Community Development
Building Division
108 E. Proctor Street
Carson City, NV 89701
Ph: 775-887-2310
Fax: 775-887-2202
Email: CGaworski@carson.org*

Fire

Comments for SUP 17-132:

1. Project must comply with the 2012 International Fire Code and Northern Nevada Fire Code Amendments as adopted by Carson City.
2. Project requires fire sprinklers and fire alarm system.
3. Project requires a Knox box.

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

RECEIVED

SEP 26 2017

CARSON CITY
PLANNING DIVISION



**Engineering Division
Planning Commission Report
File Number SUP 17-132**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: October 6, 2017 **MEETING DATE:** October 25, 2017

SUBJECT TITLE:

Action: To consider a request for a Special Use Permit from Kent Skogerson to have a Multi-family Residential Use in RO Zoning district, located at 550 W Washington St, APN 001-201-24.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request provided that the following conditions of approval are met:

- The eastern driveway apron must be made ADA compliant.
- Four (4) of the existing sidewalk panels on the Spear St frontage, that have been lifted by roots, need to be removed and replaced.
- The domestic water service line will need a reduced pressure backflow preventer as shown in Chapter 445A of the Nevada Administrative Code if one is not currently installed. Any new backflow preventer must be above ground in a hot box, and located as close to the property line (on the private side) as possible.
- The 1-1/2 inch water lateral must be analyzed to show sufficient capacity for required fire flows. If a separate fire line is required, this line must have a backflow preventer assembly above ground in a hot box, located as close to the property line (on the private side) as possible.

DISCUSSION:

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

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 existing infrastructure is sufficient for this use provided that conditions of approval related to the sidewalk and driveway apron are met.

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

The existing public infrastructure is sufficient for this use. The private water lateral must be analyzed to show sufficient capacity for fire flows. In the event that this lateral does not have capacity for fire flows, a fire lateral may be installed.

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 project meets engineering standards for 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 plans and reports provided were adequate for this analysis.

Lena:

SUP-17-132

Health and Human Services has no concerns with the application as submitted.

Let me know if you have any questions.

Dustin

RECEIVED

OCT 09 2017

CARSON CITY
PLANNING DIVISION

Fire Department:

1. Project must comply with the adopted 2012 IFC and Northern Nevada Fire Code Amendments as adopted by Carson City.
2. The project will require fire sprinklers and a fire alarm system.
3. Project requires a knox box

Engineering Division:

The Engineering Division has no preference or objection to the special use request and suggests the following conditions of approval:

1. The eastern driveway apron must be modified to be ADA compliant.
2. Four (4) of the existing sidewalk panels on the Spear St frontage that have been lifted by roots need to be removed and replaced.
3. The domestic water service line will need a reduced pressure backflow preventer as shown in Chapter 445A of the Nevada Administrative Code if one is not currently installed. Any new backflow preventer must be above ground in a hot box, and located as close to the property line (on the private side) as possible.
4. The 1-1/2 inch water lateral must be analyzed to show sufficient capacity for required fire flows. If a separate fire line is required, this line must have a backflow preventer assembly above ground in a hot box, located as close to the property line (on the private side) as possible.

Health and Human Services: No concerns.

Parks and Recreation Department:

1. The development will be subject to the collection of Residential Construction Tax compliant with CCMC 15.60.
2. It will be the property owner's responsibility to maintain all landscaping within the public roads right-of-ways/corridors including the development's common landscape areas.

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 master plan elements.*

The subject property is designated Mixed Use Residential. This designation is intended to promote self-supporting neighborhoods which contain medium to high-density housing predominantly, but that also includes retail, offices or live work units. The Master Plan includes Goal 2.2: Expand Housing Variety. Associated policies are as follows.

2.2a. Variety of Housing Types

Encourage a mix of housing models and densities for projects within the urbanized area based upon their size, locations, surrounding neighborhood context, and applicable land use policies In general, larger neighborhoods should incorporate the largest variety while a smaller site surrounded by existing housing may be more limited by required transitions.

2.2b Mixed Use Development

Encourage the incorporation of complementary attached housing types in conjunction with employment and commercial uses, as supported by the policies for ... Mixed Use Residential Neighborhoods ...

As the proposed use will allow for a mix of residential uses near the commercial center of downtown, staff finds it to be 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 will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.***

Staff finds the site is appropriate for residential development. There are currently apartments to the rear of the site, and the immediate area has a mix of uses including single family residential and office uses. The conversion from office space to residential will not introduce a new use to the area, thus will not introduce new impacts. The residential use is not anticipated to cause objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity.

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

Based on the Institute of Traffic Engineers estimates, it is anticipated that the traffic realized by the residential use will be less than that realized with an office use. Additionally, the area of this site is improved with sidewalks which will accommodate pedestrian traffic.

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 served by public services and facilities. Staff has recommended that the private water lateral be analyzed to show sufficient capacity for fire flows. In the event that the lateral does not have capacity for fire flows, a fire lateral will need to be installed.

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.***

Multi-family residential development is a conditional use in accordance with Title 18.04.110 Residential Office Conditional Uses and requires a Special Use Permit. With the approval of this Special Use Permit and recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the

General Commercial zoning district.

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

As conditioned, the proposed development will not be detrimental to public health, safety, convenience and welfare. The residential use in the downtown area will be consistent with the varied land use patterns in the area.

7. *Will not result in material damage or prejudice to other property in the vicinity.*

The proposed project will not result in material damage to other property in the vicinity. Property to the rear is already apartments, and other area uses are single family residential and office uses. A nursing home is under construction to the west of the property. This is an area with varied land uses.

Attachments:

City Department Comments
Application (SUP-17-132)

SUP-17-132

Hope and Lena,



The Parks, Recreation & Open Space Department has the following comments on the above referenced SUP.

1. If the Planning Commission approves the applicant's request to convert (change of use) an existing office building into multi-family dwellings, these apartments will be subject to the collection of Residential Construction Tax compliant with NRS 278.4983 and CCMC 15.60.050.
(Reference attached documents - NRS and CCMCC)
- 2) It will be the applicant's and/or the property owner/homeowners association's responsibility to maintain all the existing landscaping within the public road right-of-way(s)/corridor(s) including the development's common landscape areas, open space areas, and all other outdoor amenities associated with the proposed project.

Thank you,
Vern & Patti

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.

