

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JUNE 27, 2018

FILE NO: SUP-18-082

AGENDA ITEM: E-1

STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: To consider a request for a Special Use Permit to create an outdoor interactive space to include fencing, ground cover and interactive play and display features in front of the Children's Museum on property zoned Public Community, and located at 813 N Carson Street, APN 002-164-01.

STAFF SUMMARY: The subject property houses the Children's Museum. The applicant is seeking to make improvements in front of the building to create an interactive and inviting space for visitors. As the property is zoned Public Community, the proposed improvements are subject to a Special Use Permit.

RECOMMENDED MOTION: I move to approve SUP-18-082, a request for a Special Use Permit to create an outdoor interactive space to include fencing, ground cover and interactive play and display features in front of the Children's Museum on property zoned Public Community, and located at 813 N Carson Street, APN 002-164-01, based on the findings and subject to the conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
5. All new exterior lighting shall comply with the requirements listed in Development Standards Division 1.3 Lighting Standards.
6. All construction and improvements must meet the requirements of Carson City Standard Details.
7. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.

LEGAL REQUIREMENTS: CCMC 18.02.080 Special Use Permits and CCMC 18.04.180 Public Community

MASTER PLAN DESIGNATION: Downtown Mixed Use (DTMU)

PRESENT ZONING: Public Community (PC)

KEY ISSUES: Will the proposed expansion of the existing museum 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: Downtown Mixed Use (DTMU) / Hotel

EAST: Downtown Mixed Use (DTMU) / Commercial uses

WEST: Downtown Mixed Use (DTMU) / Hotel

SOUTH: Downtown Mixed Use (DTMU) / Hotel

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X (Areas of Minimal Flooding)

EARTHQUAKE FAULT: Zone II, Moderate

SLOPE/DRAINAGE: The site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 14,450 square feet

SETBACKS: No modifications are proposed to the structure.

STRUCTURE SIZE: 7146 square feet

VARIANCES REQUESTED: none

PREVIOUS REVIEW:

HRC-18-060: this project

HRC-16-030: Play area on the north side of the building.

HRC-07-204: Signage

SUP-07-197: Signage

H-02/03-7: Signage

H-93/94-9: Children's Museum

H-92/93-39: Children's Museum

DISCUSSION:

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

Title 18.04.180 Public Community (PC). All uses in the Public Community District require approval of a Special Use Permit. All public community district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit.

The applicant is seeking to enhance the area in front of the children's museum to create a children's play area and a display area. The area would be fenced in with a, primarily, five foot tall wrought iron fence. Modifications to the existing landscaping are also proposed. No modifications to the building are proposed. The objective of the project is to create a more inviting area for children and their families.

The subject property is in the Historic District. Therefore, the Historic Resources Commission (HRC) reviewed the request at its meeting of May 10, 2018. The HRC review involved seeking compliance with the design standards for the District, as well as compliance with the Secretary of the Interior's Standards. The HRC approved the request with conditions. For the most part, the conditions addressed the appearance of the fence. The conditions of approval from the HRC were as follows.

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 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not

be initiated within one year and no extension granted, the request shall become null and void.

4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. HRC approval is based upon the project complying with the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, the Historic Resources Commission Policies and that the plans as submitted are in general conformance with the Secretary of the Interior's Standards.
6. The sign display on the fence is for permanent signage approved by Carson City, and is limited to the area shown on the plans. Banners and other signs that will obscure visual access to the building are not to be mounted on the fence.
7. The fence must be placed off of the right-of-way. The right-of-way line is approximately one foot behind the back of sidewalk.
8. The two posts that support the front gate need to be more substantial.
9. The curve in the front gate shall be eliminated.
10. The maximum height of the fence shall be five feet tall.
11. The northwest corner height of the fence shall have a maximum height of seven feet.
12. The gate on Carson Street must be the same width as the front doors to the museum or consistent with an exit plan that calculates the required width consistent with Fire Code, or as approved by the Fire Marshall.
13. The gate on Carson Street must have panic hardware since the occupant load is over 100 people for the building, or an alternative as approved by the Fire Marshall.
14. The occupant load of the outside play area is to be calculated to determine if a second exit out of the play area is required.
15. The modifications are subject to approval of a Special Use Permit.

The plans presented to the Planning Commission reflect HRC conditions 8, 9, 10, and 11.

As shown on the applicant's site plan, the existing fencing in front of the building is approximately one foot into the right-of-way. The new fencing will be required to be out of the right-of-way.

PUBLIC COMMENTS: Public notices were mailed to 33 property owners within 500 feet of the subject site on June 7, 2018. As of the writing of this report, no comments in support or opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

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

Building Division: No comments received

Fire Department:

1. The project must comply with the adopted 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments as adopted by Carson City.

Engineering Division:

1. The fence must not encroach into the City's right-of-way.

Environmental Control: No concerns

Parks: No concerns

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

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

The subject property is designated in the City's Master Plan as Downtown Mixed Use. Per policy DT-MU 1.5, downtown mixed use development should include an integrated mix of civic, cultural, retail, restaurant, casino, entertainment, office, and residential uses. Staff finds that the outdoor enhancement of the existing museum enhances the cultural experience in the downtown.

Policy DT-MU 1.9 discusses the incorporation of public gathering spaces, such as outdoor plazas, pocket parks, and other amenities to enhance the pedestrian environment within downtown. The proposed improvement will result in this type of amenity in the downtown area.

Policy 5.4c discusses support of cultural institutions because of their significant contributions to the City's healthy business climate; their role in creating a cultural environment that attracts other living wage employers, as well as tourists, to the region, and the substantial benefits they provide to the City's residents and communities.

Staff finds that enhancement of the Children's Museum to include an outdoor play and display area is consistent with the policies of the Downtown Mixed Use and with the City's Economic Vitality 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 proposed expansion will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties. The subject property is surrounded by commercial properties, with hotels on three sides, and commercial buildings on the rear. The outdoor area will not conflict with the function of these uses, or the enjoyment of the properties.

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

No changes to parking areas or street systems are proposed. Also, all improvements must be off of the right-of-way to avoid compromising the function of the sidewalk. Therefore, the pattern of vehicular and pedestrian traffic will remain the same.

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 proposed exterior improvements will not impact schools, police, fire protection, water, sanitary sewer, public roads, storm drainage, or any other public improvements.

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 Public Community zoning district is for facilities and uses that serve primarily a large portion of Carson City. A museum is a conditional use in this zoning district. The use is lawfully established, and the expansion is also subject to a Special Use Permit. The proposed expansion is intended to attract more people to this resource, consistent with the intent of the Public Community zoning district.

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

The museum has been in this location for at approximately 25 years, and enhances the downtown area by providing a resource in the community. The proposed outdoor expansion will be an asset to the downtown in that it will increase vitality along Carson Street. No detriment to the public health, safety, convenience and welfare is anticipated with the proposed expansion to the site.

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

The proposed expansion of the museum will not result in material damage to other property in the vicinity. Improvements will be entirely off of the right-of-way, and designed so as to preserve the historic facility.

Attachments:

Engineering Division comments
Fire Department comments
Application (SUP-18-082)

**Engineering Division
Planning Commission Report
File Number SUP-18-082**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: June 19, 2018

SUBJECT TITLE:

SUP-18-082 Childrens Museum at 813 N Carson St, apn 002-164-01.

RECOMMENDATION:

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

- The fence must not encroach into the City's right-of-way.

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 sidewalk is not to encroach in the City right-of-way. Also, the proposed fence is not sight obscuring.

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

The project will have no impact on City sewer, water, and storm drain services.

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

Development Engineering has no comment on this finding.

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

SUP-18-082 Engineering Comments

Engineering Division
Planning Commission Report
Page 2

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.

Fire Department Comments

05/22/2018

Comments for SUP 18-082:

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.

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

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

FILE # SUP - 18 -

APPLICANT	PHONE #
Carson City % Children's Museum	775-884-2226
MAILING ADDRESS, CITY, STATE, ZIP	
813 N Carson St Carson City, Nevada 89703	
EMAIL ADDRESS	
ellis.cmnn@gmail.com	
PROPERTY OWNER	PHONE #
Library, City of Carson City	
MAILING ADDRESS, CITY, STATE, ZIP	
900 N Roop St Carson City, Nv 89701	
EMAIL ADDRESS	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
J.P. Copoulos Architect	775-720-4051
MAILING ADDRESS, CITY STATE, ZIP	
P.O. Box 2517 Carson City, Nv 89702	
EMAIL ADDRESS	
info@jpcarchitect.com	

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR

\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

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

Application Form
Detailed Written Project Description
Site Plan
Building Elevation Drawings and Floor Plans
Special Use Permit Findings
Master Plan Policy Checklist
Applicant's Acknowledgment Statement
Documentation of Taxes Paid-to-Date
Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission
application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for
all departments to adequately review the request. Additional
information may be required.