FILE # SUP - 17 - SUP - 17 - 132

APPLICANT PHONE #
Kent Skogerson 775-848-5064

MAILING ADDRESS, CITY, STATE, ZIP
8045 List Country Road

EMAIL ADDRESS
kskogerson@yahoo.com

PROPERTY OWNER PHONE #
same

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
Keith Shaffer/Karen Downs, Manhard Consulting 775-321-6538

MAILING ADDRESS, CITY STATE, ZIP
3476 Executive Pointe Way Ste. 12, Carson City, NV 89706

EMAIL ADDRESS
kdowns@manhard.com

Project's Assessor Parcel Number(s):

001-201-24

Street Address

550 W Washington St., Carson City NV 89703

Project's Master Plan Designation

Mixed-Use Residential

Project's Current Zoning

Residential Office

Nearest Major Cross Street(s)

N. Minnesota Street

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

SUP to allow for multi-family residential use in the RO zoning designation. Please see attached detailed project description.

PROPERTY OWNER'S AFFIDAVIT

I, Kent Skogerson, 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

8045 List Country Rd 9/5/17
Address Carson City, NV 89703
Date

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

STATE OF NEVADA
COUNTY Carson City

On September 5, 2017, Kent Skogerson, 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.

Linda McKenzie
Notary Public



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

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

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

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant's Signature

Kent Skogersen
Print Name

2/5/17
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: 550 W. Washington SUP

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)?

- N/A 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)?
- N/A 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:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

- ☒ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- N/A Encourage the development of regional retail centers (5.2a)
- N/A Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- N/A 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)?
- N/A Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- N/A 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)?

550 W. Washington Street Multi-Family Residential

SPECIAL USE PERMIT

SEPTEMBER 2017



Prepared For:

Dr. Kent Skogerson

8045 List County Road, Carson City NV 89703

Prepared By:



Manhard
CONSULTING

3476 Executive Pointe Way, Suite 12
Carson City NV 89706

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PROJECT LOCATION

The project site is located at 550 W. Washington Street, at the northwest corner of W. Washington Street and N. Minnesota Street (APN 001-201-24).

Figure 1: Project Location



EXISTING CONDITIONS

The project site (APN 001-201-24, 550 W. Washington Street) is approximately .34 acres and is currently developed as an office building with associated parking. The building is 3,968 sq. ft. (no expansion is proposed). It is in the Historic District and Redevelopment Area. There is a mix of single family residential, multi-family residential, and office uses surrounding the existing building (see Figure 2).

Figure 2: Surrounding Property Designations

Direction	Current Zoning	Master Plan	Current Land Use
North	RO	Mixed-Use Residential	Multi-family residential
East	RO	Mixed-Use Residential	Single family residential
South	RO	Medium Density Residential	Office building
West	RO/MFA	Mixed-Use Residential	Office building

MASTER PLAN AND ZONING DESIGNATIONS

The project site has a Master Plan designation of Mixed-Use Residential (Figure 3) and a zoning designation of Residential Office (Figure 4).

Figure 3: Master Plan Designation



Figure 4: Zoning Designation



APPLICATION REQUEST

The enclosed application is for:

1. **SPECIAL USE PERMIT to allow for multi-family dwellings in the Residential Office zone. Multi-family dwellings are permitted in the RO zone, subject to approval of a Special Use Permit (CCMC Section 18.04.110(3)).**

PROJECT DESCRIPTION AND JUSTIFICATION

The applicant proposes to convert the existing office building into multi-family dwellings (5) with minimal exterior alterations. Alterations to the building will primarily involve non-structural modifications to the interior of the building to allow for a better configuration of residential units instead of office space. The minor exterior alterations will only be as necessary for utilities and fire requirements, to install a trash enclosure, and restripe the existing parking lot.

Multi-family dwellings are permitted in the RO zone, subject to approval of a Special Use Permit (CCMC Section 18.04.110(3)). Residential development standards in non-residential districts (CCMC Title 18 Appendix, Chapter 1.18) establish minimum standards and SUP review criteria for residential development in the RO zoning district. A review of the standards is included below.

Residential Development Standards in Non-Residential Districts

The proposed 5 multi-family units will meet the minimum standards set in CCMC, Title 18 Appendix, Chapter 1.18, as follows:

- **Permitted Use**

Multi-family dwellings are allowed as a Conditional Use (18.04.110(3)) subject to approval of a Special Use Permit.

- **Maximum Permitted Density**

Five units are proposed on a .34 acre site; approx. 14.7 du/acre density. There is no maximum residential density within non-residential zoning districts subject to meeting the height, setback, parking and open space requirements.

- **Maximum building height**

The building is 26' tall as currently constructed. No change to the building height is proposed. The maximum allowable height is 35' with additional height allowed by Special Use Permit (CCMC Section 18.04.190).

- **Setbacks**

The project meets the minimum setbacks established by the RO zoning. Front= 10', Side = 10', Rear = 20' (CCMC Section 18.04.190)

- **Required parking**

Ten spaces are required; 2 spaces per dwelling unit (Title 18 Appendix, Section 2.2(A)). Ten spaces are proposed as shown on the Site Plan. Two existing parking areas abut (the current office parking lot and the current parking lot for the multi-family building north of the building). There is an existing +/- 24" CMU wall and +/- 36" chain link fence separating the two existing parking areas.

- **Open Space**

750 sq. ft. of common open space is required (150 sq. ft. x 5 units) plus an additional 500 sq. ft. (100 sq. ft. x 5 units) which may be private open space or common open space, totaling 1,250 square feet of open space. There is +/- 1,536 sq. ft. of common open space proposed on the Site Plan, which is situated in the front yard (behind the required front setback).

- **Landscaping**

Title 18, Division 3, Landscaping is not applicable because there is no proposed building expansion.

- **Special Use Permit Review Standards**

The proposed multi-family residential use is a conditional use within the Residential Office zoning district. The following findings are relevant:

- a) The development is not situated on a primary commercial arterial street frontage.

Washington Street is classified as a "Minor Collector" on Carson City's Roadway Functional Classification map.

- c) The applicant has provided evidence that the site is not a viable location for commercial uses.

The area is transitioning from office space (primarily associated with the Carson-Tahoe Regional Medical Center) to a more a residential character. This is evidence by the Residential Office zoning designation. The applicant has indicated that there is limited demand to rent the property for office space since the Carson Tahoe Regional Medical Center relocated and expanded to its new location at 1600 Medical Parkway in 2005. Current neighborhood rents and lack of vacancy show a need for additional units in the residential market.

- d) The site is designated Mixed-Use Residential on the Master Plan Land Use Map and the project meets all applicable mixed-use criteria and standards.

The site is designated Mixed-Use Residential on the Master Plan Land Use Map. The following Mixed-Use Residential (MUR) Policies are applicable:

MUR 1.1- General Mixed-Use Policies. MUR development is consistent with the General Mixed-Use Policies contained in the Land Use Chapter including Vertical Mixed-Use (N/A), Horizontal Mixed-Use (N/A), Circulation and Access, Parking Location and Design, and Structured Parking (N/A).

MUR 1.2- Characteristics. This parcel is comprised of medium to high density housing and is in close proximity to a range of retail and offices.

MUR 1.3- Density Range. The proposed density of this parcel is 14.7 dwelling units per acre which is within the proposed density range of 3 to 36 dwelling units per acre.

MUR 1.4- Location and Scale. This parcel is designated as Mixed-Use Residential.

MUR 1.5- Mix of Uses. The neighborhood has a mix of residential and complementary uses. The proposed project will expand the residential opportunities in the neighborhood and meet the policy that "MUR neighborhoods are intended to be comprised of predominantly residential uses" and "Sites less than 10 acres may be 100% residential or commercial, subject other general mixed-use policies".

MUR 1.6- Mix of Housing Types. The proposed use offers a mix of housing types within the neighborhood as it is adjacent to single family and multi-family uses. The proposal only includes multi-family uses

MUR 1.7- Relationship to Surrounding Development. The proposed project is compatible with the neighborhood in terms of height, massing, and scale.

MUR 1.8- Parks, Open Space, and Pathways. The proposed project meets the Open Space requirements established in the CCMC. The .34 acre site will utilize the Carson City park system through the existing sidewalk that provides appropriate linkages to the surrounding network.

Utilities

- **Water**

Water service is currently provided to the existing office building. There is an 8" main located on W. Washington Street. There are no proposed changes to water service.

- **Sewer**

Sewer service is currently provided to the existing office building. There is a 6" main on W. Washington Street. There are no proposed changes to sewer service.

- **Drainage**

No additional impervious area is being added. The drainage pattern will not change with the proposed change of use. There is a 42" City maintained storm drain system along W. Washington Street that conveys runoff from the property through the easements.

Traffic and Circulation

There will be no additional impact on traffic from the proposed multi-family dwelling units. The following table analyzes the existing traffic with the current office use to the proposed multi-family dwellings based on Institute of Transportation Engineers Trip Generation Manual.

Figure 5: Trip Generation

Land Use	Number of Trips	Building Floor Area/Units	Total Daily Trips
General Office	11.01 Per 1,000 sq. ft. (weekday)	3,968	44
Medical Office	36.36 per 1,000 sq. ft. (weekday)	3,968	145
Apartment	6.63 per unit (weekday)	5 units	33

A one-way driveway currently exists. Traffic will continue to enter the project site from W. Washington Street and will exit onto N. Minnesota Street.

Sidewalks

There are existing 4' sidewalks along W. Washington Street and N. Minnesota Street. The proposed change in use from office to multi-family residential will only minimally impact the exterior of the building (necessary improvements for utilities and fire requirements, install a trash enclosure, restripe the existing parking lot). None of the sidewalk area will be impacted. The sidewalks are proposed to be maintained as existing in order to:

- Be consistent with the overall character of the historical area and the existing sidewalks in the neighborhood.

- Maintain the existing mature trees in the neighborhood. To widen the sidewalks, trees would need to be removed as there are trees close to both sides of the sidewalk. Tree removal would be out of character with the Historic District and would be to the detriment of the neighborhood.
- Retain the recently-installed ADA curb ramps (for 4' sidewalks) that would need to be removed to accommodate wider sidewalks.

Additionally, due to the existing grade, a retaining wall would need to be installed at the corner of W. Washington Street and N. Minnesota Street and along Minnesota Street to accommodate a wider sidewalk. This would also be out of character with the existing neighborhood.

Historical District and Redevelopment Area

The parcel is located within the Historic District and Redevelopment Area. Any exterior development will need to be reviewed by the Historic Resources Commission.

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 conversion of the existing office building to multi-family dwellings is consistent with the objectives of the Carson City Master Plan elements because it is an approved use in the Master Plan for the Mixed-Use Residential Master Plan designation. 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 surrounding neighborhood is comprised of single family residential, multi-family residential, and office space. The property is already developed with an existing office building, the exterior of the building will not be substantially altered, and the character of the neighborhood will remain the same. Therefore, the project will not have additional impact or be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood.

Landscaping and open space will be in accordance with Carson City requirements. Landscape/open space areas are shown on the Site Plan.

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

There will be no additional impact on traffic from the proposed multi-family dwelling units. A trip generation analysis (based on the Institute of Transportation Engineers Trip Generation Manual)

shows a decrease in average daily trips from a general office or medical office use to an apartment use. The existing driveway/parking lot and sidewalk system are proposed to remain the same and will not have a detrimental effect on vehicular or pedestrian traffic.

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 office building is an existing use and there are no changes proposed to utilities. Fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements were reviewed during the 9/5/17 MPR meeting. Comments will be included as appropriate in Improvement Plans to ensure that the facility does not overburden existing public services and 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.

Multi-family dwellings are permitted in the Residential Office zone subject to approval of a Special Use Permit (CCMC Section 18.04.110(3)). The project meets the specific standards set forth in CCMC Section 18.04.110 and Title 18 Appendix 1.18, residential development standards in non-residential districts.

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

Providing multi-family dwellings in an existing building will not be detrimental to the public health, safety, and welfare because the structure already exists.

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

There are existing residential (single family and multi-family) uses in the neighborhood. The change of use and associated improvements to the building will not result in material damage or prejudice to other property in the vicinity.

MASTER PLAN POLICY CHECKLIST

The purpose of the Master Plan Policy Checklist is to provide a list of answers 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 this SUP application. This project complies with the Master Plan and accomplishes the following objectives:

Chapter 3: A Balanced Land Use Pattern

1. The change in use will allow for five additional multi-family units. However, the building is already served by water and sewer and will not impact capacity. (1.1a)
2. It promotes growth within areas already served by community water and wastewater facilities as it is already served by existing infrastructure. (1.1b)
3. It meets the provisions of the Growth Management Ordinance. (1.1d, Municipal Code 18.12)
4. The project promotes infill in the Downtown (High Priority Area) by adding multi-family units. (1.2a)
5. The existing building is adequately served by city services including fire and sheriff services, the

- school district, Sierra Pacific Power and Southwest Gas. (1.5d, e)
6. The multi-family use represents a mix of uses in the neighborhood in accordance with the Master Plan. (2.1a)
 7. Multi-family development encourages a mixed-use development pattern in the neighborhood with existing single family, multi-family, and office development.
 8. Friction Zones are not created. (2.1d)
 9. The existing building is not located on a hillside. (3.2a)
 10. It is sited outside the primary floodplain and away from geologic hazards area. (3.3d, e)
 11. Does not create land use conflicts; the proposed multi-family use is situated in a neighborhood with single family residential, multi-family residential, and office uses.