Project's Assessor Parcel Number(s):	Street Address	
002-164-01	813 N Carson St Carson City, Nv 89703	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
	PC	East Ann St

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

outdoor interactive play space

PROPERTY OWNER'S AFFIDAVIT

Beth Ellis, 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.

Beth Ellis
Signature

813 N Carson St
Address

May 16, 2018
Date

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

STATE OF NEVADA
COUNTY OF CARSON CITY

On MAY 14, 2018, BETH ANN ELLIS, 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.

N. Molleson
Notary Public



NATALIE A. MOLLESON
NOTARY PUBLIC
STATE OF NEVADA
My Appl. Exp. Sept. 12, 2020

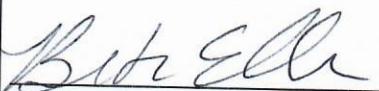
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the
Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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.

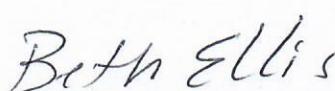
Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

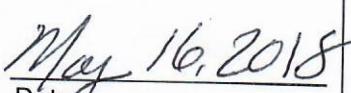
I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning 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



Print Name



Date

DESCRIPTION OF PROPOSED PROJECT
TO
CREATE AN OUTDOOR SPACE
FOR THE
CARSON CITY CHILDREN'S MUSEUM

May 16, 2018

Applicant is requesting a Special Use Permit for the Carson City Children's Museum for work at their site on North Carson St. The work would consist of the creation of an outdoor interactive space at the front of their building as follows:

Remove fence, concrete slabs, planters, and landscaping at the front of the building. (two trees to remain)

Construct new fence at perimeter of the front of the site with display space at interior of the fence

Add safety play surface inside the fence area (material and color to be determined)

Provide several interactive play features (see plan) that may be interchangeable over time

Maintain front doors as entrance to the museum, but use side gate as a path thru the interactive space to the museum doors

Front gates on Carson Street would be openable only for special events (food truck events, Carson Street closure events)

Reason for the project:

Provide outdoor interactive experience at the children's museum

Increase safety at the front of the building

Provide an improved appearance using the fence as a screen below the architectural features of the building

FINDINGS
FOR
A SPECIAL USE PERMIT
TO
CREATE AN OUTDOOR SPACE
FOR THE
CARSON CITY CHILDREN'S MUSEUM

Question 1. How will the proposed development further and be in keeping with and not contrary to the objectives of the Master Plan elements?

The features of this project that support question one are as follows:

Master Plan Chapter 3: A Balanced Land Use Pattern

No change to planned population growth is anticipated with this project, it will improve the social, economic and environmental well being of Carson City by improving an existing educational resource.

Sustainability is achieved by expanding upon an existing use with little infrastructure improvements required.

The development is expanding on an existing use and achieves the goal of infill development, it takes advantage of a central location, good traffic access, and close proximity of utilities. Its location is along a major arterial which will provide a convenient educational facility for many Carson City residents.

Pathway connections are improved by providing a protected pathway at the edge of the site. The current walking & biking patterns from the site thru the neighborhood and the adjacent bike lanes will be maintained

Levels of utility service will remain unchanged. Existing drainage and utility services will remain unchanged. Recently improved infrastructure along Carson Street will remain unchanged.

Master Plan Chapter 4: Equitable Distribution of Recreational Opportunities

New outdoor interactive facilities will be provided in a new location on site.

Master Plan Chapter 5: Economic Vitality

This project will expand upon the existing educational use to the area while maintaining compatibility with the historic building.

It will provide new interactive open space on site.

Added museum exhibits will improve the student learning base.

Master Plan Chapter 6: Livable Neighborhoods and activity centers

New outdoor interactive space to an existing museum will enhance an established educational facility.

Durable long lasting materials compatible with the existing buildings are proposed.

Pedestrian connectivity around the site will be improved by relocating educational facilities to the edge of the site. The current walking & biking patterns from the site thru the neighborhood and the adjacent bike paths will be maintained.

An existing cultural activity center will maintained and enhanced.