Chapter 4: Equitable Distribution of Recreational Opportunities

1. There are existing park facilities in the established neighborhood. The additional five multi-family units in an established, built-out neighborhood does not create additional demand requiring new park facilities. (4.1b)

Chapter 5: Economic Vitality

1. The project encourages the redevelopment of an underutilized property in the Downtown core (5.6a)
2. Changing the use of the existing building to multi-family dwelling encourages the incorporation of additional housing in and around downtown to establish a mixed-use environment that encourages around-the clock activity, supports downtown businesses, and promotes the perception of Downtown as a safe, vibrant, and inviting urban neighborhood. (5.6c)

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 Special Use Permit (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 compatible with the surrounding development of residential homes. (9.1a)
6. The proposed project is not spot zoned. It is higher density residential development among other areas of residential and commercial development and is compatible with existing development.

Chapter 7 A Connected City

1. Sidewalks are already constructed around the property (Washington Street and Minnesota Street). (12.1a)

Project Impact Report- Water

The proposed conversion of the interior space, at the subject project, from medical office to residential apartment use is located within the limits of the Carson City water system. The project site is bounded by Washington Street on the south, and Minnesota Street on the east. There is an existing 8" water line running east-west in Washington Street that provides the existing domestic connection for this existing building and facility. There is an existing 8" water line running north-south in Minnesota Street, which provides the existing landscape irrigation supply for the existing facility, and it will be the water line from which this project will obtain the fire sprinkler system supply, which is proposed.

The future water demands are not substantially higher than those for the existing building and the existing system connection and City water system is adequate to provide the anticipated flow. In order to calculate impact to the existing water system, an inventory of the new fixtures is taken and converted to fixture units and gallons per day (gpd) of use. It is also relevant to compare the existing fixture count to that of proposed residential use order to assess the relative increase of water use on the existing site. The number of fixture units is calculated using the uniform plumbing code as follows;

Existing Medical Office Usage:

Total Water Fixture Units (net): 58

Total Usage (gpd): 596 gpd

Proposed Residential Apartment Usage:

Total Water Fixture Units: 71

Total Usage: 852 gpd

The above tabulations show that the demands are a little higher for the revised use, however, the existing 1 ½" meter and supply will be adequate to provide the demand to the building without modifications.

Separately, fire flow is calculated based upon building square footage and type of building construction. The existing structure construction type VB will remain as that for the proposed use as there are no changes made to the shell of the building. This type of construction, together with the square footage of the existing and proposed building require a fire flow of 1,500 gpm for 2 hours. Fire hydrant flow tests of adjacent hydrants indicate that the system can provide sufficient fire flow.

The proposed new residential use will include a fire sprinkled building. In conclusion, the estimated demands are relatively low and should be easily accommodated by the existing water system.

Project Impact Report- Sewer

The proposed conversion of the interior space, at the subject project, from medical office to residential apartment use is located within the limits of the Carson City sewer system. The project site is bounded by Washington Street on the south, and Minnesota Street on the east. There is an existing 8" sewer main running east-west in Washington Street that provides the existing sanitary sewer connection through an assumed 4" lateral. connection for this existing building and facility. There is an existing 8" water line running north-south in Minnesota Street, which provides the existing landscape irrigation supply for the existing facility, and it will be the water line from which this project will obtain the fire sprinkler system supply, which is proposed.

The future sewer demands consist of new fixtures contained within the existing building square footage. In order to calculate impact to the existing sewer system, an inventory of the new fixtures is taken and converted to drainage fixture units and gallons per day (gpd) of use. The number of drainage fixture units is calculated using the uniform plumbing code as follows;

Existing Medical Office Usage:

Total Drainage Fixture Units (net): 82

Proposed Residential Apartment Usage:

Total Drainage Fixture Units (net): 61

By comparison, the above tabulations show that demands for the proposed residential use is less than those for the existing. Together these calculations show that there is a decrease in sewer overall. The existing, assumed 4" sewer lateral will adequately cover the building demand required for all three buildings.

Project Impact Report- Drainage

The project is located on an existing medical office (commercial) improved site that is paved and has existing building and landscaped areas. The site layout is not proposed to be modified with this conversion, hence the drainage patterns will not change.

Existing drainage facilities include swales and surface drainage to an established existing detention basin which will be preserved in its current size and condition.

There is no increase in the impervious area for this conversion, therefore the existing drainage facilities are adequate for this project.



09/14/17

Fire Flow Test Data Sheet

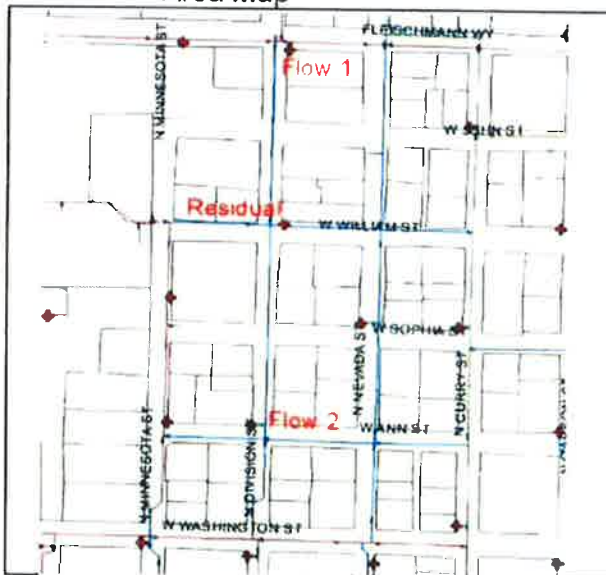


Location of Test (Street and Cross Street): Division and William
 Address Nearest Residual Hydrant: 1009 N. Division St.
 Test Date: 9/28/2016 Test Time: 925
 Testing Personnel: KA, NR, LE
 Pressure Zone: 4880 Main Size: 6"
 Comments: Test performed with valve at 1020 Mountain St. feeding main through 1001 Mountain St. clos

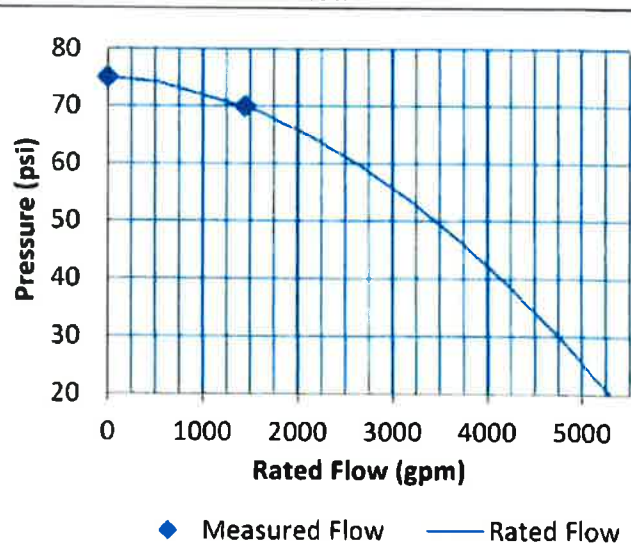
Test Results:

Residual Hydrant		Flow Hydrant(s)					
Static:	75 psi		Hydrant Tester	Pitot Pressure (psi)	Discharge Diameter (in)	Outlet Coeff. (c)	Pitot Flow (gpm)
Residual:	70 psi						
Pressure Drop:	5 psi	Flow 1	HM1	21	2	1.307	715
	7 %	Flow 2	HM2	22	2	1.307	732
		Flow 3					
Total							1447

Area Map



Rated Flow



Rated Pressure (for Rated Capacity Calculation) 20 psi

Rated Capacity at 20 psi residual pressure. 5,300 gpm

Based on NFPA 291 - 2016 Edition and APWA Manual 17 - Fourth Edition

Pursuant to NFPA 291, fire flow test data over five years old should not be used.