Master Plan Chapter 7: A Connected City

This site is already connected with existing bike and pedestrian pathways reinforcing Carson City's Unified Pathways Master Plan.

Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity or the general neighborhood?

A. Land uses adjacent to the parcel are as follows: to the North; hotel and offices, to the South; motel, to the East; offices and retail, to the West; Carson Street and motel. Because the existing Children's Museum has been in the neighborhood for 20+ years it is well established as one of the primary use in the neighborhood.

B. The outdoor interactive space does not affect any change to uses that the Children's Museum currently performs. Use of the outdoor space is the only noise impact that affects the neighborhood, that use isn't louder than the traffic on Carson Street.

C. The existing museum building and tree landscape area provide a buffer to the adjacent neighborhood, and by providing a park like setting adjacent to the west and north, the neighborhood will be improved and enhanced and the peaceful enjoyment of the neighborhood will be improved.

D. Street traffic and pedestrian circulation will remain unchanged. The existing pedestrian access and flow through the neighborhood will remain unchanged.

E. The long range benefits to Carson City include:

- Improve the choices for educational opportunities in Carson City.
- Provide an outdoor interactive component to the neighborhood connected to an existing bike and pedestrian trail system.
- Add to the employment base in Carson City.
- An existing cultural activity center will maintained.
- Establishing perimeter fencing and defined pedestrian entries to maintain a secure educational environment

Question 3: Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements?

The features of this project that support questions three are as follows:

- A. Traffic will not be impacted along Carson or E Ann St. Pedestrian access to museum from cars will remain unchanged. Police and fire services will be unchanged.
- B. The addition will occupy an existing entrance area. A play surface will be swapped for the existing concrete at the entry in front of Carson Street with hardscape amenities minimally impacting drainage coverage.
- C. Existing water, sewer, and storm drainage will not be impacted by the outdoor play space.
- D. Sewer is not an issue for this project.
- E. No road improvements are required for this project.
- F. Lighting will be unchanged on the building at the current exits.
- G. Existing landscaping that is saved will be maintained and will be unaffected by the project. No additional landscaping is proposed.
- I. The parking plan for this project remains unchanged from its current location on East Ann Street.

Project Impact Report

Traffic:

No additional car trips are expected from this project

Drainage:

Existing impervious area will remain unchanged

Water:

No additional water use is anticipated from this project

Sewer:

No additional sewer use is anticipated from this project

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & 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: _____ Children's Museum Outdoor Space

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 (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

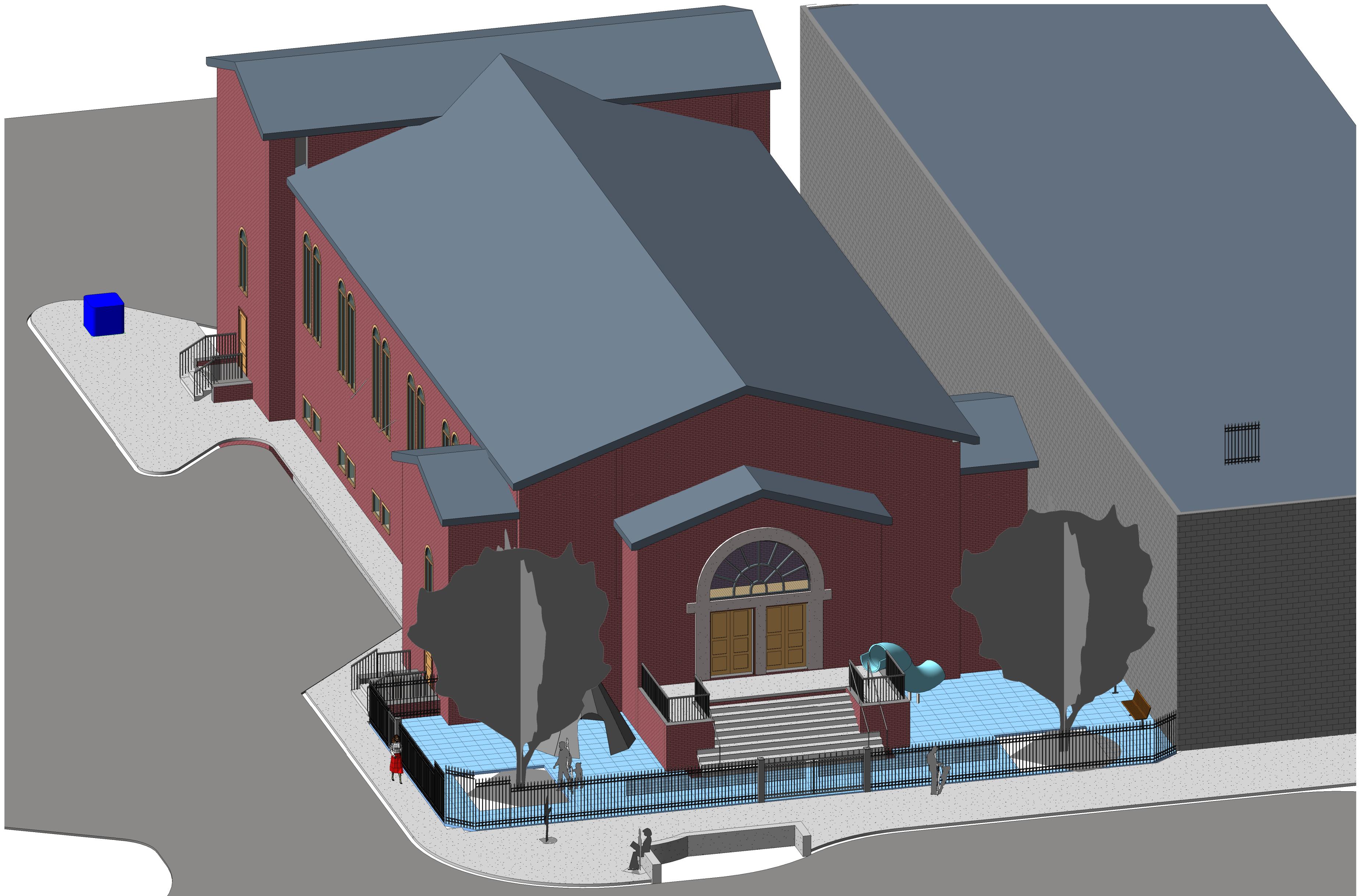
amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?