Hydrant OBJECTID: 2348

FD Runbook Page: 109X00

Data Sheet File Name: Division-William.pdf

Fire Flow Test Data Sheet



Location of Test (Street and Cross Street) Mountain St & Topaz Dr
 Address Nearest Residual Hydrant 923 Mountain St
 Test Date 1/13/2016 Test Time 10:00
 Testing Personnel MT
 Requestor: Tom Grundy Phone # 283-7081
 Pressure Zone 4880 Main Size 8"
 Comments _____

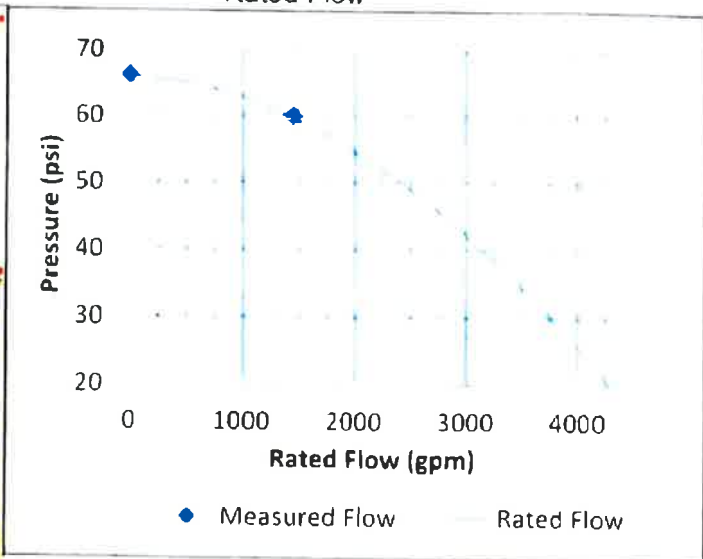
Test Results:

Residual Hydrant		Flow Hydrant(s)					
Static	66 psi		Hydrant Tester	Discharge Diameter (in)	Outlet Coeff (c)	Pitot Pressure (psi)	Pitot Flow (gpm)
Residual	60 psi						
Pressure Drop.	6 psi	Hydrant 1	HM2	2	1.307	22	732
	9 %	Hydrant 2	HM1	2	1.307	21	715
		Hydrant 3					
Total							1447

Area Map



Rated Flow



Rated Pressure (for Rated Capacity Calculation)

20 psi

Rated Capacity at 20 psi residual pressure.

4,300 gpm

Based on NFPA 291 - 2013 Edition and APWA Manual 17 - Fourth Edition

Pursuant to NFPA 291 - 2013 Edition, fire flow test data over five years old should not be used



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS

PUBLIC WORKS FIRE FLOW DATA SHEET*

Testing Personnel: Kevin A., Nick B. and Tom M.

Date of Test: 6/1/2015 Time of Test: 9:15 AM

Requested By: Brian Matthews Phone: _____

Email address: bmatthews@yahoo.com

Test Locations: Minnesota St. and Ann St.
 (Street and Cross Street)

Pressure Zone 4880

Comments _____

Mainline Size: 8"

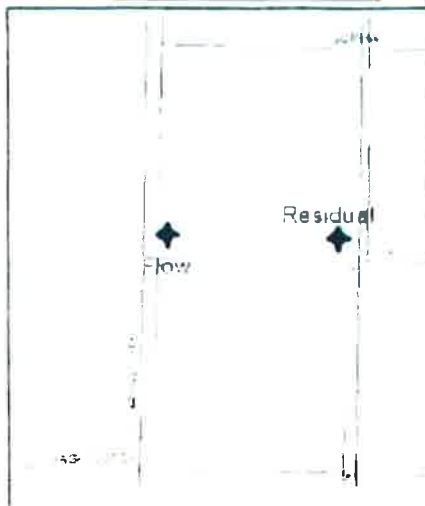
Pressure: Static (S) 83 PSI

Residual (R) 75 PSI

Pitot (P) 55 PSI

Pitot Flow Value 1167 GPM

Exit Coefficient (C) 0.845 Exit Diameter (inches) (D) 2.5"



Q_F = Flow Quantity From Hydrant

$Q_F = (29.84) \times (C) \times (D^2) \times (\sqrt{P})$

$Q_F = (29.84) \times (0.845) \times (6.25) \times (7.4162)$

$Q_F = 1,168.74$ Gallons Per Minute

Available Water Calculation:

$H_r = S - R$

$Q_R = Q_F \times (H_r^{0.54} / H_i^{0.54})$

$H_r = 83 - 75 = 8$

$Q_R = 1,168.74 \times (9.368 / 3.074)$

$H_r = S - 20$

$Q_R = 3561.73$

$H_r = 83 - 20 \text{ PSI} = 63$

$Q_R = 3,561.73 \text{ G.P.M.} = \text{Total Available Water at 20 PSI Residual}$

*Based on NFPA 291 - 2013 Edition

Updated 8/5/2013

Pursuant to NFPA 291 (2013 Edition) fire flow test data over 5 years old should not be used.