3 3D View 2



1 Copy of {3D}

A site plan diagram showing the layout of streets and a project site. The streets are labeled as follows:

- WILLIAMS ST (horizontal street at the top)
- CARSON ST. (vertical street on the left)
- HWY 395 (vertical street on the left, below Carson St.)
- STEWART ST. (vertical street on the right)
- E ANN ST. (vertical street on the left, below HWY 395)
- N PLAZA ST. (vertical street on the right, below Stewart St.)
- WASHINGTON ST (horizontal street at the bottom)

A diagonal line with a hatched pattern, representing a property boundary, extends from the intersection of E ANN ST. and HWY 395 towards the center of the map. The text "PROJECT SITE" is written in the area between the E ANN ST. line and the diagonal boundary line.

APN 002-164-01
813 N Carson St.
CARSON CITY, NEVADA

A large, stylized arrow pointing upwards and to the right, indicating the direction of North.

LOCATION MAP

NO SCALE

2 Location Map

Application for a Special Use Permit

Property Owner:
Carson City %
Childrens Museum
813 North Carson St
Carson City, Nevada 89703
Phone: 775-884-2226

Project Address:
813 North Carson St
Carson City, Nevada
A.P.N. 002-164-01

Children's Museum of Northern Nevada

Outdoor Space

Rendering View

Project number	
Date	5-16-18
Drawn by	JPC
Checked by	Checker

A0

No.	Description	Date

Children's
Museum of
Northern Nevada

Outdoor Space

Existing Site
Conditions

Project number
5-16-18
Date
Drawn by
JPC
Checked by
Checker

A01

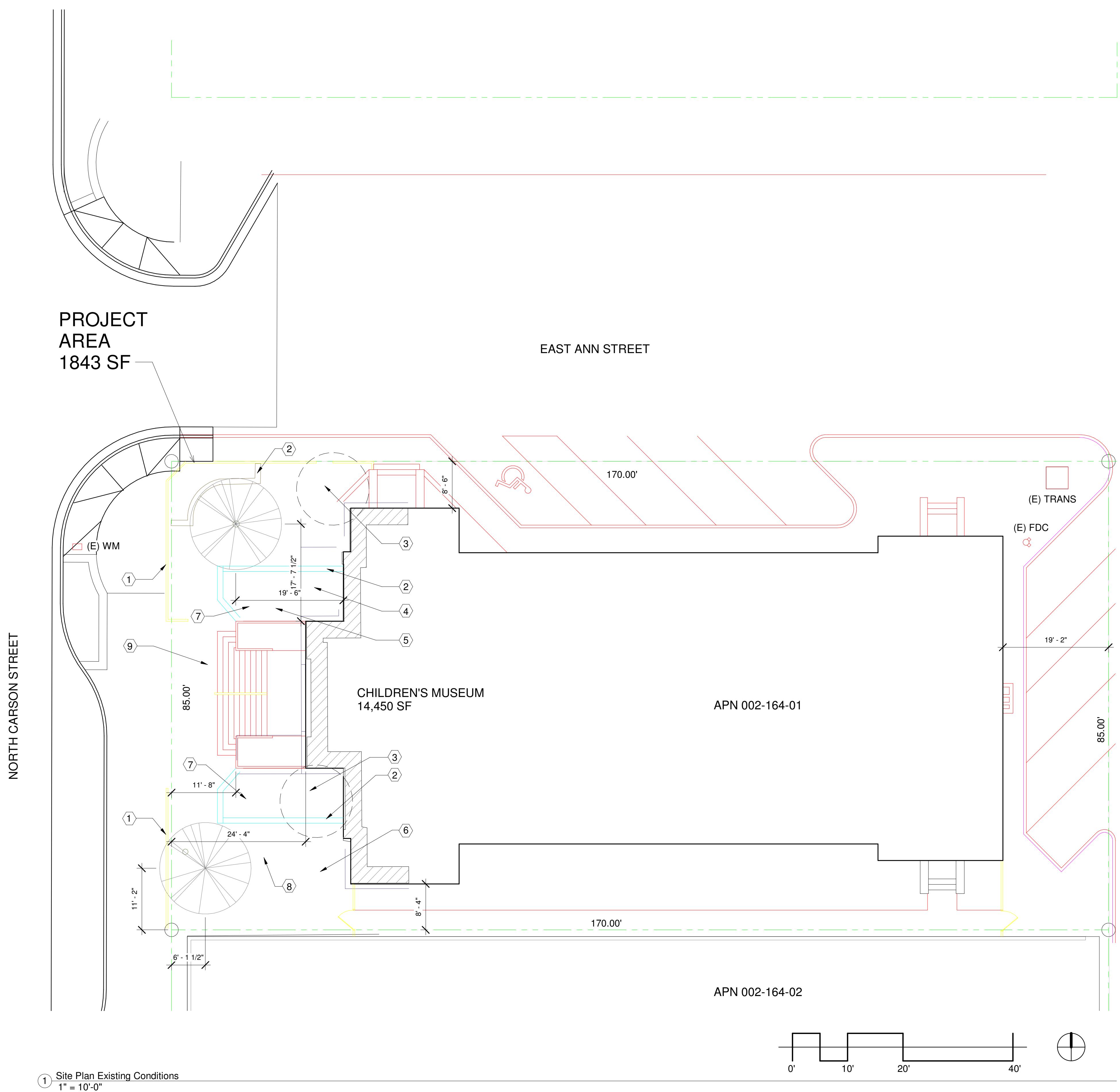
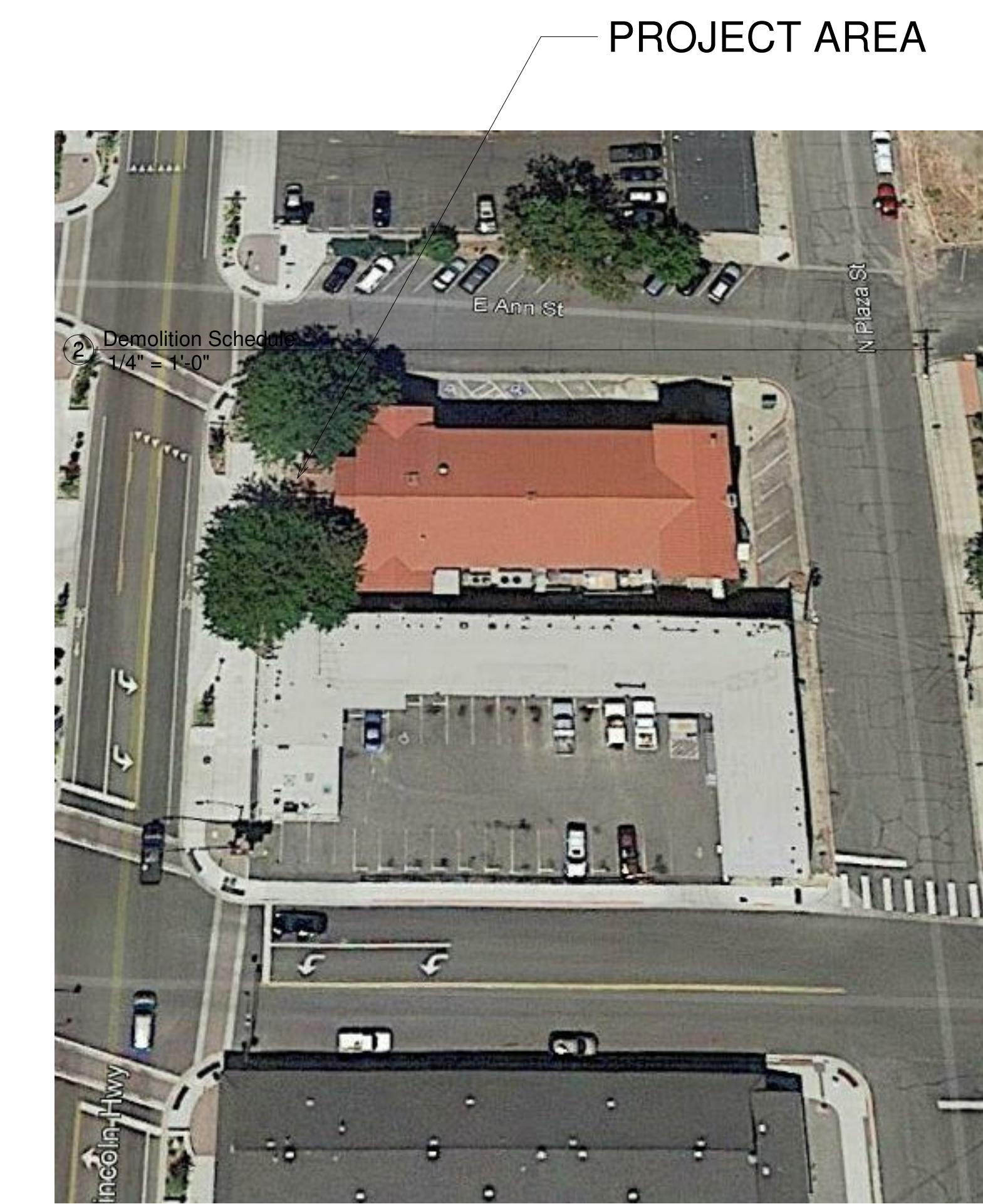
Scale
As indicated