Carson City Nevada Consolidated Municipality and State Capital
 Public Works Department
 2015

2012 NPC

Red (New)
Blue (Existing)

WATER SUPPLY AND DISTRIBUTION

TABLE 610.3
WATER SUPPLY FIXTURE UNITS (WSFU) AND MINIMUM FIXTURE BRANCH PIPE SIZES¹

APPLIANCES, APPURTENANCES OR FIXTURES ²	MINIMUM FIXTURE BRANCH PIPE SIZE ^{1,4} (Inches)	PRIVATE	PUBLIC	ASSEMBLY ⁵
Bathtub or Combination Bath-Shower (fill)	1/2	4.0	4.0	16.0
1/2 inch Bathtub Fill Valve	1/2	10.0	10.0	
Bidet	1/2	1.0		
4 Clothes Washer	1/2	4.0	4.0	16.0
Dental Unit, cuspidor	1/2		1.0	
4 Dishwasher, domestic	1/2	1.5	1.5	6.0
Drinking Fountain or Water Cooler	1/2	0.5	0.5	0.75
Hose Bibb	1/2	2.5	2.5	2.5 2
4 4 Hose Bibb, each additional ⁶	1/2	1.0	0	4.0 4
1+5 Lavatory	1/2	1.0 1.0	1.0	6.0 6
Lawn Sprinkler, each head			1.0	
Mobile Home, each (mini Sinks)				
Bar			2.0	
7 Clinic Faucet			3.0	2
Clinic Flushometer Valve			8.0	
1 Kitchen, domestic with dishwasher		0	1.5	6.0 1
Laundry			1.5	1
Service or Mop Basin			3.0	
1 Washup, each set of 1			2.0	
1+1 Shower, per head		2.0 2.0	2.0	2.0
Urinal, 1.0 GPF Flushometer			note	
Urinal, greater than 1.0 GPF			note	
Urinal, flush tank			2.0	3.0
Wash Fountain, circular			4.0	
5 1+5 Water Closet, 1.6 GPF Gravity Tank	1/2	2.5 2.5	2.5	2.5 1
Water Closet, 1.6 GPF Flushometer Tank	1/2	2.5	2.5	3.5
34 29 Water Closet, 1.6 GPF Flushometer Valve	1	See Footnote		
Water Closet, greater than 1.6 GPF Gravity Tank	1/2	3.0	5.5	7.0
Water Closet, greater than 1.6 GPF Flushometer Valve	1	See Footnote		

For SI units: 1 inch = 25 mm

Notes:

- Size of the cold branch pipe, or both the hot and cold branch pipes.
- Appliances, appurtenances, or fixtures not referenced in this table shall be permitted to be sized by reference to fixtures having a similar flow rate and frequency of use.
- The listed fixture unit values represent their load on the cold water building supply. The separate cold water and hot water fixture unit value for fixtures having both hot and cold water connections shall be permitted to be each taken as three-quarter of the listed total value of the fixture.
- The listed minimum supply branch pipe sizes for individual fixtures are the nominal (I.D.) pipe size.
- For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (gpm) (L/s), and add it separately to the demand in gpm (L/s) for the distribution system or portions thereof.
- Assembly (Public Use (See Table 422.1))
- Where sizing flushometer systems, see Section 610.10.
- Reduced fixture unit loading for additional hose bibbs is to be used where sizing total building demand and for pipe sizing where more than one hose bibb is supplied by a segment of water distribution pipe. The fixture branch to each hose bibb shall be sized on the basis of 2.5 fixture units.

200 (NEW)
 200 (EXISTING)

SANITARY DRAINAGE

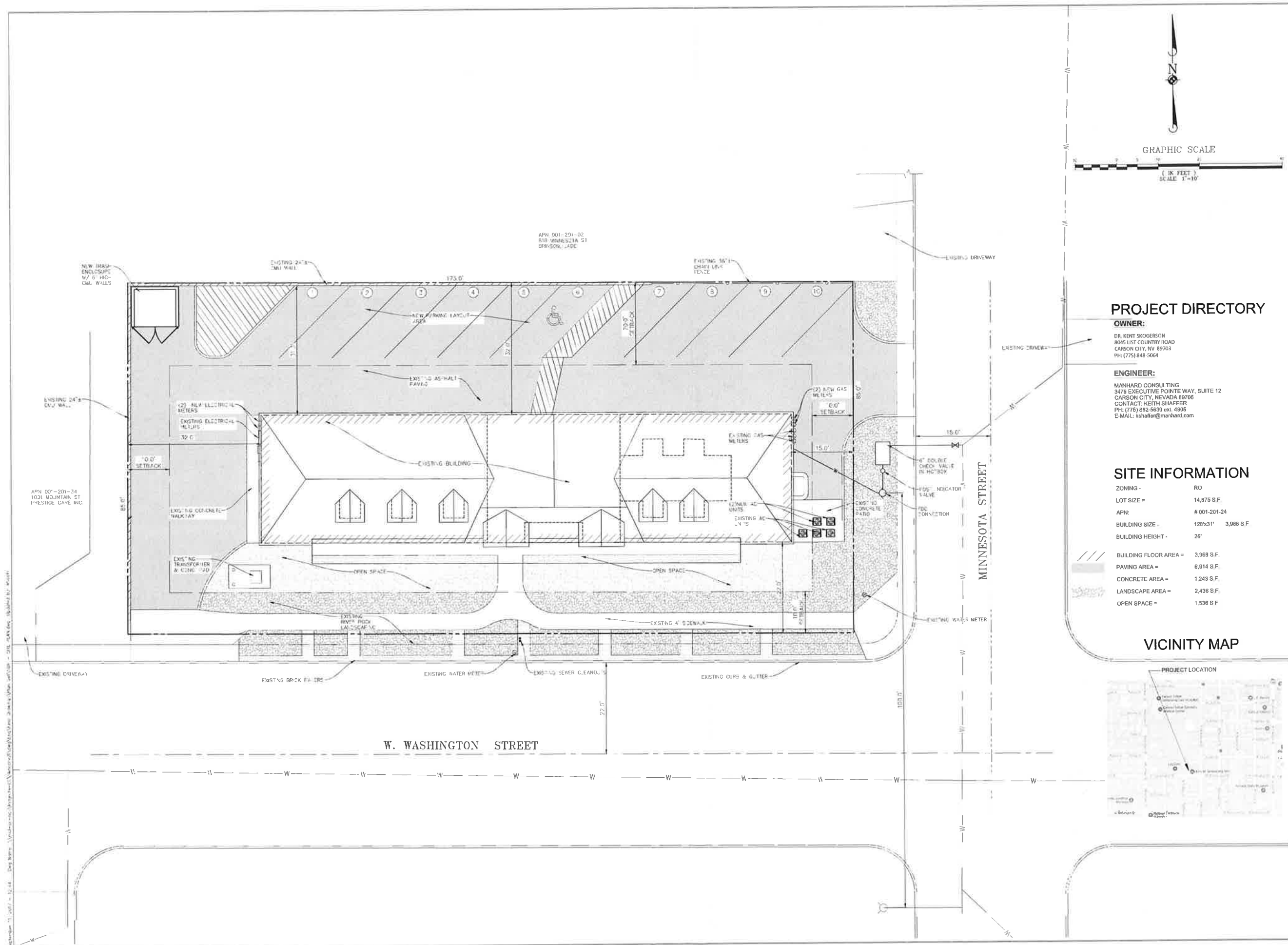
TABLE 702.1
 DRAINAGE FIXTURE UNIT VALUES (DFU)

PLUMBING APPLIANCES, APPURTENANCES, OR FIXTURES	MINIMUM SIZE TRAP AND TRAP ARM ⁷ (Inches)	PRIVATE	PUBLIC	ASSEMBLY ⁸
1 Bathtub or Combination Bath Shower	1½	2.0	2.0	8.0
Bidet	1¼	1.0		
Bidet	1½	2.0		
4 Clothes Washer, domestic, standpipe ⁵	2	3.0	3.0	3.0 12.0
Dental Unit, cuspidor	1¼	1.0	1.0	1.0
4 Dishwasher, domestic, with independent drain ²	1½	2.0	2.0	2.0 8.0
Drinking Fountain or Water Cooler	1¼	0.5	0.5	1.0
Food Waste Grinder, commercial	2		3.0	3.0
Floor Drain, emergency	2		0.0	0.0
Floor Drain (for additional sizes see Section 702.0)	2	2.0	2.0	2.0
1 1+1 Shower, single-head trap	2	2.0 2.0	2.0	2.0 2.0 4
Multi-head, each additional	2	1.0	1.0	1.0
1+5 Lavatory, single	1¼	1.0 1.0	1.0	1.0 6.0 6
Lavatory, in sets of two or "	2.0	2.0
1 Washfountain			2.0	2.0 2
Washfountain			3.0	3.0
Mobile Home, trap				
Receptor, indirect waste ^{1,3}				
Receptor, indirect waste ^{1,4}				
Receptor, indirect waste ¹				
Sinks				
Bar				
Bar ²			2.0	2.0
1 Clinical			6.0	6.0 4
Commercial with food "			3.0	3.0
Special Purpose ²			3.0	3.0
Special Purpose			4.0	4.0
Special Purpose			6.0	6.0
5 Kitchen, domestic ²			2.0	2.0 2.0
(with or without food wa-				
1 Laundry ² (with or witho			2.0	2.0 2
Service or Mop Basin	4		3.0	3.0
Service or Mop Basin	3		3.0	3.0
Service, flushing rim	3		6.0	6.0
Wash, each set of faucets			2.0	2.0
Urinal, integral trap 1.0 GPF ²	2	2.0	2.0	5.0
Urinal, integral trap greater than 1.0 GPF	2	2.0	2.0	6.0
Urinal, exposed trap ²	1½	2.0	2.0	5.0
5 1+5 Water Closet, 1.6 GPF Gravity Tank ⁶	3	3.0	4.0	6.0 5.0 2
Water Closet, 1.6 GPF Flushometer Tank ⁶	3	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Valve ⁶	3	3.0	4.0	6.0
Water Closet, greater than 1.6 GPF Gravity Tank ⁶	3	4.0	6.0	8.0
Water Closet, greater than 1.6 GPF Flushometer Valve ⁶	3	4.0	6.0	8.0

For SI units: 1 inch = 25 mm

Notes:

- Indirect waste receptors shall be sized based on the total drainage capacity of the fixtures that drain therein to, in accordance with Table 702.2(b).
- Provide a 2 inch (50 mm) minimum drain.
- For refrigerators, coffee urns, water stations, and similar low demands.
- For commercial sinks, dishwashers, and similar moderate or heavy demands.
- Buildings having a clothes-washing area with clothes washers in a battery of three or more clothes washers shall be rated at 6 fixture units each for purposes of sizing common horizontal and vertical drainage piping.
- Water closets shall be computed as 6 fixture units where determining septic tank sizes based on Appendix H of this code.
- Trap sizes shall not be increased to the point where the fixture discharge is capable of being inadequate to maintain their self-scouring properties.
- Assembly [Public Use (see Table 422.1)].



APARTMENT REMODEL

550 W. WASHINGTON ST. CARSON CITY, NV.

EXISTING FLOOR PLANS

APARTMENT REMODEL

EXISTING FLOOR PLANS

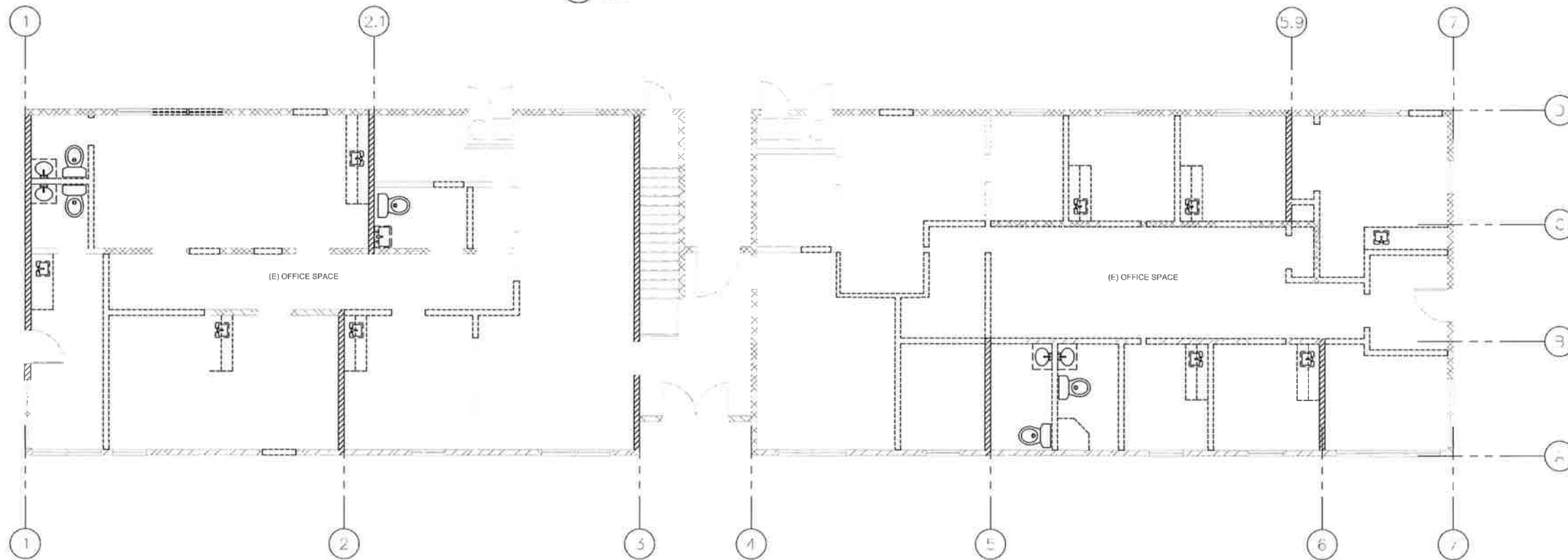


PROJ. AGENT: KRS
 PROJ. ASSOC: _____
 DRAWN BY: RES
 DATE: 09/11/17
 SCALE: 3/16" = 1' - 0"