DEMOLITION SCHEDULE

ITEM	REMOVAL BY			
	CONTRACTOR OWNER	REMOVE FROM SITE	SALVAGE TO OWNER	REUSE IN REMODEL
① FENCE	☒	☒	☒	☒
② PLANTER	☒	☒	☒	☒
③ TREE	☒	☒	☒	☒
④ MINE CAR	☒	☒	☒	☒
⑤ BENCH	☒	☒	☒	☒
⑥ TEN COMMANDMENTS	☒	☒	☒	☒
⑦ SPRINKLERS	☒	☒	☒	☒
⑧ FURNITURE	☒	☒	☒	☒
⑨ CONCRETE SLAB	☒	☒	☒	☒
⑩				
⑪				
⑫				

GENERAL NOTES

1. VERIFY ALL UTILITY INFORMATION PRIOR TO START OF DEMOLITION
2. COORDINATE DEMOLITION WORK WITH OWNER. PROVIDE PROTECTION TO EXISTING SURFACES TO REMAIN
3. PROVIDE BARRACADES TO PROTECT OCCUPANTS FROM ADJACENT DEMOLITION



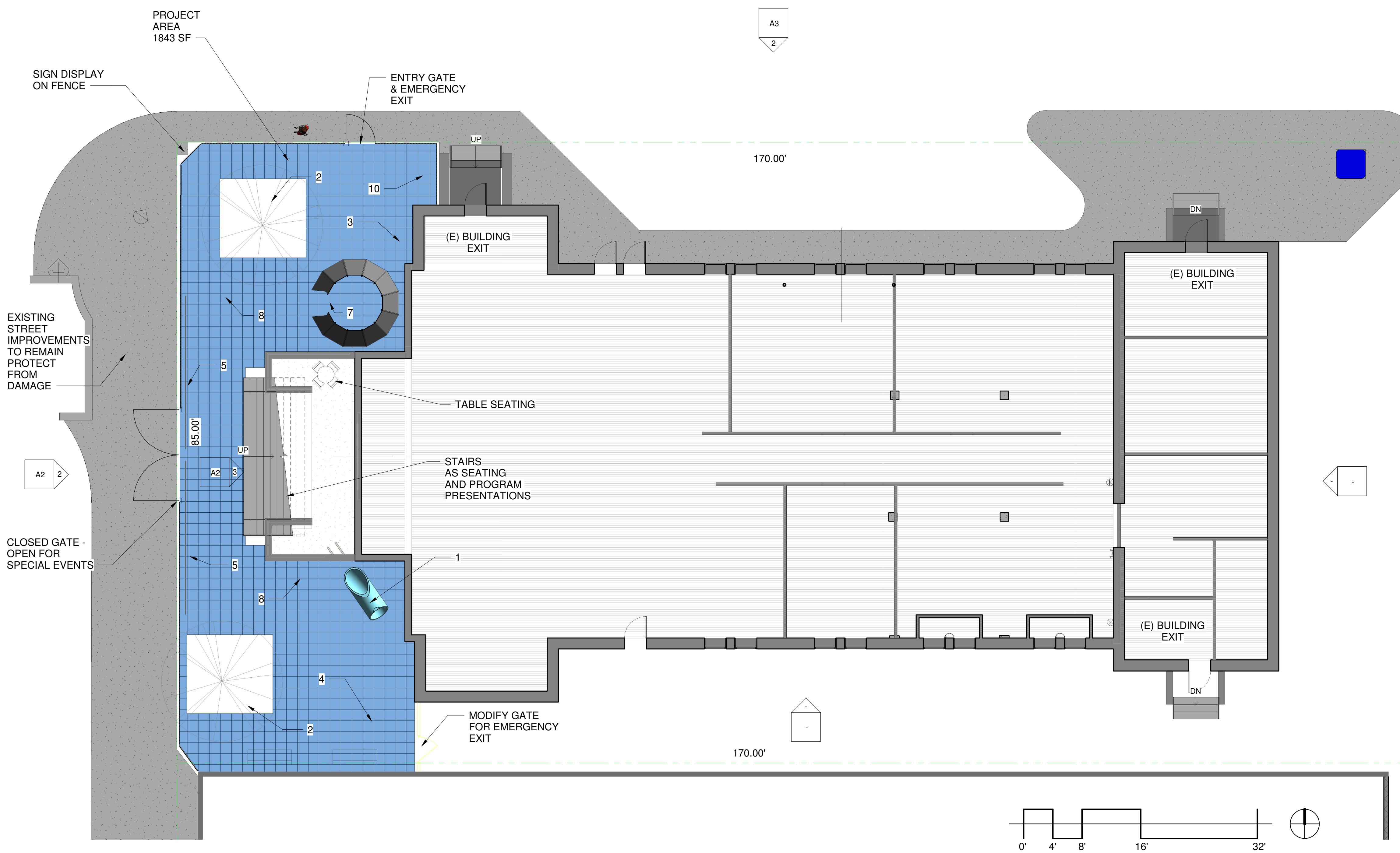
No.	Description	Date

Children's
Museum of
Northern Nevada
Outdoor Space

Grade Plan

Project number
Date
Drawn by
Checked by

A1
Scale
As indicated



① Grade Plan
1/8" = 1'-0"

EQUIPMENT SCHEDULE

ITEM	SUPPLIED BY			
	CONTRACTOR	OWNER	INSTAL BY CONTRACTOR	INSTAL BY OWNER
		REUSE IN REMODEL	ITEM TO REMAIN IN PLACE PROTECT FROM DAMAGE	
① SLIDE	■	■	■	■
② TREE SWING	■	■	■	■
③ MUSICAL INSTRUMENTS	■	■	■	■
④ CLIMBING LOGS	■	■	■	■
⑤ BLACKBOARDS- DISPLAY	■	■	■	■
⑥ TEN COMMANDMENTS	■	■	■	■
⑦ TEEPEE	■	■	■	■
⑧ INTERACTIVE TABLE	■	■	■	■
⑨				

② Equipment Schedule
1/4" = 1'-0"