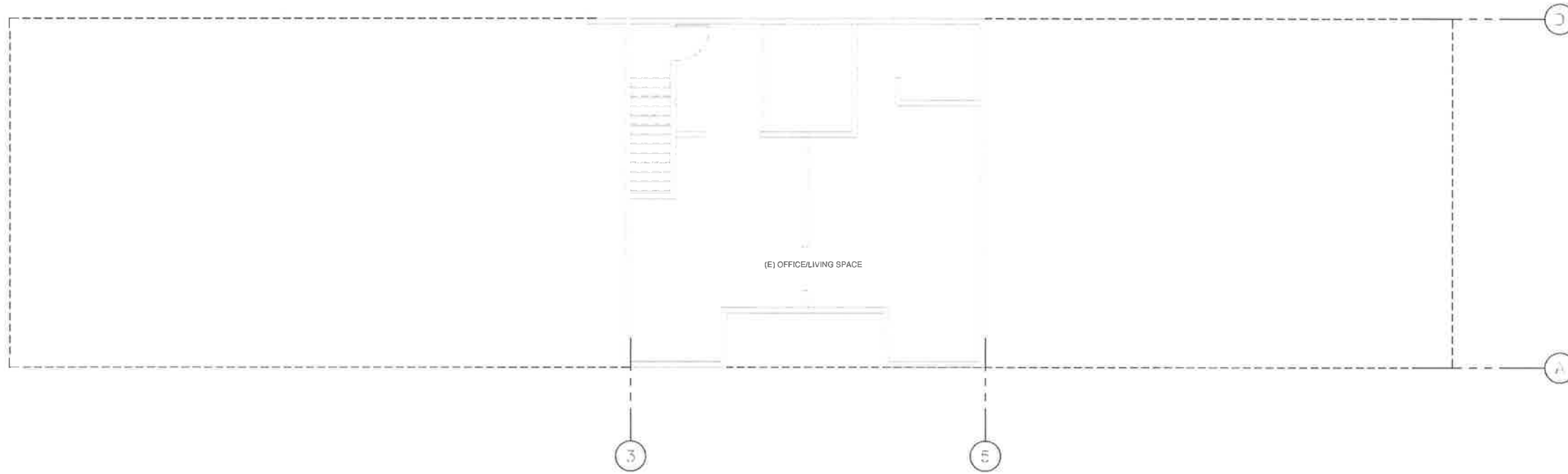
SHEET
A1

ENCLOSURE

[illegible][illegible]







1 1st FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"



2 2nd FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"

WALL LEGEND

	EXISTING SHEAR WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL

APARTMENT REMODEL
550 W. WASHINGTON ST. CARSON CITY, NV.

DEMO FLOOR PLANS



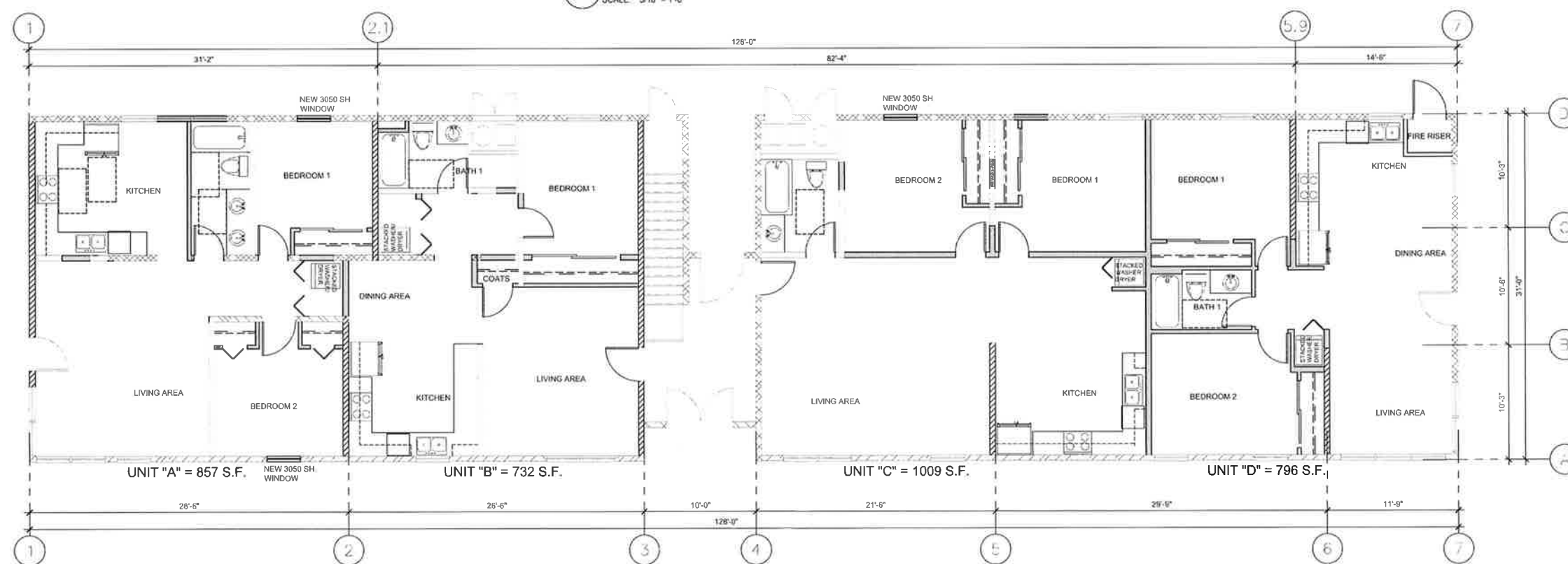
PROJ. MGR.	KRS
PROJ. ASSOC.	
DRAWN BY:	RES
DATE	09/11/17

SHEET
A1.1
SFG CONVOT

Manhard
CONSULTING LTD





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Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

[illegible]



NOTE
ALL DIMENSIONS TO BE VERIFIED BY
CONTRACTOR PRIOR TO CONSTRUCTION

WALL LEGEND

	EXISTING SHEAR WALL TO REMAIN
	NEW 2x WOOD STUD WALL
	EXISTING BEARING WALL
	EXISTING INTERIOR WALL

APARTMENT REMODEL

5550 W. WASHINGTON ST. CARSON CITY, NV.

NEW PROPOSED FLOOR PLANS



PROJ MGR.: KRS
PROJ ASSOC: _____
DRAWN BY: RES
DATE: 09/11/17
SCALE: 3/16"=1'-0"

SHEET
A1.2



Manhard
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APARTMENT REMODEL

5550 W. WASHINGTON ST. CARSON CITY, NV.

EXTERIOR ELEVATIONS



PROJ NO.	KRS
PROJ ASSOC	
DRIVEN BY	RES
DATE	09/11/1
SCALE	N.T.S

SHEET
A2.1